

**Recording Requested By
First American Title Company**

Recording requested by:

DOC # 2003-285013

04/23/2003 08:00A Fee:31.00

Page 1 of 9

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

729555-22

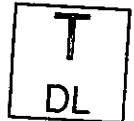
Project: Communities SW
A.P.N. 294-020-022 &-024

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CO-014-023

31

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**



Property Owner(s) ORANGECREST HILLS, L.P., a Washington Limited 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

KEN GUTIERREZ
PLANNING DIRECTOR

By Craig Aaron 4-14-03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } SS

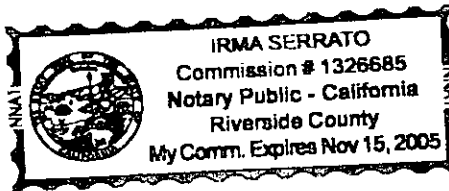
On April 14, 2003, before me Irma Serrato
(date) (name)

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.

Irma Serrato

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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LEGAL DESCRIPTION

COC-014-023

PARCEL A

LOTS 1 AND 4 IN BLOCK 27 AND LOT 2 IN BLOCK 37 OF ALLESANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 13, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY;

TOGETHER WITH THE EAST HALF OF BARTON STREET AND GENTIAN AVENUE LYING BETWEEN BLOCKS 27 AND 37;

GENTIAN AVENUE WAS VACATED BY RESOLUTION OF THE RIVERSIDE COUNTY BOARD OF SUPERVISORS RECORDED MAY 5, 1953 IN BOOK 1468, PAGE 470, AS INSTRUMENT NO. 22020, OFFICIAL-RECORDS;

EXCEPT TRACT 22551, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 187, PAGES 62 THROUGH 66, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

ALSO EXCEPT PARCEL MAP 23403, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 156, PAGES 69 AND 70, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

ALSO EXCEPT THAT PORTION OF LOT 4 IN BLOCK 27 AND LOT 1 OF BLOCK 28 AS SHOWN BY THE ALLESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 13, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP 23403, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 156, PAGES 69 THROUGH 70, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 68° 57' 29" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, 118.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE NORTH 21° 02' 31" WEST, 270.95 FEET TO THE NORTHERLY LINE OF SAID LOT 4;

THENCE SOUTH 89° 13' 31" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4, 458.66 FEET;

THENCE SOUTH 00° 46' 29" EAST, 232.25 FEET;



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THENCE SOUTH 21° 02' 31" EAST, 211.50 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF PARCEL 1 ON A NONTANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2961.00 FEET THROUGH AN ANGLE OF 01° 23' 51", AN ARC LENGTH OF 72.22 FEET (THE INITIAL RADIAL LINE BEARS SOUTH 19° 38' 40" EAST);

THENCE NORTH 68° 57' 29" E, CONTINUING ALONG THE SAID NORTHERLY LINE OF PARCEL 1, 438.50 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION LYING WITHIN TRACT 24641, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 251, PAGES 26, 27 AND 28, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

ALSO EXCEPT 51 PERCENT INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS SAID SUBSTANCES ARE MORE PARTICULARLY DESCRIBED IN AND RESERVED IN DEED RECORDED AUGUST 7, 1964 AS INSTRUMENT NO. 96956, OFFICIAL RECORDS;

ALSO EXCEPT THEREFROM:
(ABRAMS DRIVE)

THAT PORTION OF BLOCK 27 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS IN THE, OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 24641 SHOWN ON MAP FILED IN MAP BOOK 251, PAGES 26 TO 28 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 24641 AS FOLLOWS:

NORTH 13°51'40" EAST, A DISTANCE OF 258.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 333.00 FEET;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'00" AN ARC DISTANCE OF 52.11 FEET;

AND NORTH 04°53'40" EAST, A DISTANCE OF 335.27 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,033.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 04°02'37" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE CENTERLINE OF SIEGAL AVENUE, SHOWN ON SAID TRACT NO. 24641 AS BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31°02'41" AND AN ARC DISTANCE OF 541.83 FEET;

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THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'37" AN ARC DISTANCE OF 70.20 FEET TO THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 22275-1 SHOWN ON MAP FILED IN MAP BOOK 209, PAGES 8 TO 11 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°51'00" WEST 63.00 FEET";

THENCE ALONG SAID PROLONGATION, SOUTH 89°51'00" EAST, A DISTANCE OF 388.72 FEET TO POINT IN A LINE PARALLEL WITH AND DISTANT WESTERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID TRACT NO. 22275-1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 39°39'20" EAST, A DISTANCE OF 31.24 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 23.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF TRACT NO. 22275-1;

THENCE ALONG SAID PARALLEL LINE AS FOLLOWS:

SOUTH 00°09'00" WEST, A DISTANCE OF 395.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 333.00 FEET;

SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'18" AN ARC DISTANCE OF 71.32 FEET;

AND SOUTH 12°07'18" EAST, A DISTANCE OF 160.07 FEET;

THENCE SOUTH 32°00'59" WEST, A DISTANCE OF 29.26 FEET TO A POINT IN THE CURVED NORTHERLY LINE OF ORANGE TERRACE PARKWAY SHOWN ON TRACT NO. 22551 FILED IN MAP BOOK 187, PAGES 62 TO 66 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT THEREIN CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,143.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 11 °06'01" WEST;

THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'17" AN ARC DISTANCE OF 20.37 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 77°52'42" EAST, A DISTANCE OF 23.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 22275-1;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT NO. 22275-1 AS FOLLOWS:

NORTH 12°07'18" WEST, A DISTANCE OF 181.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 310.00 FEET;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'18" AN ARC DISTANCE OF 66.40 FEET;



AND NORTH 00°09'00" EAST, A DISTANCE OF 419.39 FEET TO SAID WESTERLY PROLONGATION;

THENCE ALONG SAID WESTERLY PROLONGATION, NORTH 89°51'00" WEST, A DISTANCE OF 43.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM:
(SIEGAL)

THAT PORTION OF BLOCK 27 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 24641 SHOWN ON MAP FILED IN MAP BOOK 251, PAGES 26 TO 28 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 24641 AS FOLLOWS:

NORTH 13°51'40" EAST, A DISTANCE OF 258.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 333.00 FEET;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'00" AN ARC DISTANCE OF 52.11 FEET;

AND NORTH 04°53'40" EAST, A DISTANCE OF 335.27 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,033.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 04°02'37" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE CENTERLINE OF SIEGAL AVENUE, SHOWN ON SAID TRACT NO. 24641 AS BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31°02'41" AND AN ARC DISTANCE OF 541.83 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'37" AN ARC DISTANCE OF 70.20 FEET TO THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 22275-1 SHOWN ON MAP FILED IN MAP BOOK 209, PAGES 8 TO 11 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°51'00" WEST 63.00 FEET";

THENCE ALONG SAID PROLONGATION, SOUTH 89°51'00" EAST, A DISTANCE OF 431.72 FEET TO THE WESTERLY LINE OF SAID TRACT NO. 22275-1;

THENCE ALONG SAID WESTERLY LINE, NORTH 0°09'00" EAST 43.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT NO. 22275-1;



THENCE ALONG THE WESTERLY PROLONGATION OF SAID CERTAIN COURSE, NORTH 89°51'00" WEST, A DISTANCE OF 431.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 990.00 FEET, SAID CURVE BEING CONCENTRIC WITH SAID CURVE IN THE CENTERLINE OF SIEGAL HAVING A RADIUS OF 1000.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°51'24" AN ARC DISTANCE OF 66.64 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 24641;

THENCE ALONG SAID EASTERLY LINE OF SAID TRACT NO. 24641, SOUTH 4°53'40" WEST, A DISTANCE OF 43.01 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THEREFROM:
(PARK SITE)

THAT PORTION OF BLOCK 27 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

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THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 24641 AS FOLLOWS:

NORTH 13°51'40" EAST, A DISTANCE OF 258.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 333.00 FEET;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'00" AN ARC DISTANCE OF 52.11 FEET;

AND NORTH 04°53'40" EAST, A DISTANCE OF 335.27 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,033.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 04°02'37" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE CENTERLINE OF SIEGAL AVENUE, SHOWN ON SAID TRACT NO. 24641 AS BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31°02'41" AND AN ARC DISTANCE OF 541.83 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'37" AN ARC DISTANCE OF 70.20 FEET TO THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 22275-1 SHOWN ON MAP FILED IN MAP BOOK 209, PAGES 8 TO 11 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°51'00" WEST 63.00 FEET";

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THENCE ALONG SAID PROLONGATION, SOUTH 89°51'00" EAST, A DISTANCE OF 388.72 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID TRACT NO. 22275-1;

THENCE SOUTH 39°39'20" EAST, A DISTANCE OF 31.24 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 23.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF TRACT NO. 22275-1;

THENCE ALONG SAID PARALLEL LINE AS FOLLOWS:

SOUTH 00°09'00" WEST, A DISTANCE OF 395.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 333.00 FEET;

SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'18" AN ARC DISTANCE OF 71.32 FEET;

AND SOUTH 12°07'18" EAST, A DISTANCE OF 160.07 FEET;

THENCE SOUTH 32°00'59" WEST, A DISTANCE OF 29.26 FEET TO A POINT IN THE CURVED NORTHERLY LINE OF ORANGE TERRACE PARKWAY SHOWN ON TRACT NO. 22551 FILED IN MAP BOOK 187, PAGES 62 TO 66 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT THEREIN CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,143.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 11°06'01" WEST;

THENCE WESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'41" AN ARC DISTANCE OF 497.96 FEET;

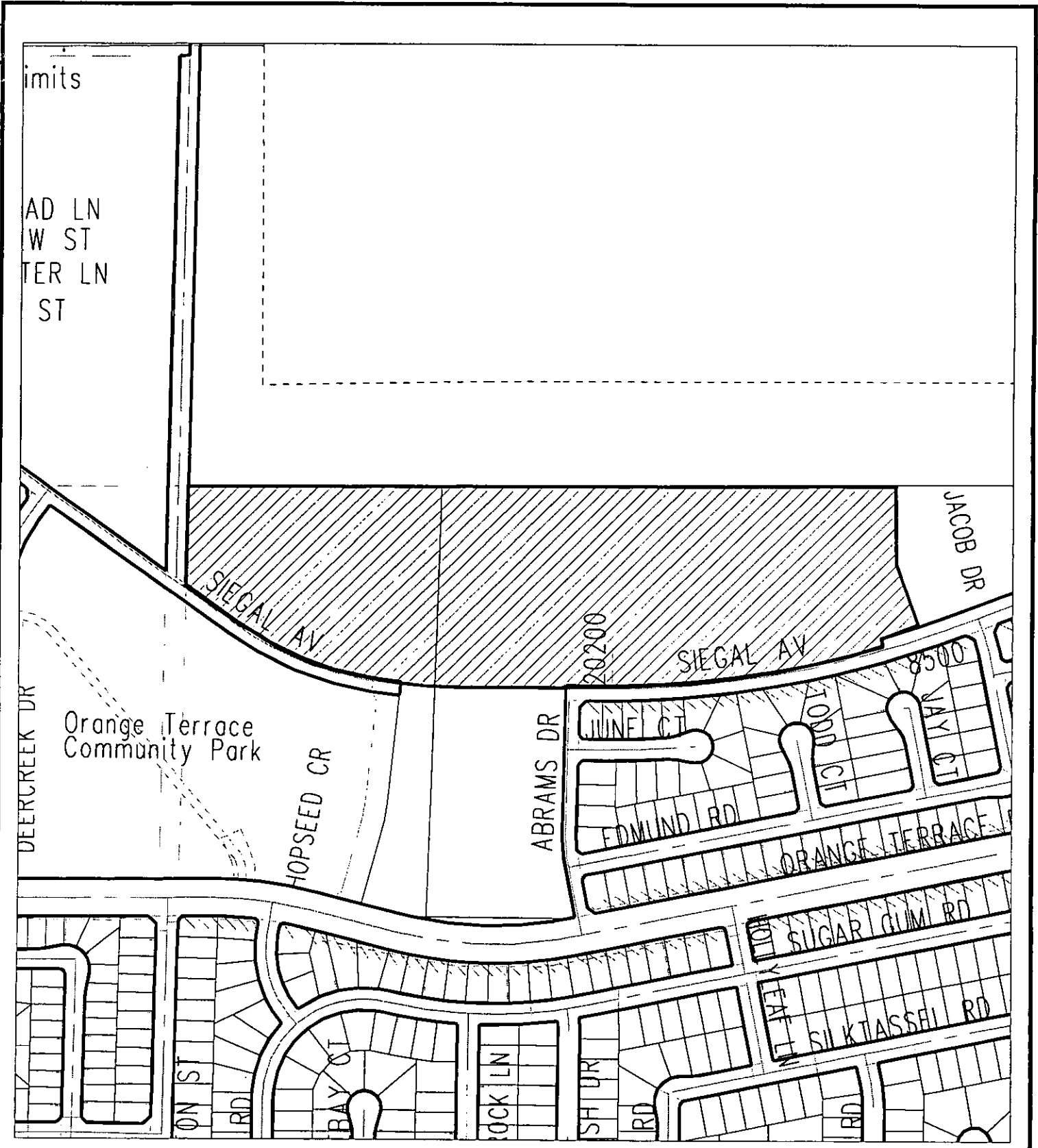
THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 76°08'20" WEST, A DISTANCE OF 111.69 FEET TO THE POINT OF BEGINNING.

Approved: 
Communities Southwest

Approved: 
City Surveyor



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

87/6±8
88/5±7

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" = 400'

Drawn by: bmark

Date: 01/15/03

Subject: COC-014-023

CO-014-023