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Riverside, California 92522

DOC # 2001-281453

06/21/2001 08:00A Fee:NC

Page 1 of 6

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: CO-015-001
A.P.N. 258-050-006

CO - 015-001



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **BACK BAYS 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: Craig Aaron 4-30-01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On April 30, 2001, before me Francisca Andrade
(date) (name)

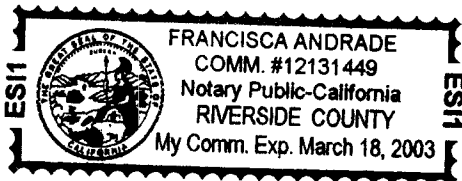
a Notary Public in and for said State, personally appeared

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:



2001-281453
06/21/2001 08:08A
2 of 6

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 5/22/01

Alvin E. Cox
ALVIN E. COX

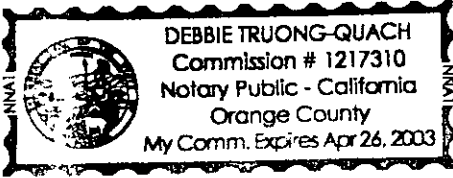
GENERAL ACKNOWLEDGEMENT

State of California
County of Orange } ss

On May 22 2001, before me DEBBIE TRUONG-QUACH
(date) (name)

a Notary Public in and for said State, personally appeared
Alvin E. Cox
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.

Debbie Truong-Quach
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"

Those certain parcels of land located in the City of Riverside, County of Riverside, State of California, described as separate parcels in a document recorded January 28, 1969, as Instrument No. 8846 of Official Records of said Riverside County, and being described as follows:

PARCEL 1

All that portion of the Northwest Quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by United States Government Survey, particularly described as follows:

BEGINNING at the most easterly corner of Lot 28 of Belvedere Heights, as shown by map on file in Book 22, Page 31 of Maps, records of Riverside County, California;

THENCE North $49^{\circ}13'30''$ East, 85 feet;

THENCE North $28^{\circ}34'30''$ West, 69.47 feet;

THENCE South $53^{\circ}11'30''$ West, 100 feet to the most northerly corner of said Lot 28, as shown on said map of Belvedere Heights;

THENCE South $40^{\circ}42'15''$ East, along the northeasterly line of said Lot 28, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL 2

That portion of the Northwest Quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by United States Government Survey, particularly described as follows:

BEGINNING at the most northerly corner of Lot 28 of Belvedere Heights, as shown by map on file in Book 22, Page 31 of Maps, records of Riverside County, California;

THENCE North $53^{\circ}11'30''$ East, along the northwesterly line of that certain parcel of land conveyed to Edwin F. Slagel and Zeila Slagel, by deed filed for record May 4, 1955, as Instrument No. 29185 in the office of the County Recorder of said Riverside County, 100 feet;

THENCE North $28^{\circ}34'30''$ West, 30.31 feet;



THENCE South 57°02'30" West, 112.35 feet to a point on the northeasterly line of Lot 27 of said Belvedere Heights;

THENCE South 48°46'32" East, along the northeasterly line of said Lot 27, a distance of 31.18 feet to the POINT OF BEGINNING.

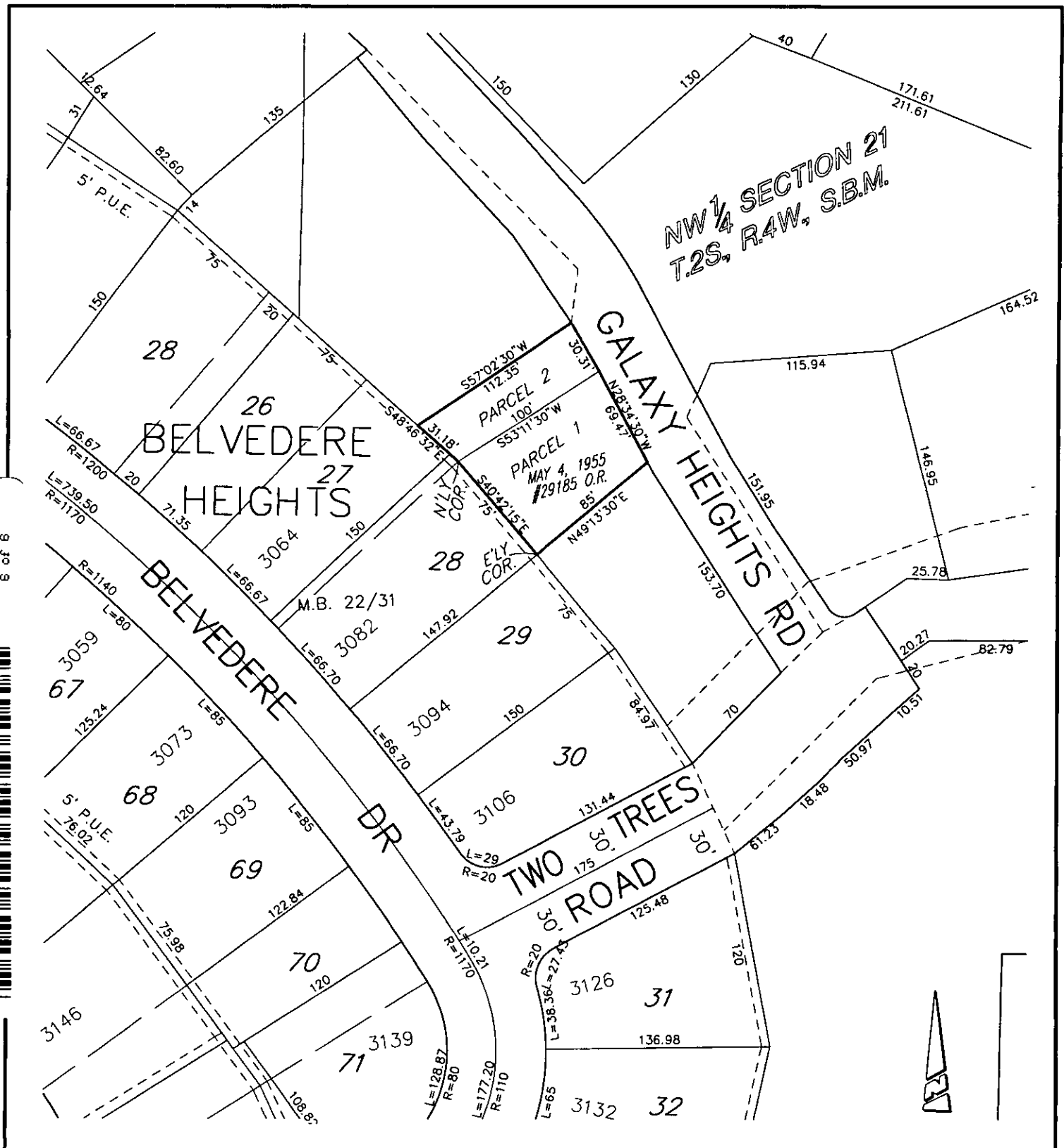
The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

COC GALAXIE HEIGHTS.DOC

DESCRIPTION APPROVAL 4/19/01
for K. Shaw by _____
SURVEYOR, CITY OF RIVERSIDE



2001-281453
 06/21/2001 08:00A
 6 of 6



• 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 28-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 4/19/01

SUBJECT: CO-015-001

CO-015-001