

240797

Recording requested by:

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 1 o'clock P.M.

JUL 19 1989

Recorded in Official Records
of Riverside County, California

William J. Egan
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

9/2

PROJECT: PMW-9-889
8665 California Avenue

S/3-1

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SHEPARD TRANS STATE FINANCIAL CORPORATION, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 9, 1988, 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

That portion of Lot 13 in Block 7 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the southeasterly line of said Lot, 142.50 feet northeasterly of the most southerly corner of said Lot, said point being the most easterly corner of that certain parcel conveyed to Wallace F. LeGras, et ux., by Deed recorded December 28, 1938, as Instrument No. 1874 of Official Records of Riverside County, California;

THENCE continuing northeasterly 202.50 feet on the southeasterly line of said Lot to the most southerly corner of that certain parcel conveyed to Marcus E. French, et ux., by Deed recorded August 15, 1947, as Instrument No. 1883 of Official Records of Riverside County, California;

THENCE northwesterly 169.00 feet on the southwesterly line of said French Parcel to the most westerly corner thereof;

THENCE southwesterly 202.50 feet, parallel with the southeasterly line of said Lot to the most northerly corner of said LeGras Parcel hereinabove referred to;

THENCE southeasterly 169.00 feet on the northeasterly line of said LeGras Parcel to the POINT OF BEGINNING;

EXCEPTING THEREFROM the southeasterly 4.00 feet as conveyed to the City of Riverside, a municipal corporation, by Grant Deeds recorded January 11, 1957, in Book 2022, Pages 500 and 504 of Official Records of Riverside County, California.

Parcel 2

That portion of Lot 13 in Block 7 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the southwesterly line of said Lot, 169.00 feet northwesterly from the most southerly corner thereof;

THENCE northeasterly, parallel with the southeasterly line of said Lot, 142.50 feet to the true POINT OF BEGINNING;

THENCE northwesterly, parallel with the southwesterly line of said Lot, 77.00 feet;

THENCE northeasterly, parallel with the southeasterly line of said Lot, 488.50 feet, more or less, to a point 30.00 feet southwesterly from the northeasterly line of said Lot;

THENCE southeasterly, parallel with the northeasterly line of said Lot, 77.00 feet;

THENCE southwesterly, parallel with the southeasterly line of said Lot, 488.50 feet to the said true POINT OF BEGINNING;

Together with that portion of said Lot 13 in Block 7, described as follows:

BEGINNING at a point on the southeasterly line of said Lot, 631.00 feet northeast of the most southerly corner thereof, said point being the most easterly corner of that certain parcel conveyed to William C. Randolph, et ux., by Deed recorded August 22, 1952, as Instrument No. 35915 of Official Records of Riverside County;

THENCE continuing northeasterly 30.00 feet, more or less, and on said southeasterly line to the most easterly corner of said Lot;

THENCE northwesterly 246.00 feet on the northeasterly line of said Lot to the most easterly corner of that certain parcel conveyed to the Department of Veterans Affairs of the State of California by Deed recorded March 6, 1951, as Instrument No. 9763 of Official Records of Riverside County;

THENCE southwesterly 30.00 feet on the southeasterly line of said parcel to the most northerly corner of that certain parcel conveyed to Walter D. Pratt, Sr., et ux., by Deed recorded November 15, 1950, as Instrument No. 1955 of Official Records of Riverside County;

THENCE southeasterly 246.00 feet on the northeasterly line of said Pratt Parcel and the northeasterly line of said Randolph Parcel to the POINT OF BEGINNING;

EXCEPTING THEREFROM the southeasterly 4.00 feet as conveyed to the City of Riverside, a municipal corporation, by Grant Deeds recorded January 11, 1957, in Book 2022, Pages 500 and 504 of Official 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

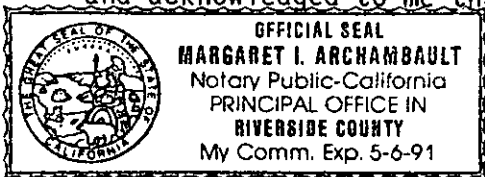
MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

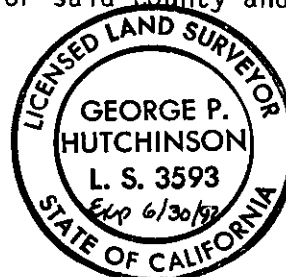
Dated: July 5, 1989

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 5th day of July, in the year 1989, before me, Margaret I. Archambault 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.



Margaret I. Archambault
Notary Public in and for said County and State



DESCRIPTION APPROVAL 6/30/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE