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 Riverside, California 92522

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|   |   |   |      |      |      |      |      |      | 525  |

FOR RECORDER'S OFFICE USE ONLY

Project: P14-1004  
 APN's: 145-304-001 & 145-304-002  
 Address: 9505 Magnolia Avenue

**P14-1004**

3430  
 C

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT MERGER

Property Owner(s): **Evergreen-Magnolia & Van Buren NWC, LLC, an Arizona Limited Liability Company,**

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 Merger is hereby issued creating the ONE (1) parcel(s) 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.**

LL-P14-1004

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Deputy Director  
Community Development Department

By:   
Emilio Ramirez

  
Date

2015-0189804  
05/07/2015 11:41A  
2 of 4



**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

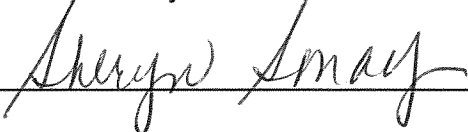
County of RIVERSIDE } ss

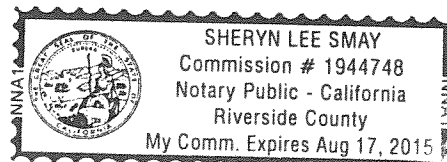
On April 7, 2015, before me, SHERYN LEE SMAY,  
notary public, personally appeared, EMILIO RAMIREZ

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.

  
Notary Signature



LL-914-1004

# EXHIBIT "A"

## LEGAL DESCRIPTION: LOT MERGER

PROJECT: P14-1004

A.P.N.: 145-304-001 & 145-304-002

LOTS 2, 3 AND A PORTION OF LOT 1 IN BLOCK 11 OF THE VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID LOT 3;

THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1, 2 AND 3, NORTH 55°59'33" EAST 146.00 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH A LINE PARALLEL WITH AND 4.00 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 1;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 34°01'59" EAST 150.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOTS, SOUTH 55°59'33" WEST 146.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 3;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, NORTH 34°01'59" WEST 150.00 FEET TO THE **POINT OF BEGINNING**.

**SUBJECT TO** A GRANT OF EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED May 05, 2015 AS DOCUMENT NO. 2015- 0183666 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING: 21,816± SQ. FT NET AND 21,900± SQ. FT GROSS



PREPARED BY ME OR UNDER MY SUPERVISION

DATE MAY 04 2015

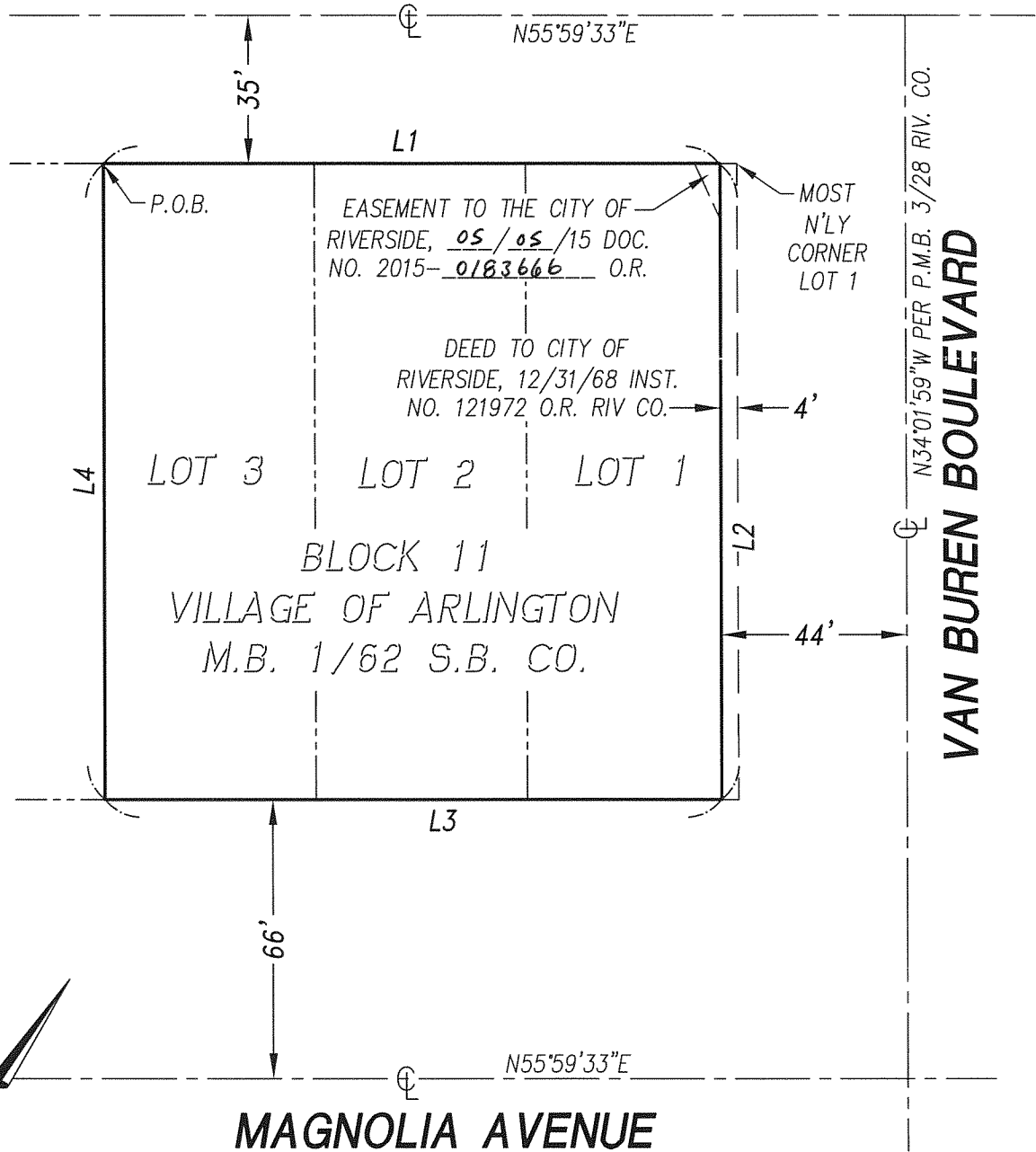
DAVID R. GRAY, P.L.S. NO. 5239 EXPIRES: 06/30/15

*LL-P14-1004*



# LOT MERGER

**MILLER STREET**



SCALE: 1"=40'

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N55°59'33"E | 146.00' |
| L2         | S34°01'59"E | 150.00' |
| L3         | S55°59'33"W | 146.00' |
| L4         | N34°01'59"W | 150.00' |

LL-PIA-1004

PREPARED BY:

**DAVID R. GRAY, INC.**

621 VIA ALONDRA, SUITE 609  
 CAMARILLO, CA 93012  
 805-987-3945 FAX: 805-987-1655  
 JOB NO. 1457 MAR 2015

