

356019

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 10 o'clock P.M.

DEC 17 1987  
Recorded in Official Records  
of Riverside County, California  
William E. Stoney  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Zoning Case R-75-867  
Columbia Ave. and Primer St.

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): J. I. CASE COMPANY, a Delaware corporation.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 4, 1987, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

A portion of Lot 90 of S.C.C. Association as shown by map on file in Book 7 of Maps at Page 3 thereof, records of San Bernardino County, California, and a portion of Lot 8 of the McCollough Tract as shown by map on file in Book 10 of Maps at Page 56 thereof, records of Riverside County, California, described as follows:

COMMENCING at the most westerly corner of said Lot 8, said corner also being a point on the northeasterly line of Columbia Avenue (formerly Santa Ana Street) as shown by said McCollough Tract;

THENCE North 61° 00' 00" West, along said northeasterly line 260.95 feet to the most southerly corner of that certain parcel of land conveyed to Carolina Muglia, by Deed recorded March 9, 1951, as Instrument No. 10316, Official Records of said Riverside County;

356019

THENCE North 28° 54' 04" East, along the southeasterly line of said parcel, a distance of 19.00 feet to a point on a line which is parallel with and distant 44.00 feet northeasterly, measured at right angles, from the centerline of Columbia Avenue; said point being the most northerly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded October 31, 1980, as Instrument No. 203849, Official Records of Riverside County, California; said point also being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing North 28° 54' 04" East, along said southeasterly line, a distance of 615.92 feet to the northeasterly line of said Lot 90;

THENCE South 61° 02' 20" East, along said last mentioned northeasterly line and along the northeasterly line of said Lot 8, a distance of 425.66 feet to the most easterly corner of said Lot 8;

THENCE South 28° 53' 41" West, along the southeasterly line of said Lot 8, a distance of 591.21 feet to the northeasterly corner of that certain parcel of land conveyed to the State of California by Deed recorded October 20, 1959, as Instrument No. 89555 of Official Records of Riverside County, California;

THENCE southwesterly, along the northwesterly line of said parcel conveyed to the State of California, on a curve concave northwesterly having a radius of 25.00 feet, through an angle of 50° 49' 50", an arc length of 22.18 feet;

THENCE South 79° 43' 31" West, continuing along said northwesterly line, a distance of 8.85 feet to the most easterly corner of that said parcel of land conveyed to the City of Riverside;

THENCE North 61° 00' 00" West, along the northeasterly line of said parcel conveyed to the City of Riverside, a distance of 409.67 feet to said POINT OF BEGINNING.

The above described parcel of land is shown by Record of Survey on file in Book 79, Page 18 of Record of Surveys, records of Riverside County, California.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

Dated: DECEMBER 14, 1987

DESCRIPTION APPROVAL 12/14/87  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

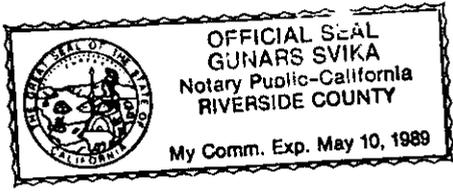
356019

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 14<sup>TH</sup> day of December, in the year 1987, before me,  
GUNARS SVIKA a Notary Public in and for said  
county and state, personally appeared ROBERT C. MEASE  
personally known to me to be the  
person who executed this instrument as PRINCIPAL PLANNING 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.

Gunars Svikas  
Notary Public in and for said County and State

311.11/m - SURVEY.288/k



*PLEASE  
PENDING?*

*u-126*

ALTA OWNER'S POLICY  
(6-1-87)

POLICY NO. 1755067

SCHEDULE A

TOTAL FEE FOR TITLE SEARCH, EXAMINATION  
AND TITLE INSURANCE \$4,245.62

AMOUNT OF INSURANCE: \$1,489,500.00

DATE OF POLICY: SEPTEMBER 16, 1987 AT 2:00 P.M.

1 NAME OF INSURED

J. I. CASE COMPANY,  
A DELAWARE CORPORATION

2 THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY  
THIS POLICY IS.

IN FEE

3 TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

J. I. CASE COMPANY,  
A DELAWARE CORPORATION

4 THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE  
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE  
AND IS DESCRIBED AS FOLLOWS

PARCEL\_1:

THAT PORTION OF LOT 90 OF SOUTHERN COLONY ASSOCIATION,  
AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS  
OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LOTS 90, 91, 92 AND 93  
OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION;  
THENCE SOUTH 29 DEGREES WEST, A DISTANCE OF 635 FEET ALONG  
THE BOUNDARY LINE BETWEEN SAID LOTS 90 AND 91;  
THENCE RUNNING NORTH 61 DEGREES WEST, A DISTANCE OF 260.95  
FEET;  
THENCE RUNNING NORTH 29 DEGREES EAST, A DISTANCE OF 635  
FEET TO THE NORTHERLY LINE OF SAID LOT 90;

*PM-106*

ALTA OWNER'S POLICY  
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THENCE RUNNING SOUTH 61 DEGREES EAST, A DISTANCE OF 260.95 FEET ALONG THE NORTHERLY LINE OF SAID LOT 90 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 31, 1980 AS INSTRUMENT NO. 203849 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

LOT 8 OF THE MC CULLOUGH TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 56 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED OCTOBER 20, 1959 AS INSTRUMENT NO. 89555 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 31, 1980 AS INSTRUMENT NO. 203849 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JH

SCHEDULE B  
EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

- 1 GENERAL AND SPECIAL COUNTY TAXES FOR THE FISCAL YEAR 1987-88, A LIEN NOT YET PAYABLE
- 2 A LIEN FOR SUPPLEMENTAL TAXES FOR THE FISCAL YEAR 1987-88 ASSESSED UNDER CHAPTER 3 5 COMMENCING WITH SECTION 75 OF CALIFORNIA, AS DISCLOSED BY AN EXAMINATION OF THE RIVERSIDE COUNTY TAX ROLLS THE AMOUNT OF SAID TAX IS NOT YET AVAILABLE FROM THE RIVERSIDE COUNTY TAX COLLECTOR. ASSESSMENT NOS. 050-347-318-5 AND 050-347-320-6
- 3 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3 5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- 4 VEHICULAR ACCESS RIGHTS OF INGRESS AND EGRESS TO OR FROM THAT CERTAIN UNIMPROVED 33 FEET WIDE STREETS ADJOINING HEREIN DESCRIBED PROPERTY ON THE NORTHEAST WERE WAIVED BY DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 5, 1980 AS INSTRUMENT NO. 162116 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 5 SUBJECT TO ANT RIGHTS WHICH THE OWNERS OF THE FOLLOWING UTILITY INSTALLATIONS, AS EVIDENCED BY A SURVEY MADE BY J.F DAVIDSON ASSOCIATES, INC , MAY 4, 1987 MAY HAVE OR CLAIM:
  - (A) POWER POLES 24586 J AND 24587 J, THE CROSS ARMS OF WHICH ENCROACH OVER THE NORTHWESTERLY LINE
  - (B) A 4 INCH SEWER LATERAL.
  - (C) OVERHEAD ELECTRICAL SERVICE LINES.
  - (D) FOUR BY FOUR POSTS AND STREET NAME SIGN
  - (E) A 3 FOOT CONCRETE DRAIN WHICH ENCROACHES OVER THE NORTHEASTERLY LINE

ALTA OWNER'S POLICY  
(6-1-87)

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6 THE FOLLOWING ENCROACHMENTS, AS DISCLOSED BY THE SURVEY  
MADE BY J.F. DAVIDSON AND ASSOCIATES, INC , MAY 4, 1987:

(A) A CONCRETE BLOCK WALK OVER THE SOUTHWESTERLY LINE.

(B) A 5 FOOT HIGH CHAIN LINK FENCE OVER THE NORTHEASTERLY  
AND SOUTHEASTERLY LINES WHICH CROSSES THE PROPERTY LINE  
NEAR THE MOST EASTERLY CORNER.