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DOC # 2002-043464

01/25/2002 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: CO-004-012
A.P.N. 147-220-010

CO - 004 - 012



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MARIO A. OJEDA and MARIA OJEDA, 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 as one parcel 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: John A. Swiecki 1/24/02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On Jan. 24, 2002, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared
John A. Swiecki
Name(s) of Signer(s)

OPTIONAL SECTION

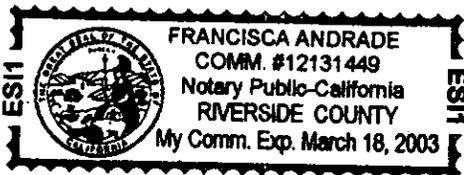
CAPACITY CLAIMED BY SIGNER

- () 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:

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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EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, described as a separate parcel in a document recorded August 24, 2000, as Document Number 2000-330991 of Official Records of said Riverside County, and also described as a separate parcel in a document recorded December 5, 1952, in Book 1422, Page 37 of said Official Records, and is described in said documents as follows:

PARCEL 1

All that portion of Lot 8 in Block 9 of La Granada, as shown by map on file in Book 12, Pages 42 through 51, inclusive, of Maps, records of Riverside County, California, particularly described as follows:

BEGINNING at the northwesterly corner of said Lot;

THENCE southerly along the westerly line of said Lot, 102.5 feet;

THENCE South $67^{\circ}11'20''$ East, 286.91 feet to a point on the southeasterly line of said Lot, 102.5 feet southwesterly of the most easterly corner thereof;

THENCE northeasterly along the southeasterly line of said Lot, 102.5 feet;

THENCE northwesterly along the northeasterly line of said Lot, 193.34 feet;

THENCE westerly along the northerly line of said Lot, 193.34 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said property granted in deed dated March 3, 1949, and recorded in Book 1061, Page 319 of the records of Riverside County, described as:

BEGINNING at the northwesterly corner of said Lot;

THENCE southerly along the westerly line of said Lot, 102.5 feet;

THENCE South $67^{\circ}11'20''$ East, 286.91 feet to a point on the southeasterly line of said Lot, 102.50 feet southwesterly of the most easterly corner thereof;

THENCE northeasterly along the southeasterly line of said Lot, 36.50 feet;

THENCE North $52^{\circ}11'20''$ West, 93 feet;

THENCE North $30^{\circ}58'10''$ East, 78 feet to a point on the northeasterly line of said Lot, 110 feet northwesterly of the most easterly corner thereof;

THENCE North $46^{\circ}02'47''$ West, on the northeasterly line of said Lot, 83.34 feet;

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