

ing requested by:

And when recorded, mail to.

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

22047

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

JUN 28 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 13-

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-47-878
East Side of Iowa Avenue between
Columbia Avenue and Marlborough Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): WENDOVER INVESTMENTS, INC., as owner of Parcels 1 and 2, and
BBP ASSOCIATES, a California limited partnership, as owner of Parcels 3, 4 and 5

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

This document supercedes Certificate of Compliance recorded August 17, 1988, as
Instrument No. 233479, Official Records of said Riverside County.

Parcel 1

Those portions of Lots 13, 14, 15, 16, 17 and 18 of TWOGOOD AND HERRICK'S
SUBDIVISION, as shown by map on file in Book 7 of Maps, at Page 29 thereof,
records of San Bernardino County, California, together with those portions
of Lot "A", Lot "C" and Lot 2 of STECK'S CITRUS TRACT, as shown by map on
file in Book 11 of Maps, at Page 33 thereof, records of Riverside County,
California, described as follows:

COMMENCING at the southeast corner of Lot 18 of said TWOGOOD AND HERRICK'S SUBDIVISION;

THENCE North $89^{\circ} 49' 59''$ West along the South line of said Lots 18 and 17, a distance of 382.07 feet;

THENCE North $00^{\circ} 15' 16''$ West, a distance of 554.63 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE South $89^{\circ} 43' 27''$ West, a distance of 1,147.03 feet to the East line of Parcel 3 as conveyed to the CITY OF RIVERSIDE, by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California;

THENCE North $00^{\circ} 15' 16''$ West along said East line and the East line of Parcel 1 of said Deed, a distance of 673.47 feet;

THENCE northeasterly along the southeasterly line of said Parcel 1 on a non-tangent curve concave southeasterly having a radius of 23.00 feet, through an angle of $82^{\circ} 33' 08''$, an arc length of 33.14 feet (formerly recorded as 36.13 feet) to an angle point therein (the initial radial line bears North $82^{\circ} 14' 53''$ West);

THENCE South $89^{\circ} 41' 45''$ East along the South line of said Parcel 1 and the South line of Parcel 2 of said Deed, a distance of 1,274.18 feet to a point that bears North $89^{\circ} 41' 45''$ West, a distance of 274.37 feet from the southeast corner of said Parcel 2;

THENCE South $00^{\circ} 05' 28''$ West, a distance of 680.38 feet to a line that bears North $89^{\circ} 43' 27''$ East from the point of beginning.

THENCE South $89^{\circ} 43' 27''$ West along said line, a distance of 145.99 feet to the POINT OF BEGINNING.

Parcel 2

That portion of Lots 13 and 18 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at Page 29 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the southeast corner of said Lot 18;

THENCE North $89^{\circ} 49' 59''$ West along the South line of said Lot 18 and Lot 17 of said TWOGOOD AND HERRICK'S SUBDIVISION, a distance of 382.07 feet;

THENCE North $00^{\circ} 15' 16''$ West, a distance of 554.63 feet;

THENCE North $89^{\circ} 43' 27''$ East, a distance of 145.99 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing North $89^{\circ} 43' 27''$ East, a distance of 255.21 feet to the East line of said Lot 18;

THENCE North $01^{\circ} 42' 39''$ East along said East line, and the East line of said Lot 13, a distance of 677.99 feet to the southeast corner of Parcel 2 conveyed to the CITY OF RIVERSIDE by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California;

THENCE North $89^{\circ} 41' 45''$ West along the South line of said Parcel 2, a distance of 274.37 feet to a line that bears North $00^{\circ} 05' 28''$ East from the POINT OF BEGINNING;

THENCE South $00^{\circ} 05' 28''$ West along said line, a distance of 680.38 feet to the POINT OF BEGINNING.

Parcel 3

Those portions of Lots A, B, and D, Lots 2 through 7 and Lots 9 through 25 of STECK'S CITRUS TRACT as shown by map on file in Book 11 of Maps, at Page 33 thereof, records of Riverside County, California, together with a portion of Lot 16 of TWOGOOD AND HERRICK'S SUBDIVISION as shown by map on file in Book 7 of Maps, at page 29 thereof, records of San Bernardino County, California described as follows;

COMMENCING at the southeast corner of Lot 18 of said TWOGOOD AND HERRICK'S SUBDIVISION;

THENCE North $89^{\circ} 49' 59''$ West along the South line of said Lot 18 and Lot 17 of said TWOGOOD AND HERRICK'S SUBDIVISION, a distance of 382.07 feet;

THENCE North $00^{\circ} 15' 16''$ West, a distance of 554.63 feet;

THENCE South $89^{\circ} 43' 27''$ West, a distance of 540.55 feet to the West line of said Lot 17, also being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing South $89^{\circ} 43' 27''$ West, a distance of 606.48 feet to the East line of Parcel 3, conveyed to the CITY OF RIVERSIDE by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California;

THENCE South $00^{\circ} 15' 16''$ East along said East line, a distance of 545.77 feet to the southeast corner of said Parcel 3, also being a point on the South line of said Lot 12;

THENCE South $89^{\circ} 49' 59''$ East along the South lines of said Lots 12 through 25, a distance of 606.50 feet to the southeast corner of said Lot 25, also being the southwest corner of said Lot 17 of TWOGOOD AND HERRICK'S SUBDIVISION;

THENCE North $00^{\circ} 15' 16''$ West along the East lines of said Lot 25 and Lot B and the East line of a portion of Lot 16 of said TWOGOOD AND HERRICK'S SUBDIVISION, also being the West line of Lot 17 of said TWOGOOD AND HERRICK'S SUBDIVISION, a distance of 550.46 feet to the POINT OF BEGINNING.

Parcel 4

That portion of Lot 17 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at Page 29 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the southeast corner of Lot 18 of said TWOGOOD AND HERRICK'S SUBDIVISION;

THENCE North $89^{\circ} 49' 59''$ West, along the South line of said Lots 18 and 17, a distance of 382.07 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE North $00^{\circ} 15' 16''$ West, a distance of 554.63 feet;

THENCE South $89^{\circ} 43' 27''$ West, a distance of 540.55 feet to the West line of said Lot 17;

THENCE South $00^{\circ} 15' 16''$ East along said West line, a distance of 550.46 feet to the southwest corner of said Lot 17;

THENCE South $89^{\circ} 49' 59''$ East along the South line of said Lot 17, a distance of 540.56 feet to the POINT OF BEGINNING.

Parcel 5

Those portions of Lots 17 and 18 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at Page 29 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the southeast corner of said Lot 18;

THENCE North $89^{\circ} 49' 59''$ West along the South line of said Lots 17 and 18, a distance of 382.07 feet;

THENCE North $00^{\circ} 15' 16''$ West, a distance of 554.63 feet;

THENCE North $89^{\circ} 43' 27''$ East, a distance of 401.19 feet to the East line of said Lot 18;

THENCE South $01^{\circ} 42' 39''$ West along said East line, a distance of 557.92 feet to the POINT OF BEGINNING.

233479

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 11 o'clock

AUG 17 1988

Recorded in Official Records
of Riverside County, California

William E. Stary
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-47-878
East Side of Iowa Avenue between
Columbia Avenue and Marlborough Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

*Account
6-23-88
233479
H. J. [unclear]*

Property Owner(s): WENDOVER INVESTMENTS, INC.

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

Those portions of Lots 13, 14, 15, 16, 17 and 18 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at page 29 thereof, records of San Bernardino County, California, together with those portions of Lot "A", Lot "C" and Lot 2 of STECK'S CITRUS TRACT, as shown by map on file in Book 11 of Maps, at page 33 thereof, records of Riverside County, California, described as follows:

COMMENCING at the southeast corner of Lot 18 of said TWOGOOD AND HERRICK'S SUBDIVISION;

233479

THENCE North 89° 49' 59" West along the South line of said Lots 18 and 17, a distance of 382.07 feet;

THENCE North 00° 15' 16" West, a distance of 554.63 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE South 89° 43' 27" West, a distance of 1,147.03 feet to the East line of Parcel 3 as conveyed to the CITY OF RIVERSIDE, by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California;

THENCE North 00° 15' 16" West along said East line and the East line of Parcel 1 of said Deed, a distance of 673.47 feet;

THENCE northeasterly along the southeasterly line of said Parcel 1 on a non-tangent curve concave southeasterly having a radius of 23.00 feet, through an angle of 82° 33' 08", an arc length of 33.14 feet (formerly recorded as 36.13 feet) to an angle point therein (the initial radial line bears North 82° 14' 53" West);

THENCE South 89° 41' 45" East along the South line of said Parcel 1 and the South line of Parcel 2 of said Deed, a distance of 1,274.18 feet to a point that bears North 89° 41' 45" West, a distance of 274.37 feet from the southeast corner of said Parcel 2;

THENCE South 00° 05' 28" West, a distance of 680.38 feet to a line that bears North 89° 43' 27" East from the point of beginning.

THENCE South 89° 43' 27" West along said line, a distance of 145.99 feet to the POINT OF BEGINNING.

Parcel 2

That portion of Lots 13 and 18 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at page 29 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the southeast corner of said Lot 18;

THENCE North 89° 49' 59" West along the South line of said Lot 18 and Lot 17 of said TWOGOOD AND HERRICK'S SUBDIVISION, a distance of 382.07 feet;

THENCE North 00° 15' 16" West, a distance of 554.63 feet;

THENCE North 89° 43' 27" East, a distance of 145.99 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing North 89° 43' 27" East, a distance of 255.21 feet to the East line of said Lot 18;

233479

THENCE North $01^{\circ} 42' 39''$ East along said East line, and the East line of said Lot 13, a distance of 677.99 feet to the southeast corner of Parcel 2 conveyed to the CITY OF RIVERSIDE by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California;

THENCE North $89^{\circ} 41' 45''$ West along the South line of said Parcel 2, a distance of 274.37 feet to a line that bears North $00^{\circ} 05' 28''$ East from the POINT OF BEGINNING;

THENCE South $00^{\circ} 05' 28''$ West along said line, a distance of 680.38 feet to the POINT OF BEGINNING.

Parcel 3

Those portions of Lots A, B, and D, Lots 2 through 7 and Lots 9 through 25 of STECK'S CITRUS TRACT as shown by map on file in Book 11 of Maps, at page 33 thereof, records of Riverside County, California, together with a portion of Lot 16 of TWOGOOD AND HERRICK'S SUBDIVISION as shown by map on file in Book 7 of Maps, at page 29 thereof, records of San Bernardino County, California described as follows;

COMMENCING at the southeast corner of Lot 18 of said TWOGOOD AND HERRICK'S SUBDIVISION;

THENCE North $89^{\circ} 49' 59''$ West along the South line of said Lot 18 and Lot 17 of said TWOGOOD AND HERRICK'S SUBDIVISION, a distance of 382.07 feet;

THENCE North $00^{\circ} 15' 16''$ West, a distance of 554.63 feet;

THENCE South $89^{\circ} 43' 27''$ West, a distance of 535.55 feet to the West line of said Lot 17, also being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing South $89^{\circ} 43' 27''$ West, a distance of 611.48 feet to the East line of Parcel 3, conveyed to the CITY OF RIVERSIDE by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California;

THENCE South $00^{\circ} 15' 16''$ East along said East line, a distance of 545.77 feet to the southeast corner of said Parcel 3, also being a point on the South line of said Lot 12;

THENCE South $89^{\circ} 49' 59''$ East along the South lines of said Lots 12 through 25, a distance of 611.50 feet to the southeast corner of said Lot 25, also being the southwest corner of said Lot 17 of TWOGOOD AND HERRICK'S SUBDIVISION.

THENCE North $00^{\circ} 15' 16''$ West along the East lines of said Lot 25 and Lot B and the East line of a portion of Lot 16 of said TWOGOOD AND HERRICK'S SUBDIVISION, also being the West line of Lot 17 of said TWOGOOD and HERRICK'S SUBDIVISION, a distance of 550.49 feet to the POINT OF BEGINNING.

233479

Parcel 4

That portion of Lot 17 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at page 29 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the southeast corner of Lot 18 of said TWOGOOD AND HERRICK'S SUBDIVISION;

THENCE North 89° 49' 59" West, along the South line of said Lots 18 and 17, a distance of 382.07 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE North 00° 15' 16" West, a distance of 554.63 feet;

THENCE South 89° 43' 27" West, a distance of 535.55 feet to the West line of said Lot 17;

THENCE South 00° 15' 16" East along said West line, a distance of 550.49 feet to the southwest corner of said lot 17;

THENCE South 89° 49' 59" East along the South line of said Lot 17, a distance of 535.56 feet to the POINT OF BEGINNING.

Parcel 5

Those portions of Lots 17 and 18 of TWOGOOD AND HERRICK'S SUBDIVISION, as shown by map on file in Book 7 of Maps, at page 29 thereof, records of San Bernardino County, California, described as follows:

Beginning at the southeast corner of said Lot 18;

THENCE North 89° 49' 59" West along the South line of said Lots 17 and 18, a distance of 382.07 feet;

THENCE North 00° 15' 16" West, a distance of 554.63 feet;

THENCE North 89° 43' 27" East, a distance of 401.19 feet to the East line of said Lot 18;

THENCE South 01° 42' 39" West along said East line, a distance of 557.92 feet to the POINT OF BEGINNING.



DESCRIPTION APPROVAL 8/2/88
George P. Hutchinson by DU
SURVEYSR, CITY OF RIVERSIDE

233479

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: August 15, 1988

By Merle Gardner

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 15th day of AUGUST, in the year 1988, before me,
GUNARS SVIKI a Notary Public in and for said
county and state, personally appeared MERLE GARDNER
personally known to me to be the person
who executed this instrument as PLANNING DIRECTOR 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.

Gunars Svik
Notary Public in and for said County and State

311.13/m - SURVEY.677/b

