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Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: 3751 & 63 Kansas Avenue
A.P.N. 211-144-005 & 006

CO-017-001



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ROBERT J. BUNKER, Trustee of the Lifetime Benefit Trust for the benefit of ROBERT J. BUNKER TRUST, dated April 27, 1987.

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 5-8-01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On May 9 2001, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Craig Aaron
Name(s) of Signer(s)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

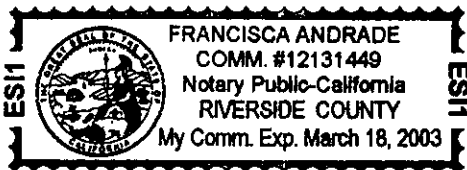
() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() 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 10 2001

Robert J. Bunker, Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On May 10, 2001, before me Margie Roberts
(date) (name)

a Notary Public in and for said State, personally appeared
Robert J. Bunker
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.

Margie Roberts
Signature
Page 3

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 documents recorded July 20, 1925, in Book 648, Page 80, et seq., of Deeds and July 3, 1925, in Book 645, Page 120, et seq., of Deeds, records of said Riverside County, and are described in said documents as follows:

PARCEL 1

That portion of Block 1 of the H.P. Kyes Tract, as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California, in Book 7 of Maps, at Page 27 thereof, by metes and bounds:

COMMENCING at a point on the West line of Kansas Avenue, 159.5 feet North of the intersection of the West line of Kansas Avenue with the North line of Eight Street;

THENCE North on the West line of Kansas Avenue, 60.5 feet;

THENCE at a right angle West and parallel with the Northerly line of Eighth Street, 177 feet;

THENCE at a right angle Southerly and parallel with the Westerly line of Kansas Avenue, 60.5 feet;

THENCE at a right angle Easterly and parallel with the Northerly line of Eighth Street, 177 feet to the POINT OF BEGINNING.

PARCEL 2

That portion of Block 1 of the H.P. Kyes Tract, as shown by map recorded in the office of the County Recorder of the County of San Bernardino, State of California, in Book 7 of Maps, at Page 27 thereof, by metes and bounds:

COMMENCING at a point on the West line of Kansas Avenue, 220 feet North of the intersection of the West line of Kansas Avenue, with the North line of Eight Street;

THENCE North on the West line of Kansas Avenue, 60.5 feet;

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THENCE at a right angle West and parallel with the Northerly line of Eighth Street, 177 feet;

THENCE at a right angle Southerly and parallel with the Westerly line of Kansas Avenue, 60.5 feet;

THENCE at a right angle Easterly and parallel with the Northerly line of Eighth Street, 177 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.

CO-017-001 - FATCO.DOC

DESCRIPTION APPROVAL 517101
for K. Strout by
SURVEYOR, CITY OF RIVERSIDE



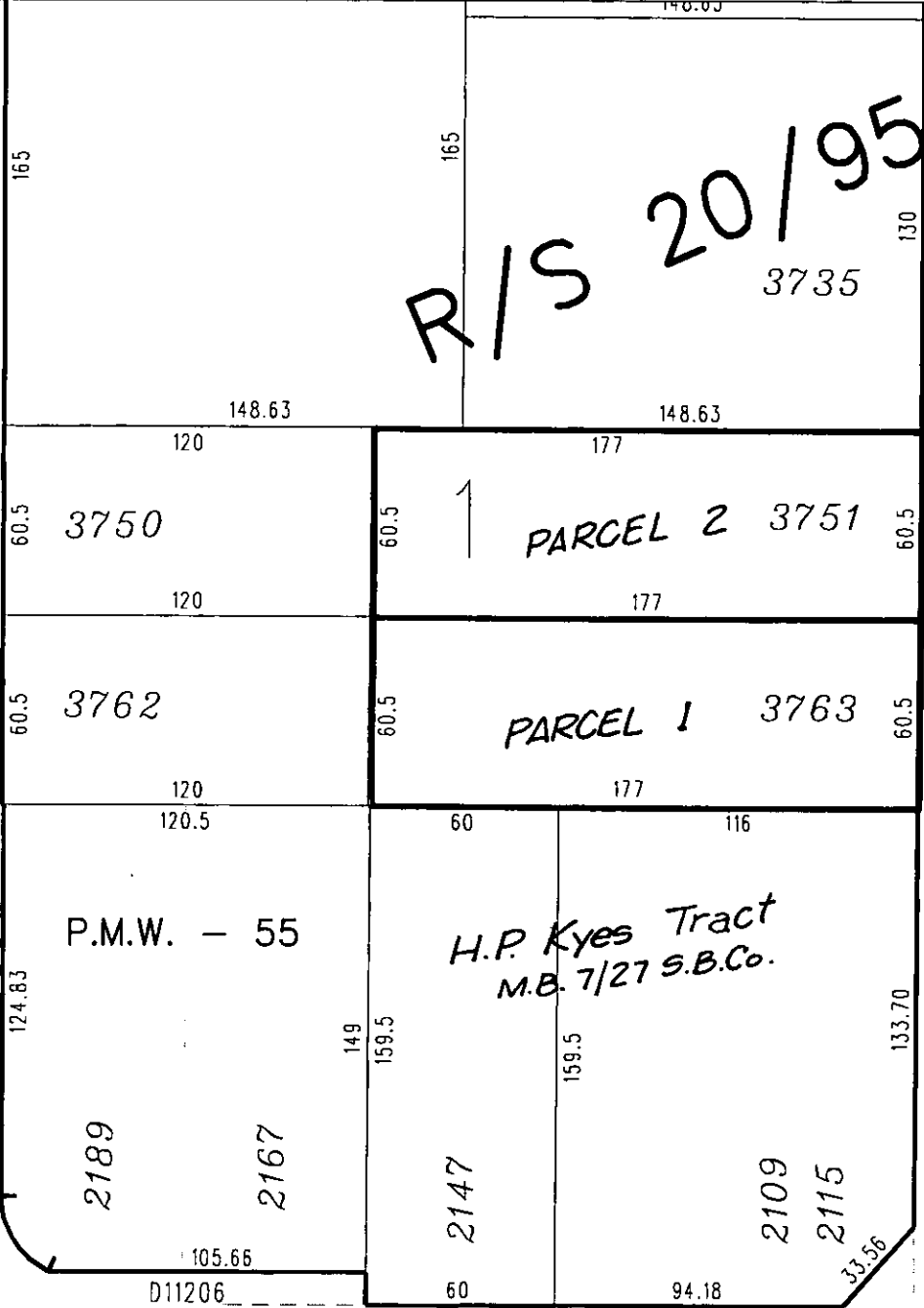
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FRANKLIN AV

KANSAS AVENUE



UNIVERSITY AVENUE

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

40-2

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: sken

Date: 05/04/01

Subject: CO-017-001

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