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

Project: P15-0933
POR. APN's: 221-082-017, -018 & -019
Address: 4335 Bermuda Avenue

2016-0228339

06/03/2016 12:24 PM Fee: \$ 0.00

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



061

FOR RECORDER'S OFFICE USE ONLY

**P15-0933
PARCEL 1**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **Transformation Ministries, a California corporation, who acquired title as Southern California Baptist Convention, a California corporation**

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 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 complies 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-P15-0933

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Rafael Guzman
Deputy Director
Community Development Department

By: *Ted White* 2-25-16
Ted White, City Planner Date
Edward A. White, EAW

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 _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____ ,
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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

On Feb, 25 2016 before me, Michelle M. Garcia-Guzman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Edward A. White (Ted)
Name(s) of Signer(s)

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.



Signature Michelle M. Garcia-Guzman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document City of Riverside
Title or Type of Document: Certificate of Compliance Document Date: 2/25/16
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

LL-PI3-0933

Exhibit A
Lot Merger P15-0933

That certain property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

Lot 30, together with Lots 31, and 32 of El Ultimo Tract, filed in Book 16, Page 27 of Maps, records of said Riverside County, together with a portion of Lot 15 of Castleman's Addition to Riverside, filed in Book 3, Page 19 of Maps, records of San Bernardino County, described as follows:

Beginning at a point on the westerly line of said Lot 15 distant South 0°30'00" West, 190.60 feet from the northwesterly corner thereof;

Thence parallel with the northerly line of said Lot 15, South 89°38'00" East, a distance of 142.08 feet to the westerly line of Bermuda Avenue (formerly Mariposa Street as shown on said El Ultimo Tract);

Thence South 0°30'00" West along said westerly line, a distance of 159.95 feet to the southeasterly corner of said Lot 30;

Thence North 89°29'00" West along the southerly line of said Lot 30, a distance of 142.08 feet to the southwesterly corner thereof;

Thence North 0°30'00" East along the westerly line of said Lots 15, 30, 31 and 32, a distance of 159.58 feet to the **Point of Beginning**;

Excepting therefrom the easterly 8.00 feet thereof.

Containing 0.492 acres, more or less.

Prepared by me or under my direction

2-17-2016

Gordon D Edwards

Gordon D Edwards, PLS 6678

Expiration 6-30-2016



DESCRIPTION APPROVAL:

BY: *[Signature]* 3/2/16
DATE

Page 1 of 1

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LL-P15-0933

12TH STREET

N89°38'00"W
 NW'LY COR LOT 15 OF
 CASTLEMAN'S ADDITION,
 MB 3/19 S.B.Co.



1" = 30'

190.60'
 S0°30'00"W

S89°38'00"E 142.08'
 134.08'

P.O.B.

CASTLEMAN'S ADDITION TO
 RIVERSIDE MB 3 / 19 SB.Co.

11

POR. LOT 15

W'LY LINE LOT 15 OF
 CASTLEMAN'S ADDITION

DELETED LINE

EL ULTIMO TRACT
 MB 16 / 27

10

JOHNSON'S
 SUBDIVISION
 MB 6 / 57

32

PARCEL 1
 0.492 ACRES

159.58'
 N0°30'00"E

159.93'
 S0°30'00"W

159.95'

31

DELETED LINE

9

BERMUDA AVE (MARIPOSA ST)

TO FOURTEENTH STREET

30

N89°29'00"W 142.08'
 134.08'

13
 HAPPY KNOLL
 TRACT
 MB 11 / 09

27

28

29

25'

PLAT PREPARED BY:

adkan
ENGINEERS
 Civil Engineering · Surveying · Planning

6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 · Fax: (951) 688-0599

JOB NO. 8924

DATE: 2-17-2016

CLIENT: TRANSFORMATION MINISTRIES

APPROVED BY:

Gordon D Edwards

GORDON D EDWARDS, PLS 6678

LOT MERGER
 LL-P15-0933

LL-P15-0933