

Recording Requested By
CHICAGO TITLE COMPANY

When recorded mail to:

Mark S. Brown, Surveyor
PUBLIC WORKS DEPARTMENT
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

COPY of Document Recorded
on 3-5-97 as No. 74574
has not been compared with
original.
FRANK K. JOHNSON
County Recorder
RIVERSIDE COUNTY, CALIFORNIA

FOR RECORDER'S OFFICE USE ONLY

Project: VC-001-934
A.P.N. 263-030-38
TRA: 009-108

CO - 328

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): DESERT OUTDOOR ADVERTISING, INC., a California Corporation.

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.

Chicago Title Insurance Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and efficiency or as to the effect upon the title to any property which may be affected by its filing.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By J. Craig Aaron 2-25-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On February 25, 1997 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. 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.

Janis Lowry

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:

REF: Desert Outdoor Advertising, Inc.
Attn: Carol Buxbom
5795 Sycamore Canyon Blvd.
Riverside, California 92507

EXHIBIT 'A'

That portion of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, and that portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the centerline intersection of Box Springs Boulevard and Fischer Road as shown by Record of Survey on file in Book 77, Records of Survey, pages 59 through 63, records of Riverside County, California;

THENCE South $45^{\circ}22'01''$ West, along the southwesterly prolongation of said centerline of Fischer Road, a distance of 31.37 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1200.00 feet;

THENCE southwesterly, along said curve, an arc length of 2.59 feet, through a central angle of $00^{\circ}07'25''$;

THENCE South $31^{\circ}29'52''$ East, a distance of 118.39 feet to the beginning of a tangent curve concave northeasterly and having a radius of 800.00 feet;

THENCE southeasterly, along said curve, an arc length of 174.55 feet, through a central angle of $12^{\circ}30'04''$;

THENCE South $43^{\circ}59'56''$ East, a distance of 289.33 feet;

THENCE North $46^{\circ}00'04''$ East, a distance of 140.53 feet;

THENCE North $24^{\circ}08'19''$ West, a distance of 60.00 feet to a point in the northerly line of Sycamore Canyon Boulevard, as described in deed to the City of Riverside, by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of said Riverside County; said point being in a non tangent curve concave southerly and having a radius of 60.00, the radial line of said point bears North $24^{\circ}08'19''$ West, said point being the TRUE POINT OF BEGINNING;

THENCE northeasterly along said curve and said northerly line an arc length of 50.36 feet, through a central angle of $48^{\circ}05'31''$;

THENCE North $23^{\circ}57'12''$ East, a distance of 3.00 feet to the southerly line of said Section 33, T.2 S., R.4 W., S.B.M.;

THENCE South $89^{\circ}29'10''$ East, along said southerly line of Section 33 a distance of 370.34 feet to the intersection of said southerly line and the southerly line of the State Highway Right of Way.

THENCE North $59^{\circ}31'05''$ West, a distance of 245.80 feet to a point in a non tangent curve concave southwesterly and having a radius of 220.00 feet, the

radial line of said point bears North 57°36'58" East;

THENCE northwesterly along said curve an arc length of 227.21 feet, through a central angle of 59°10'24";

THENCE South 88°26'34" West, a distance of 17.52 feet to the intersection with a line bearing North 00°08'27" West from the POINT OF BEGINNING; the preceding three courses being along the southerly line of the State Highway Right of Way;

THENCE South 00°08'27" East, a distance of 225.52 feet to the said TRUE POINT OF BEGINNING .

EXCEPTING therefrom that portion lying northeasterly of the Corporate boundary of the City of Riverside as described in Ordinance No. 2893 passed and adopted on October 11, 1960.

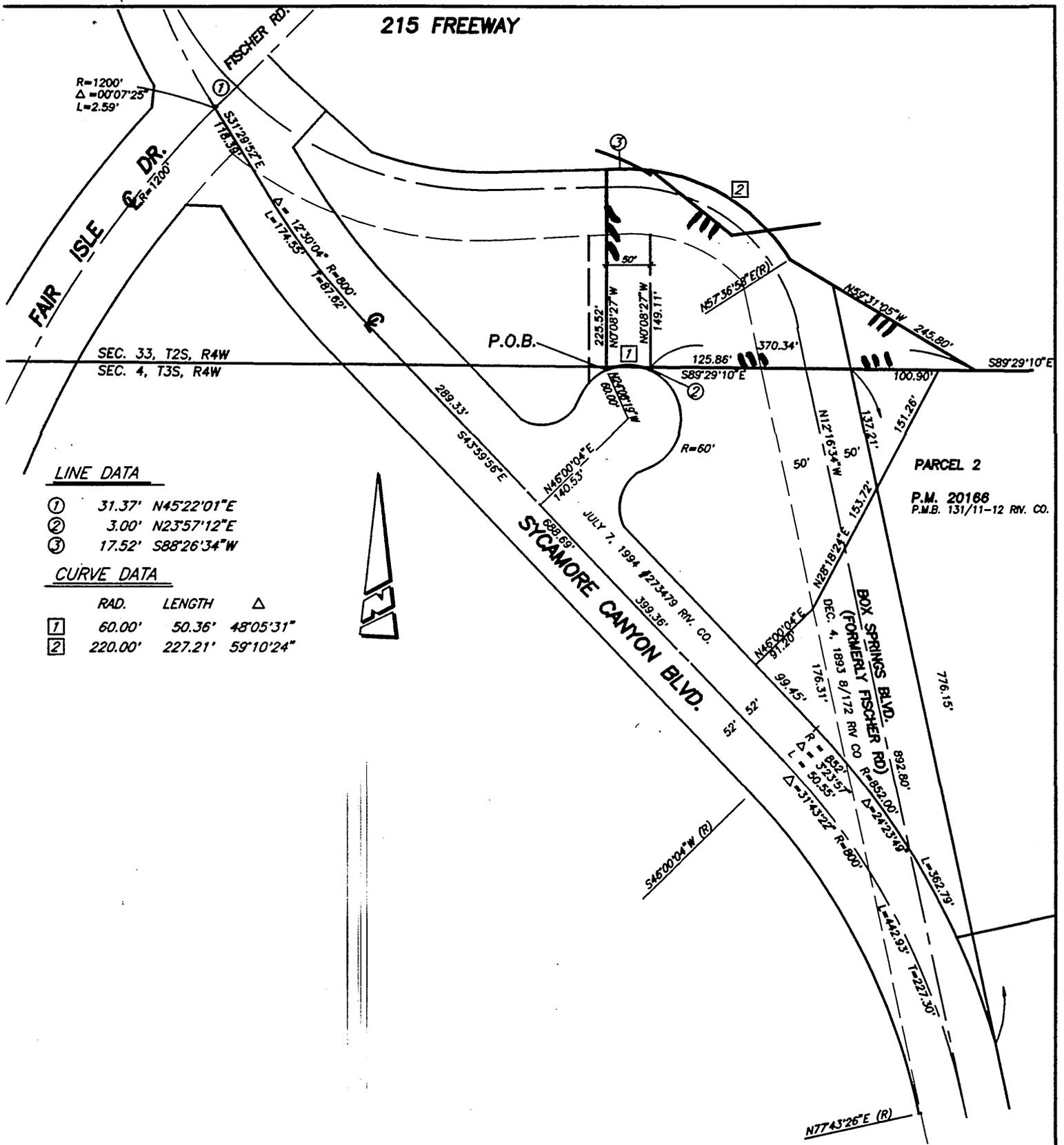
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 2/20/97 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

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.

BSPAR2.COC



R=1200'
 $\Delta=00^{\circ}07'25''$
 L=2.59'

215 FREEWAY

FAIR ISLE DR.
 R=1200'

FISCHER RD.

SEC. 33, T2S, R4W
 SEC. 4, T3S, R4W

P.O.B.

SYCAMORE CANYON BLVD.
 JULY 7, 1994 1273479 RV. CO.

PARCEL 2

P.M. 20166
 P.M.B. 131/11-12 RV. CO.

LINE DATA

- ① 31.37' N45°22'01"E
- ② 3.00' N23°57'12"E
- ③ 17.52' S88°26'34"W

CURVE DATA

	RAD.	LENGTH	Δ
①	60.00'	50.36'	48°05'31"
②	220.00'	227.21'	59°10'24"



• CITY OF RIVERSIDE, CALIFORNIA •

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"=150' DRAWN BY: CURT DATE: 2/7/96 SUBJECT: BOX SPRINGS REALIGNMENT

COC-328