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

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of Riverside County, California

Recorder

Fees \$ 18

FOR RECORDER'S OFFICE USE ONLY

Project: **PD-005-856**
Quail Run Rd. / Central Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **THE SPANOS CORPORATION, a California corporation**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **May 18, 1995**, 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.

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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: 8-25-95

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

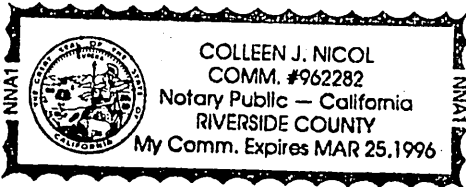
State of California }
County of Riverside } ss

On 8-25-95, before me Colleen J. Nicol
(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.

Colleen Nicol
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

EXHIBIT "A"

PARCEL 1

That portion of Lot 1 and Lot "A" (Quail Run Road) of Tract No. 14540, as shown by map on file in Book 163 of Maps at pages 52 through 56 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most easterly corner of said Lot 1, said corner being the beginning of a non-tangent curve, concave southeasterly, having a radius of 1255.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of $04^{\circ} 33' 55''$, an arc distance of 100.00 feet to the end thereof;

Thence South $55^{\circ} 54' 25''$ West, a distance of 1098.87 feet to the beginning of a tangent curve, concave northerly, having a radius of 1945.00 feet;

Thence westerly along said curve, to the right, through a central angle of $36^{\circ} 09' 48''$, an arc distance of 1227.62 feet, the radial line at said point bears South $02^{\circ} 04' 13''$ West;

Thence North $42^{\circ} 36' 43''$ West, a distance of 31.27 feet;

Thence North $00^{\circ} 04' 10''$ East, a distance of 63.44 feet to the beginning of a tangent curve, concave easterly, having a radius of 100.00 feet;

The last five (5) courses and distances follow the boundary line of said Lot 1;

Thence northerly along said curve, to the right, through a central angle of $34^{\circ} 21' 09''$, an arc distance of 59.96 feet to the end thereof;

Thence North $34^{\circ} 25' 19''$ East, a distance of 49.67 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 51.00 feet;

Thence northerly and northwesterly along said curve, to the left, through a central angle of $132^{\circ} 05' 51''$, an arc distance of 117.58 feet to a point in the centerline of Lot "A" (Quail Run Road), said point being a point of cusp on a curve, concave westerly, having a radius of 400.00 feet, the radial line at said point having a radius of 51.00 feet bears North $07^{\circ} 40' 32''$ West, the radial line at said point having a radius of 400.00 feet bears South $80^{\circ} 14' 34''$ East;

Thence northerly along said last mentioned curve, to the left, through a central angle of $24^{\circ} 41' 16''$, an arc distance of 172.35 feet to the end thereof;

Thence North $14^{\circ} 55' 50''$ West, a distance of 75.60 feet to the beginning of a tangent curve, concave easterly, having a radius of 200.00 feet;

Thence northerly along said curve, to the right, through a central angle of $45^{\circ} 29' 33''$, an arc distance of 158.80 feet to a point therein, the radial line at said point bears North $59^{\circ} 26' 17''$ West;

The last three (3) courses and distances follow the centerline of said Lot "A" (Quail Run Road);

Thence North $78^{\circ} 51' 46''$ East, a distance of 583.46 feet to an angle point in the boundary line of said Lot 1;

Thence South 89° 11' 08" East, a distance of 766.15 feet;

Thence North 46° 47' 45" East, a distance of 388.41 feet;

Thence North 00° 22' 40" East, a distance of 131.10 feet;

Thence South 89° 37' 20" East, a distance of 476.11 feet;

Thence South 29° 31' 40" East, a distance of 177.36 feet to the point of beginning.

The last five (5) courses and distances follow the boundary line of said Lot 1.

Containing 25.50 acres more or less.

PARCEL 2

Lot 3 and those portions of Lot 1, 2 and Lot "A" (Quail Run Road) of Tract No. 14540, as shown by map on file in Book 163 of Maps at pages 52 through 56, inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the northwest corner of said Lot 3;

Thence South 00° 06' 42" East along the west line of said Lot 3, a distance of 129.80 feet;

Thence South 00° 04' 10" West along said west line and along the west line of said Lot 2, a distance of 1554.66 feet to the most northerly corner of that certain parcel of land conveyed to William Austin Co., Profit Sharing Trust by deed recorded August 18, 1987 as Instrument No. 229286 and re-recorded September 21, 1988 as Instrument No. 272540, both of Official Records of Riverside County, California;

Thence South 59° 26' 17" East along said parcel so conveyed, a distance of 96.40 feet;

Thence North 78° 51' 46" East, a distance of 583.46 feet to an angle point in the boundary line of said Lot 1;

Thence North 00° 16' 30" East along said boundary line of Lot 1, a distance of 494.76 feet to a point of cusp on a curve, concave easterly, having a radius of 51.00 feet, the radial line at said point bears South 19° 29' 40" East;

Thence westerly, northerly and northeasterly along said curve, to the right, through a central angle of 205° 27' 07", an arc distance of 182.88 feet to the end thereof;

Thence South 84° 02' 33" East, a distance of 49.67 feet to the beginning of a tangent curve, concave northerly, having a radius of 100.00 feet;

Thence easterly along said curve, to the left, through a central angle of 25° 27' 07", an arc distance of 44.42 feet to the end thereof;

Thence North 70° 30' 20" East, a distance of 63.02 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 167.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 79° 03' 41", an arc distance of 230.44 feet to the end thereof;

Thence North 08° 33' 21" West, a distance of 68.00 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 167.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 33° 56' 39", an arc distance of 98.94 feet to the end thereof;

Thence North 42° 30' 00" West, a distance of 34.89 feet to the beginning of a tangent curve, concave easterly, having a radius of 383.00 feet;

Thence northerly along said curve, to the right, through a central angle of 46° 48' 49", an arc distance of 312.93 feet to the end thereof;

Thence North 04° 18' 49" East, a distance of 162.78 feet;

Thence North 42° 25' 25" West, a distance of 33.50 feet to the beginning of a non-tangent curve, concave southerly, having a radius of 947.00 feet, the radial line at said point bears North 00° 50' 20" East;

Thence westerly along said curve, to the left, through a central angle of 03° 08' 20", an arc distance of 51.88 feet to the end thereof;

Thence South 87° 42' 00" West, a distance of 228.81 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 200.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 70° 51' 42", an arc distance of 247.35 feet to a point of cusp on a curve, concave northerly, having a radius of 1000.00 feet, the radial line at said point having a radius of 200.00 feet bears South 68° 33' 42" West, the radial line of said point having a radius of 1000.00 feet bears South 04° 34' 43" West;

Thence westerly along said last mentioned curve, to the right, through a central angle of 14° 26' 53", an arc distance of 252.17 feet to the point of beginning.

The last nine (9) courses and distances follow the boundary line of said Lot 3.

Containing 26.48 acres more or less.

PREPARED UNDER MY SUPERVISION:

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

8/2/95
Date

Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL BILLAS
[Signature] by WE
SURVEYOR, CITY OF RIVERSIDE

