

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
TICOR TITLE INSURANCE CO.

DEC 30 1986

Recorded in Official Records
of Riverside County, California
William S. Steady
RECORDER
Fees \$

⊗

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-43-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): THE CITY OF RIVERSIDE, a municipal corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 4, 1986, 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 NO. 1

A portion of Sections 32 and 33, Township 2 South, Range 4 West, and a portion of Section 4, Township 3 South, Range 4 West, San Bernardino Base and Meridian, being more particularly described as follows:

BEGINNING at the southeast corner of said Section 32;

THENCE North 89° 11' 58" West, along the south line of said Section 32, a distance of 1300.80 feet to the southwest corner of the southeast one-quarter of the southeast one-quarter of said Section 32;

THENCE North 1° 15' 15" East, along the west line of said southeast one-quarter of the southeast one-quarter of Section 32, a distance of 1309.37 feet to the northwest corner of said southeast one-quarter of the southeast one-quarter of Section 32;

Please record for the benefit of the City of Riverside
[Signature]
Property Services Manager

647305680

333370

PMW-43-867 |

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THENCE South $88^{\circ} 58' 12''$ East, along the north line of said southeast one-quarter of the southeast one-quarter of Section 32, a distance of 621.51 feet to the southeast corner of that certain parcel of land described in Certificate of Compliance recorded August 3, 1981, as Instrument No. 146920, Official Records of Riverside County, California.

THENCE North $9^{\circ} 54' 37''$ East, along the easterly line of said parcel, a distance of 658.66 feet to an angle point in said easterly line;

THENCE continuing along said easterly line North $84^{\circ} 54' 37''$ East, a distance of 595.57 feet to an intersection with the east line of said Section 32;

THENCE North $1^{\circ} 35' 20''$ East, along said east line of Section 32, a distance of 369.54 feet;

THENCE South $88^{\circ} 25' 08''$ East, a distance of 48.46 feet to the beginning of tangent curve concave southwesterly and having a radius of 522.00 feet;

THENCE southeasterly along said curve through an angle of $75^{\circ} 03' 20''$, a distance of 683.80 feet;

THENCE tangent to said curve South $13^{\circ} 21' 48''$ East, a distance of 106.72 feet to the beginning of a tangent curve concave northeasterly and having a radius of 578.00 feet;

THENCE southeasterly along said curve through an angle of $40^{\circ} 53' 01''$, a distance of 412.43 feet;

THENCE tangent to said curve South $54^{\circ} 14' 49''$ East, a distance of 216.83 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1028.00 feet;

THENCE southeasterly along said curve through an angle of $10^{\circ} 28' 34''$, a distance of 187.96 feet;

THENCE tangent to said curve South $64^{\circ} 43' 23''$ East, a distance of 60.93 feet to the beginning of a tangent curve concave northeasterly and having a radius of 628.00 feet;

THENCE southeasterly along said curve through an angle of $0^{\circ} 11' 46''$, a distance of 2.15 feet;

THENCE North $89^{\circ} 40' 06''$ West, a distance of 541.00 feet;

THENCE South $44^{\circ} 27' 23''$ West, a distance of 274.96 feet;

THENCE South $20^{\circ} 12' 49''$ West, a distance of 518.07 feet;

THENCE South $78^{\circ} 38' 13''$ East, a distance of 284.35 feet;

THENCE South $51^{\circ} 18' 59''$ East, a distance of 413.60 feet;

333370

THENCE South 15° 02' 33" West, a distance of 449.72 feet;
 THENCE South 42° 41' 26" East, a distance of 121.70 feet;
 THENCE South 41° 49' 26" West, a distance of 405.55 feet;
 THENCE South 4° 47' 32" West, a distance of 358.73 feet;
 THENCE South 43° 23' 45" East, a distance of 159.30 feet;
 THENCE South 38° 48' 52" West, a distance of 51.20 feet;
 THENCE South 49° 22' 55" West, a distance of 624.35 feet;
 THENCE South 23° 26' 00" West, a distance of 244.66 feet;
 THENCE South 15° 04' 44" East, a distance of 805.97 feet;

THENCE North 86° 59' 19" East, a distance of 980.79 feet to an intersection with the east line of the southwest one-quarter of the northwest one-quarter of aforesaid Section 4;

THENCE South 0° 31' 55" West, along said east line a distance of 540.57 feet to the southeast corner of said southwest one-quarter of the Northwest one-quarter of Section 4;

THENCE South 89° 54' 47" West, along the south line of said southwest one-quarter of the northwest one-quarter of Section 4, a distance of 1330.09 feet to the southwest corner of said southwest one-quarter of the northwest one-quarter of Section 4, said corner being also a point on the west line of said Section 4;

THENCE North 0° 38' 58" East, along said west line of Section 4, a distance of 2936.93 feet to the northwest corner of said Section 4, said northwest corner being also the southeast corner of aforesaid Section 32, the POINT OF BEGINNING.

Computed to contain 126.00 acres.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

DESCRIPTION APPROVAL

George P. Hutchinson 12/16/98 by *WF*

Dated:

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

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

231073

Recording requested by:

RECORDING REQUESTED BY
TICOR TITLE INSURANCE

And when recorded, mail to:

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

RECEIVED FOR RECORDING
AT 2:00 O'CLOCK P.M.

AUG 10 1987
Recorded in Official Records
of Riverside County, California
William E. Starnoff
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-43-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): TRUST SERVICES OF AMERICA, INC.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 4, 1986, 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 NO. 1

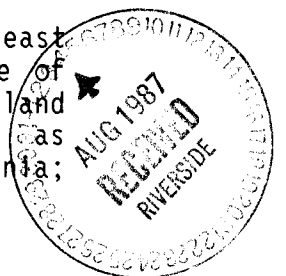
A portion of Section 32 and Section 33, Township 2 South, Range 4 West, and a portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, being more particularly described as follows:

BEGINNING at the southeast corner of said Section 32;

THENCE North 89° 11' 58" West, along the south line of said Section 32 a distance of 1300.80 feet to the southwest corner of the southeast one-quarter of the southeast one-quarter of said Section 32;

THENCE North 1° 15' 15" East, along the west line of said southeast one-quarter of the southeast one-quarter of Section 32 a distance of 1309.37 feet to the northwest corner of said southeast one-quarter of the southeast one-quarter of Section 32;

THENCE South 88° 58' 12" East, along the north line of said southeast one-quarter of the southeast one-quarter of Section 32 a distance of 621.51 feet to the southeast corner of that certain parcel of land described in Certificate of Compliance recorded August 3, 1981 as Instrument No. 146920, Official Records of Riverside County, California;



S 233708-27

This instrument filed for record by Ticor Title Insurance Company of California as an accommodation only. It does not have substance as to its execution or as to its effect upon the title.

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THENCE North 9° 54' 37" East, along the easterly line of said parcel a distance of 658.66 feet to an angle point in said easterly line;

THENCE continuing along said easterly line North 84° 54' 37" East, a distance of 595.57 feet to an intersection with the east line of said Section 32;

THENCE North 1° 35' 20" East, along said east line of Section 32 a distance of 589.93 feet to the east one-quarter corner of said Section 32;

THENCE continuing along said east line of Section 32 North 1° 06' 52" East, a distance of 85.28 feet to an intersection with the northwesterly prolongation of the south line of Lot 32 of University City Unit No. 2 as shown by Map on file in Book 33 of Maps, Pages 43 and 44, records of Riverside County, California;

THENCE South 84° 17' 01" East, along said prolongation a distance of 165.18 feet to the southwest corner of said Lot 32;

THENCE continuing South 84° 17' 01" East, along the boundary of said University City Unit No. 2 a distance of 481.22 feet (recorded as North 84° 50' West) to the West right-of-way line of Lehigh Lane;

THENCE South 4° 17' 03" East, along said west right-of-way line a distance of 161.25 feet (recorded as South 4° 50' 02" East a distance of 145.29 feet) to the beginning of a tangent curve concave northwesterly and having a radius of 20.00 feet;

THENCE Southwesterly along said curve through an angle of 90° 02' 33" , a distance of 31.43 feet to the northwest corner of Princeton Avenue;

THENCE South 4° 14' 30" East, along the west line of said Princeton Avenue (recorded as South 4° 50' 02" East) a distance of 30.00 feet to the centerline of said Princeton Avenue;

THENCE North 85° 45' 30" East, along said center line of Princeton Avenue a distance of 0.02 feet;

THENCE South 4° 14' 30" East, along said west line of Princeton Avenue (recorded as South 4° 50' 02" East) a distance of 30.00 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 20.00 feet, a radial line to said beginning bears North 4° 14' 30" West;

THENCE southeasterly along said curve through an angle of 90° 01' 09" a distance of 31.42 feet to a point of tangency with the aforesaid West right-of-way line of Lehigh Lane;

THENCE South 4° 13' 21" East, along said West right-of-way line a distance of 121.30 feet (recorded as South 4° 50' 02" East a distance of 121.38 feet) to the southwest corner of said Lehigh Lane;

THENCE North 85° 46' 39" East, along the southerly line of said Lehigh Lane a distance of 60.00 feet (recorded as South 85° 09' 58" West) to the southwest corner of Lot 15 of said University City Unit No. 2;

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THENCE along the boundary of said University City Unit No. 2 the following courses:

North 85° 46' 12" East, a distance of 385.32 feet (recorded as South 85° 09' 58" West, a distance of 385.39 feet) to the northwest corner of Lot 10;

South 7° 57' 21" East, a distance of 99.98 feet (recorded as North 8° 30' 15" West, a distance of 100.00 feet) to the Northwest corner of Lot 9;

South 8° 13' 17" West, a distance of 78.92 feet (recorded as North 7° 40' 20" East, a distance of 78.95 feet) to the southwest corner of said Lot 9;

South 66° 25' 35" East, a distance of 104.04 feet (recorded as North 67° 00' 15" West, a distance of 103.86 feet) to the beginning of a tangent curve concave northerly and having a radius of 20.00 feet;

THENCE Easterly and northeasterly along said curve through an angle of 84° 33' 35" a distance of 29.52 feet;

THENCE tangent to said curve North 29° 00' 50" East, a distance of 9.61 feet (recorded as South 28° 29' 14" West);

THENCE South 60° 59' 10" East, a distance of 30.00 feet (recorded as North 61° 30' 46" West) to the centerline of Tulane Avenue;

THENCE leaving said boundary of University City Unit No. 2 and continuing South 60° 59' 10" East a distance of 30.00 feet to the beginning of a non-tangent curve concave easterly and having a radius of 20.00 feet, a radial line to said beginning bears North 60° 59' 10" West;

THENCE southerly and southeasterly along said curve, being also along the boundary of Lot 93 of University City Unit No. 1 as shown by Map on file in Book 23 of Maps, Pages 91, 92 and 93, of said Riverside County records, through an angle of 95° 19' 45" a distance of 33.28 feet;

THENCE tangent to said curve and along said boundary of Lot 93, and its prolongation, South 66° 18' 55" East a distance of 205.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 20.00 feet;

THENCE easterly and Northeasterly along said curve through an angle of 70° 12' 45" a distance of 24.51 feet;

THENCE tangent to said curve North 43° 28' 20" East, a distance of 3.41 feet to the beginning of a tangent curve concave northwesterly and having a radius of 460.00 feet;

THENCE northeasterly along said curve through an angle of 13° 33' 02" a distance of 108.79 feet to the southeasterly corner of Lot 92 of said University City Unit No. 1;

THENCE along the boundary of said University City Unit No. 1 the following courses:

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South 60° 04' 42". East a distance of 60.00 feet (recorded as South 60° 41' 02" East) to the beginning of a non-tangent curve concave northwesterly and having a radius of 520.00 feet, a radial line to said beginning bears South 60° 04' 42" East;

Northeasterly along said curve through an angle of 3° 12' 13" a distance of 29.08 feet to the southwesterly corner of Lot 80;

South 61° 16' 07" East, a distance of 126.42 feet (recorded as North 61° 49' 21" West, a distance of 126.34 feet);

North 30° 42' 32" East, a distance of 16.94 feet (recorded as South 30° 00' West, a distance of 17.00 feet);

North 19° 35' 10" East, a distance of 79.97 feet (recorded as South 19° 00' West, a distance of 80.00 feet);

South 73° 25' 05" East, a distance of 126.80 feet (recorded as North 73° 16' 12" West, a distance of 127.02 feet);

North 15° 16' 32" East, a distance of 8.62 feet (recorded as North 14° 36' 52" East);

South 74° 43' 28" East, a distance of 80.00 feet (recorded as South 75° 23' 08" East) to the beginning of a non-tangent curve concave southeasterly and having a radius of 460.00 feet, a radial line to said beginning bears North 74° 43' 28" West;

Northeasterly along said curve through an angle of 7° 21' 02" a distance of 59.01 feet to the most Westerly corner of Lot 23 of said University City Unit No. 1;

THENCE South 63° 49' 12" East, along the southerly line of said Lot 23 (recorded as North 65° 00' West) and its prolongation, a distance of 215.34 feet to the most Westerly corner of Lot 8 of aforesaid University City Unit No. 2;

THENCE along the boundary of said University City Unit No. 2 the following courses:

South 45° 23' 08" East, a distance of 68.53 feet (recorded as North 46° 00' West, a distance of 68.57 feet);

North 70° 33' 13" East, a distance of 351.18 feet (recorded as South 69° 56' 20" West, a distance of 350.99 feet);

South 10° 00' 02" East, a distance of 134.15 feet (recorded as North 10° 30' West, a distance of 133.68 feet);

North 89° 45' 25" East a distance of 30.04 feet (recorded as West a distance of 30.00 feet);

North 47° 31' 20" East, a distance of 136.79 feet (recorded as South 47° 00' West);

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North 81° 01' 59" East, a distance of 131.14 feet (recorded as South 80° 30' West) to the West right-of-way line of Box Springs Boulevard;

THENCE along said west right-of-way line of Box Springs Boulevard the following courses:

South 33° 34' 39" East, a distance of 191.98 feet;

South 12° 08' 46" East, a distance of 142.10 feet;

South 6° 38' 12" East, a distance of 197.89 feet;

South 18° 10' 21" East, a distance of 180.98 feet;

South 12° 08' 46" East, a distance of 72.34 feet to the beginning of a tangent curve concave northeasterly and having a radius of 10,058.00 feet;

Southeasterly along said curve through an angle of 2° 18' 21" a distance of 404.78 feet;

Tangent to said curve South 14° 27' 07" East, a distance of 457.19 feet to the beginning of a tangent curve concave northeasterly and having a radius of 450.00 feet;

Southeasterly along said curve through an angle of 78° 35' 21" a distance of 617.24 feet;

Tangent to said curve North 86° 57' 32" East, a distance of 141.48 feet to the beginning of a tangent curve concave southerly and having a radius of 175.00 feet;

Easterly along said curve through an angle of 10° 06' 27", a distance of 30.87 feet;

THENCE leaving said right-of-way line South 0° 08' 27" East, a distance of 149.11 feet to the North line of aforesaid Section 4;

THENCE South 89° 29' 10" East, along said north line a distance of 125.86 feet to an intersection with said west right-of-way line of Box Springs Boulevard;

THENCE South 12° 16' 34" East, along said West right-of-way line a distance of 1482.70 feet to the beginning of a tangent curve concave easterly and having a radius of 1050.00 feet;

THENCE southeasterly along said curve and west right-of-way line of Box Springs Boulevard through an angle of 6° 45' 36" a distance of 123.88 feet to the south line of the north one-half of the northeast one-quarter of said Section 4;

THENCE South 89° 54' 06" West, along said south line a distance of 1854.39 feet to the southeast corner of the north one-half of the Northwest one-quarter of said Section 4;

THENCE South 89° 54' 24" West, along the south line of said north one-half of the Northwest one-quarter of Section 4 a distance of 1327.36 feet to the northeast corner of the southwest one-quarter of said northwest one-quarter of Section 4;

THENCE South 0° 31' 55" West, along the east line of said southwest one-quarter of the Northwest one-quarter of Section 4 a distance of 1324.54 feet to the southeast corner of said southwest one-quarter of the northwest one-quarter of Section 4;

THENCE South 89° 54' 47" West, along the south line of said southwest one-quarter of the Northwest one-quarter of Section 4 a distance of 1330.09 feet to the southwest corner of said southwest one-quarter of the northwest one-quarter of Section 4, said corner being also a point on the west line of said Section 4;

THENCE North 0° 38' 58" East, along said west line of Section 4 a distance of 2936.93 feet to the northwest corner of said Section 4, said northwest corner being also the southeast corner of aforesaid Section 32, the POINT OF BEGINNING.

The above described parcel is also shown on Record of Survey on file in Book 77 of Records of Survey, Pages 59 through 63, inclusive, said Riverside County records.

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by deed recorded April 22, 1960 as Instrument No. 36232, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion conveyed to the County of Riverside by deed recorded October 29, 1986 as Instrument No. 271610, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion described as follows:

A portion of Sections 32 and 33, Township 2 South, Range 4 West, and a portion of Section 4, Township 3 South, Range 4 West, San Bernardino Base and Meridian, being more particularly described as follows.

BEGINNING at the southeast corner of said Section 32;

THENCE North 89° 11' 58" West, along the south line of said Section 32 a distance of 1300.80 feet to the Southwest corner of the southeast one-quarter of the southeast one-quarter of said Section 32;

THENCE North 1° 15' 15" East, along the west line of said southeast one-quarter of the southeast one-quarter of Section 32 a distance of 1309.37 feet to the northwest corner of said southeast one-quarter of the southeast one-quarter of Section 32;

THENCE South 88° 58' 12" East, along the north line of said southeast one-quarter of the southeast one-quarter of Section 32 a distance of 621.51 feet to the southeast corner of that certain parcel of land described in Certificate of Compliance recorded August 3, 1981 as Instrument No. 146920, Official Records of Riverside County, California.

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THENCE North 9° 54' 37" East, along the easterly line of said parcel a distance of 658.66 feet to an angle point in said Easterly line;

THENCE continuing along said easterly line North 84° 54' 37" East a distance of 595.57 feet to an intersection with the east line of said Section 32:

THENCE North 1° 35' 20" East, along said east line of Section 32 a distance of 369.54 feet;

THENCE South 88° 25' 08" East, a distance of 48.46 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 522.00 feet;

THENCE southeasterly along said curve through an angle of 75° 03' 20" a distance of 683.80 feet;

THENCE tangent to said curve South 13° 21' 48" East, a distance of 106.72 feet to the beginning of a tangent curve concave northeasterly and having a radius of 578.00 feet;

THENCE southeasterly along said curve through an angle of 40° 53' 01" a distance of 412.43 feet;

THENCE tangent to said curve South 54° 14' 49" East, a distance of 216.83 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1028.00 feet;

THENCE southeasterly along said curve through an angle of 10° 28' 34" a distance of 187.96 feet;

THENCE tangent to said curve South 64° 43' 23" East, a distance of 60.93 feet to the beginning of a tangent curve concave northeasterly and having a radius of 628.00 feet;

THENCE southeasterly along said curve through an angle of 0° 11' 46", a distance of 2.15 feet;

THENCE North 89° 40' 06" West a distance of 541.00 feet;

THENCE South 44° 27' 23" West, a distance of 274.96 feet;

THENCE South 20° 12' 49" West, a distance of 518.07 feet;

THENCE South 78° 38' 13" East, a distance of 284.35 feet;

THENCE South 51° 18' 59" East, a distance of 413.60 feet;

THENCE South 15° 02' 33" West, a distance of 449.72 feet;

THENCE South 42° 41' 26" East, a distance of 121.70 feet;

THENCE South 41° 49' 26" West, a distance of 405.55 feet;

THENCE South 4° 47' 32" West, a distance of 358.73 feet;

THENCE South 43° 23' 45" East, a distance of 159.30 feet;

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THENCE South 38° 48' 52" West, a distance of 51.20 feet;

THENCE South 49° 22' 55" West, a distance of 624.35 feet;

THENCE South 23° 26' 00" West, a distance of 244.66 feet;

THENCE South 15° 04' 44" East, a distance of 805.97 feet;

THENCE North 86° 59' 19" East, a distance of 980.79 feet to an intersection with the East line of the southwest one-quarter of the Northwest one-quarter of aforesaid Section 4;

THENCE South 0° 31' 55" West, along said east line a distance of 540.57 feet to the southeast corner of said southwest one-quarter of the Northwest one-quarter of Section 4;

THENCE South 89° 54' 47" West, along the south line of said southwest one-quarter of the northwest one-quarter of Section 4 a distance of 1330.09 feet to the southwest corner of said southwest one-quarter of the northwest one-quarter of Section 4, said corner being also a point on the west line of said Section 4;

THENCE North 0° 38' 58" East, along said west line of Section 4 a distance of 2936.93 feet to the northwest corner of said Section 4, said northwest corner being also the southeast corner of aforesaid Section 32, the POINT OF BEGINNING.

DESCRIPTION APPROVAL 7/31/87
George P. Ketchum by VF
SURVEYOR, CITY OF RIVERSIDE

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

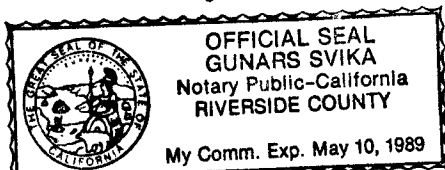
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: JULY 31, 1987

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 31st day of JULY, in the year 1987, before me, GUNTERS SUITA 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.



Wanda Spitz
Notary Public in and for said County and State

344-11 - SURVEY.517m