

331994

Recording requested by:

And when recorded, mail to:

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

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DEC 29 1986

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees 3

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-40-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): A.S.D., a California Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 18, 1986, 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.

PARCEL 1

That portion of Lot 4 in Block 35, Lot 1 in Block 36, Lot 3 in Block 69, Lot 2 in Block 70, and a portion of Iris Avenue and Cole Avenue of the Alessandro Tract as shown by Map on file in Book 6 of Maps at page 13 thereof, Records of San Bernardino County, California, described as follows:

COMMENCING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria Avenue and Cole Avenue;

THENCE North 01° 06' 15" West, a distance of 814.72 feet;

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THENCE Northerly on a curve concave Westerly, having a radius of 3000.00 feet, through an angle of $12^{\circ} 00' 02''$, an arc length of 628.35 feet;

THENCE North $13^{\circ} 06' 17''$ West, a distance of 663.37 feet to the point of beginning of the parcel of land to be described;

THENCE continuing North $13^{\circ} 06' 17''$ West, a distance of 907.75 feet to the Southerly line of Van Buren Boulevard as conveyed to the County of Riverside by Deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California;

THENCE North $76^{\circ} 53' 43''$ East along said Southerly line, a distance of 760.30 feet;

THENCE Easterly continuing along said Southerly line on a curve concave Southerly, having a radius of 2945.00 feet, through an angle of $17^{\circ} 07' 48''$, an arc length of 880.49 feet to the Westerly line of Parcel 3 of Record of Survey on file in Book 43 at page 22 thereof, Records of Riverside County, California;

THENCE South $00^{\circ} 09' 17''$ East, along said Westerly line, a distance of 861.06 feet;

THENCE South $89^{\circ} 50' 43''$ West, a distance of 120.00 feet;

THENCE South $44^{\circ} 50' 43''$ West, a distance of 21.21 feet;

THENCE South $89^{\circ} 50' 43''$ West, a distance of 60.00 feet;

THENCE North $45^{\circ} 09' 17''$ West, a distance of 21.21 feet;

THENCE South $89^{\circ} 50' 43''$ West, a distance of 104.69 feet;

THENCE Westerly on a curve concave Northerly, having a radius of 430.00 feet, through an angle of $21^{\circ} 41' 41''$, an arc length of 162.82 feet to a point of reverse curvature;

THENCE Northwesterly and Southwesterly on a curve concave Southerly, having a radius of 470.00 feet, through angle of $66^{\circ} 04' 54''$, an arc length of 542.07 feet to a point of reverse curvature (the initial radial line bears North $21^{\circ} 32' 24''$ East);

THENCE Southwesterly on a curve concave Northwesterly, having a radius of 430.00 feet, through an angle of $31^{\circ} 26' 13''$, an arc length of 235.93 feet, (the initial radial line bears South $44^{\circ} 32' 30''$ East);

THENCE South $76^{\circ} 53' 43''$ West, a distance of 4.40 feet;

THENCE South $31^{\circ} 53' 43''$ West, a distance of 21.21 feet;

THENCE South $76^{\circ} 53' 43''$ West, a distance of 60.00 feet;

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THENCE North 58° 06' 17" West, a distance of 21.21 feet;

THENCE South 76° 53' 43" West, a distance of 82.00 feet;

THENCE South 29° 30' 34" West, a distance of 33.97 feet;

THENCE South 76° 53' 43" West, a distance of 44.00 feet to the point of beginning.

The above described parcel of land contains 29.70 acres, more or less.

PARCEL 2

That portion of Lot 3 in Block 69, Lots 1 and 2 in Block 70, and a portion of Cole Avenue of the Alessandro Tract as shown by Map on file in Book 6 of Maps at page 13 thereof, Records of San Bernardino County, California, described as follows:

COMMENCING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria Avenue and Cole Avenue;

THENCE North 01° 06' 15" West, a distance of 814.72 feet;

THENCE Northerly on a curve concave Westerly, having a radius of 3000.00 feet, through an angle of 10° 23' 48", an arc length of 544.37 feet to the point of beginning of the parcel of land to be described;

THENCE continuing Northerly along said curve concave Westerly, having a radius of 3000.00 feet, through an angle of 01° 36' 14", an arc length of 83.98 feet, (the initial radial line bears North 78° 29' 57" East);

THENCE North 13° 06' 17" West, a distance of 663.37 feet;

THENCE North 76° 53' 43" East, a distance of 44.00 feet;

THENCE North 29° 30' 34" East, a distance of 33.97 feet;

THENCE North 76° 53' 43" East, a distance of 82.00 feet;

THENCE South 58° 06' 17" East, a distance of 21.21 feet;

THENCE North 76° 53' 43" East, a distance of 60.00 feet;

THENCE North 31° 53' 43" East, a distance of 21.21 feet;

THENCE North 76° 53' 43" East, a distance of 4.40 feet;

THENCE Northeasterly on a curve concave Northwesterly, having radius of 430.00 feet, through an angle of 31° 26' 13", an arc length of 235.93 feet to a point of reverse curvature.

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THENCE Northeasterly and Southeasterly on a curve concave Southerly, having a radius of 470.00 feet, through an angle of 66° 04' 54", an arc length of 542.07 feet to a point of reverse curvature, (the initial radial line bears North 44° 32' 30" West);

THENCE Easterly on a curve concave Northerly, having a radius of 430.00 feet, through an angle of 21° 41' 41", an arc length of 162.82 feet (the initial radial line bears South 21° 32' 24" West);

THENCE North 89° 50' 43" East, a distance of 104.69 feet;

THENCE South 45° 09' 17" East, a distance of 21.21 feet;

THENCE North 89° 50' 43" East, a distance of 60.00 feet;

THENCE North 44° 50' 43" East, a distance of 21.21 feet;

THENCE North 89° 50' 43" East, a distance of 120.00 feet to the Westerly line of Parcel 3 of Record of Survey on file in Book 43 at page 22 thereof, Records of Riverside County, California;

THENCE South 00° 09' 17" East, along the Westerly line of Parcels 3, 2, and 1, a distance of 1028.26 feet;

THENCE South 89° 50' 43" West, a distance of 437.97 feet;

THENCE North 83° 42' 15" West, a distance of 461.77 feet;

THENCE South 88° 58' 58" West, a distance of 305.92 feet;

THENCE South 78° 29' 57" West, a distance of 44.00 feet to the point of beginning.

The above described parcel of land contains 29.69 acres, more or less.

PARCEL 3

That portion of Lots 1 and 4 in Block 35, Lots 2 and 3 in Block 69, and a portion of Iris Avenue of the Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria Avenue and Cole Avenue;

THENCE North 01° 06' 15" West, a distance of 814.72 feet;

THENCE Northerly on a curve concave Westerly, having a radius of 3000.00 feet, through an angle of 12° 00' 02", an arc length of 628.35 feet;

THENCE North $13^{\circ} 06' 17''$ West, a distance of 1031.12 feet to the point of beginning of a parcel of land to be described;

THENCE continuing North $13^{\circ} 06' 17''$ West, a distance of 540.00 feet to the southerly line of Van Buren Boulevard as conveyed to the County of Riverside by deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California;

THENCE South $76^{\circ} 53' 43''$ West along said Southerly line, a distance of 1665.00 feet;

THENCE Southwesterly continuing along said southerly line on a curve concave Northwesterly, having a radius of 3055.00 feet, through an angle of $10^{\circ} 00' 03''$, an arc length of 533.24 feet to a point of reverse curvature;

THENCE southwesterly continuing along said Southerly line on a curve concave Southeasterly, having a radius of 30.00 feet, through an angle of $86^{\circ} 57' 11''$, an arc length of 45.53 feet to the Easterly line of Wood Road, 60.00 feet wide (the initial radial line bears North $03^{\circ} 06' 14''$ West);

THENCE South $00^{\circ} 03' 25''$ East along said Easterly line, a distance of 509.97 feet;

THENCE North $84^{\circ} 56' 35''$ East, a distance of 427.50 feet;

THENCE Northeasterly on a curve concave Northwesterly having a radius of 710.00 feet through an angle of $08^{\circ} 02' 52''$, an arc length of 99.73 feet;

THENCE North $76^{\circ} 53' 43''$ East, a distance of 1822.41 feet to the point of beginning.

The above described parcel of land contains 28.33 acres, more or less.

PARCEL 4

That portion of Lots 3 and 4 in Block 69, Lots 1 and 2 in Block 70, and a portion of Cole Avenue and Krameria Avenue of the Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria Avenue and Cole Avenue;

THENCE North $01^{\circ} 06' 15''$ West, a distance of 814.72 feet;

THENCE Northerly on a curve concave Westerly, having a radius of 3000.00 feet, through an angle of $10^{\circ} 23' 48''$, an arc length of 544.37 feet;

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THENCE North 78° 29' 57" East, a distance of 44.00 feet;

THENCE North 88° 58' 58" East, a distance of 305.92 feet;

THENCE South 83° 42' 15" East, a distance of 461.77 feet;

THENCE North 89° 50' 43" East, a distance of 437.97 feet to the Westerly line of Parcel 2 of Record of Survey on file in Book 43 at Page 22 thereof, records of Riverside County, California;

THENCE South 00° 09' 17" East along the Westerly line of Parcel 2 and Parcel 1 of said Record of Survey, a distance of 1297.04 feet to the East-West center section line of said Section 29, also being the centerline of said Krameria Avenue;

THENCE South 88° 53' 45" West along said line, a distance of 1174.29 feet to the point of beginning.

The above described parcel of land contains 36.38 acres more or less.

PARCEL 5

That portion of Lots 1, 2, 3 and 4 in Block 69, and a portion of Cole Avenue and Krameria Avenue of the Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria and Cole Avenue;

THENCE North 01° 06' 15" West, a distance of 446.00 feet;

THENCE South 88° 53' 45" West, a distance of 1000.00 feet;

THENCE North 01° 06' 15" West, a distance of 106.70 feet;

THENCE Northeasterly on a non-tangent curve concave Southeasterly, having a radius of 29.50 feet, through an angle of 03° 34' 27", an arc length of 1.84 feet (the initial radial line bears North 47° 53' 28" West);

THENCE North 88° 53' 45" East, a distance of 20.20 feet;

THENCE North 01° 06' 15" West, a distance of 66.00 feet;

THENCE South 88° 53' 45" West, a distance of 20.20 feet;

THENCE Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 29.50 feet, through an angle of 03° 34' 27", an arc length of 1.84 feet (the initial radial line bears South 42° 06' 32" West);

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THENCE North $01^{\circ} 06' 15''$ West, a distance of 188.15 feet;

THENCE Northeasterly on a curve concave Southeasterly, having a radius of 267.00 feet, through an angle of $22^{\circ} 21' 47''$, an arc length of 104.21 feet;

THENCE North $21^{\circ} 15' 32''$ East, a distance of 273.54 feet;

THENCE Easterly on a non-tangent curve concave Northerly having a radius of 1233.00 feet, through an angle of $00^{\circ} 29' 51''$, an arc length of 10.70 feet (the initial radial line bears South $15^{\circ} 15' 09''$ West);

THENCE North $14^{\circ} 45' 19''$ East, a distance of 33.00 feet;

THENCE Easterly on a non-tangent curve concave Northerly, having a radius of 1,200.00 feet, through an angle of $00^{\circ} 30' 33''$, an arc length of 10.67 feet (the initial radial line bears South $14^{\circ} 45' 19''$ West);

THENCE North $14^{\circ} 14' 45''$ East, a distance of 33.00 feet;

THENCE Westerly on a non-tangent curve concave Northerly, having a radius of 1,167.00 feet, through an angle of $00^{\circ} 27' 48''$, an arc length of 9.44 feet (the initial radial line bears South $14^{\circ} 14' 45''$ West);

THENCE Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 29.50 feet, through an angle of $10^{\circ} 37' 19''$, an arc length of 5.47 feet (the initial radial line bears South $57^{\circ} 25' 27''$ West);

THENCE North $21^{\circ} 15' 32''$ East, a distance of 201.46 feet;

THENCE Northeasterly on a non-tangent curve concave Southeasterly, having a radius of 29.50 feet, through an angle of $03^{\circ} 06' 59''$, an arc length of 1.60 feet (the initial radial line bears North $25^{\circ} 31' 41''$ West);

THENCE South $68^{\circ} 44' 28''$ East, a distance of 10.87 feet;

THENCE North $21^{\circ} 15' 32''$ East, a distance of 66.00 feet;

THENCE North $68^{\circ} 44' 28''$ West, a distance of 10.41 feet;

THENCE Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 29.50 feet, through an angle of $04^{\circ} 19' 56''$, an arc length of 2.23 feet (the initial radial line bears South $63^{\circ} 42' 50''$ West);

THENCE North $21^{\circ} 15' 32''$ East, a distance of 217.79 feet;

THENCE Easterly on a non-tangent curve concave Northerly, having a radius of 233.00 feet, through an angle of $03^{\circ} 54' 52''$, an arc length of 15.92 feet (the initial radial line bears South $08^{\circ} 42' 44''$ West);

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THENCE North 04° 47' 53" East, a distance of 33.00 feet;

THENCE Easterly on a non-tangent curve concave Northerly having a radius of 200.00 feet, through an angle of 06° 32' 36", an arc length of 22.84 feet (the initial radial line bears South 04° 47' 53" West);

THENCE North 88° 15' 17" East, a distance of 16.57 feet;

THENCE North 01° 44' 43" West, a distance of 33.00 feet;

THENCE North 88° 15' 17" East, a distance of 296.46;

THENCE Easterly on a curve concave Northerly, having a radius of 100.00 feet, through an angle of 15° 00' 00", an arc length of 26.18 feet;

THENCE North 73° 15' 17" East, a distance of 49.67 feet;

THENCE Easterly and Southeasterly on a curve concave Southwesterly, having a radius of 51.00 feet, through an angle of 93° 38' 26", an arc length of 83.35 feet;

THENCE North 76° 53' 43" East, a distance of 44.00 feet;

THENCE North 13° 06' 17" West, a distance of 728.74 feet;

THENCE South 76° 53' 43" West, a distance of 1,777.54 feet;

THENCE South 00° 03' 25" East, a distance of 2,033.82 feet;

THENCE South 01° 06' 15" East, a distance of 44.00 feet to the East-West center section line of said Section 29, also being the centerline of said Krameria Avenue;

THENCE North 88° 53' 45" East, along said line, a distance of 2,055.82 feet to the POINT OF BEGINNING.

The above described parcel of land contains 77.58 acres, more or less.

PARCEL 6

That portion of Lots 3 and 4 in Block 69, and a portion of Cole Avenue of the Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria Avenue and Cole Avenue;

THENCE North 01° 06' 15" West, a distance of 446.00 feet to the point of beginning of parcel of land to be described;

THENCE South 88° 53' 45" West, a distance of 1,000.00 feet;

THENCE North 01° 06' 15" West, a distance of 106.70 feet;

THENCE Northeasterly on a non-tangent curve concave Southeasterly, having a radius of 29.50, through an angle of 03° 34' 27", an arc length of 1.84 feet (the initial radial line bears North 47° 53' 28" West);

THENCE North 88° 53' 45" East, a distance of 20.20 feet;

THENCE North 01° 06' 15" West, a distance of 66.00 feet;

THENCE South 88° 53' 45" West, a distance of 20.20 feet;

THENCE Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 29.50 feet, through an angle of 03° 34' 27", an arc length of 1.84 feet (the initial radial line bears South 42° 06' 32" West);

THENCE North 01° 06' 15" West, a distance of 188.15 feet;

THENCE Northeasterly on a curve concave Southeasterly, having a radius of 267.00 feet, through an angle of 22° 21' 47", an arc length of 104.21 feet;

THENCE North 21° 15' 32" East, a distance of 273.54 feet;

THENCE Easterly on a non-tangent curve concave Northerly having a radius of 1,233.00 feet, through an angle of 00° 29' 51", an arc length of 10.70 feet (the initial radial line bears South 15° 15' 09" West);

THENCE North 14° 45' 19" East, a distance of 33.00 feet;

THENCE Easterly on a non-tangent curve concave Northerly, having a radius of 1200.00 feet, through an angle of 00° 30' 33", an arc length of 10.67 feet (the initial radial line bears South 14° 45' 19" West);

THENCE North 14° 14' 45" East, a distance of 33.00 feet;

THENCE Westerly on a non-tangent curve concave Northerly, having a radius of 1167.00 feet, through an angle of 00° 27' 48" an arc length of 9.44 feet (The initial radial line bears South 14° 14' 45" West);

THENCE Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 29.50 feet, through an angle of 10° 37' 19", and arc length of 5.47 feet (the initial radial line bears South 57° 25' 27" West);

THENCE North 21° 15' 32" East, a distance of 201.46 feet;

THENCE Northeasterly on a non-tangent curve concave Southeasterly, having a radius of 29.50 feet, through an angle of 03° 06' 59", an arc length of 1.60 feet (the initial radial line bears North 25° 31' 41" West);

THENCE South 68° 44' 28" East, a distance of 10.87 feet;

THENCE North 21° 15' 32" East, a distance of 66.00 feet;

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THENCE North 68° 44' 28" East, a distance of 10.41 feet;

THENCE Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 29.50 feet, through an angle of 04° 19' 56", an arc length of 2.23 feet (the initial radial line bears South 63° 42' 50" West);

THENCE North 21° 15' 32" East, a distance of 217.79 feet;

THENCE Easterly on a non-tangent curve concave Northerly, having a radius of 233.00 feet, through an angle of 03° 54' 52", an arc length of 15.92 feet (the initial radial line bears South 08° 42' 44" West);

THENCE North 04° 47' 53" East, a distance of 33.00 feet;

THENCE Easterly on a non-tangent curve concave Northerly having a radius of 200.00 feet, through an angle of 06° 32' 36", an arc length of 22.84 feet (the initial radial line bears South 04° 47' 53" West);

THENCE North 88° 15' 17" East, a distance of 16.57 feet;

THENCE North 01° 44' 43" West, a distance of 33.00 feet;

THENCE North 88° 15' 17" East, a distance of 296.46 feet;

THENCE Easterly on a curve concave Northerly, having a radius of 100.00 feet, through an angle of 15° 00' 00", an arc length of 26.18 feet;

THENCE North 73° 15' 17" East, a distance of 49.67 feet;

THENCE Easterly and Southeasterly on a curve concave Southwesterly having a radius of 51.00 feet, through an angle of 93° 38' 26", an arc length of 83.35 feet;

THENCE North 76° 53' 43" East, a distance of 44.00 feet;

THENCE South 13° 06' 17" East, a distance of 302.38 feet;

THENCE Southerly on a curve concave Westerly, having a radius of 3000.00 feet, through an angle of 12° 00' 02", an arc length of 628.35 feet;

THENCE South 01° 06' 15" East, a distance of 368.72 feet to the point of beginning.

The above described parcel of land contains 25.04 acres, more or less.

PARCEL 7

That portion of Lots 1 and 2 in Block 69, and a portion of Krameria Avenue of the Alessandro Tract as shown by Map on file in Book 6 of Maps at page 13 thereof, records of San Bernardino County, California, described as follows:

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DESCRIPTION APPROVAL
George P. Hutchinson, Jr. 12/24/86 by J.E. [Signature]

COMMENCING at the center of Section 29, Township 3 South, Range 4 West, S.B.M., also being the centerline intersection of Krameria Avenue and Cole Avenue;

THENCE South 88° 53' 45" West along the East-West center section line of said Section 29, also being the centerline of said Krameria Avenue, a distance of 2055.82 feet to the point of beginning of the parcel of land to be described;

THENCE continuing South 88° 53' 45" West along said line, a distance of 568.90 feet to the Easterly line of Wood Road, 60.00 feet wide;

THENCE North 00° 03' 25" West, along said line, a distance of 2025.19 feet;

THENCE North 84° 56' 35" East, a distance of 427.50 feet;

THENCE Northeasterly of a curve concave Northwesterly having a radius of 710.00 feet, through an angle of 08° 02' 52", an arc length of 99.73 feet;

THENCE North 76° 53' 43" East, a distance of 44.87 feet;

THENCE South 00° 03' 25" East, a distance of 2033.82 feet;

THENCE South 01° 06' 15" East, a distance of 44.00 feet to the point of beginning.

The above described parcel of land contains 26.68 acres, more or less.

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: *December 24, 1986*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

PMW-900000

