

162744

Recording requested by:

CHICAGO TITLE

And when recorded, mail to:

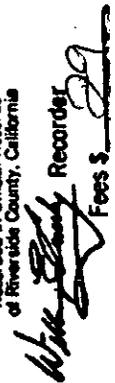
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

MAY - 5 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$



29
8

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver 14-912
Canyon Springs

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CANYON SPRINGS MALL GENERAL PARTNERSHIP, a Maryland
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
March 5, 1992, a waiver of parcel map for a lot line adjustment was
granted for the 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 real property
as described in said Exhibit "A" thereby created complies 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.

527783-8

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

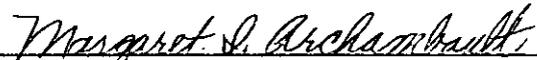
STEPHEN J. WHYLD
ACTING PLANNING DIRECTOR

Dated: May 4, 1992



STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ^{SS.}

On this 4th day of May, in the year 1992, before me,
Margaret I. Archambault a Notary Public in and for said County and
State, personally appeared Stephen J. Whyld,
personally known to me to be the person who executed this instrument as
Acting Planning Director 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.


Notary Public in and for said
County and State

CYNsprng.COC/a

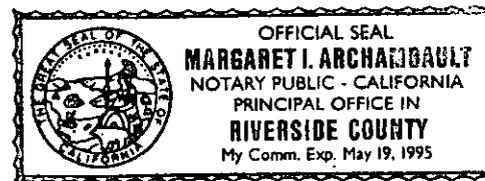


EXHIBIT "A"

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
OF PARCEL MAP 19617PARCEL A:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 95, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE SOUTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 51°35'29" EAST, 486.87 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF VALLEY SPRINGS PARKWAY 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID PROLONGATION AND SAID WESTERLY LINE, SOUTH 11°57'17" EAST, 266.52 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1055.00 FEET; THENCE SOUTHERLY A DISTANCE OF 47.50 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'48" TO THE SOUTHERLY LINE OF SAID PARCEL 95; THENCE NORTH 89°25'26" WEST, 447.62 FEET ALONG SAID SOUTHERLY LINE TO SAID POINT OF BEGINNING.

CONTAINING 1.570 ACRES.

PARCEL B:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 95, SAID CORNER BEING THE INTERSECTION OF THE EASTERLY LINE OF INTERSTATE 215 WITH THE NORTHWESTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 95 AND SAID EASTERLY LINE OF INTERSTATE 215, NORTH 10°41'59" WEST, 1024.67 FEET; THENCE SOUTH 89°25'26" EAST, 741.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 610.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 86°39'56" WEST; THENCE SOUTHERLY, 162.78 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°17'21" TO A POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF VALLEY SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID PROLONGATION, SOUTH 11°57'17" EAST, 460.65 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MWD FEE PARCEL; THENCE SOUTH 51°35'31" WEST, 625.51 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 95; THENCE ALONG SAID SOUTHERLY LINE AND CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID MWD FEE PARCEL, NORTH 89°25'26" WEST, 169.03 FEET TO SAID POINT OF BEGINNING.

CONTAINING 14.305 ACRES.

Pmw-14-912

PARCEL C-1:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 95, NORTH $10^{\circ}41'59''$ WEST, 1024.67 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL, SAID WESTERLY LINE BEING ALSO THE EASTERLY LINE OF INTERSTATE 215 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID INTERSTATE 215 NORTH $10^{\circ}41'59''$ WEST, 601.53 FEET, AND NORTH $05^{\circ}22'30''$ WEST, 133.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL 95, BEING ALSO THE SOUTHERLY LINE OF STATE HIGHWAY 60, NORTHEASTERLY 647.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $92^{\circ}48'15''$; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH $87^{\circ}25'45''$ EAST, 619.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2750.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, EASTERLY 168.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}30'45''$ TO A POINT IN THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN 100.00 FOOT WIDE PIPELINE EASEMENT CONVEYED TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PER DEEDS RECORDED AS INSTRUMENT NO.'S 48931, 48932 AND 48933 OF OFFICIAL RECORDS DATED MAY 19, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH $27^{\circ}30'05''$ EAST, 701.89 FEET; THENCE NORTH $87^{\circ}25'45''$ EAST, 324.72 FEET TO A POINT OF TANGENCY WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF CANYON SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1055.00 FEET; THENCE EASTERLY 5.99 FEET, ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF $00^{\circ}19'31''$ TO A POINT IN THE NORTHEASTERLY LINE OF SAID PARCEL 95, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF PARCEL 83 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH $12^{\circ}10'25''$ EAST, 111.87 FEET, TO THE NORTHWEST CORNER OF PARCEL 82 AS SHOWN ON SAID PARCEL MAP, BEING ALSO THE SOUTHERLY LINE OF SAID CANYON SPRINGS PARKWAY, SAID CORNER ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 945.00 FEET, AND THE RADIAL LINE TO SAID POINT BEARS NORTH $01^{\circ}04'33''$ WEST; THENCE WESTERLY 24.65 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}29'41''$; THENCE SOUTH $87^{\circ}25'45''$ WEST, 56.67 FEET; THENCE SOUTH $32^{\circ}33'42''$ WEST, 226.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID 100.00 FOOT WIDE PIPELINE EASEMENT; THENCE SOUTH $27^{\circ}30'05''$ EAST, 294.38 FEET ALONG SAID SOUTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE NORTHWESTERLY LINE OF SAID MWD FEE PARCEL THROUGH THE FOLLOWING COURSES: SOUTH $51^{\circ}35'31''$ WEST, 806.57 FEET, NORTH $89^{\circ}59'21''$ WEST, 30.00 FEET, SOUTH $00^{\circ}00'39''$ WEST, 39.66 FEET, NORTH $89^{\circ}59'21''$ WEST, 20.00 FEET AND SOUTH $51^{\circ}35'31''$ WEST, 156.72 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF VALLEY SPRINGS PARKWAY WITH SAID NORTHWESTERLY LINE; THENCE LEAVING SAID NORTHWESTERLY LINE, ALONG SAID PROLONGATION, NORTH $11^{\circ}57'17''$ WEST, 460.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY 162.78 FEET ALONG SAID CURVE THROUGH

A CENTRAL ANGLE OF 15°17'21"; THENCE NON-TANGENT TO SAID CURVE NORTH 89°25'26" WEST, 741.84 FEET TO SAID POINT OF BEGINNING.

CONTAINING 45.973 ACRES.

PARCEL C-2:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL 95, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE MOST WESTERLY CORNER OF VALLEY SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP 19617; THENCE NORTH 11°57'17" WEST, 243.38 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 51°35'31" EAST, 122.86 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID VALLEY SPRINGS PARKWAY, THENCE ALONG SAID PROLONGATION, SOUTH 11°57'17" EAST, 298.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 95; THENCE SOUTH 78°02'43" WEST, 110.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 0.684 ACRES.

PARCEL D:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 95, BEING ON THE SOUTHERLY LINE OF STATE HIGHWAY 60 AND THE NORTHWEST CORNER OF PARCEL 84 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 95 AND THE WESTERLY LINES OF PARCELS 84 AND 83, SOUTH 12°10'25" EAST, 558.42 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 83 BEING ON A NON-TANGENT CURVE IN THE NORTHERLY LINE OF CANYON SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 1055.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 02°14'44" WEST; THENCE WESTERLY 5.99 FEET, ALONG A WESTERLY PROLONGATION OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'31"; THENCE SOUTH 87°25'45" WEST, 324.72 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN 100.00 FOOT WIDE PIPELINE EASEMENT CONVEYED TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PER DEEDS RECORDED AS INSTRUMENT NO.'S 48931, 48932 AND 48933 OF OFFICIAL RECORDS DATED MAY 19, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 27°30'05" WEST, 701.89 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 95, BEING ALSO THE SOUTHERLY LINE OF STATE HIGHWAY 60, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2750.00 FEET,

A RADIAL LINE TO SAID POINT BEARS NORTH 00°56'30" EAST; THENCE EASTERLY 540.98 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 11°16'18" TO SAID POINT OF BEGINNING.

CONTAINING 5.805 ACRES.

PARCEL E:

ALL OF PARCELS 76 THROUGH 79, 81 AND 82, AND PORTIONS OF PARCELS 75, 80 AND 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 79, ON THE SOUTHWEST LINE OF CANYON SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 12°26'18" EAST, 32.53 FEET TO A POINT ON THE NORTHWEST LINE OF RIVERIDGE DRIVE, NOW CORPORATE CENTRE PLACE 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 32°33'42" WEST, 306.38 FEET ALONG SAID NORTHWEST LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY, 73.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'31"; THENCE SOUTH 36°58'13" WEST, 237.30 FEET; THENCE LEAVING SAID NORTHWEST LINE, NORTH 57°26'18" WEST, 631.24 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP BEING ALSO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN 100.00 FOOT WIDE PIPELINE EASEMENT CONVEYED TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PER DEEDS RECORDED AS INSTRUMENT NO.'S 48931, 48932 AND 48933 OF OFFICIAL RECORDS DATED MAY 19, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG SAID NORTHEASTERLY AND SOUTHWESTERLY LINES, NORTH 27°30'05" WEST, 415.28 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 32°33'42" EAST, 226.98 FEET; THENCE NORTH 87°25'45" EAST, 56.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 945.00 FEET, BEING THE NORTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP; THENCE SOUTHEASTERLY, 579.45 FEET ALONG SAID PROLONGATION AND SAID CURVE IN SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 35°07'57"; THENCE SOUTH 57°26'18" EAST, 399.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 13.031 ACRES.

PARCEL F:

ALL OF PARCEL 74 AND A PORTION OF PARCELS 75, 80 AND 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID PARCEL 74; THENCE NORTH 53°01'47" WEST, 165.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1006.00 FEET; THENCE NORTHWESTERLY, 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'41" TO A POINT ON THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID MWD PARCEL, SOUTH

61°47'47" EAST, 236.96 FEET; THENCE CONTINUING ALONG SAID MWD PARCEL, SOUTH 89°50'38" EAST, 33.39 FEET; THENCE CONTINUING ALONG SAID MWD PARCEL, NORTH 27°30'05" WEST, 203.25 FEET; THENCE LEAVING SAID PARCEL, SOUTH 57°26'18" EAST, 631.24 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 75, BEING ALSO THE NORTHERLY LINE OF CORPORATE CENTRE PLACE AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHEASTERLY LINES OF SAID PARCELS 75 AND 74 AND SAID NORTHERLY LINE, SOUTH 36°58'13" WEST, 196.13 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 74, SOUTH 81°58'13" WEST, 32.53 FEET; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL 74, BEING ALSO THE NORTHEASTERLY LINE OF CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP, NORTH 53°01'47" WEST, 287.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.515 ACRES

PARCEL G:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL 95, SAID POINT BEING THE CORNER COMMON TO PARCELS 62, 63, AND 95 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 95 AND THE NORTHERLY LINES OF PARCELS 62, AND 61, SOUTH 78°02'43" WEST, 554.98 FEET TO A POINT ON THE EASTERLY LINE OF VALLEY SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP; THENCE NORTH 11°57'17" WEST, 298.12 FEET ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY LINE TO THE SOUTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID SOUTHEASTERLY LINE THROUGH THE FOLLOWING COURSES: NORTH 51°35'29" EAST, 10.21 FEET, SOUTH 89°59'21" EAST, 20.00 FEET, NORTH 00°00'39" EAST, 39.66 FEET, SOUTH 89°59'21" EAST, 30.00 FEET AND NORTH 51°35'31" EAST, 688.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1006.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 50°14'54" EAST; THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTHEASTERLY 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'41" TO A POINT OF TANGENCY WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF CAMPUS PARKWAY, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 53°01'47" EAST, 165.84 FEET ALONG SAID PROLONGATION TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 95; THENCE SOUTH 36°58'13" WEST, 488.47 FEET TO SAID POINT OF BEGINNING.

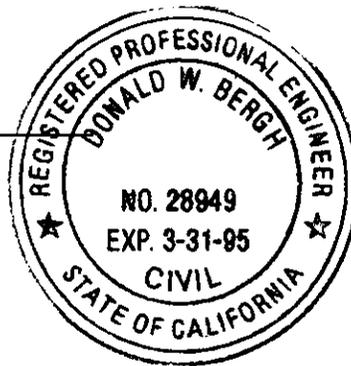
CONTAINING 8.554 ACRES

SAID LAND IS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Donald W. Bergh

DONALD W. BERGH
R.C.E. 28949
EXPIRES 3/31/95



4-29-92

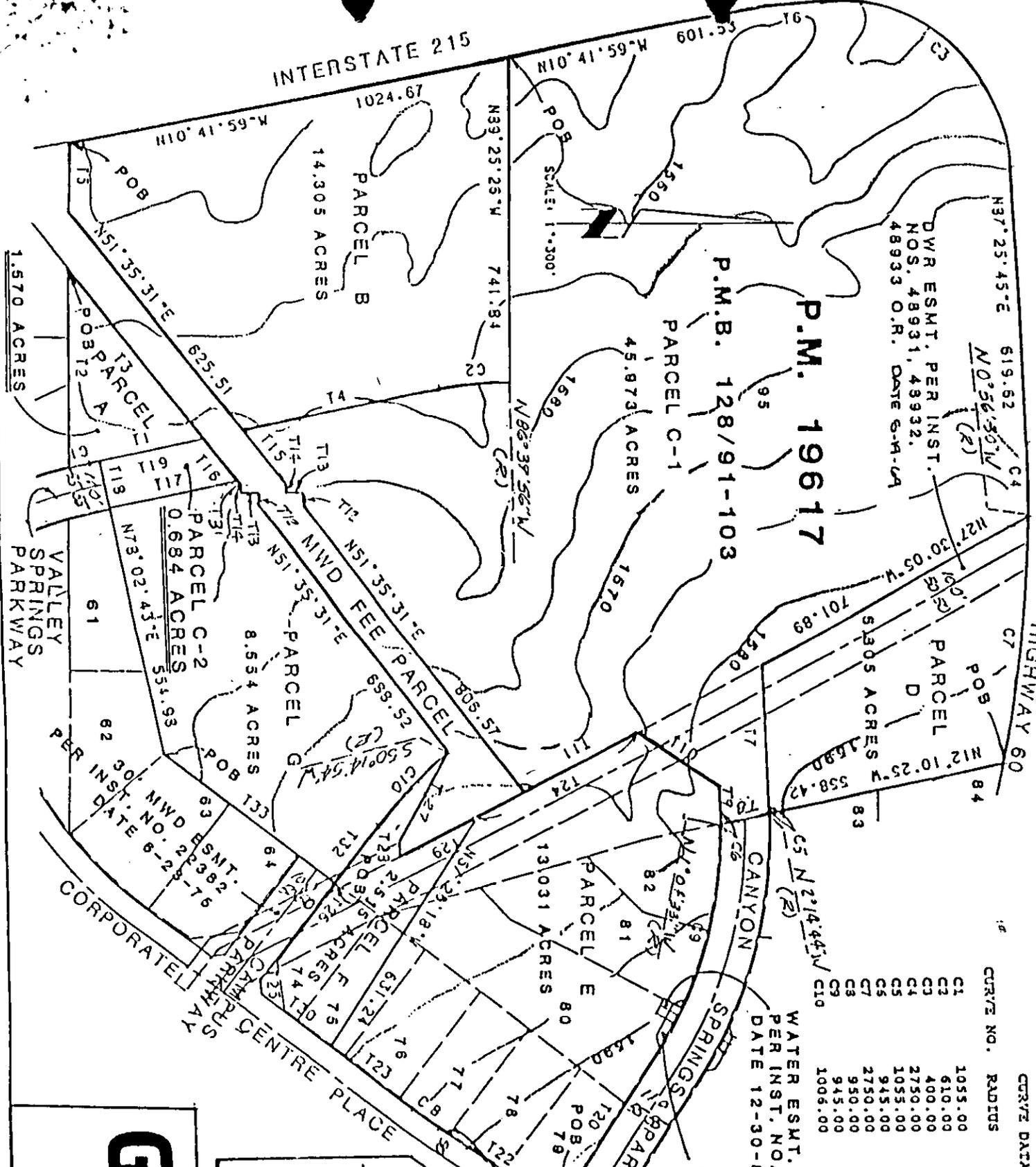
DATE

D00315

DESCRIPTION APPROVAL:

4, 30, 92

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE



P.M. 19617
 P.M.B. 128/91-103

DWR ESMT. PER INST.
 NOS. 48931, 48932.
 48933 O.R. DATE 6-4-64

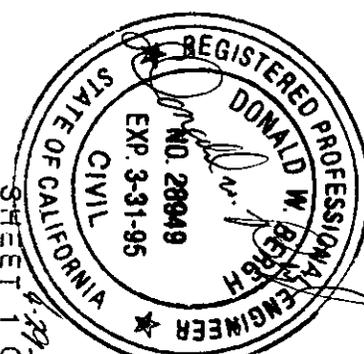
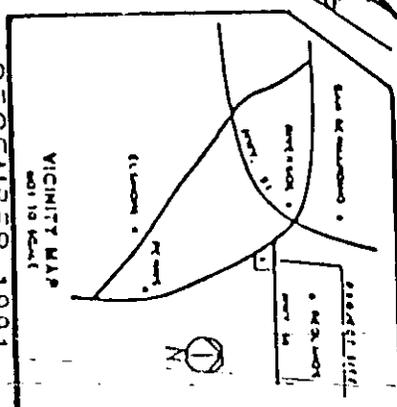
WATER ESMT.
 PER INST. NO. 388014
 DATE 12-30-87

DRIVEWAY ESMT.
 PER INST. NO. 302809
 DATE 11-28-88

SIDEWALK & STREET
 TREE ESMT. PER
 P.M.B. 128/91-103

CURVE NO.	RADIUS	DELTA	LENGTH
C1	1055.00	2°34'43"	47.50
C2	610.00	13°17'21"	152.73
C3	400.00	92°43'15"	647.90
C4	2750.00	3°30'45"	153.53
C5	1055.00	0°19'31"	5.99
C6	945.00	1°39'41"	24.65
C7	2750.00	11°43'18"	540.98
C8	950.00	4°24'31"	73.10
C9	945.00	35°07'57"	579.45
C10	1006.00	13°15'41"	233.14

PT. NO.	BEARING	DISTANCE
T1	N11°57'11.7"W	255.52
T2	N39°25'12.5"W	447.52
T3	N51°35'23.2"E	433.87
T4	N11°57'11.7"W	450.55
T5	N39°25'12.5"W	159.03
T6	N 5°32'10.0"E	131.23
T7	N37°25'14.5"E	324.72
T8	N12°10'25.7"E	111.97
T9	N37°25'14.5"E	55.57
T10	N12°10'25.7"E	225.93
T11	N27°30'05.4"W	294.38
T12	N39°59'12.1"W	30.00
T13	N 0°00'13.9"E	39.65
T14	N39°59'12.1"W	20.00
T15	N51°35'11.1"E	156.72
T16	N51°35'23.2"E	122.85
T17	N11°57'11.7"W	293.12
T18	N73°02'43.2"E	110.00
T19	N11°57'11.7"W	241.38
T20	N57°25'13.3"W	399.00
T21	N12°26'13.7"W	32.53
T22	N32°31'42.2"E	308.53
T23	N35°58'13.3"E	217.30
T24	N27°30'05.7"W	415.23
T25	N31°58'13.3"E	32.53
T26	N51°01'47.4"W	452.84
T27	N51°47'47.4"W	236.95
T28	N39°50'13.8"W	31.59
T29	N27°30'05.7"W	203.25
T30	N16°58'13.3"E	195.13
T31	N51°35'12.9"E	10.21
T32	N51°01'47.4"W	155.84
T33	N35°58'13.3"E	485.47



DECEMBER 1991
 SHEET 1 OF 1

Greiner
 EXHIBIT "B"

Greiner Engineering of California
 6225 Canyon Crest Drive
 Bldg 200, Suite 253
 Riverside, California 92507
 (714) 351-8323
 (714) 738-7748
 A Greiner Engineering Inc Company