

Recording requested by:

**DOC # 2001-235059**

05/29/2001 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:



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

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FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Widening  
Parcel 5  
A.P.N. 145-023-005

CO - 006-990



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **ELSIE ANNA AUGUSTO, Trustee U/D/T dated June 30, 1992 establishing the ELSIE ANNA AUGUSTO LIVING 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: Robert C. Mease 8/9/00  
PRINCIPAL PLANNER DATE

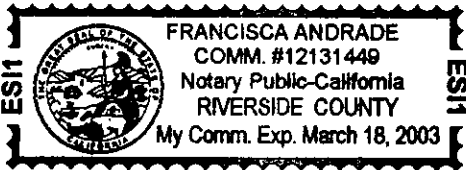
**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

On August 9 2000, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared  
Robert C. Mease  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 21, 2001

**ELSIE ANNA AUGUSTO, Trustee U/D/T  
dated June 30, 1992 establishing the  
ELSIE ANNA AUGUSTO LIVING TRUST**

Elsie Anna Augusto May 21, 2001  
**ELSIE ANNA AUGUSTO, Trustee**

**GENERAL ACKNOWLEDGEMENT**

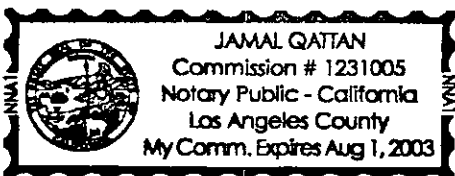
State of California  
County of Los Angeles }<sup>ss</sup>

On 05/21/2001, before me JAMAL QATTAN  
(date) (name)

a Notary Public in and for said State, personally appeared

ELSIE ANNA AUGUSTO  
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.

Jamal Qattan  
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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



4359 Tyler

EXHIBIT "A"

The real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**PARCEL 1**



That portion of Lot 4 together with that portion of Lot 5 in Block 47 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Lot 5;

THENCE South 56°19'43" West, along the southeasterly line of said Lot 5, a distance of 140.00 feet to a line which is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue; said parallel line also being the easterly boundary of that certain parcel of land described as Parcel 5A in Final Order of Condemnation recorded June 9, 2000, as Document No. 2000-219892 of Official Records of said Riverside County;

THENCE North 33°38'51" West, along said parallel line and along said easterly boundary, a distance of 104.75 feet to the beginning of a tangent curve concaving easterly and having a radius of 41.50 feet;

THENCE northerly to the right along said curve, continuing along said easterly boundary and along the westerly boundary of Parcel 1 of those certain parcels of land described in document recorded August 7, 2000, as Document No. 2000-304805 of Official Records of said Riverside County, through a central angle of 63°09'17" an arc length of 45.74 feet to the northerly line of said Parcel 1; said northerly line being a line which is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of California Avenue;

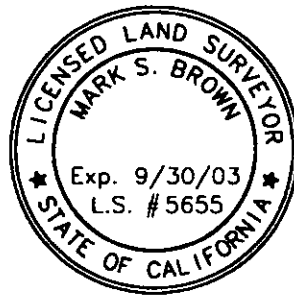
THENCE North 57°55'23" East, along said northerly line, a distance of 117.28 feet to the northeasterly line of said Lot 3;

THENCE South 33°38'51" East, along said northeasterly line of Lot 3 and along the northeasterly line of said Lot 5, a distance of 138.51 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

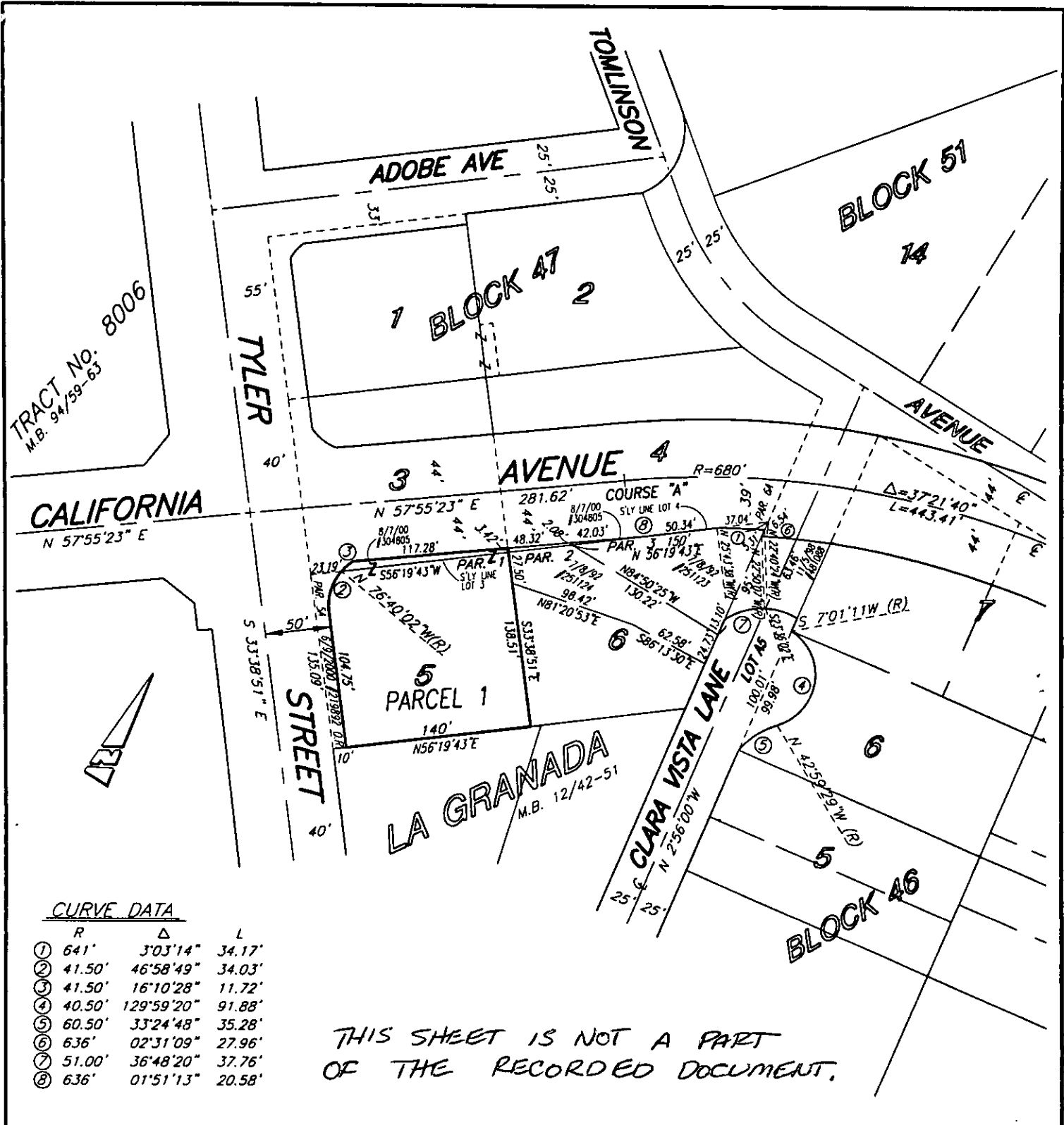
*Mark S. Brown* Prep. *ker*  
Mark S. Brown, L.S. 5655 Date

License Expires 9/30/03



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.





CURVE DATA

	R	Δ	L
①	641'	3°03'14"	34.17'
②	41.50'	46°58'49"	34.03'
③	41.50'	16°10'28"	11.72'
④	40.50'	129°59'20"	91.88'
⑤	60.50'	33°24'48"	35.28'
⑥	636'	02°31'09"	27.96'
⑦	51.00'	36°48'20"	37.76'
⑧	636'	01°51'13"	20.58'

THIS SHEET IS NOT A PART OF THE RECORDED DOCUMENT.

**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 65-5

SCALE: 1"=100'

DRAWN BY: Kgs DATE: 7/20/00

SUBJECT: CALIFORNIA AVENUE EXTENSION - AUGUSTO