

275565

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Recording requested by:

AUG 22 1995

And when recorded, mail to:

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

Recorded in Official Records
of Riverside County, California

[Signature] Recorder
Fees \$ 27

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-1-945
Fremont St. & Industrial Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SANWA BANK CALIFORNIA, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on July 7, 1994, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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.

[Handwritten mark]

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 8-7-95

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

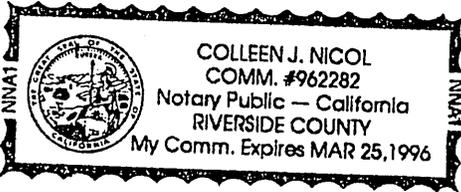
State of California }
County of Riverside }^{ss}

On 8-7-95, before me Colleen J. Nicol
(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.

Colleen Nicol
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- (X) Other

Principal Planner

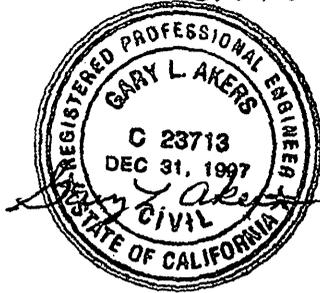
- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

City of Riverside

JAN 03 1995

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EXHIBIT A
NEW LEGAL DESCRIPTION
FOR COMBINED PARCEL
PW -001-945
VC -001-945

That portion of Block A and that portion of Blocks 21,22,23, 24, and 25, as shown by map of Tract No. 2 of the Riverview Addition to the City of Riverside, on file in Book 6, Page 63 of Maps, records of Riverside County, California together with that portion of those certain streets and alleys as shown by said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, described as follows:

Commencing at the intersection of the centerline of Fremont Street and Liberty Street as shown on map of Tract No. 3 of the Riverview Addition to the City of Riverside, on file in Book 7, Page 5 of Maps, Records of Riverside County, California;

Thence North 00° 07' 15" East along the centerline of said Fremont Street, a distance of 409.01 feet;

Thence South 89° 52' 45" East 33.00 feet to the Southeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as Instrument No. 229741 of Official records of said County; said point being the TRUE POINT OF BEGINNING;

Thence North 00° 07' 15" East, a distance of 143.62 feet to the beginning of a curve, concave to the southwest having a radius of 76.01 feet;

Thence northerly and northwesterly along said curve through a central angle of 55° 32' 19" an arc distance of 73.68 feet to a point on the centerline of that portion of Fremont Street as vacated by the City Council of the City of Riverside by Resolution No. 14605 recorded September 22, 1982, as Instrument No. 163982 of Official records of said County, a radial line to said point bears North 34° 34' 56" East,

Thence along said last mentioned centerline North 00° 07' 15" East, 6.33 feet to a point in the northerly line of Industrial Avenue as conveyed to the City of Riverside by deed recorded August 18, 1989, as Instrument No. 281989 of Official records of said County Recorder's office, said point also being at the westerly terminus of that certain course as described in Parcel 1 of document recorded August 29, 1990, as Instrument No. 322130 of Official records of said County, said course also being the beginning of a non-tangent curve concave to the south having a radius of 702.92 feet, a radial line to said point bears North 12° 28' 08" East;

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Thence easterly along the southerly line of said Parcel 1, being also the northerly line of Industrial Avenue, and said curve through a central angle of $00^{\circ} 37' 07''$, an arc distance of 7.59 feet;

Thence Southeasterly continuing along said northerly line and said southerly line, South $76^{\circ} 54' 45''$ East a distance of 79.63 feet;

Thence along the easterly, southwesterly, and southeasterly line of said Parcel 1 the following seven (7) described courses;

Thence North $00^{\circ} 07' 15''$ East, 50.00 feet;

Thence North $34^{\circ} 06' 29''$ West, 80.00 feet;

Thence North $00^{\circ} 07' 15''$ East, 135.11 feet;

Thence North $41^{\circ} 14' 21''$ East, 142.39 feet;

Thence South $44^{\circ} 48' 55''$ East, 430.00 feet;

Thence North $41^{\circ} 14' 21''$ East, 165.39 feet;

Thence South $44^{\circ} 48' 55''$ East, 1174.63 feet to the southeasterly line of said Parcel 1 and the southeasterly line of that certain parcel of land conveyed to E. L. Yeager Construction Company, Inc., as Parcel No. 1 by deed recorded October 8, 1980, as Instrument No. 184894 of Official records of said County;

Thence along the southeasterly line of said last mentioned deed South $45^{\circ} 11' 05''$ West, 212.78 feet to the northerly line of that certain parcel of land conveyed to Rohr Aircraft Corporation as Parcel 2 by deed recorded July 29, 1953, as instrument No. 37239 of Official records of said County, said northerly line being a non-tangent curve concave southerly having a radius of 1119.56 feet, a radial line to said point bears North $2^{\circ} 56' 27''$ West;

Thence westerly along said last mentioned northerly line through a central angle of $14^{\circ} 12' 11''$ an arc distance of 277.53 feet;

Thence on a non-tangent line South $71^{\circ} 53' 52''$ West, 144.44 feet to the southeast corner of that certain parcel of land conveyed to Livingstone Material Company by deed recorded December 16, 1953, as Instrument No. 59937 of Official Records of said County;

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Thence along the easterly line of said last mentioned parcel North $00^{\circ} 07' 15''$ East 169.45 feet to the northeast corner of said last mentioned parcel;

Thence along the northerly line of said parcel North $89^{\circ} 52' 45''$ West 260.00 feet to the northwest corner thereof;

Thence South $00^{\circ} 07' 15''$ West along the west line of said parcel, a distance of 249.88 feet to the southwest corner thereof, said point being in a curve concave to the north having a radius of 548.94 feet, said point also lying on the northerly line of Parcel No. 1 as conveyed to Rohr Aircraft Corporation by deed recorded July 29, 1953 as Instrument No. 37239, Official Records of Riverside County, California, the radial line at said point bears South $02^{\circ} 42' 57''$ East;

Thence westerly along said northerly line and along said curve through a central angle of $17^{\circ} 53' 52''$ an arc distance of 171.48 feet

Thence North $74^{\circ} 49' 05''$ West continuing along said northerly line, a distance of 111.35 feet to the southeast corner of that certain parcel of land conveyed to Bowes Pacific Corporation by deed recorded April 30, 1954 as Instrument No. 21778, Official Records of Riverside County, California;

Thence North $00^{\circ} 07' 15''$ East along the east line of said parcel conveyed to Bowes Pacific Corporation as aforesaid, and along the east line of that certain parcel of land conveyed to Robert W. Wessell, et ux, by deed recorded February 17, 1954 as Instrument No. 7977, Official Records of Riverside County, California a distance of 737.32 feet to the northeast corner of said parcel conveyed to Robert W. Wessell;

Thence North $89^{\circ} 52' 45''$ West along the northerly line of said parcel, a distance of 245.15 feet to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM the parcel of land described as follows:

That portion of Block A and that portion of Block 21, as shown by map of Tract No. 2 of the Riverview Addition to the City of Riverside, on file in Book 6, Page 63 of Maps, records of Riverside County, California together with that portion of those certain streets and alleys as shown by said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, and portion of Fremont Street as shown by said map and as shown by map of Tract No. 3 of the Riverview Addition to the City of Riverside, on file in Book 7, Page 5 of Maps, records of said Riverside County, which was vacated by the City Council of the City of Riverside by Resolution No. 14605 recorded September 22,

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1982 as Instrument No. 163982 of Official Records of said Riverside County, described as follows:

Commencing at the intersection of the centerline of Fremont Street and Liberty Street as shown on said map of Tract No. 3 of the Riverview Addition to the City of Riverside;

Thence North $00^{\circ} 07' 15''$ East along the centerline of said Fremont Street, a distance of 409.01 feet;

Thence South $89^{\circ} 52' 45''$ East 33.00 feet to the Southeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as Instrument No. 229741 of Official records of said County;

Thence along the East line of said Parcel North $0^{\circ} 07' 15''$ East a distance of 107.18 feet to the TRUE POINT OF BEGINNING;

Thence continuing North $00^{\circ} 07' 15''$ East along said east line, a distance of 36.44 feet to the beginning of a curve, concave to southwest having a radius of 76.01 feet;

Thence northerly and northwesterly along said curve through a central angle of $55^{\circ} 32' 19''$ an arc distance of 73.68 feet to a point on the centerline of that portion of Fremont Street as vacated by the City Council of the City of Riverside by Resolution No. 14605 recorded September 22, 1982, as instrument No. 163982 of Official records of said County, a radial line to said point bears North $34^{\circ} 34' 56''$ East,

Thence along said last mentioned centerline North $00^{\circ} 07' 15''$ East, 6.33 feet to the beginning of a non-tangent curve concave to the south having a radius of 702.92 feet, a radial line to said points bears North $12^{\circ} 28' 08''$ East;

Thence easterly along said curve through a central angle of $00^{\circ} 37' 07''$, an arc distance of 7.59 feet;

Thence South $76^{\circ} 54' 45''$ East a distance of 93.00 feet;

The preceding five courses being along the boundary of that certain parcel of land described in deed to the City of Riverside by document recorded August 18, 1989, as Instrument No. 281989 of Official Records of said Riverside County;

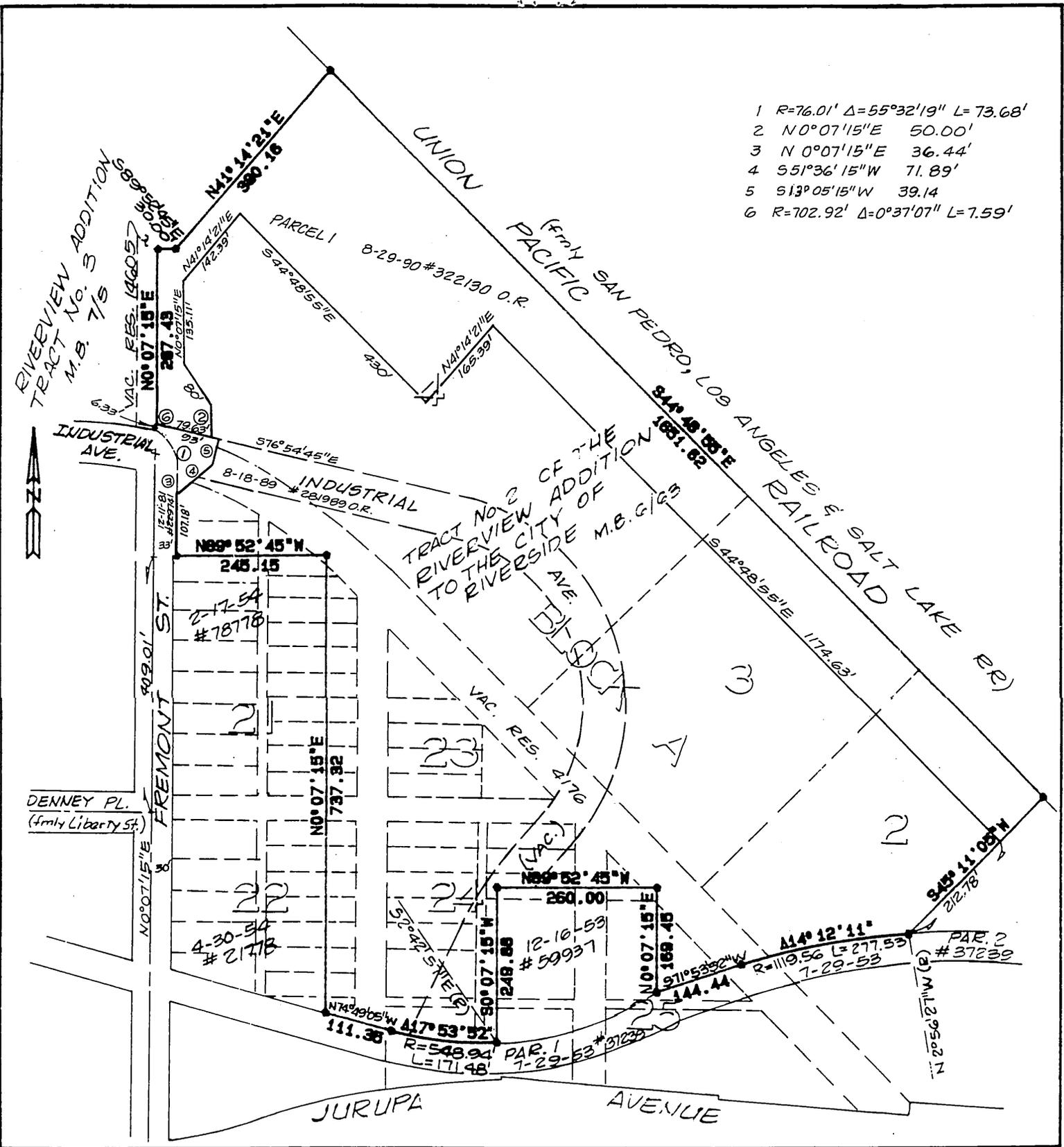
Thence South $13^{\circ} 05' 15''$ West a distance of 39.14 feet to a point on the northerly prolongation of that certain course having a bearing of South $51^{\circ} 36' 15''$ West in said last mentioned deed;

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Thence South 51° 36' 15" West, along the northerly prolongation and that certain course having a bearing of South 51° 36' 15" West in said last mentioned deed, a distance of 71.89 feet to the TRUE POINT OF BEGINNING.

C:\WORKS\4549\DEEDB.WPS





- 1 R=76.01' Δ=55°32'19" L=73.68'
- 2 N0°07'15"E 50.00'
- 3 N0°07'15"E 36.44'
- 4 S51°36'15"W 71.89'
- 5 S13°05'15"W 39.14
- 6 R=702.92' Δ=0°37'07" L=7.59'

• 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

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SCALE: 1" = NTS

DRAWN BY KOS DATE 1/12/95

SUBJECT PMW-1-945