

Recording requested by:

32635170 K24
Recording Requested By
CHICAGO TITLE COMPANY

DOC # 2003-781361

10/03/2003 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

And 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

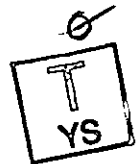
Project: P03-0793 (Parcel 1)

A.P.N. 210-110-036

TRA 009-000

CO - P03-0797

(Parcel 1)



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): YEAGER BROTHERS, LLC; a California Limited Liability Company

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

KEN GUTIERREZ
PLANNING DIRECTOR

By Joel A. S. L. 9/29/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 9-24-03, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

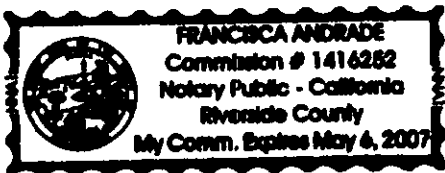
John A. Swiecki
Name(s) of Signer(s)

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:



2003-781361
10/03/2003 09:00A
2 of 4

EXHIBIT "A"

PARCEL 1:
DESCRIPTION:

THAT PORTION OF LOT 5 OF THE WILBUR TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 4 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFONRIA, DESCRIVED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 5, WITH THE SOUTHEASTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY, 100 FEET IN WIDTH;

THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 45° 15'49" EAST, 562.01 FEET TO AN ANGLE POINT IN THE WESTERLY BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED FEBRUARY 8, 1979 AS INSTRUMENT NO. 27265 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE;

THENCE SOUTH 44° 44' 11" EAST, 70.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 170.00 FEET THROUGH WHICH THE RADIAL LINE OF SAID CURVE BEARS SOUTH 89° 29' 56" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 07' 47", A DISTANCE OF 21.15 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 07° 37' 51" WEST, 327.12 FEET TO A POINT ON THE CNETERLINE OF INDIANAPOLIS AVENUE (NOW KNOWN AS SPRUCE STREET), THE PREVIOUS THREE (3) COURSES AND DISTANCES BEING ALONG SAID WESTERLY BOUNDARY LINE AND ITS SOUTHERLY CONTINUATION THEREOF, OF SAID LAND OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT;

THENCE ALONG SAID CENTERLINE, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 5, NORTH 89° 58' 38" WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 8, 1988 AS INSTRUMENT NO. 189792 OFFICIAL RECORDS.



PREPARED UNDER THE SUPERVISION OF:

John A. Friedrich 9-12-03
JOHN A. FRIEDRICH RCE 27861

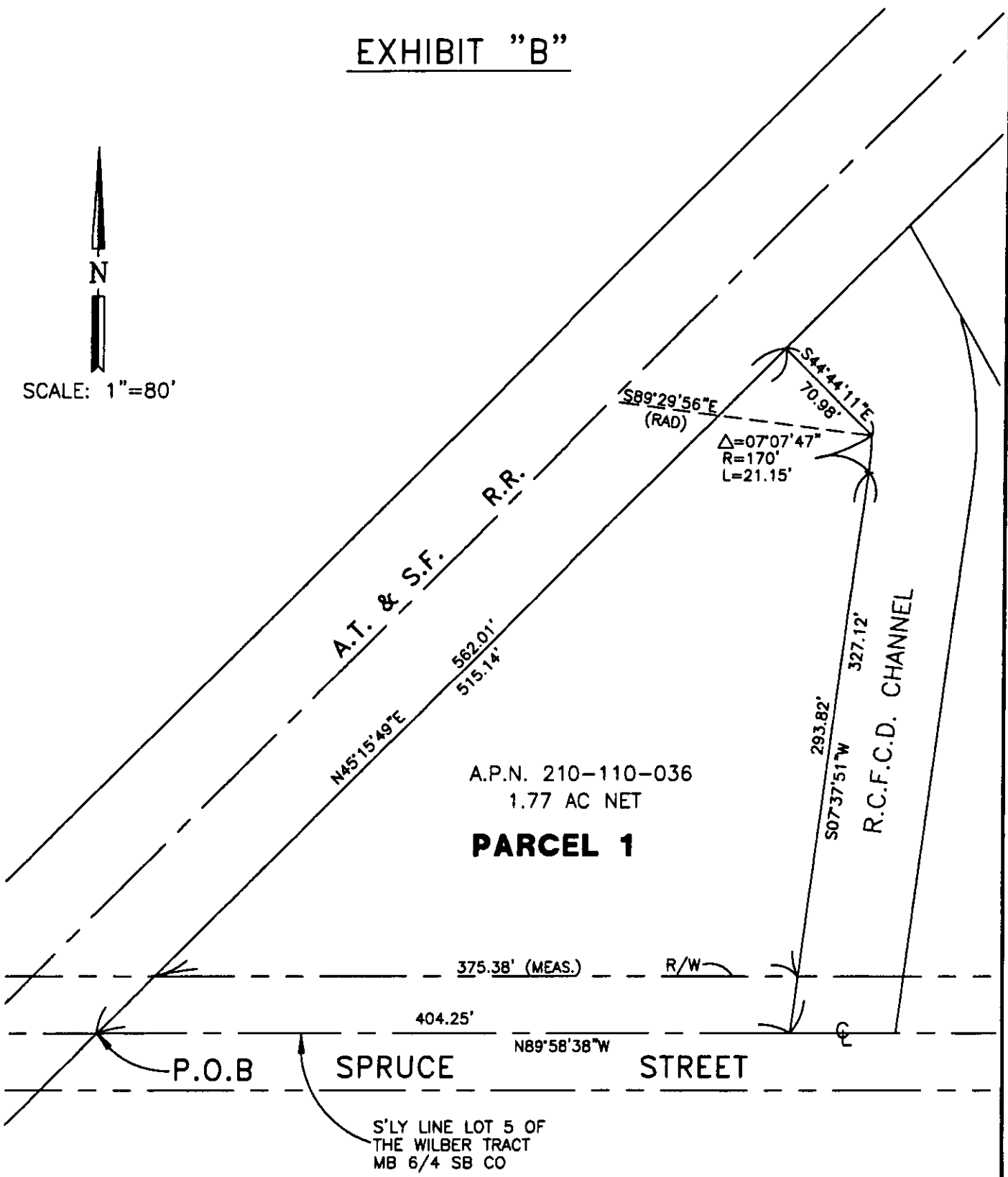
DESCRIPTION APPROVAL
9-22-03
Constance
CITY OF RIVERSIDE



EXHIBIT "B"



SCALE: 1"=80'



A.P.N. 210-110-036
1.77 AC NET

PARCEL 1

CITY OF RIVERSIDE, CALIFORNIA

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=80'



2003-781361
10/03/2003 09:09A
4 of 4

25/4+6

CO-P03-0797

Recording requested by:

32035170 K26
Recording Requested By
CHICAGO TITLE COMPANY

DOC # 2003-781362

10/03/2003 08:00R Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX= \$0.00

And when recorded, mail to:

SURVEYOR, CITY OF RIVERSIDE

Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: P03-0793 (Parcel 2)

A.P.N. 210-110-037

TRA 009.000

CO - P03-0797

(Parcel 2)



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): YEAGER BROTHERS, LLC; a California Limited Liability Company

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

KEN GUTIERREZ
PLANNING DIRECTOR

By John A. Swiecki 9/29/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 9.24.03, 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:



2003-781362
10/03/2003 09:00A
2 of 5

Government Code 27361.7

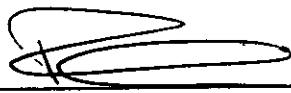
I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Francisca Andrade

Commission No.: 1416252

Date Commission expires: 5-6-07

County: Riverside

By: 

Date: 10-3-03



EXHIBIT "A"

PARCEL 2:
DESCRIPTION:

THAT PORTION OF LOT 5 OF THE WILBUR TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 4, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 5, WITH THE SOUTHEASTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY, 100 FEET IN WIDTH;

THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 5, SOUTH 89° 58' 38" EAST TO THE INTERSECTION WITH THE SOUTHERLY CONTINUATION OF THE EASTERLY BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED FEBRUARY 8, 1979, AS INSTRUMENT NO. 27265 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, THE LAST MENTIONED INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID CONTINUATION AND SAID EASTERLY BOUNDARY LINE, NORTH 07° 37' 51" EAST, 319.10 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE WEST AND HAVING A RADIUS OF 230.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 12' 00" AN ARCH DISTANCE OF 97.15 FEET TO THE NORTHERLY TERMINUS OF SAID CURVE;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, NORTH 73° 25' 51" EAST, 0.97 OF A FOOT TO THE WESTERLY BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO G.S. MEDSGER, RECORDED OCTOBER 24, 1894, IN BOOK 13, PAGE 213 OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY LINE AND ITS SOUTHERLY CONTINUATION THEREOF, TO SAID SOUTHERLY LINE OF SAID LOT 5;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 58' 38" WEST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 8, 1988 AS INSTRUMENT NO. 189792 OFFICIAL RECORDS.

PREPARED UNDER THE SUPERVISION OF:



John A. Friedrich 9-12-03
JOHN A. FRIEDRICH ROE 27861

5022-6
GEOLOGICAL APPROPRIATE
RECORDED
INDEXED



2003-781362
10/03/2003 08:00A
4 of 5

CO-P03-0797

EXHIBIT "B"



SCALE: 1"=80'

A.T. & S.F. R.R.

N73°25'51"E
0.97'

Δ=24°12'00"
R=230'
L=97.15'

W'LY BOUNDARY LINE OF LAND
DESCRIBED IN DEED TO G.S. MEDSGER
RECORDED OCT. 24, 1894 IN
BOOK 13, PAGE 213 OF DEEDS
RIVERSIDE COUNTY RECORDS

N29°42'00"W
112.78'

N15°35'00"W
157.25'

R.C.F.C.D. CHANNEL

N07°37'51"E
285.81'

A.P.N. 210-110-037
0.67 AC NET

**PARCEL
2**

130.97'

N05°45'00"E
164.14'

R/W
SPRUCE

STREET

116.38' (MEAS.)

N89°58'38"W

S'LY LINE LOT 5 OF
THE WILBER TRACT
MB 6/4 SB CO

T.P.O.B

CITY OF RIVERSIDE, CALIFORNIA

This plat is solely an aid in locating the parcel described in the
attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=80'



2003-281362
18/03/2003 08:00A
5 of 5

25/466

CO-P03-0797