

Recording requested by:

DOC # 1999-471618

10/27/1999 08:00A Fee:21.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00



When recorded mail to:

SURVEYOR, CITY OR RIVERSIDE
PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: CO-002-990
3065 Van Buren Boulevard
A.P.N. 233-190-005 & 006

CO - 002- 990

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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JACK BRESSON and MARILYN BRESSON, husband and wife as joint tenants.

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 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 MAY DISCLOSE.

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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By Craig Aaron 10-7-99
PRINCIPAL PLANNER DATE

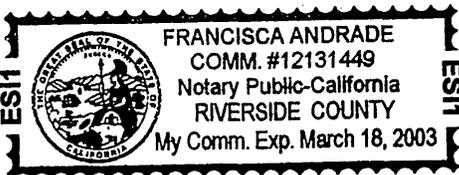
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 10/7/99, before me Francisca Andrade
(date) ~~Craig Aaron~~ (name)

a Notary Public in and for said State, personally appeared
Craig Aaron
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.



WITNESS my hand and official seal.

Francisca Andrade
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:



EXHIBIT "A"
(RZ-004-990)

PARCEL 1

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

All that portion of Lot 12 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, lying southerly of the following described line:

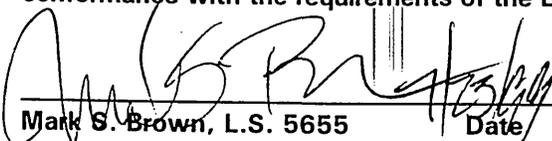
BEGINNING at a point in the southwesterly line of said Lot 12 distant 721.01 feet southeasterly from the northwesterly corner of Lot 5 in said Block 30; said point also being the most southerly corner of that certain parcel of land described in deed to Frank L. Kline, et ux., by deed recorded December 13, 1951, in Book 1326, Page 541 of Official Records of Riverside County, California.

THENCE northeasterly, parallel with the northwesterly line of said Lot 5, and along the southeasterly line of said parcel described in said deed, to the westerly right of way line of the Riverside Water Company's Upper Canal and the END of this line description;

EXCEPTING THEREFROM any portion lying within public streets;

ALSO EXCEPTING THEREFROM any portion lying within the right of way of the Riverside Water Company's Upper Canal.

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


Mark S. Brown, L.S. 5655 Date 10/27/99 Prep. KEP
License Expires 9/30/99



**ACKNOWLEDGMENT OF CERTIFICATE OF COMPLIANCE
CONSENT TO RECORD**

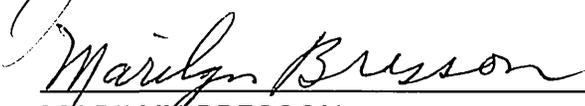
THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated

October 26, 1999



JACK BRESSON



MARILYN BRESSON



1999-471618
10/27/1999 08:08A
4 of 5

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF California
COUNTY OF Riverside }

On 10/26/99 before me, Rhea Therese Rodriguez
personally appeared Jack and Marilyn Brown
personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed in 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.

WITNESS my hand and official seal,

Rhea Therese Rodriguez
NOTARY PUBLIC IN AND FOR THE SAID STATE



CAPACITY CLAIMED BY SIGNER

NAME OF PERSON(S) OR ENTITY(IES)

- INDIVIDUAL(S)
- CORPORATE _____
OFFICER(S) _____
TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER _____

SIGNER IS REPRESENTING

NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is optional it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT THE RIGHT**

Title or Type of Document _____
Number of Pages _____
Date of Document _____
Signer(s) Other Than Named Above _____

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TO INDIANA AVE

Van Buren

3140

3102

R-1-65

3088

R-1-65

RA

RA

3167

R-1-65
3131

233190007

3101

3085

3065

3035

2975

M-1
D
233150018

233150018

233150017

233150012

RL & I Co
MO 470 S.B. Co.

PAR. LOT 12
BLOCK 30

PARCEL 1

REVERSIDE
WATER CO. CANAL

233190006

C-3
D-X-2
233190005

233190004

R-1-65

C-3

9 of 9
008:89 6661/22/91
819124-6661



81-2

CD-002-990

1 inch = 100 feet
June 30, 1999
Aerial photos taken April 1998. The City of Riverside does not warrant the accuracy or completeness of the information displayed on this map. It is the user's responsibility to verify the information displayed on this map. Copyright 1998, City of Riverside, California. Planning - JBD/KMF