

072562

Recording requested by:

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AT 8:00AM

FEB 25 1999

DOCUMENTARY TRANSFER TAX = \$0.00

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____

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

FOR RECORDER'S OFFICE USE ONLY

Project: COC-006-989

A.P.N. 150-281-016 & 018

CO - 006-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): RICHARD W. McFALLS, Trustee U/Agreement dated April 28, 1966,
f/b/o RICHARD W. McFALLS and HANNELIES S. McFALLS, entitled
McFALLS FAMILY TRUST.

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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By Robert C. Mease 2/23/99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

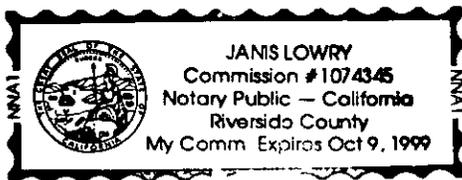
State of California }
County of RIVERSIDE } ss

On February 23, 1999 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
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.

Janis Lowry
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"

PARCEL 1

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 *June 20, 1961*, as Instrument Number *61873* of Official Records of said Riverside County, and is described in said document as follows:

That portion of Lot 6 in Block 5 of La Granada Tract, as shown by map on file in Book 12, Pages 42 to 51 of Maps, records of said County, described as follows:

BEGINNING on a point on the southerly line of said Lot, 90 feet West from the Southeast corner thereof;

THENCE Northerly and parallel with the West line of said Lot, 160.35 feet;

THENCE Westerly and parallel with the South line of said Lot to a point on the West line of said Lot;

THENCE South 160.35 feet to the Southwest corner thereof;

THENCE Easterly on the Southerly line to the POINT OF BEGINNING.

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.

PARCEL 2

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 *February 23, 1949*, in *Book 1053, Page 492* of Official Records of said Riverside County, and is described in said document as follows:

BEGINNING at the Northeasterly corner of said Lot 6;

THENCE Southerly, along the Easterly line of said Lot, 106.12 feet, more or less, to

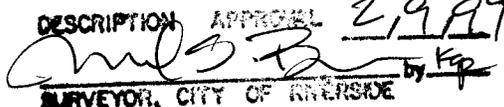
a point, 160.35 feet Northerly from the Southeasterly corner thereof;

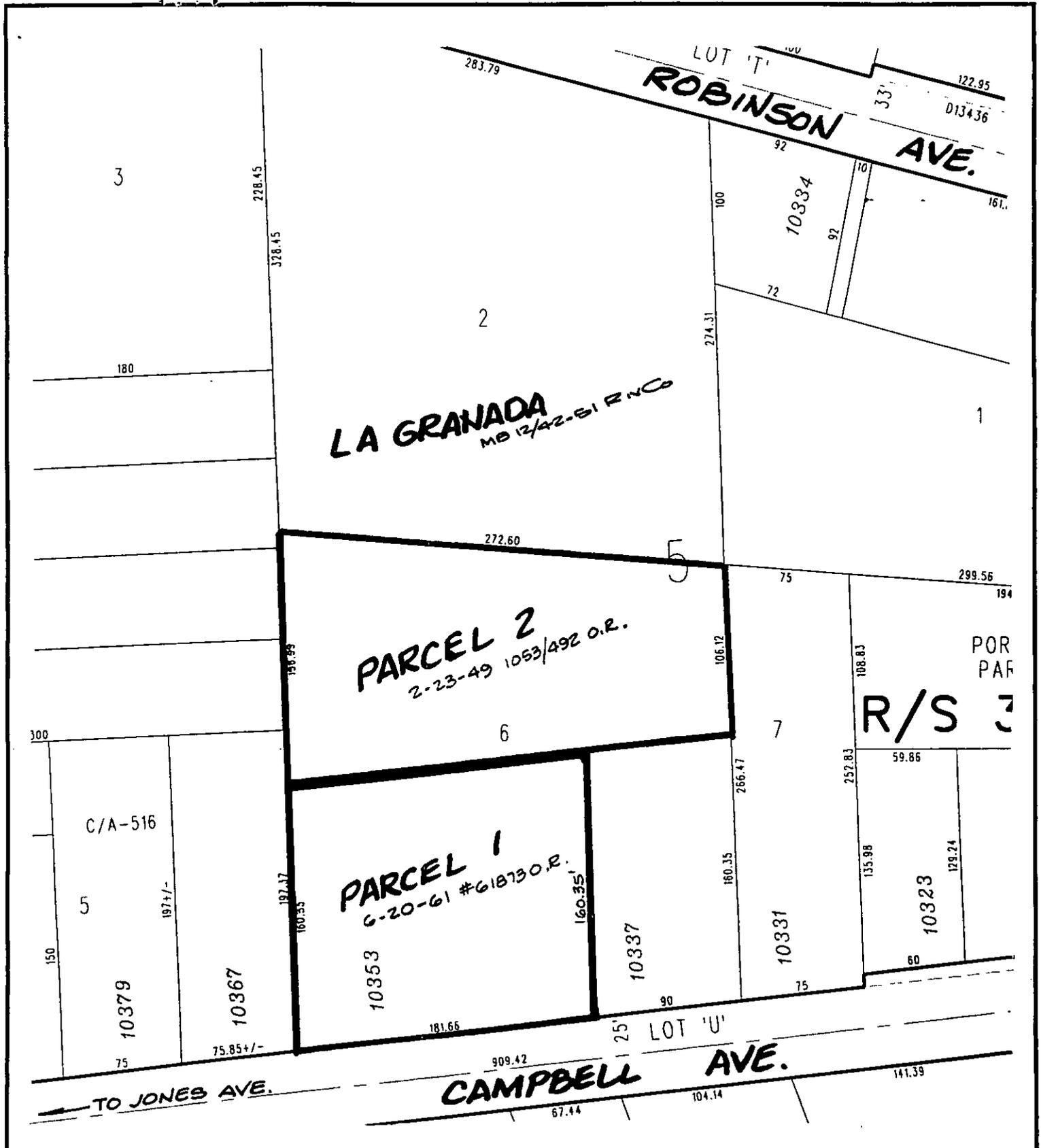
THENCE Westerly, parallel with the Southerly line of said Lot and distant 160.35 feet Northerly therefrom, to a point on the Westerly line thereof;

THENCE Northerly, along said Westerly line, 156.99 feet, more or less, to the Northwesterly corner of said Lot;

THENCE Easterly, along the Northerly line of said Lot, 272.60 feet to the POINT OF BEGINNING.

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 2/9/99

SURVEYOR, CITY OF RIVERSIDE



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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" = 80'

Drawn by: skn

Date: 02/09/99

Subject: COC-006-989

49-7

CO-006-989

Application For
Determination of Compliance

RECEIVED

FEB 5 1999

MARK S. Brown, L.S.

Applicant: RICHARD W. MC FALLS

Owner Name: RICHARD W. MC FALLS

Street Address: ###- 5632 LAREDO ROAD

Zip Code: RIVERSIDE CA 92506-3231

Phone - Home: 909-7879634 Work: 909-787-9634

Assessor Parcel Number(s): 150-281-016 ¹/₃ -018
- ~~002~~

Signature: _____

DEPT. OF PUBLIC WORKS
Office Use Only

Received: _____

Complete: _____

Effective Date: 1/23/04

Annex #: 24

CO# #6-989 *

LL# _____

ATTACH:

* Copy of Current Vesting Deed.

* Copy of Deed Recorded on or Before: 1/23/04

Office Use Only

Parcel(s) is/(are) Compliant:

~~Created By City Process:~~ _____

Created before Applicable Subdivision Date: 018 2/23/49 BK 10539 492
016 6/20/01 INST. #61873
Nly

Parcel(s) is/(are) Non-Compliant:

Divided after Applicable Subdivision Date. Date of Illegal Division : _____

Document Prior to Division: _____

Document After Division: _____

Deed Prior to Applicable Subdivision Date Not Provided

Documents Provided : _____

Notes: 9-29-87
28776 OK

Reviewer _____

Surveyor _____

[Handwritten Signature]