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City of Riverside
Public Works Department
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Riverside, California 92522

JUL -2 1998

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Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: LL-021-978

A.P.N. 265-050-049 & 053

LL - 021-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): REGIONAL PROPERTIES, INC., a California corporation

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 4-27-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGMENT

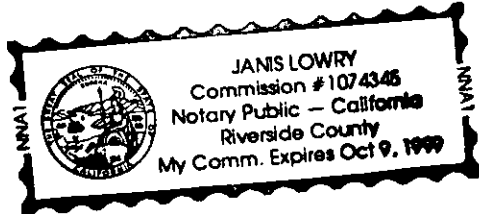
State of California }
County of RIVERSIDE } ss

On APRIL 27, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

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)

() Other

() Partner(s)

() General

() Limited

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

Mail to:
Regional Properties, Inc.
1801 Century Park East #820
Los Angeles, Ca. 90067



April 8, 1998

W.O. 1004-002

EXHIBIT "A"
ADMINISTRATIVE LOT LINE ADJUSTMENT
LL-021-978
Tract 28491 -- Regional Properties

PARCEL "A"

That portion of Parcels 6 through 11 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the intersection of the Southerly line of said Parcel 9, also being the Southerly line of Section 17, Township 3 South, Range 4 West, S.B.M., with the Easterly line of Trautwein Road, 110.00 feet wide, as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.16°19'43"W. along the Easterly line of said Trautwein Road, a distance of 685.00 feet;

Thence N.75°00'00"E., a distance of 853.87 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 610.00 feet, through an angle of 74°25'26", an arc length of 792.35 feet;

Thence N.00°34'34"E., a distance of 588.70 feet to the Southerly line of Parcel 5 of that certain Electric Easement granted to the City of Riverside, recorded July 29, 1993 as instrument no. 294950, Official Records of Riverside County, California;

Thence N.74°00'46"E. along said Southerly line, a distance of 45.90 feet to the Southeast corner thereof;

Thence N.00°34'34"E. along the Easterly line of said Parcel 5, a distance of 196.21 feet;

Thence N.89°25'26"W., a distance of 267.54 feet to the Easterly line of Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence N.02°06'45"E. along said Easterly line, a distance of 350.00 feet to an angle point therein, being the Northeast corner of Parcel 10 of said Parcel Map 23178;

Thence N.22°44'18"E. along the Easterly line of Parcel 1 of Certificate of Compliance for Lot Line Adjustment (LL-018-978), recorded April 28, 1998 as instrument no. 164172, Official Records of Riverside County, California, a distance of 205.74 feet to the Northeast corner thereof;

Thence N.27°15'42"E., a distance of 23.00 feet to the Southerly line of Northrop Drive as conveyed to the City of Riverside by Deed recorded May 4, 1994 as instrument no. 185009, Official Records of Riverside County, California;

Thence S.62°44'18"E. along said Southerly line, a distance of 53.41 feet;

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LL-021-978

Thence Southeasterly continuing along said Southerly line on a curve concave Northeasterly, having a radius of 885.00 feet, through an angle of $08^{\circ}31'43''$, an arc length of 131.73 feet to the Northwest corner of Parcel "A" of Certificate of Compliance (PW-009-945) recorded March 12, 1997 as instrument no. 82505, Official Records of Riverside County, California;

Thence the following eight (8) courses along the Westerly and Southerly lines of said Parcel "A";

S. $18^{\circ}43'59''$ W., a distance of 23.00 feet;

S. $62^{\circ}31'57''$ W., a distance of 17.32 feet;

Southerly on a non-tangent curve concave Easterly, having a radius of 467.00 feet, through an angle of $13^{\circ}23'07''$, an arc length of 109.10 feet (the initial radial line bears N. $73^{\circ}40'06''$ W.);

Easterly on a non-tangent curve concave Northerly, having a radius of 1028.00 feet, through an angle of $20^{\circ}26'10''$, an arc length of 366.66 feet (the initial radial line bears S. $18^{\circ}26'33''$ W.);

S. $01^{\circ}59'37''$ E., a distance of 130.00 feet;

S. $44^{\circ}53'18''$ E., a distance of 86.70 feet;

S. $68^{\circ}29'44''$ E., a distance of 223.89 feet;

N. $74^{\circ}00'46''$ E., a distance of 325.52 feet to the Northeast corner of said Parcel 7;

Thence S. $00^{\circ}31'54''$ W. along the Easterly line of said Parcel 7, a distance of 2364.38 feet to the Southeast corner thereof, said corner being on the Southerly line of said Section 17;

Thence S. $89^{\circ}45'42''$ W. along the Southerly line of said Parcels 7, 8 and 9, also being the Southerly line of said Section 17, a distance of 960.73 feet to the South one-quarter corner of said Section 17;

Thence continuing S. $89^{\circ}45'42''$ W. along the Southerly line of said Parcel 9, also being the Southerly line of said Section 17, a distance of 1064.64 feet to the Point of Beginning.

The above described parcel of land contains 78.872 acres, more or less.

PARCEL "B"

That portion of Parcels 6 through 11 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Commencing at the intersection of the Southerly line of said Parcel 9, also being the Southerly line of Section 17, Township 3 South, Range 4 West, S.B.M., with the Easterly line of Trautwein Road, 110.00 feet wide, as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.16°19'43"W. along the Easterly line of said Trautwein Road, a distance of 685.00 feet to the Point of Beginning of the parcel of land to be described;

Thence N.75°00'00"E., a distance of 853.87 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 610.00 feet, through an angle of 74°25'26", an arc length of 792.35 feet;

Thence N.00°34'34"E., a distance of 588.70 feet to the Southerly line of Parcel 5 of that certain Electric Easement granted to the City of Riverside, recorded July 29, 1993 as instrument no. 294950, Official Records of Riverside County, California;

Thence N.74°00'46"E. along said Southerly line, a distance of 45.90 feet to the Southeast corner thereof;

Thence N.00°34'34"E. along the Easterly line of said Parcel 5, a distance of 196.21 feet;

Thence N.89°25'26"W., a distance of 267.54 feet to the Easterly line of Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence the following fourteen (14) courses along the Easterly and Southerly lines of said Parcel Map 23178;

S.02°06'45"W., a distance of 20.44 feet;

Westerly on a non-tangent curve concave Southerly, having a radius of 717.00 feet, through an angle of 10°25'15", an arc length of 130.41 feet (the initial radial line bears N.02°06'45"E.);

S.08°18'30"E., a distance of 228.57 feet;

S.73°58'15"W., a distance of 300.61 feet;

S.56°00'45"E., a distance of 430.80 feet;

S.02°00'45"E., a distance of 200.00 feet;

S.30°02'02"E., a distance of 70.00 feet;

S.55°06'04"W., a distance of 703.40 feet;

S.59°57'58"W., a distance of 66.00 feet;

N.76°15'10"W., a distance of 33.24 feet;

S.59°57'58"W., a distance of 7.79 feet;

Southwesterly on a curve concave Northwesterly, having a radius of 1044.00 feet, through an angle of 13°42'19", an arc length of 249.73 feet;

S.73°40'17"W., a distance of 208.49 feet;

S.28°40'17"W., a distance of 32.53 feet to the Easterly line of said Trautwein Road;

Thence S.16°19'43"E. along said Easterly line, a distance of 155.94 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Grumman Drive as conveyed to the City of Riverside by Deed recorded May 8, 1998 as instrument no. 180833, Official Records of Riverside County, California.

The above described parcel of land contains 14.890 acres, more or less.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:

John W. Canty
John W. Canty R.C.E. 17550

June 17, 1998
Date



DESCRIPTION APPROVED 6/17/98
Walter R. Ingc by
SURVEYOR, CITY OF RIVERSIDE

OWNER:
REGIONAL PROPERTIES, INC.
1801 Century Park East, Suite 820
Los Angeles, CA 90067

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ADMINISTRATIVE LOT LINE ADJUSTMENT

ALL OF PARCELS 7 AND 8, AND A PORTION OF PARCELS 6, 9, 10 AND 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3S., R.4W., S.B.M.

MARCH 1998

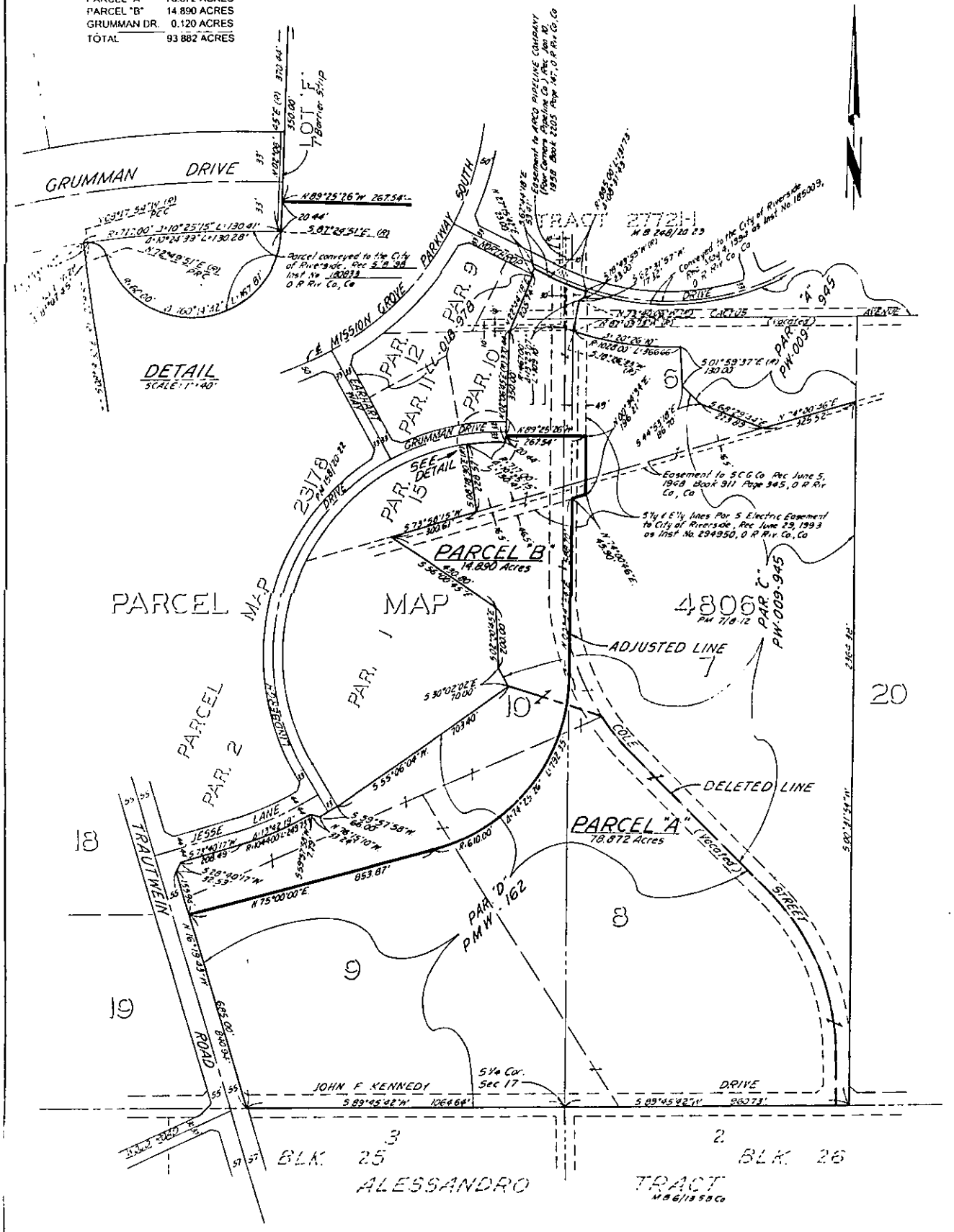
SCALE: 1" = 200'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ASSESSOR'S PARCEL NO.'S
265-050-049 & 053

AREA	
PARCEL "A"	78.872 ACRES
PARCEL "B"	14.890 ACRES
GRUMMAN DR.	0.120 ACRES
TOTAL	93.882 ACRES



DETAIL
SCALE: 1" = 40'