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City Hall, 3900 Main Street
Riverside, California 92522

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Project: R.U.S.D.
A.P.N. 187-230-012, & 187-240-019, -020,
& 187-250-018

CO - 001-012



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): Riverside Unified School District

Pursuant to Section 66499.35(b) 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, 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 Jal Asul 10/17/01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

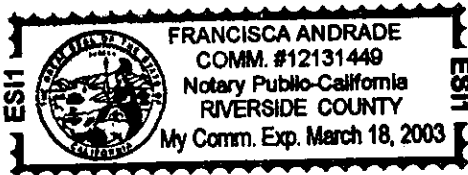
State of California }
County of Riverside } ss

On Oct. 17, 2001, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
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:



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EXHIBIT "A"

PARCEL 1

That portion of Block "A" and those portions of Blocks 23, 24 and 25, in the City of Riverside, County of Riverside, State of California, as shown on the Map of Tract No. 2 of the Riverview Addition to the City of Riverside, filed in Book 6, Page 63 of Maps, Records of said County, **TOGETHER WITH** that portion of those certain streets and alleys as shown on said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, as more particularly described in the Certificate of Compliance document recorded August 22, 1995, as Instrument No. 275565 of Official Records of said County, described as a whole as follows:

COMMENCING at the intersection of the centerline of Fremont Street with the centerline of Liberty Street as shown on the Map of Tract No. 3 of the Riverview Addition to the City of Riverside, filed in Book 7, Page 5 of Maps, Records of said County;

Thence North $00^{\circ} 07' 48''$ East along said centerline of Fremont Street, a distance of 408.88 feet to a point thereon;

Thence South $89^{\circ} 52' 12''$ East, leaving said centerline, a distance of 30.00 feet to the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as Instrument No. 229741 of Official Records of said County;

Thence South $89^{\circ} 54' 37''$ East, along the southerly line of said parcel, a distance of 3.00 feet to the southeast corner of said parcel;

Thence North $00^{\circ} 07' 48''$ East along the east line of said parcel, a distance of 107.18 feet to the southerly terminus of that certain course in the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded August 18, 1989 as Instrument No. 281989 of Official Records of said County having a bearing and distance of "North $00^{\circ} 07' 15''$ East, 36.44 feet";

Thence along the westerly and northerly lines of said land the following courses and distances:

North $00^{\circ} 07' 48''$ East, a distance of 36.43 feet to the beginning of a curve, concave southwesterly, having a radius of 76.01 feet;

Thence northerly and northwesterly along said curve, to the left, through a central angle of $55^{\circ} 32' 20''$, an arc distance of 73.68 feet to a point on said centerline of Fremont Street, the radial line to said point bears North $34^{\circ} 35' 28''$ East;

Thence along said last mentioned centerline North $00^{\circ} 07' 48''$ East, a distance of 6.33 feet to a point on the northerly line of Industrial Avenue as conveyed to the City of Riverside by deed recorded August 18, 1989, as Instrument No. 281989 of Official Records of said County Recorder's Office, said point also being at the westerly terminus of that certain course as described in Parcel 1 of document recorded August 29, 1990, as Instrument No. 322130 of Official Records of said County, said course

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also being the beginning of a non-tangent curve, concave to the south, having a radius of 702.92 feet, a radial line to said point bears North 12° 28' 41" East;

Thence easterly along the southerly line of said Parcel 1, being also the northerly line of Industrial Avenue, and said curve through a central angle of 00° 37' 06", an arc distance of 7.59 feet;

Thence southeasterly continuing along said northerly line and said southerly line, South 76° 54' 12" East, a distance of 79.20 feet for the **TRUE POINT OF BEGINNING**;

Thence along the easterly, southwesterly, and southeasterly line of said Parcel 1 the following seven (7) described courses;

- 1) North 00° 07' 48" East, a distance of 49.89 feet;
- 2) North 34° 08' 07" West, a distance of 79.94 feet;
- 3) North 00° 07' 48" East, a distance of 135.20 feet;
- 4) North 41° 14' 10" East, a distance of 142.27 feet;
- 5) South 44° 50' 43" East, a distance of 429.89 feet;
- 6) North 41° 12' 33" East, a distance of 165.20 feet;

7) South 44° 50' 43" East, a distance of 1174.72 feet to the southeasterly line of said Parcel 1 and the southeasterly line of that certain parcel of land conveyed to E.L. Yeager Construction Company, Inc., as Parcel No. 1 by deed recorded October 8, 1980, as Instrument No. 184894 of Official Records of said County;

Thence South 45° 10' 27" West, along the southeasterly line of said last mentioned parcel a distance of 212.78 feet to the northerly line of that certain parcel of land conveyed to ROHR Aircraft Corporation as Parcel 2 by deed recorded July 29, 1953, as Instrument No. 37239 of Official Records of said County, said northerly line being a non-tangent curve, concave southeasterly, having a radius of 1116.73 feet, a radial line to said point bears North 02° 56' 19" West;

Thence westerly along said last mentioned northerly line and along said curve, through a central angle of 14° 14' 24", an arc distance of 277.55 feet, a radial line to said point bears North 17° 10' 43" West;

Thence on a non-tangent line South 71° 45' 59" West, a distance of 144.81 feet to the southeast corner of that certain parcel of land conveyed to Livingstone Material Company by deed recorded December 16, 1953, as Instrument No. 59937 of Official Records of said County;

Thence along the easterly line of said last mentioned parcel North 00° 07' 48" East, a distance of 169.71 feet to the northeast corner thereof;

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Thence North 89° 52' 12" West along the northerly line of said parcel, a distance of 260.10 feet to the northwest corner thereof;

Thence North 00° 07' 48" East along the northerly prolongation of the west line of said Parcel, a distance of 70.00 feet;

Thence North 37° 21' 36" East, a distance of 74.65 feet to a point on the southerly right-of-way line of Industrial Avenue, an easement granted to the City of Riverside, a Municipal Corporation of the State of California, recorded October 3, 1997 as Instrument No. 361840 of Official Records of said County, said point on said southerly right-of-way line also being the midpoint of a 60.00 foot radius curve, concave northerly, a radial line through said point bears North 04° 25' 47" East;

Thence North 04° 25' 47" East, along said radial line, a distance of 60.00 feet to the southerly terminus of the centerline of said easement;

Thence northerly along said centerline of said easement, North 04° 25' 47" west, a distance of 134.51 feet to the beginning of a curve, concave southwesterly, having a radius of 250.00 feet;

Thence northerly and northwesterly along said curve, through a central angle of 49° 13' 02", an arc distance of 214.75 feet, a radial line to said point bears North 45° 12' 45" West;

Thence North 44° 47' 15" West, a distance of 119.30 feet to the beginning of a curve, concave southwesterly, having a radius of 300.00 feet;

Thence northerly and northwesterly along said curve through a central angle of 45° 04' 45" an arc distance of 236.03 feet, a radial line to said point bears South 00° 08' 00" West;

Thence North 89° 52' 00" West, a distance of 124.81 feet to the beginning of a curve, concave northerly, having a radius of 300.00 feet;

Thence northwesterly along said curve through a central angle of 05° 49' 39" an arc distance of 30.51 feet to a point on that certain course having a bearing of North 13° 05' 15" East as described by deed recorded October 3, 1995 as Instrument No. 361840 of Official Records of said county, said course being the westerly right-of-way line of said Industrial Avenue, a radial line to said point bears North 05° 57' 39" East;

Thence leaving said centerline of said easement, North 13° 05' 48" East, a distance of 32.27 feet to a point on the northerly line of said Industrial Avenue as conveyed to the City of Riverside by deed recorded August 18, 1989, as Instrument No. 281989 of Official Records of said County Recorder's Office.

Thence westerly along said northerly line, North 76° 53' 38" West, a distance of 13.80 feet to the **TRUE POINT OF BEGINNING.**



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PARCEL 2

That portion of Block "A" and those portions of Blocks 22, 23 and 24, in the City of Riverside, County of Riverside, State of California, as shown on the Map of Tract No. 2 of the Riverview Addition to the City of Riverside, filed in Book 6, Page 63 of Maps, Records of said County, **TOGETHER WITH** that portion of those certain streets and alleys as shown on said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, as more particularly described in the Certificate of Compliance document recorded August 22, 1995, as Instrument No. 275565 of Official Records of said County, described as a whole as follows:

COMMENCING at the intersection of the centerline of Fremont Street with the centerline of Liberty Street as shown on the Map of Tract No. 3 of the Riverview Addition to the City of Riverside, filed in Book 7, Page 5 of Maps, Records of said County;

Thence North 00° 07' 98" East along said centerline of Fremont Street, a distance of 408.88 feet to a point thereon;

Thence South 89° 52' 12" East, leaving said centerline, a distance of 30.00 feet to the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as Instrument No. 229741 of Official Records of said County;

Thence South 89° 54' 37" East, along the southerly line of said parcel, a distance of 3.00 feet for the **TRUE POINT OF BEGINNING**, said point being the southeast corner of said parcel;

Thence South 89° 52' 10" East, a distance of 245.15 feet;

Thence South 00° 07' 48" West, a distance of 737.32 feet;

Thence South 74° 48' 32" East, a distance of 111.35 feet to the beginning of a tangent curve, concave to the north, having a radius of 548.94 feet;

Thence easterly along said curve, to the left, through a central angle of 17° 52' 17", an arc distance of 171.22 feet, the radial line from said point bears North 02° 40' 49" West;

Thence North 00° 07' 48" East, a distance of 320.21 feet;

Thence North 37° 03' 01" East, a distance of 74.65 feet to a point on the southerly right-of-way line of Industrial Avenue, an easement granted to the City of Riverside, a Municipal Corporation of the State of California, recorded October 3, 1997, as Instrument No. 361840, of Official Records of Riverside County, California, said point on said southerly right-of-way line also being the midpoint of a 60.00 foot radius curve, concave northerly, the radial line from said point bears North 04° 25' 47" East;

Thence North 04° 25' 47" East along said radial line, a distance of 60.00 feet to the southerly terminus of the centerline of said easement;



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Thence continuing North 04° 25' 47" East along said centerline of said easement, a distance of 134.51 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 250.00 feet;

Thence northerly and northwesterly along said curve, to the left, through a central angle of 49° 13' 02", an arc distance of 214.75 feet;

Thence North 44° 47' 15" West, a distance of 119.30 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 300.00 feet;

Thence northwesterly and westerly along said curve, to the left, through a central angle of 45° 04' 45", an arc distance of 236.03 feet;

Thence North 89° 52' 00" West, a distance of 124.81 feet to the beginning of a tangent curve, concave northerly, having a radius of 300.00 feet;

Thence westerly along said curve, to the right, through a central angle of 5° 49' 38", an arc distance of 30.51 feet;

Thence South 13° 05' 48" West, a distance of 6.86 feet;

Thence South 51° 36' 48" West, a distance of 71.89 feet;

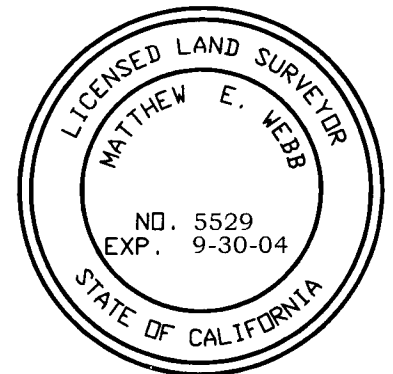
Thence South 00° 07' 48" West, a distance of 107.18 feet to the **TRUE POINT OF BEGINNING**.

Containing 6.75 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION :

Matthew E. Webb 10/12/01
Matthew E. Webb, L.S. 5529 Date



Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 10/17/01
[Signature]



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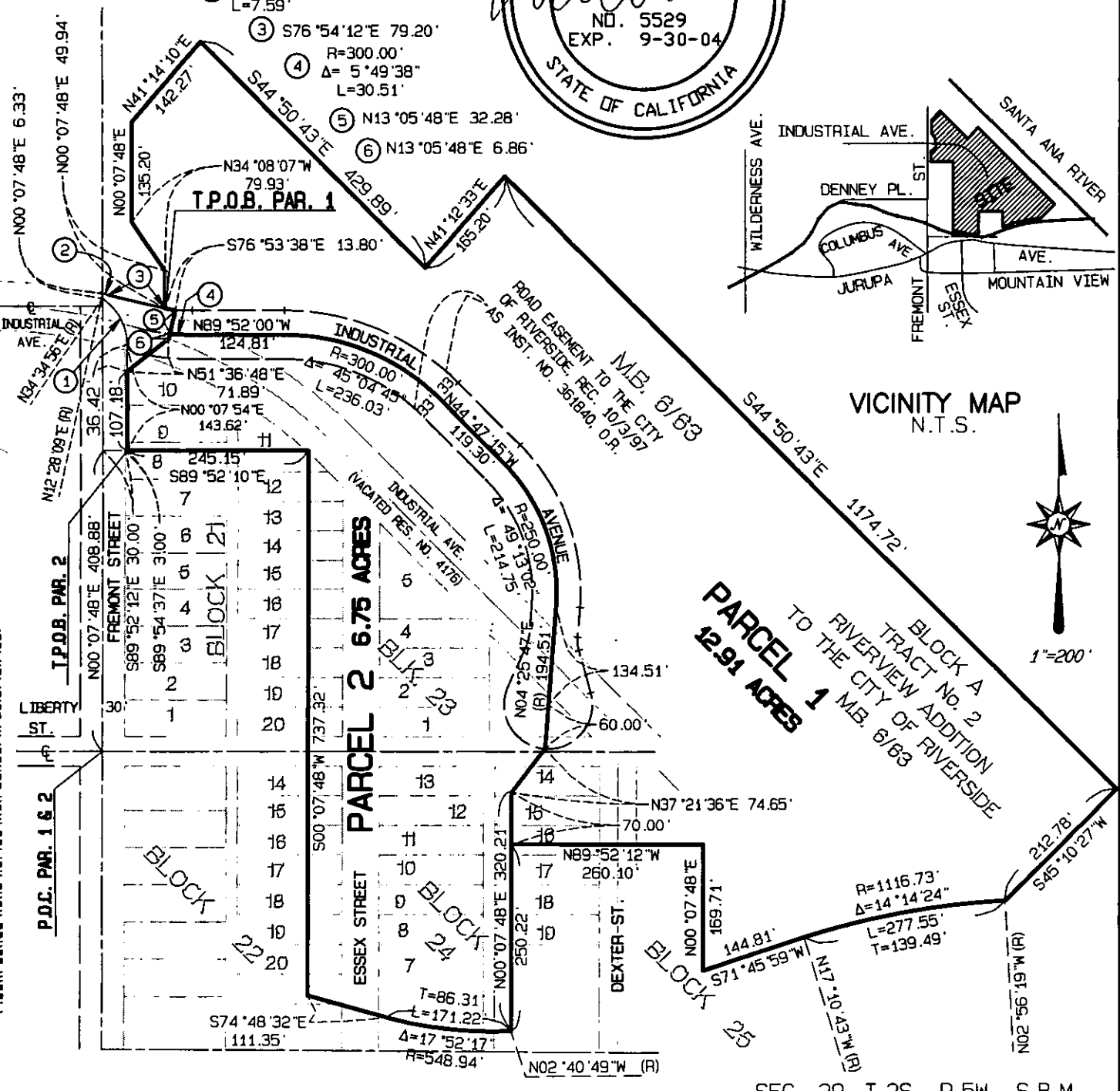
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EXHIBIT "B"



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

- ① $R=76.01'$
 $\Delta=55^{\circ}32'20''$
 $L=73.68'$
- ② $R=702.92'$
 $\Delta=00^{\circ}37'06''$
 $L=7.59'$
- ③ $S76^{\circ}54'12''E$ 79.20'
- ④ $R=300.00'$
 $\Delta=5^{\circ}49'38''$
 $L=30.51'$
- ⑤ $N13^{\circ}05'48''E$ 32.28'
- ⑥ $N13^{\circ}05'48''E$ 6.86'



VICINITY MAP
N.T.S.



PARCEL 1
12.91 ACRES
BLOCK A
TRACT No. 2
RIVERVIEW ADDITION
TO THE CITY OF RIVERSIDE
M.B. 6/63

PARCEL 2
6.75 ACRES
INDUSTRIAL AVENUE
VACATED RES. NO. 4170

SEC. 29, T.2S., R.5W., S.B.M.

RIVERSIDE UNIFIED SCHOOL DISTRICT

36-6

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

W.O. 99-333

SCALE: 1" = 200'

DRWN BY *[Signature]* DATE 10/9/01
CHKD BY *[Signature]* DATE 10/9/01

SUBJECT: **CERTIFICATE OF COMPLIANCE**

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