

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2010-0403580
08/24/2010 08:00A Fee:27.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W Ward
Assessor, County Clerk & Recorder

And when recorded, mail to:



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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						8
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T	CTY	UNI	508

Project: P09-0453
APN: 257-020-042, 043 & 052
Address: 860 Palmyrita Avenue

LL-P09-0453
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 PARCEL MERGER

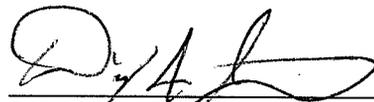
Property Owner: **STN REALTY CALIFORNIA, LLC, a California Limited Liability Company**

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 Parcel 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 complies 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:  5-24-10
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

County of Riverside } ss

On 5-24-10, before me, Francisca Andrade, notary public,
personally appeared Dirk A. 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



2010-0403580
08/24/2010 08:00A
2 of 5

EXHIBIT "A"

PARCEL MERGER CASE NO. P09-0453

PARCEL "A"

APN: 257-020-042, 257-020-043 & 257-020-052

LOT 8 TOGETHER WITH LOT 9 AND TOGETHER WITH A PORTION OF THAT CERTAIN UN-NAMED STREET, KNOWN AS CALIFORNIA AVENUE AND NOW KNOWN AS NORTHGATE STREET, ADJOINING THE WESTERLY LINE OF SAID LOTS 8 AND 9, ALL SHOWN BY MAP OF EAST RIVERSIDE LAND COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION OF NORTHGATE STREET VACATED BY RESOLUTION NO. 20021 OF THE COUNCIL OF SAID CITY OF RIVERSIDE AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NO. 2003-753776, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

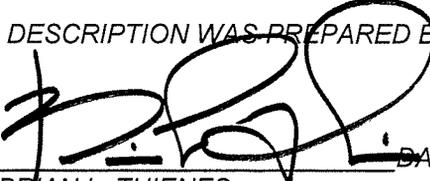
EXCEPTING THEREFROM THOSE PORTIONS OF THE LAND DESCRIBED AS COLUMBIA AVENUE RIGHT OF WAY AND PALMYRITA AVENUE RIGHT OF WAY IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 14, 2001 AS DOCUMENT NO. 2001-446684, OF SAID OFFICIAL RECORDS;

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 8 AND 9 LYING EASTERLY OF THE WESTERLY LINES OF THE LAND DESCRIBED AS NORTHGATE STREET IN SAID GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 14, 2001 AS DOCUMENT NO. 2001-446684, OF SAID OFFICIAL RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID NORTHGATE STREET LYING NORTHERLY OF THE NORTHERLY LINE OF SAID NORTHGATE STREET VACATED BY SAID RESOLUTION NO. 20021 AND SOUTHERLY OF THE SOUTHERLY LINE OF SAID NORTHGATE STREET VACATED BY SAID RESOLUTION NO. 20021.

CONTAINING: 733,523 SQUARE FEET OR 16.84 ACRES MORE OR LESS.

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

 DATE: 6/2/10

BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/11



O:\2905\MERGER\2905_MERGER EXHIBIT A.doc
Last Update: 06/02/10

DESCRIPTION APPROVAL:

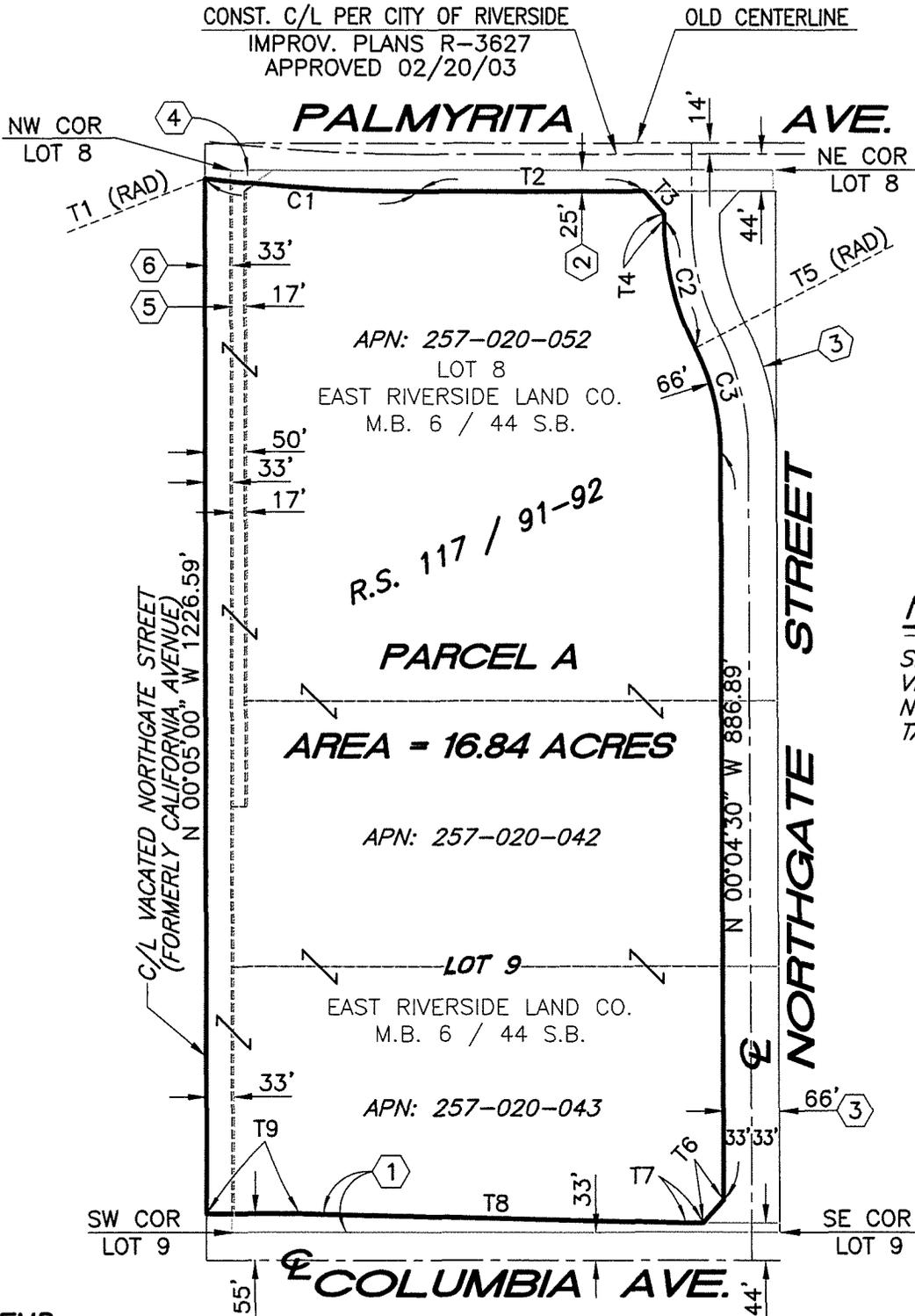
BY:  6/16/10
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

LL-P09-0453



PARCEL MERGER CASE NO. P09-0453



NORTH
SCALE: 1"=200'

NOTE:

SEE SHEET 2 OF 2 FOR VICINITY MAP, EASEMENT NOTES, CURVE & TANGENT TABLES.

LEGEND:

- INDICATES PARCEL LINE TO BE DELETED
- INDICATES PARCEL LINE TO REMAIN



2010-0403580
08/24/2010 08:00A
4 of 5

● CITY OF RIVERSIDE, CALIFORNIA ●

LL-P09-0453

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

SHEET 1 OF 2

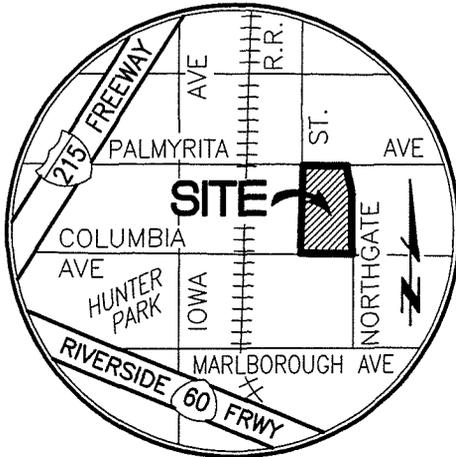
SCALE: 1" = 200'

DRAWN BY KM DATE 06/02/10

SUBJECT PARCEL MERGER CASE NO. P09-0453



2010-0403500
08/24/2010 08:00A
5 of 5



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES:

- ① COLUMBIA AVENUE RIGHT OF WAY PER GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED SEPT. 14, 2001 AS DOC. NO. 2001-446684, O.R.
- ② PALMYRITA AVENUE RIGHT OF WAY PER GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED SEPT. 14, 2001 AS DOC. NO. 2001-446684, O.R.
- ③ NORTHGATE STREET RIGHT OF WAY PER GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED SEPT. 14, 2001 AS DOC. NO. 2001-446684, O.R.
- ④ GRANT DEED TO THE CITY OF RIVERSIDE, RECORDED MARCH 27, 1981 AS DOC. NO. 54553, O.R.
- ⑤ QUITCLAIM OF A PORTION OF ABOVE EASEMENT NOTE NO. 4 TO STN REALTY CALIFORNIA, LLC, RECORDED FEB. 24, 2004 AS DOC. NO. 2004-0125137, O.R.
- ⑥ PORTION OF THE EAST HALF OF NORTHGATE STREET VACATED BY RESOLUTION NO. 20021 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE AND RECORDED SEPT. 26, 2003 AS DOC. NO. 2003-753776, O.R.

CURVE TABLE:

NO.	DELTA	RADIUS	LENGTH
C1	7°06'09"	2042.00'	253.13'
C2	27°09'06"	333.00'	157.80'
C3	27°08'27"	267.00'	126.48'

TANGENT TABLE:

NO.	DISTANCE	BEARING
T1	2042.00'	N 07°02'18" E
T2	269.80'	N 89°56'09" E
T3	36.12'	N 41°41'52" W
T4	7.75'	N 00°03'51" W
T5	267.00'	N 62°47'03" E
T6	36.11'	N 41°34'29" E
T7	20.13'	N 89°57'43" E
T8	458.13'	N 88°39'44" W
T9	110.04'	N 89°57'43" E

Last Update: 06/02/10
O:\2905\MERGER\2905_MERG.dwg

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature] 6/2/10
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2011



Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

• CITY OF RIVERSIDE, CALIFORNIA • LL-P09-0453

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

SHEET 2 OF 2

SCALE: 1" = 200' DRAWN BY KM DATE 06/02/10 SUBJECT PARCEL MERGER CASE NO. P09-0453