

Recording Requested By:
First American Title Company
Homebuilder Services Division

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

6691592

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2022-08919
Address: 3190 Jackson Street
APN: 233-180-017, 233-180-018 and 230-180-019

LL-GP-2022-08919
PARCEL A

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT CONSOLIDATION

Property Owner(s): **AAR Properties, LLC, a California limited liability company who
acquired title as AAR Properties, LLC**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Consolidation is hereby issued creating the **ONE (1)** parcel of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE,
MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS
OF THE CITY OF RIVERSIDE.**

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CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curtis C. Stephens 5/11/22
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE } ss

On MAY 11, 2022, before me, SHERYN LEE SMAY,
notary public, personally appeared, CURTIS C. STEPHENS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sheryn Lee Smay
Notary Signature

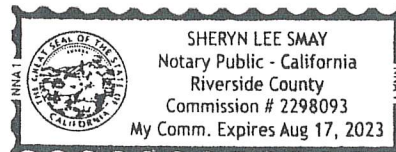


EXHIBIT "A"
LEGAL DESCRIPTION

Project: LL-GP-2022-08919
Address: 3190 Jackson Street
APN: 233-180-017, 233-180-018 and 230-180-019

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 2, Block 28 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Easterly corner of said Lot 2, said corner being on the Southwesterly line of Jackson Street, 80 feet in width;

Thence Northwesterly along the Northeasterly line of said Lot 2 and said Southwesterly line of Jackson Street, 320.54 feet to a point hereinafter referred to as Point "A";

Thence Southwesterly, parallel with the Southeasterly line of said Lot 2, 220 feet to the **POINT OF BEGINNING**;

Thence continuing Southwesterly, parallel with said Southeasterly line, 421.49 feet to a point on the Southwesterly line of said Lot 2;

Thence Northwesterly along said Southwesterly line, 138.02 feet;

Thence Northeasterly, parallel with the Southeasterly line of said Lot 2, to a point that is 290.06 feet Southwesterly from the Northeasterly line of said Lot 2;

Thence Southeasterly, parallel with the Southwesterly line of said Lot 2, 70.15 feet;

Thence Northeasterly, parallel with the Southeasterly line of said Lot 2 to a point that is 220 feet Southwesterly from the Northeasterly line of said Lot 2;

Thence Southeasterly, parallel with the Southwesterly line of said Lot 2, 67.87 feet to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of said Lot 2, described as follows:

BEGINNING at Point "A" described hereinabove;

Thence Southwesterly, parallel with the Southeasterly line of said Lot 2, 641.49 feet to a point on the Southwesterly line of said Lot 2;

Thence Southeasterly along the Southwesterly line of said Lot 2, 15.00 feet to point in a line parallel with the Southeasterly line of said Lot 2, also being the most Westerly corner of Tract No.

5486, as shown by map on file in Book 87, pages 20 and 21 of Maps, Records of Riverside County, California;

Thence Northeasterly along said parallel line and the Northwest line of said Tract No. 5486, 641.49 feet to the Northeasterly line of said Lot 2 and said Southwest line of Jackson Street;

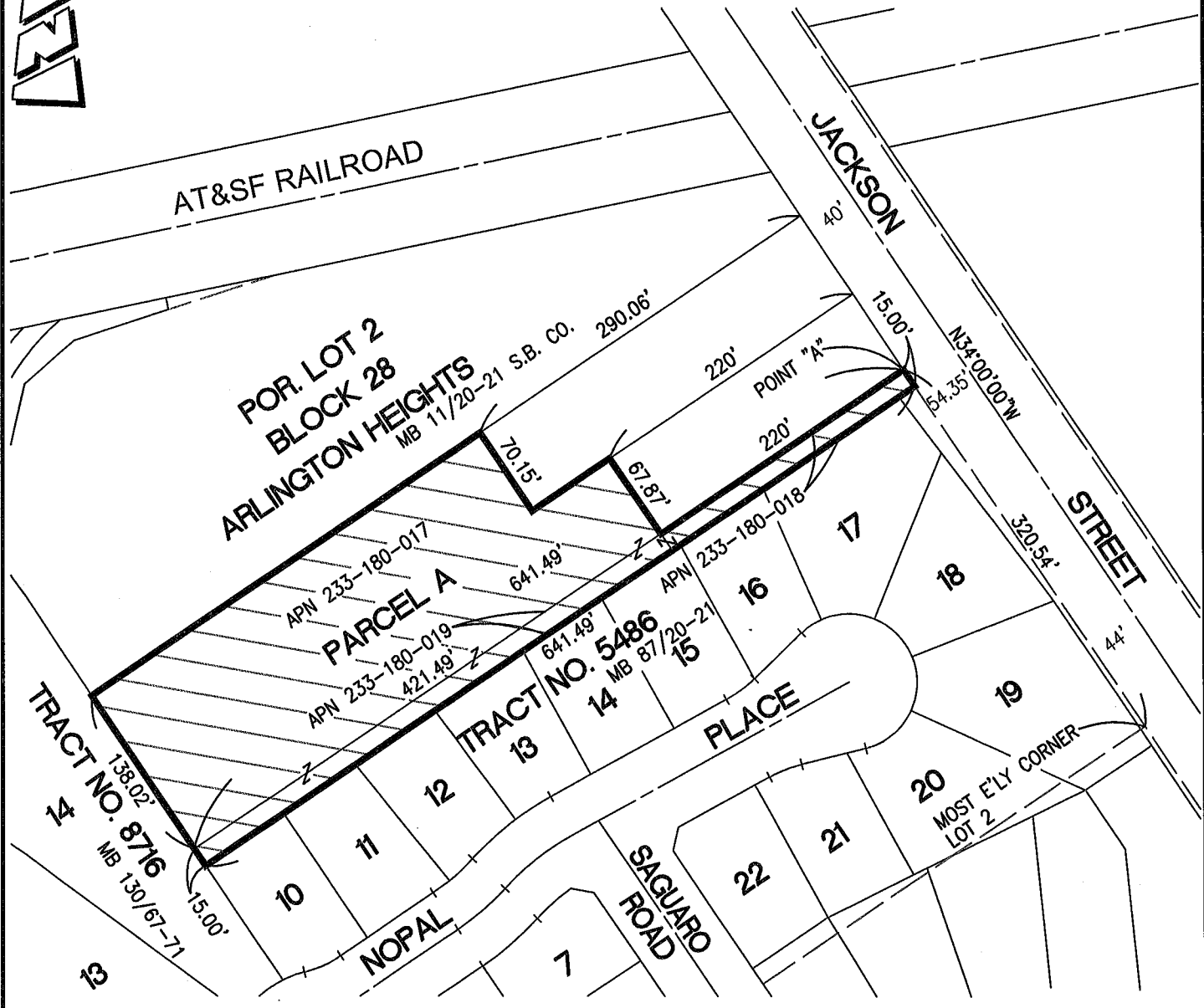
Thence Northwesterly along said Northeasterly line of said Lot 2 and said Southwesterly line of Jackson Street, 15.00 feet, to the **POINT OF BEGINNING.**

Area – 62,888 S.F. (1.444 Ac.) more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 5/11/22 Prep. *CS*
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: NTS	DRAWN BY: CURT	DATE: 5/10/22	SUBJECT: LL-GP-2022-08919 LOT CONSOLIDATION-3190 JACKSON STREET
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