

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

2018-0503666

12/28/2018 04:25 PM Fee: \$ 101.00

Page 1 of 5

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



107

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0954
Por. A.P.N's: 234-270-031 & 234-270-020
Address: Vacant Land

**LL-P18-0954
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): **Riverside II Owner 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 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 12/19/18
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 19, 2018, before me, SHERYN LEE SMAY,
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.

Sheryn Lee Smay
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

Project: P18-0954
Po. A.P.N's: 234-270-031 & 234-270-020

PARCEL A

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



Parcel 1 of Parcel Map No. 37351, as shown by map on file in Book 246, Pages 23 through 25 of Parcel Maps, Records of Riverside County, California.

TOGETHER WITH that portion of the Riverside Water Company Canal located in Section 18, Township 3 South, Range 5 West, San Bernardino Meridian, as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, Records of Riverside County, California;

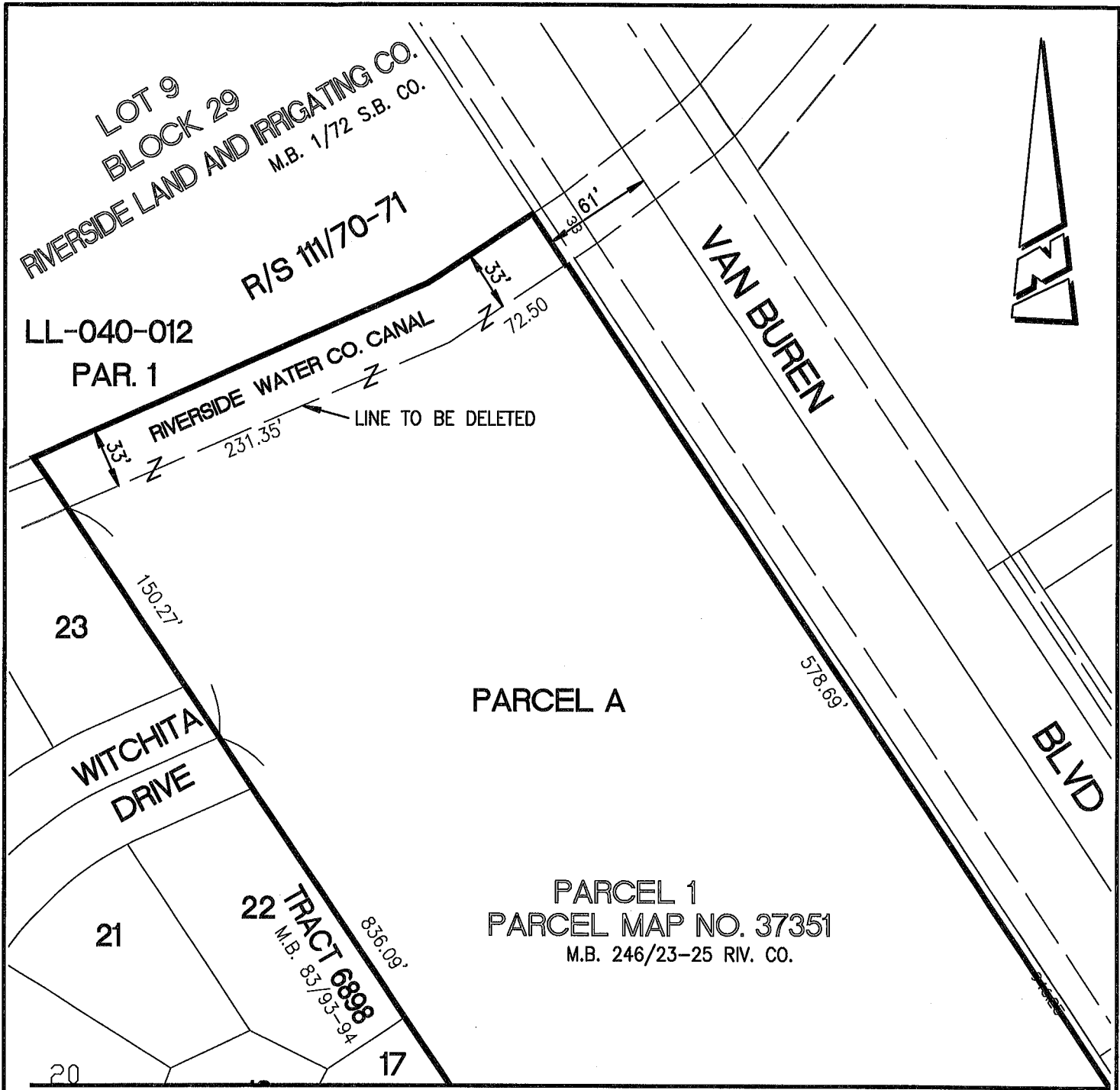
EXCEPTING THEREFROM that portion of said Riverside Water Company Canal lying southwesterly of the northwesterly prolongation of the northeasterly line of Lot 23 of Tract No. 6898, as shown by map on file in Book 83, Pages 93 and 94 of Maps, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of said Riverside Water Company Canal lying northeasterly of a line parallel with and distant 61.00 feet southwesterly, measured at right angles from the centerline of Van Buren Boulevard as shown on said Record of Survey;

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

 12/18/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date





MATCHLINE SEE SHEET 2

• 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 2

SCALE: 1"=80' DRAWN BY: CURT DATE: 11/20/18 SUBJECT: P18-0954 PARCEL A

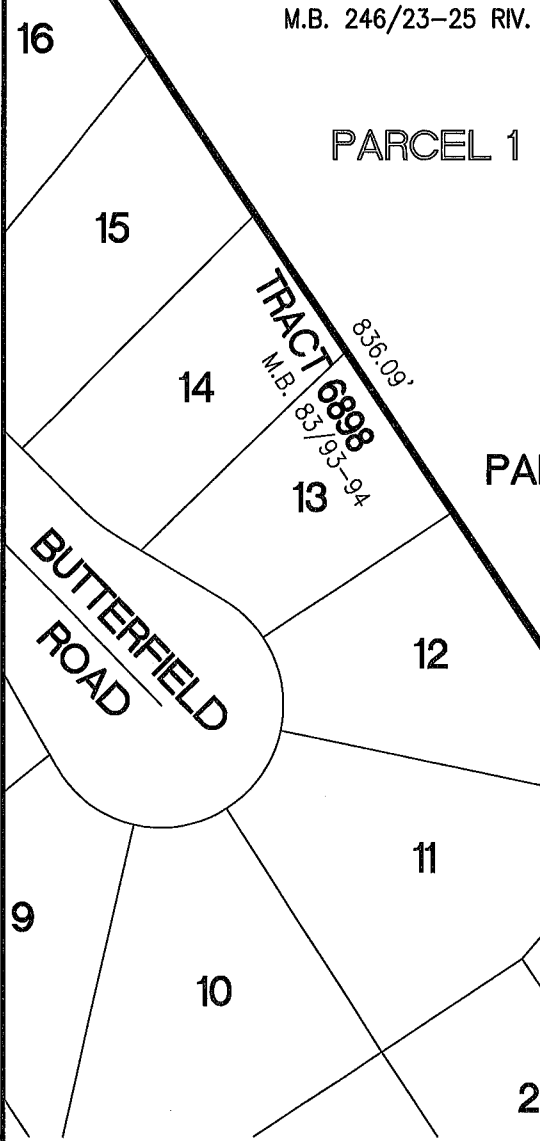
LL-P18-0954

MATCHLINE

SEE SHEET 1



PARCEL MAP NO. 37351
M.B. 246/23-25 RIV. CO.



VAN BUREN
BLVD

LINCOLN
AVENUE

• 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 2 OF 2

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 11/20/18

SUBJECT: P18-0954 PARCEL A

LL-P18-0954