

Recording requested by:

**2016-0528825**

11/29/2016 11:26 AM Fee: \$ 24.00

Page 1 of 4

DOCUMENTARY  
TRANSFER TAX = \$0.00  
NO CONSIDERATION

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



And when recorded, mail to:

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

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

FOR RECORDER'S OFFICE USE ONLY

25.50

Project: P16-0297 Lot Consolidation  
APN's: 234-041-020, -021, -022 & -023  
Address: 10098 Magnolia Avenue

**P16-0297  
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): **The Brickyard LTD.-Riverside, a limited partnership**

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** 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.**

LL-P16-0297

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

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



By: [Signature] 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.

[Signature]

Notary Signature



LL-P16-0297

# EXHIBIT 'A'

PROJECT: P16-0297 LOT CONSOLIDATION  
A.P.N.'S: 234-041-020, 234-041-021, 234-041-022 AND 234-041-023  
ADDRESS: 10098 MAGNOLIA AVENUE


## PARCEL A

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1 TOGETHER WITH PARCELS 2, 3 AND 4 ALL OF PARCEL MAP NO. 17628 AS SHOWN BY MAP ON FILE IN BOOK 112, PAGES 35 AND 36 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AREA - 1.974 AC. MORE OR LESS

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

  
C.J. QUEYREL LS 2968 11-10-16  
DATE

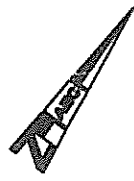
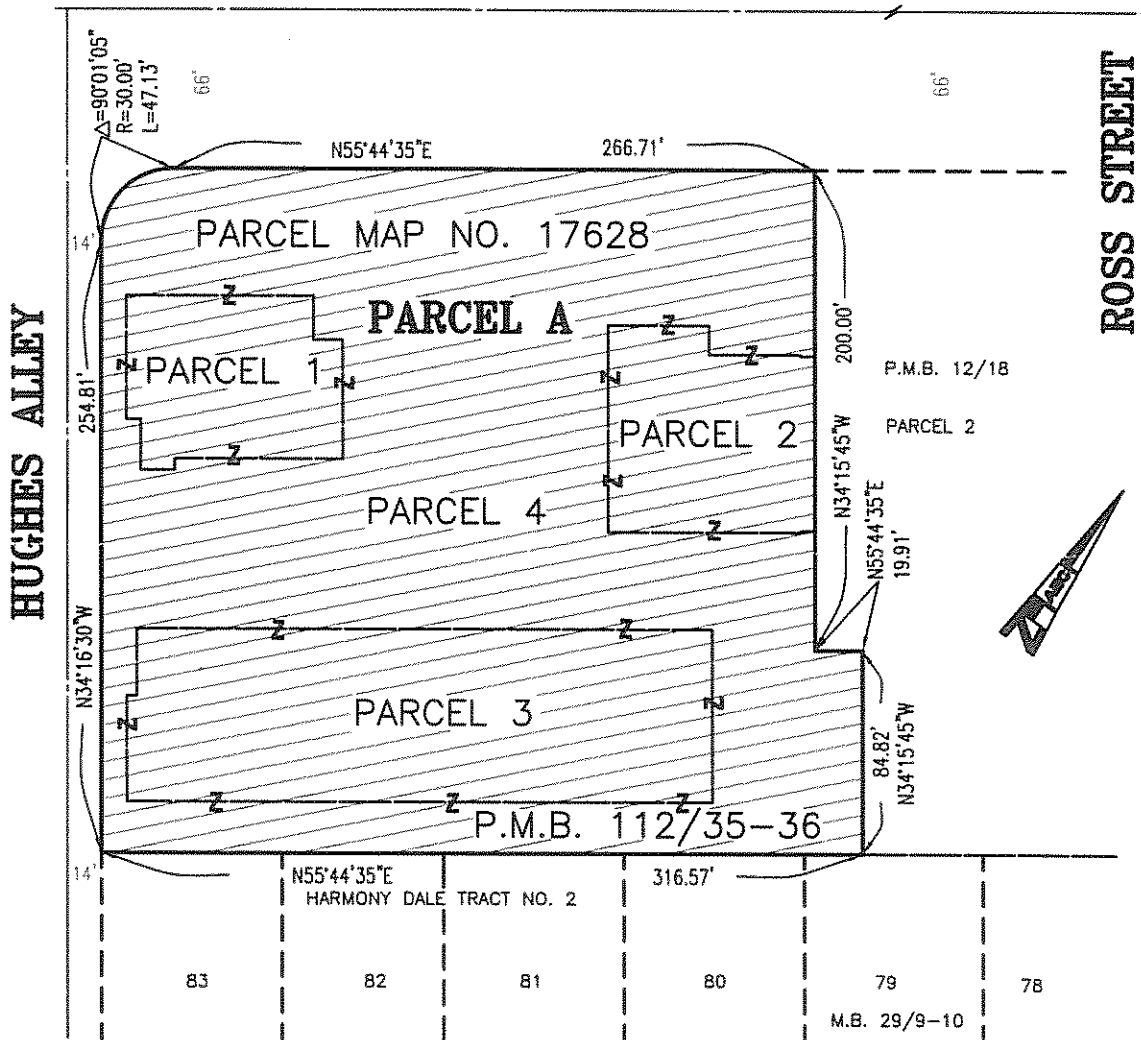


DESCRIPTION APPROVAL:

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

LL-P16-0297

MAGNOLIA AVENUE



CITY OF RIVERSIDE, CALIFORNIA

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

SHEET 1 OF 1

SCALE: 1"=80'    DRAWN BY: R.W.J.    DATE: 11/1/16    SUBJECT: P16-0297 LOT CONSOLIDATION  
MAGNOLIA & HUGHES ALLEY (SE COR)

LL-P16-0297