

Recording requested by: John Russo

DOC # 2001-160562

04/17/2001 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



When recorded mail to:
SURVEYOR, CITY OR RIVERSIDE
PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

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Project: Russo

A.P.N. 211-032-022

CO- 014-001



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): J.A. RUSSO ENTERPRISES INC.

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 Craig Aaron 4-9-01
PRINCIPAL PLANNER DATE

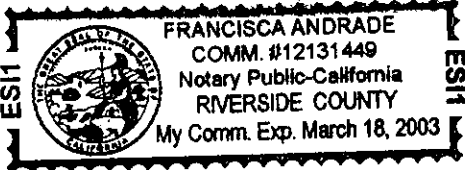
GENERAL ACKNOWLEDGEMENT

State of California }
County of } ss

On 4-9-01, 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 described as a separate parcel in a document recorded October 6, 2000, as Instrument Number 395699 and also described as a separate parcel in a document recorded May 2, 1946 in Page 78, Book 746 of Official Records of said County and is described in said documents as follows:

THE EAST 10 FEET OF LOT 12 AND ALL OF LOT 1 BOTH IN BLOCK 10 OF THE H.P. KEYES TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 7, PAGE 27 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.

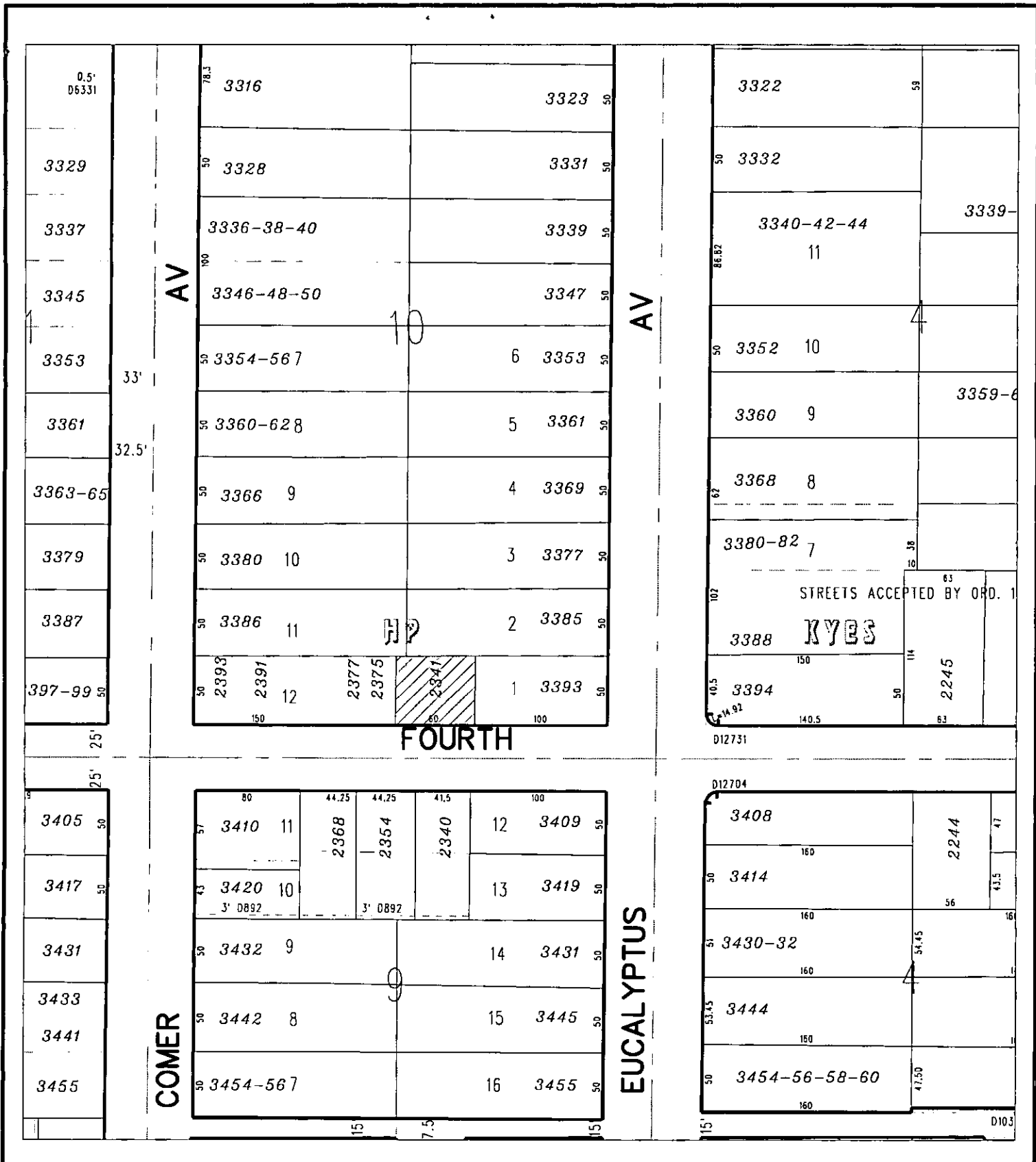
EXCEPTING FROM SAID LOT 1 THE EASTERLY 100 FEET THEREOF.

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.

DESCRIPTION APPROVAL: 49.0'

SURVEYOR, CITY OF RIVERSIDE





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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" = 40' Drawn by: bmark Date: 04/09/01 Subject: Russo CO-014-001 25-8



CO-014-001