

261225

Recording requested by:

COMMONWEALTH LAND TITLE

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

And when recorded, mail to:

JUL 12 1996

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

Recorded in Official Records
of Riverside County, California

Recorder [Signature]
Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

T

Project: **PW-004-956**
Trautwein Rd. / Van Buren Blvd.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **T.M.M. REALTY SERVICES, 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 **December 21, 1995**, 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.

4503089-13-5

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:

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

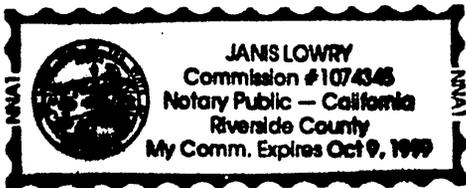
State of California }
County of Riverside }^{ss}

On 1-29-96, 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
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

Principal Planner

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

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

City of Riverside
3900 Main Street
Riverside, CA



J. F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

Building on a tradition of excellence since 1923

October 25, 1995
Revised: January 11, 1996

Project No. 9513311

EXHIBIT "A"

**Parcel Map Waiver
TMM Realty Services**

Parcel A

That portion of 3 and 4 in Block 35, Lot 1 in Block 36 and an unnamed street known as Cole Avenue lying between Blocks 35 and 36, all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Southeast corner of Parcel 2 (Trautwein Road) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California, as conveyed to the City of Riverside by Deed recorded May 1, 1989 as Instrument No. 139125, Official Records of Riverside County, California;

Thence N.13°06'17"W. along the Easterly line of said Parcel 2, a distance of 535.34 feet;

Thence Northerly continuing along said Easterly line on a curve concave Easterly, having a radius of 2943.00 feet, through an angle of 07°26'43", an arc length of 382.43 feet;

Thence N.84°20'26"E., a distance of 250.00 feet;

Thence S.58°59'46"E., a distance of 981.46 feet;

Thence S.08°20'50"E., a distance of 250.00 feet to the Northerly line of Van Buren Boulevard, as shown on said Record of Survey;

Thence Westerly along said Northerly line on a non-tangent curve concave Southerly, having a radius of 3055.00 feet, through an angle of 04°45'27", an arc length of 253.67 feet (the initial radial line bears N.08°20'50"W.);

Thence S.76°53'43"W., continuing along said Northerly line, a distance of 391.59 feet to the Southeast corner of Parcel 3 (Van Buren Boulevard) of said Record of Survey;

Thence N.13°06'17"W. along the Easterly line of said Parcel 3, a distance of 22.00 feet to the Northeast corner thereof;

Thence S.76°53'43"W. along the Northerly line of said Parcel 3, a distance of 292.70 feet to an angle point therein;

Thence N.64°01'39"W. continuing along said Northerly line, a distance of 24.49 feet to the Point of Beginning.

The above described parcel of land contains 15.000 acres more or less.

Parcel B

Lots 3 and 4 in Block 35 and the Southerly one-half of an unnamed street known as Gentian Avenue, adjoining said Lot 3 in Block 35 on the north, all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino, California.

EXCEPTING THEREFROM that portion lying Easterly of the Westerly line of Parcel 2 (Trautwein Road) and Southerly of the Northerly line of Parcel 3 (Van Buren Boulevard) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California, as conveyed to the City of Riverside by Deed recorded May 1, 1989 as Instrument No. 139125, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of Van Buren Boulevard, as conveyed to the County of Riverside by Deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California.

The above described parcel of land contains 33.842 acres, more or less.

Parcel C

Lot 3 in Block 35 and Lot 2 in Block 36, the Southerly one-half of an unnamed street known as Gentian Avenue adjoining said Lot 3 in Block 35 and Lot 2 in Block 36 on the north, and an unnamed street known as Cole Avenue lying between said Lot 3 in Block 35 and Lot 2 in Block 36, all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino, California.

EXCEPTING THEREFROM that portion lying within Tract 20393-1, as shown by map on file in Book 180 of Maps at Pages 99 through 102 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Tract 20393-2, as shown by map on file in Book 203 of Maps at Pages 92 through 94 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Tract 20393-3, as shown by map on file in Book 219 of Maps at Pages 76 through 78 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Parcel Map 23339, as shown by map on file in Book 156 of Parcel Maps at Pages 88 and 89 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM Parcels 6, 7, 12, and 30 of Records of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying Westerly of the Easterly line of Parcel 2 (Trautwein Road) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion of 3 and 4 in Block 35, Lot 1 in Block 36 and an unnamed street known as Cole Avenue lying between Blocks 35 and 36; all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Southeast corner of Parcel 2 (Trautwein Road) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California, as conveyed to the City of Riverside by Deed recorded May 1, 1989 as Instrument No. 139125, Official Records of Riverside County, California;

Thence N.13°06'17"W. along the Easterly line of said Parcel 2, a distance of 535.34 feet;

Thence Northerly continuing along said Easterly line on a curve concave Easterly, having a radius of 2943.00 feet, through an angle of 07°26'43", an arc length of 382.43 feet;

Thence N.84°20'26"E., a distance of 250.00 feet;

Thence S.58°59'46"E., a distance of 981.46 feet;

Thence S.08°20'50"E., a distance of 250.00 feet to the Northerly line of Van Buren Boulevard, as shown on said Record of Survey;

Thence Westerly along said Northerly line on a non-tangent curve concave Southerly, having a radius of 3055.00 feet, through an angle of 04°45'27", an arc length of 253.67 feet (the initial radial line bears N.08°20'50"W.);

Thence S.76°53'43"W., continuing along said Northerly line, a distance of 391.59 feet to the Southeast corner of Parcel 3 (Van Buren Boulevard) of said Record of Survey;

Thence N.13°06'17"W. along the Easterly line of said Parcel 3, a distance of 22.00 feet to the Northeast corner thereof;

Thence S.76°53'43"W. along the Northerly line of said Parcel 3, a distance of 292.70 feet to an angle point therein;

Thence N.64°01'39"W. continuing along said Northerly line, a distance of 24.49 feet to the Point of Beginning.

The above described parcel of land contains 36.472 acres more or less.

Parcel D

Lot 4 in Block 35 and Lots 1 and 4 in Block 36, and an unnamed street known as Cole Avenue lying between said Lot 4, Block 35 and Lot 1, Block 36, all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino County, California.

EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of Van Buren Boulevard as conveyed to the County of Riverside by Deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying Southerly of the Southerly line of Parcel 13 of Records of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Tract 20393-1, as shown by map on file in Book 180 of Maps at Pages 99 through 102 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Tract 20393-2, as shown by map on file in Book 203 of Maps at Pages 92 through 94 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Tract 20393-3, as shown by map on file in Book 219 of Maps at Pages 76 through 78 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying Westerly of the Easterly line of Parcel 2 (Trautwein Road) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Parcel 3 (Van Buren Boulevard) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion of 3 and 4 in Block 35, Lot 1 in Block 36 and an unnamed street known as Cole Avenue lying between Blocks 35 and 36, all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Southeast corner of Parcel 2 (Trautwein Road) of Record of Survey on file in Book 83 of Records of Survey, at Pages 51 through 56 thereof, Records of Riverside County, California, as conveyed to the City of Riverside by Deed recorded May 1, 1989 as Instrument No. 139125, Official Records of Riverside County, California;

Thence N.13°06'17"W. along the Easterly line of said Parcel 2, a distance of 535.34 feet;

Thence Northerly continuing along said Easterly line on a curve concave Easterly, having a radius of 2943.00 feet, through an angle of 07°26'43", an arc length of 382.43 feet;

Thence N.84°20'26"E., a distance of 250.00 feet;

Thence S.58°59'46"E., a distance of 981.46 feet;

Thence S.08°20'50"E., a distance of 250.00 feet to the Northerly line of Van Buren Boulevard, as shown on said Record of Survey;

Thence Westerly along said Northerly line on a non-tangent curve concave Southerly, having a radius of 3055.00 feet, through an angle of 04°45'27", an arc length of 253.67 feet (the initial radial line bears N.08°20'50"W.);

Thence S.76°53'43"W., continuing along said Northerly line, a distance of 391.59 feet to the Southeast corner of Parcel 3 (Van Buren Boulevard) of said Record of Survey;

Thence N.13°06'17"W. along the Easterly line of said Parcel 3, a distance of 22.00 feet to the Northeast corner thereof;

Thence S.76°53'43"W. along the Northerly line of said Parcel 3, a distance of 292.70 feet to an angle point therein;

Thence N.64°01'39"W. continuing along said Northerly line, a distance of 24.49 feet to the Point of Beginning.

The above described parcel of land contains 16.486 acres more or less.



J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

[Signature]
Daniel J. Kipper PLS NO. 4628

Date: 1-16-96

MWC/yb

DESCRIPTION APPROVAL 1/17/96
[Signature] by JF
SURVEYOR, CITY OF RIVERSIDE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP WAIVER

OF A PORTION OF LOTS 3 AND 4 IN BLOCK 35, LOTS 1 AND 2 IN BLOCK 36, THE UNNAMED STREETS KNOWN AS COLE AVENUE AND GENTIAN AVENUE OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA. - IN SECTION 20, T. 3 S., R. 4 W., S.E.M. OCTOBER 1995 SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES INC.
1777 ATLANTA AVE. SUITE G-5 RIVERSIDE, CA 92507
(951) 886-0844

OWNER
TRAM REALTY SERVICES
683 W. 5TH STREET
MONTICELLO, CA 94027
(408) 335-1026

ASSESSOR'S PARCEL NO.'S
965-310-018, 019, 024, 025, 028, 032, 033, 034

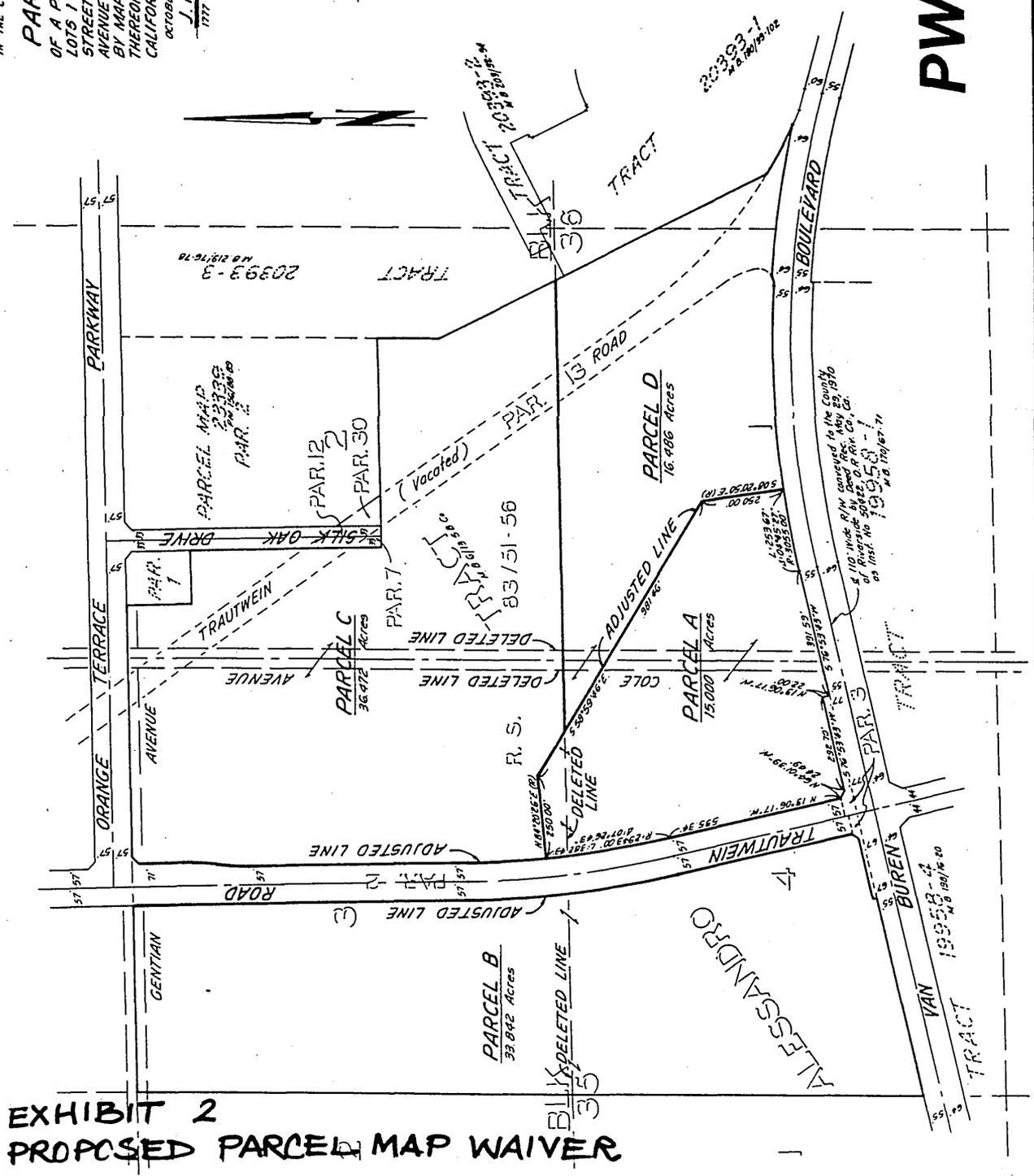


EXHIBIT 2 PROPOSED PARCEL MAP WAIVER

PW-004-956

NO 951331/1