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City of Riverside
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Riverside, California 92522

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This instrument is for the benefit
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Recorder

Fees \$

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Project: PMW-20-912

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JURUPA WESTERN INC., a California corporation and
DE ANZA BUSINESS PARK, a partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the
Planning Commission of the City of Riverside hereby declares that on
July 9, 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.

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

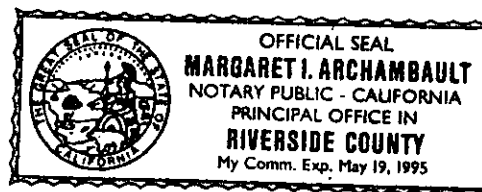
Dated: November 10, 1992

By 
KENNETH R. GUTIERREZ
DEPUTY PLANNING DIRECTOR

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) "

On this 10th day of November, in the year 1992, before me,
Margaret I. Archambault 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 as
Deputy 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



JURUPA.COC

EXHIBIT "A"

ADJUSTED LOT 10

A.P. #154-020-013

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOT 10 TOGETHER WITH THAT PORTION OF LOT 11, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA, FILED IN BOOK 6 OF MAPS, AT PAGE 70, RECORDS OF SAID RIVERSIDE COUNTY, IN TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 11 THAT BEARS SOUTH 89°31'13" WEST 1214.55 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89°31'13" EAST 1214.55 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00°10'18" EAST 264.19 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE NORTHEAST CORNER THEREOF;

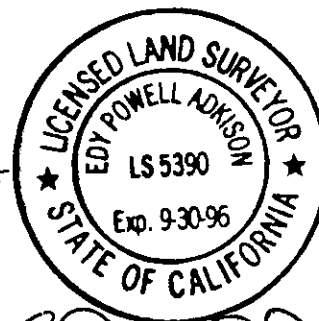
THENCE NORTH 89°31'42" WEST 1212.99 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A POINT;

THENCE SOUTH 00°28'18" WEST 284.35 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID LOT 10 THAT PORTION THEREOF LYING EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF SECTION 35 AS SHOWN ON SAID SURVEY OF THE RANCHO LA SIERRA.

THE LAND HEREIN DESCRIBED CONTAINS 13.91 ACRES.

DESCRIPTION APPROVAL 10/28/92
George P. Hutchinson by LF
 SURVEYOR, CITY OF RIVERSIDE



Edy Powell Adkison
 10-5-1992

4122B.LGL

EXHIBIT "A"

ADJUSTED N. ½ OF N.E. ¼ SEC. 34

A.P. #154-020-002

PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THAT PORTION OF SECTION 34, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO LA SIERRA, FILED IN BOOK 6 OF MAPS, AT PAGE 70, RECORDS OF SAID RIVERSIDE COUNTY, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 34 AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 85 OF RECORDS OF SURVEY AT PAGES 65 AND 66, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 89°31'13" WEST 3047.06 FEET ALONG THE NORTH LINE OF SAID SECTION 34;

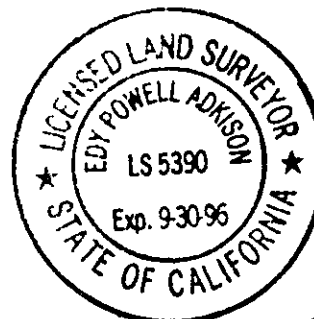
THENCE SOUTH 00°28'18" WEST 1266.65 FEET TO A POINT ON A LINE;

THENCE NORTH 89°47'37" EAST 3066.63 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34 AS SHOWN ON SAID RS 85/65-66;

THENCE NORTH 00°26'57" WEST 1281.11 FEET ALONG SAID EAST LINE OF SECTION 34 TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

THE LAND HEREIN DESCRIBED CONTAINS 89.39 ACRES.

DESCRIPTION APPROVAL 10/28/92
George Hitchinson by WF
 SURVEYOR, CITY OF RIVERSIDE



Edy Powell Adkison

10-5-92

4122f.lgl

PMW-20-912

EXHIBIT "A"

ADJUSTED S. ½ OF N.E. ¼ SEC. 34

A.P. #154-020-018

PARCEL 3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THAT PORTION OF SECTION 34, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO LA SIERRA FILED IN BOOK 6 OF MAPS, AT PAGE 70, RECORDS OF SAID RIVERSIDE COUNTY, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 34 THAT BEARS SOUTH 89°31'13" WEST 3047.06 FEET FROM THE NORTHEAST CORNER THEREOF, SAID NORTH LINE AND NORTHEAST CORNER MORE PRECISELY SHOWN ON MAP FILED IN BOOK 85 OF RECORDS OF SURVEY AT PAGES 65 AND 66, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 00°28'18" WEST 1266.65 FEET TO A POINT ON A LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°28'18" WEST 746.95 FEET TO A POINT;

THENCE SOUTH 75°04'53" WEST 701.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 350.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°00'52" AN ARC LENGTH OF 458.24 FEET TO A POINT ON THE NORTH LINE OF TRACT 22238, AS RECORDED IN MAP BOOK 175, PAGES 38 THROUGH 42 INCLUSIVE RECORDS OF RIVERSIDE COUNTY.

THENCE SOUTH 89°55'59" EAST ALONG SAID NORTH LINE 431.78 FEET TO THE NORTHERLY LINE OF THAT PROPERTY CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 23, 1987 AS INSTRUMENT NO. 306155, OFFICIAL RECORDS OF COUNTY OF RIVERSIDE;

THENCE NORTH 66°18'01" EAST 59.80 FEET ALONG SAID LINE CONVEYED TO THE CITY OF RIVERSIDE TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 170.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'35" AND AN ARC LENGTH OF 44.09 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 38°33'34" WEST;

THENCE SOUTH 38°33'34" EAST ALONG SAID RADIAL LINE AND PROPERTY CONVEYED TO THE CITY OF RIVERSIDE, 60.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 22238;

A.P. #154-020-018

THENCE SOUTH 89°55'59" EAST LEAVING SAID LINE OF PROPERTY CONVEYED TO THE CITY OF RIVERSIDE AND ALONG SAID NORTHERLY LINE OF SAID TRACT 22238, 816.43 FEET TO THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO RAMONA RINDGE BY DEED RECORDED JULY 13, 1944 IN BOOK 633, PAGE 426, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 20°50'39" EAST ALONG SAID NORTHWESTERLY LINE OF LAND CONVEYED TO RAMONA RINDGE, 494.24 FEET;

THENCE NORTH 44°06'46" EAST, 451.14 FEET;

THENCE NORTH 18°48'02" EAST, 241.45 FEET;

THENCE NORTH 42°27'47" EAST, 301.95 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET;

THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 136°27'10" AN ARC LENGTH OF 71.45 FEET;

THENCE SOUTH 01°05'03" EAST, 196.97 FEET;

THENCE SOUTH 18°18'01" EAST, 155.01 FEET;

THENCE SOUTH 32°35'14" EAST, 92.53 FEET TO THE NORTHWEST CORNER OF PROPERTY DEEDED NOVEMBER 7, 1955, IN BOOK 1817, PAGE 10 OF RIVERSIDE OFFICIAL RECORDS;

THENCE SOUTH 76°11'44" EAST LEAVING THE LINE DESCRIBED IN SAID BOOK OF DEEDS 633, PAGE 426 AND ALONG SAID PROPERTY CONVEYED IN BOOK 1817, PAGE 10, A DISTANCE OF 330.39 FEET;

THENCE SOUTH 19°05'56" WEST, 531.28 FEET;

THENCE NORTH 70°53'55" WEST 329.16 FEET;

THENCE SOUTH 19°06'05" WEST, LEAVING THE LINE DESCRIBED IN SAID BOOK 1817, PAGE 10 AND ALONG THE EASTERLY LINE OF PROPERTY CONVEYED TO RAMONA RINDGE 300.15 FEET;

THENCE SOUTH 89°50'09" EAST LEAVING SAID LINE AND ALONG THE NORTH LINE OF TRACT 21809 AS RECORDED IN MAP BOOK 179, PAGES 90 - 95 RECORDS OF RIVERSIDE COUNTY, A DISTANCE OF 178.64 FEET;

THENCE SOUTH 28°30'00" EAST, 162.70 FEET;

A.P. #154-020-018

THENCE NORTH 61°30'00" EAST, 244.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 583.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°47'21" AN ARC LENGTH OF 272.59 FEET;

THENCE NORTH 88°17'21" EAST, 130.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 467.00 FEET;

THENCE EASTERLY THROUGH SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'00" AN ARC LENGTH OF 93.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 363.00 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 13°12'39" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°06'10" AN ARC LENGTH OF 374.45 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 45°53'31" EAST;

THENCE NORTH 45°53'31" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 99.86 FEET;

THENCE SOUTH 84°05'28" EAST, 200.17 FEET;

THENCE NORTH 89°30'30" EAST, 260.99 FEET;

THENCE NORTH 78°37'30" EAST, 151.70 FEET TO THE EAST LINE OF SAID SECTION 34;

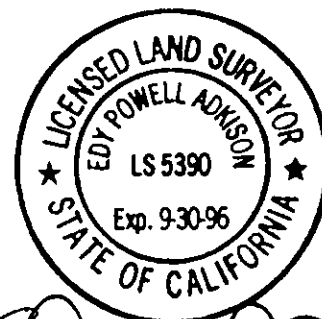
THENCE NORTH 00°26'57" WEST ALONG THE EASTERLY LINE OF SAID SECTION 34 A DISTANCE OF 1199.72 FEET TO A POINT ON A LINE;

THENCE SOUTH 89°47'37" WEST ALONG SAID LINE A DISTANCE OF 3066.63 FEET TO THE TRUE POINT OF BEGINNING.

THE LAND HEREIN DESCRIBED CONTAINS 78.58 ACRES.

DESCRIPTION APPROVAL 10/28/92
George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE

4122C.LGL



Edy Powell Adkison
 10-5-92



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Riverside, California 92522

FEB -4 1997

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Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-20-912

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): RANCHO LA SIERRA WEST, a California 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
July 9, 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.

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: November 10, 1992

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
DEPUTY PLANNING DIRECTOR

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 10th day of November, in the year 1992, before me, Margaret I. Archambault 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 as Deputy 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.

Margaret I. Archambault
Notary Public in and for said
County and State

RANCHO.COC

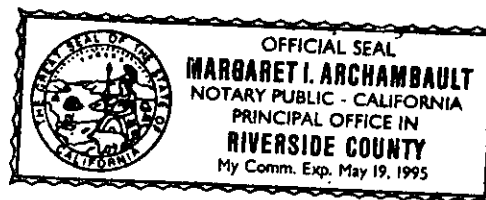


EXHIBIT "A"

ADJUSTED LOT 11

A.P. #154-020-011

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THAT PORTION OF LOT 11, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA, FILED IN BOOK 6 OF MAPS, AT PAGE 70, RECORDS OF SAID RIVERSIDE COUNTY, IN TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 11 THAT BEARS SOUTH 89°31'13" WEST 1214.55 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°31'13" WEST 2230.61 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF;

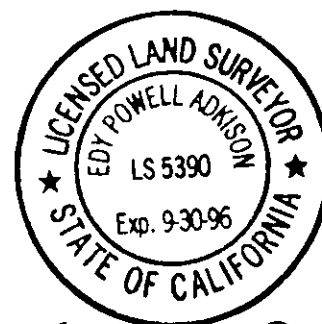
THENCE NORTH 0°25'57" WEST 321.43 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°31'42" EAST 2235.38 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A POINT;

THENCE SOUTH 00°28'18" WEST 284.35 FEET TO THE POINT OF BEGINNING.

THE LAND HEREIN DESCRIBED CONTAINS 15.53 ACRES.

DESCRIPTION APPROVAL 10/28/92
George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE



Edy Powell Adkison
 10-5-92

4122.LGL

PMW-20-912

EXHIBIT "A"

ADJUSTED N. ½ OF N.W. ¼ SEC. 34

A.P. #154-020-001

PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THAT PORTION OF SECTION 34, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO LA SIERRA FILED IN BOOK 6 OF MAPS, AT PAGE 70 RECORDS OF SAID RIVERSIDE COUNTY, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 34 THAT BEARS SOUTH 89°31'13" WEST 3047.06 FEET FROM THE NORTHEAST CORNER THEREOF, SAID NORTH LINE AND NORTHEAST CORNER MORE PRECISELY SHOWN ON MAP FILED IN BOOK 85 OF RECORDS OF SURVEY, AT PAGES 65 AND 66, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 00°28'18" WEST 1266.65 FEET TO A POINT ON A LINE;

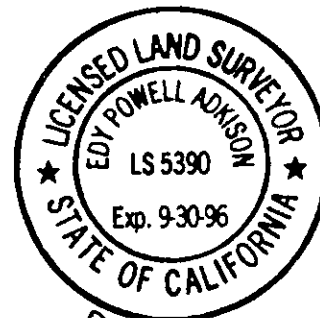
THENCE SOUTH 89°47'37" WEST 2210.64 FEET ALONG THE SAID LINE TO A POINT ON THE WEST LINE OF SAID SECTION;

THENCE NORTH 00°25'57" WEST 1255.93 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°31'13" EAST 2230.61 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING.

THE LAND HEREIN DESCRIBED CONTAINS 64.30 ACRES.

DESCRIPTION APPROVAL 10/28/92
George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE



Edy Powell Adkison
 10-5-92

4122g.lgl

PMW-20-912

EXHIBIT "A"

ADJUSTED S. 1/2 OF N.W. 1/4 SEC. 34

A.P. #154-020-017

PARCEL 3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THAT PORTION OF SECTION 34, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO LA SIERRA FILED IN BOOK 6 OF MAPS, AT PAGE 70 RECORDS OF SAID RIVERSIDE COUNTY, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 34 THAT BEARS SOUTH 89°31'13" WEST 3047.06 FEET FROM THE NORTHEAST CORNER THEREOF, SAID NORTH LINE AND NORTHEAST CORNER MORE PRECISELY SHOWN ON MAP FILED IN BOOK 85 OF RECORDS OF SURVEY, AT PAGES 65 AND 66, RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 00°28'18" WEST 1266.65 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°28'18" WEST, 746.95 FEET;

THENCE SOUTH 75°04'53" WEST, 701.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 350.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°00'52" AN ARC LENGTH OF 458.24 FEET TO A POINT ON THE NORTH LINE OF TRACT 22238 AS RECORDED IN MAP BOOK 175, PAGES 38 THROUGH 42 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°55'59" WEST ALONG SAID NORTHERLY LINE OF SAID TRACT 22238, A DISTANCE OF 251.91 FEET TO A POINT ON THE WESTERLY LINE OF WESTERN AVENUE SHOWN THEREON;

THENCE SOUTH 23°42'06" EAST, ALONG SAID WESTERLY LINE OF WESTERN AVENUE A DISTANCE OF 230.44 TO AN ANGLE POINT THEREON;

THENCE NORTH 71°37'29" WEST, LEAVING SAID WESTERLY LINE OF WESTERN AVENUE, 1158.21 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 34;

THENCE NORTH 00°25'57" WEST ALONG THE SAID WESTERLY LINE A DISTANCE OF 1102.97 FEET TO A POINT ON A LINE;

THENCE NORTH 89°47'37" EAST ALONG SAID LINE A DISTANCE OF 2210.84 FEET TO THE TRUE POINT OF BEGINNING.

THE LAND HEREIN DESCRIBED CONTAINS 56.08 ACRES.

DESCRIPTION APPROVAL 10/28/92
Edy Powell Adkison
SURVEYOR CITY OF RIVERSIDE

[Handwritten signature]
10-5-92

