

322130

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
30 Min. Past 11 o'clock A.M.

AUG 29 1990

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-20-889 PHASE 1
E'ly of Fremont St. and
N'ly of Industrial Avenue

4/3

FREE RECORDING
Gov't. Code 6103

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Please record for the benefit of the City of
Riverside
Real Property Services Manager

Property Owner(s): OMEGA EMPIRE, a California limited partnership, as to an undivided 74% interest, EDWARD INMAN FISHER and LYNDA FISHER FITZPATRICK, Co-Trustees under that certain Declaration of Trust dated October 8, 1954, as to an undivided 13% interest, and RUTH INMAN FISHER, a widow, as to an undivided 13% interest, as tenants in common.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 3, 1990, 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.

PARCEL 1

THOSE PORTIONS OF LOTS 2,3 AND 4 OF BLOCK A, TRACT NO. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 6, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE CERTAIN STREETS AND ALLEYS AS SHOWN ON SAID MAP AND VACATED BY RESOLUTION NO. 4176 OF THE CITY COUNCIL OF SAID CITY, AND THAT PORTION OF FREMONT STREET AS SHOWN ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, IN SAID CITY, COUNTY, AND STATE, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS VACATED BY RESOLUTION NO. 14605 OF THE CITY COUNCIL OF SAID CITY, RECORDED SEPTEMBER 22, 1982, AS INSTRUMENT NO. 163982 OF OFFICIAL RECORDS OF SAID COUNTY AND STATE, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

COMMENCING AT THE CENTERLINE INTERSECTION OF FREMONT STREET AND LIBERTY STREET, AS SHOWN ON THE MAP OF SAID TRACT NO. 3; THENCE ALONG THE CENTERLINE OF SAID FREMONT STREET NORTH $00^{\circ}07'15''$ EAST 409.01 FEET, SAID CENTERLINE BEING TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION; 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 AND STATE; THENCE ALONG THE EAST LINE OF SAID PARCEL NORTH $00^{\circ}07'15''$ EAST 143.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 76.01 FEET; THENCE 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 SAID FREMONT STREET (VACATED), A RADIAL LINE TO SAID POINT BEARS NORTH $34^{\circ}34'56''$ EAST; THENCE ALONG SAID CENTERLINE NORTH $00^{\circ}07'15''$ EAST 6.33 FEET TO A POINT IN THE NORTHERLY LINE OF INDUSTRIAL AVENUE AS CONVEYED TO THE CITY OF RIVERSIDE IN DOCUMENT

RIV1.REH054
4BIR0301
6/6/90

RECORDED AUGUST 18, 1989 AS INSTRUMENT NO.281989 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 702.92 FEET, A RADIAL LINE THROUGH SAID POINT HAS A BEARING OF NORTH 12°28'08" EAST; THENCE ALONG SAID CENTERLINE NORTH 00°07'15" EAST 281.10 FEET TO THE NORTH LINE OF SAID FREMONT STREET (VACATED); THENCE EASTERLY ALONG SAID NORTH LINE SOUTH 89°52'45" EAST 30.00 FEET TO THE NORTHEAST CORNER OF SAID FREMONT STREET (VACATED), SAID CORNER BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT 4, BLOCK A OF SAID TRACT NO. 2; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 41°14'21" EAST 380.16 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE ALONG THE NORTHEASTERLY LINE OF LOTS 4, 3 AND 2 OF SAID BLOCK A, AND BEING ALSO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD, AS SHOWN ON THE MAP OF SAID TRACT NO. 2, SOUTH 44°48'55" EAST 1651.62 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL NO. 1 OF LAND CONVEYED TO E.L. YEAGER CONSTRUCTION COMPANY, INC. BY DEED RECORDED OCTOBER 8, 1980 AS INSTRUMENT NO. 184894 OF OFFICIAL RECORDS OF SAID COUNTY AND STATE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE SOUTH 45°11'05" WEST 100.00 FEET TO A LINE WHICH IS 100.00 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK A; THENCE ALONG SAID PARALLEL LINE NORTH 44°48'55" WEST 1174.63 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF LOT 4 SOUTH 41°14'21" WEST 165.39 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF BLOCK A, NORTH 44°48'55" WEST 430.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF LOT 4, SOUTH 41°14'21" WEST 142.39 FEET; THENCE PARALLEL WITH SAID CENTERLINE OF SAID FREMONT STREET (VACATED), SOUTH 00°07'15" WEST 135.11 FEET; THENCE SOUTH 34°06'29" EAST 80.00 FEET; THENCE PARALLEL WITH SAID CENTERLINE OF FREMONT STREET (VACATED),

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6/6/90

SOUTH 00°07'15" WEST 50.00 FEET TO THE NORTHERLY LINE OF SAID INDUSTRIAL AVENUE; THENCE ALONG SAID NORTHERLY LINE NORTH 76°54'45" WEST 79.63 FEET TO THE BEGINNING OF ABOVE MENTIONED TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 702.92 FEET; THENCE ALONG SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°37'07" AN ARC DISTANCE OF 7.59 TO THE TRUE POINT OF BEGINNING.

6-7-90
DATE

Richard E. Hauck
RICHARD E. HAUCK, L.S. 3060
EXP. 6/30/92

DESCRIPTION APPROVAL 8/14/90
George P. Hutchison by Kep
SURVEYOR, CITY OF RIVERSIDE



21742

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

RECEIVED FOR RECORD
Mir. Past o'clock M.

JAN 18 1991

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-20-889, Phase 2
E'ly of Fremont St. and
N'ly of Jurupa Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): OMEGA EMPIRE, a California limited partnership, as to an undivided 74% interest, LYNDA FISHER FITZPATRICK, sole surviving Trustee under that certain Declaration of Trust dated October 8, 1954, as to an undivided 13% interest, and RUTH INMAN FISHER, a widow, as to an undivided 13% interest.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 3, 1990, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of 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 parcels as described in said Exhibit "A" thereby created comply 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.

WATER FEES HAVE NOT BEEN PAID AND ARE REQUIRED TO BE PAID FOR ALL PARCELS PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY PARCEL.

Please record for the benefit of the City of Riverside
Real Property Services Manager

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)093

EXHIBIT "A"

PARCEL 2

THAT PORTION OF LOT 4 OF BLOCK A, TRACT NO. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 6, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF FREMONT STREET AND LIBERTY STREET, AS SHOWN ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID FREMONT STREET NORTH $0^{\circ} 07' 15''$ EAST 409.01 FEET, SAID CENTERLINE BEING TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION; 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 143.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, 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

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)093

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 0°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 IN 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 IN SAID COUNTY RECORDER'S OFFICE, SAID COURSE BEING 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; 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 0°37'07" AN ARC DISTANCE OF 7.59 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, SOUTH 76°54'45" EAST 79.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY, SOUTHWESTERLY, AND SOUTHEASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING DESCRIBED COURSES;
NORTH 0°07'15" EAST, 50.00 FEET; NORTH 34°06'29" WEST, 80.00 FEET;
NORTH 0°07'15" EAST, 135.11 FEET; NORTH 41°14'21" EAST, 142.39 FEET; SOUTH 44°48'55" EAST, 430.00 FEET; NORTH 41°14'21" EAST,

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RIV1.REH(MICH)093

165.39 FEET; SOUTH 44°48'55" EAST, 379.35 FEET; THENCE LEAVING THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SOUTH 47°58'35" WEST, 165.70 FEET TO A POINT IN THE NORTHERLY LINE OF SAID INDUSTRIAL AVENUE, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 333.00 FEET TO WHICH SAID LAST MENTIONED COURSE IS RADIAL; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 53' 20" AN ARC DISTANCE OF 202.77 FEET; THENCE ALONG SAID NORTHERLY LINE NORTH 76° 54' 45" WEST 445.37 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.03 ACRES±

PREPARED UNDER THE SUPERVISION OF:

Richard E. Hauck
RICHARD E. HAUCK L.S. 3060
EXPIRATION DATE 6/30/92

11-21-90
DATE

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson by Kep
SURVEYOR, CITY OF RIVERSIDE



(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)094

PARCEL 3

THAT PORTION OF LOTS 3 AND 4, OF BLOCK A, TRACT NO. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 6, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF FREMONT STREET AND LIBERTY STREET, AS SHOWN ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID FREMONT STREET NORTH 0° 07' 15" EAST 409.01 FEET, SAID CENTERLINE BEING TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION; 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; THENCE ALONG THE EAST LINE OF SAID PARCEL NORTH 0° 07' 15" EAST 143.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, 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

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)094

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 CENTERLINE NORTH 0° 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 IN 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 IN SAID COUNTY RECORDER'S OFFICE, SAID COURSE BEING 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; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, BEING ALSO THE NORTHERLY LINE OF SAID INDUSTRIAL AVENUE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 37' 07" AN ARC DISTANCE OF 7.59 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE SOUTH 76° 54' 45" EAST 525.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 333.00 FEET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID INDUSTRIAL AVENUE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 53' 20" AN ARC DISTANCE OF 202.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 47° 58' 33" EAST, ALONG A LINE MEASURED RADIALLY TO SAID LAST MENTIONED CURVE, 165.70 FEET TO A POINT

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RIV1.REH(MICH)094

DISTANT THEREON SOUTH 44°48'55" EAST, 379.35 FEET FROM THE
NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID
PARCEL 1 THAT HAS A BEARING AND DISTANCE OF NORTH 44°48'55" WEST
1174.63 FEET; THENCE ALONG SAID LAST MENTIONED COURSE
SOUTH 44°48'55" EAST, 416.76 FEET; THENCE SOUTH 86°42'28" WEST,
332.31 FEET TO A POINT ON THE EASTERLY LINE OF SAID INDUSTRIAL
AVENUE, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO
THE WEST, HAVING A RADIUS OF 333.00 FEET TO WHICH SAID LAST
MENTIONED COURSE IS RADIAL; THENCE NORTHWESTERLY ALONG SAID
EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°
43' 53" AN ARC DISTANCE OF 225.10 FEET TO THE TRUE POINT OF
BEGINNING.

CONTAINING 1.52 ACRES±

PREPARED UNDER THE SUPERVISION OF:

Richard E. Hauck

RICHARD E. HAUCK L.S. 3060
EXPIRATION DATE 6/30/92

11-21-90
DATE

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson by *Kgp*
SURVEYOR, CITY OF RIVERSIDE



(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)096

PARCEL 4

THAT PORTION OF LOTS 2 AND 3 OF BLOCK A, TRACT NO. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 6, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THOSE CERTAIN STREETS AND ALLEYS AS SHOWN ON SAID MAP AS VACATED BY RESOLUTION NO. 4176 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF FREMONT STREET AND LIBERTY STREET, AS SHOWN ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID FREMONT STREET NORTH 0°07'15" EAST 409.01 FEET, SAID CENTERLINE BEING TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION; 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; THENCE ALONG THE EAST LINE OF SAID PARCEL NORTH 0°07'15" EAST 143.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 76.01 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)096

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 CENTERLINE NORTH $0^{\circ}07'15''$ EAST 6.33 FEET TO A POINT IN THE NORTHERLY LINE OF INDUSTRIAL AVENUE AS CONVEYED TO THE CITY OF RIVERSIDE IN DOCUMENT RECORDED AUGUST 18, 1989, AS INSTRUMENT NO. 281989 OF OFFICIAL RECORDS IN 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 IN SAID COUNTY RECORDER'S OFFICE, SAID COURSE BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 702.92 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $12^{\circ}28'08''$ EAST; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, BEING ALSO THE NORTHERLY LINE OF SAID INDUSTRIAL AVENUE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ}37'07''$ AN ARC DISTANCE OF 7.59 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH $76^{\circ}54'45''$ EAST 525.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 333.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID INDUSTRIAL AVENUE AND SAID CURVE THROUGH A CENTRAL ANGLE OF $73^{\circ}37'13''$ AN ARC

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)096

DISTANCE 427.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG
A LINE MEASURED RADIALLY TO SAID LAST MENTIONED CURVE
NORTH 86°42'28" EAST 332.31 FEET TO A POINT DISTANT THEREON
SOUTH 44°48'55" EAST, 796.11 FEET FROM THE NORTHWESTERLY TERMINUS
OF THAT CERTAIN COURSE DESCRIBED IN SAID PARCEL 1 THAT HAS A
BEARING AND DISTANCE OF NORTH 44°48'55" WEST 1174.63 FEET; THENCE
ALONG SAID LAST MENTIONED COURSE SOUTH 44°48'55" EAST 304.17 FEET;
THENCE SOUTH 88°09'51" WEST, 610.52 FEET TO A POINT IN THE
SOUTHEASTERLY LINE OF SAID INDUSTRIAL AVENUE, SAID POINT BEING ON
A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF
333.00 FEET, A RADIAL LINE TO SAID POINT BEARS
SOUTH 53°42'11" EAST; THENCE NORTHEASTERLY AND NORTHERLY ALONG
SAID SOUTHEASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF
39°35'21" AN ARC DISTANCE OF 230.09 FEET TO THE TRUE POINT OF
BEGINNING.

CONTAINING 2.30 ACRES±

PREPARED UNDER THE SUPERVISION OF:

Richard E. Hauck
RICHARD E. HAUCK L.S. 3060
EXPIRATION DATE 6/30/92

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson by *Kap*
SURVEYOR, CITY OF RIVERSIDE



PAGE 9

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)097

PARCEL 5

THAT PORTION OF BLOCK A AND BLOCKS 24 AND 25 OF TRACT NO. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 6 PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THOSE CERTAIN STREETS AND ALLEYS AS SHOWN ON SAID MAP AS VACATED BY RESOLUTION NO. 4176 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF FREMONT STREET AND LIBERTY STREET, AS SHOWN ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID FREMONT STREET NORTH 0° 07' 15" EAST 409.01 FEET, SAID CENTERLINE BEING TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION; 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; THENCE ALONG THE EAST LINE OF SAID PARCEL NORTH 0° 07' 15" EAST 143.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 76.01 FEET; THENCE

(REVISED 11/19/90)
4BIR0301
RIV1.REH(MICH)097

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 CENTERLINE NORTH $0^{\circ} 07' 15''$ 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 IN 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 IN SAID COUNTY RECORDER'S OFFICE, SAID COURSE BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 702.92 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $12^{\circ} 28' 08''$ EAST; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, BEING ALSO THE NORTHERLY LINE OF SAID INDUSTRIAL AVENUE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ} 37' 07''$ AN ARC DISTANCE OF 7.59 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH $76^{\circ} 54' 45''$ EAST 525.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 333.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE NORTHERLY,

(REVISED 11/19/90)
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EASTERLY AND SOUTHEASTERLY LINE OF SAID INDUSTRIAL AVENUE AND SAID CURVE THROUGH A CENTRAL ANGLE OF $113^{\circ} 12' 34''$ AN ARC DISTANCE OF 657.97 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE TO SAID POINT BEARS SOUTH $53^{\circ} 42' 11''$ EAST; THENCE NORTH $88^{\circ} 09' 51''$ EAST 610.52 FEET TO A POINT DISTANT THEREON NORTH $44^{\circ} 48' 55''$ WEST 74.35 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID PARCEL 1 THAT HAS A BEARING AND DISTANCE OF NORTH $44^{\circ} 48' 55''$ WEST 1174.63 FEET; THENCE ALONG SAID LAST MENTIONED COURSE SOUTH $44^{\circ} 48' 55''$ EAST 74.35 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 SOUTH $71^{\circ} 53' 52''$ WEST 144.44 FEET TO THE SOUTHEAST CORNER

(REVISED 11/19/90)
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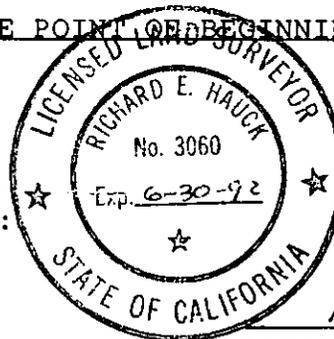
OF THAT CERTAIN PARCEL OF LAND CONVEYED TO LIVINGSTONE MATERIAL COMPANY BY DEED RECORDED DECEMBER 16, 1953, AS INSTRUMENT NO. 59937 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL NORTH 0° 07' 15" EAST 169.45 FEET TO THE NORTHEAST CORNER OF SAID LAST MENTIONED PARCEL; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 89° 52' 45" WEST 200.06 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID INDUSTRIAL AVENUE, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 267.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 46° 26' 32" WEST; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 09' 16", AN ARC DISTANCE OF 0.72 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 43° 42' 44" EAST 100.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 333.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF INDUSTRIAL AVENUE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 24' 55" AN ARC DISTANCE OF 43.10 FEET TO ~~THE TRUE POINT OF BEGINNING.~~

CONTAINING 2.93 ACRES±

PREPARED UNDER THE SUPERVISION OF:

Richard E. Hauck

RICHARD E. HAUCK, L.S. 3060
EXPIRATION DATE 6/30/92



DATE

11-21-90

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

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PARCEL 6: (Revised 1/23/89)

That portion of Block A and that portion of Blocks 21, 22, 23 and 24, 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 of Maps at page 5 thereof, Records of Riverside County, California;

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

THENCE South $89^{\circ} 52' 45''$ East, a distance of 33.00 feet, said point being 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, Official Records of Riverside County, California;

THENCE North $00^{\circ} 07' 15''$ East along the east line of said parcel so conveyed, a distance of 107.18 feet to a point therein;

THENCE North $51^{\circ} 36' 15''$ East, a distance of 37.56 feet;

THENCE South $76^{\circ} 54' 45''$ East, a distance of 453.38 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 267.00 feet;

THENCE southeasterly along said curve, to the right, through a central angle of $89^{\circ} 58' 52''$, an arc distance of 419.31 feet for the TRUE POINT OF BEGINNING, the radial line at said point bears South $76^{\circ} 55' 53''$ East;

THENCE continuing southwesterly along said curve, to the right, through a central angle of $30^{\circ} 38' 37''$, an arc distance of 142.80 feet to the end thereof;

THENCE South $43^{\circ} 42' 44''$ West, a distance of 100.88 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 333.00 feet;

THENCE southwesterly along said curve, to the left, through a central angle of $17^{\circ} 27' 44''$, an arc distance of 101.49 feet to the end thereof;

THENCE South $26^{\circ} 15' 00''$ West, a distance of 199.48 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 1033.00 feet;

THENCE southwesterly along said curve, to the left, through a central angle of $01^{\circ} 21' 20''$, an arc distance of 24.44 feet to a point in a curve, concave to the north, having a radius of 548.94 feet, said point 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

having a radius of 1033.00 bears North 65° 06' 20" West, the radial line at said point having a radius of 548.94 feet bears South 12° 21' 22" West. The preceding eight courses being along the southerly and westerly boundary of that certain parcel of land conveyed to the City of Riverside by deed recorded August 18, 1989, as Instrument No. 281989 of Official Records of said Riverside County;

THENCE westerly along said northerly line and along said last mentioned curve, to the right, through a central angle of 02° 49' 33", an arc distance of 27.07 feet to the end thereof;

THENCE North 74° 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° 07' 15" East along the east line of said parcel conveyed to Bowes Pacific Corporation as aforesaid, a distance of 446.13 feet;

Thence South 89° 52' 45" East, a distance of 426.36 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

11/21/90
Date

Prepared by: plm
Checked by: EDW

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson by Kep
SURVEYOR, CITY OF RIVERSIDE



PARCEL 7: (Revised 1/23/89)

That portion of Block A and that portion of Blocks 21 and 23, 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 of Maps, at page 5 thereof, Records of Riverside County, California;

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

THENCE South $89^{\circ} 52' 45''$ East, a distance of 33.00 feet, said point being 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, Official Records of Riverside County, California;

THENCE North $00^{\circ} 07' 15''$ East along the east line of said parcel so conveyed, a distance of 107.18 feet to a point therein;

THENCE North $51^{\circ} 36' 15''$ East, a distance of 37.56 feet;

THENCE South $76^{\circ} 54' 45''$ East, a distance of 221.41 feet for the TRUE POINT OF BEGINNING;

THENCE continuing South $76^{\circ} 54' 45''$ East, a distance of 231.97 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 267.00 feet;

THENCE southeasterly along said curve, to the right, through a central angle of $89^{\circ} 58' 52''$, an arc distance of 419.31 feet to a point therein, the radial line at said point bears South $76^{\circ} 55' 53''$ East. The preceding four courses being along the southerly and westerly boundary of that certain parcel of land conveyed to the City of Riverside by deed recorded August 18, 1989, as Instrument No. 281989 of Official Records of said Riverside County;

THENCE North $89^{\circ} 52' 45''$ West, a distance of 426.36 feet to a point in the east line 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 said east line of the 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, and along the northerly prolongation thereof, a distance of 372.07 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

11/21/90
Date

Prepared by: HLW
Checked by: HLW

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson by KP
SURVEYOR, CITY OF RIVERSIDE



PARCEL 8: (Revised 1/23/89)

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, 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 of Maps, at page 5 thereof, Records of Riverside County, California;

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

THENCE South 89° 52' 45" East, a distance of 33.00 feet for the TRUE POINT OF BEGINNING, said point being 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, Official Records of Riverside County, California;

THENCE North 00° 07' 15" East along the east line of said parcel so conveyed, a distance of 107.18 feet to a point therein;

THENCE North 51° 36' 15" East, a distance of 37.56 feet;

THENCE South 76° 54' 45" East, a distance of 221.41 feet. The preceding two courses being along the southerly boundary of that certain parcel of land conveyed to the City of Riverside by deed recorded August 18, 1989, as Instrument No. 281989 of Official Records of said Riverside County;

THENCE South 00° 07' 15" West, a distance of 80.88 feet to the northeast corner 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;

Thence North 89° 52' 45" West along the northerly line of said parcel, a distance of 245.15 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

11/21/90
Date

Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 12/24/90
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

