DOC # 2003-401176
06/04/2003 08:00A Fee:19.00
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Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

Recording requested by:
RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE INSURANCE CO.
INLAND EMPIRE DIVISION

DOCUMENTARY TRANSFER TAX = $0.00
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And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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Project: LL-037-023 & LL-038-023
Indiana Avenue & Myers Street
A.P.N. 234-220-006, 007,010,
234-250-001 & 002

LL-037-023
LL-038-023

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **VIA CERRO, LLC., a limited liability company.**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE,

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MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: [signature] 5/20/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 5-20-03 (date), before me Francisca Andrade (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☑ personally known to me - OR - ☐ 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.

FRANCISCA ANDRADE
Commission # 1416252
Notary Public - California
Riverside County
My Comm. Expires May 6, 2007

WITNESS my hand and official seal.

[signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact
( ) Corporate Officer(s)
Title_____
Title_____
( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other
( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:

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EXHIBIT "A"

PARCEL 1

PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 29 OF PARCEL MAPS, AT PAGES 76 AND 77, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 WHICH LIES NORTHEASTERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL 1 WITH THE CENTERLINE OF VACATED MYERS STREET;

THENCE NORTH 55° 46' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 34° 14' 50" EAST, PARALLEL WITH THE CENTERLINE OF MYERS STREET, A DISTANCE OF 237.00 FEET;

THENCE NORTH 55° 45' 10" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 34° 14' 50" EAST, PARALLEL WITH THE CENTERLINE OF MYERS STREET, A DISTANCE OF 310.31 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1, BEING THE POINT OF ENDING;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 INCLUDED IN THE LAND CONVEYED TO PDG LEASING, LLC, A LLC PER DEED RECORDED 10-04-2001 AS INSTRUMENT NO. 482225, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED UNDER THE SUPERVISION OF :

5-2-2003

GABRIEL D. YBARRA DATE
L.S. 4343
REG. EXP. 06-30-04

LICENSED LAND SURVEYOR
GABRIEL D. YBARRA
NO: 4343
Exp 6-30-04
STATE OF CALIFORNIA

DESCRIPTION APPROVAL 5/15/03
by
SURVEYOR, CITY OF RIVERSIDE

2001-14LLA2P1

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EXHIBIT "A"

PARCEL 2

PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 29 OF PARCEL MAPS, AT PAGES 76 AND 77, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 WHICH LIES SOUTHWESTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL 1 WITH THE CENTERLINE OF VACATED MYERS STREET;

THENCE NORTH 55° 46' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 34° 14' 50" EAST, PARALLEL WITH THE CENTERLINE OF MYERS STREET, A DISTANCE OF 237.00 FEET;

THENCE NORTH 55° 45' 10" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 34° 14' 50" EAST, PARALLEL WITH THE CENTERLINE OF MYERS STREET, A DISTANCE OF 310.31 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1, BEING THE POINT OF ENDING.

PREPARED UNDER THE SUPERVISION OF :

5-5-2003

GABRIEL D. YBARRA — DATE
L.S. 4343
REG. EXP. 06-30-04

LICENSED LAND SURVEYOR
GABRIEL D. YBARRA
No. 4343
STATE OF CALIFORNIA

DESCRIPTION APPROVAL 5/5/03
by
SURVEYOR, CITY OF RIVERSIDE

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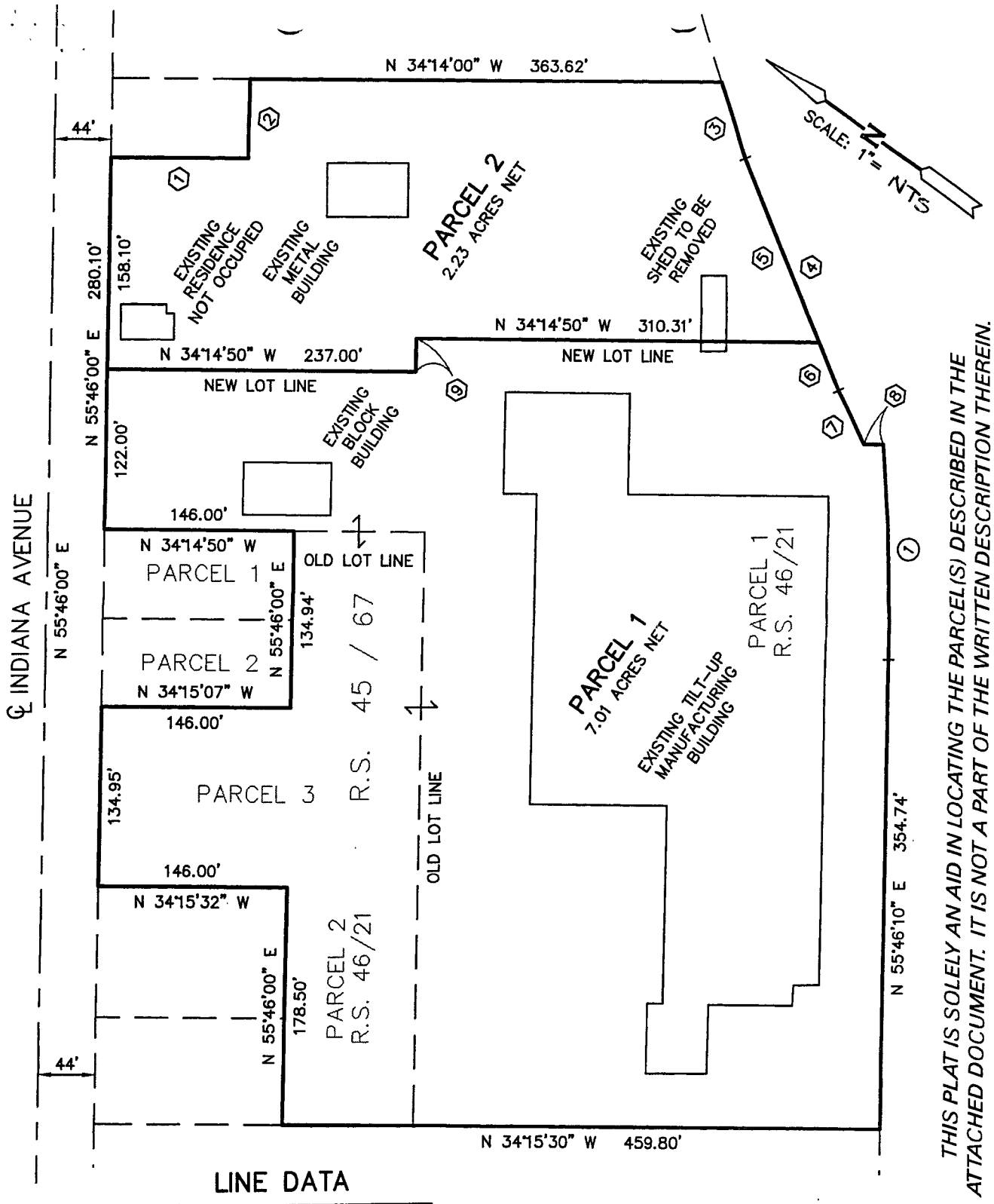

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

LINE DATA

(N)	BEARING	DISTANCE
(1)	N 34°14'00" W	106.00'
(2)	N 55°46'00" E	60.00'
(3)	N 37°16'00" E	60.11'
(4)	N 32°26'45" E	187.59'
(5)	N 32°26'45" E	148.06'
(6)	N 32°26'45" E	39.53'
(7)	N 28°48'22" E	45.65'
(8)	N 34°14'50" W	14.97'
(9)	N 55°45'10" E	25.00'

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CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
(1)	5°02'38"	1860.08'	163.75'	81.93'

81-1
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