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DOC # 2017-0022810
01/19/2017 10:02 AM Fees: \$36.00
Page 1 of 8
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

This document was electronically submitted to the County of Riverside for recording
Received by: KIYOMI #289

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0441 Par. 1 & Par. 2
APN's: 211-121-002, -020, -024, -032 & -034, 211-122-004 & -022
Address: Vacant Land

**P16-0441
PAR. 1 & 2**

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

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **Mission Lofts LLC, a Delaware limited liability company**

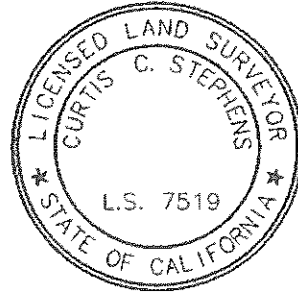
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** parcels of real property located in the City of Riverside, County of Riverside, 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 12/22/16
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 December 22, 2016, before me, Angela Ferreira,
notary public, personally appeared, Curtis C. Stephens

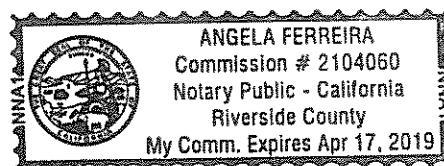
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~are subscribed to the within instrument and acknowledged to me that ~~he~~she/they executed the same in ~~his~~her/their authorized capacity(ies); and that by ~~his~~her/their signature(s) on the instrument 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-P16-C441

EXHIBIT "A"
LEGAL DESCRIPTION

P16-0441

APN'S: 211-121-002, -020, -024, -032, -034

PARCEL 1

LOTS 1, 2, 3, 4, 5, 19, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, AND A PORTION OF LOTS 21, 22, 23, 24, 34, 35, AND THE ALLEY IN BLOCK 10 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORINA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF COMMERCE STREET (FORMERLY PACHAPPA AVENUE) VACATED BY RESOLUTION NO. 21692, AS INSTRUMENT NO. 2008-447410 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°50'59" WEST 165.15 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID LOTS 19, 20, AND 21, SOUTH 61°05'51" EAST 180.35 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 19;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°50'48" WEST 165.13 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 19, 20, AND 21, NORTH 61°06'21" WEST 158.26 FEET TO A POINT DISTANT THEREON 22.14 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE NORTH 28°53'37" EAST 15.49 FEET;

THENCE NORTH 57°22'10" WEST 202.88 FEET TO THE NORTHWESTERLY LINE OF SAID ALLEY AS SHOWN ON SAID MAP, DISTANT THEREON 28.72 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 35;

THENCE ALONG SAID LINE, SOUTH 28°51'04" WEST 28.72 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 35;

THENCE ALONG THE SOUTHWESTERLY OF SAID LOT, NORTH 61°06'21" WEST 65.75 FEET;

THENCE NORTH 28°53'39" EAST 33.01 FEET;

THENCE NORTH 57°22'10" WEST 106.81 FEET TO THE SOUTHEASTERLY LINE OF COMMERCE STREET AS DESCRIBED IN SAID RESOLUTION NO. 21692;

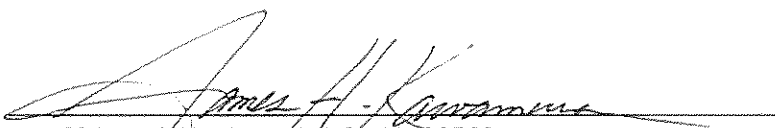
THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 28°51'04" EAST 264.93 FEET;

THENCE NORTH 70°55'46" EAST 34.35 FEET TO THE SOUTHWESTERLY LINE OF MISSION INN AVENUE (FORMERLY 7TH STREET);

THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 61°05'22" EAST 329.59 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 137,620 SQUARE FEET (3.159 ACRES).

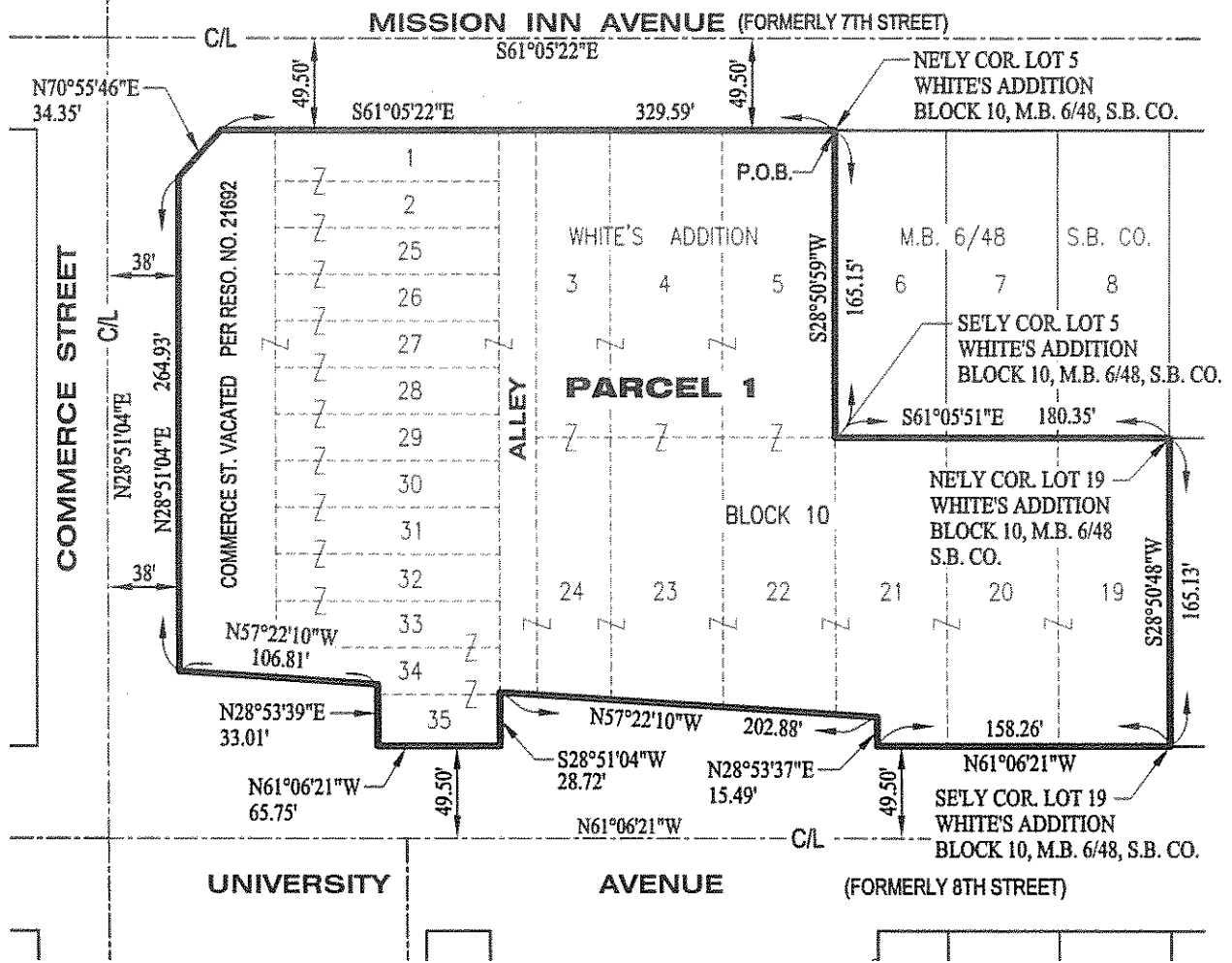
THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.


JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/2018

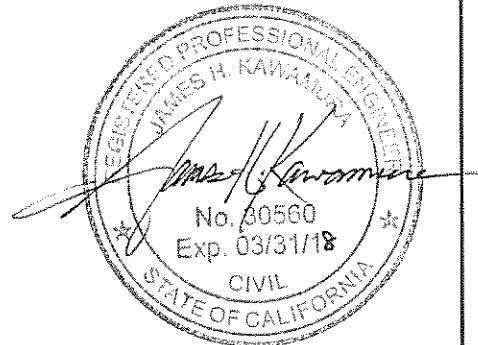


DESCRIPTION APPROVAL:

 12/20/16
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



SCALE: 1"=100'



CITY OF RIVERSIDE

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.

PREPARED BY:
KHF ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 20411 SW Birch Street Newport Beach, California 92660
 (949) 756 6440 Fax (949) 758-6444

SCALE: 1"= 100'

DRAWN BY: L.C.

DATE: 10/18/2016

LL-PIG-0441

EXHIBIT "A"
LEGAL DESCRIPTION

P16-0441

APN'S: 211-122-004 & 211-122-022

PARCEL 2

LOTS 26, 27, 28, AND A PORTION OF LOTS 3, 4, 5, 6, AND 7, IN BLOCK 12 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 26;

THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 26, 27, AND 28, NORTH 61°07'08" WEST 150.28 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 28;

THENCE ALONG THE NORTHWESTERLY LINES OF SAID LOTS 3 AND 28, NORTH 28°53'22" EAST 330.70 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 61°06'21" EAST 34.24 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2 (8391-B) AS CONVEYED TO THE STATE OF CALIFORNIA, IN DEED RECORDED APRIL 24, 1959 AS INSTRUMENT NO. 34760 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 28°52'17" WEST, 29.11 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTH 64°50'43" EAST 208.72 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY RECTANGULAR 38.00 FEET OF SAID LOT 7, DISTANT THEREON 15.50 FEET SOUTHWESTERLY OF THE MOST NORTHERLY CORNER THEREOF;

THENCE NORTH 28°53'36" EAST, 15.50 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF SAID LOT 7;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 61°06'21" EAST 38.00 FEET TO THE NORTHEASTERLY CORNER THEREOF;

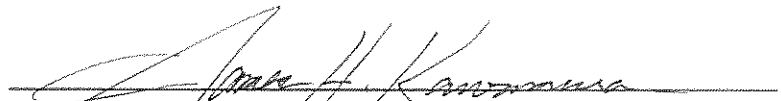
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°53'36" WEST 165.32 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

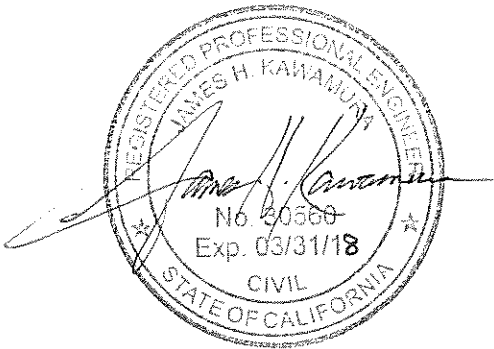
THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 5, 6, AND 7, NORTH 61°06'44" WEST 130.24 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 26;


THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°53'26" WEST 165.33 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 66,582 SQUARE FEET (1.528 ACRES).

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.


JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/18



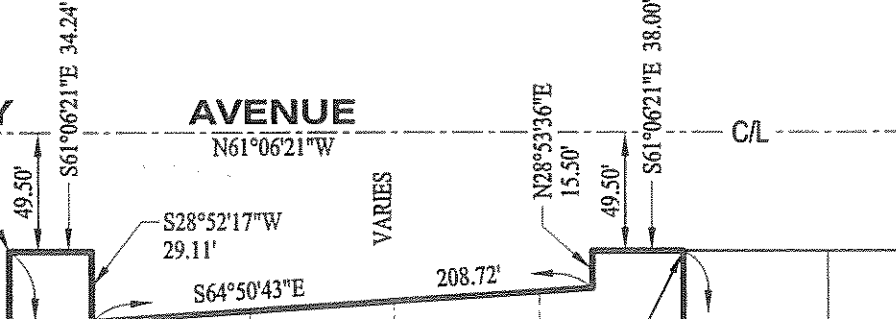
DESCRIPTION APPROVAL:

CURTIS C. STEPHENS, L.S. 7519 12/20/16
CITY SURVEYOR DATE

UNIVERSITY

AVENUE

C/L

NW'LY COR. LOT 3
WHITE'S ADDITION
BLOCK 12, M.B. 6/48
S.B. CO.

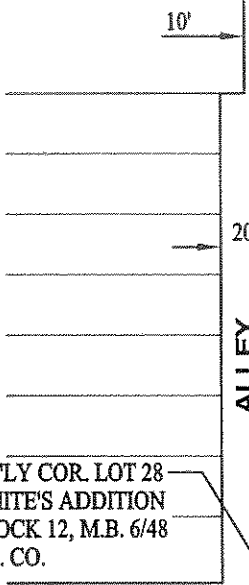


VARIES

NE'LY COR. LOT 7
WHITE'S ADDITION
BLOCK 12, M.B. 6/48
S.B. CO.

PARCEL 2

WHITE'S ADDITION M.B. 6/48 S.B. CO. BLOCK 12



ALLEY

NE'LY COR. LOT 26
WHITE'S ADDITION
BLOCK 12, M.B. 6/48
S.B. CO.

SE'LY COR. LOT 7
WHITE'S ADDITION
BLOCK 12, M.B. 6/48
S.B. CO.

SW'LY COR. LOT 28
WHITE'S ADDITION
BLOCK 12, M.B. 6/48
S.B. CO.

P.O.B.
SE'LY COR. LOT 26
WHITE'S ADDITION
BLOCK 12, M.B. 6/48
S.B. CO.



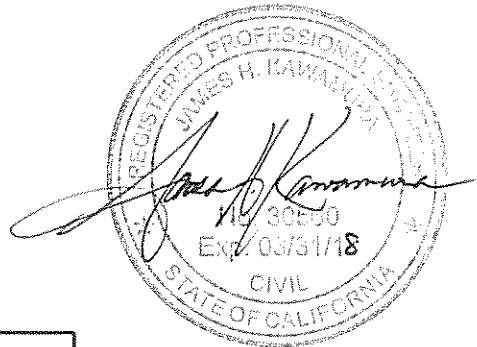
NINTH STREET

C/L

N61°07'08"W



SCALE: 1"=80'



CITY OF RIVERSIDE

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KHR ASSOCIATES
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(949) 756-6440 Fax (949) 756-6444

SCALE: 1"= 80'

DRAWN BY: L.C.

DATE: 10/18/2016

LL-P16-0441