

Recording requested by:

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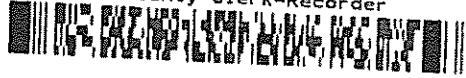
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

2017-0171511

04/28/2017 04:29 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: 782		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Add Pg	Cert	CC
4									1
SIZE	NCOR	SMF	NCHG	T:	NCHG-CC				

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0274 Stalder Building
A.P.N's.: 213-222-001, -002 and -003
Address: N.E. corner Market Street and Mission Inn Avenue

LL-P17-0274
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): **CITY OF RIVERSIDE, a California charter city and municipal 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 Consolidation 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(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

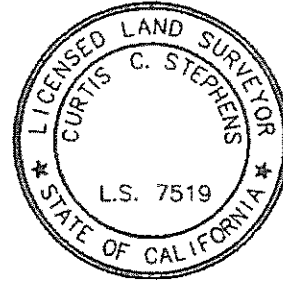
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P17-0274

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 4/17/17
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 April 17, 2017, 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



EXHIBIT "A"
LEGAL DESCRIPTION

Project: P17-0274 Stalder Building
APN: 213-222-001, -002 & -003

PARCEL A

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

Block 6, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM that portion of said Block 6, Range 7, lying southeasterly of the following described line:

COMMENCING at the most southerly corner of said Block 6, Range 7;

Thence northwesterly along the northeasterly line of Mission Inn Avenue (formerly 7th Street), a distance of 157.50 feet;

THENCE at right angles northeasterly, a distance of 330.00 feet, more or less, to the southwesterly line of 6th Street;

THENCE northwesterly along said southwesterly line a distance 15.00 feet to the northwesterly line of that certain Alley, 15.00 feet in width, as described in documents recorded October 17, 1891, in Volume 138, Page 306 of Deeds, and in Volume 139, Page 208 of Deeds, both records of San Bernardino County, California, and the **POINT OF BEGINNING** of this line description;

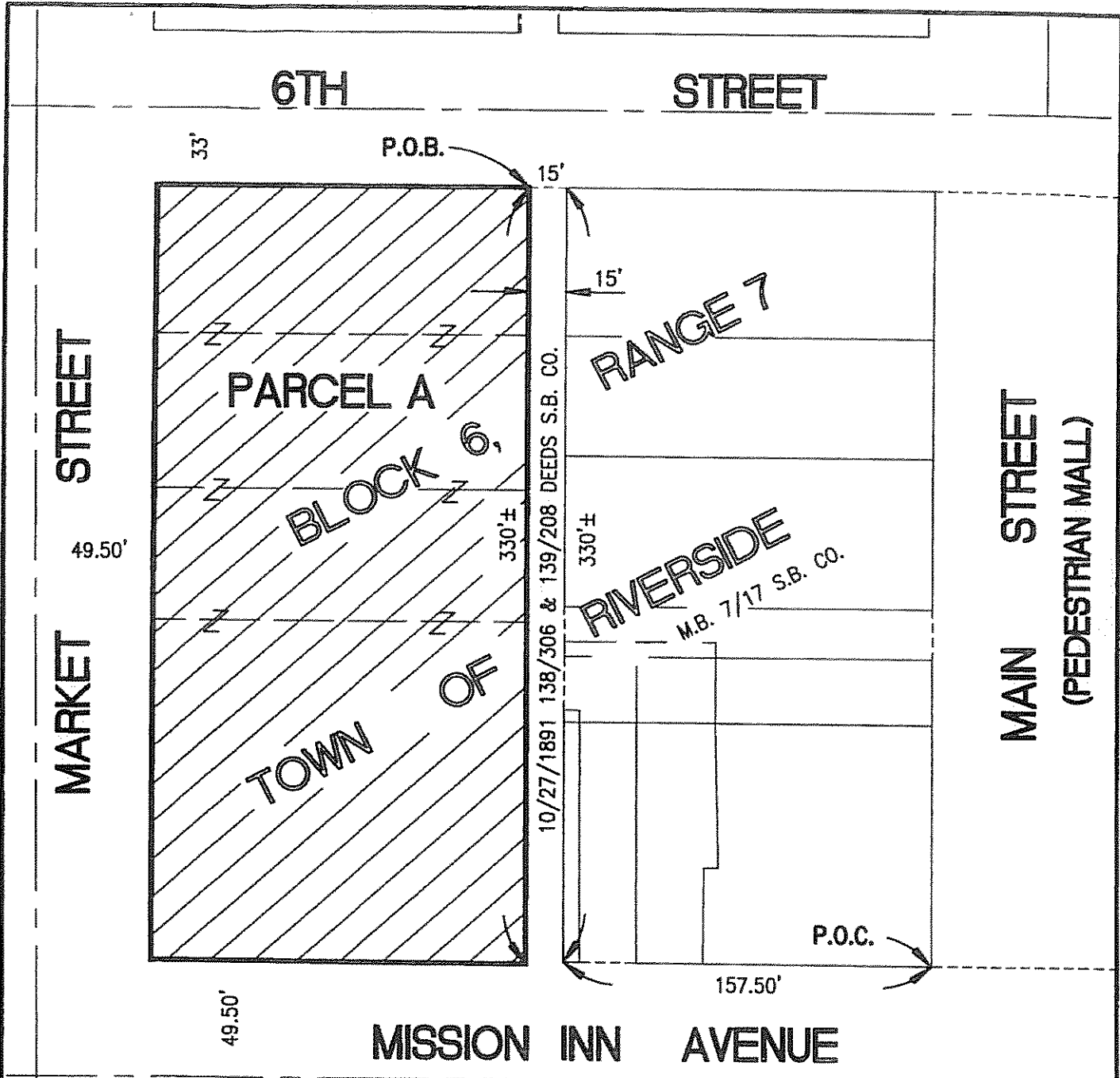
THENCE at right angles southwesterly and along said northwesterly line of said Alley, a distance of 330.00 feet, more or less, to said northeasterly line of Mission Inn Avenue and the **END** of this line description.

Area – 51,975 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 11/7/17 Prep. (e)
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA •

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.		SHEET 1 OF 1
SCALE: NTS	DRAWN BY: CURT	DATE: 4/13/17
PROJECT: P17-0274 - LLA - 213-222-001,-002 & -003		

LL-P17-0274