

406465

Recording requested by:

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AT 8:00 O'CLOCK

And when recorded, mail to:

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

DEC - 7 1995

Recorded in Official Records  
of Riverside County, California

*[Signature]*  
Recorder

Fees \$           

FOR RECORDER'S OFFICE USE ONLY

Project: **PM 26320**  
**Administrative PMW for Theater Site**

*[Handwritten initials]*

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **MISSION GROVE PLAZA L.P., a California limited partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **August 23, 1990**, 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: DECEMBER 5, 1995

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On DECEMBER 5, 1995, before me JANIS LOWRY  
(date) (name)

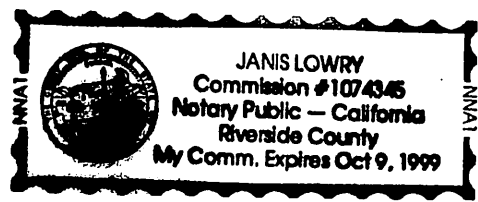
a Notary Public in and for said State, personally appeared

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 (is) she (is) 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.

Janis Lowry  
Signature

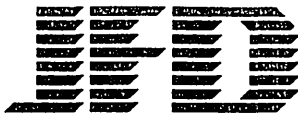


OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (x) Other  
PRINCIPAL PLANNER
- ( ) Partner(s)
- ( ) General
- ( ) Limited

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



**J. F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

406465

*Building on a tradition of excellence since 1928*

December 4, 1995

W.O. #9513287

**Exhibit "A"**  
**Administrative Parcel Map Waiver**  
**Regional Properties**

Parcel A

Parcels 4, 5 and 6 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps, at Pages 46 through 50 thereof, Records of Riverside County, California:

EXCEPTING THEREFROM that portion of said Parcels 4 and 5, described as follows:

Beginning at the Southwest corner of said Parcel 5;

Thence N.11°56'58"W. along the Westerly line of said Parcel 5, a distance of 6.48 feet;

Thence N.78°03'02"E., a distance of 130.50 feet;

Thence N.11°56'58"W., a distance of 15.00 feet;

Thence N.78°03'02"E., a distance of 110.00 feet;

Thence S.60°09'02"E., a distance of 96.14 feet;

Thence S.17°41'40"W., a distance of 170.00 feet;

Thence N.72°18'20"W., a distance of 262.44 feet to the Westerly line of said Parcel 4;

Thence N.11°56'58"W. along said Westerly line, a distance of 60.55 feet to the Point of Beginning.

The above described parcel of land contains 6.136 acres, more or less.

Parcel B

That portion of Parcels 4 and 5 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps, at Pages 46 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Parcel 5;

Thence N.11°56'58"W. along the Westerly line of said Parcel 5, a distance of 6.48 feet;

Thence N.78°03'02"E., a distance of 130.50 feet;

Thence N.11°56'58"W., a distance of 15.00 feet;  
Thence N.78°03'02"E., a distance of 110.00 feet;  
Thence S.60°09'02"E., a distance of 96.14 feet;  
Thence S.17°41'40"W., a distance of 170.00 feet;  
Thence N.72°18'20"W., a distance of 262.44 feet to the Westerly line of said Parcel 4;  
Thence N.11°56'58"W. along said Westerly line, a distance of 60.55 feet to the Point of Beginning.

The above described parcel of land contains 0.938 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.  
Prepared under the supervision of:

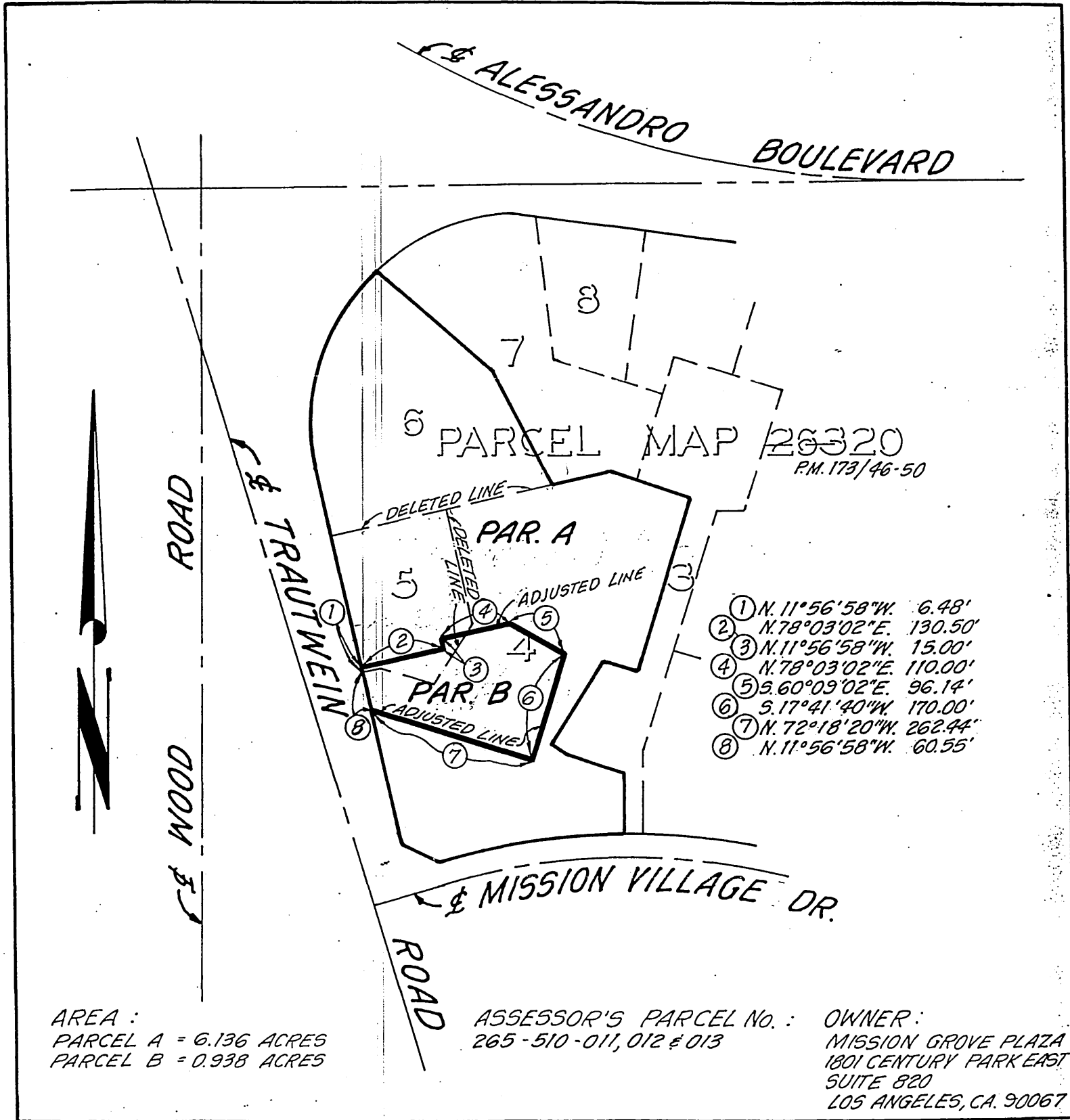
*Marissa Crowther*

Marissa Crowther, PLS No. 6152

Date: December 4<sup>th</sup> 1995

MWC/yb

DESCRIPTION APPROVAL 12/5/95  
*M. S. F.* by UF  
SURVEYOR, CITY OF RIVERSIDE



(909) 686-0844

**J. F. DAVIDSON ASSOCIATES, INC.** 1777 ATLANTA AV.  
SUITE G-5  
RIVERSIDE, CA.

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

95-13287 (P)

SCALE: 1" = 200'

DRAWN BY M.C. DATE 11/29/95

SUBJECT ADMINISTRATIVE PMW-REGIONAL PROP.