

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

**This document was electronically submitted
to the County of Riverside for recording**
Received by: SGOMEZ

And when recorded, mail to:

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

NCS-608414-A

FOR RECORDER'S OFFICE USE ONLY

Project: Washington Park / Stater Bros. Land Exchange
POR. A.P.N. 235-110-001 & 235-101-017

P13-0298

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): STATER BROS. MARKETS, a California 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 Line Adjustment 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.

CO-P13-0298

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By: 
Steve Hayes

5/21/13
Date

State of California

County of RIVERSIDE } ss

On May 21, 2013, before me, MERCEDES DAEMS,
notary public, personally appeared, Steve Hayes

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

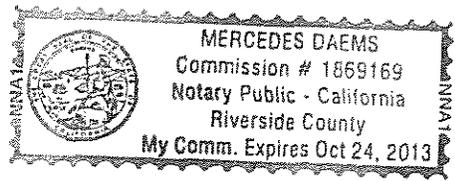


EXHIBIT "A"

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

PARCEL B

Parcel 4 of Parcel Map No. 11819, as shown by map filed in Book 48, Pages 80 and 81 of Parcel Maps, records of Riverside County, California, *together with* that portion of Lot 3 in Block 66 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California, and being a portion of Parcel 2 of Record of Survey, filed in Book 37, Page 2 of Record of Surveys, records of said Riverside County, described as follows:

COMMENCING at the most westerly corner of said Parcel 2;

THENCE North 56°01'00" East, along the northwesterly line of said Parcel 2, a distance of 4.00 feet to the most northerly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded April 7, 1971, as Instrument No. 35296 of Official Records of said Riverside County, said corner also being in a line that is parallel with and distant 44.00 feet northeasterly, as measured at right angles, from the centerline of Mary Street as shown by said Record of Survey, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 56°01'00" East, continuing along said northwesterly line, a distance of 365.51 feet to the most westerly corner of Parcel 1 of said Record of Survey;

THENCE South 33°58'55" East, along the northeasterly line of said Parcel 2, a distance of 102.41 feet to a line that is parallel with and distant 102.41 feet southeasterly, as measured at right angles, from said northwesterly line;

THENCE South 56°01'00" West, along said parallel line, a distance of 365.48 feet to said line that is parallel with and distant 44.00 feet northeasterly, as measured at right angles, from said centerline of Mary Street;

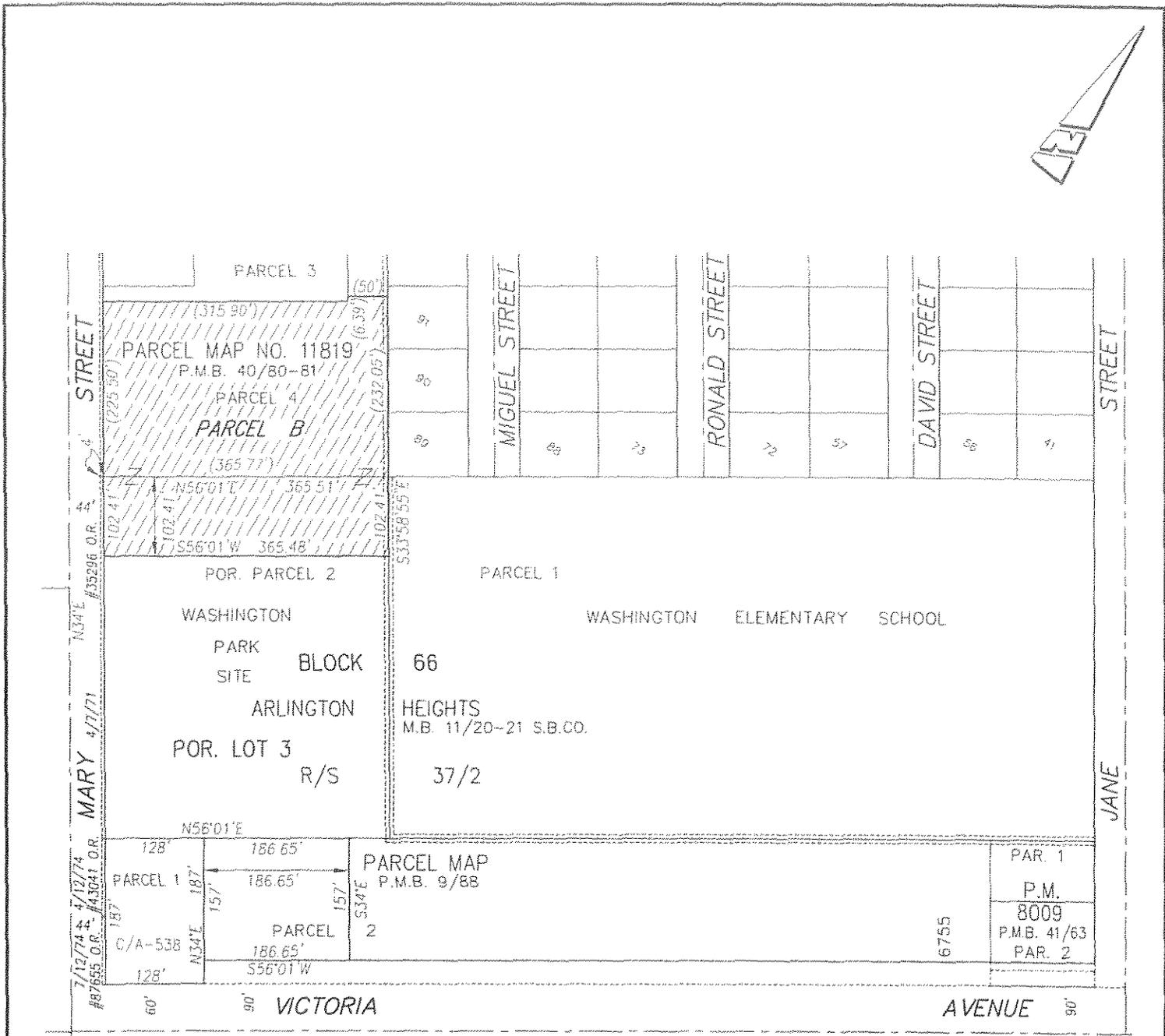
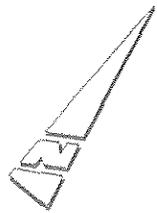
THENCE North 34°00'00" West, along said last mentioned parallel line, a distance of 102.41 feet to the **POINT OF BEGINNING**.

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

  Prep. 
Curtis C. Stephens, L.S. 7519 Date



The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.



NOTES: BEARINGS ARE BASED ON RECORD OF SURVEY FILED IN BOOK 37, PAGE 2 OF RECORD OF SURVEYS, RIV. CO. RECORDS (XX.XX) INDICATES RECORD DATA FROM PARCEL MAP NO. 11819, P.M.B. 48/80-81 RIV. CO.

CO-P13-0298

• 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 1
SCALE: N.T.S.	DRAWN BY: Kgs DATE: 5/02/13	P13-0298 - WASHINGTON PARK LAND EXCHANGE

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
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Project: Washington Park / Stater Bros. Land Exchange
POR. A.P.N. 235-110-004
TRA: 009-002

P13-0298

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): PATHWAY CHRISTIAN CHURCH OF RIVERSIDE, CALIFORNIA, a
California nonprofit corporation, who acquired title as Central Christian
Church, a corporation.

Pursuant to Section 66499.35(a) of the Government Code of the State of California,
and Section 18.120.030 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,
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.**

GD-P13-0298

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By: 
Steve Hayes

5/21/13
Date

State of California

County of Riverside } ss

On May 21, 2013, before me, MERCEDES DAEMS,
notary public, personally appeared, Steve Hayes

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

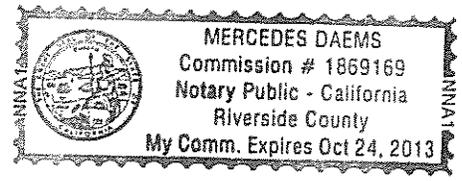


EXHIBIT "A"

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

PARCEL A

Parcel 2 of Parcel Map filed in Book 9, Page 88 of Parcel Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 2, described as follows:

BEGINNING at the most southerly corner of said Parcel 2;

THENCE North 34°00'00" West, along the southwesterly line of said Parcel 2, a distance of 157.00 feet to the most westerly corner of said Parcel 2;

THENCE North 56°01'00" East, along the northwesterly line of said Parcel 2, a distance of 186.65 feet to a line that is parallel with and distant 186.65 feet northeasterly, as measured at right angles, from said southwesterly line of Parcel 2;

THENCE South 34°00'00" East, along said parallel line, a distance of 157.00 feet to the southeasterly line of said Parcel 2;

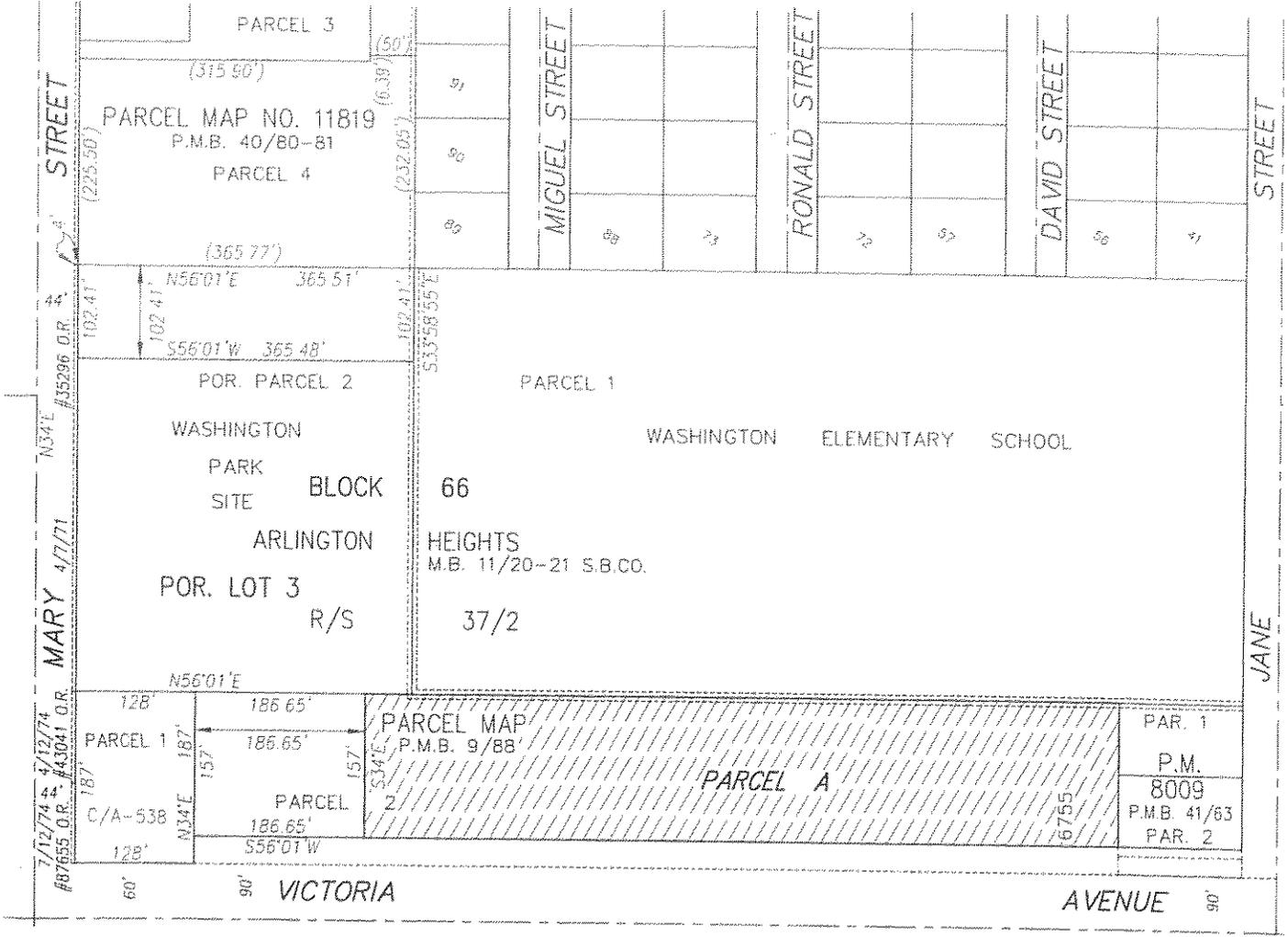
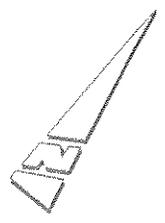
THENCE South 56°01'00" West, along said southeasterly line, a distance of 186.65 feet to the POINT OF BEGINNING.

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

Curtis C. Stephens 5/03/13 Prep. Kap
Curtis C. Stephens, L.S. 7519 Date



The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.



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 (XX.XX) INDICATES RECORD DATA FROM PARCEL MAP NO. 11819, P.M.B. 48/80-81 RIV. CO.

CO-P13-0298

● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 5/02/13

P13-0298 - WASHINGTON PARK LAND EXCHANGE