

CHICAGO TITLE COMP  
3880 Lemon St.  
Riverside, CA 92501

When recorded mail to:

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

**FREE RECORDING**

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code 6103)

**RECEIVED FOR RECO**  
AT 8:30 O'CLOCK A.M.  
At Request of  
CHICAGO TITLE INS. CO.

MAR - 4 1992

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

074918

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-11-912

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): MORENO INDUSTRIAL DEVELOPMENT, a California Limited  
Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the  
Planning Commission of the City of Riverside hereby declares that on  
January 23, 1992, 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.

527784-8

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: 2/27/92

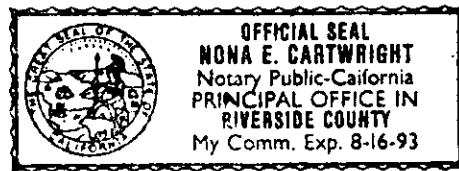
By *Kenneth R. Gutierrez*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On this 27<sup>th</sup> day of FEBRUARY, in the year 1992,  
before me, NONA E. CARTWRIGHT 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  
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.

*Nona E. Cartwright*  
Notary Public in and for said  
State

MORENO.COC/a



## EXHIBIT "A"

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

THAT PORTION OF PARCELS 4, 5 AND 13 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, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89°59'21" WEST, 489.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2980.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 68°08'30" WEST; THENCE NORTHERLY, 103.48 FEET ALONG SAID CURVE AND WEST LINE OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 01°59'23"; THENCE LEAVING SAID WEST LINE ON A NON-TANGENT LINE NORTH 64°07'03" EAST, 193.31 FEET; THENCE NORTH 25°52'57" WEST, 10.00 FEET; THENCE NORTH 64°07'03" EAST 396.65 FEET TO A POINT ON THE PROLONGATION OF THE EAST LINE OF SAID PARCELS 4 AND 5; THENCE ALONG SAID PROLONGATION AND SAID EAST LINE, SOUTH 00°00'39" WEST, 363.31 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.762 ACRES.

PARCEL B:

THAT PORTION OF PARCELS 12 AND 13 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 SOUTHEAST CORNER OF SAID PARCEL 13; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 89°51'06" WEST, 377.69 FEET TO THE NORTHWEST CORNER OF PARCEL 14 OF SAID PARCEL MAP; THENCE ALONG THE PROLONGATION OF THE WEST LINE OF SAID PARCEL 14, NORTH 00°00'39" EAST, 64.49 FEET; THENCE NORTH 64°07'03" EAST, 333.74 FEET TO A POINT ON THE WEST LINE OF VALLEY SPRINGS PARKWAY, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2945.00 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH 67°40'35" EAST; THENCE SOUTHEASTERLY, 224.95 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'35" TO SAID POINT OF BEGINNING.

CONTAINING 1.144 ACRES.

PARCEL C:

THAT PORTION OF PARCELS 12 AND 13, 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 BEGINNING OF A CURVE IN THE EAST LINE OF SAID PARCEL 12, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2945.00 FEET; THENCE SOUTHEASTERLY, 182.93 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'32"; THENCE LEAVING SAID EAST LINE ON A NON-TANGENT LINE SOUTH 64°07'03" WEST, 330.63 FEET; THENCE NORTH 25°52'57" WEST, 189.60 FEET; THENCE NORTH 64°07'03" EAST, 59.69 FEET; THENCE NORTH 25°52'57" WEST 34.53 FEET; THENCE NORTH 64°07'03" EAST, 276.62 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 12; THENCE ALONG SAID EAST LINE SOUTH 25°52'57" EAST, 41.34 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.675 ACRES.

PARCEL D:

ALL OF PARCELS 6 THROUGH 9 AND PORTIONS OF PARCELS 4, 5, 10, 11, 12 AND 13 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 NORTHWEST CORNER OF SAID PARCEL 9, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF INTERSTATE 215 WITH THE SOUTHEAST LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID SOUTHEAST LINE NORTH 51°35'29" EAST, 328.09 FEET TO THE NORTH LINE OF SAID PARCEL 9; THENCE ALONG THE NORTH LINES OF SAID PARCELS 9 AND 10, SOUTH 89°25'26" EAST, 257.03 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 25°52'57" EAST, 350.00 FEET; THENCE NORTH 64°07'03" EAST, 150.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VALLEY SPRINGS PARKWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 25°52'57" EAST, 339.76 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 64°07'03" WEST, 276.62 FEET; THENCE SOUTH 25°52'57" EAST, 34.53 FEET; THENCE SOUTH 64°07'03" WEST, 59.69 FEET; THENCE SOUTH 25°52'57" EAST, 189.60 FEET; THENCE SOUTH 64°07'03" WEST, 399.76 FEET; THENCE SOUTH 25°52'57" EAST 10.00 FEET; THENCE SOUTH 64°07'03" WEST, 193.31 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 4, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2980.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 70°07'53" WEST; THENCE NORTHERLY, 291.78 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°36'36" TO A POINT ON SAID EAST LINE OF SAID INTERSTATE 215; THENCE ALONG SAID EAST LINE, NORTH 10°41'59" WEST, 703.60 FEET TO SAID POINT OF BEGINNING.

CONTAINING 15.500 ACRES.

PARCEL E:

THAT PORTION OF PARCELS 10 AND 11 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 10, BEING ON A CURVE IN THE WEST LINE OF VALLEY SPRINGS PARKWAY, CONCAVE TO THE EAST, HAVING A RADIUS OF 1055.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 75°27'56" WEST; THENCE SOUTHERLY, 208.95 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'53"; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 25°52'57" EAST, 57.49 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 64°07'03" WEST, 150.00 FEET; THENCE NORTH 25°52'57" WEST, 350.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 10; THENCE ALONG SAID NORTH LINE, SOUTH 89°25'26" EAST, 190.59 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.112 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



Dec. 2, 1991  
DATE

D00328-1

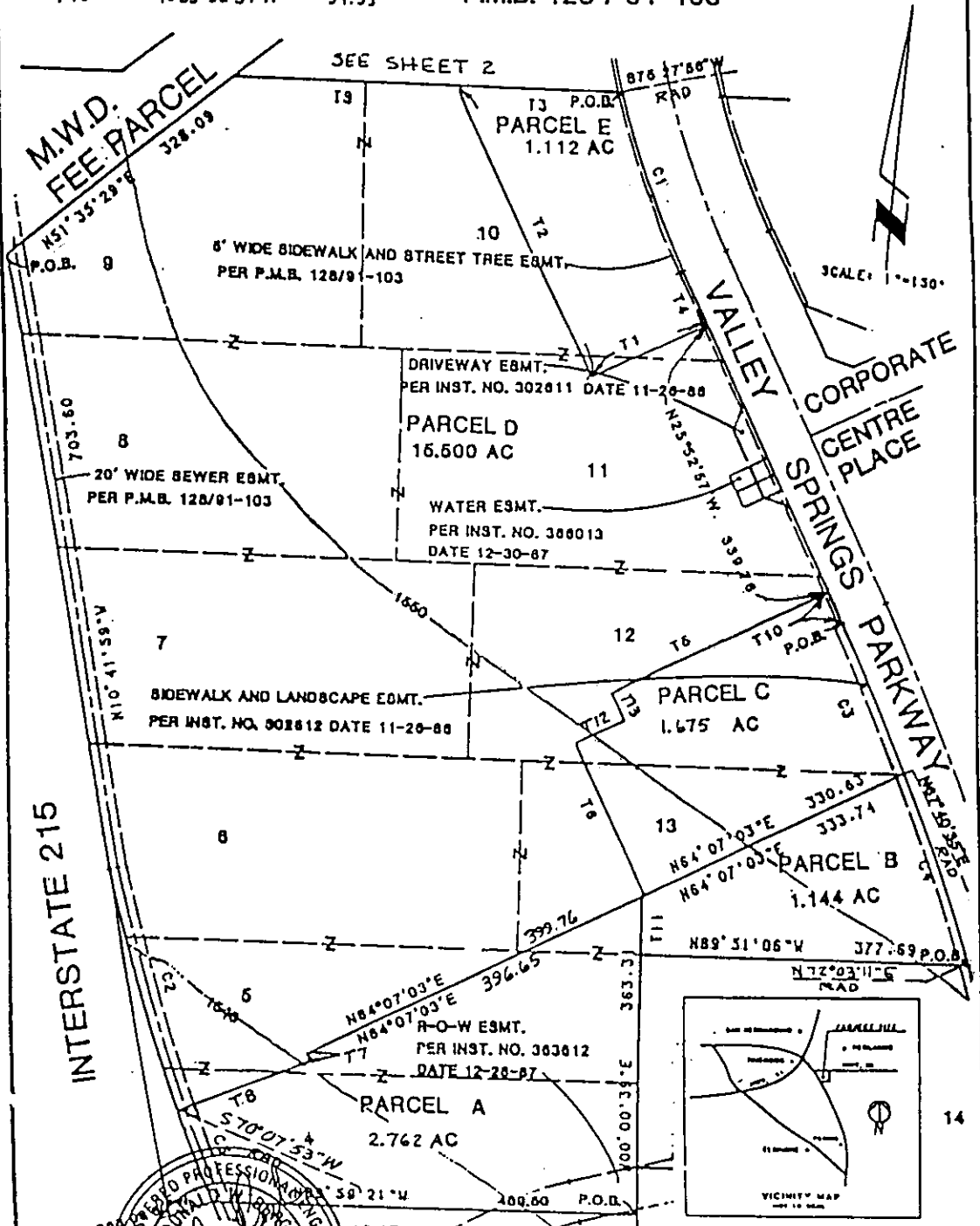
DESCRIPTION APPROVAL 2/11/92  
*George P. Hutchinson*  
SURVEYOR, CITY OF RIVERSIDE

NUMBERED COURSES

REF. NO.	BEARING	DISTANCE	CURVE NO.	RADIUS	DELTA	LENGTH	TAN
T1	N64°07'03"E	150.00					
T2	N25°52'57"W	350.00	C1	1055.00	11°20'53"	208.95	104.82
T3	N89°25'26"W	190.59	C2	2980.00	5°55'54"	306.85	153.56
T4	N25°52'57"W	57.49	C3	2945.00	3°33'32"	182.97	91.50
T5	N64°07'03"E	276.62	C4	2945.00	4°22'35"	224.95	112.83
T6	N25°52'57"W	185.60	C5	2980.00	1°57'23"	105.48	52.75
T7	N25°52'57"W	10.00					
T8	N64°07'03"E	193.31					
T9	N89°25'26"W	237.03					
T10	N25°52'57"W	41.54					
T11	N 0°00'39"E	64.49					
T12	N 0°01'03"E	59.63					
T13	N 25°52'57"W	34.53					

P.M. 19617

P.M.B. 128 / 91-103



M.W.D. FEE PARCEL  
N51°35'29"E 328.09

SEE SHEET 2

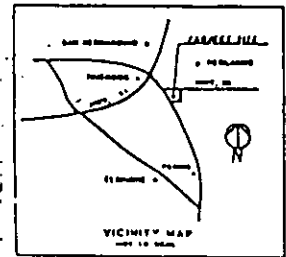
SCALE: 1" = 150'

INTERSTATE 215

REGISTERED PROFESSIONAL ENGINEER  
DONALD W. GREINER  
NO. 28949  
EXP. 3-31-95  
CIVIL  
STATE OF CALIFORNIA

NOVEMBER 1991

**Greiner**  
EXHIBIT "B"



Greiner Engineering of California  
5228 Canyon Crest Drive  
Bldg. 200, Suite 263  
Riverside, California 92507  
(714) 351-8328  
(714) 788-7748

A Greiner Engineering, Inc. Company

PMW-11-912