

458752

Recording Requested By

First American Title Insurance Company

Recording requested by:

Code 6103

And when recorded, mail to:

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

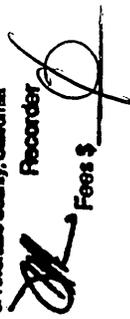
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AT 2:00 O'CLOCK

DEC - 7 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$



FOR RECORDER'S OFFICE USE ONLY



Project: **PM 24946 & PM 24758**
Administrative PMW

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **SPRNGBROOK CENTER, a general partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on ~~June 8, 1989~~, 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: September 28, 1994

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of Riverside }

On September 28, 1994 before me Margaret I. Archambault
(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.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

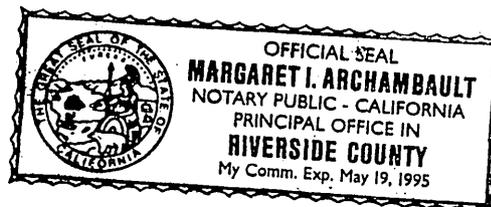
Title _____

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

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

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

0030U-11.MAS



LEGAL DESCRIPTION
Parcel Map No. 24758

In the City of Riverside, County of Riverside, State of California that portion of Parcel 2 of Parcel Map No. 7179 per Map recorded in Book 22 of Parcel Maps, Page 31, being also that portion of Lots 45 and 50 of the Alamo Tract per Map recorded in Book 9 of Maps, Page 5, both Records of said County described as follows:

Commencing at the most Northerly corner of Parcel 1 of Parcel Map No. 24092 per Map recorded in Book 158 of Parcel Maps, Pages 48 and 49, Records of said County, said point being the Point of Beginning;

Thence along the Northerly line of said Parcel 1, South 57°17'33" West 10.00 feet;

Thence along the Westerly line of said Parcel Map No. 24092, South 17°55'42" West 318.22 feet;

Thence North 60°58'50" West 727.86 feet to a point in the Westerly line of said Parcel 2 of Parcel Map No. 7179;

Thence along said Westerly line, North 32°04'20" East 905.33 feet to a point in the Northerly line of said Parcel 2;

Thence along said Northerly line, North 64°34'01" East 295.23 feet to a point in the Southerly line of Parcel "A" conveyed by Deed recorded January 7, 1980 as Instrument No. 4414, Official Records of said County;

Thence along said Southerly line, South 71°43'53" East 522.32 feet to a point in the Easterly line of said Parcel 2;

NOTE: The following courses and distances describe a portion of the Easterly line of said Parcel 2;

Thence South 8°15'39" West 9.41 feet;

Thence South 17°34'17" West 119.95 feet;

Thence South 22°21'33" West 139.19 feet;

Thence South 28°25'24" West 284.88 feet;

Thence South 35°57'34" West 129.25 feet;

Thence South 42°04'43" West 61.98 feet;

Thence South 19°32'40" West 28.59 feet;

Thence South 57°17'33" West 175.14 feet to the Point of Beginning.

DESCRIPTION APPROVAL

9/22/94
by W
SURVEYOR, CITY OF RIVERSIDE



458752

Alamo Tract
M.B. 915

REEL MAP No. 24758
Bartlett

Lot 1

①
②

Store Drain Easement

55.477 sf

55.479 sf

Lot 45

Not a Part

Not a Part

Not a Part

Alamo Street

Garner Road

Scale 1"=200'



Tentative
Tract No. 24681

Existing Parcel (dashed line) ---
Proposed Parcel (solid line) —

LOT LINE ADJUSTMENT
ADAMS & ELLS
Civil Engineers
1520 W. Cameron Ave.
West Covina, Ca. 91790
(618) 962-7131
8/12/91

458753

Recording requested by:

Gov Cooke 6103

And when recorded, mail to:

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

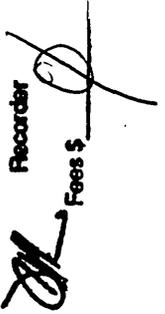
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Project: **PM 24946 & PM 24758**
Administrative PMW

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **ALAMO PROPERTIES INC., 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 **June 8, 1989**, 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: September 7, 1994

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On September 7, 1994 before me Margaret I. Archambault
(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.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

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

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

0030U-11.MAS



EXHIBIT "A"

ADAMS & ELLS

A CALIFORNIA CORPORATION

WILLIAM C. ELLS RCE 10880
ROBERT J. TOMMER JR. LS 4484

SCOTT M. ADAMS 1875-1948
JOSEPH C. ELLS 1896-1987

302B East San Bernardino Road • Covina, California 91723 • Phone (818) 332-4861

New Parcel 1

Those portions of Lots 1 and 45 of the Alamo Tract in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 9 Page 5 of Maps in the office of the County Recorder of said County, described as follows:

Commencing at the northeast corner of said Lot 45; thence along the easterly line of said Lot 45 South 17° 55' 42" West 318.22 feet to the true point of beginning of this description; thence continuing along said easterly line South 17° 55' 42" West 230.91 feet to a point distant thereon North 17° 55' 42" East 283.91 feet from the intersection of said easterly line with the northwesterly prolongation of the northeasterly line of Alamo Street, 50 feet wide, as shown on said map; thence parallel with said northwesterly prolongation North 60° 58' 50" West 337.21 feet; thence South 29° 01' 10" West 278.60 feet to said northwesterly prolongation; thence along said prolongation North 60° 58' 50" West 462.12 feet to the northwesterly line of Parcel 2, as shown on Parcel Map 7179 as per map filed in Book 22, Page 31 of Parcel Maps in the office of said Recorder; thence along said northwesterly line North 32° 04' 20" East 506.67 feet to a line which is parallel with said northwesterly prolongation and which passes thru the true point of beginning; thence along said parallel line South 60° 58' 50" East 727.84 feet to the true point of beginning.

8/30/94-R3
LL1

DESCRIPTION APPROVAL 9/2/94
William C. Ells by *W.C.*
SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "A"

Alamo Tract
M.B. 915

Lot 1

Bartlett Ave.

Garner Road

Lot 45

Not a Part

Not a Part

Not a Part

Alamo Street



Scale 1"=200'

Stone Drain Easement

55,477 sf

55,479 sf

PARCEL 1

PARCEL 2

Tentative
Tract No. 24681

Existing Parcel ④ - - -
Proposed Parcel ④ ———

LOT LINE ADJUSTMENT
ADAMS & ELLS
Civil Engineers
1520 N. Cameron Ave.
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