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City of Riverside
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Riverside, California 92522
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Recorder

Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-006-934**
4444 Magnolia Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **H & W PARTNERSHIP, a California 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 **October 21, 1993**, 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 11-18-94

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

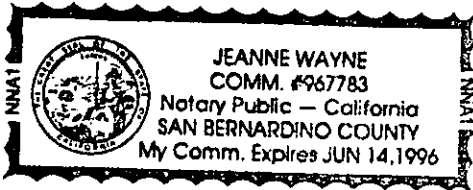
State of California }
County of RIVERSIDE } ss

On 11-18-94, before me JEANNE WAYNE,
(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.

Jeanne Wayne
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

PRINCIPAL PLANNER

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

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

CITY OF RIVERSIDE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

PORTIONS OF LOTS 1 THROUGH 10, AND 12 THROUGH 19 INCLUSIVE, OF SYFORD'S BUSINESS BLOCK ADDITION AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 55 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF STADIUM AVENUE (FORMERLY KNOWN AS CYPRESS AVENUE), AS VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 14188, RECORDED APRIL 19, 1993 AS INSTRUMENT NO. 143032, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STADIUM AVENUE (VACATED), SAID CORNER BEING ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF MAGNOLIA AVENUE, AS SHOWN ON SAID MAP OF SYFORD'S BUSINESS BLOCK ADDITION;

THENCE SOUTH 29° 30' 05" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID STADIUM AVENUE (VACATED), A DISTANCE OF 284.92 FEET;

THENCE SOUTH 13° 33' 48" WEST, A DISTANCE OF 120.11 FEET;

THENCE SOUTH 21° 34' 04" WEST, A DISTANCE OF 123.73 FEET TO THE MOST SOUTHERLY CORNER OF SAID PORTION OF STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE;

THE PRECEDING THREE (3) COURSES BEING ALONG THE SOUTHEASTERLY LINE OF SAID STADIUM AVENUE (VACATED);

THENCE NORTH 60° 14' 15" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PORTION OF STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE, A DISTANCE OF 90.06 FEET TO THE MOST WESTERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN AS PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 29, 1984 AS INSTRUMENT NO. 42163, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 29° 30' 05" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 0.06 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FIFTEENTH STREET;

THENCE NORTH 60° 12' 50" WEST, A DISTANCE OF 136.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 467.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 467.00 FEET, THROUGH A CENTRAL ANGLE OF 07° 08' 20", AN ARC DISTANCE OF 58.19 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH 36° 55' 30" WEST;

THENCE NORTH 02° 09' 40" WEST, A DISTANCE OF 39.37 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MAGNOLIA AVENUE;

THE PRECEDING THREE (3) COURSES BEING ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID FIFTEENTH STREET;

THENCE NORTH 42° 56' 44" EAST, A DISTANCE OF 270.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 310.00 FEET;

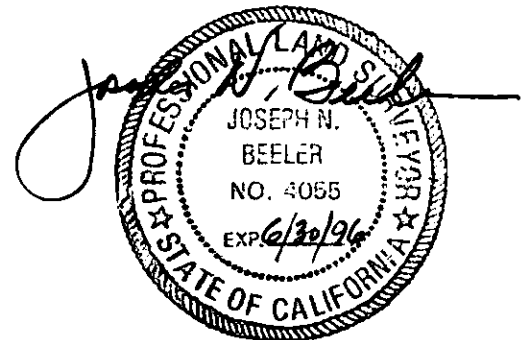
THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 47° 47' 40", AN ARC DISTANCE OF 258.59 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF SAID PORTION OF STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE;

THE PRECEDING TWO (2) COURSES BEING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MAGNOLIA AVENUE;

THENCE SOUTH 89° 15' 36" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MAGNOLIA AVENUE AND THE NORTHWESTERLY LINE OF SAID PORTION OF STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE, A DISTANCE OF 45.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.36 ACRES.

DESCRIPTION APPROVAL 11/16/94
Walter R. Inc
 X5 SURVEYOR, CITY OF RIVERSIDE by —



PARCEL 2:

THAT PORTION OF LOT 11 OF SYFORD'S BUSINESS BLOCK ADDITION AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 55 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 154 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP RECORDED IN BOOK 7 OF MAPS, AT PAGE 3 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH PORTIONS OF FIFTEENTH STREET AND STADIUM AVENUE (FORMERLY CYPRESS AVENUE), AS VACATED BY THE CITY OF RIVERSIDE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN AS PARCEL 3 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 29, 1984, AS INSTRUMENT NO. 42163, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY OF MAGNOLIA AVENUE;

THENCE NORTH $42^{\circ} 56' 44''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MAGNOLIA AVENUE, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT;

THENCE NORTH $81^{\circ} 58' 49''$ EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 3 AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 52.76 FEET TO THE MOST NORTHERLY CORNER OF SAID PORTION OF FIFTEENTH STREET AS VACATED BY THE CITY OF RIVERSIDE, SAID CORNER BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 521.00 FEET, A RADIAL LINE TO SAID CORNER BEARS SOUTH $36^{\circ} 57' 41''$ WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 521.00 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ} 10' 31''$, AN ARC DISTANCE OF 65.25 FEET;

THENCE SOUTH $60^{\circ} 12' 50''$ EAST, A DISTANCE OF 109.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 193.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ} 34' 41''$, AN ARC DISTANCE OF 52.47 FEET TO AN ANGLE POINT, A RADIAL LINE TO SAID ANGLE POINT BEARS NORTH $45^{\circ} 21' 51''$ EAST;

THE PRECEDING THREE (3) COURSES BEING ALONG THE NORTHEASTERLY LINE OF SAID PORTION OF FIFTEENTH STREET AS VACATED BY THE CITY OF RIVERSIDE;

THENCE SOUTH $11^{\circ} 52' 24''$ EAST, A DISTANCE OF 22.90 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE;

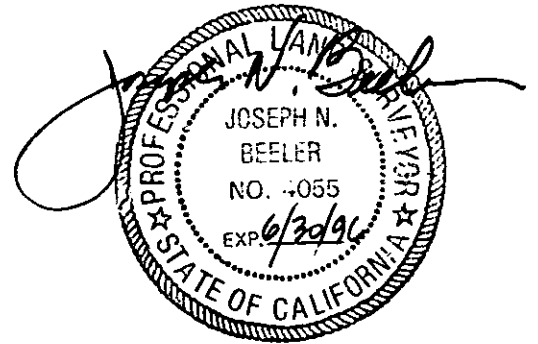
THENCE SOUTH $29^{\circ} 30' 05''$ WEST ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 55.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID PORTION OF STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE;

THENCE NORTH 59° 42' 06" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PORTION OF STADIUM AVENUE AS VACATED BY THE CITY OF RIVERSIDE AND THE SOUTHWESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 295.06 FEET TO THE POINT OF BEGINNING.

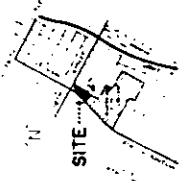
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.50 ACRES.

DESCRIPTION APPROVAL 11/16/24
Walter R. Ince by
SURVEYOR, CITY OF RIVERSIDE

for



ENGINEER
 L. W. ...
 ...
UTILITIES
 CITY OF ...
 ...
ASSESSOR'S PARCEL NUMBER
 ...
LAND USE
 ...
ZONING
 ...
PERMITS
 ...



MAGNOLIA AVENUE

NORTH

PARCEL 1

PARCEL 1

PARCEL 2

PARCEL 2

15th STREET

PW-006-934
 REVISED 9-30-73
 (2 PARCELS)

PARCEL MAP WAIVER THIS MAP IS FOR THE PURPOSES OF THE SUBMISSION OF A PARCEL MAP WAIVER TO THE BOARD OF SUPERVISORS FOR THE CITY OF ... THE BOARD OF SUPERVISORS HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS CORRECT AND ACCURATE AND THAT THE PARCELS SHOWN THEREON ARE THE SAME AS THOSE SHOWN ON THE ... THE BOARD OF SUPERVISORS HAS THEREFORE APPROVED THIS MAP AND WAIVER FOR THE PURPOSES OF THE SUBMISSION OF A PARCEL MAP WAIVER TO THE BOARD OF SUPERVISORS FOR THE CITY OF ...	
DATE OF MAP: 9-30-73 DATE OF WAIVER: 9-30-73 DRAWN BY: ... CHECKED BY: ... APPROVED BY: ...	SHEET NO. ONE OF ONE

EXHIBIT 2
Parcel Map Waiver

PW-006-934