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

**DOC # 2020-0179475**  
04/24/2020 10:55 AM Fees: \$0.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: TERESA #134

T.R.A. No. 009-140

Project: P19-0861  
APN: 151-380-007 & 151-380-045  
Address: 7410 Wells Avenue & Van Buren Boulevard

FOR RECORDER'S OFFICE USE ONLY

**LL-P19-0861  
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): 7-Eleven, Inc. a Texas corporation, formerly known as The Southland Corporation, a Texas 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 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 4/21/20  
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 21, 2020, before me, Teresa Sophia Maryanski,

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

PROJECT: P19-0861  
ADDRESS: 7410 WELLS AVENUE & VAN BUREN BOULEVARD  
APN: 151-380-007 & 151-380-045

THE LAND REFERRED TO HEREINBELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE NORTH 355.00 FEET OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF PROTRACTED SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING ALSO ON THE CENTERLINE OF VAN BUREN BOULEVARD;

THENCE ALONG THE CENTERLINE OF VAN BUREN BOULEVARD, SOUTH 00°17'40" WEST 1495.91 FEET TO THE INTERSECTION OF THE CENTERLINE OF COLORADO AVENUE AS SHOWN ON A MAP OF ARLINGTON SUBURBAN ESTATES AS COLORADO STREET RECORDED IN BOOK 11, PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING ALONG THE CENTERLINE OF VAN BUREN BOULEVARD SOUTH 00°17'40" WEST, 189.42 FEET, (SAID DISTANCE MEASURES 186.88 FEET ON RECORD OF SURVEY BOOK 108, PAGE 60, RECORDS OF RIVERSIDE COUNTY) TO THE SOUTH LINE OF SAID NORTH 355.00 FEET OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID SOUTH LINE SOUTH 89°26'20" WEST 60.01 FEET TO THE WESTERLY LINE OF VAN BUREN BOULEVARD, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°26'20" WEST 230.00 FEET TO THE EASTERLY LINE OF THE SOUTHERLY PARCEL DESCRIBED IN QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 1996-367161 AND IN QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 1996-367162, BOTH OF OFFICIAL RECORDS, OF SAID COUNTY, PER RECORD OF SURVEY RECORDED IN BOOK 108, PAGE 60 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID EASTERLY LINE NORTH 00°17'40" EAST 146.04 FEET, (SAID DISTANCE MEASURES 142.52 FEET ON SAID RECORD OF SURVEY BOOK 108 PAGE 60, RECORDS OF RIVERSIDE COUNTY) TO THE SOUTHERLY LINE OF WELLS AVENUE PER DEED RECORDED JULY 18, 1966 AS INSTRUMENT NO. 73214 OF OFFICIAL RECORDS;

LEGAL DESCRIPTION CONTINUED ON PAGE 2.....

PAGE 1 OF 2	EXHIBIT "A"	TAIT & ASSOCIATES INC. Engineering - Surveying - Environmental 701 PARKCENTER DRIVE, SANTA ANA, CALIFORNIA 92705 TEL. (714) 560-8200
	LOT MERGER CITY OF RIVERSIDE	

LEGAL DESCRIPTION CONTINUED FROM PAGE 1.....

THENCE ALONG SAID SOUTHERLY LINE NORTH 89°33'40" EAST 100.00 FEET TO THE SOUTHWEST CORNER OF GRANT DEED RECORDED OCTOBER 17, 1986 AS INSTRUMENT NO. 260018 OF OFFICIAL RECORDS,

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 89°33'40" EAST 112.29 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 39.50 FEET WITH A RADIAL BEARING OF NORTH 28°42'20" EAST (CALCULATED) PER DEED RECORDED OCTOBER 17, 1986 AS INSTRUMENT NO. 260018 OF OFFICIAL RECORDS;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°07'10" 26.97 FEET TO THE END OF A NON-TANGENT CURVE WITH A RADIAL BEARING OF NORTH 67°49'30" EAST (CALCULATED) AND THE WESTERLY LINE OF VAN BUREN BOULEVARD;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°17'40" WEST TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 33,394 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Jesus H. Guzman*  
 JESUS H. GUZMAN, PLS 8648  
 LICENSE EXPIRES: 12/31/21

4/2/2020  
 DATE

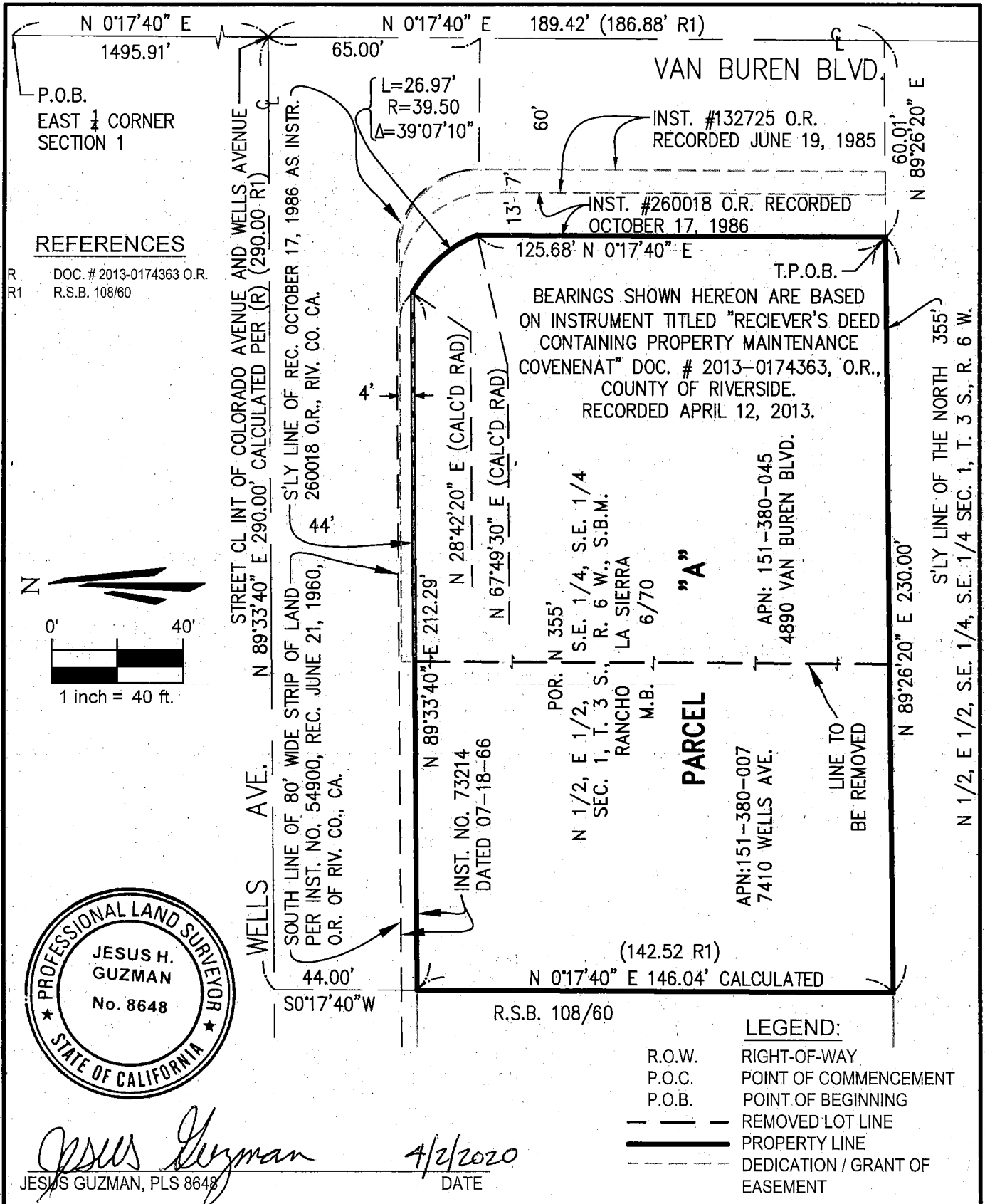


DESCRIPTION APPROVAL:

BY: DBW 4/8/2020  
 DATE

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

PAGE 2 OF 2	EXHIBIT "A"	TAIT & ASSOCIATES INC. Engineering · Surveying · Environmental 701 PARKCENTER DRIVE, SANTA ANA, CALIFORNIA 92705 TEL. (714) 560-8200
	LOT MERGER CITY OF RIVERSIDE	



**REFERENCES**

R1 DOC. # 2013-0174363 O.R.  
R.S.B. 108/60

BEARINGS SHOWN HEREON ARE BASED ON INSTRUMENT TITLED "RECIEVER'S DEED CONTAINING PROPERTY MAINTENANCE COVENENAT" DOC. # 2013-0174363, O.R., COUNTY OF RIVERSIDE. RECORDED APRIL 12, 2013.

APN: 151-380-045  
4890 VAN BUREN BLVD.

APN: 151-380-007  
7410 WELLS AVE.

POR. N 355'  
S.E. 1/4, S.E. 1/4  
SEC. 1, T. 3 S., R. 6 W., S.B.M.  
RANCHO LA SIERRA  
M.B. 6/70

**PARCEL "A"**

- LEGEND:**
- R.O.W. RIGHT-OF-WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - - - REMOVED LOT LINE
  - PROPERTY LINE
  - - - DEDICATION / GRANT OF EASEMENT



*Jesus Guzman*  
JESUS GUZMAN, PLS 8648  
DATE 4/2/2020

PAGE <b>1 OF 1</b>	EXHIBIT	TAIT & ASSOCIATES INC. Engineering · Surveying · Environmental 701 PARKCENTER DRIVE, SANTA ANA, CALIFORNIA 92705 TEL. (714) 560-8200
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