

RECEIVED FOR RECORD
AT 300 O'CLOCK P.M.

JAN 22 1990

Recorded in Official Records
of Riverside County, California

William F. Bondy
Recorder

Fees \$ 41

025707

Recording requested by:

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-49-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CANYON SPRINGS NORTH VENTURE, 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 June 22, 1989, 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.

See Exhibit "A", Parcels "A" through "H" inclusive, attached.

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: January 19, 1990

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

RECEIVED
FEB 26 1990

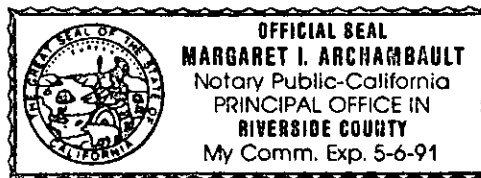
First American Title Company has recorded this instrument in its records and has not returned it to the recorder's office as to its effect upon the property that may be described herein.

41
18

On this 19th day of January, in the year 1990, 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 A. Archambault
Notary Public in and for said County and State

0937u/k



"EXHIBIT "A"

PARCEL "A"

THOSE PORTIONS OF PARCELS 68 AND 69 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 00° 00' 14" WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 55.00 FEET TO WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 113.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS NORTH 16° 21' 54" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 20", AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH 67° 59' 46" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 75.00 FEET;

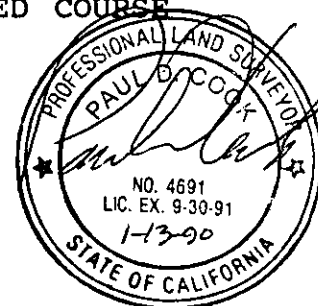
THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING, SAID COURSE HEREINAFTER REFERRED TO AS COURSE "A";

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 89° 59' 46" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 177.00 FEET;

THENCE NORTH 44° 59' 46" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 32.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET;

THENCE NORTH 00° 00' 14" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 177.00 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE HEREIN ABOVE DESCRIBED COURSE "A";



THENCE SOUTH 89° 59' 46" WEST ALONG SAID PROLONGATION A
DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

0.91 ACRES
39,736 S.F.

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

PARCEL "B"

THOSE PORTIONS OF PARCELS 68, 69, AND 70 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 00° 00' 14" WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL NO. 19617;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 113.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 16° 21' 54" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 20", AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH 67° 59' 46" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 225.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF DAY STREET;

THENCE NORTH 00° 00' 14" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DAY STREET, A DISTANCE OF 116.35 FEET TO THE TRUE POINT OF BEGINNING.

0.55 ACRES
24,000 S.F.

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE



PARCEL "C"

THOSE PORTIONS OF PARCELS 68, 69, AND 70 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 00° 00' 14" WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 113.60 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 16° 21' 54" WEST;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 20", AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH 67° 59' 46" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 170.15 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 274.77 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 152.53 FEET;

THENCE SOUTH 57° 26' 18" EAST A DISTANCE OF 135.10 FEET;

THENCE NORTH 62° 59' 57" EAST A DISTANCE OF 34.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 170.00 FEET;

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

9803-C707-KC



THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 59' 49", AN ARC LENGTH OF 80.10 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 42.84 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 84.93 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 65.00 FEET;

THENCE NORTH 45° 44' 02" WEST A DISTANCE OF 58.34 FEET;

THENCE NORTH 03° 43' 51" EAST A DISTANCE OF 58.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY, AS SHOWN ON SAID PARCEL MAP NO. 19617, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH 03° 43' 51" WEST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03° 44' 05", AN ARC LENGTH OF 49.21 FEET;

THENCE NORTH 89° 59' 46" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY, A DISTANCE OF 13.82 FEET;

THENCE SOUTH 45° 00' 14" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY, A DISTANCE OF 32.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 00° 00' 14" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DAY STREET, A DISTANCE OF 272.58 FEET TO THE TRUE POINT OF BEGINNING.

1.85 ACRES
80,494 S.F.

PARCEL "D"

THOSE PORTIONS OF PARCELS 68 AND 70 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH $00^{\circ} 00' 14''$ WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST A DISTANCE OF 113.60 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH $16^{\circ} 21' 54''$ WEST;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ} 38' 20''$, AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH $67^{\circ} 59' 46''$ WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH $00^{\circ} 00' 14''$ EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH $89^{\circ} 59' 46''$ EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH $00^{\circ} 00' 14''$ EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST ALONG SAID NORTH-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 1'

THENCE NORTH $00^{\circ} 00' 14''$ WEST A DISTANCE OF

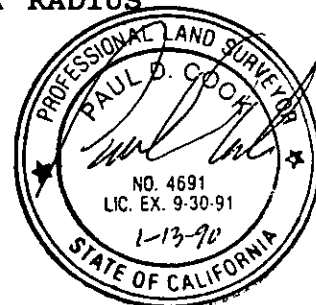
THENCE NORTH $32^{\circ} 33' 42''$ EAST A DISTANCE TO THE TRUE POINT OF BEGINNING, SAID COURSE REFERRED TO AS COURSE "A";

THENCE SOUTH $57^{\circ} 26' 18''$ EAST A DISTANCE OF 135.10 FEET;

THENCE NORTH $62^{\circ} 59' 57''$ EAST A DISTANCE OF 34.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 170.00 FEET;

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

9803-C707-KC



THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 59' 49", AN ARC LENGTH OF 80.10 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 42.84 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 84.93 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 65.00 FEET;

THENCE NORTH 45° 44' 02" WEST A DISTANCE OF 58.34 FEET;

THENCE NORTH 03° 43' 51" EAST A DISTANCE OF 58.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY, AS SHOWN ON SAID PARCEL MAP NO. 19617, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH 03° 43' 51" WEST;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05° 52' 29", AN ARC LENGTH OF 77.41 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE SOUTH 09° 36' 20" WEST ALONG SAID NON-TANGENT LINE A DISTANCE OF 32.00 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE HEREIN ABOVE DESCRIBED COURSE "A";

THENCE SOUTH 32° 33' 42" WEST ALONG SAID NORTHEASTERLY PROLONGATION A DISTANCE OF 222.66 FEET TO THE TRUE POINT OF BEGINNING.

1.06 ACRES
46,000 S.F

PARCEL "E"

THOSE PORTIONS OF PARCELS 68, 70, AND 71 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH $00^{\circ} 00' 14''$ WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST A DISTANCE OF 113.60 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH $16^{\circ} 21' 54''$ WEST;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ} 38' 20''$, AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH $67^{\circ} 59' 46''$ WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH $00^{\circ} 00' 14''$ EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH $89^{\circ} 59' 46''$ EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH $00^{\circ} 00' 14''$ EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 170.15 FEET;

THENCE NORTH $00^{\circ} 00' 14''$ WEST A DISTANCE OF 274.77 FEET;

THENCE NORTH $32^{\circ} 33' 42''$ EAST A DISTANCE OF 219.58 FEET TO THE TRUE POINT OF BEGINNING, SAID COURSE HEREINAFTER REFERRED TO AS COURSE "A"

THENCE NORTH $57^{\circ} 26' 18''$ WEST A DISTANCE OF 103.00 FEET;

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE



THENCE NORTH $32^{\circ} 33' 42''$ EAST A DISTANCE OF 153.35 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH $16^{\circ} 53' 22''$ WEST, SAID BEGINNING POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ} 17' 02''$, AN ARC LENGTH OF 95.98 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE SOUTH $09^{\circ} 36' 20''$ WEST ALONG SAID NON-TANGENT LINE A DISTANCE OF 32.00 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE HEREINABOVE DESCRIBED COURSE "A";

THENCE SOUTH $32^{\circ} 33' 42''$ WEST ALONG SAID NORTHEASTERLY PROLONGATION A DISTANCE OF 155.61 FEET TO THE TRUE POINT OF BEGINNING.

0.40 ACRES
17,346 S.F.

25707

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE by F



PARCEL "F"

THOSE PORTIONS OF PARCELS 67, 68, AND 71 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 00° 00' 14" WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 113.60 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 16° 21' 54" WEST;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 20", AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH 67° 59' 46" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 170.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 274.77 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 219.58 FEET;

THENCE NORTH 57° 26' 18" WEST A DISTANCE OF 103.00 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 153.35 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH 16° 53' 22" WEST, SAID BEGINNING POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ} 48' 19''$, AN ARC LENGTH OF 23.79 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE SOUTH $32^{\circ} 33' 42''$ WEST A DISTANCE OF 177.05 FEET;

THENCE NORTH $57^{\circ} 26' 18''$ WEST A DISTANCE OF 284.56 FEET;

THENCE SOUTH $32^{\circ} 33' 42''$ WEST A DISTANCE OF 297.62 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 900.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH $29^{\circ} 30' 09''$ WEST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ} 10' 49''$, AN ARC LENGTH OF 175.62 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE SOUTH $18^{\circ} 19' 20''$ WEST A DISTANCE OF 35.78 FEET;

THENCE SOUTH $00^{\circ} 00' 14''$ EAST A DISTANCE OF 139.00 FEET;

THENCE SOUTH $89^{\circ} 59' 46''$ WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH $00^{\circ} 00' 14''$ EAST A DISTANCE OF 38.00 FEET;

THENCE SOUTH $36^{\circ} 49' 56''$ WEST A DISTANCE OF 102.00 FEET;

THENCE SOUTH $59^{\circ} 04' 56''$ WEST A DISTANCE OF 31.00 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 140.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH $59^{\circ} 04' 56''$ EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ} 27' 33''$, AN ARC LENGTH OF 28.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP 19617;

THENCE NORTH $89^{\circ} 59' 46''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY A DISTANCE OF 360.85 FEET TO THE TRUE POINT OF BEGINNING.

4.59 ACRES
200,000 S.F

PARCEL "G"

THAT PORTION OF PARCEL 71 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 00° 00' 14" WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL NO. 19617;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 113.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 16° 21' 54" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 20", AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH 67° 59' 46" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 170.15 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 274.77 FEET;

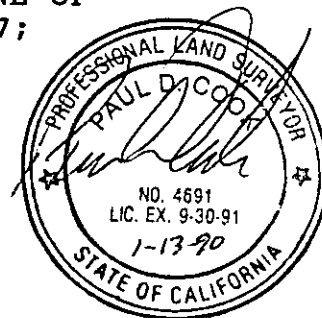
THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 219.58 FEET;

THENCE NORTH 57° 26' 18" WEST A DISTANCE OF 103.00 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 153.35 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH 16° 53' 22" WEST, SAID BEGINNING POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP 19617;

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

9803-C707-KC



THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48' 19", AN ARC LENGTH OF 23.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 32° 33' 42" WEST A DISTANCE OF 177.05 FEET;

THENCE NORTH 57° 26' 18" WEST A DISTANCE OF 284.56 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 30.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 26' 18", AN ARC LENGTH OF 24.82 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH 29° 00' 00" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 28' 21", AN ARC LENGTH OF 22.23 FEET;

THENCE NORTH 35° 31' 39" EAST A DISTANCE OF 58.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 07' 00", AN ARC LENGTH OF 23.28 FEET TO A POINT ON A LINE NON-TANGENT TO LAST SAID CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP 19617;

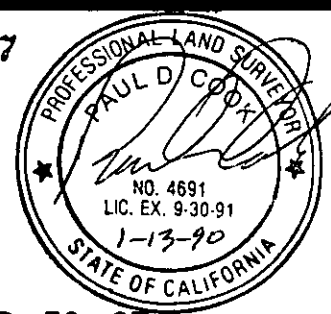
THENCE SOUTH 57° 26' 18" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY A DISTANCE OF 79.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 755.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°52'01", AN ARC LENGTH OF 182.73 FEET TO THE TRUE POINT OF BEGINNING.

1.01 ACRES
44,006 S.F.

25707

DESCRIPTION APPROVAL 1/19/90
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE by F



PARCEL "H"

THOSE PORTIONS OF PARCELS 66, 67, 68, 71, 72 AND 73 OF PARCEL MAP NO. 19617 ON FILE IN PARCEL MAP BOOK 128 AT PAGES 91 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE NORTH 00° 00' 14" WEST ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAY STREET AS SHOWN ON SAID PARCEL NO. 19617;

THENCE SOUTH 89° 59' 46" WEST A DISTANCE OF 113.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 16° 21' 54" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 20", AN ARC LENGTH OF 68.89 FEET;

THENCE SOUTH 67° 59' 46" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH 89° 59' 46" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00° 00' 14" EAST A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 89° 59' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY, A DISTANCE OF 170.15 FEET;

THENCE NORTH 00° 00' 14" WEST A DISTANCE OF 274.77 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 219.58 FEET;

THENCE NORTH 57° 26' 18" WEST A DISTANCE OF 103.00 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 153.35 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH 16° 53' 22" WEST, SAID BEGINNING POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP 19617;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}48'19''$, AN ARC LENGTH OF 23.79 FEET TO THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE SOUTH $32^{\circ}33'42''$ WEST ALONG SAID NON-TANGENT LINE A DISTANCE OF 177.05 FEET;

THENCE NORTH $57^{\circ}26'18''$ WEST A DISTANCE OF 284.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $32^{\circ}33'42''$ WEST A DISTANCE OF 297.62 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 900.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS SOUTH $29^{\circ}30'09''$ WEST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}10'49''$, AN ARC LENGTH OF 175.62 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE SOUTH $18^{\circ}19'20''$ WEST A DISTANCE OF 35.78 FEET;

THENCE SOUTH $00^{\circ}00'14''$ EAST A DISTANCE OF 139.00 FEET;

THENCE SOUTH $89^{\circ}59'46''$ WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH $00^{\circ}00'14''$ EAST A DISTANCE OF 38.00 FEET;

THENCE SOUTH $36^{\circ}49'56''$ WEST A DISTANCE OF 102.00 FEET;

THENCE SOUTH $59^{\circ}04'56''$ WEST A DISTANCE OF 31.00 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 140.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH $59^{\circ}04'56''$ EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}27'33''$, AN ARC LENGTH OF 28.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY;

THENCE SOUTH $89^{\circ}59'46''$ WEST A DISTANCE OF 68.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 550.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}58'27''$, AN ARC LENGTH OF 354.93 FEET;

THENCE NORTH 53° 01' 47" WEST A DISTANCE OF 330.95 FEET;

THE PREVIOUS THREE COURSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS PARKWAY;

THENCE NORTH 08° 01' 47" WEST A DISTANCE OF 32.53 FEET;

THENCE NORTH 36° 58' 13" EAST A DISTANCE OF 433.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1050.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 24' 31", AN ARC LENGTH OF 80.79 FEET;

THENCE NORTH 32° 33' 42" EAST A DISTANCE OF 306.38 FEET;

THENCE NORTH 77° 33' 42" EAST A DISTANCE OF 32.53 FEET;

THE PREVIOUS FIVE COURSES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIVERIDGE DRIVE AS SHOWN ON SAID PARCEL MAP NO. 19617;

THENCE SOUTH 57° 26' 18" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CANYON SPRINGS PARKWAY A DISTANCE OF 457.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 16° 21' 22" WEST;

THENCE SOUTHWESTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 07' 00", AN ARC LENGTH OF 23.28 FEET;

THENCE SOUTH 35° 31' 39" WEST A DISTANCE OF 58.89 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 28' 21", AN ARC LENGTH OF 22.23 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 29° 00' 00" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 26' 18", AN ARC LENGTH OF 24.82 FEET;

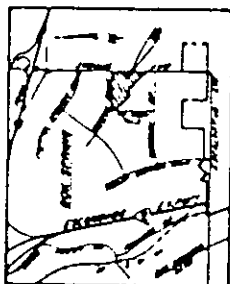
THENCE SOUTH 32° 33' 42" WEST A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING.

11.65 ACRES
507,464 S.F.

PARCEL MAP WAIVER

LOT LINE ADJUSTMENT
THE KEITH COMPANIES, INLAND EMPIRE, INC. APRIL 1969

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



VICINITY MAP

AMERICAN BOOKS BOOK 291 PAGE 47

10/10/2011 10:10:11 AM

Rs. 61.00 000

LINE DAIA

CURVE DATA

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