

Recording requested by:

DOC # 2007-0752641
12/18/2007 06:00A Fee: 22.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W Ward
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



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NOTE TO COUNTY RECORDER:

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

Project: P07-1300

APN: 246-190-008 & 009

Address: 710 , 714, 716 & 718 Orange Street

**CO-P07-1300
PARCELS A & B**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **TIMOTHY I. CLARK and LOIS D. LITTLEJOHN-CLARK as Trustees of the TIMOTHY I. CLARK and LOIS D. LITTLEJOHN-CLARK FAMILY TRUST dated February 23, 2007, James D. Clark, a married man as his sole and separate property, and William A. Clark, a married man as his sole and separate property, each as to an undivided one-third (1/3) interest as Tenants in Common**

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: Craig Aaron
Craig Aaron, Deputy Planning Director

12-11-07
Date

GENERAL ACKNOWLEDGEMENT

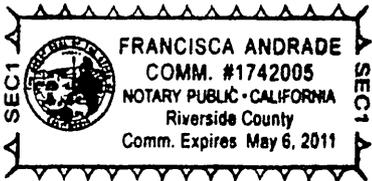
State of California }
County of Riverside } ss

On 12/11/07, before me Francisca Andrade
(date) (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

That certain parcel of land located in the City of Riverside, County of Riverside, State of California and described as a separate parcel in a document recorded June 29, 2007, as Instrument Number 426693 and also described as a separate parcel in a document recorded May 8, 1971 as Instrument Number 45908 and is described in said documents as follows:

PARCEL "A"

THAT PORTION OF LOT 5 OF ROSE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 6 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF KEMP STREET, 590.82 FEET SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID ROSE TRACT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO STANLEY S. WOLLAM, AS DESCRIBED IN THE CERTIFIED COPY OF ORDER OF DISTRIBUTION RECORDED AUGUST 12, 1936 IN BOOK 291 PAGE 342 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 60°42' WEST, 145 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 60°42' WEST ALONG THE NORTHEASTERLY LINE OF SAID WOLLAM PARCEL, TO THE SOUTHEASTERLY LINE OF NORTH ORANGE STREET, 50 FEET IN WIDTH, AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED OCTOBER 14, 1898 IN BOOK 66 PAGE 191 OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY LINE OF ORANGE STREET, 61.70 FEET;

THENCE SOUTH 60°42' EAST, 254.05 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 49 PAGE 91 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 29°27' WEST, 60 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE SOUTHEASTERLY 44.00 FEET OF ORANGE STREET AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 49 AT PAGE 91 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED WITHIN PARCEL MAP 5424 AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 53 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL "B"

THAT PORTION OF LOTS 117 AND 122 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS

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SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND OF LOT 5 OF ROSE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF KEMP STREET, 590.82 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID ROSE TRACT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO STANLEY S. WOLLAM, AS DESCRIBED IN THE CERTIFIED COPY OF ORDER OF DISTRIBUTION RECORDED AUGUST 12, 1936 IN BOOK 291 PAGE 342 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 60° 42' WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, 145 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED OCTOBER 21, 1966 AS INSTRUMENT NO. 66-103767 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING NORTH 60° 42' WEST 239.68 FEET TO THE EASTERLY LINE OF ORANGE STREET, SAID POINT BEING 44 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID ORANGE STREET;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF ORANGE STREET, 123.39 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED JUNE 10, 1966 AS INSTRUMENT NO. 66-60481 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 60° 42' EAST ALONG SAID NORTHEASTERLY LINE, 268.39 FEET, TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED DECEMBER 13, 1966 AS INSTRUMENT NO. 66-118978 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 29° 27' WEST ALONG THE NORTHWESTERLY LINES OF SAID PARCELS CONVEYED BY INSTRUMENT NOS. 66-103767 AND 66-118978 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 120 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION OF LOT 5 OF ROSE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 6 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF KEMP STREET, 590.82 FEET SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID ROSE TRACT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO STANLEY S. WOLLAM, AS DESCRIBED IN THE CERTIFIED COPY OF ORDER OF DISTRIBUTION RECORDED AUGUST 12, 1936 IN BOOK 291 PAGE 342 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 60°42' WEST, 145 FEET TO THE **TRUE POINT OF BEGINNING**;



THENCE CONTINUING NORTH 60°42' WEST ALONG THE NORTHEASTERLY LINE OF SAID WOLLAM PARCEL, TO THE SOUTHEASTERLY LINE OF NORTH ORANGE STREET, 50 FEET IN WIDTH, AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED OCTOBER 14, 1898 IN BOOK 66 PAGE 191 OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY LINE OF ORANGE STREET, 61.70 FEET;

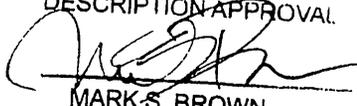
THENCE SOUTH 60°42' EAST, 254.05 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 49 PAGE 91 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 29°27' WEST, 60 FEET TO THE **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 44.00 FEET OF ORANGE STREET AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 49 AT PAGE 91 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED WITHIN PARCEL MAP 5424 AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 53 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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.

DESCRIPTION APPROVAL

MARK S. BROWN
CITY SURVEYOR
12/11/07
DATE



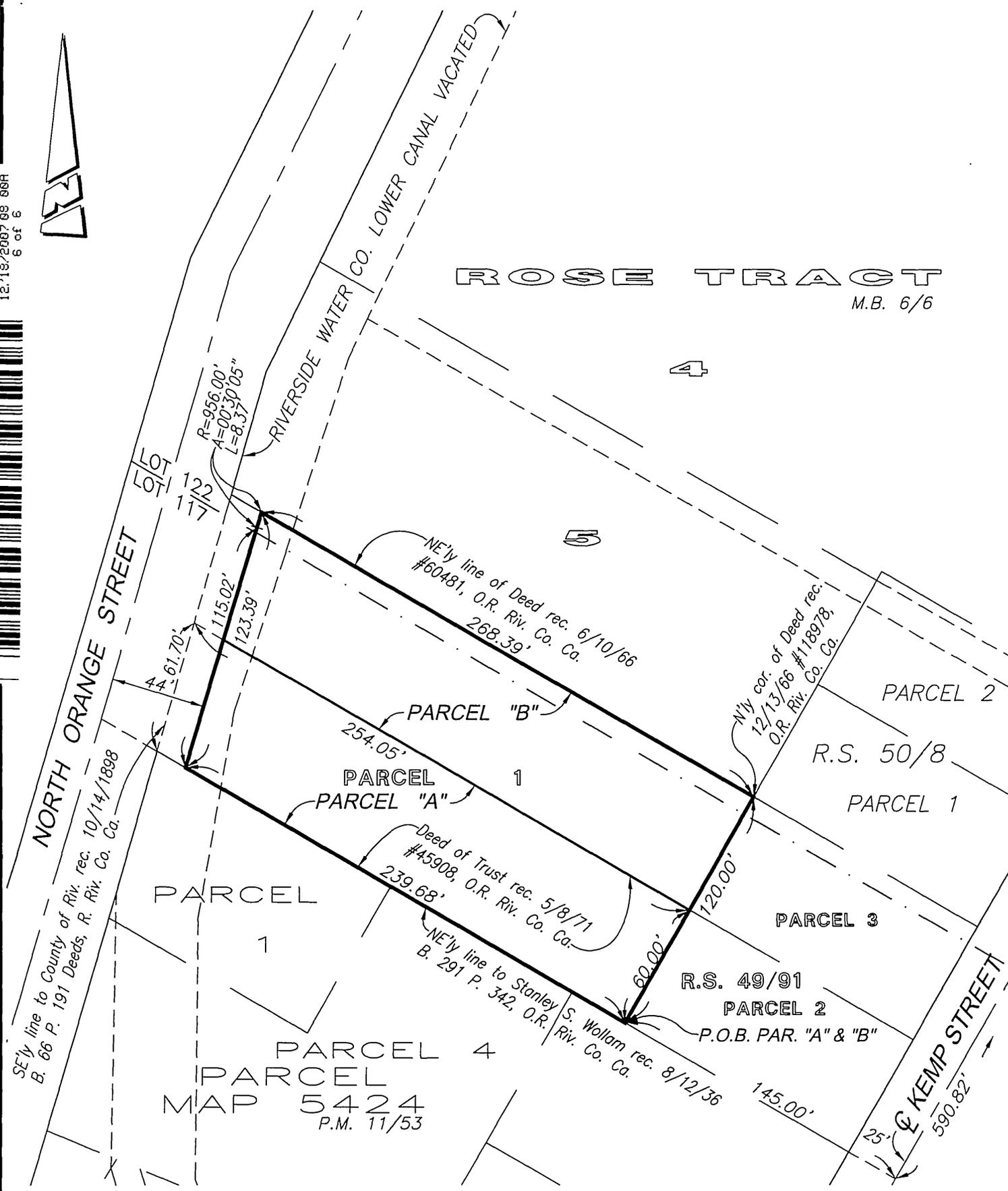
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ROSE TRACT

M.B. 6/6



• CITY OF RIVERSIDE, CALIFORNIA •

10-6

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"=60'

DRAWN BY: EV DATE: 12/11/07

SUBJECT: C.O.C. P07-1300

CD-P07-1300