

Recording requested by:

**2019-0128285**

04/16/2019 02:17 PM Fee: \$ 23.00

Page 1 of 4

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

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

780

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0191  
APN: 206-205-014 and -015  
Address: 3719 & 3745 Strong Street

**LL-P19-0191  
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 MERGER

Property Owner(s): **Harvard Pacific Investment, LLC, a California 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 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(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 9/11/19  
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 Apr. 11, 2019, before me, Patricia Villa,

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

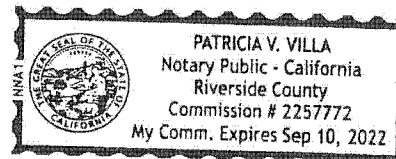


Exhibit "A"  
Legal Description

PW19-0191  
APN: 206-205-014 and 206-205-015

**Parcel A**

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

Those portions of Lots 67 and 68 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, Records of San Bernardino County, California, more particularly described as follows:

**Beginning** at the Southeast corner of Parcel 4, as shown by map on file in Book 20, Page 75 of Record of Survey, Records of Riverside County, California, said point being 33.00 feet Northeasterly from, as measured at right angles to, the centerline of Strong Street;

**Thence** South 60°56' East, parallel with the centerline of Strong Street, a distance of 300.00 feet to the Southwest corner of Lot 10 of Elliotta Tract, as shown by map on file in Book 21, Pages 3 & 4 of Maps, Records of Riverside County, California; said line also being along the Northeasterly lines of those certain parcels of land conveyed to the City of Riverside by deeds recorded April 22, 1966 as Instrument No. 42528, and September 15, 1967 as Instrument No. 81386.

**Thence** North 29°01'40" East, along the Northerly line of the said Elliotta Tract, a distance of 292.09 feet to the Southeasterly corner of Lot 57 of Orange Manor 2, as shown by map on file in Book 26, Pages 82 & 83 of Maps, Records of Riverside County, California;

**Thence** North 60°56' West, along the Southwesterly lines of Lots 57, 58, 59 and 60 of said Orange Manor 2, a distance of 300.00 feet to Northeast corner of Parcel 1 of said Record of Survey on file in Book 20, Page 75 of Record of Survey, Records of Riverside County, California;

**Thence** South 29°01'40" West, along the Southeasterly lines of Parcels 1, 2, 3 and 4 of said Record of Survey on file in Book 20, Page 75 of Record of Survey, Records of Riverside County, California, a distance of 292.00 feet the **Point of Beginning**.

Parcel of land contains 2.01 acres, more or less.

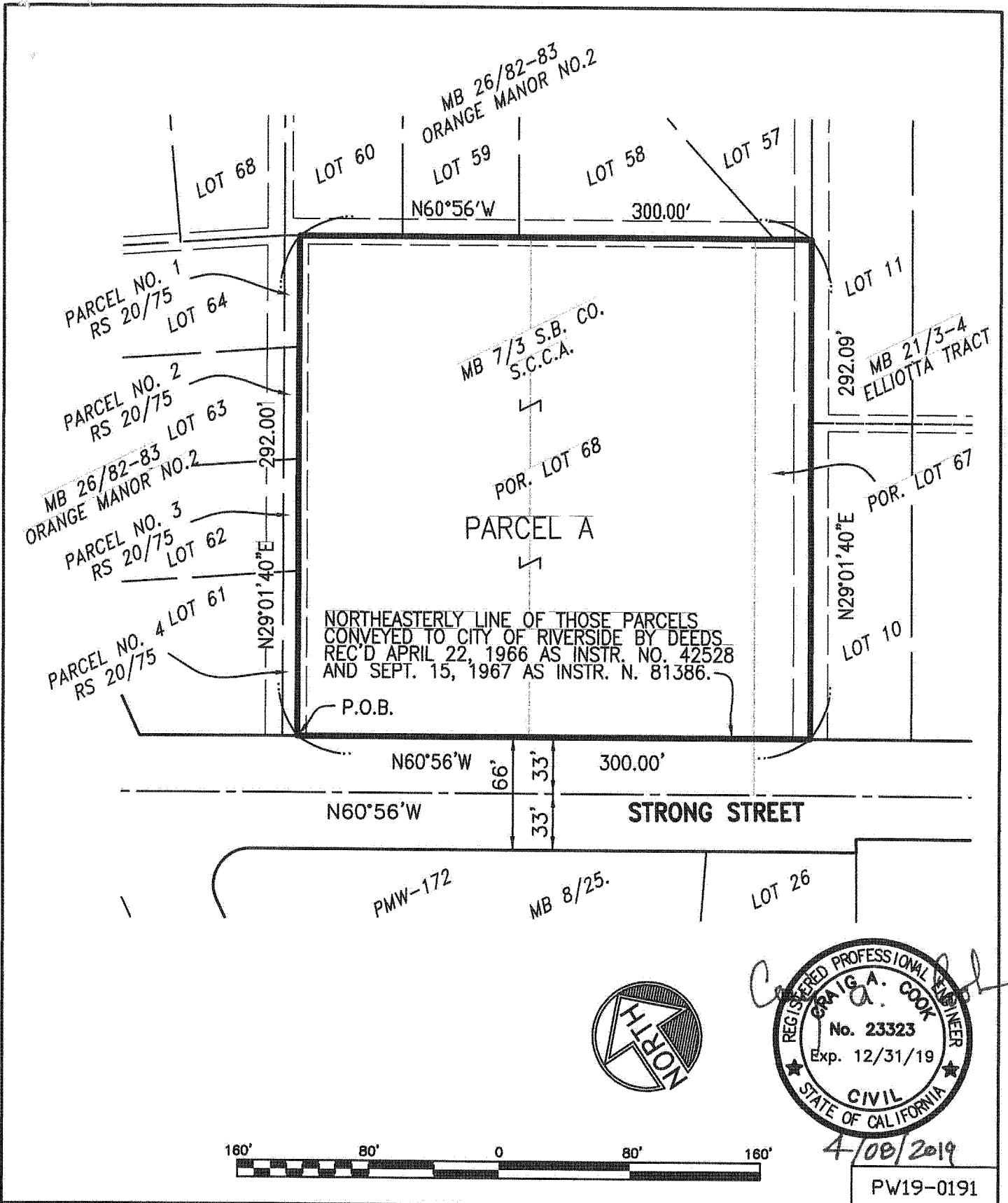
DESCRIPTION APPROVAL:

BY: DBWdl 4/12/2019  
DATE

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



4/08/2019



● 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 A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=80'

DATE: APRIL 2019

FOR: HARVARD PACIFIC INVESTMENTS, LLC

WD 2574