

Recording Requested By
First American Title Company

Recording requested by:

DOC # 2003-285014

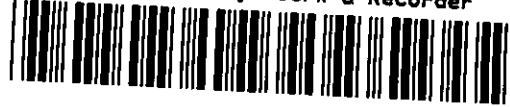
04/23/2003 08:00A Fee:22.00

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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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CO-015-023

Project: Communities SW
A.P.N. 294-020-013, &-023,
294-040-004, 294-110-001

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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

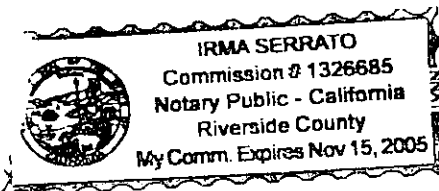
On April 14, 2003, before me Irma Serrato, Notary Public
(date) (name)

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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EXHIBIT "A"
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PARCEL A

LOTS 1, 2 AND 3 IN BLOCK 28 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 VACATED SOUTH HALF OF JOHN F. KENNEDY DRIVE, FORMERLY ESCHOLTZIA AVENUE, THE EAST HALF OF AMMON STREET, AND THE WEST HALF OF BROWN STREET AS THEY ADJOIN SAID LOTS 1, 2, AND 3 AND A PORTION OF THE WEST HALF OF AMMON STREET LOCATED WITHIN LOT 4 IN BLOCK 27;

EXCEPT THE NORTHWEST QUARTER OF LOT 2 IN BLOCK 28 AND THE STREETS ADJOINING SAID NORTHWEST QUARTER;

ALSO 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 COUNTRY 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 COUNNY 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 010 23' 51", AN ARC LENGTH OF 72.22 FEET (THE INITIAL RADIAL LINE BEARS SOUTH 19° 38' 40" EAST);

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

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 21, 1999, AS INSTRUMENT NO. 420518, OFFICIAL RECORDS;

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;

TOGETHER WITH

A PORTION OF LOT 1 IN BLOCK 19 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 BROWN STREET AND THE NORTH HALF OF JOHN F. KENNEDY DRIVE AS VACATED BY RESOLUTION OF THE RIVERSIDE COUNTY BOARD OF SUPERVISORS RECORDED MAY 5, 1953 IN BOOK 1468, PAGE 470 AS INSTRUMENT NO. 22020, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN;

THENCE EAST ON THE SOUTH LINE OF SAID SECTION, 1,270.5 FEET TO A POINT 1,369.5 FEET WEST OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION;
THENCE NORTH AND PARALLEL WITH AND 1369.5 FEET WEST OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION TO A POINT 660.00 FEET NORTH OF THE SOUTH LINE OF SECTION 15;

THENCE WEST AND PARALLEL TO AND 660.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION TO THE WEST LINE OF SAID SECTION;

THENCE SOUTH ON THE WEST LINE OF SAID SECTION, 660.00 FEET TO THE POINT OF BEGINNING;

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

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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;

TOGETHER WITH

LOT 2 IN BLOCK 29 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 SOUTH HALF OF JOHN F. KENNEDY DRIVE AND THE EAST HALF OF BROWN STREET AS 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;

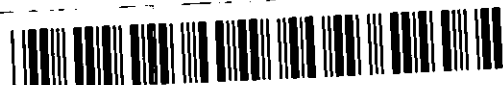
EXCEPT THAT PORTION LYING EAST OF A LINE 1,369.5 FEET WEST OF THE NORTH-SOUTH CENTER LINE OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

ALSO EXCEPT THAT PORTION LYING WITHIN TRACT 24582, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 251, PAGES 13 TO 16, INCLUSIVE, 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;

Approved: 
Communities Southwest

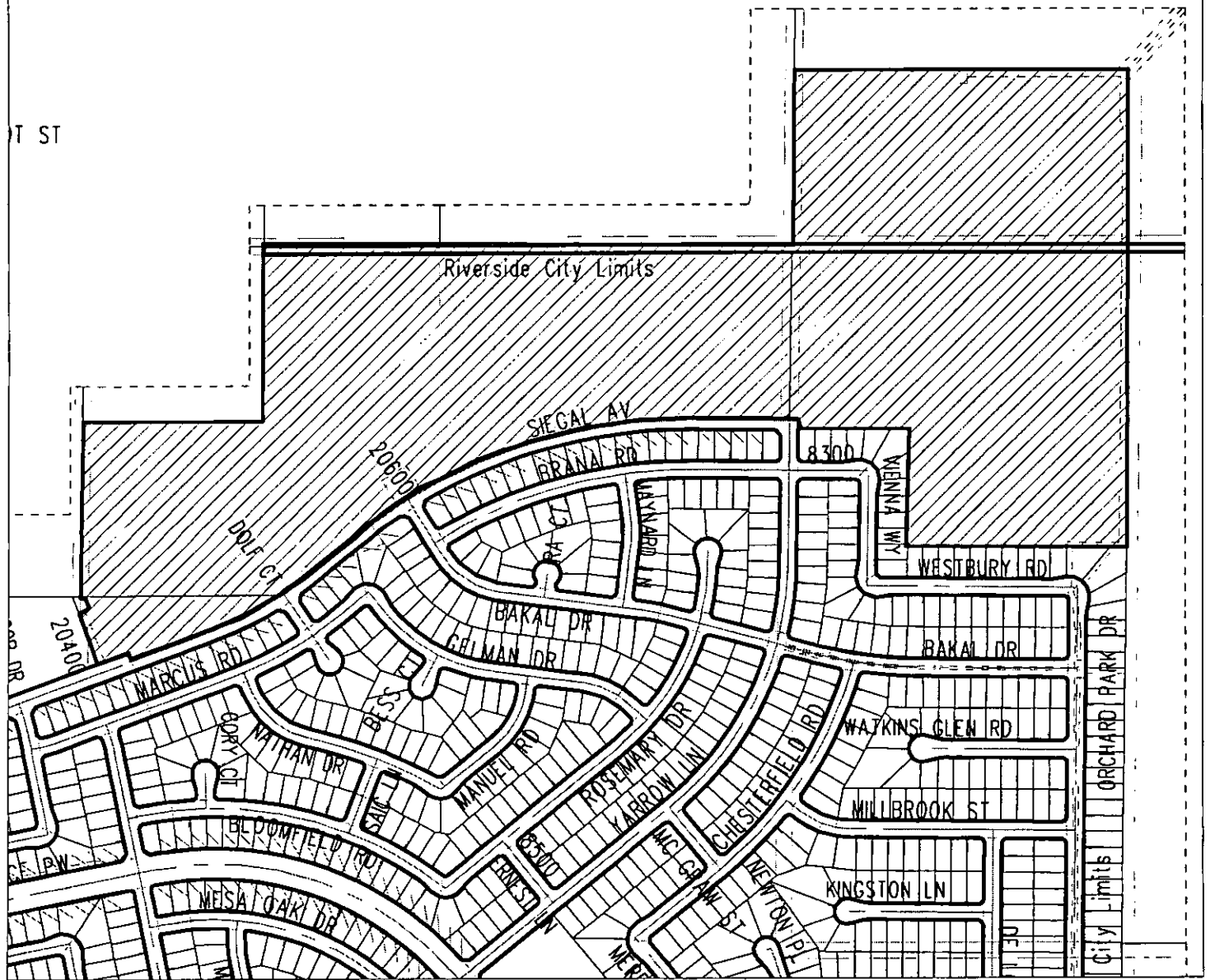
Approved: 
City Surveyor



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

88/4-6

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



Scale: 1" = 600'

Drawn by: bmark

Date: 01/15/03

Subject: COC-015-023

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