

137862

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Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 18

(4)

Recording requested by:

Recording Requested By
CHICAGO TITLE COMPANY

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

18
4
11

80-144595

Project: PD-001-934
Ben Lomond Wy. & Lake St.
A.P.N. 155-274-011

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ITT COMMERCIAL FINANCE CORPORATION, a Nevada corporation

Pursuant to Section 66499.35(b) of the Government Code of the State of California, a Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the 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.

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: February 7, 1995

By J. Craig Aaron
CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On February 7, 1995, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

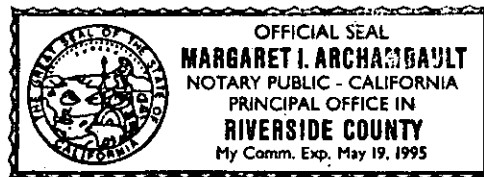
J. Craig Aaron

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.

Margaret I. Archambault
Signature



ITT.COC

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

- () Guardian/Conservator
- (x) Individual ~~is~~
- () Trustee(s)
- () Other

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

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

EXHIBIT "A"

That portion of Lots 22 and 23 of Bixmill Tract, as shown by map on file in Book 16, Pages 28 through 30 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southwesterly corner of Lot 53 of Arlington North Subdivision Unit No. 1, as shown by map on file in Book 26, Pages 38 through 40 of Maps, records of said Riverside County;

THENCE South $79^{\circ}26'$ East, along the southerly line of said Arlington North Subdivision Unit No. 1, a distance of 395.52 feet to an angle point in the southerly line of Lot 59 of said Arlington North Subdivision Unit No. 1;

THENCE South $89^{\circ}30'$ East, continuing along said southerly line of Arlington North Subdivision Unit No. 1, a distance of 124.08 feet to the westerly line of Lake Street, as shown by said map of Arlington North Subdivision Unit No. 1;

THENCE South $2^{\circ}58'$ West, along said westerly line of Lake Street, a distance of 297.12 feet to the beginning of a curve concave northwesterly and having a radius of 20.00 feet;

THENCE southerly to the right along said curve through a central angle of $87^{\circ}32'$ an arc length of 30.55 feet to the end of said curve; the end of said curve also being on the northerly line of Arlington Avenue, as shown by said map of Arlington North Subdivision Unit No. 1;

THENCE North $89^{\circ}30'$ West, along said northerly line of Arlington Avenue, a distance of 460.74 feet to the beginning of a curve concave northeasterly and having a radius of 20.00 feet; the beginning of said curve also being the southeasterly corner of Lot B, Ben Lomond Way (formerly Delmar Rd), of said Arlington North Subdivision Unit No. 1;

THENCE westerly to the right along said last mentioned curve through a central angle of 90° an arc length of 31.42 feet to the end of said curve; the end of said curve also being on the easterly line of said Ben Lomond Way;

THENCE North $0^{\circ}30'$ East, along said easterly line of said Ben Lomond Way, a distance of 365.12 feet to the POINT OF BEGINNING;

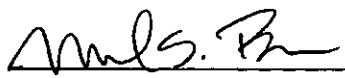
EXCEPTING THEREFROM that portion lying easterly of the westerly line of the land described in deed to Saturn Auto Services, a California corporation, by document recorded May 8, 1962, as Instrument No. 42855 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion described in deed to the City of Riverside

by document recorded August 6, 1971, as Instrument No. 88497 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion described in deed to the City of Riverside by document recorded 5-2-95, as Instrument No. 137859 of Official Records of said Riverside County.

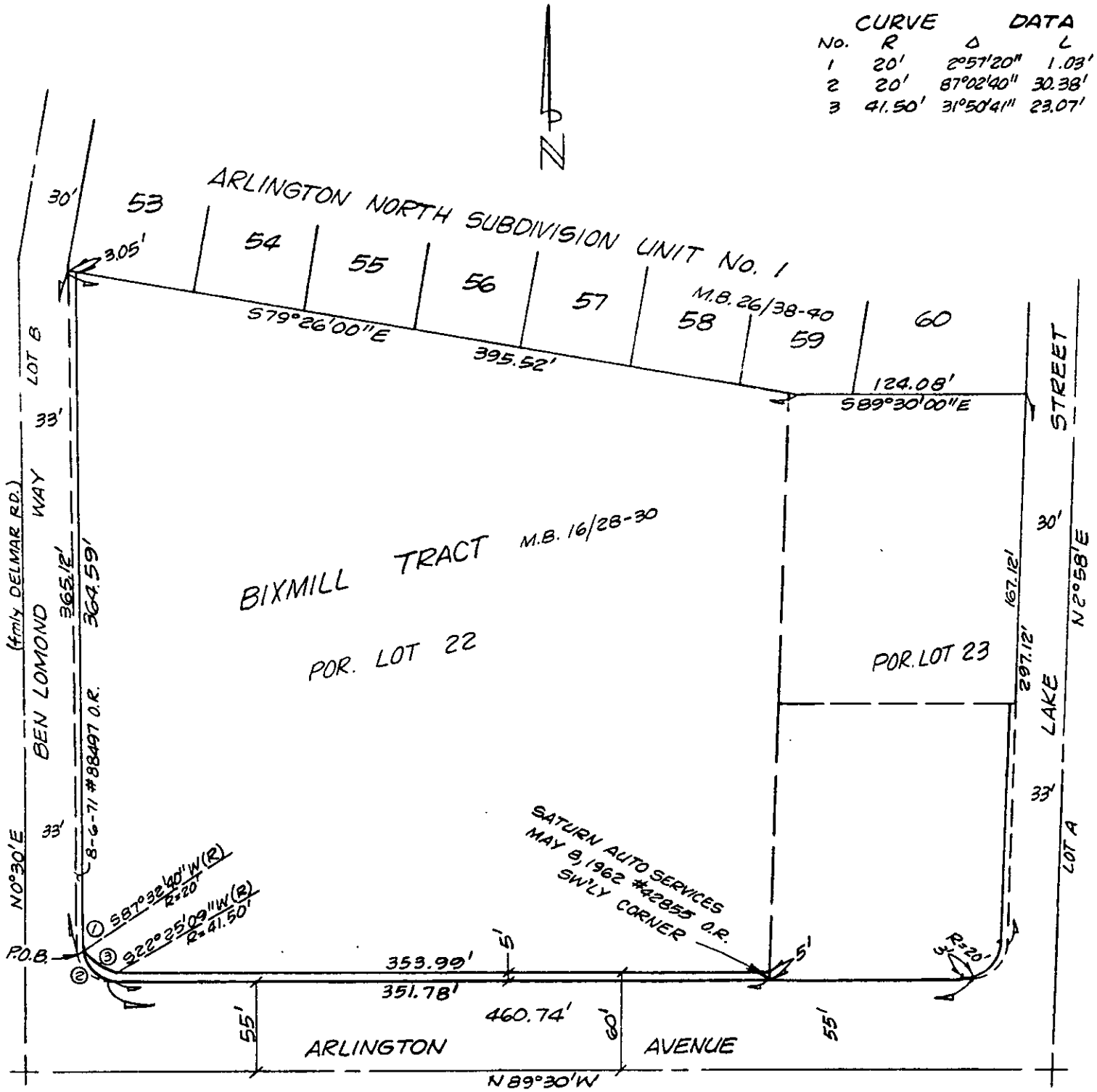
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655
License Expires 9/30/95

2-6-95 Date Prep. Kap



CURVE DATA			
No.	R	Δ	L
1	20'	2°57'20"	1.03'
2	20'	87°02'40"	30.38'
3	41.50'	31°50'41"	23.07'



REV. 2-1-94

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

6/8-3

SCALE: 1" = NTS

DRAWN BY Kgs DATE 1/7/93

SUBJECT 8405-8505 ARLINGTON AVE. - BLDG. PMT.

PMW-262