

Recording requested by:  
*K & M Property Services*  
*PO Box 2065*  
*Riverside CA 92506*

DOC # 2006-0351603  
05/15/2006 08:00A Fee:16.00  
Page 1 of 4  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00



When recorded mail to:  
**SURVEYOR, CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
City Hall, 3900 Main Street  
Riverside, California 92522

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Project: RZ-P03-0618  
APN: 145-272-019 & -021  
Address: 9949 Magnolia Ave. & 3869 Dawes St.

**CO - P03-0618**

17 -  
**C**  
SG

**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**

Property Owner(s): JAVIER R. RIOS and IRMA RIOS, husband and wife as joint tenants.

Pursuant to Section 66499.35(c) 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 HERETO 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

KEN GUTIERREZ  
PLANNING DIRECTOR

By *Dirk A. Jenkins* 7/13/06  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On April 13, 2006, before me Francisca Andrade,  
(date) (name)

a Notary Public in and for said State, personally appeared

Dirk A. Jenkins  
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

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

### PARCEL 1

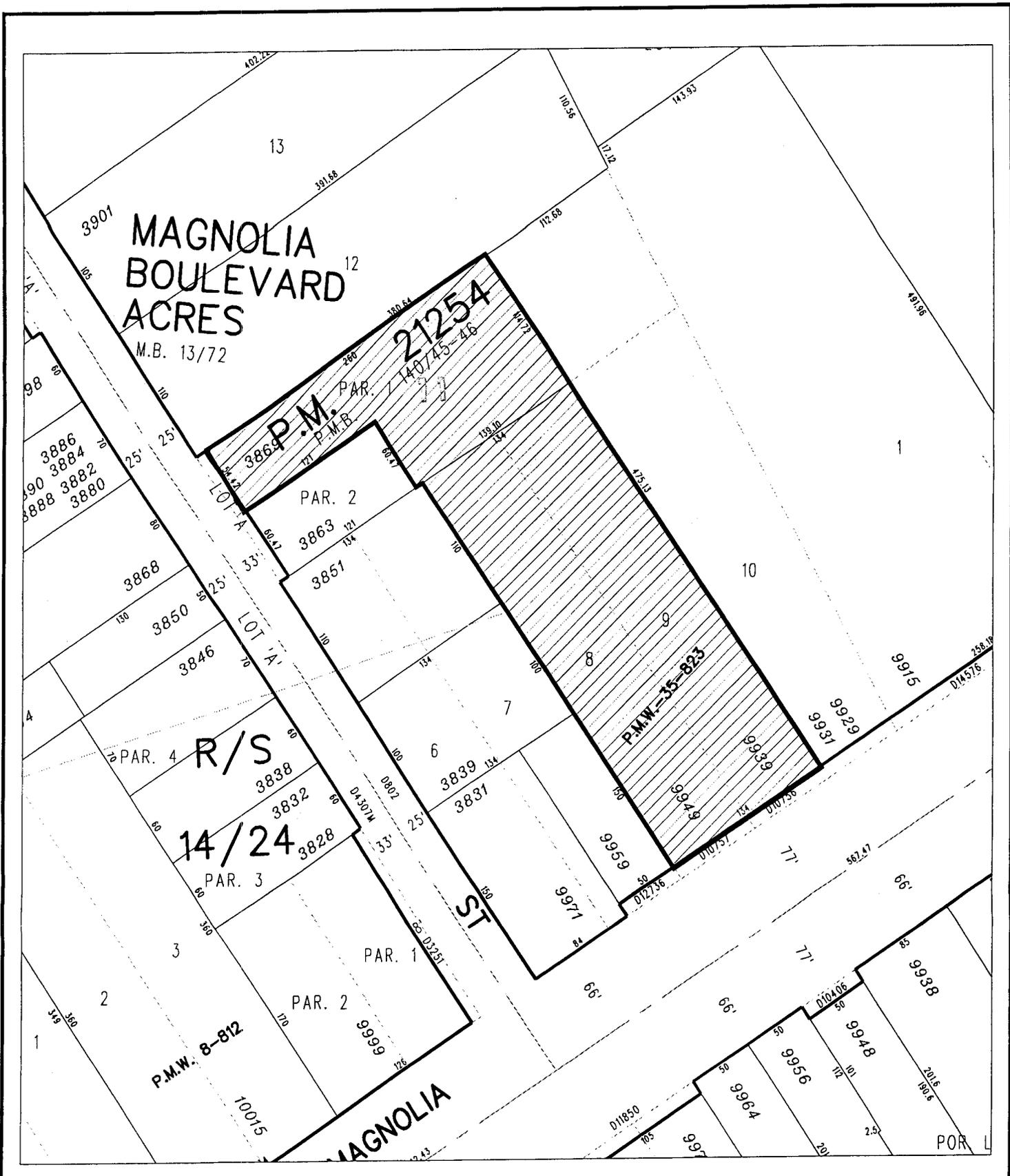
PARCEL 1 OF PARCEL MAP 24254 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 140, PAGES 45 AND 46 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

### **TOGETHER WITH:**

LOTS 8 AND 9 OF MAGNOLIA BOULEVARD ACRES AS SHOWN BY MAP ON FILE IN MAP BOOK 13, PAGE 72 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

EXCEPTING FROM SAID LOTS 8 AND 9 THE SOUTHEASTERLY 11.00 FEET THEREOF.

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.



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

65-8

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: 1" = 100'

Drawn by: bmark

Date: 04/12/06

Subject: COC