

Recording requested by:

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NO CONSIDERATION

And when recorded, mail to:

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

Project: 2925 Market Street  
A.P.N. 209-193-002

**DOC # 2002-350660**

06/26/2002 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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CO - 012-012



**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE**

Property Owner(s): DAVID ALVAREZ and MARIA CARMEN ALVAREZ, husband and wife as joint tenants.

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: John A. Swicki 6/25/02  
PRINCIPAL PLANNER DATE

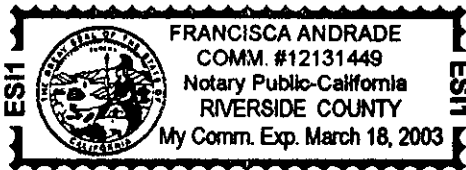
GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On 6-25-02, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared  
John A. Swicki  
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, described as a separate parcel in a document recorded May 17, 2002, per Document No. 2002-262681 of Official Records of said Riverside County, and also described as a separate parcel in a document recorded, April 11, 1945, in Book 667, Page 334, et seq., of said Official Records, and is described in said documents as follows:

PARCEL 1

LOT 15 OF B. F. ALLEN'S SUBDIVISION OF LOT 22 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 3, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING ALSO DESCRIBED AS LOT 15 OF WRIGHT'S SUBDIVISION OF LOT 22 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 1, PAGE 14 OF RECORDS OF SURVEY, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, EXCEPT THE EASTERLY 8 FEET CONVEYED TO THE CITY OF RIVERSIDE FOR THE WIDENING OF MARKET STREET;

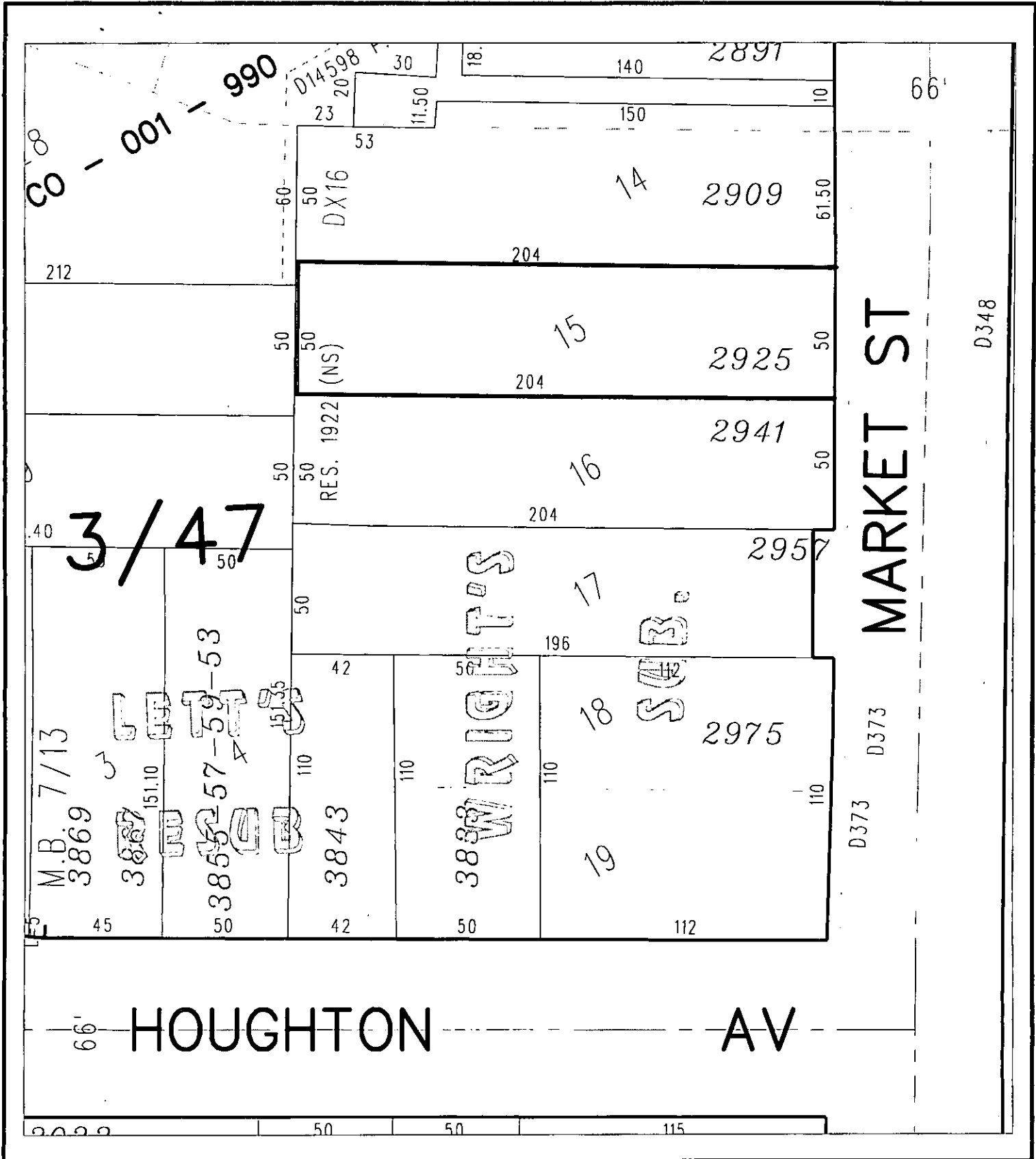
ALSO ALL THE PORTION OF THE EASTERLY HALF OF THE HILLSIDE AVENUE, AS SHOWN BY MAP OF WRIGHT'S SUBDIVISION ABOVE DESCRIBED LYING SOUTHWESTERLY OF THE PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 15 EXTENDED NORTHWESTERLY TO CENTER LINE OF HILLSIDE AVENUE AND THE NORTHEASTERLY OF THE PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 15 EXTENDED NORTHWESTERLY TO THE CENTER LINE OF HILLSIDE AVENUE.

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.

2002-350660  
06/26/2002 08:00A  
3 of 4

CO-012-012 2925 MARKET ST.DOC

DESCRIPTION APPROVAL 6/20/02  
for K. Shou by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

25/345  
24/11

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 50'    Drawn by: skn    Date: 06/24/02    Subject: CO-012-012 - 2925 MARKET ST



CO-012-012