

311232

When recorded mail to:

City Clerk's Office
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

AUG 10 1993

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-22-901

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SPECTRUM ASSOCIATES NO. 1, a California General
Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the
Planning Commission of the City of Riverside hereby declares that on
April 4, 1991, 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 29, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On July 29, 1993, 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

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

- () Guardian/Conservator
- Individual(s)
- () Trustee(s)
- () Other

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

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

0030U-13.MAS

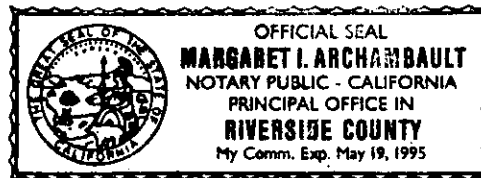


EXHIBIT "A"
(Revised 10/21/91)
P.M.W.-22-901

PARCEL 1 (Revised 4/13/92)

Those portions of Parcels 15, 28 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 15;

Thence North $89^{\circ} 19' 37''$ East along the north line of said Parcel 15 and along the easterly prolongation thereof, a distance of 830.49 feet to a point in the east line of said Parcel 29, said point being in a non-tangent curve, concave to the west, having a radius of 1860.13 feet, the radial line at said point bears South $83^{\circ} 31' 36''$ East;

Thence southerly along said east line and along said curve, to the right, through a central angle of $07^{\circ} 35' 19''$, an arc distance of 246.36 feet to the end thereof;

Thence South $14^{\circ} 03' 43''$ West continuing along said east line, a distance of 33.18 feet to a point therein;

Thence North $75^{\circ} 56' 17''$ West, a distance of 105.01 feet;

Thence South $14^{\circ} 03' 43''$ West, a distance of 95.01 feet;

Thence South $06^{\circ} 58' 32''$ East, a distance of 69.66 feet;

Thence South $14^{\circ} 03' 43''$ West, a distance of 173.64 feet;

Thence South $89^{\circ} 19' 37''$ West, a distance of 218.44 feet to a point in a non-tangent curve, concave to the southwest, having a radius of 60.00 feet, the radial line at said point bears South $89^{\circ} 19' 37''$ West;

Thence northwesterly along said curve, to the left, through a central angle of $111^{\circ} 48' 15''$, an arc distance of 117.08 feet to the end thereof;

Thence South $67^{\circ} 31' 22''$ West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 52.24 feet;

Thence westerly along said curve, to the right, through a central angle of $21^{\circ} 48' 15''$, an arc distance of 19.88 feet to the end thereof, said end of curve being a point of tangency with the south line of said Parcel 15;

Thence South $89^{\circ} 19' 37''$ West along said south line, a distance of 124.39 feet to an angle point therein;

Thence North $43^{\circ} 28' 14''$ West along the southwesterly line of said Parcel 15, a distance of 36.80 feet to an angle point therein;

Thence North $00^{\circ} 40' 23''$ West along the west line of said Parcel 15, a distance of 107.25 feet to the beginning of a tangent curve, concave to the west, having a radius of 1001.32 feet;

Thence northerly along said curve, to the left, through a central angle of $24^{\circ} 17' 22''$, an arc distance of 424.49 feet to the point of beginning, the radial line at said point bears North $65^{\circ} 02' 15''$ East.

PARCEL 2 (Revised 4/13/92)

Those portions of Parcels 16, 28 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of said Parcel 16;

Thence North $89^{\circ} 11' 49''$ West along the south line of said Parcel 16, a distance of 280.71 feet for the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 11' 49''$ West along said south line, a distance of 159.97 feet to an angle point therein;

Thence North $44^{\circ} 56' 06''$ West along the southwesterly line of said Parcel 16, a distance of 97.71 feet to an angle point therein;

Thence North $00^{\circ} 40' 23''$ West along the west line of said Parcel 16, a distance of 570.77 feet to an angle point therein;

Thence North 43° 31' 12" East along the northwesterly line of said Parcel 16, a distance of 100.42 feet to an angle point therein;

Thence North 89° 19' 37" East along the north line of said Parcel 16, a distance of 79.39 feet to the beginning of a tangent curve, concave to the south, having a radius of 52.24 feet;

Thence easterly along said curve, to the right, through a central angle of 21° 48' 15", an arc distance of 19.88 feet to the end thereof;

Thence South 68° 52' 08" East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 111° 48' 15", an arc distance of 117.08 feet to a point therein, the radial line at said point bears South 89° 19' 37" West;

Thence North 89° 19' 37" East, a distance of 218.44 feet;

Thence South 14° 03' 43" West, a distance of 125.53 feet to the beginning of a tangent curve, concave to the east, having a radius of 2040.14 feet;

Thence southerly along said curve, to the left, through a central angle of 16° 09' 12", an arc distance of 575.17 feet to a point therein, the radial line at said point bears South 87° 54' 31" West;

Thence South 46° 13' 46" West, a distance of 30.27 feet;

Thence South 89° 31' 08" West, a distance of 142.83 feet;

Thence South 41° 56' 38" West, a distance of 48.73 feet to the true point of beginning.

PARCEL 3

Parcel 17 and those portions of Parcels 15, 16, and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 17;

Thence South 89° 19' 37" West along the north line of said Parcel 17, a distance of 552.75 feet to the northwest corner thereof, said point being in the east line of said Parcel 29;

Thence North $14^{\circ} 03' 43''$ East along said east line, a distance of 63.44 feet to a point therein;

Thence North $75^{\circ} 56' 17''$ West, a distance of 105.01 feet;

Thence South $14^{\circ} 03' 43''$ West, a distance of 95.01 feet;

Thence South $06^{\circ} 58' 32''$ East, a distance of 69.66 feet;

Thence South $14^{\circ} 03' 43''$ West, a distance of 299.17 feet to the beginning of a tangent curve, concave to the east, having a radius of 2040.14 feet;

Thence southerly along said curve, to the left, through a central angle of $16^{\circ} 09' 12''$, an arc distance of 575.17 feet to a point therein, the radial line at said point bears South $87^{\circ} 54' 31''$ West;

Thence South $46^{\circ} 13' 46''$ West, a distance of 30.27 feet;

Thence South $89^{\circ} 31' 08''$ West, a distance of 142.83 feet;

Thence South $41^{\circ} 56' 38''$ West, a distance of 48.73 feet to a point in the south line of said Parcel 16;

Thence South $89^{\circ} 11' 49''$ East along said south line, a distance of 280.71 feet to the southeast corner of said Parcel 16, said corner being in a curve, concave to the east, having a radius of 1960.14 feet, the radial line at said corner bears South $85^{\circ} 59' 56''$ West;

Thence southerly along said curve, to the left, through a central angle of $00^{\circ} 10' 22''$, an arc distance of 5.91 feet to the southwest corner of said Parcel 17, the radial line at said point bears South $85^{\circ} 49' 34''$ West;

Thence North $89^{\circ} 19' 37''$ East, a distance of 673.01 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 30.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of $89^{\circ} 20' 20''$, an arc distance of 46.78 feet to the end thereof;

Thence North $00^{\circ} 00' 43''$ West, a distance of 971.40 feet to the point of beginning.

The last three (3) courses and distances follow the boundary line of said Parcel 17.

PARCEL 4 (Revised 4/13/92)

Those portions of Parcels 15, 16 and 28 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the most southerly corner of said Parcel 28;

Thence North $43^{\circ} 31' 12''$ East along the boundary line of said Parcel 28, a distance of 100.42 feet to an angle point therein;

Thence North $89^{\circ} 19' 37''$ East along the south line of said Parcel 28, a distance of 79.39 feet to the beginning of a tangent curve, concave to the south, having a radius of 52.24 feet;

Thence easterly along said curve, to the right, through a central angle of $21^{\circ} 48' 15''$, an arc distance of 19.88 feet to the end thereof;

Thence South $68^{\circ} 52' 08''$ East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the west, having a radius of 60.00 feet;

Thence easterly, northerly and westerly along said curve, to the left, through a central angle of $223^{\circ} 36' 30''$, an arc distance of 234.16 feet to the end thereof;

Thence South $69^{\circ} 31' 22''$ West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 52.24 feet;

Thence westerly along said curve, to the right, through a central angle of $21^{\circ} 48' 15''$, an arc distance of 19.88 feet to the end thereof, said end of curve being a point of tangency with the north line of said Parcel 28;

Thence South $89^{\circ} 19' 37''$ West along said north line, a distance of 124.39 feet to an angle point therein;

Thence North $43^{\circ} 28' 14''$ West along the northerly line of said Parcel 28, a distance of 36.80 feet to an angle point therein;

Thence South $00^{\circ} 40' 23''$ East along the west line of said Parcel 28, a distance of 159.00 feet to the point of beginning.

PARCEL 5

Those portions of Parcels 10, 11, 14 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Parcel 29;

Thence North $89^{\circ} 34' 03''$ East along the northerly line of said Parcel 29, a distance of 60.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 34' 03''$ East along said northerly line, a distance of 54.00 feet to an angle point therein;

Thence South $84^{\circ} 43' 18''$ East along the north line of said Parcel 11, a distance of 54.42 feet to a point therein;

Thence South $46^{\circ} 46' 12''$ West, a distance of 28.83 feet;

Thence South $00^{\circ} 25' 57''$ East, a distance of 66.28 feet to the beginning of a tangent curve, concave to the west, having a radius of 280.00 feet;

Thence southerly along said curve, to the right, through a central angle of $23^{\circ} 33' 27''$, an arc distance of 115.12 feet to a point of reverse curvature with a curve, concave to the east, having a radius of 315.00 feet, the radial line at said point bears South $66^{\circ} 52' 30''$ East.

Thence southerly along said curve, to the left, through a central angle of $44^{\circ} 40' 41''$, an arc distance of 245.63 feet to a point in the northeasterly line of said Parcel 29, said point being a point of compound curvature with a curve, concave to the northeast, having a radius of 470.00 feet, the radial line at said point bears South $68^{\circ} 26' 50''$ West;

Thence southeasterly along said last mentioned curve, to the left, through a central angle of $47^{\circ} 24' 09''$, an arc distance of 388.84 feet to the end thereof;

Thence South $68^{\circ} 57' 19''$ East, a distance of 100.57 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet;

The last two (2) courses and distances follow the boundary line of said Parcel 29;

Thence southeasterly, southerly and northwesterly along said curve, to the right, through a central angle of $219^{\circ} 50' 21''$, an arc distance of 230.22 feet to the end thereof;

Thence North $29^{\circ} 06' 58''$ West, a distance of 65.00 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 19.08 feet;

Thence northwesterly along said curve, to the left, through a central angle of $39^{\circ} 50' 21''$, an arc distance of 13.27 feet to a point in the southwesterly line of said Parcel 29, said point being a point of reverse curvature with a curve, concave to the northeast, having a radius of 530.00 feet, the radial line at said point bears North $21^{\circ} 02' 41''$ East;

Thence northwesterly along said southwesterly line and along said curve, to the right, through a central angle of $47^{\circ} 24' 09''$, an arc distance of 438.48 feet to a point of compound curvature with a curve, concave to the east, having a radius of 375.00 feet, the radial line at said point bears South $68^{\circ} 26' 50''$ West;

Thence northerly along said last mentioned curve, to the right, through a central angle of $44^{\circ} 40' 41''$, an arc distance of 292.42 feet to a point of reverse curvature with a curve, concave to the west, having a radius of 220.00 feet, the radial line at said point bears North $66^{\circ} 52' 30''$ West;

Thence northerly along said last mentioned curve, to the left, through a central angle of $23^{\circ} 33' 27''$, an arc distance of 90.45 feet to a point of tangency with the east line of said Parcel 29;

Thence North $00^{\circ} 25' 57''$ West along said east line, a distance of 66.28 feet to an angle point therein;

Thence North $47^{\circ} 38' 06''$ West, a distance of 36.80 feet to the true point of beginning.

PARCEL 6

Those portions of Parcels 14 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 14;

Thence North $89^{\circ} 19' 37''$ East along the south line of said Parcel 14 and along the easterly prolongation thereof, a distance of 500.88 feet to a point in the east line of said Parcel 29, said point being in a non-tangent curve, concave to the west, having a radius of 1860.13 feet, the radial line at said point bears South $83^{\circ} 31' 36''$ East;

Thence northerly along said curve, to the left, through a central angle of $05^{\circ} 33' 37''$, an arc distance of 180.52 feet to a point of compound curvature with a curve, concave to the southwest, having a radius of 280.00 feet, the radial line at said point bears South $89^{\circ} 05' 13''$ East;

Thence northwesterly along said curve, to the left, through a central angle of $69^{\circ} 52' 06''$, an arc distance of 341.44 feet to the end thereof;

Thence North $68^{\circ} 57' 19''$ West, a distance of 96.10 feet to a point of cusp with a curve, concave to the northwest, having a radius of 60.00 feet;

The last three (3) courses and distances follow the boundary line of said Parcel 29;

Thence southeasterly, southerly and northwesterly along said curve, to the right, through a central angle of $219^{\circ} 50' 21''$, an arc distance of 230.22 feet to the end thereof;

Thence North $29^{\circ} 06' 58''$ West, a distance of 65.00 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 19.08 feet;

Thence northwesterly along said curve, to the left, through a central angle of $39^{\circ} 50' 21''$, an arc distance of 13.27 feet to a point in the southwesterly line of said Parcel 29, said point being a point of reverse curvature with a curve, concave to the northeast, having a radius of 530.00 feet, the radial line at said point bears North $21^{\circ} 02' 41''$ East, said point also being in the northeasterly line of said Parcel 14;

Thence northwesterly along said northeasterly line and along said curve, to the right, through a central angle of $04^{\circ} 22' 49''$, an arc distance of 40.52 feet to the most northerly corner of said Parcel 14;

Thence South $25^{\circ} 25' 30''$ West along the northwesterly line of said Parcel 14, a distance of 219.10 feet to an angle point therein;

Thence South $00^{\circ} 40' 23''$ East along the west line of said Parcel 14, a distance of 284.50 feet to the point of beginning.

PARCEL 7

Parcel 10 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcel 10 described as follows:

Beginning at the northwest corner of said Parcel 10;

Thence North $88^{\circ} 46' 29''$ East along the north line of said Parcel 10, a distance of 9.72 feet to a point in a non-tangent curve, concave to the east, having a radius of 315.00 feet, the radial line at said point bears North $86^{\circ} 43' 43''$ West;

Thence southerly along said curve, to the left, through a central angle of $24^{\circ} 49' 28''$, an arc distance of 136.48 feet to a point in the southwesterly line of said Parcel 10, said point being a point of tangency with a curve, concave to the northeast, having a radius of 470.00 feet, the radial line at said point bears South $68^{\circ} 26' 50''$ West;

Thence northerly along said southwesterly line and along said last mentioned curve, to the right, through a central angle of $16^{\circ} 46' 19''$, an arc distance of 137.58 feet to the point of beginning, the radial line at said point bears South $85^{\circ} 13' 09''$ West.

PARCEL 8

Parcel 11 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcel 11 described as follows:

Beginning at the southwest corner of Parcel 24 of said Parcel Map No. 24536;

Thence South $84^{\circ} 43' 18''$ East along the north line of said Parcel 11, a distance of 54.42 feet to a point therein;

Thence South $46^{\circ} 46' 12''$ West, a distance of 28.83 feet;

Thence South $00^{\circ} 25' 57''$ East, a distance of 66.28 feet to the beginning of a tangent curve, concave to the west, having a radius of 280.00 feet;

Thence southerly along said curve, to the right, through a central angle of $23^{\circ} 33' 27''$, an arc distance of 115.12 feet to a point of reverse curvature with a curve, concave to the west, having a radius of 315.00 feet, the radial line at said point bears South $66^{\circ} 52' 30''$ East;

Thence southerly along said last mentioned curve, to the left, through a central angle of $19^{\circ} 51' 13''$, an arc distance of 109.15 feet to a point in the south line of said Parcel 11, the radial line at said point bears North $86^{\circ} 43' 43''$ West;

Thence South $88^{\circ} 46' 29''$ West along said south line, a distance of 9.72 feet to the southwest corner of said Parcel 11;

Thence North $00^{\circ} 42' 20''$ West along the west line of said Parcel 11, a distance of 283.87 feet to an angle point therein;

Thence North $46^{\circ} 46' 12''$ East along the northwesterly line of said Parcel 11, a distance of 36.80 feet to the point of beginning.

PARCEL 9

Parcel 9 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 29 of said Parcel Map No. 24536, described as follows:

Beginning at the southeast corner of said Parcel 9;

Thence South $82^{\circ} 57' 57''$ East along the easterly prelongation of the south line of said Parcel 9, a distance of 3.50 feet to a point in a non-tangent curve, concave to the east, having a radius of 375.00 feet, the radial line of South $82^{\circ} 33' 52''$ West;

Thence northerly along said curve, to the right, through a central angle of $30^{\circ} 33' 38''$, an arc distance of 200.02 feet to a point of reverse curvature with a curve, concave to the west, having a radius of 220.00 feet, the radial line at said point bears North $66^{\circ} 52' 30''$ West;

Thence northerly along said last mentioned curve, to the left, through a central angle of $23^{\circ} 33' 27''$, an arc distance of 90.45 feet to a point of tangency with the east line of said Parcel 29;

Thence North $00^{\circ} 25' 57''$ West along said east line, a distance of 66.28 feet to an angle point therein;

Thence North $47^{\circ} 38' 06''$ West, a distance of 36.80 feet to a point in the north line of said Parcel 29;

Thence South $89^{\circ} 34' 03''$ West along said north line, a distance of 60.00 feet to the most westerly corner of said Parcel 29;

Thence South $47^{\circ} 38' 06''$ East along the southwesterly line of said Parcel 29, a distance of 36.80 feet to an angle point therein;

Thence South $00^{\circ} 25' 57''$ East along the west line of said Parcel 29, a distance of 248.24 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 530.00 feet;

Thence southerly along said west line and along said curve, to the left, through a central angle of $10^{\circ} 59' 55''$, an arc distance of 101.74 feet to the point of beginning, the radial line at said point bears South $78^{\circ} 34' 08''$ West.

PARCEL 10

Parcel 8 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 29 of said Parcel Map No. 24536, described as follows:

Beginning at the northeast corner of said Parcel 10;

Thence South $82^{\circ} 57' 57''$ East along the easterly prolongation of the northerly line of said Parcel 10, a distance of 3.50 feet to a point in a non-tangent curve, concave to the east, having a radius of 375.00 feet, the radial line at said point bears South $82^{\circ} 33' 52''$ West;

Thence southerly along said curve, to the left, through a central angle of $14^{\circ} 07' 02''$, an arc distance of 92.40 feet to a point in the northeasterly line of said Parcel 10, said point being a point of compound curvature with a curve, concave to the northeast, having a radius of 530.00 feet, the radial line at said point bears South $68^{\circ} 26' 50''$ West;

Thence northerly along said northeasterly line and along said last mentioned curve, to the right, through a central angle of 10° 07' 18", an arc distance of 93.63 feet to the point of beginning, the radial line at said point bears South 78° 34' 08" West.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529

4/22/92
Date

Prepared by: hlee
Checked by: DWS



DESCRIPTION APPROVAL 5/11/92
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE