

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

2016-0519110

11/21/2016 01:30 PM Fee: \$ 0.00
Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



15					R	A	Exam: 648		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4									
SIZE	NCOR	SMF	NCHG	T:	NCHG CC				

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0368
APN's: 138-030-025 & Por. 138-030-028

P15-0368

**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): **Riverside County Transportation Commission, a County Transportation Commission**

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 Line Consolidation 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.

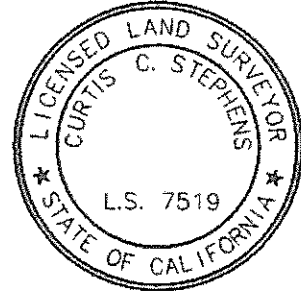
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P15-0368

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: *Curtis C. Stephens* 11/15/16
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 November 15, 2016, before me, Angela Ferreira,
notary public, personally appeared, Curtis C. Stephens

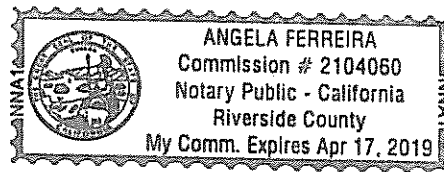
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(is)~~ are subscribed to the within instrument and acknowledged to me that ~~(he)~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument 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.

Angela Ferreira

Notary Signature



LL-P15-0368

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 12, 13 and 14, in Block 39, of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, situated in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 1 of Maps, page 70, Records of San Bernardino County, said portion more particularly being all of PARCELS "A" and "B" described in document titled CERTIFICATE OF COMPLIANCE, Instrument No. 155874, recorded May 15, 1995, Official Records of Riverside County.

EXCEPTING THEREFROM that certain strip of land 10.00 feet wide, for street and highway purposes, conveyed to the CITY OF RIVERSIDE by document titled GRANT OF EASEMENT, Instrument No. 160342, recorded May 18, 1995, Official Records of Riverside County.

ALSO EXCEPTING THEREFROM PARCEL 1, conveyed to BP Riverside 62, LLC, a California Limited Liability Company, per Document No. 2014-0189687, recorded May 23, 2014, Official Records of Riverside County.

ALSO EXCEPTING THEREFROM PARCEL 1, conveyed to Riverside Holdings, LLC, a California Limited Liability Company, per Document No. 2015-0477497, recorded October 30, 2015, Official Records of Riverside County.

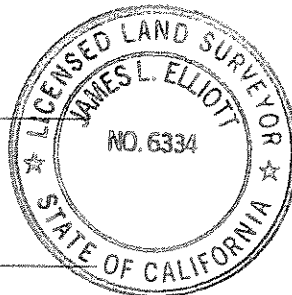
ALSO EXCEPTING THEREFROM PARCEL 2, conveyed to Riverside Holdings, LLC, a California Limited Liability Company, per Document No. 2014-0345971, recorded September 11, 2014, Official Records of Riverside County.

ALSO EXCEPTING THEREFROM that certain parcel of land granted to CITY OF RIVERSIDE for Vista Parkway Right of Way, per Document No. 2016-0367921, recorded August 26, 2016, Official Records of Riverside County.

Contains 466,800 square feet (10.716 acres), more or less.

This real property has been described by me or under my direction in conformance with the Professional Land Surveyors' Act.


James L. Elliott, P.L.S. 6334



11-09-2016
Date

DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 11/15/16
CITY SURVEYOR DATE

File: T:\12814A1-LoSierraStationDeedCompliance\CADD\exhibits\Lo Sierra-Indiana-Exhibit_Revision-2.dwg Nov 09, 2016 - 8:37am Placencia

NOTE:

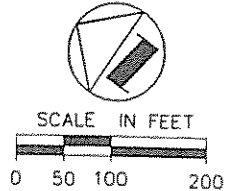
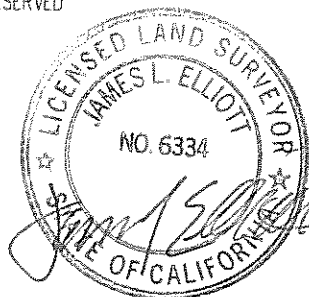
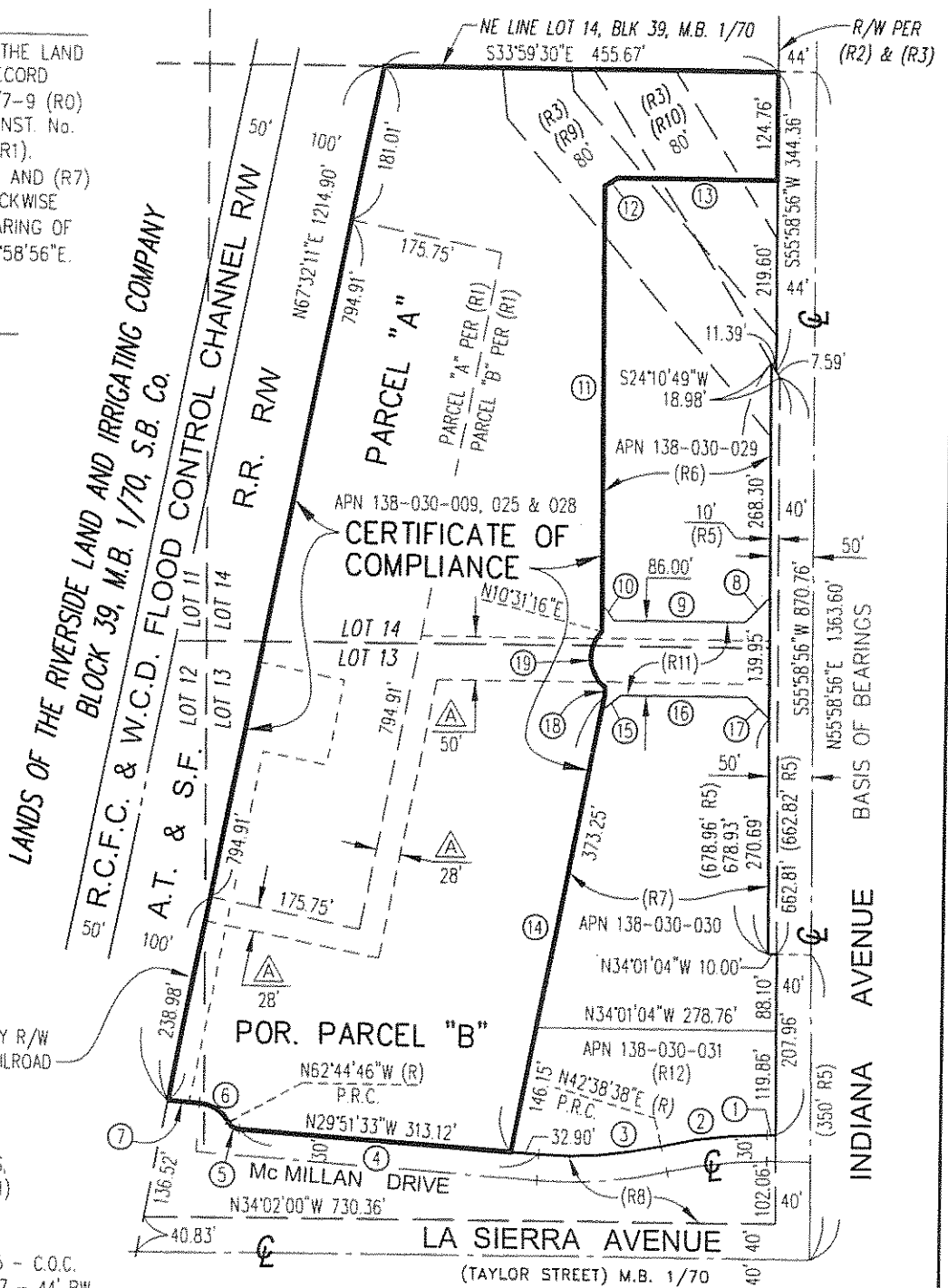
THE BEARINGS AND DISTANCES OF THE LAND DESCRIBED HEREIN IS BASED ON RECORD DATA PER RECORD OF SURVEY 82/7-9 (R0) AND CERTIFICATE OF COMPLIANCE, INST. No. 155874, RECORDED MAY 15, 1995 (R1). THE BEARINGS OF DOCUMENTS (R6) AND (R7) HAVE BEEN ROTATED COUNTER CLOCKWISE 00°22'45" TO BE ON THE SAME BEARING OF INDIANA AVENUE WHICH BEARS N55°58'56"E.

RECORD DATA

- ① N33°59'27"W 10.10'
- ② R=530.00' Δ=13°21'55" L=123.63'
- ③ R=470.00' Δ=17°29'49" L=143.53'
- ④ N29°51'33"W 346.02'
- ⑤ R=15.00' Δ=57°06'47" L=14.95'
- ⑥ R=42.00' Δ=57°06'47" L=41.87'
- ⑦ N29°51'33"W 37.02'
- ⑧ N80°05'55"W 40.77'
- ⑨ N34°01'04"W 152.44'
- ⑩ N19°39'39"E 23.58'
- ⑪ N55°58'56"E 510.48' (510.49')
- ⑫ S66°45'13"E 17.73'
- ⑬ S34°00'58"E 185.77'
- ⑭ S67°30'06"W 537.40'
- ⑮ N73°15'29"W 27.88'
- ⑯ N34°01'04"W 147.07'
- ⑰ N09°52'13"E 35.45'
- ⑱ N55°58'56"E 8.84' (8.85')
- ⑲ R=43.50' Δ=96°15'18" L=73.08'
(Δ=96°16'06" L=73.09')

LEGEND

- ▲ PRIVATE EASEMENT FOR R/W, ACCESS, DRAINAGE, UTILITY PURPOSES PER (R1)
- () RECORD DATA PER
- (R0) R.S. 82/7-9
- (R1) INST. NO. 155874, REC. MAY 15, 1995 - C.O.C.
- (R2) INST. NO. 314036, REC. OCT. 30, 1987 - 44' RW
- (R3) INST. NO. 11406, REC. JAN. 13, 1995, RES. No. 18628 - R/W VACATED - PUE RESERVED
- (R4) DOC. # 2003-127468 O.R., REC. FEB. 24, 2003 - R/C DEED
- (R5) INST. No. 160342, REC. MAY 18, 1995 O.R. - 50' R/W
- (R6) DOC. # 2014-0189687 O.R., REC. MAY 23, 2014 - EXCEPTION
- (R7) DOC. # 2014-0345971 O.R., REC. SEP. 11, 2014 - EXCEPTION
- (R8) INST. No. 73939, REC. OCT 15, 1958, BK 2348/200 O.R. - R/W McMILLAN Dr.
- (R9) BOOK 237 OF DEEDS, PAGE 207, RIV CO. RECORDS - R/W VACATED PER (R3)
- (R10) M.B. 11/58 VALLEY VIEW FARMS - R/W VACATED PER (R3)
- (R11) DOC. # 2016-0367921 O.R., REC. AUG. 26, 2016 - VSTA PARKWAY R/W
- (R12) DOC. # 2015-0477497, O.R., REC. OCT. 30, 2015 - EXCEPTION



CITY OF RIVERSIDE, CALIFORNIA

EXHIBIT "B"

SCALE : 1" = 200'
DRAWN BY: AP
DATE: 11/9/16

SUBJECT P15-0368 CERTIFICATE OF COMPLIANCE

SHEET 1 OF 1

LL-P15-0368