

Recording requested by:

12/1/96  
WP

458494

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-003-967**  
**Gateway Dr @ Valley Springs Pkwy**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **SPRINGS GATEWAY BUILDING PARTNERSHIP, 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 **October 3, 1996**, 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:

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE }ss

On NOVEMBER 27, 1996 before me JANIS LOWRY  
J. CRAIG AARON  
(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.

Janis Lowry  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title \_\_\_\_\_

Title \_\_\_\_\_

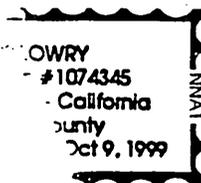
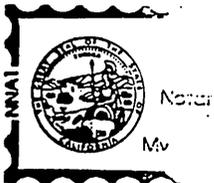
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (X) Other

Principal Planner

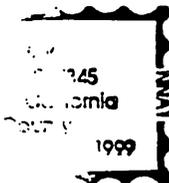
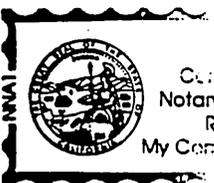
- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

City of Riverside  
3700 Main St  
Riverside, Ca



pw003967.coc





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

*Building on a tradition of excellence since 1923*

August 21, 1996  
Revised August 30, 1996

W.O. 9613356

**EXHIBIT "A"**  
**Parcel Map Waiver**  
**The Magnon Companies**

**PARCEL "A"**

Parcels 26, 27 and 29 of Parcel Map 19617, as shown by map on file in Book 128 of Parcel Maps at Pages 91 through 103 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcels 26 and 27, described as follows:

Beginning at the most Westerly corner of said Parcel 26; -

Thence N.68°33'50"E. along the Northwesterly line of said Parcel 26, a distance of 135.17 feet;

Thence S.19°02'33"E., a distance of 290.73 feet;

Thence S.14°15'48"E., a distance of 58.61 feet to the Southeasterly line of said Parcel 27;

The following three (3) courses being along the Southeasterly and Southwesterly lines of said Parcel 27 and the Southwesterly line of said Parcel 26;

Thence S.75°44'12"W., a distance of 112.30 feet;

Thence N.59°56'34"W., a distance of 32.13 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 3055.00 feet, through an angle of 05°48'50", an arc length of 310.00 feet (the initial radial line bears N.74°22'40"E.), to the Point of Beginning.

The above described parcel of land contains 5.446 acres more or less.

**PARCEL "B"**

That portion of Parcels 26 and 27 of Parcel Map 19617, as shown by map on file in Book 128 of Parcel Maps, at Pages 91 through 103 thereof, Records of Riverside County, California, described as follows:

**LEGAL DESCRIPTION**  
**Parcel Map Waiver**  
**August 21, 1996**  
**Revised August 30, 1996**  
**Page 2**

Beginning at the most Westerly corner of said Parcel 26;  
Thence N.68°33'50"E. along the Northwesterly line of said Parcel 26, a distance of 135.17 feet;

Thence S.19°02'33"E., a distance of 290.73 feet;

Thence S.14°15'48"E., a distance of 58.61 feet to the Southeasterly line of said Parcel 27;

The following three (3) courses being along the Southeasterly and Southwesterly lines of said Parcel 27 and the Southwesterly line of said Parcel 26;

Thence S.75°44'12"W., a distance of 112.30 feet;

Thence N.59°56'34"W., a distance of 32.13 feet;

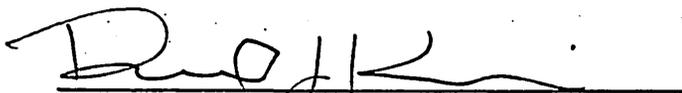
Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 3055.00 feet, through an angle of 05°48'50", an arc length of 310.00 feet (the initial radial line bears N.74°22'40"E.), to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within that certain Grant of Easement to the City of Riverside for the construction and maintenance of road and public utilities, recorded November 26, 1986 as Instrument No. 302611, Official Records of Riverside County, California.

The above described parcel of land contains 1.031 acres, more or less.

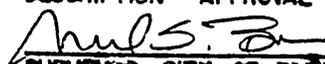


**J. F. DAVIDSON ASSOCIATES, INC.**  
Prepared Under the Supervision of:

  
Daniel J. Kipper, PLS NO. 4628

Date: 8-30-96

MWC/MC/yb

DESCRIPTION APPROVAL 9/24/96  
 by J.F.  
SURVEYOR, CITY OF RIVERSIDE

PAR. 30

PAR. 31

PAR. 28

PAR. 29  
MAP

19617  
P.M. 128/91-103

50'

DRIVE

DELETED LINE

50'

PARCEL A  
5.446 Ac.

PARCEL

PAR. 26

PAR. 21

PAR. 25

DELETED LINE

5.14°15'48"E  
58.61'

50'

GATEWAY

PREPARED BY:  
J.F. DAVIDSON ASSOCIATES INC.  
1777 ATLANTA AVE. #G-5  
RIVERSIDE, CA. 92507

5.19°02'33"E.  
ADJUSTED LINE

290.73'

PARCEL B  
1.031 Ac.

N.68°33'50"E (R)  
115.17'

N.59°56'34"W  
115.19'

112.30'

N.21°44'12"W  
57.75'

50'

R=3055.00' Δ=05°48'50" L=310.00'  
Grant of Easement to the City  
of Riverside Rec. 11/26/86 \*302611.

55'

VALLEY SPRINGS PARKWAY

N.74°22'40"E (R)

IN THE CITY OF RIVERSIDE, CALIFORNIA

PARCEL MAP WAIVER

AUGUST 1996

SCALE: 1"=100'

A.P.N.'s  
291-440-001, 291-450-027 & 036  
OWNER  
SPRINGS GATEWAY BUILDING PARTNERSHIP  
1650 SPRUCE ST. SUITE 400  
RIVERSIDE, CA. 92507

W.O. 9613356

PW-003-967