

RECORDING REQUESTED BY:
WESTERN RESOURCES TITLE COMMERCIAL DIVISION

Recording requested by:

DOC # 2011-0389870

09/01/2011 01:10P Fee:NC

Page 1 of 4

Recorded in Official Records
County of Riverside

Larry W. Ward
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

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FOR RECORDER'S OFFICE USE ONLY

Project: P10-0508
A.P.N's. 250-130-007, 250-281-002 & 003
Iowa Ave. between
Blaine St. & Massachusetts Ave.

MERGER-P10-0508



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

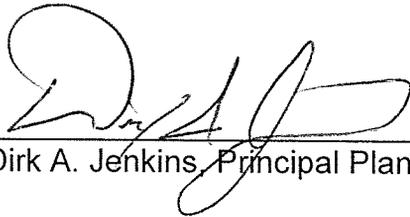
Property Owner(s): **STERLING-RIVERSIDE 2, L.P., a Delaware limited partnership.**

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(s) 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: 
Dirk A. Jenkins, Principal Planner

7/22/11
Date

State of California

County of Riverside } ss

On July 22, 2011, before me, MERCEDES DAEMS,
notary public, personally appeared, Dirk Jenkins

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.


Notary Signature

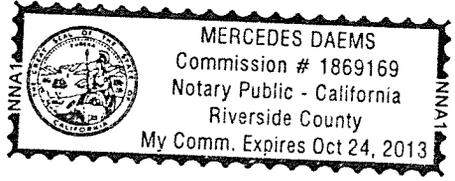


EXHIBIT 'A' – LEGAL DESCRIPTION
PARCEL MERGER NO. P10-0508

PARCEL "A"

PORTIONS OF LOT 29 AND THE WEST HALF OF LOT 20 OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE AND THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 20, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 10071-1 AS SHOWN ON MAP FILED IN BOOK 128 PAGES 45 THROUGH 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN DEED TO STERLING-RIVERSIDE 2, L.P., BY DOCUMENT RECORDED APRIL 28, 2011 AS INSTRUMENT NO. 2011-0186699, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE, SOUTHERLY ALONG SAID EASTERLY LINE, SOUTH 00°01'16" EAST 630.09 FEET TO THE NORTHERLY LINE OF SAID LOT 29, SAID NORTHERLY LINE ALSO BEING THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 2 AS DESCRIBED IN SAID DOCUMENT RECORDED APRIL 28, 2011; THENCE, WESTERLY ALONG SAID NORTHERLY LINE, SOUTH 89°59'29" WEST 11.18 FEET TO AN ANGLE POINT, SAID ANGLE POINT BEING 331.23 FEET DISTANT FROM THE NORTHEASTERLY CORNER OF SAID LOT 29, AS MEASURED ALONG SAID NORTHERLY LINE; THENCE, SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 29, SOUTH 00°02'01" EAST 619.09 FEET TO A LINE PARALLEL WITH AND 10.00 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF BLAINE STREET AS SHOWN ON SAID MAP OF TRACT NO. 10071-1; THENCE, WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°59'28" WEST 274.14 FEET TO AN ANGLE POINT; THENCE, NORTH 47°23'40" WEST 33.97 FEET TO A LINE PARALLEL WITH AND 10.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF IOWA AVENUE AS SHOWN ON SAID MAP OF TRACT NO. 10071-1; THENCE, NORTHERLY ALONG SAID PARALLEL LINE, NORTH 00°00'30" WEST 1056.19 FEET TO THE NORTHERLY LINE OF PARCEL 3 AS DESCRIBED IN SAID DOCUMENT RECORDED APRIL 28, 2011; THENCE, EASTERLY ALONG SAID NORTHERLY LINE, NORTH 89°59'30" EAST 240.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 3; THENCE, NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE OF IOWA AVENUE, NORTH 00°00'30" WEST 160.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE; THENCE, EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°59'30" EAST 69.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 7.78 ACRES, MORE OR LESS

SEE 'EXHIBIT B' ATTACHED HERETO AND BY THIS REFERENCE, MADE A PART THEREOF.

DESCRIPTION APPROVAL:

BY: K. Strand 07/25/2011
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

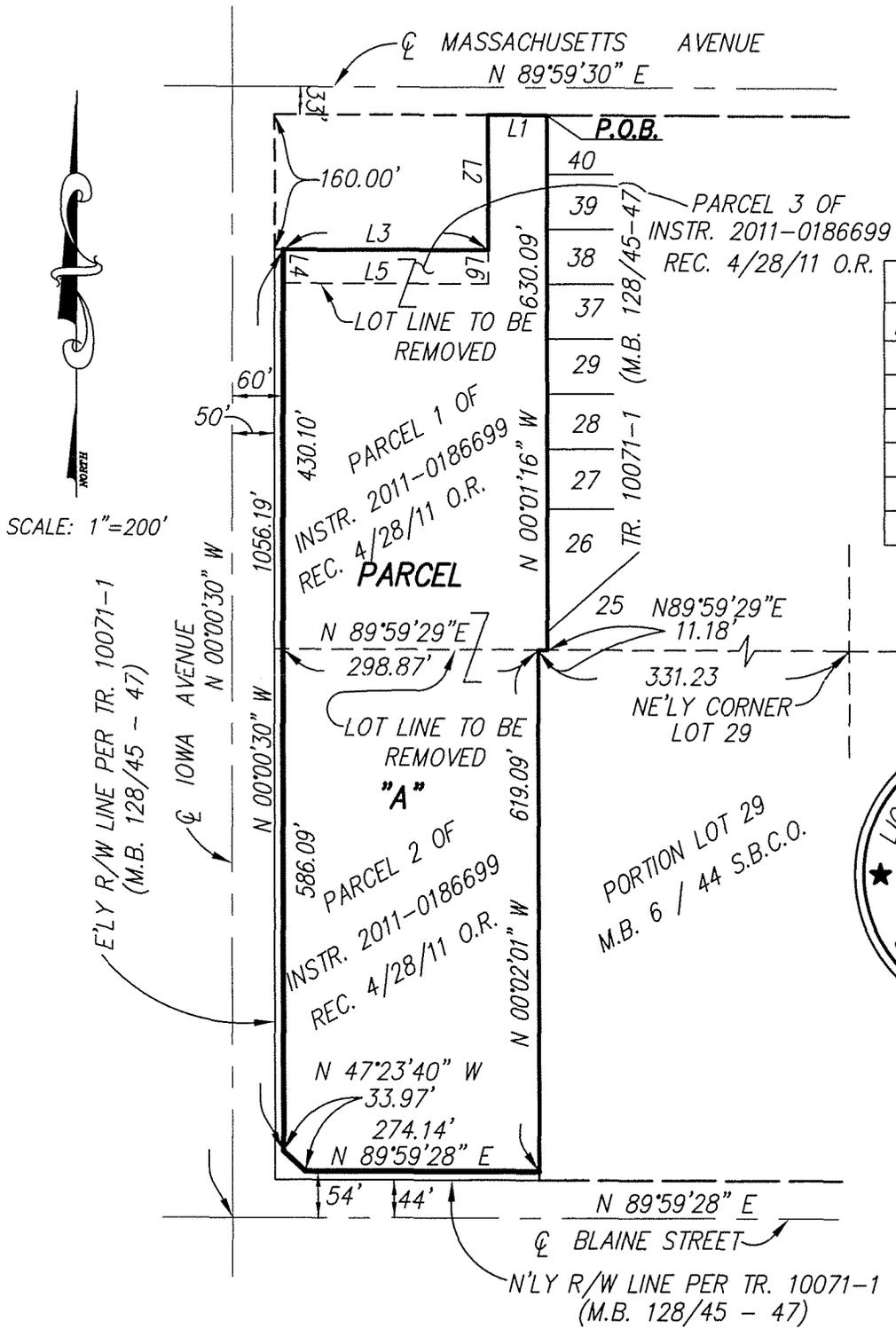


Michael A. Medofer
MICHAEL A. MEDOFER
L.S. 7385 7/18/2011
EXP. 12/31/11

EXHIBIT PREPARED BY: MERIDIAN LAND SERVICES, INC.
ADDRESS: PO BOX 1165 WILDOMAR, CA 92595
PHONE NUMBER: 951.440.4377

LL-P10-0508

EXHIBIT 'B' - MAP PARCEL MERGER NO. P10-0508



SCALE: 1"=200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'30"E	69.91'
L2	N00°00'30"W	160.00'
L3	N89°59'30"E	240.00'
L4	N00°00'30"W	40.00'
L5	N89°59'30"E	240.00'
L6	N00°00'30"W	40.00'




 MICHAEL A. MEDOFER
 L.S. 7385
 EXP. 12/31/11

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