

Recording requested by:

**DOC # 2001-095958**

03/09/2001 08:00A Fee:NC

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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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Project: COC-011-001

A.P.N. 263-070-028 (Portion)

**CO-011-001**



(3)

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

Property Owner(s): THE MODGLIN FAMILY LIMITED PARTNERSHIP, DONALD L. MODGLIN,  
GENERAL PARTNER

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 Craig Aaron 3-8-01  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

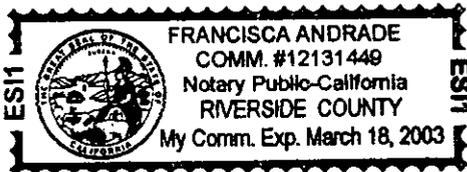
State of California }  
County of } ss

On March 8, 2001, before me Francisca Andrade  
(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.

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:

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



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March 1, 2001

W.O. 1194-001

**EXHIBIT "A"**  
**CERTIFICATE OF COMPLIANCE No. \_\_\_\_\_**  
Donald L. Modglin

**PARCEL "A"**

That certain parcel of land conveyed to the State of California by Deed recorded March 29, 1990 as instrument no. 112312, Official Records of Riverside County, California, being described as that portion of Parcel 3 of Parcel Map on file in Book 14, Page 3 of Parcel Maps, Records of Riverside County, California, described as follows:

Beginning at the intersection of the South line of said Parcel 3 with the West line of Parcel 1 of Parcel Map on file in Book 14, Page 35 of Parcels Maps, Records of Riverside County, California;

Thence N.89°51'54"W. along the South line of said Parcel 3, a distance of 186.04 feet;  
Thence N.00°36'37"W., a distance of 831.51 feet to the Westerly right of way line of the Atchison, Topeka and Santa Fe Railroad, also being the Easterly line of said Parcel 3;

Thence S.19°23'39"E. along the Easterly line of said Parcel 3, a distance 682.70 feet to the Northeast corner of said Parcel 1;

Thence N.89°51'54"W. along the North line of said Parcel 1, a distance of 30.00 feet to the Northwest corner thereof;

Thence S.00°33'03"W. along the West line of said Parcel 1, a distance of 188.01 feet to the point of beginning.

**EXCEPTING THEREFROM** that portion described as follows:

Beginning at the intersection of the South line of said Parcel 3, also being the South line of Parcel 2 of said Parcel Map on file in Book 14, Page 35, with the West line of said Parcel 1;

Thence N.89°51'54"W. along the South line of said Parcel 3, also being the South line of said Parcel 2, a distance of 60.11 feet;

Thence N.00°08'06"E., a distance of 10.00 feet;

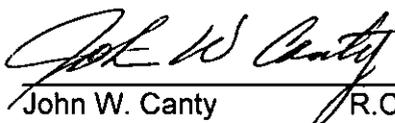
Thence S.89°51'54"E., a distance of 60.18 feet to the West line of said Parcel 1;

Thence S.00°33'03"W. along said West line, a distance of 10.00 feet to the point of beginning.

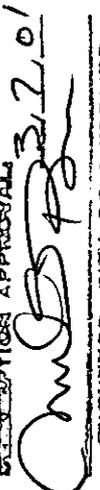
The above described parcel of land contains 2.421 acres, more or less.

The bearings and distances used in the above description are on the California Coordinate System of 1927, Zone VI. Multiply distances shown by 1.0000702 to obtain ground level distances.

**CANTY ENGINEERING GROUP, INC.**  
Prepared under the supervision of:

  
John W. Canty R.C.E. 17550 Date 3/5/01



DESCRIPTION APPROVAL  
  
CITY OF RIVERSIDE

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# CERTIFICATE OF COMPLIANCE No. \_\_\_\_\_

BEING A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 14 PAGE 3  
THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MARCH 2001

SCALE: 1" = 100'

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

OWNER:  
THE MODGLIN FAMILY LIMITED PARTNERSHIP  
10760 Warner Avenue, Suite 102  
Fountain Valley, CA 92708

A.P.N.  
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PARCEL

MAP  
P.M. 14/3

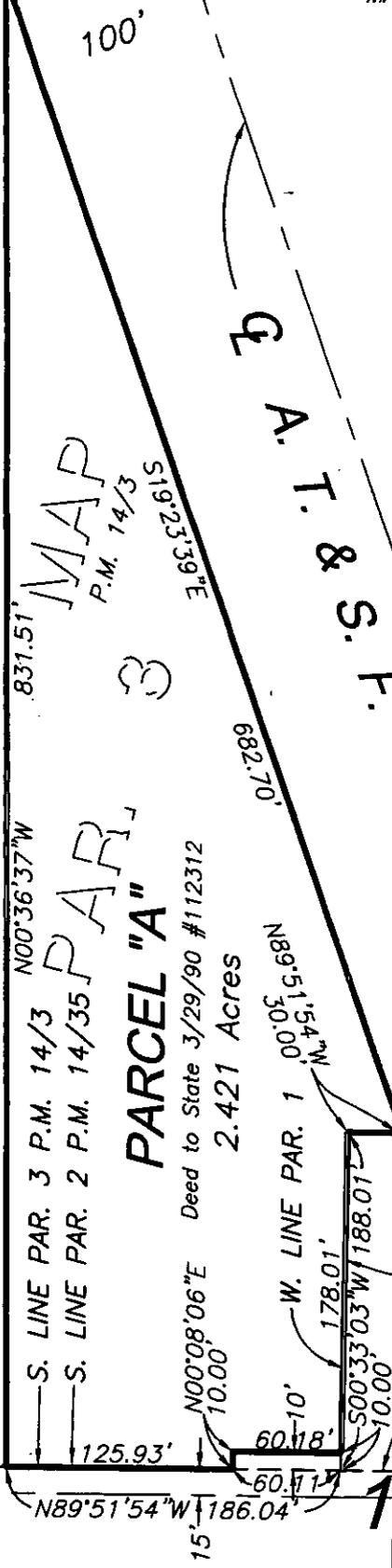
PARCEL 3

PARCEL "A"

Deed to State 3/29/90 #112312  
2.421 Acres

G  
A. T. & S. F.  
R.R.  
R I W

PARCEL 1  
PARCEL MAP  
P.M. 14/35



SECTION 10, T.3S., R.4W., S.B.M.

The preceding description being a parcel of land described in a Directors Deed from the State of California recorded April 13, 2000 as Instrument Number 2000-141272.

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.



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