

AD

266305

Recording Requested
First American Title Insurance Company

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code 6103)

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUL 20 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
William E. [Signature]

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FOR RECORDER'S OFFICE USE ONLY

Project: PMW-16-912

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): BEREN A 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 June 23, 1992, 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 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, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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: July 16, 1992

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 16th day of July, in the year 1992, before me, Margaret I. Archambault a Notary Public in and for said County and State, personally appeared Kenneth R. Gutierrez, 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.

Margaret I. Archambault
Notary Public in and for said
County and State

BEREN.COC

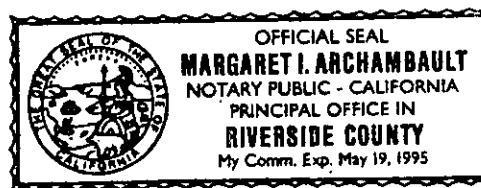


EXHIBIT "A"

LEGAL DESCRIPTION
FOR PARCEL MAP WAIVER
LOT 10
BERGUM CONSTRUCTION

PARCEL 1

All of Lot 10 of Tract No. 25486-1, as shown on map on file in Book 233 of Maps, pages 100 through 102, inclusive, Records of Riverside County, California;

TOGETHER WITH that triangular-shaped portion of Lot 9 of said Tract No. 25486-1, as shown on map on file in Book 233 of Maps, pages 100 through 102, inclusive, Records of Riverside County, State of California, described as follows:

BEGINNING at the Northwest corner of said Lot 9; Thence South 26 degrees 18' 14" West, a distance of 144.24 feet to the southerly line of said lot 9; Thence North 65 degrees 19' 49" West, a distance of 42.99 feet; Thence North 42 degrees 45' 38" East, a distance of 151.68 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 8 of said Tract No. 25486-1, as shown on map on file in Book 233 of Maps, pages 100 through 102, inclusive, Records of Riverside County, State of California, described as follows:

BEGINNING at the Southwest corner of said Lot 8; Thence North 42 degrees 45' 38" East, a distance of 129.96 feet to the northerly line of said Lot 8; Thence South 65 degrees 19' 49" East, a distance of 42.99 feet; Thence South 26 degrees 18' 14" West, a distance of 131.69 feet to the southerly line of said Lot 8; Thence North 59 degrees 31' 12" West. a distance of 80.00 feet to the POINT OF BEGINNING.

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Thomas E. Ragen

DESCRIPTION APPROVAL 7/14/92

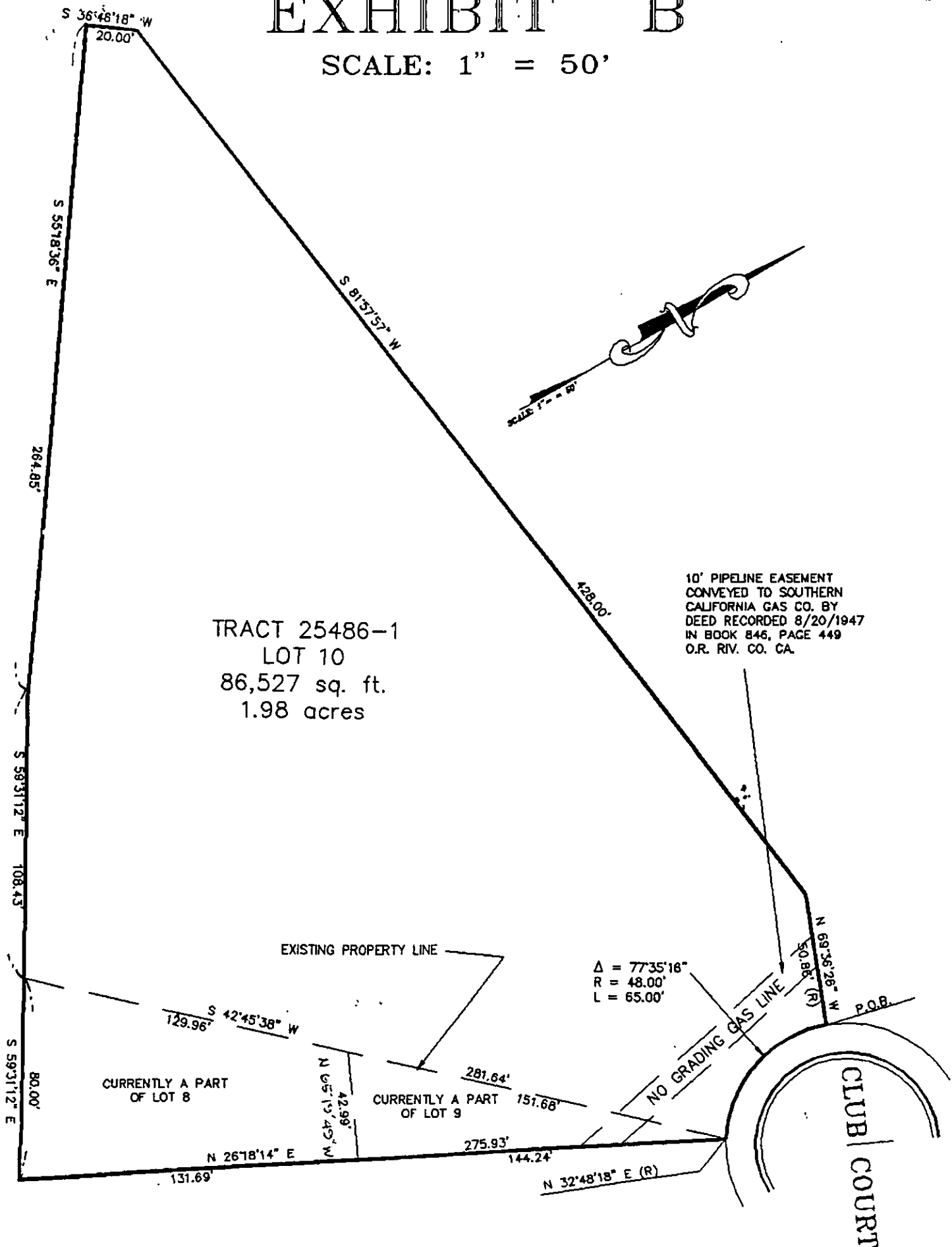
George P. Hutchinson by WP
SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "B"

266305

SCALE: 1" = 50'



PMW-16-912

EXHIBIT "A"

LEGAL DESCRIPTION
FOR PARCEL MAP WAIVER
LOT 9
BERGUM CONSTRUCTION

PARCEL 2

That portion of Lot 9 of Tract No. 25486-1, as shown on map on file in Book 233 of Maps, pages 100 through 102, inclusive, Records of Riverside County, California, described as follows:

BEGINNING at the Northwest property corner of said Lot 9; Thence South 26 degrees 18'24" West a distance of 144.24 feet to a point on the south property line of Lot 9; Thence South 65 degrees 19'49" East a distance of 264.14 feet along the south property line of Lot 9 to a point on the east property line of Lot 9 and the beginning of a non-tangent curve concave southwesterly and having a radius of 267.00 feet to which a radial line bears North 88 degrees 46'55" West; Thence Northwesterly along said curve through a central angle of 7 degrees 56'24" an arc distance of 37.00 feet; Thence North 06 degrees 43'19" West a distance of 100.00 feet along the east property line of Lot 9 to the beginning of a tangent curve concave easterly and having a radius of 233.00 feet; Thence Northwesterly along said curve through a central angle of 13 degrees 35'20", an arc distance of 55.26 feet along the east property line; Thence North 20 degrees 33'09" West a distance of 16.09 feet along the northeast property line of Lot 9; Thence North 65 degrees 18'26" West a distance of 40.02 feet along the north property line of Lot 9 to the beginning of a tangent curve concave southwesterly and having a radius of 103.00 feet; Thence Northwesterly along said curve through a central angle of 25 degrees 27'08" an arc distance of 45.76 feet along the north property line of Lot 9; Thence South 89 degrees 14'26" West a distance of 49.67 feet along the north property line of Lot 9 to beginning of a tangent curve concave northerly having a radius of 48.00 feet; Thence Westerly along said curve through a central angle of 33 degrees 33'52" an arc distance of 28.12 feet along the north property line of Lot 9 to THE POINT OF BEGINNING at which point a radial line bears North 32 degrees 48'18" East.

BERGUM CONSTRUCTION
LEGAL DESCRIPTION
PARCEL MAP WAIVER-LOT 9
PAGE 2

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Thomas E. Ragen



DESCRIPTION APPROVAL

7/14/32

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

by WE

EXHIBIT "B"

SCALE: 1" = 50'

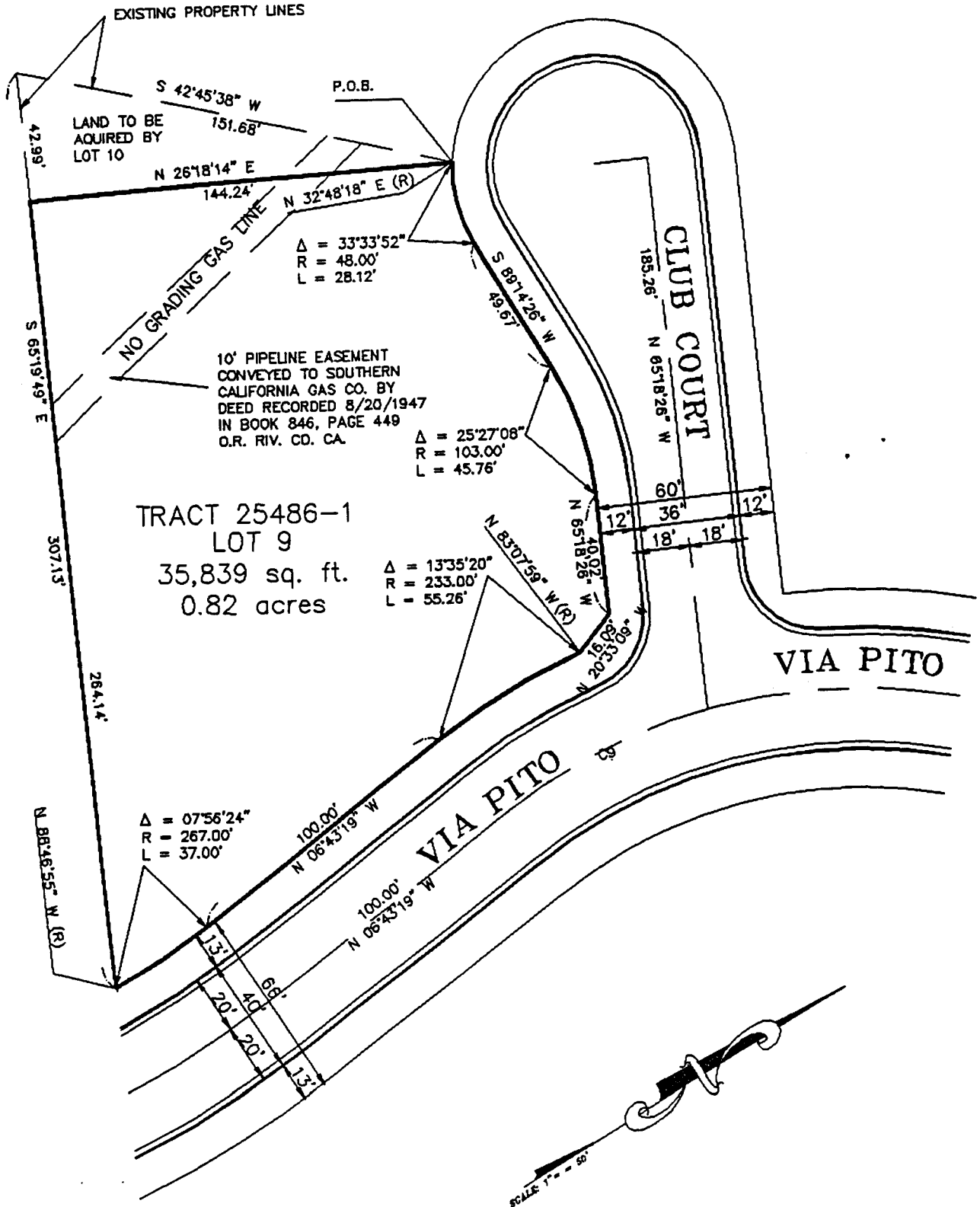


EXHIBIT "A"

LEGAL DESCRIPTION
FOR PARCEL MAP WAIVER
LOT 8
BERGUM CONSTRUCTION

PARCEL 3

That portion of Lot 8 of Tract No. 25486-1 as shown on map on file in Book 233 of Maps, pages 100 through 102, inclusive, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of said Lot 8; Thence North 65 degrees 19'49" West a distance of 264.14 feet along the north property line of Lot 8; Thence South 26 degrees 18'14" West a distance of 131.69 feet to a point on the south property line of Lot 8; Thence south 59 degrees 31'12" East a distance of 285.84 feet along the south property line of Lot 8 to a point on the east property line of Lot 8 and the beginning of a non-tangent curve concave northwesterly and having a radius of 267.00 feet to which a radial line bears North 53 degrees 35'35" West; Thence North and East along said curve through a central angle of 35 degrees 11'20" an arc distance of 163.98 feet along the east property line of Lot 8 to THE POINT OF BEGINNING.

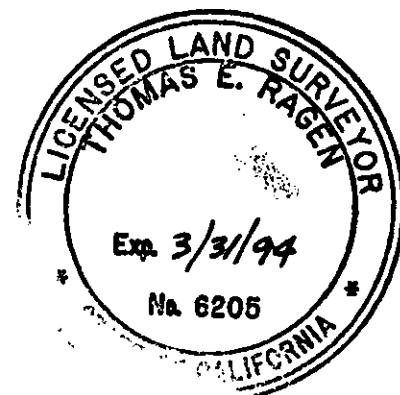
DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Thomas E. Ragen

DESCRIPTION APPROVAL

7/14/92

George P. Hutchinson by WZ
SURVEYOR, CITY OF RIVERSIDE

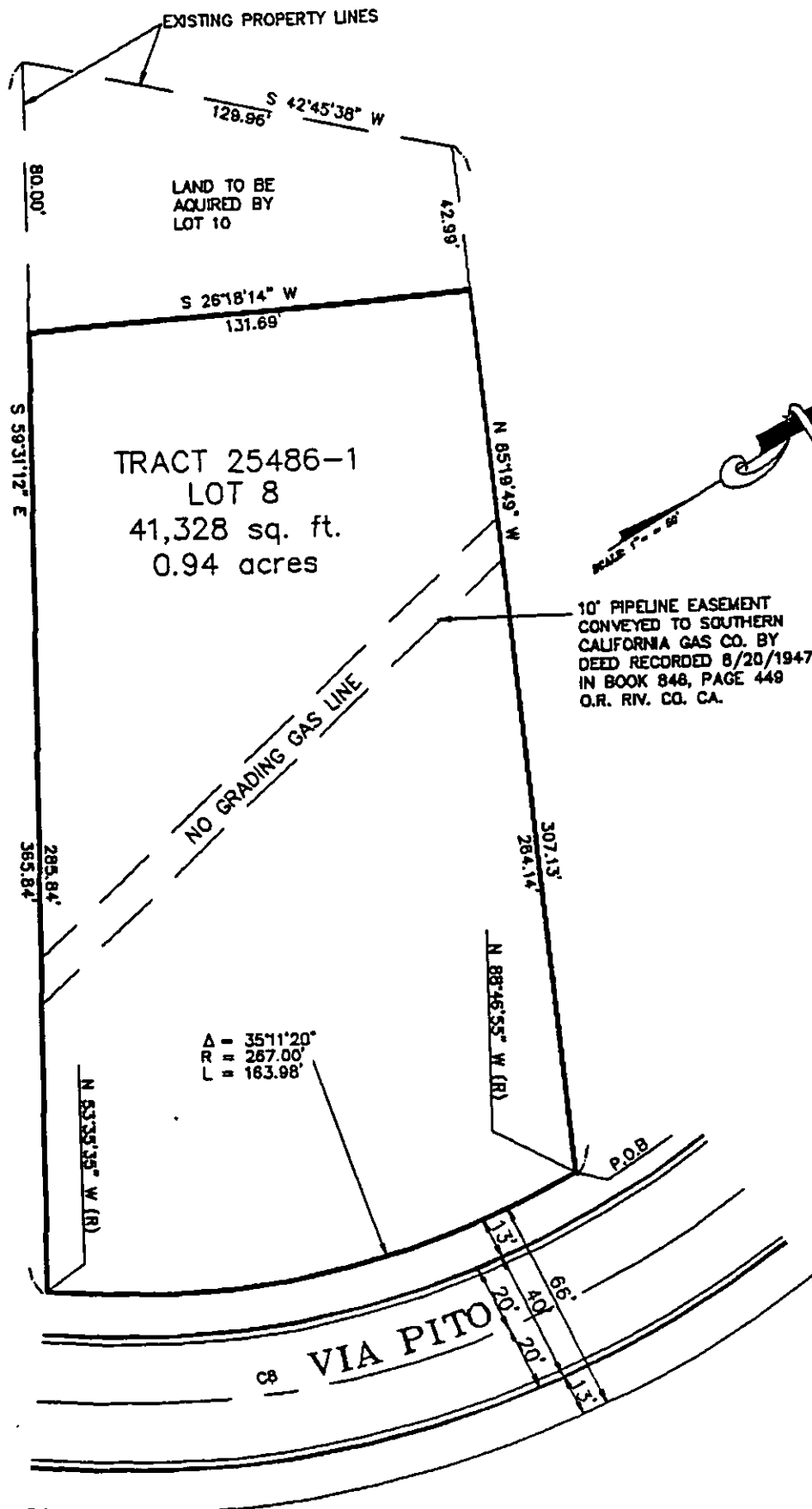


EXHIBIT

'' B ''

266305

SCALE: 1" = 50'



PMW-16-912