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Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
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MAY - 9 1990  
Recorded in Official Records  
of Riverside County, California  
William E. Stoney  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-38-889

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): BUTCHER BOY PROPERTIES, INC., 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 April 6, 1989, 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.

See Exhibit "A" attached.

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: June 20, 1989

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER



Parcel 1

Lots 1 through 9, 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 that portion of Commerce Street (formerly Pachappa Avenue), as vacated by the City Council of the City of Riverside, by Resolution No. 15574, recorded December 4, 1984, as Instrument No. 259330, Official Records of said Riverside County, lying southwesterly of the northwesterly prolongation of the northeasterly line of Lots 1 through 9 of said map of Foster Tract;

EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by deed recorded March 6, 1981, as Instrument No. 40425, Official Records of said Riverside County;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside as Parcel 2, by deed recorded March 6, 1981, as Instrument No. 40426, Official Records of said Riverside County;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside, by deed recorded March 6, 1981, as Instrument No. 40428, Official Records of said Riverside County.

## TOGETHER WITH:

Lots 41 through 49, inclusive, together with Lots 57 through 65, inclusive, together with Lots 75 through 83, inclusive, all as shown by map 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;

TOGETHER with Lots 10 through 18, inclusive, of Foster Tract as shown by map on file in Book 8 of Maps, at Page 13 thereof, records of said Riverside County;

TOGETHER with that portion of Prospect Avenue (formerly Center Street), as vacated by the City Council of the City of Riverside 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 the City Council of the City of Riverside by Resolution No. 15574, recorded December 4, 1984, as Instrument No. 259330, Official Records of said Riverside County, lying northeasterly of the northwesterly prolongation of the northeasterly line of Lots 1 through 9 of said map of Foster Tract;

EXCEPTING therefrom, that portion thereof conveyed to the City of Riverside by deed recorded April 25, 1975, as Instrument No. 47699, Official Records of said Riverside County, 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, Official Records of said Riverside County;

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, Official Records of said Riverside County;

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

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by Final Order of Condemnation recorded February 15, 1974, as Instrument No. 18861, Official Records of said Riverside County;

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, Official Records of said Riverside County;

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

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by deed recorded November 5, 1971, as Instrument No. 127380, Official Records of said Riverside County, 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 November 6, 1911, in Book 339, Page 397, et seq., of Deeds, records of said Riverside County, lying northwesterly of a line which is parallel with and distant 30 feet southeasterly as measured at right angle from the centerline of Commerce Street (formerly Pachappa Avenue), as shown by said map of Halls Addition;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by deed recorded November 9, 1973, as Instrument No. 147357, Official Records of said Riverside County.

DESCRIPTION APPROVAL 6/14/89  
George P. Hutchinson by E.  
SURVEYOR, CITY OF RIVERSIDE