

Recording Requested By
First American Title Company

DOC # 2002-641778

11/06/2002 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

AND WHEN RECORDED MAIL TO:

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CERTIFICATE OF COMPLIANCE

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

515051-3



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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

FOR RECORDER'S OFFICE USE ONLY

Project: CO-006-001
A.P.N. 238-240-007

CO -006-001

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): IGNACIO TORRES and MARIBEL TORRES, husband and wife, and ALBERTO TORRES and MARIA A. TORRES, husband and wife, and JOSE TORRES and IRMA TORRES, husband and wife, all as joint tenants.

Pursuant to Section 66499.35(c) 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: Craig Aaron 4-15-02
PRINCIPAL PLANNER DATE

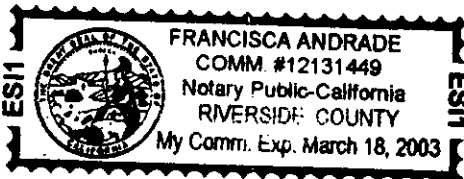
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 4-15-02, 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"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, and is described as a separate parcel in a document recorded February 17, 1999, as Instrument Number 62221, and adjoining a separate parcel which was issued a permit for development by the City of Riverside on March 26, 1997, in accordance with Section 66499.34 of the Government Code of the State of California, and is described in said document as follows:

PARCEL 1

THAT PORTION OF LOTS 5 AND LOT "C" OF WINDSOR HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 8, 9, AND 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5, BEING A POINT ON THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTH 34°14' WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 5, AND THE NORTHEASTERLY LINE OF MONROE STREET, 1560.34 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 159.48 FEET, THE CHORD OF WHICH BEARS SOUTH 81°27' EAST, A DISTANCE OF 20.95 FEET;

THENCE SOUTH 77°43' EAST, ON THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 36.19 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE NORTHWEST, HAVING RADIUS OF 330 FEET, AND A CENTRAL ANGLE OF 52°13' AN ARC DISTANCE OF 300.75 FEET;

THENCE SOUTH 51°37' EAST, 288.22 FEET;

THENCE SOUTH 15°58' WEST, 130 FEET;

THENCE SOUTH 05°40' EAST, 123 FEET;

THENCE SOUTH 57°57' EAST, 135 FEET;

THENCE SOUTH 87°11'30" EAST, 113 FEET;

THENCE SOUTH 54°02'30" EAST, 72 FEET;

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THENCE SOUTH 81°31'30" EAST, 50 FEET;

THENCE NORTH 66°37' EAST, 88 FEET;

THENCE SOUTH 83°33'30" EAST, 80 FEET;

THENCE SOUTH 00°51'30" WEST, 107 FEET;

THENCE SOUTH 26°59'30" EAST, 66 FEET;

THENCE SOUTH 74°29' EAST, 110 FEET;

THENCE SOUTH 25°56' EAST, 72 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 5;

THENCE SOUTH 26°57' WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 5, 143.93 FEET;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 720 FEET AND A CENTRAL ANGLE OF 07°34' AN ARC DISTANCE OF 95.09 FEET;

THENCE SOUTH 19°23' WEST ON THE SOUTHEASTERLY LINE OF SAID LOT 5, 216.73 FEET;

THENCE ON THE SOUTHEASTERLY LINE OF SAID LOT 5, ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180 FEET, A CENTRAL ANGLE OF 38°22' AN ARC DISTANCE OF 120.53 FEET;

THENCE SOUTH 57°45' WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 5, 89.34 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE VACATED NORTHERLY ONE-HALF OF SAID LOT "C" (FRONTIER AVENUE) ADJOINING THE ABOVE DESCRIBED PORTION OF SAID LOT 5 WHICH WAS VACATED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE BY ORDINANCE 4956, A CERTIFIED COPY OF SAID ORDINANCE RECORDED NOVEMBER 4, 1981, AS INSTRUMENT NO. 207233 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LOT 5:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5;

THENCE NORTH 34°14' WEST ON THE NORTHWESTERLY LINE OF SAID LOT, 65.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 55°46' EAST, 32.65 FEET;

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THENCE NORTH 16°26' EAST, 49.05 FEET;

THENCE NORTH 56°57'45" EAST, 37.72 FEET;

THENCE NORTH 10°24'15" WEST, 85.21 FEET;

THENCE NORTH 64°21'32" WEST, 36.18 FEET;

THENCE SOUTH 69°18'15" WEST, 37.46 FEET;

THENCE SOUTH 35°47'45" WEST 93.85 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 5;

THENCE SOUTH 34°14' EAST ON THE SOUTHWESTERLY LINE OF SAID LOT, 116.27 FEET TO THE TRUE POINT OF BEGINNING.

The above described parcel of land is a remnant parcel of said adjoining parcel on which the permit for development was issued.

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.

CO-006-001 COC.DOC

DESCRIPTION APPROVAL 4 115102
K. Strait
for SURVEYOR, CITY OF RIVERSIDE by —



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