

Recording requested by

BUTCHER BOY PROP.

And when recorded, mail to:

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

3489

RECEIVED FOR RECORD
S.M. Min. Past

JAN - 7 1985

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
RECORDER
Fees \$

This space for Recorder's use

Project: Parcel Map Waiver
PMW-8-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

111 21

Property Owner(s): BUTCHER BOY PROPERTIES INC.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 9, 1984, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code:

See Attached Description.

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

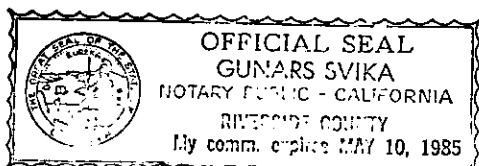
MERLE G. GARDNER
Planning Director

Dated: JANUARY 4, 1985

BY Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 4TH day of JANUARY, in the year 1985, 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 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.



Gunars Sviika
Notary Public in and for said County
and State

Parcel 1

Lots 75 through 83 inclusive, of Division "A" Halls Addition to Riverside as shown by map recorded in Book 9 of Maps, at Page 1 thereof, records of San Bernardino County, California;

3489 TOGETHER with Lots 1 through 18 inclusive, of Foster Tract as shown by map on file in Book 8 of Maps, at Page 13 thereof, records of Riverside County, California;

TOGETHER with the southwesterly 1/2 of that portion of Prospect Avenue (formerly Center Street), as vacated by Ordinance No. 4880, recorded February 5, 1981, as Instrument No. 21818, Official Records of said Riverside County;

TOGETHER with that portion of Commerce Street, (formerly Pachappa Avenue), as vacated by Resolution No. 15574, recorded December 4, 1984, as Instrument No. 259330, of said official records, lying southwesterly of the northwesterly prolongation of the centerline of said Prospect Avenue (formerly Center Street);

EXCEPTING therefrom, that portion thereof, as conveyed to the City of Riverside by Deed recorded April 25, 1975 as Instrument No. 47699, lying southeasterly of a line which is parallel with and distant 30.00 feet northwesterly, as measured at right angle from the centerline of Howard Avenue, as shown by said map of Halls Addition;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by Deed recorded March 6, 1981, as Instrument No. 40425, of said official records;

ALSO EXCEPTING therefrom that portion thereof, conveyed to the City of Riverside by Deed recorded March 6, 1981, as Instrument No. 40426 of said official records;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside, by Deed recorded March 6, 1981 as Instrument No. 40428, of said official records.

Parcel 2

Lots 41 through Lot 49 inclusive, together with Lots 57 through Lot 65 inclusive, of Division "A" of Halls Addition to Riverside as shown by Map recorded in Book 9 of Maps, at Page 1 thereof, records of San Bernardino County, California;

TOGETHER with the northeasterly 1/2 of that portion of Prospect Avenue (formerly Center Street) as vacated by Ordinance No. 4880, recorded February 5, 1981 as Instrument No. 21818, Official Records of Riverside County, California;

TOGETHER with that portion of Commerce Street (formerly Pachappa Avenue), as vacated by Resolution No. 15574, recorded December 4, 1984, as Instrument No. 259330, of said official records, lying northeasterly of the northwesterly prolongation of the centerline of said Prospect Avenue (formerly Center Street);

EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by final order of condemnation recorded February 15, 1974 as Instrument No. 18861, of said official records;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside, as Parcels II and IV by Deed recorded April 5, 1974, as Instrument No. 40027, of said official records;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by Deed recorded April 5, 1974 as Instrument No. 40029, of said official records;

ALSO EXCEPTING therefrom, that portion thereof conveyed to the City of Riverside as Parcel 1 by Deed recorded March 6, 1981 as Instrument No. 40426, of said official records;

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ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by Deed recorded November 5, 1971, as Instrument No. 127380, of said official records, lying southeasterly of a line which is parallel with and distant 30.00 feet northwesterly, as measured at right angle from the centerline of Howard Avenue, as shown by said map of Halls Addition.

ALSO EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by Deed recorded March 6, 1981, as Instrument No. 40428;

ALSO EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by Deed recorded November 6, 1911, in Book 339, Page 397 et seq of deeds;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by Deed recorded November 9, 1973 as Instrument No. 147357, of said official records.

Parcel 3

Lots 29 through Lot 34 inclusive of Division "A" Halls Addition to Riverside as shown by map recorded in Book 9 of Maps at Page 1 thereof, records of San Bernardino County, California;

EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by Deed recorded April 5, 1974 as Instrument No. 40028;

ALSO EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by deed recorded April 5, 1974 as Instrument No. 40029;

ALSO EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by Deed recorded April 5, 1974 as Instrument No. 40027;

ALSO EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by Deed recorded December 4, 1972 as Instrument No. 160436, all official records of Riverside County, California.

ALSO EXCEPTING therefrom that portion thereof as conveyed to the City of Riverside by Deed recorded March 6, 1981, as Instrument No. 40425.

DEPARTMENT APPROVAL
George R. Hutchinson 4-81 D

PMW 8-845