

10233 Clara Vista Lane

Recording requested by:

DOC # 2001-235061

05/29/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

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: California Avenue Widening
Parcel 6A
A.P.N. 145-023-007

CO - 007-990



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **ELSIE ANNA AUGUSTO, Trustee U/D/T dated June 30, 1992 establishing the ELSIE ANNA AUGUSTO LIVING 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 8/9/00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On August 9, 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)

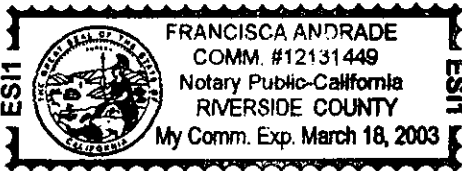
OPTIONAL SECTION

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:

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



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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 May 21, 2001

ELSIE ANNA AUGUSTO, Trustee U/D/T
dated June 30, 1992 establishing the
ELSIE ANNA AUGUSTO LIVING TRUST

Elsie Anna Augusto
ELSIE ANNA AUGUSTO, Trustee

GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles }^{ss}

On 05/21/2001, before me JAMAL QATTAN
(date) (name)

a Notary Public in and for said State, personally appeared

ELSIE ANNA AUGUSTO
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.

Jamal Qattan
Signature

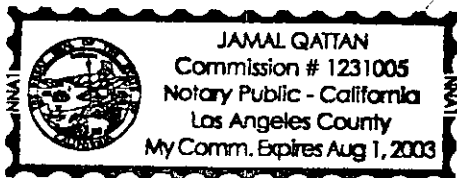
OPTIONAL SECTION

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:



ADN 145-

10233 Clara Vista Lane
Riverside Ca 92503

EXHIBIT "A"

The real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of Lot 4 together with that portion of Lot 6 in Block 47 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of said Lot 6;

THENCE South 2°56'00" West, along the easterly line of said Lot 6, a distance of 95 feet to the southerly line of that certain parcel of land described in deed recorded July 8, 1992, as Instrument No. 251123 of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North 84°50'25" West, along said southerly line, a distance of 130.22 feet to the most westerly corner of said parcel of land described in said document recorded July 8, 1992, as Instrument No. 251123;

THENCE North 32°04'37" West, at right angle to the northerly line of Parcel 2 of those certain parcels of land described in document recorded August 7, 2000, as Document No. 2000-304805 of Official Records of said Riverside County, a distance of 2.08 feet to said northerly line; said northerly line also being a line which is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of California Avenue;

THENCE South 57°55'23" West, along said northerly line, a distance of 48.32 feet to the southwesterly line of said Lot 4;

THENCE South 33°38'51" East, along said southwesterly line and along the southwesterly line said Lot 6, a distance of 27.50 feet to the southerly line of that certain parcel of land described in deed recorded July 8, 1992, as Instrument No. 251124 of Official Records of said Riverside County;


THENCE North 81°20'53" East, along said last mentioned southerly line, a distance of 96.42 feet to an angle point in said last mentioned parcel of land;

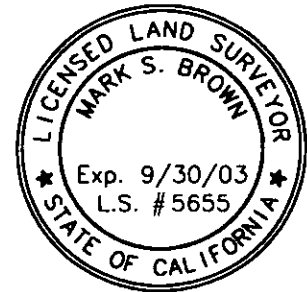


THENCE South 86°13'30" East, continuing along said last mentioned southerly line, a distance of 62.58 feet to the easterly line of said Lot 6;

THENCE North 2°56'00" West, along said easterly line of Lot 6, a distance of 24.73 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/1/00 Date Prep. Kap
Mark S. Brown, L.S. 5655
License Expires 9/30/03



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.

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