

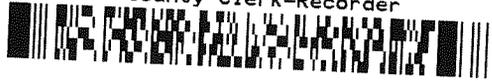
Recording requested by:

**2015-0321917**

07/21/2015 04:59 PM Fee: \$ 27.00

Page 1 of 5

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



DOCUMENTARY TRANSFER TAX = \$0.00  
When recorded mail to:

**CITY SURVEYOR,  
CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

|      |      |      |      |      |     |        |         |      |    |
|------|------|------|------|------|-----|--------|---------|------|----|
| 15   |      |      |      |      | R   | A      | Exam:   | 134  |    |
| Page | DA   | PCOR | Misc | Long | RFD | 1st Pg | Adtl Pg | Cert | CC |
| 5    |      |      |      |      |     |        |         |      | 1  |
| SIZE | NCOR | SMF  | NCHG | T:   |     |        |         |      |    |

FOR RECORDER'S OFFICE USE ONLY

*28.50*

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P14-0721  
POR. APN: 143-080-016  
Address: 4430 Mobley Avenue

**CO-P14-0721  
PARCEL "A"**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **Jose Ramon Pereda, an unmarried man**

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.

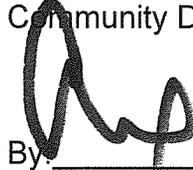
**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION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

*CO-P14-0721*

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Interim Director  
Community Development Department



By: \_\_\_\_\_  
Emilio Ramirez

7/10/15  
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 \_\_\_\_\_

} ss

*See Attached*

On \_\_\_\_\_, before me, \_\_\_\_\_,

notary public, personally appeared, \_\_\_\_\_

\_\_\_\_\_ ,  
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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

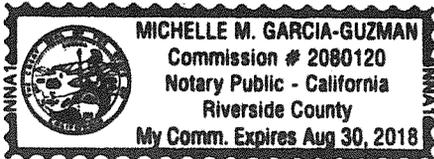
On July 10, 2015 before me, Michelle M. Garcia-Guzman, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Emilio Ramirez  
Name(s) of Signer(s)

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 Michelle M. Garcia-Guzman  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Certificate of Compliance Document Date: May 27, 2015  
Number of Pages: 5 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

# EXHIBIT "A"

LEGAL DESCRIPTION PARCEL "A"

## PARCEL "A"

ALL THAT CERTAIN PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 47 OF EL RINCON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85 AND 86 OF MAPS, RECORDS OF RIVERSIDE COUNTY, AND THAT PORTION OF LOT "JJ" OF TRACT NO. 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, RECORDED AUGUST 16, 1949, IN BOOK 42, PAGE 321, ET. SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT BEING THE MOST NORTHERLY CORNER OF LOT 46 OF SAID EL RINCON;

THENCE SOUTH 55° 40' 00" WEST, DISTANCE OF 218.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 46;

THENCE SOUTH 34° 20' 00" EAST, DISTANCE OF 266.62 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 34° 20' 00" EAST, DISTANCE OF 70.53 FEET;

THENCE SOUTH 78° 54' 24" EAST, ALONG THE SOUTHEASTERLY LINE OF LOT 47, DISTANCE OF 46.18 FEET TO THE NORTHWESTERLY CORNER OF LOT 53 OF SAID EL RINCON;

THENCE NORTH 50° 56' 50" EAST, DISTANCE OF 186.22 FEET TO THE WESTERLY LINE OF SAID LOT "JJ";

THENCE NORTH 55° 40' 00" EAST AT RIGHT ANGLE TO THE CENTERLINE OF MOBLEY AVENUE AS SHOWN ON SAID EL RINCON, A DISTANCE OF 10.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION;

THENCE NORTH 34° 20' 00" WEST, DISTANCE OF 75.76 FEET ALONG SAID EASTERLY LINE, ALSO BEING 30 FEET AT RIGHT ANGLE TO THE CENTER LINE OF MOBLEY AVENUE;

THENCE SOUTH 55° 40' 00" WEST, AT RIGHT ANGLE TO THE CENTERLINE OF MOBLEY AVENUE AS SHOWN ON SAID EL RINCON, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 47, DISTANT

SOUTH 34° 20' 00" EAST, 79.07 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 47;

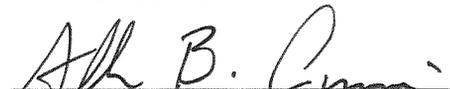
THENCE SOUTH 58° 55' 30" WEST, DISTANCE OF 218.31 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 27, AS DOCUMENT NO. 2015- 0220646, OFFICIAL RECORDS

OF RIVERSIDE COUNTY, CALIFORNIA.

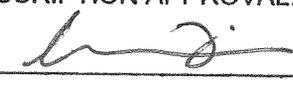
PARCEL CONTAINS: NET AREA = 19,776 SQ. FT. ACRES = 0.45

APN: 143-080-016

 6/17/2015

Allen B. Cummings, P.L.S. 5224  
(909) 499-9309

DESCRIPTION APPROVAL:

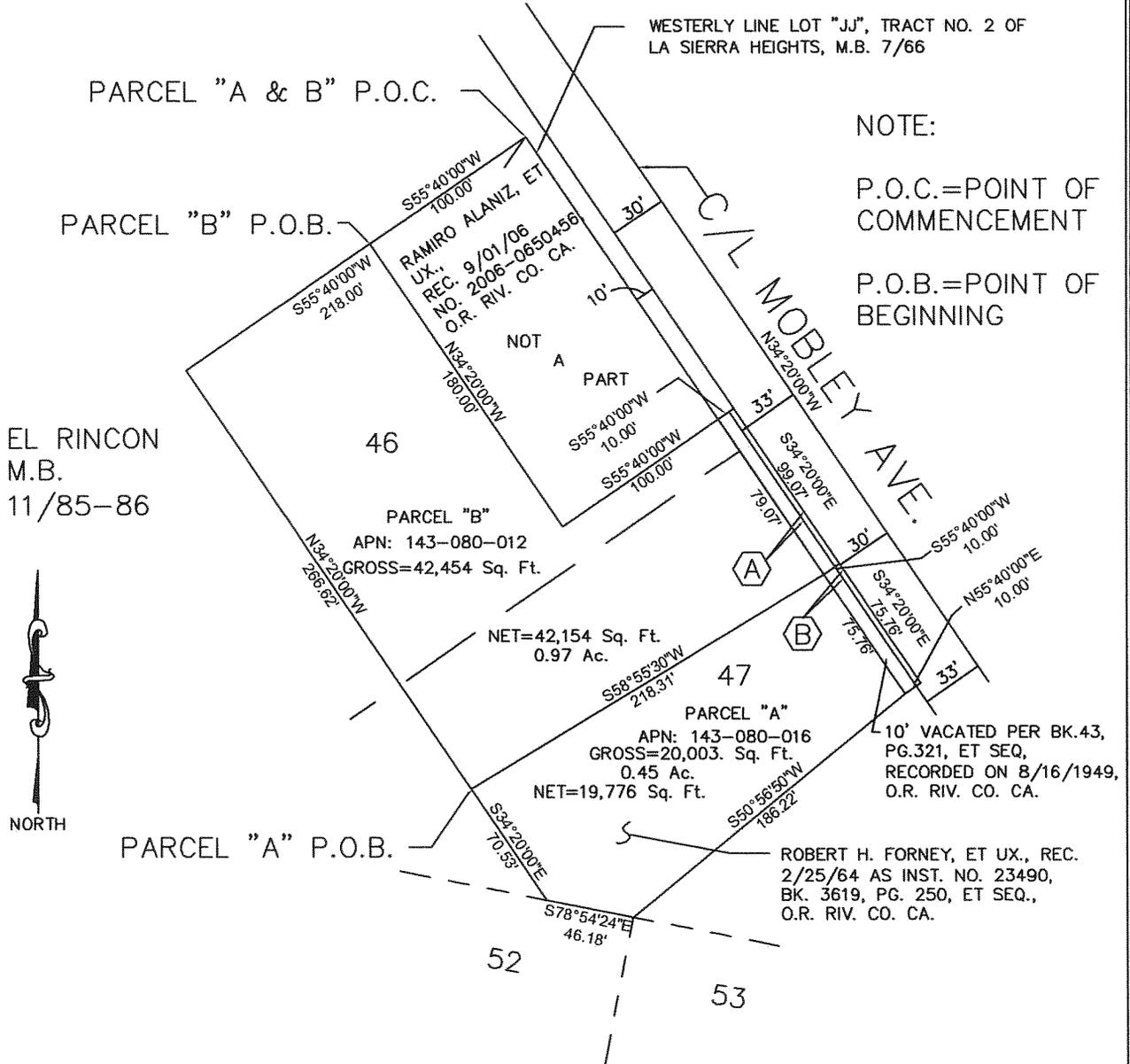
BY:  7/1/15  
DATE

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



CO-P14-0721

# PARCEL "A" & "B"



NOTE:  
 P.O.C.=POINT OF COMMENCEMENT  
 P.O.B.=POINT OF BEGINNING



*Allen B. Cummings*  
 Allen B. Cummings, P.L.S. 5224  
 (909) 499-9309  
 6/17/15



- (A) GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 5/27/15, AS DOC. NO. 2015-0220645, O.R. RIV. CO. CA.
- (B) GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 5/27/15, AS DOC. NO. 2015-0220646, O.R. RIV. CO. CA.

**2015-0321919**

07/21/2015 04:59 PM Fee: \$ 30.00

Page 1 of 6

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



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

**CITY SURVEYOR,  
CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

|      |      |      |      |      |     |        |         |      |    |
|------|------|------|------|------|-----|--------|---------|------|----|
| 15   |      |      |      |      | R   | A      | Exam:   | 134  |    |
| Page | DA   | PCOR | Misc | Long | RFD | 1st Pg | Adtl Pg | Cert | CC |
| 6    |      |      |      |      |     |        |         |      | 1  |
| SIZE | NCOR | SMF  | NCHG | T:   |     |        |         |      |    |

FOR RECORDER'S OFFICE USE ONLY

31.50

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P14-0721

POR. APN: 143-080-012

Address:

**CO-P14-0721  
PARCEL "B"**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **Jose Ramon Pereda, an unmarried man**

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.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Interim Director  
Community Development Department

By:   
Emilio Ramirez

7/10/15  
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 \_\_\_\_\_

} ss

See Attached

On \_\_\_\_\_, before me, \_\_\_\_\_

notary public, personally appeared, \_\_\_\_\_

\_\_\_\_\_ ,  
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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

On July 10, 2015 before me, Michelle M. Garcia-Guzman, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Enilio Ramirez  
Name(s) of Signer(s)

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 Michelle M. Garcia-Guzman  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Certificate of Compliance Document Date: May 22, 2015  
Number of Pages: 5 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

CB-P14-0721

# EXHIBIT "A"

LEGAL DESCRIPTION PARCEL "B"

## PARCEL "B"

ALL THAT CERTAIN PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 46 AND LOT 47 OF EL RINCON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85 AND 86 OF MAPS, RECORDS OF RIVERSIDE COUNTY, AND THAT PORTION OF LOT "JJ" OF TRACT NO. 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, RECORDED AUGUST 16, 1949, IN BOOK 42, PAGE 321, ET. SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT BEING THE MOST NORTHERLY CORNER OF SAID LOT 46 OF EL RINCON;

THENCE SOUTH 55° 40' 00" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 46, DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 55° 40' 00" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 46, DISTANCE OF 118.00 FEET;

THENCE SOUTH 34° 20' 00" EAST, DISTANCE OF 266.62 FEET;

THENCE NORTH 58° 55' 30" EAST, DISTANCE OF 218.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT "JJ", SAID POINT BEING DISTANCE SOUTH 34° 20' 00" EAST, 79.07 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 47;

THENCE NORTH 55° 40' 00" EAST AT RIGHT ANGLE TO THE CENTERLINE OF MOBLEY AVENUE AS SHOWN ON SAID EL RINCON, A DISTANCE OF 10.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY RESOLUTION;

THENCE NORTH 34° 20' 00" WEST, DISTANCE OF 99.07 FEET ALONG SAID EASTERLY LINE, ALSO BEING 30 FEET AT RIGHT ANGLE TO THE CENTER LINE OF MOBLEY AVENUE TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO RAMIRO ALANIZ, ET UX., BY DOCUMENT RECORDED SEPTEMBER 1, 2006 AS DOCUMENT NO. 2006-0650456, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 55° 40' 00" WEST ALONG SAID NORTHEASTERLY PROLONGATION AND THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED TO RAMIRO ALANIZ, ET UX., DISTANCE OF 110.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL DESCRIBED TO RAMIRO ALANIZ, ET UX.;

THENCE NORTH 34° 20' 00" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED TO RAMIRO ALANIZ, ET UX., AND THE NORTHWESTERLY PROLONGATION THEREOF, DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED May, 27, AS DOCUMENT NO. 2015- 0220645, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL CONTAINS: NET AREA = 42,157 SQ. FT. ACRES = 0.95

APN: 143-080-012

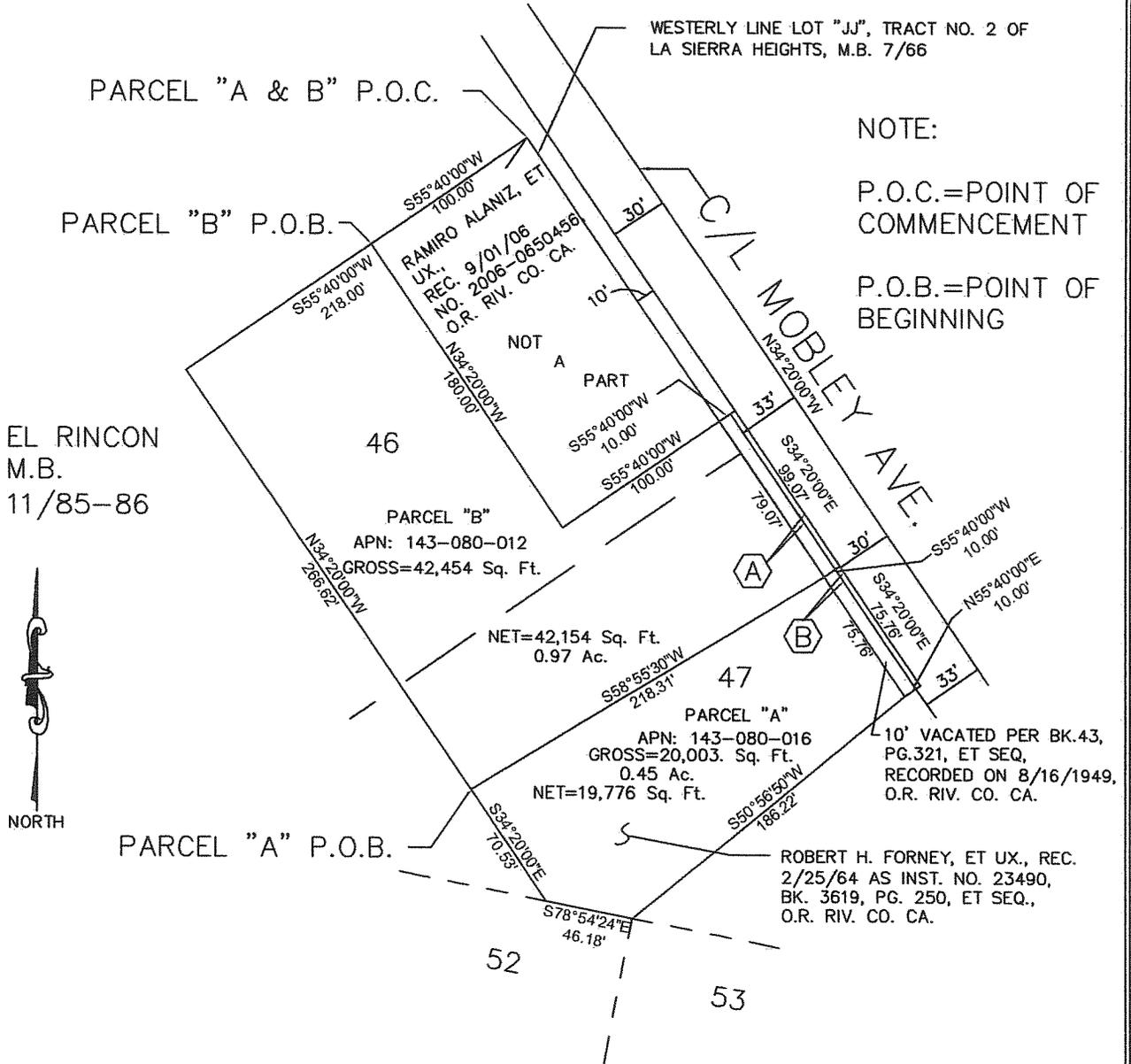
Allen B. Cummings 6/17/15  
Allen B. Cummings, P.L.S. 5224  
(909) 499-9309



DESCRIPTION APPROVAL:

BY: Curtis C. Stephens 7/1/15  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# PARCEL "A" & "B"



NOTE:  
P.O.C.=POINT OF COMMENCEMENT  
P.O.B.=POINT OF BEGINNING



*Allen B. Cummings*  
Allen B. Cummings, F.L.S. 5224  
(909) 499-9309

6/17/15

- A GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 5/27/15, AS DOC. NO. 2015-0220645, O.R. RIV. CO. CA.
- B GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 5/27/15, AS DOC. NO. 2015-0220646, O.R. RIV. CO. CA.



CO-P14-0721