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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2000-206072

05/31/2000 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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FOR RECORDER'S OFFICE USE ONLY

Project: Glenwood Dr. & San Andreas Ave.
A.P.N. 217-020-006

CO - 005-990

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**



Property Owner(s): **FRED MASON, a single man.**

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 9/29/00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

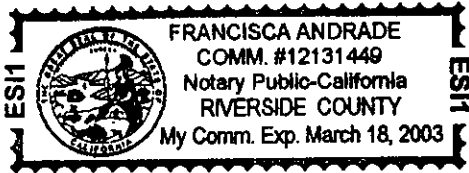
State of California
County of Riverside }^{ss}

On May 25, 2000, before me Francisca Andrade
(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.

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:



**ACKNOWLEDGMENT OF CERTIFICATE OF COMPLIANCE
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated 5/31/00 Fred Mason
FRED MASON

GENERAL ACKNOWLEDGEMENT

State of California
 County of Riverside } ss

On 5/31/00, before me Stephanie Schmachtenberger
 (date) (name)
 a Notary Public in and for said State, personally appeared
Fred Mason
 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.

Stephanie Schmachtenberger
 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, described as a separate parcel in a document recorded February 13, 1997, as Instrument No. 048970 of Official Records of Riverside County, California, and is described in said document as follows:

PARCEL 1

That portion of Block 7 in Rubidoux Heights, as shown by Map on file in Book 7, Page 30 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the most Westerly corner of Lot 11 of said Block 7;

Thence Northeasterly along the Northwesterly line of said Lot 11 on a curve concave to the Northwest, having a radius of 1110 feet through an angle of $06^{\circ}11'20''$, an arc length of 119.90 feet to a point of reverse curve, the initial radial line bears South $32^{\circ}28'30''$ East;

Thence Northeasterly, Southeasterly and Southwesterly on a curve concave to the Southwest, having a radius of 25.00 feet through an angle of $148^{\circ}12'00''$ an arc length of 64.66 feet to a point of compound curve; the initial radial line bears North $38^{\circ}39'50''$ West;

Thence Southwesterly on a curve concave to the Northwest having a radius of 537.00 feet, through an angle of $09^{\circ}18'50''$, an arc length of 87.29 feet; the initial radial line bears South $70^{\circ}27'50''$ East;

Thence South $28^{\circ}51'$ West, a distance of 15.50 feet to the Southerly line of said Block 7;

Thence North $61^{\circ}15'$ West, along the southerly line of said Block 7, 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.

FREDMASONCOC.DOC



DESCRIPTION APPROVAL 5/25/2000
K. Strait by _____
for SURVEYOR, CITY OF RIVERSIDE

