

269242

When recorded mail to:

City Clerk's Office
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 RECORD
Min. Past 3 o'clock

JUL 2 0 1990
Recorded in Official Records
of Riverside County, California
W. S. [Signature]
RECORDER
Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-40-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

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 hereby declares that on June 21, 1990, 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.


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

March 21, 1990

W.O. 9012023

Revised March 26, 1990

Revised April 27, 1990

Revised May 24, 1990

Revised June 22, 1990

Revised June 28, 1990

EXHIBIT "A"
PARCEL MAP WAIVER
 REGIONAL PROPERTIES

PARCEL "A"

That portion of Parcels 14, 15 and 16 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 S.00°09'43"E. along the centerline of said Mission Grove Parkway South, a distance of 136.00 feet;

Thence S.89°50'17"W., a distance of 50.00 feet to a point on the Westerly line of Parcel 4 (Mission Grove Parkway South) of said Record of Survey, said point being the most Southerly corner of Parcel "A" of that certain parcel of land as conveyed to the City of Riverside by deed recorded October 20, 1989 as Instrument No. 365394, Official Records of Riverside County, California, also being the point of beginning of the parcel of land to be described;

Thence S.00°09'43"E., a distance of 435.18 feet;

Thence Southerly on a curve concave Easterly having a radius of 1050.00 feet, through an angle of 19°10'00", an arc length of 351.25;

Thence S.19°19'43"E., a distance of 351.16 feet.

The preceding three (3) courses being along the Westerly line of said Parcel 4 (Mission Grove Parkway South);

3880 Lemon Street, Suite 300
 P.O. Box 493
 Riverside, CA 92502
 (714) 686-0844
 FAX 714-686-5954

1091-D S. Mt. Vernon Avenue
 Colton, CA 92324
 (714) 825-1082
 FAX 714-825-9583

75-150 Sheryl Drive
 Palm Desert, CA 92260
 P.O. Box 12817
 Palm Desert, CA 92255
 (619) 346-5691
 FAX 619-340-0529

27349 Jefferson, Suite 115
 P.O. Box 340
 Temecula, CA 92390
 (714) 676-7710
 FAX 714-699-1951

EXHIBIT "A"
REGIONAL PROP./PMW/Parcels A,B,C
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Thence S.70°40'17"W., a distance of 42.05 feet;
Thence Westerly on a curve concave Northerly having a radius of 1000.00 feet, through an angle of 40°24'07", an arc length of 705.15 feet;
Thence N.68°55'36"W., a distance of 438.29 feet;
Thence Westerly on a curve concave Southerly having a radius of 1000.00 feet, through an angle of 37°24'07", an arc length of 652.79 feet;
Thence S.73°40'17"W., a distance of 40.04 feet to the Easterly line of Parcel "B" of said parcel as conveyed to the City of Riverside;
Thence N.22°02'52"W. along said Easterly line, a distance of 72.57 feet to the Easterly line of Parcel 1 (Trautwein Road) of said Record of Survey;
Thence N.16°19'43"W., a distance of 6.44 feet;
Thence N.11°56'58"W., a distance of 584.85 feet;
Thence Northerly and Easterly on a non-tangent curve, concave Southeasterly having a radius of 323.00 feet, through an angle of 99°23'37", an arc length of 560.32 feet (the initial radial line bears S.78°32'25"W.) to the most Westerly corner of said Parcel "A".

The preceding three (3) courses being along the Easterly line of said Parcel 1 (Trautwein Road);
Thence S.81°58'18"E., a distance of 395.91 feet;
Thence Easterly on a curve concave Northerly having a radius of 1543.92 feet, through an angle of 08°11'26", an arc length of 220.70 feet;
Thence N.89°50'17"E., a distance of 849.85 feet;
Thence S.47°32'52"E., a distance of 33.97 feet to the point of beginning.

The preceding four (4) courses being along the Southerly line of said Parcel "A".

The above described parcel of land contains 43.43 acres, more or less.

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PARCEL "B"

That portion of Parcels 11 through 14 and 16 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 S.00°09'43"E. along the centerline of said Mission Grove Parkway South, a distance of 136.00 feet;

Thence S.89°50'17"W., a distance of 50.00 feet to a point on the Westerly line of Parcel 4 (Mission Grove Parkway South) of said Record of Survey, said point being the most Southerly corner of Parcel "A" of that certain parcel of land as conveyed to the City of Riverside by deed recorded October 20, 1989 as Instrument No. 365394, Official Records of Riverside County, California;

Thence S.00°09'43"E., a distance of 435.18 feet;

Thence Southerly on a curve concave Easterly having a radius of 1050.00 feet, through an angle of 19°10'00", an arc length of 351.25 feet;

Thence S.19°19'43"E., a distance of 351.16 feet to the point of beginning of the parcel of land to be described.

The preceding three (3) courses being along the Westerly line of said Parcel 4 (Mission Grove Parkway South);

Thence S.70°40'17"W., a distance of 42.05 feet;

Thence Westerly on a curve concave Northerly having a radius of 1000.00 feet, through an angle of 40°24'07", an arc length of 705.15 feet;

Thence N.68°55'36"W., a distance of 438.29 feet;

Thence Westerly on a curve concave Southerly having a radius of 1000.00 feet, through an angle of 37°24'07", an arc length of 652.79 feet;

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EXHIBIT "A"

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Thence S.73°40'17"W., a distance of 40.04 feet to the Easterly line of Parcel "B" of said parcel as conveyed to the City of Riverside;

Thence S.22°02'52"E., a distance of 56.87 feet;

Thence S.15°17'13"E., a distance of 90.00 feet;

Thence Southeasterly on a curve concave Southwesterly having a radius of 1318.33 feet, through an angle of 05°15'34", an arc length of 121.02 feet to a point of reverse curvature;

Thence Southeasterly along said reverse curve concave Northeasterly having a radius of 1294.33 feet, through an angle of 05°15'34", an arc length of 118.81 feet (the initial radial line bears S.79°58'21"W.) to the Easterly line of Parcel 1 (Trautwein Road) as shown on said Record of Survey;

The preceding four (4) courses being along the Easterly line of Parcel "B" of said parcel as conveyed to the City of Riverside;

Thence S.15°17'13"E. along the Easterly line of said Parcel 1 (Trautwein Road), a distance of 435.17 feet;

Thence S.16°19'41"E. continuing along said Easterly line, a distance of 584.08 feet to the Northwest corner of Parcel 5 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.73°40'17"E., a distance of 180.01 feet;

Thence S.67°19'43"E., a distance of 250.00 feet;

Thence N.87°40'17"E., a distance of 152.00 feet;

Thence Northeasterly on a curve concave Northwesterly having a radius of 450.00 feet, through an angle of 38°11'50", an arc length of 300.00 feet;

Thence N.49°28'27"E., a distance of 490.00 feet;

The preceding (5) courses being along the Northerly line of said Parcel Map 23178;

Thence N.41°17'50"E., a distance of 365.00 feet;

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Thence N.82°50'00"E., a distance of 154.55 feet to the Westerly line of said Parcel 4 (Mission Grove Parkway South);

Thence Northerly along said Westerly line on a non-tangent curve, concave Westerly having a radius of 950.00 feet, through an angle of 12°09'43", an arc length of 201.65 feet (the initial radial line bears N.82°50'00"E.);

Thence N.19°19'43"W. continuing along said Westerly line, a distance of 326.87 feet to the point of beginning.

The above described parcel of land contains 43.00 acres, more or less.

PARCEL "C"

That portion of Parcel 2 and 15 of Parcel Map No. 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 Northeast corner of Parcel 4 as shown on Record of Survey on file in Book 83 of Record of Surveys, at pages 59 and 60 thereof, Records of Riverside County, California, said corner also being the Northerly line of said Parcel 15, also being the Southerly line of Alessandro Boulevard as shown on said Record of Survey;

Thence N.89°50'17"E. along said Northerly line and the Northerly line of said Parcel 2, also being said Southerly line, a distance of 566.67 feet to an angle point in the Northerly line of said Parcel 2;

Thence N.89°49'36"E. continuing along said Northerly line of Parcel 2, a distance of 225.13 feet to a line parallel and 250.13 feet Easterly, measured at right angles from the Westerly line of said Parcel 2;

Thence S.00°33'44"W. along said parallel line, a distance of 700.06 feet to the Southerly line of said Parcel 2;

Thence S.89°49'36"W. along said Southerly line, a distance of 250.13 feet to the Southwest corner of said Parcel 2, also being the Southeast corner of said Parcel 15;

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Thence S.89°50'17"W. along the Southerly line of said Parcel 15, a distance of 529.35 feet to the Easterly line of said Parcel 4;

Thence Northerly along said Easterly line on a non-tangent curve concave Easterly, having a radius of 950.00 feet, through an angle of 14°03'45", an arc length of 233.17 feet (the initial radial line bears S.75°46'32"W.);

Thence N.00°09'43"W. continuing along said Easterly line, a distance of 456.18 feet to an angle point in said Easterly line;

Thence N.62°21'49"E. continuing along said Easterly line, a distance of 28.18 feet to the point of beginning.

The above described parcel of land contains 13.00 acres, more or less.

PARCEL "D"

All of Parcel 4 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps, at page 8 through 12 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 14 of said Parcel Map 4806, lying Easterly of the Easterly line of Parcel 4 (Mission Grove Parkway South) of Record of Survey on file in Book 83, at pages 59 and 60 thereof, Records of Riverside County, California.

The above described parcel of land contains 33.31 acres, more or less.

PARCEL "E"

That portion of Parcel 11 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, and Parcels 6 through 8 inclusive, of Parcel Map 23178, as shown by map on file in Book 158 of Parcel Maps, at pages 20 through 22 thereof, both being Records of Riverside County, California, described as follows:

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EXHIBIT "A"
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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 S.00°09'43"E. along the centerline of said Mission Grove Parkway South, a distance of 136.00 feet;

Thence S.89°50'17"W., a distance of 50.00 feet to a point on the Westerly line of Parcel 4 (Mission Grove Parkway South) of said Record of Survey, said point being the most Southerly corner of Parcel "A" of that certain parcel of land as conveyed to the City of Riverside by deed recorded October 20, 1989 as Instrument No. 365394, Official Records of Riverside County, California;

Thence S.00°09'43"E., a distance of 435.18 feet;

Thence Southerly on a curve concave Easterly having a radius of 1050.00 feet, through an angle of 19°10'00", an arc length of 351.25 feet;

Thence S.19°19'43"E., a distance of 678.03 feet;

Thence Southerly on a curve concave Westerly, having a radius of 950.00 feet, through an angle of 12°09'43", an arc length of 201.65 feet to the point of beginning of the parcel of land to be described;

The preceding four (4) courses being along the Westerly line of said Parcel 4 (Mission Grove Parkway South);

Thence continuing Southwesterly along said Westerly line, and the Southeasterly line of said Parcels 6, 7 and 8 on a curve concave Northwesterly, having a radius of 950.00 feet, through an angle of 80°50'17", an arc length of 1,340.35 feet to a point on the Southeasterly line of said Parcel 6 (the initial radial line bears N.82°50'00"E.);

Thence S.73°40'17"W. continuing along said Southeasterly line of said Parcel 6, a distance of 63.00 feet to the most Southerly corner of said Parcel 6;

Thence N.38°25'17"W. along the Southwesterly line of said Parcel 6, a distance of 423.82 feet to the most Westerly corner of said Parcel 6;

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Thence Northeasterly along the Northwesterly line of said Parcel 6 on a non-tangent curve concave Northwesterly, having a radius of 450.00 feet, through an angle of 32°53'37", an arc length of 258.35 feet (the initial radial line bears S.07°37'56"E.);

Thence N.49°28'27"E. along the Northerly line of said Parcels 6 through 8 inclusive, a distance of 490.00 to the most Northerly corner of Parcel 8 thereof;

Thence N.41°17'50"E, a distance of 365.00 feet,

Thence N.82°50'00"E., a distance of 154.55 feet to the point of beginning.

The above described parcel of land contains 10.75 acres, more or less.

PARCEL F

Parcel 2 of Parcel Map No. 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 the Westerly 250.13 feet thereof.

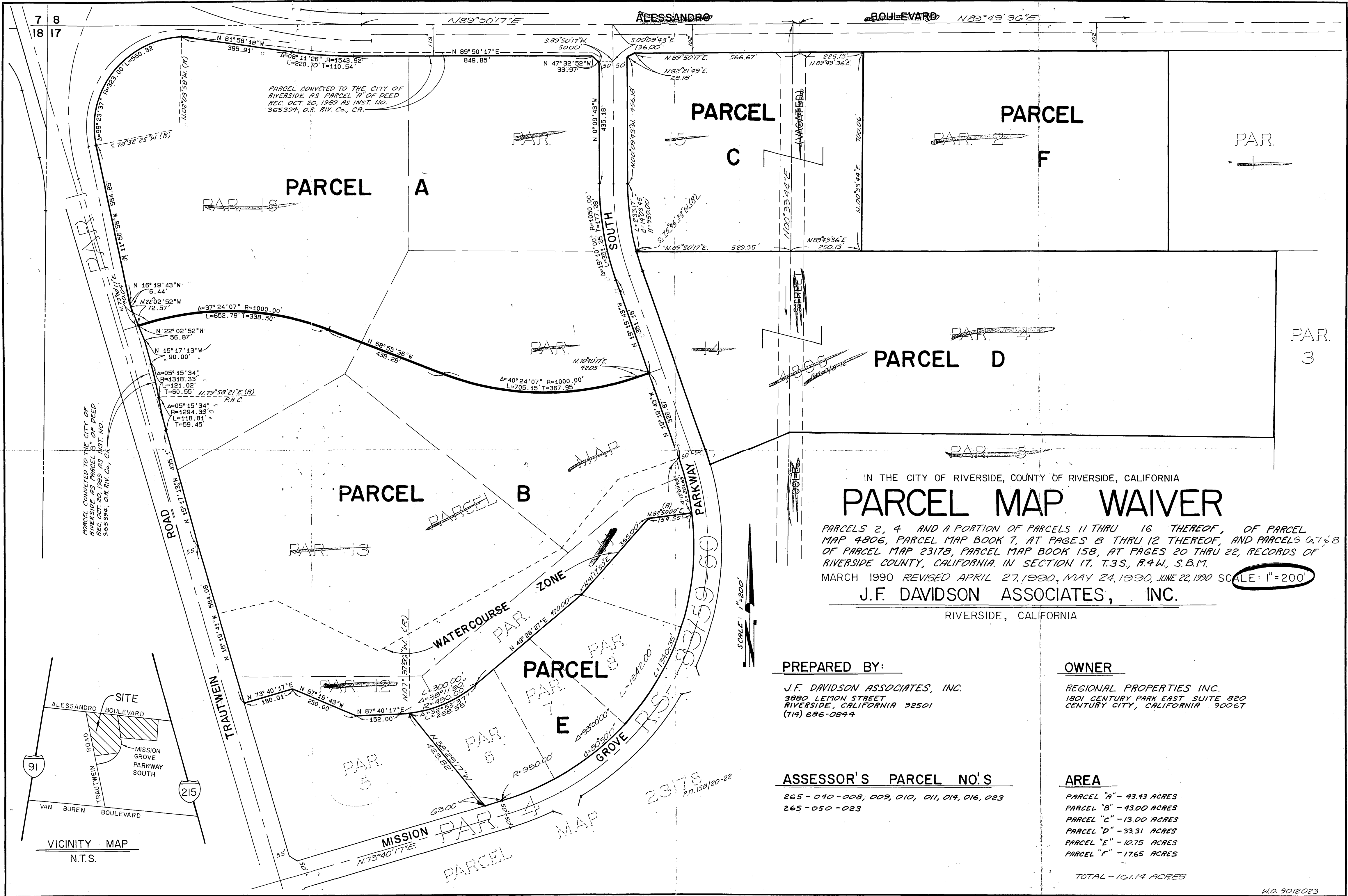
LO/MWC/lb
EXH:AJ8



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

James H. Fountaine 6/28/90
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 7/2/90
Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE



PARCEL CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 'A' OF DEED REC. OCT. 20, 1989 AS INST. NO. 365394, O.R. Riv. Co., CA.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 'B' OF DEED REC. OCT. 20, 1989 AS INST. NO. 365394, O.R. Riv. Co., CA.

PARCEL MAP WAIVER

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA
 PARCELS 2, 4 AND A PORTION OF PARCELS 11 THRU 16 THEREOF, OF PARCEL MAP 4806, PARCEL MAP BOOK 7, AT PAGES 8 THRU 12 THEREOF, AND PARCELS 6, 7 & 8 OF PARCEL MAP 23178, PARCEL MAP BOOK 158, AT PAGES 20 THRU 22, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3S., R.4W., S.B.M.

MARCH 1990 REVISED APRIL 27, 1990, MAY 24, 1990, JUNE 22, 1990 SCALE: 1"=200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

PREPARED BY:

J.F. DAVIDSON ASSOCIATES, INC.
 3880 LEMON STREET
 RIVERSIDE, CALIFORNIA 92501
 (714) 686-0844

OWNER

REGIONAL PROPERTIES INC.
 1801 CENTURY PARK EAST SUITE 820
 CENTURY CITY, CALIFORNIA 90067

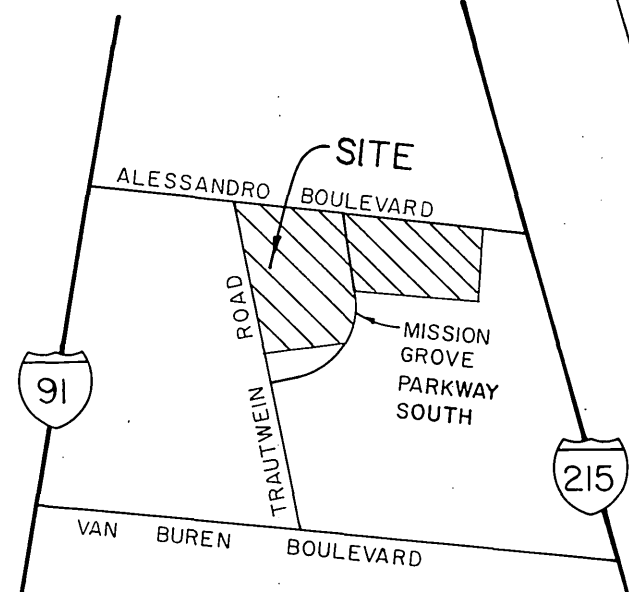
ASSESSOR'S PARCEL NO.'S

265-040-008, 009, 010, 011, 014, 016, 023
 265-050-023

AREA

PARCEL "A" - 43.43 ACRES
 PARCEL "B" - 43.00 ACRES
 PARCEL "C" - 13.00 ACRES
 PARCEL "D" - 33.31 ACRES
 PARCEL "E" - 10.75 ACRES
 PARCEL "F" - 17.65 ACRES

TOTAL - 161.14 ACRES



VICINITY MAP
 N.T.S.

W.O. 9012023

4/1/89