

DOC # 2010-0129720

03/23/2010 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

CITY 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

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: Fox Plaza

APN: 213-182-003, -004, -005, -006, -010

Address: Market Street – 5th to 6th

CO- P10-0183



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 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: 
Dirk A. Jenkins, Principal Planner

3-19-10
Date

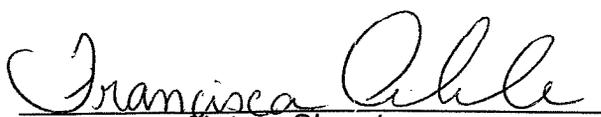
State of California

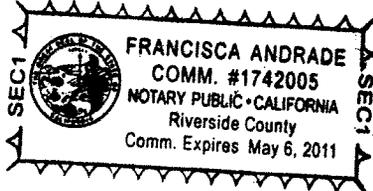
County of Riverside } ss

On March 19, 2010, before me, Francisca Andrade, notary public personally appeared Dirk A. Jenkins who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature



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**EXHIBIT A
TO
THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE
GRANT DEED
(Phase 1A Property)**

Legal Description of Property

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 132.59 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.67 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 132.59 feet to the northeasterly line of said Block;

Thence North 60°10'53" West along said northeasterly line, a distance of 155.57 feet to the Point of Beginning.

PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 132.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;



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Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.70 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.67 feet to the Point of Beginning.

PARCEL 3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 182.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.74 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.70 feet to the Point of Beginning.

PARCEL 4

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 232.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;



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Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.77 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.74 feet to the Point of Beginning.

PARCEL 5

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 282.59 feet to the Point of Beginning;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.77 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence South 29°43'54" West, along said parallel line, a distance of 48.89 feet to the southwesterly line of said block, said southwesterly line also being the northeasterly line of Sixth Street;

Thence North 60°13'28" West, along said southwesterly line, a distance of 155.81 feet to the southwesterly corner of said Block;

Thence North 29°46'22" East, along the northwesterly line of said block, a distance of 49.01 feet to the Point of Beginning.

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

 3/5/2010 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11

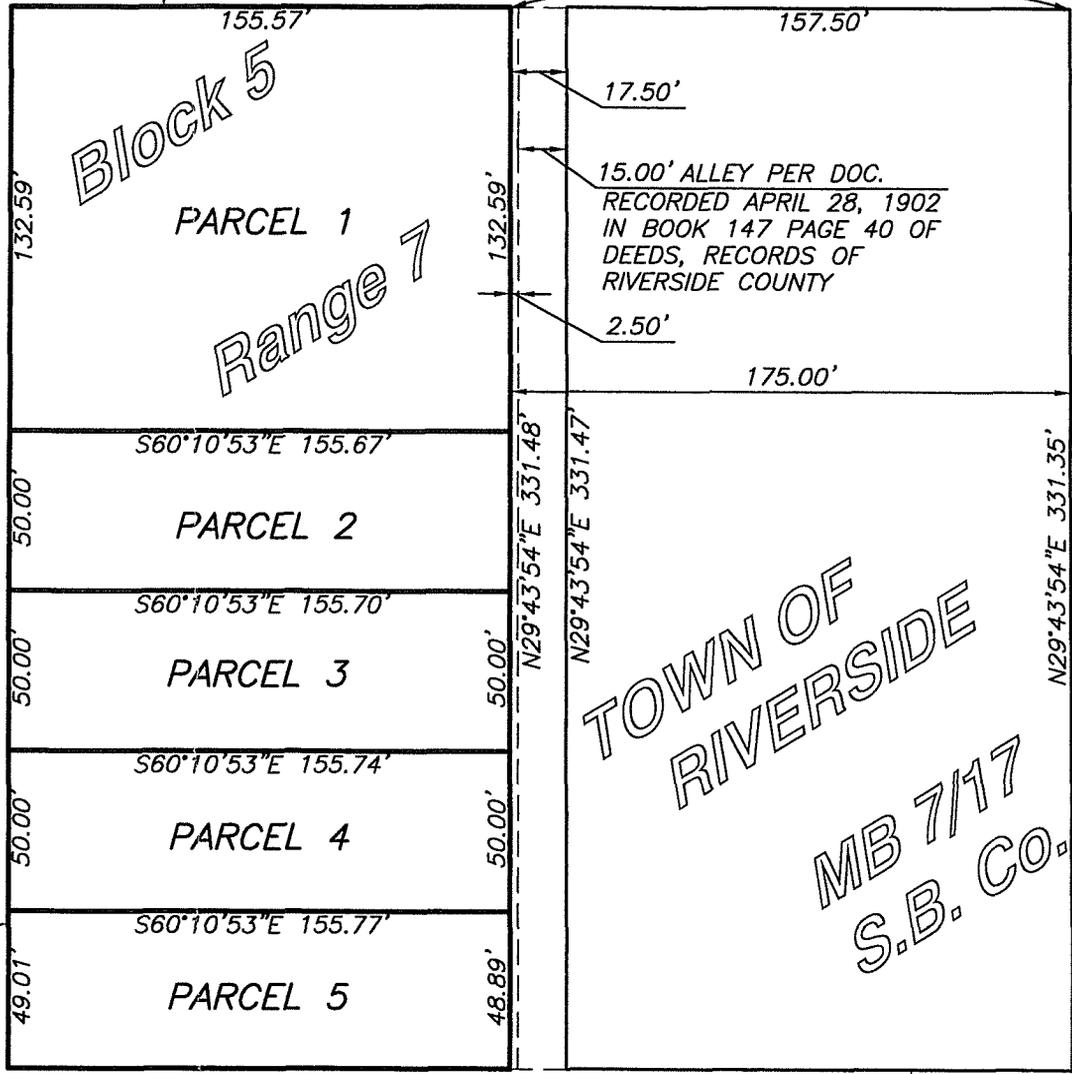


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5th STREET

S60°10'53"E 429.55'

33.00'



Block 5
Range 7

15.00' ALLEY PER DOC.
RECORDED APRIL 28, 1902
IN BOOK 147 PAGE 40 OF
DEEDS, RECORDS OF
RIVERSIDE COUNTY

TOWN OF RIVERSIDE
MB 717
S.B. CO.

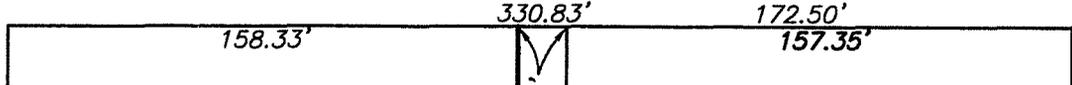
MARKET STREET

MAIN STREET

6th STREET

S60°13'28"E 429.83'

33.00'



• **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"=60'

DRAWN BY: Mark DATE: 12/28/09

SUBJECT: FOX PLAZA PARCELS

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