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Riverside, California 92522

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Project: P04-0277 PARCEL A
APN:189-160-010
Address: 6110 Wilderness Ave
TRA: 009-050

CO-P04-0277



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): WILLIAM J. MORTLAND and ANDREA A. MORTLAND Trustees of the William and Andrea Mortland Family Trust Dated May 11, 1994

ANDREA MORTLAND, as Trustee of the Sean R. Mortland Irrevocable Trust dated December 28, 1993

ANDREA MORTLAND, as Trustee of the Damon C. Mortland Irrevocable Trust dated December 28, 1993

ANDREA MORTLAND, as Trustee of the Alfred W. Averyt III Irrevocable Trust dated December 28, 1993

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 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 John A Swiecki 9/2/09
PRINCIPAL PLANNER DATE
John A Swiecki

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On Sept. 2, 2004, before me Francisca Andrade
(date) (name)

A Notary Public in and for said State, personally appeared

John A. Swiecki
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:



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrcclerk.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Francisca Andrade

Commission #: 1416252

Place of Execution: Riverside County, California

Date Commission Expires: May 6, 2007

Date: September 22, 2004

Signature: 

Print Name: Steven J. Gallagher

EXHIBIT "A"

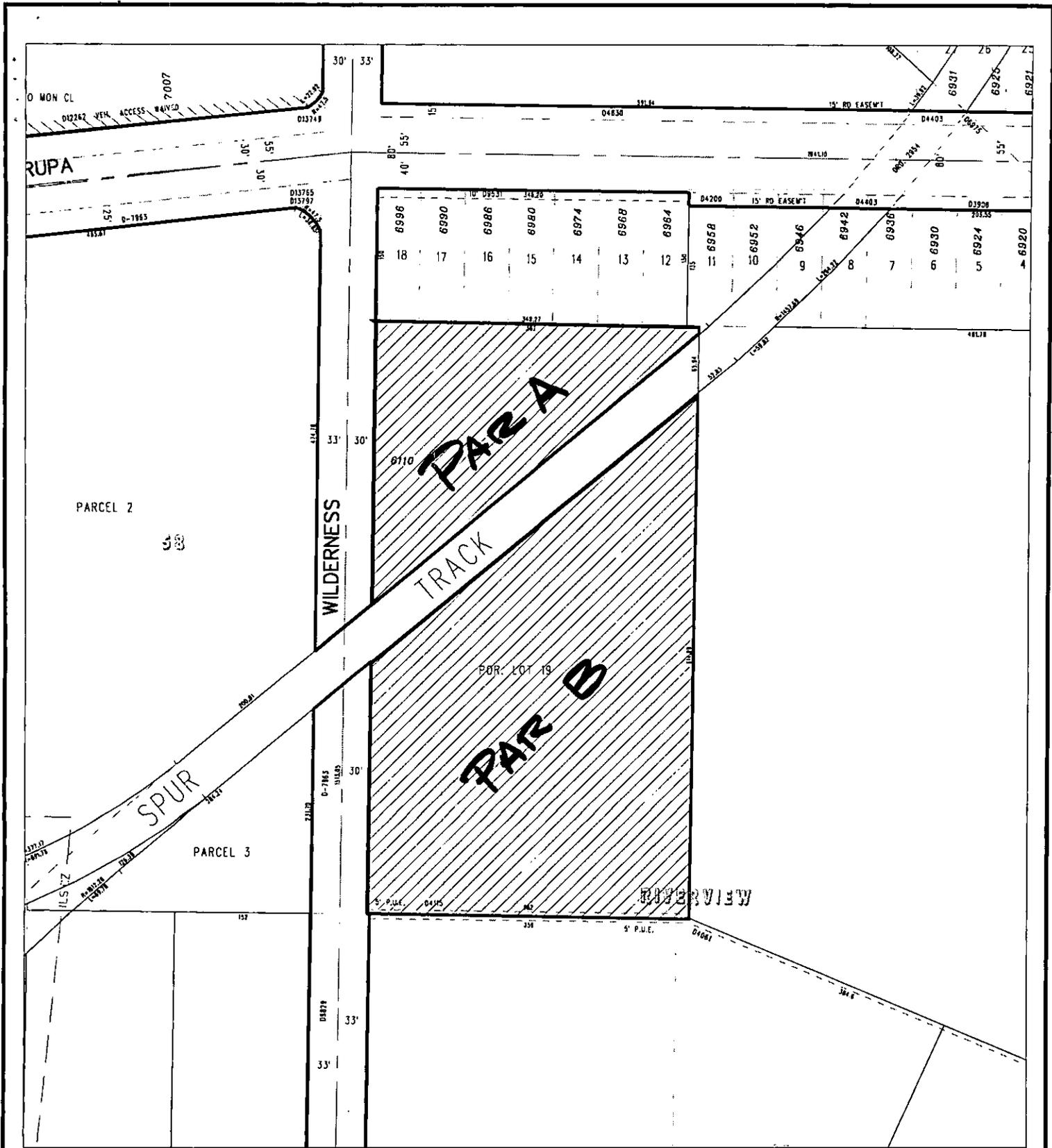
THE WESTERLY 362 FEET OF LOT 19 IN BLOCK 33 OF TRACT NO. 5 OF RIVERVIEW ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 7 PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY A DOCUMENT RECORDED FEBRUARY 11, 1943 AS INSTRUMENT NO. 687 IN BOOK 570 PAGE 291 OF OFFICIAL RECORDS.

PREPARED BY: *Minor W. Smith*
MINOR W. SMITH, PLS 6856



DESCRIPTION APPROVAL: *8/30/09*
[Signature]
RIVERSIDE, CITY OF RIVERSIDE



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

367

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" = 150'

Drawn by: bmark

Date: 09/01/04

Subject: P04-0277 COC

CD-P04-0277



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ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By John A Swicki 9/2/04
PRINCIPAL PLANNER DATE
John A Swicki

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

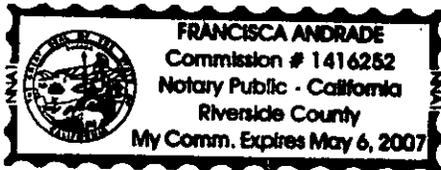
On Sept. 2, 2004, before me Francisca Andrade
(date) (name)

A Notary Public in and for said State, personally appeared

John A. Swiecki

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

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() Corporate Officer(s)
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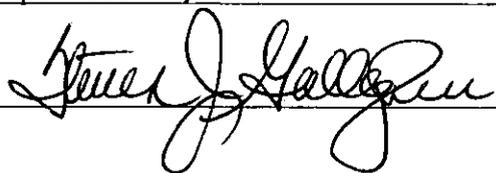
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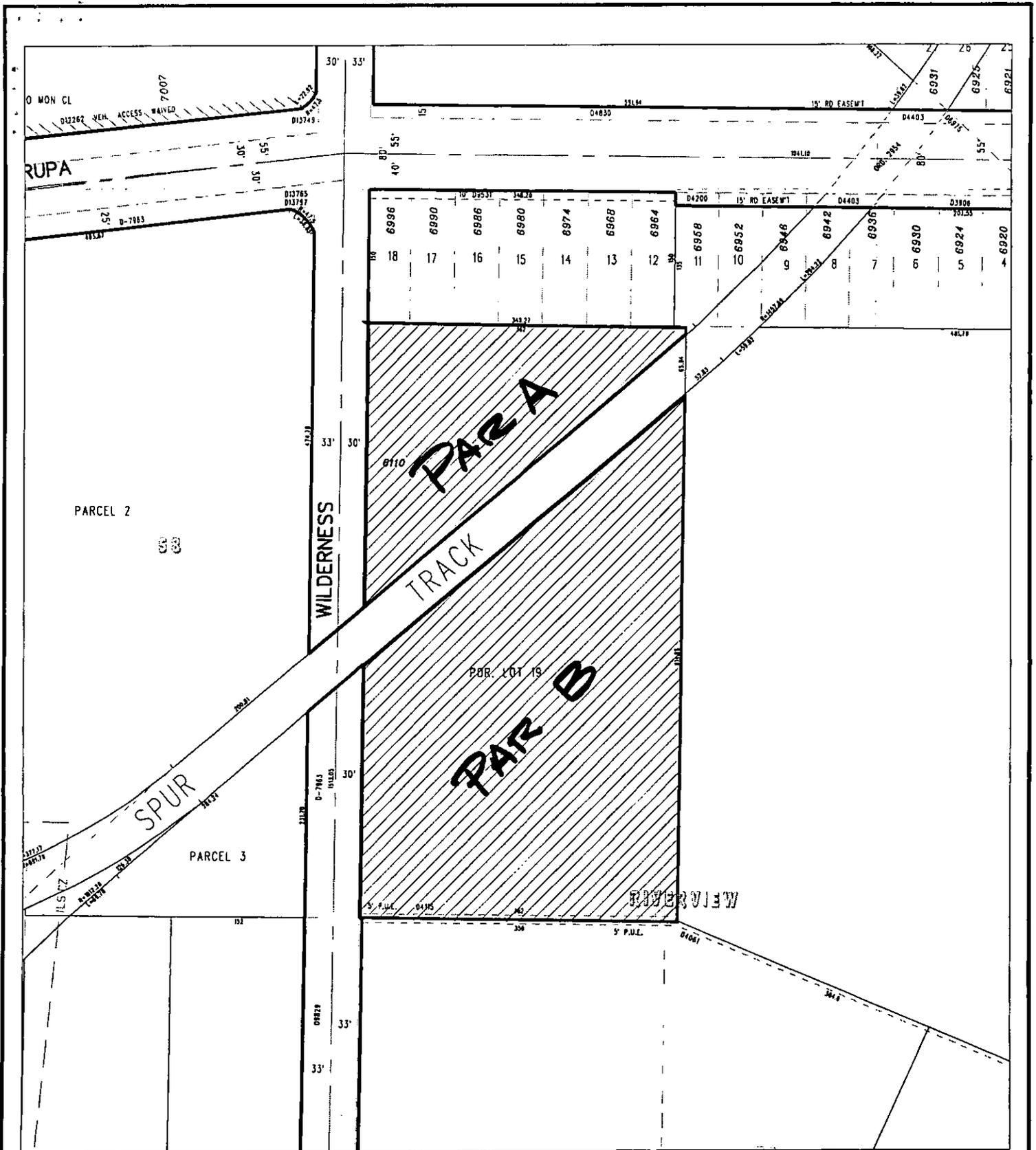
EXCEPTING THE SOUTHERLY 1251.94 FEET THEREOF;

ALSO EXCEPTING THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY A DOCUMENT RECORDED FEBRUARY 11, 1943 AS INSTRUMENT NO. 687 IN BOOK 570 PAGE 291 OF OFFICIAL RECORDS.

PREPARED BY: *Minor W. Smith*
MINOR W. SMITH, PLS 6856



DESCRIPTION APPROVED *2/13/04*
[Signature]
CITY OF RIVERSIDE



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

36-7

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