

260245

Recording requested by:

SECTION 6103

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUL 14 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Zoning Case R-57-890
A.P.N. 209-201-024 & 025

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): RIVERSIDE DOWNTOWN PARTNERS, a California limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 17, 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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: July 7, 1992

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 7th day of July, in the year 1992, before me,
Margaret I. Archambault a Notary Public in and for said County and
State, personally appeared Kenneth R. Gutierrez,
personally known to me to be the person who executed this instrument as
Principal Planner of the City of
Riverside, on behalf of the Planning Commission of the City of Riverside
and acknowledged to me that said Planning Commission executed the same.

Margaret I. Archambault
Notary Public in and for said
County and State

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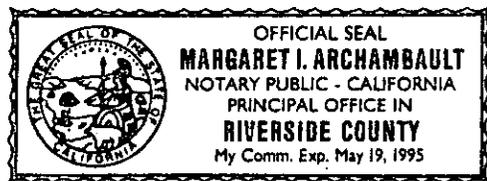


EXHIBIT "A"

PARCEL 1

All of Lots 6,14,15,16, and that portion of Lots 3,4,5,13 and 17, all of map entitled, "Lett's Resubdivision of a part of Lot 22 of the Lands of the Southern Cal. Colony Assn.," on file in Book 8, Page 95 of Maps, records of San Bernardino County, California, together with that portion of Houghton Avenue (vacated) of said map, and that portion of the abandoned right-of-way of the Riverside Water Company's Lower Canal lying within said map, and that portion of Lots 22 and 23 of map entitled, "Map of 10 Acre Lots The property of the S.C.C. Association situated in the Jurupa Rancho," on file in Book 7, Page 3 of Maps, records of said San Bernardino County, described as follows:

COMMENCING at the most westerly corner of said Lot 17;

THENCE southeasterly along the southwesterly line of said Lot 17, a distance of 8 feet to a line parallel with and distant 8.00 feet southeasterly, as measured at right angles, from the northwesterly line of said Lot 17, and the POINT OF BEGINNING of the parcel of land being described;

THENCE southeasterly continuing along said southwesterly line and along the southwesterly line of said Lots 15,16 and 23, a distance of 196.4 feet, more or less, to the most westerly corner of that certain parcel of land described as Parcel 2 in document recorded October 30, 1935, in Book 256, Page 420, et seq., of Official Records of Riverside County, California; said corner also being the beginning of a curve concaving northwesterly and having a radius of 150 feet;

THENCE southeasterly to the left along said curve and along the northerly boundary of said Parcel 2, an arc length of 235.62 feet to the northwesterly line of said Parcel 2; said northwesterly line also being shown as the northwesterly line of North Main St. by Record of Survey on file in Book 9, Page 11 of Record of Surveys, records of said Riverside County;

THENCE northeasterly along said northwesterly line of Parcel 2 and along the northeasterly prolongation of said northwesterly line, and along the northwesterly line of that certain parcel of land described in document recorded April 19, 1909, in Book 282, Page 210, et seq., of Deeds, records of said Riverside County, distance of 511.7 feet, more or less, to the northeasterly line of said Lot 23;

THENCE northwesterly along said northeasterly line and along the northeasterly line of said Lot 3, a distance of 339.5

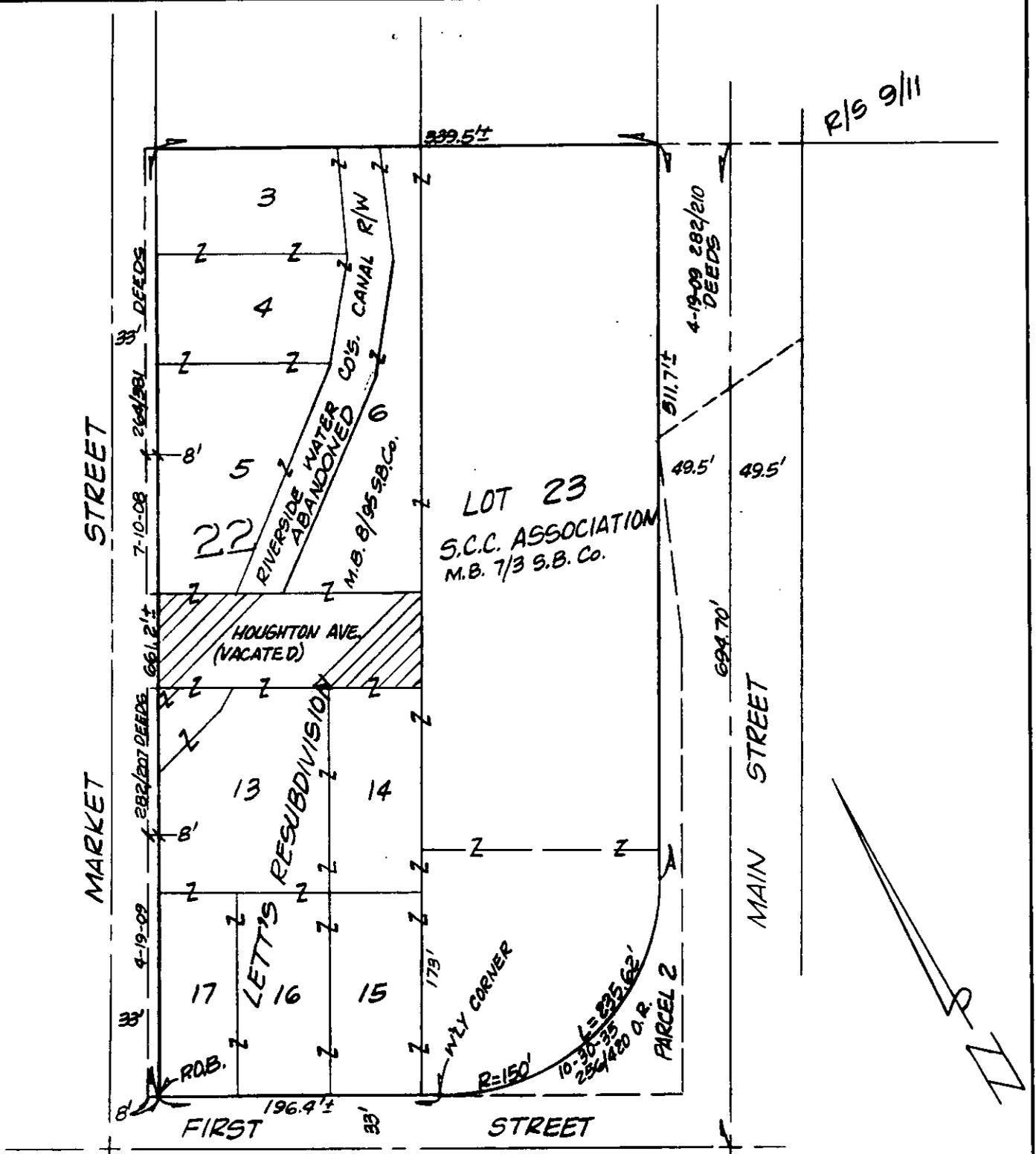
260245

feet, more or less, to a line parallel with and distant 8.00 feet southeasterly, as measured at right angles, from the northwesterly line of said Lots 3,4,5,13 and 17;

THENCE southwesterly along said parallel line, a distance of 661.2 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL 4/11/92
George P. Hutchinson by Kap
SURVEYOR CITY OF RIVERSIDE





• 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

1/14

SCALE: 1" = NTS

DRAWN BY KGS DATE 6/12/92

SUBJECT P.M.W. for R-57-890