

Recording requested by:

**DOC # 2002-268530**

05/21/2002 08:00A Fee:19.00

Page 1 of 5

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 OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
City Hall, 3900 Main Street  
Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY

Project: DeAnza II

A.P.N. 217-070-016 & -025

**CO- 007-012**

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**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**



Property Owner(s): DE ANZA II, a California General Partnership

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 John A Swiecki 9/2/02  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

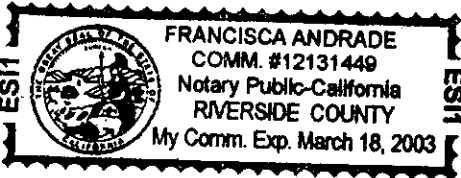
State of California }  
County of } ss

On April 2, 2002, 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:

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



2002-268530  
05/21/2002 08:00A  
2 of 5

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Portions of Lots 1 through 10, and 12 through 19 inclusive thereof, of Syford's business block addition as shown by map on file in Book 14 of Maps, at Page 55 thereof, records of Riverside County, California, together with a portion of Stadium Avenue (formerly known as Cypress Avenue), as vacated by the City of Riverside by Resolution No. 14188, recorded April 19, 1993 as Instrument No. 143032, Official Records of Riverside County, California, together with a portion of Magnolia Avenue, as vacated by the City of Riverside by Resolution No. 14187, recorded July 2, 1996 as Instrument No. 246150, Official Records of Riverside County, California, being more particularly described as follows:

BEGINNING at the point of intersection of the centerline of said Magnolia Avenue (vacated) with the northeasterly prolongation of the southeasterly line of said Stadium Avenue (vacated);

Thence South 29°30'05" West, along said northeasterly prolongation and the southeasterly line of said Stadium Avenue (vacated), a distance of 341.96 feet;

Thence South 13°33'48" West, a distance of 120.11 feet;

Thence South 21°34'04" West, a distance of 123.73 feet to the most southerly corner of said portion of Stadium Avenue as vacated by the City of Riverside;

The preceding three (3) courses being along the southeasterly line of said Stadium Avenue (vacated);

Thence North 60°14'15" West, along the southwesterly line of said portion of Stadium Avenue as vacated by the City of Riverside, a distance of 90.06 feet to the most westerly corner thereof, said corner being on the southeasterly line of that certain parcel of land shown as Parcel 1 of certificate of compliance recorded February 29, 1984 as Instrument No. 42163, Official Records of Riverside County, California;

Thence South 29°30'05" West, along the southeasterly line of said Parcel 1, a distance of 0.06 feet to the most southerly corner thereof, said corner being on the northeasterly right-of-way line of Fifteenth Street;

Thence North 60°12'50" West, a distance of 136.16 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 467.00 feet;

Thence northwesterly, along said curve having a radius of 467.00 feet, through a central angle of 07°08'20", an arc distance of 58.19 feet to a point, a radial line to said point bears South 36°55'30" West;



2002-268530  
05/21/2002 09:00A  
3 of 5

Thence North 02°09'40" West, a distance of 39.37 feet to a point on the southeasterly right-of-way line of said Magnolia Avenue (50 foot half width);

The preceding three (3) courses being along the southwesterly line of said Parcel 1 and the northeasterly right-of-way line of said Fifteenth Street;

Thence North 42°56'44" East, a distance of 270.51 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 310.00 feet;

Thence northeasterly, along said curve having a radius of 310.00, through a central angle of 03°48'33", an arc distance of 20.61 feet to the most westerly corner of said portion of said Magnolia Avenue, as vacated by the City of Riverside, a radial line to said point bears North 43°14'39" West, said point being on a line parallel with and distant 50.00 feet southeasterly measured at right angles to the centerline of Market Street;

The preceding two (2) courses being along the northwesterly line of said Parcel 1 and the southeasterly right-of-way line of said Magnolia Avenue (50 foot half width);

Thence North 29°46'06" East, along said parallel line and the northwesterly line of said portion of Magnolia Avenue, as vacated by the City of Riverside, a distance of 113.64 feet to the point of intersection with the centerline of said Magnolia Avenue, as vacated by the City of Riverside, said point being on a curve, concave southerly having a radius of 360.00 feet, a radial line to said point bears North 25°40'20" West;

Thence easterly, along said centerline and said curve having a radius of 360.00 feet, through a central angle of 26°24'44", an arc distance of 165.95 feet;

Thence continuing along said centerline North 89°15'36" East, a distance of 72.62 feet, to the POINT OF BEGINNING.

The above described parcel of land contains 2.65 Acres.

DEPARTMENT APPROVAL  
*[Signature]* 42.02  
SURVEYOR, CITY OF RIVERSIDE

*[Signature]*



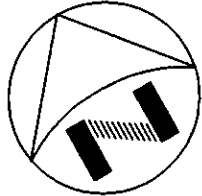
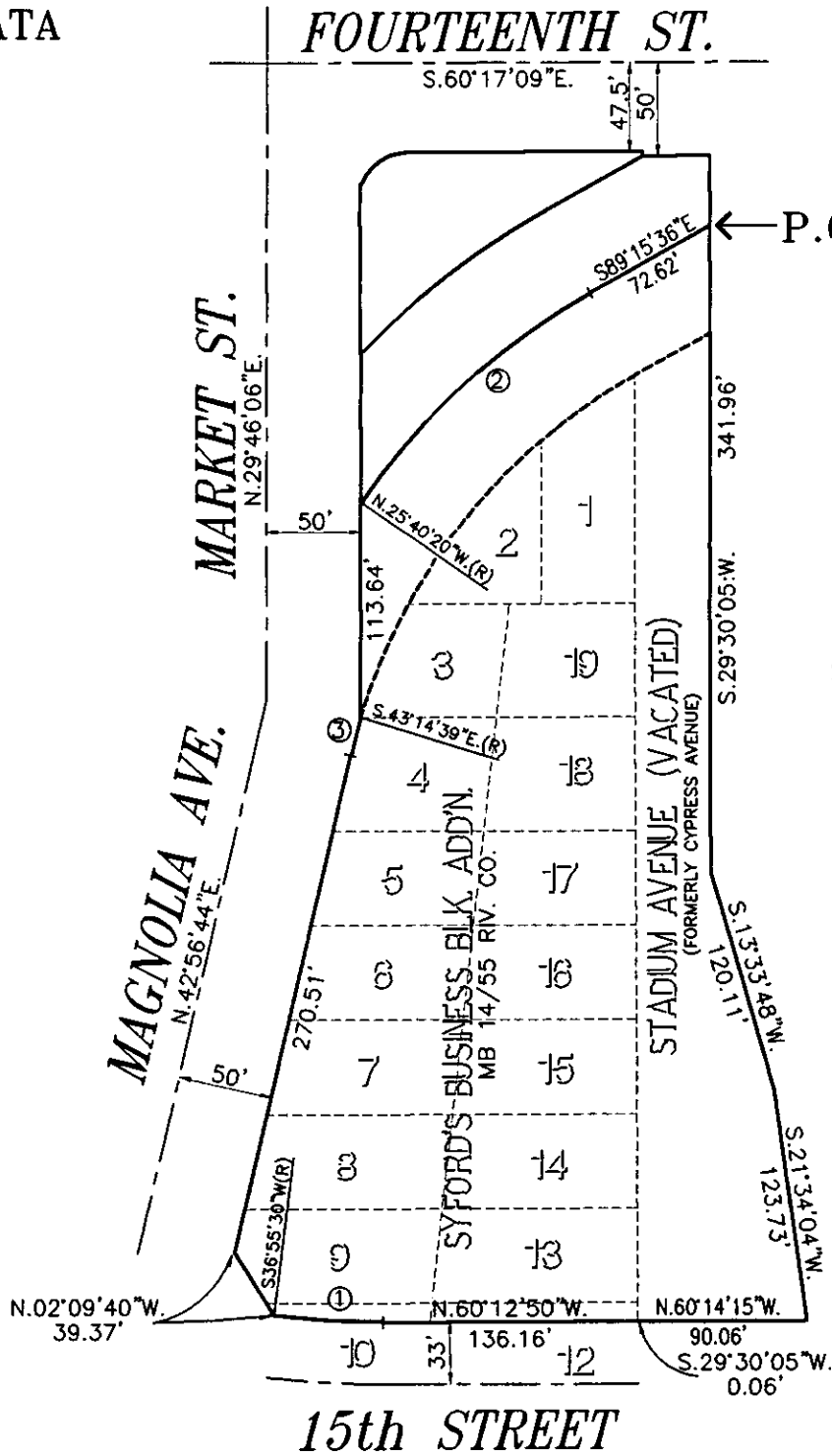
2002-268530  
05/21/2002 08:00A  
4 of 5

CO-007-012

# CURVE DATA

- ① R=467.00'  
Δ=07°08'20"  
L=58.19'  
T=29.13'
- ② R=360.00'  
Δ=26°24'44"  
L=165.95'  
T=84.48'
- ③ R=310.00'  
Δ=03°48'33"  
L=20.61'  
T=10.31'

2892-268530  
05/21/2002 08:00A  
5 of 5



SCALE: 1"=100'

## CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

39-2

SCALE: 1"=100' DRAWN BY ME DATE 03/21/02

SUBJECT 4444 MAGNOLIA AVENUE, CERTIFICATE OF COMPLIANCE

CD-007-012