

Recording Requested By
First American Title Company

DOC # 2002-371147

07/05/2002 08:00A Fee:13.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
 NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
 City of Riverside
 Public Works Department
 3900 Main Street
 Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: CO-005-012
 A.P.N. 237-140-008

CO-005-012

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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): BLUE BANNER COMPANY INC., a California corporation.

Pursuant to Section 66499.35(b) 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, 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: Craig Aaron - 6-21-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

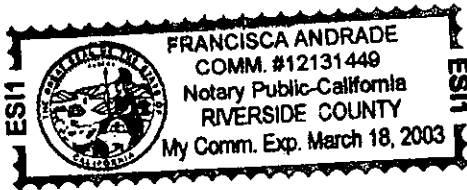
State of California
County of Riverside } ss

On 6-21-02, 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"

City of Riverside Certificate of Compliance No. CO-005-012

Parcel B - Blue Banner Company

That portion of Lot 5 of Block 53 of Arlington Heights as shown by map on file in Book 11 of Maps, Pages 20 and 21 thereof, Records of San Bernardino County, California, located in the City of Riverside, County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the most easterly corner of said Lot 5, said corner being the most easterly corner of Parcel 1 as shown by map of Record of Survey on file in Book 45 of Records of Surveys, Page 65 thereof, Records of Riverside County, California;

Thence S.56°00'00"W. along the southeasterly line of said Lot 5, a distance of 270.00 feet, to a line parallel with and 270.00 feet southwesterly, measured at right angles, of the northeasterly line of Lot 5, being the **POINT OF BEGINNING**;

Thence N.33°59'47"W. along said parallel line, a distance of 680.27 feet, to the northwesterly line of said Lot 5;

Thence S.56°00'33"W. along said northwesterly line, a distance of 229.51 feet, to the most northerly corner of that certain parcel of land as conveyed to Ronald Keith Brandon and Pauline Janet Brandon by Deed recorded March 31, 1970 as Instrument No. 29966, Official Records of said Riverside County;

Thence S.33°59'27"E. along the northeasterly line of said parcel of land conveyed to Brandon, et ux, a distance of 280.00 feet, to the most easterly corner thereof;

Thence S.56°00'33"W. along the southeasterly line of said parcel of land conveyed to Brandon, et ux, a distance of 328.90 feet, to the southwesterly line of said Lot 5;

Thence S.56°32'44"E. along said southwesterly line, a distance of 394.60 feet, to the beginning of a curve concave to the southwest, having a radius of 481.60 feet;

Thence southeasterly along said curve, through an angle of 04°33'22", an arc length of 38.30 feet, to the most southerly corner of said Lot 5;

Thence N.56°00'00"E. along the southeasterly line of said Lot 5, a distance of 393.85 feet, to the Point of Beginning;

EXCEPTING THEREFROM the southeasterly and southwesterly 4.00 feet as conveyed to the City of Riverside by Deed recorded March 5, 1965 as Instrument No. 25698, in Book 3940, Page 536 of, Official Records of said Riverside County.

KCT CONSULTANTS, INC.
Prepared Under the Supervision of:

Marissa Crowther

Marissa Crowther, PLS 6152

Date: June 18th 2002



DESCRIPTION APPROVAL 6/19/2002
K. Shad
for SURVEYOR, CITY OF RIVERSIDE by



**Recording Requested By
First American Title Company**

Recording requested by:

DOC # 2002-371146

07/05/2002 08:00A Fee:13.00

Page 1 of 3

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County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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And when recorded, mail to:

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FOR RECORDER'S OFFICE USE ONLY

Project: CO-005-012 – 7805 Duffein Ave.
A.P.N. 237-140-009

CO-005-012

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**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): BELLE RUTH ROBINSON, as Trustee under the ROBINSON FAMILY TRUST, dated February 26, 1993.

Pursuant to Section 66499.35(b) 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, 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: Craig Aaron 6-21-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

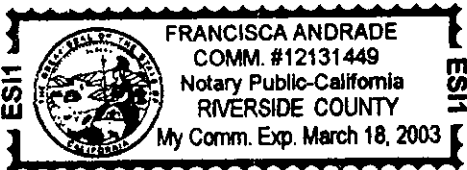
State of California
County of Riverside } ss

On 6-21-02, 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"

City of Riverside Certificate of Compliance No. CO-005-012

Parcel A – Robinson Family Trust

That portion of Lot 5 of Block 53 of Arlington Heights as shown by map on file in Book 11 of Maps, Pages 20 and 21 thereof, Records of San Bernardino County, California, located in the City of Riverside, County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the most easterly corner of said Lot 5, said corner being the most easterly corner of Parcel 1 as shown by map of Record of Survey on file in Book 45 of Records of Surveys, Page 65 thereof, Records of Riverside County, California;

Thence S.56°00'00"W. along the southeasterly line of said Lot 5, a distance of 20.00 feet, to the most southerly corner of said Parcel 1, being the **POINT OF BEGINNING**;

Thence continuing S.56°00'00"W. along said southeasterly line, a distance of 250.00 feet, to a line parallel with and 270.00 feet southwesterly, measured at right angles, of the northeasterly line of Lot 5;

Thence N.33°59'47"W. along said parallel line, a distance of 680.27 feet, to the northwesterly line of said Lot 5;

Thence N.56°00'33"E. along said northwesterly line, a distance of 145.00 feet, to the most westerly corner of Parcel 1 of said Record of Survey;

Thence S.33°59'47"E. along the southwesterly line of said Parcel 1, a distance of 124.85 feet, to an angle point therein;

Thence N.56°00'33"E., continuing along said southwesterly line, a distance of 105.03 feet, to an angle point therein;

Thence S.33°59'47"E., continuing along said southwesterly line, a distance of 555.38 feet, to the Point of Beginning.

EXCEPTING THEREFROM the southeasterly 4.00 feet as conveyed to the City of Riverside by Deed recorded March 5, 1965 as Instrument No. 25698, in Book 3940, Page 536 of Official Records of said Riverside County.

KCT CONSULTANTS, INC.
Prepared Under the Supervision of:

Marissa Crowther

Marissa Crowther, PLS 6152

Date: JUNE 7, 2002



DESCRIPTION APPROVAL 6/19/2002
K. Stewart
SURVEYOR, CITY OF RIVERSIDE by _____



RECORD OF SURVEY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

OF A PORTION OF LOT 5 IN BLOCK 53 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

KCT CONSULTANTS, INC.

MAY 2002

SHEET 1 OF 1 SHEET

RECORDERS STATEMENT

FILED THIS _____ DAY OF _____ 20____
 AT _____ M. IN BOOK _____ OF RECORDS OF
 SURVEY, AT PAGES _____, AT THE REQUEST OF
 THE COUNTY SURVEYOR.
 FEE: _____ NO. _____
 GARY L. OREGO, COUNTY ASSESSOR-CLERK-RECORDER
 BY: _____, DEPUTY

SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
 UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS
 OF THE LAND SURVEYORS' ACT, AT THE REQUEST OF JOHN ROBINSON
 AND DONNA ASHLEY IN MAY 2002.

DAVID J. KIPPER
 P.L.S. #628 EXP. 9-30-03

CITY SURVEYORS CERTIFICATE OF COMPLIANCE

THIS MAP HAS BEEN EXAMINED THIS _____ DAY OF _____
 2002, FOR COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP
 AND ANY APPLICABLE LOCAL ORDINANCE ENACTED PURSUANT THERETO.

MARK BROWN
 CITY SURVEYOR

LS 9653 9/30/03

COUNTY SURVEYORS STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION
 8746 OF THE LAND SURVEYORS' ACT THIS _____ DAY OF _____
 2002.

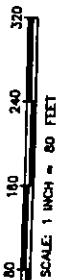
MARY S. BERNAS
 COUNTY SURVEYOR

LS 4568 9-30-03

SURVEYORS NOTES

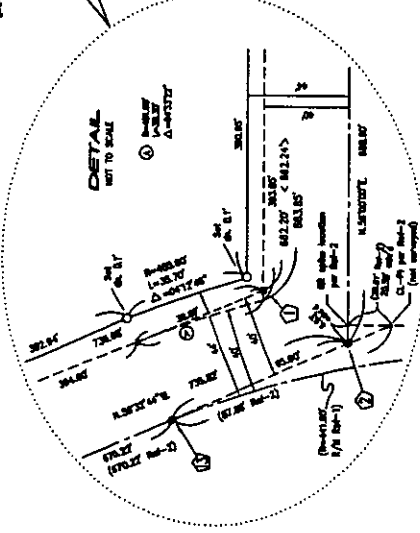
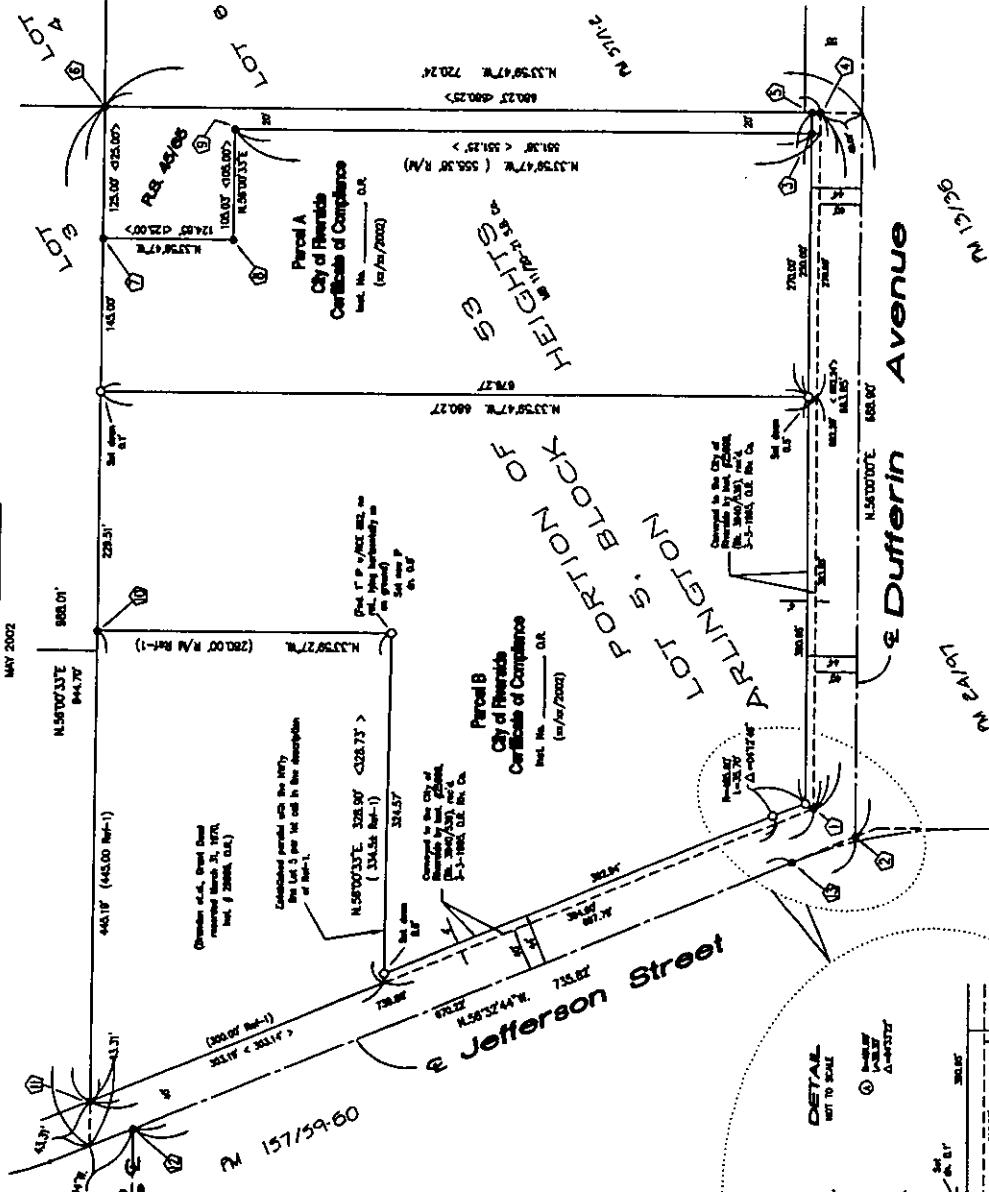
BASES OF BEYOND-BEYOND BEINGS ARE BASED ON THE SOUTH LINE OF LOT
 5 AS SHOWN BY MAP ON FILE IN BOOK 11 OF RECORDS OF
 SURVEY, PAGE 20-21, RECORDS OF RIVERSIDE COUNTY, CA,
 BEING 157/59-60.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET I.P.P. WITH PLASTIC PLUG L.S. 4628.
- GROUND POSITION AS NOTED
- < > INDICATES RECORD DATA PER RECORD OF SURVEY 45/63
- () INDICATES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE
 OF COMPLIANCE RECORDED AS INSTRUMENT NO. _____ AS
 RECORDS OF RIVERSIDE CO., CA
- R/M INDICATES RECORD AND MEASURED AS NOTED.
- Rw-1 INDICATES RECORD PER GRANT NEED RECORDED MARCH 31, 1970
 AS INSTRUMENT NO. 2996A, O.R.
- Rw-2 INDICATES RECORD PER PARCEL MAP 157/59-60.



MONUMENT NOTES

- ① Fnd. 1-1/4" IP w/ RICE 802 tag, no riv., accepted on property corner.
- ② Fnd. railroad spike, down 0.1', per RS 45/65
- ③ Fnd. 1-1/4" IP w/ RICE 802 tag, down 1.0', per RS 45/65.
- ④ Fnd. 1-1/4" IP w/ RICE 802 tag, down 0.7', per RS 45/65 (Ety cor. Lot 5)
- ⑤ Fnd. 1-1/4" IP w/ RICE 802 tag, down 0.5', per RS 45/65.
- ⑥ Fnd. 3/4" IP w/ RICE 802 tag, down 0.1', per RS 45/65 (Ety cor. Lot 5)
- ⑦ Fnd. 1-1/4" IP w/ RICE 802 tag, up 0.2', per RS 45/65.
- ⑧ Fnd. 1-1/4" IP w/ RICE 802 tag, down 0.4', per RS 45/65.
- ⑨ Fnd. 1-1/4" IP w/ RICE 802 tag, down 0.2', per RS 45/65.
- ⑩ Fnd. 1-1/4" IP w/ RICE 802 tag, flush, no riv., accepted on property corner.
- ⑪ Fnd. 1-1/4" IP w/ RICE 802 tag, down 0.4', no riv., accepted on Ety cor. Lot 5.
- ⑫ Fnd. nail and City of Riverside Eng. tag, flush, per City file.
- ⑬ Fnd. IP w/ RICE 11842 tag, flush, per PM 157/60.



NOT A PART OF RECORDED DOCUMENT

712-005-012