

DOC # 2011-0269727  
06/20/2011 10:06A Fee:24.00  
Page 1 of 4

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



Recording requested by:

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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FOR RECORDER'S OFFICE USE ONLY *25*

**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P10-0766  
APN: 190-196-012 & -016  
Address: 5407 and 5419 Central Ave

**CO-P010-0766**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): RUV INVESTMENTS, LLC

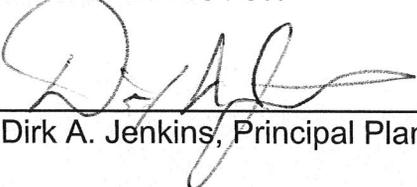
Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein 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:   
Dirk A. Jenkins, Principal Planner

5/10/11  
Date

State of California

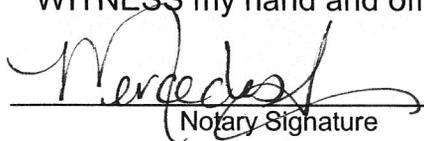
County of Riverside } ss

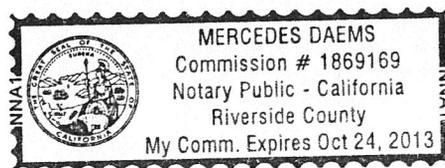
On May 10, 2011, before me, MERCEDES DAEMS, Notary Public,  
notary public, personally appeared, Dirk A Jenkins

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Signature



# EXHIBIT "A"

**PARCEL 1:**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON NORMITA PARK TRACT, FILED IN BOOK 27, PAGES 66 AND 67 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE, 50 FEET WIDE AS SHOWN ON SAID NORMITA PARK TRACT WITH A PARALLEL LINE 58 FEET WEST FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 00° 00' 12" EAST 108.00 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°19'00" WEST 3.00 FEET TO A LINE PARALLEL WITH AND 61.00' WEST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE ALONG SAID PARALLEL LINE NORTH 00°00'12" EAST 95.10 FEET TO THE SOUTH LINE OF SUNNYSIDE DRIVE (30.00 FEET WIDE) ALSO BEING A CURVE CONCAVE NORTH, HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE TO SAID POINT BEARS, SOUTH 38°28'31" WEST;

THENCE EAST ALONG SAID CURVE AND SOUTH LINE 68.60 FEET THROUGH A CENTRAL OF 87° 20' 54";

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SUUNYSIDE DRIVE NORHT 89°19'00" EAST 11.11 FEET TO A LINE PARALLEL WITH AND 12.00 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°00'12" WEST 208.00 FEET TO THE NORTH RIGHT OF WAY OF SAID CENTRAL AVENUE;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'00" WEST, 70.00 FEET THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 10, 1990 AS INSTRUMENT NO. 1990-298106 AND RE-RECORDED SEPTEMBER 20, 1991 AS INSTRUMENT NO. 327346 OF OFFICIAL RECORDS.

**PARCEL 2:**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON NORMITA PARK TRACT, FILED IN BOOK 27, PAGES 66 AND 67 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE, 50 FEET WIDE AS SHOWN ON SAID NORMITA PARK TRACT WITH A PARALLEL LINE 58 FEET WEST FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°19'00" WEST, 70.64 FEET TO A LINE PARALLE WITH AND 128.64 FEET WEST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 00° 00' 12" WEST, 108.00 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, N89°19'00"E, 70.64 FEET TO A LINE PARALLEL WITH AND 58 FEET WEST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, S00°00'12"W 108.00 FEET TO POINT OF BEGINNING.

**SURVEYOR:**

PREPARED UNDER THE SUPERVISION OF:  
ATANACIO PAYAN LS 7796

SIGNED Atanacio Payan  
P.L.S. NO 7796 EXP.12/31/2011



