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Project: **PW-013-912**

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

53/16
SR

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

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **January 6, 1994**, 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: March 29, 1994

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On March 29, 1994, before me Margaret I. Archambault
(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.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

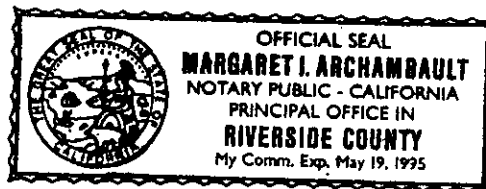
Title _____

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

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

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

pw013912.coc





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

Building on a tradition of excellence since 1928

December 10, 1991
Revised 2/01/94

W.O. 9112580
W.O. 9212818-01

EXHIBIT "A"
PARCEL MAP WAIVER
REGIONAL PROPERTIES, INC.

PARCEL "A"

That portion of Parcels 2, 4, 14 and 15 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 centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

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Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following three (3) courses are along the centerline of said Mission Grove Parkway South;

Thence N.19°19'43"W., a distance of 351.16 feet;

Thence Northwesterly on a curve concave Northeasterly having a radius of 1000.00 feet, through an angle of 19°10'00", an arc length of 334.52 feet;

Thence N.00°09'43"W., a distance of 571.18 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Mission Grove Parkway South (Parcel 4) as shown on said Record of Survey as conveyed to the City of Riverside by deed recorded June 2, 1989 as Instrument No. 181683, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Alessandro Boulevard as shown on said Parcel Map 4806.

The above described parcel of land contains 27.796 acres, more or less.

PARCEL "B"

That portion of Parcels 4, 5, 11 and 14 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 centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

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Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet to the Point of Beginning of the parcel of land to be described;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following two (2) courses are along the centerline of said Mission Grove Parkway South;

Thence S.19°19'43"E., a distance of 326.87 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly having a radius of 1000.00 feet, through an angle of 15°35'43", an arc length of 272.19 feet;

Thence N.86°15'59"E., a distance of 60.00 feet;

Thence N.32°34'08"E., a distance of 102.70 feet;

Thence N.53°21'03"E., a distance of 48.26 feet;

Thence S.89°25'26"E., a distance of 186.00 feet;

Thence N.00°34'34"E., a distance of 138.51 feet;

Thence N.56°14'20"E., a distance of 71.23 feet;

Thence N.57°02'53"E., a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius

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of 318.00 feet, through an angle of $47^{\circ}25'00''$, an arc length of 263.17 feet, (the initial radial line bears $S.57^{\circ}02'53''W.$);

Thence $S.80^{\circ}22'07''E.$, a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of $12^{\circ}05'07''$, an arc length of 143.85 feet;

Thence $N.87^{\circ}32'46''E.$, a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of $93^{\circ}48'00''$, an arc length of 44.20 feet;

Thence $N.83^{\circ}44'46''E.$, a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of $00^{\circ}04'38''$, an arc length of 0.98 feet, (the initial radial line bears $N.83^{\circ}44'46''E.$);

Thence $N.83^{\circ}40'08''E.$, a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of $86^{\circ}07'22''$, an arc length of 40.58 feet, (the initial radial line bears $S.83^{\circ}40'08''W.$);

Thence $N.87^{\circ}32'46''E.$, a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of $46^{\circ}36'45''$, an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of $01^{\circ}45'32''$, an arc length of 25.85 feet (the initial radial line bears $N.85^{\circ}05'55''E.$);

Thence $N.83^{\circ}20'23''E.$, a distance of 33.00 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of $28^{\circ}00'29''$, an arc length of 427.73 feet (the initial radial line bears $N.83^{\circ}20'23''E.$);

Thence $N.34^{\circ}40'06''W.$, a distance of 381.62 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Mission Grove Parkway South (Parcel 4) as shown on said Record of Survey as conveyed to the City of Riverside by deed recorded June 2, 1989 as Instrument No. 181683, Official Records of Riverside County, California.

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The above described parcel of land contains 19.119 acres, more or less.

PARCEL "C"

That portion of Parcels 5, 6, 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, described as follows:

COMMENCING at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South, as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E., continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 559.19 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet to the Point of Beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly continuing along said curve concave Northwesterly, having a radius of 875.00 feet, through an angle of 123°55'19", an arc length of 1892.49 feet (the initial radial line bears N.83°20'23"E.) to the centerline prolongation of Northrup Drive, as shown on Parcel Map 23178 by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence N.62°44'18"W. along said prolongation and said centerline, a distance of 361.90 feet to the centerline of said Mission Grove Parkway South;

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Thence Northeasterly along said centerline on a non-tangent curve concave Northwesterly, having a radius of 1000.00 feet, through an angle of $30^{\circ}59'42''$, an arc length of 540.96 feet (the initial radial line bears $S.62^{\circ}44'18''E.$);

Thence $N.86^{\circ}15'59''E.$, a distance of 60.00 feet;

Thence $N.32^{\circ}34'08''E.$, a distance of 102.70 feet;

Thence $N.53^{\circ}21'03''E.$, a distance of 48.26 feet;

Thence $S.89^{\circ}25'26''E.$, a distance of 186.00 feet;

Thence $N.00^{\circ}34'34''E.$, a distance of 138.51 feet;

Thence $N.56^{\circ}14'20''E.$, a distance of 71.23 feet;

Thence $N.57^{\circ}02'53''E.$, a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of $47^{\circ}25'00''$, an arc length of 263.17 feet;

Thence $S.80^{\circ}22'07''E.$, a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of $12^{\circ}05'07''$, an arc length of 143.85 feet;

Thence $N.87^{\circ}32'46''E.$, a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of $93^{\circ}48'00''$, an arc length of 44.20 feet;

Thence $N.83^{\circ}44'46''E.$, a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of $00^{\circ}04'38''$, an arc length of 0.98 feet, (the initial radial line bears $N.83^{\circ}44'46''E.$);

Thence $N.83^{\circ}40'08''E.$, a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of $86^{\circ}07'22''$, an arc length of 40.58 feet, (the initial radial line bears $S.83^{\circ}40'08''W.$);

Thence $N.87^{\circ}32'46''E.$, a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of $46^{\circ}36'45''$, an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of $01^{\circ}45'32''$, an arc length of 25.85 feet (the initial radial line bears $N.85^{\circ}05'55''E.$);

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Thence N.83°20'23"E., a distance of 33.00 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Mission Grove Parkway South (Parcel 4), as shown on said Record of Survey as conveyed to the City of Riverside by deed recorded June 2, 1989 as Instrument No. 181683, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Northrup Drive, as shown on said Parcel Map 23178.

The above described parcel of land contains 26.839 acres, more or less.

PARCEL "D"

Parcels 2 and 4 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;

EXCEPTING THEREFROM that portion described as follows:

That portion of Parcels 2, 4, 14 and 15 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 centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

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Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following three (3) courses are along the centerline of said Mission Grove Parkway South;

Thence N.19°19'43"W., a distance of 351.16 feet;

Thence Northwesterly on a curve concave Northeasterly having a radius of 1000.00 feet, through an angle of 19°10'00", an arc length of 334.52 feet;

Thence N.00°09'43"W., a distance of 571.18 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

That portion of Parcels 4, 5, 11 and 14 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 centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

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Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet to the Point of Beginning of the parcel of land to be described;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following two (2) courses are along the centerline of said Mission Grove Parkway South;

Thence S.19°19'43"E., a distance of 326.87 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly having a radius of 1000.00 feet, through an angle of 15°35'43", an arc length of 272.19 feet;

Thence N.86°15'59"E., a distance of 60.00 feet;

Thence N.32°34'08"E., a distance of 102.70 feet;

Thence N.53°21'03"E., a distance of 48.26 feet;

Thence S.89°25'26"E., a distance of 186.00 feet;

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Thence N.00°34'34"E., a distance of 138.51 feet;

Thence N.56°14'20"E., a distance of 71.23 feet;

Thence N.57°02'53"E., a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of 47°25'00", an arc length of 263.17 feet, (the initial radial line bears S.57°02'53"W.);

Thence S.80°22'07"E., a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of 12°05'07", an arc length of 143.85 feet;

Thence N.87°32'46"E., a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of 93°48'00", an arc length of 44.20 feet;

Thence N.83°44'46"E., a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of 00°04'38", an arc length of 0.98 feet, (the initial radial line bears N.83°44'46"E.);

Thence N.83°40'08"E., a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of 86°07'22", an arc length of 40.58 feet, (the initial radial line bears S.83°40'08"W.);

Thence N.87°32'46"E., a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of 46°36'45", an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°45'32", an arc length of 25.85 feet (the initial radial line bears N.85°05'55"E.);

Thence N.83°20'23"E., a distance of 33.00 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet (the initial radial line bears N.83°20'23"E.);

Thence N.34°40'06"W., a distance of 381.62 feet to the Point of Beginning.

The above described parcel of land contains 22.973 acres, more or less.

PW-013-917

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PARCEL "E"

Parcels 5, 6, 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;

EXCEPTING THEREFROM that portion described as follows:

That portion of Parcels 4, 5, 11 and 14 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 centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet to the Point of Beginning of the parcel of land to be described;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

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Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following two (2) courses are along the centerline of said Mission Grove Parkway South;

Thence S.19°19'43"E., a distance of 326.87 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly having a radius of 1000.00 feet, through an angle of 15°35'43", an arc length of 272.19 feet;

Thence N.86°15'59"E., a distance of 60.00 feet;

Thence N.32°34'08"E., a distance of 102.70 feet;

Thence N.53°21'03"E., a distance of 48.26 feet;

Thence S.89°25'26"E., a distance of 186.00 feet;

Thence N.00°34'34"E., a distance of 138.51 feet;

Thence N.56°14'20"E., a distance of 71.23 feet;

Thence N.57°02'53"E., a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of 47°25'00", an arc length of 263.17 feet, (the initial radial line bears S.57°02'53"W.);

Thence S.80°22'07"E., a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of 12°05'07", an arc length of 143.85 feet;

Thence N.87°32'46"E., a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of 93°48'00", an arc length of 44.20 feet;

Thence N.83°44'46"E., a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of 00°04'38", an arc length of 0.98 feet, (the initial radial line bears N.83°44'46"E.);

Thence N.83°40'08"E., a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of 86°07'22", an arc length of 40.58 feet, (the initial radial

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line bears S.83°40'08"W.);

Thence N.87°32'46"E., a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of 46°36'45", an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°45'32", an arc length of 25.85 feet (the initial radial line bears N.85°05'55"E.);

Thence N.83°20'23"E., a distance of 33.00 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet (the initial radial line bears N.83°20'23"E.);

Thence N.34°40'06"W., a distance of 381.62 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

That portion of Parcels 5, 6, 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, described as follow:

COMMENCING at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South, as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E., continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 559.19 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 875.00

feet, through an angle of $28^{\circ}00'29''$, an arc length of 427.73 feet to the Point of Beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly continuing along said curve concave Northwesterly, having a radius of 875.00 feet, through an angle of $123^{\circ}55'19''$, an arc length of 1892.49 feet (the initial radial line bears $N.83^{\circ}20'23''E.$) to the centerline prolongation of Northrup Drive, as shown on Parcel Map 23178 by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence $N.62^{\circ}44'18''W.$ along said prolongation and said centerline, a distance of 361.90 feet to the centerline of said Mission Grove Parkway South;

Thence Northeasterly along said centerline on a non-tangent curve concave Northwesterly, having a radius of 1000.00 feet, through an angle of $30^{\circ}59'42''$, an arc length of 540.96 feet (the initial radial line bears $S.62^{\circ}44'18''E.$);

Thence $N.86^{\circ}15'59''E.$, a distance of 60.00 feet;

Thence $N.32^{\circ}34'08''E.$, a distance of 102.70 feet;

Thence $N.53^{\circ}21'03''E.$, a distance of 48.26 feet;

Thence $S.89^{\circ}25'26''E.$, a distance of 186.00 feet;

Thence $N.00^{\circ}34'34''E.$, a distance of 138.51 feet;

Thence $N.56^{\circ}14'20''E.$, a distance of 71.23 feet;

Thence $N.57^{\circ}02'53''E.$, a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of $47^{\circ}25'00''$, an arc length of 263.17 feet (the initial radial line bears $S.57^{\circ}02'53''W.$);

Thence $S.80^{\circ}22'07''E.$, a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of $12^{\circ}05'07''$, an arc length of 143.85 feet;

Thence $N.87^{\circ}32'46''E.$, a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of $93^{\circ}48'00''$, an arc length of 44.20 feet;

Thence $N.83^{\circ}44'46''E.$, a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of $00^{\circ}04'38''$, an arc length of 0.98 feet, (the initial radial line

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bears N.83°44'46"E.);

Thence N.83°40'08"E., a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of 86°07'22", an arc length of 40.58 feet, (the initial radial line bears S.83°40'08"W.);

Thence N.87°32'46"E., a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of 46°36'45", an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°45'32", an arc length of 25.85 feet (the initial radial line bears N.85°05'55"E.);

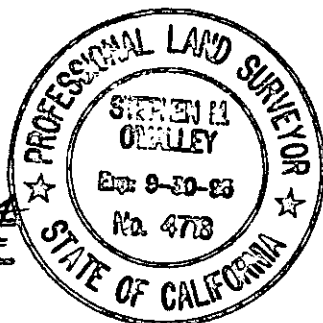
Thence N.83°20'23"E., a distance of 33.00 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion lying within 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.

ALSO EXCEPTING THEREFROM that portion lying Westerly of the Easterly line of said Mission Grove Parkway South.

ALSO EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of Parcel "C" of Certificate of Compliance recorded October 12, 1989 as Instrument No. 354015, Official Records of Riverside County, California.

The above described parcel of land contains 30.779 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

Stephen M. Malley
Stephen M. Malley PLS NO. 4718

Date: 3/21/94

DESCRIPTION APPROVAL *[Signature]* 2/22/94
SURVEYOR, CITY OF RIVERSIDE by *[Signature]*