

When recorded mail to:
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

55708

Gov't Code 6103

RECEIVED FOR RECORD
AT 1:00 O'CLOCK

FEB 11 1993

Recorded in Official Records
of Riverside County, California
William J. [Signature] Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: C-18-912 Revised
Alessandro Blvd.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MISSION GROVE PLAZA L.P.,
a California limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on May 21, 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.

NOTE: SEE ORIG PMW 213 FOR
PARCEL 9

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: February 8, 1993

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

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }^{ss}

On February 8, 1993, before me Margaret I. Archambault
(date) (name)

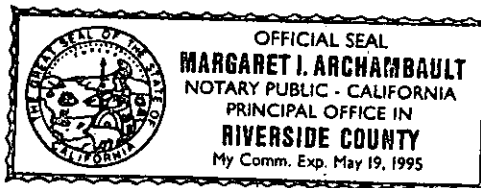
a Notary Public in and for said State, personally appeared

Kenneth R. Gutierrez
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



MISNGRV.COC

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:

Exhibit "A"

PARCEL 7

(New Description)

Those portions of Parcels 7, 8, and 9 of Parcel Map No. 26320 as shown by map on file in book 173, pages 46 through 50, inclusive, of Parcel maps, records of the COUNTY OF RIVERSIDE, California, described as follows:

Beginning at the most Westerly corner of Parcel 7, as shown on said map, from which point a radial line bears South forty two degrees forty seven minutes six seconds East (S 42°47'06" E {R}), said point being **THE TRUE POINT OF BEGINNING**;

THENCE Southeasterly, South forty nine degrees nine minutes forty seconds East (S 49°09'40" E), along the Southwesterly line of Parcel 7, as shown on said map, a distance of two hundred twenty nine and 52/100 (229.52) feet to an angle point therein;

THENCE continuing Southeasterly, South twenty seven degrees nine minutes forty seconds East (S 27°09'40" E), along the Southwesterly line of Parcel 7, as shown on said map, a distance of two hundred (200.00) feet, to the most Easterly corner of Parcel 6, as shown on said map;

THENCE Easterly, North seventy seven degrees forty one minutes forty seconds East (N 77°41'40" E), along the Southerly line of Parcel 7, as shown on said map, a distance of ninety (90.00) feet to an angle point therein;

THENCE continuing Easterly, South seventy two degrees eighteen minutes twenty seconds East (S 72°18'20" E), along the Southerly line of Parcel 7, as shown on said map, a distance of forty five and 50/100 (45.50) feet, to the Southeast corner of Parcel 7, as shown on said map;

THENCE Northerly, North seventeen degrees forty one minutes forty seconds East (N 17°41'40" E), along the Easterly line of said Parcel 7, and its Northerly prolongation, as shown on said map, a distance of one hundred eighty five and 68/100 (185.68) feet, to its intersection with the centerline of that certain waterline easement granted from Mission Grove Plaza, L.P., a California Limited Partnership, to Western Municipal Water District of Riverside County, in instrument number 217840 recorded June 27, 1991 (hereinafter referred to as the "Waterline Easement"). Said "Waterline Easement" is also delineated on Parcel Map 26320;

THENCE Westerly, North eighty two degrees fifty eight minutes twenty eight seconds West (N 82°58'28" W), along the center line of said "Waterline Easement" a distance of sixty three and 13/100 (63.13) feet to the beginning of a tangent curve, as shown on said map, concave Southerly, having a radius of six hundred sixty (660.00) feet;

THENCE continuing Westerly, along the center line of said "Waterline Easement" on the arc of a curve concave Southerly having a radius of six hundred sixty (660.00) feet, an arc length of seventy eight and 42/100 (78.42) feet, through a central angle of six degrees forty eight minutes twenty nine seconds (06°48'29"), to the end of said tangent curve;

THENCE continuing Westerly, North eighty nine degrees forty six minutes fifty seven seconds West (N 89°46'57" W), along the center line of said "Waterline Easement", a distance of forty three and 6/100 (43.06) feet, to a point therein, said point being the beginning of a tangent curve, concave Southerly, having a radius of one hundred fifty (150.00) feet;

THENCE continuing Westerly, (no longer following the aforesaid waterline easement) on the arc of a curve concave Southerly, having a radius of one hundred fifty (150.00) feet, an arc length of twenty and 61/100 (20.61) feet, through a central angle of seven degrees fifty two minutes twenty five seconds ($07^{\circ}52'25''$), to its intersection with a line lying five (5.00) feet Westerly, as measured at right angles, from the Westerly line of a twenty (20.00) foot wide drainage easement, as shown on said map, from which point a radial line bears South seven degrees thirty nine minutes twenty two seconds East ($S 07^{\circ}39'22'' E (R)$);

THENCE Northerly, North zero degrees thirty eight minutes forty two seconds East ($N 0^{\circ}38'42'' E$), parallel with and distant Westerly five (5.00) feet, as measured at right angles, from the Westerly line of said drainage easement, as shown on said map, a distance of two hundred fourteen (214.00) feet, to its intersection with the with the Southerly right-of-way line of Alessandro Boulevard, as shown on said map;

THENCE Westerly, North eighty one degrees fifty eight minutes seventeen seconds West ($N 81^{\circ}58'17'' W$), along the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, a distance of forty three and 26/100 (43.26) feet, to the beginning of a non-tangent curve, concave to the Southeast, having a radius of three hundred twenty three (323.00) feet, from which point a radial line bears South two degrees three minutes fifty eight seconds East ($S 02^{\circ}03'58'' E (R)$), [reported as North two degrees thirty seven minutes fifty eight seconds West ($N 02^{\circ}37'58'' W (R)$) on said map].

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THENCE Southwesterly, along the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, on the arc of a curve concave Southeasterly, having a radius of three hundred twenty three (323.00) feet, an arc length of two hundred twenty nine and 55/100 (229.55) feet, through a central angle of forty degrees forty three minutes eight seconds (40°43'08"), to a point therein, from which point a radial line bears South forty two degrees forty seven minutes six seconds East, (S 42°47'06" E (R)), THE TRUE POINT OF BEGINNING. ©

Containing approximately one and 78/100 (1.78) acres, or seventy seven thousand four hundred seventeen (77,417) square feet.



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel
BRADLEY H. WORREL,
R.C.E. No. 33844
Exp. 6-30-94

1-20-93
Date

DESCRIPTION APPROVAL 2/4/93
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

Exhibit "A"

PARCEL 8

(New Description)

Those portions of Parcels 7 and 8 of Parcel Map No. 26320 as shown by map on file in book 173, pages 46 through 50, inclusive, of Parcel Maps, records of the COUNTY OF RIVERSIDE, California, described as follows:

Commencing at the end of a non-tangent curve in the North line of Parcel 7 and on the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, from which point a radial line bears South two degrees three minutes fifty eight seconds East (S 02°03'58" E {R}), [reported as North two degrees thirty seven minutes fifty eight seconds West (N 02°37'58" W {R}) on said map];

THENCE Easterly, South eighty one degrees fifty eight minutes seventeen seconds East (S 81°58'17" E), along the Southerly right-of-way of Alessandro Boulevard, as shown on said map, a distance of forty three and 26/100 (43.26) feet, to the intersection of said Southerly right-of-way line with a line lying five (5.00) feet Westerly, as measured at right angles, from the Westerly line of a twenty (20.00) foot wide drainage easement, as shown on said map, **THE TRUE POINT OF BEGINNING;**

THENCE Easterly, South eighty one degrees fifty eight minutes seventeen seconds East (S 81°58'17" E), along the Southerly right-of-way of Alessandro Boulevard, as shown on said map, a distance of one hundred eighteen and 99/100 (118.99) feet to a point therein;

New Description PARCEL 8
P.M. 26320 (Alt-2, MOD-3)

1

January 20, 1993

PMW-213-07

THENCE Southerly, South zero degrees thirty eight minutes forty two seconds West (S 0°38'42" W), parallel with the West line of a twenty (20.00) foot wide drainage easement, as shown on said map, a distance of seventy six and 82/100 (76.82) feet;

THENCE Westerly, North eighty nine degrees twenty one minutes eighteen seconds West (N 89°21'18" W), on a perpendicular line, a distance of twenty three (23.00) feet;

THENCE Southerly, South zero degrees thirty eight minutes forty two seconds West (S 0°38'42" W), parallel with the West line of said twenty (20.00) foot wide drainage easement, as shown on said map, a distance of one hundred twenty and 51/100 (120.51) feet, to a point in a non-tangent curve, concave Southerly, from which point a radial line bears South two degrees fifty six minutes forty seconds West (S 2°56'40" W (R)). Said point being the intersection of the last described line with the centerline of that certain waterline easement granted from Mission Grove Plaza, L.P., a California Limited Partnership, to Western Municipal Water District of Riverside County, in instrument number 217840 recorded June 27, 1991 (hereinafter referred to as the "Waterline Easement"). Said "Waterline Easement" is also delineated on Parcel Map 26320;

THENCE Westerly, along the center line of said "Waterline Easement" on the arc of a curve concave Southerly having a radius of six hundred sixty (660.00) feet, an arc length of thirty one and 41/100 (31.41) feet, through a central angle of two degrees forty three minutes thirty seven seconds (02°43'37"), to the end of said curve, and a point of tangency;

THENCE continuing Westerly, North eighty nine degrees forty six minutes fifty seven seconds West (N 89°46'57" W), along the center line of said "Waterline Easement", a distance of forty three and 6/100 (43.06) feet, to a point therein, said point being the beginning of a tangent curve, concave Southerly, having a radius of one hundred fifty (150.00) feet;

THENCE continuing Westerly, (no longer following the aforesaid waterline easement) on the arc of a curve concave Southerly, having a radius of one hundred fifty (150.00) feet, an arc length of twenty and 61/100 (20.61) feet, through a central angle of seven degrees fifty two minutes twenty five seconds (07°52'25"), to its intersection with a line lying five (5.00) feet Westerly, as measured at right angles, from the Westerly line of a twenty (20.00) foot wide drainage easement, as shown on said map, from which point a radial line bears South seven degrees thirty nine minutes twenty two seconds East (S 07°39'22" E (R));

THENCE Northerly, North zero degrees thirty eight minutes forty two seconds East (N 0°38'42" E), parallel with and distant Westerly five (5.00) feet, as measured at right angles, from the Westerly line of said drainage easement, as shown on said map, a distance of two hundred fourteen (214.00) feet, to its intersection with the with the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, THE TRUE POINT OF BEGINNING.

Containing approximately zero and 49/100 (0.49) acres, or twenty one thousand three hundred ninety five (21,395) square feet.

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel
BRADLEY H. WORREL,
R.C.E. No. 33844
Exp. 6-30-94

1-20-93
Date

DESCRIPTION APPROVAL 2/4/93
Genevieve P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE



55708



PCL 6

NEW
PARCEL 7

20' WATERLINE ESMT.
30' PRIVATE DRIVE

52°03'58" E (R)
(N 2°37'58" W (R))
PER P.M. 26320

$\Delta = 7^{\circ}52'25"$
 $R = 150'$
 $L = 20.61'$

20' DRAINAGE ESMT.
N 0°38'42" E

ORIG. LOT LINE
W. LINE 20' DRAINAGE ESMT.

N 89°46'57" W 43.06'

NEW
PARCEL 8

$\Delta = 6^{\circ}48'29"$
 $R = 660'$
 $L = 78.42'$

ORIGINAL LOT LINE

N 82°58'28" W 63.13'
N 17°41'40" E 185.68'

30°38'42" W 120.51'

52°56'40" W (R)
 $\Delta = 4^{\circ}04'52"$
 $R = 660'$
 $L = 47.01'$

76.82'
30°38'42" W

PCL 3

PREPARED UNDER THE
SUPERVISION OF:

Bradley H. Worrel 1-20-93

BRADLEY H. WORREL
R.C.E. 33844 EXP. 6/30/94



NEW
PARCEL 9

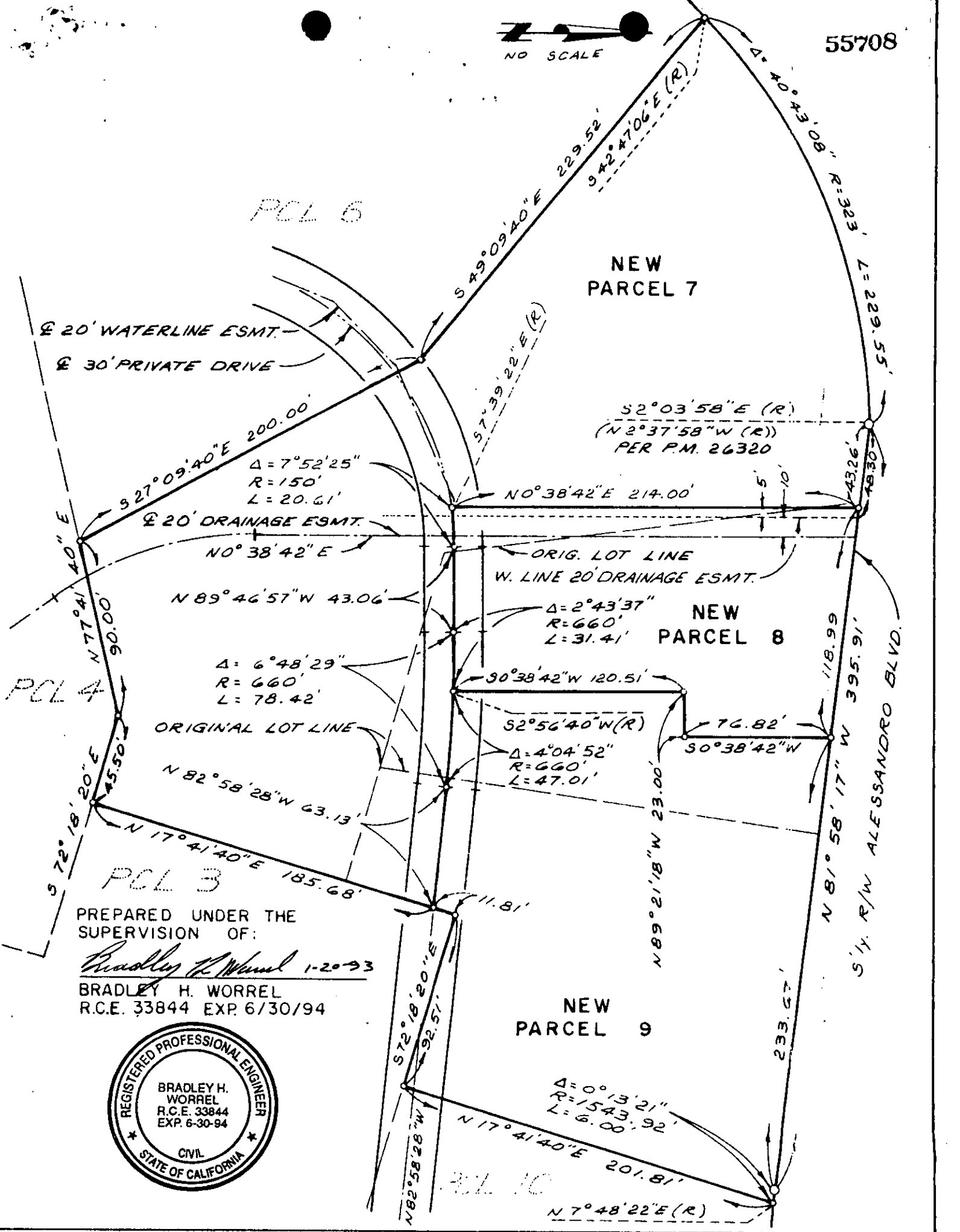
$\Delta = 0^{\circ}13'21"$
 $R = 1543.92'$
 $L = 6.00'$

N 17°41'40" E 201.81'

N 7°48'22" E (R)

PCL 10

S 1/4 R/W ALESSANDRO BLVD.



374067

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 RECORD
AT 11:00 O'CLOCK A.M.

OCT - 2 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: C-18-912
Alessandro Blvd.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MISSION GROVE PLAZA L.P. 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
May 21, 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: September 21, 1992

By *[Signature]*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 21st day of September, 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
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.

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

MISSION.COC

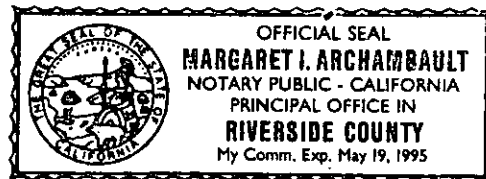


Exhibit "A"

55708
2-11-93

374067

PARCEL 7 VOID!

SEE REVISED

(New Description)

2-11-93

WF

Those portions of Parcels 7, 8, and 9 of Parcel Map No. 26320 as shown by map on file in book 173, pages 46 through 50, inclusive, of Parcel maps, records of the COUNTY OF RIVERSIDE, California, described as follows:

Beginning at the most Westerly corner of Parcel 7, as shown on said map, from which point a radial line bears South forty two degrees forty seven minutes six seconds East (S 42°47'06" E (R)), said point being **THE TRUE POINT OF BEGINNING**;

THENCE Southeasterly, South forty nine degrees nine minutes forty seconds East (S 49°09'40" E), along the Southwesterly line of Parcel 7, as shown on said map, a distance of two hundred twenty nine and 52/100 (229.52) feet to an angle point therein;

THENCE continuing Southeasterly, South twenty seven degrees nine minutes forty seconds East (S 27°09'40" E), along the Southwesterly line of Parcel 7, as shown on said map, a distance of two hundred (200.00) feet, to the most Easterly corner of Parcel 6, as shown on said map;

THENCE Easterly, North seventy seven degrees forty one minutes forty seconds East (N 77°41'40" E), along the Southerly line of Parcel 7, as shown on said map, a distance of ninety (90.00) feet to an angle point therein;

THENCE continuing Easterly, South seventy two degrees eighteen minutes twenty seconds East ($S 72^{\circ}18'20'' E$), along the Southerly line of Parcel 7, as shown on said map, a distance of forty five and 50/100 (45.50) feet, to the Southeast corner of Parcel 7, as shown on said map;

THENCE Northerly, North seventeen degrees forty one minutes forty seconds East ($N 17^{\circ}41'40'' E$), along the Easterly line of said Parcel 7, and its Northerly prolongation, as shown on said map, a distance of one hundred eighty five and 68/100 (185.68) feet, to its intersection with the centerline of that certain waterline easement granted from Mission Grove Plaza, L.P., a California Limited Partnership, to Western Municipal Water District of Riverside County, in instrument number 217840 recorded June 27, 1991 (hereinafter referred to as the "Waterline Easement"). Said "Waterline Easement" is also delineated on Parcel Map 26320;

THENCE Westerly, North eighty two degrees fifty eight minutes twenty eight seconds West ($N 82^{\circ}58'28'' W$), along the center line of said "Waterline Easement" a distance of sixty three and 13/100 (63.13) feet to the beginning of a tangent curve, as shown on said map, concave Southerly, having a radius of six hundred sixty (660.00) feet;

THENCE continuing Westerly, along the center line of said "Waterline Easement" on the arc of a curve concave Southerly having a radius of six hundred sixty (660.00) feet, an arc length of seventy eight and 42/100 (78.42) feet, through a central angle of six degrees forty eight minutes twenty nine seconds ($06^{\circ}48'29''$), to the end of said tangent curve;

THENCE continuing Westerly, North eighty nine degrees forty six minutes fifty seven seconds West (N 89°46'57" W), along the center line of said "Waterline Easement", a distance of forty three and 6/100 (43.06) feet, to a point therein, said point being the beginning of a tangent curve, concave Southerly, having a radius of one hundred fifty (150.00) feet;

THENCE continuing Westerly, (no longer following the aforesaid waterline easement) on the arc of a curve concave Southerly, having a radius of one hundred fifty (150.00) feet, an arc length of fifteen and 57/100 (15.57) feet, through a central angle of five degrees fifty six minutes fifty three seconds (05°56'53"), to its intersection with the West line of a twenty (20.00) foot wide drainage easement, as shown on said map, from which point a radial line bears South five degrees forty three minutes fifty seconds East (S 05°43'50" E (R));

THENCE Northerly, North zero degrees thirty eight minutes forty two seconds East (N 0°38'42" E), along the West line of said drainage easement, as shown on said map, a distance of two hundred twelve and 70/100 (212.70) feet, to the intersection of the West line of said drainage easement with the Southerly right-of-way of Alessandro Boulevard, as shown on said map;

THENCE Westerly, North eighty one degrees fifty eight minutes seventeen seconds West (N 81°58'17" W), along the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, a distance of forty eight and 30/100 (48.30) feet, to the beginning of a non-tangent curve, concave to the Southeast, having a radius of three hundred twenty three (323.00) feet, from which point a radial line bears South two degrees three minutes fifty eight seconds East (S 02°03'58" E (R)), [reported as North two degrees thirty seven minutes fifty eight seconds West (N 02°37'58" W (R)) on said map].

THENCE Southwesterly, along the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, on the arc of a curve concave Southeasterly, having a radius of three hundred twenty three (323.00) feet, an arc length of two hundred twenty nine and 55/100 (229.55) feet, through a central angle of forty degrees forty three minutes eight seconds (40°43'08"), to a point therein, from which point a radial line bears South forty two degrees forty seven minutes six seconds East, (S 42°47'06" E (R)), THE TRUE POINT OF BEGINNING. ©

Containing approximately one and 80/100 (1.80) acres, or seventy eight thousand four hundred eighty four (78,484) square feet.

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel
BRADLEY H. WORREL,
R.C.E. No. 33844
Exp. 6-30-94

9-15-92
Date



DESCRIPTION APPROVAL 9/17/92
George P. Hitchman
SURVEYOR, CITY OF RIVERSIDE

374067

Exhibit "A"

PARCEL 8

VOID!

#55708
2-11-93

SEE REVISED

(New Description)

2-11-93

LF

Those portions of Parcels 7 and 8 of Parcel Map No. 26320 as shown by map on file in book 173, pages 46 through 50, inclusive, of Parcel Maps, records of the COUNTY OF RIVERSIDE, California, described as follows:

Commencing at the end of a non-tangent curve in the North line of Parcel 7 and on the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, from which point a radial line bears South two degrees three minutes fifty eight seconds East (S 02°03'58" E (R)), [reported as North two degrees thirty seven minutes fifty eight seconds West (N 02°37'58" W (R)) on said map].

THENCE Easterly, South eighty one degrees fifty eight minutes seventeen seconds East (S 81°58'17" E), along the Southerly right-of-way of Alessandro Boulevard, as shown on said map, a distance of forty eight and 30/100 (48.30) feet, to the intersection of said Southerly right-of-way line with the Westerly line of a twenty (20.00) foot wide drainage easement, as shown on said map, THE TRUE POINT OF BEGINNING;

THENCE Easterly, South eighty one degrees fifty eight minutes seventeen seconds East (S 81°58'17" E), along the Southerly right-of-way of Alessandro Boulevard, as shown on said map, a distance of one hundred thirteen and 94/100 (113.94) feet to a point therein;

374067

THENCE Southerly, South zero degrees thirty eight minutes forty two seconds West (S 0°38'42" W), parallel with the West line of a twenty (20.00) foot wide drainage easement, as shown on said map, a distance of seventy six and 82/100 (76.82) feet;

THENCE Westerly, North eighty nine degrees twenty one minutes eighteen seconds West (N 89°21'18" W), on a perpendicular line, a distance of twenty three (23.00) feet;

THENCE Southerly, South zero degrees thirty eight minutes forty two seconds West (S 0°38'42" W), parallel with the West line of said twenty (20.00) foot wide drainage easement, as shown on said map, a distance of one hundred twenty and 51/100 (120.51) feet, to a point in a non-tangent curve, concave Southerly, from which point a radial line bears South two degrees fifty six minutes forty seconds West (S 2°56'40" W (R)). Said point being the intersection of the last described line with the centerline of that certain waterline easement granted from Mission Grove Plaza, L.P., a California Limited Partnership, to Western Municipal Water District of Riverside County, in instrument number 217840 recorded June 27, 1991 (hereinafter referred to as the "Waterline Easement"). Said "Waterline Easement" is also delineated on Parcel Map 26320;

THENCE Westerly, along the center line of said "Waterline Easement" on the arc of a curve concave Southerly having a radius of six hundred sixty (660.00) feet, an arc length of thirty one and 41/100 (31.41) feet, through a central angle of two degrees forty three minutes thirty seven seconds (02°43'37"), to the end of said curve, and a point of tangency;

374067

THENCE continuing Westerly, North eighty nine degrees forty six minutes fifty seven seconds West (N 89°46'57" W), along the center line of said "Waterline Easement", a distance of forty three and 6/100 (43.06) feet, to a point therein, said point being the beginning of a tangent curve, concave Southerly, having a radius of one hundred fifty (150.00) feet;

THENCE continuing Westerly, (no longer following the aforesaid waterline easement) on the arc of a curve concave Southerly, having a radius of one hundred fifty (150.00) feet, an arc length of fifteen and 57/100 (15.57) feet, through a central angle of five degrees fifty six minutes fifty three seconds (05°56'53"), to its intersection with the West line of a twenty (20.00) foot wide drainage easement, as shown on said map, from which point a radial line bears South five degrees forty three minutes fifty seconds East (S 05°43'50" E {R});

THENCE Northerly, North zero degrees thirty eight minutes forty two seconds East (N 0°38'42" E), along the West line of said drainage easement, as shown on said map, a distance of two hundred twelve and 70/100 (212.70) feet, to the intersection of the West line of said drainage easement with the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, THE TRUE POINT OF BEGINNING.

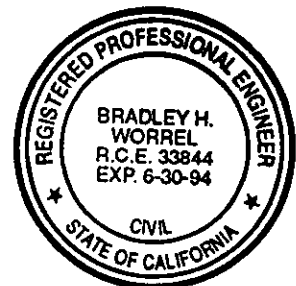
Containing approximately zero and 47/100 (0.47) acres, or twenty thousand three hundred twenty nine (20,329) square feet.

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel
BRADLEY H. WORREL,
R.C.E. No. 33844
Exp. 6-30-94

9-15-92
Date

DESCRIPTION APPROVAL 9/17/92
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE



New Description PARCEL 8
P.M. 26320 (Alt. 2-MOD)

September 15, 1992

374067

Exhibit "A"

PARCEL 9

(New Description)

Those portions of Parcels 8, and 9 of Parcel Map No. 26320 as shown by map on file in book 173, pages 46 through 50, inclusive, of Parcel Maps, records of the COUNTY OF RIVERSIDE, California, described as follows:

Commencing at the end of a non-tangent curve in the North line of Parcel 7 and on the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, from which point a radial line bears South two degrees three minutes fifty eight seconds East (S 02°03'58" E {R}), [reported as North two degrees thirty seven minutes fifty eight seconds West (N 02°37'58" W {R}) on said map].

THENCE Easterly, South eighty one degrees fifty eight minutes seventeen seconds East (S 81°58'17" E), along the Southerly right-of-way of Alessandro Boulevard, as shown on said map, a distance of one hundred sixty two and 24/100 (162.24) feet, to a point therein, **THE TRUE POINT OF BEGINNING;**

THENCE Southerly, South zero degrees thirty eight minutes forty two seconds West (S 0°38'42" W), parallel with the West line of a twenty (20.00) foot wide drainage easement, as shown on said map, a distance of seventy six and 82/100 (76.82) feet;

THENCE Westerly, North eighty nine degrees twenty one minutes eighteen seconds West (N 89°21'18" W), on a perpendicular line, a distance of twenty three (23.00) feet;

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THENCE Southerly, South zero degrees thirty eight minutes forty two seconds West (S 0°38'42" W), parallel with the West line of said twenty (20.00) foot wide drainage easement, as shown on said map, a distance of one hundred twenty and 51/100 (120.51) feet, to a point in a non-tangent curve, concave Southerly, from which point a radial line bears South two degrees fifty six minutes forty seconds West (S 2°56'40" W {R}). Said point being the intersection of the last described line with the centerline of that certain waterline easement granted from Mission Grove Plaza, L.P., a California Limited Partnership, to Western Municipal Water District of Riverside County, in instrument number 217840 recorded June 27, 1991 (hereinafter referred to as the "Waterline Easement"). Said "Waterline Easement" is also delineated on Parcel Map 26320;

THENCE Easterly, along the center line of said "Waterline Easement", on the arc of a curve, concave Southerly, having a radius of six hundred sixty (660.00) feet, an arc length of forty seven and 01/100 (47.01) feet, through a central angle of four degrees four minutes fifty two seconds (4°04'52"), to the end of said curve and a point of tangency;

THENCE Continuing Easterly, South eighty two degrees fifty eight minutes twenty eight seconds East (S 82°58'28" E), along the center line of said "Waterline Easement", a distance of sixty three and 13/100 (63.13) feet, as shown on said map, to its intersection with the Westerly line of Parcel 3, as shown on said map;

THENCE Northerly, North seventeen degrees forty one minutes forty seconds East (N 17°41'40" E), along the Westerly line of Parcel 3, as shown on said map, a distance of eleven and 81/100 (11.81) feet, to the most Northerly corner of said Parcel 3, as shown on said map;

*New Description PARCEL 9
P.M. 26320 (Alt. 2-MOD)*

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September 15, 1992

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THENCE Easterly, South seventy two degrees eighteen minutes twenty seconds East (S 72°18'20" E), along the line common to Parcels 3 and 9, as shown on said map, a distance of ninety two and 51/100 (92.51) feet, to the Southeasterly corner of Parcel 9, as shown on said map;

THENCE Northerly, North seventeen degrees forty one minutes forty seconds East (N 17°41'40" E), along the Easterly line of Parcel 9, as shown on said map, a distance of two hundred one and 81/100 (201.81) feet, to the Northeast corner of Parcel 9, as shown on said map. Said point being on a non-tangent curve, concave Northerly, having a radius of one thousand five hundred forty three and 92/100 (1,543.92) feet, and lying on the Southerly right-of-way line of Alessandro Boulevard, from which point a radial line bears North seven degrees forty eight minutes twenty two seconds East (N 07°48'22" E {R}), as shown on said map;

THENCE Westerly, along the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, on the arc of a curve, concave Northerly, having a radius of one thousand five hundred forty three and 92/100 (1543.92) feet, an arc length of six (6.00) feet, through a central angle of zero degrees thirteen minutes twenty one seconds (0°13'21"), to the end of said curve and a point of tangency, as shown on said map;

THENCE Westerly, North eighty one degrees fifty eight minutes seventeen seconds West (N 81°58'17" W), along the Southerly right-of-way line of Alessandro Boulevard, as shown on said map, a distance of two hundred thirty three and 67/100 (233.67) feet, to the TRUE POINT OF BEGINNING.

Containing approximately zero and 999/100 (0.999) acres, or forty three thousand five hundred thirty three (43,533) square feet.

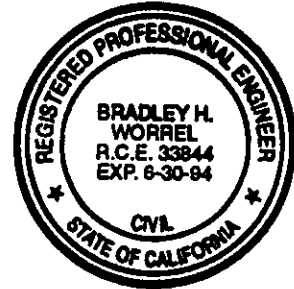
DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel

BRADLEY H. WORREL,
R.C.E. No. 33844
Exp. 6-30-94

9-15-92

Date



DESCRIPTION APPROVAL 9/17/92
George P. Hutchinson by *WF*
SURVEYOR, CITY OF RIVERSIDE



PCL 6

NEW PARCEL 7

20' WATERLINE ESMT.
30' PRIVATE DRIVE

27°09'40" E 200.00'
Δ = 5°56'53"
R = 150'
L = 15.57'

49°09'40" E 229.52'
42°47'06" E (R)
40°43'09" R=323 L=229.55'
32°03'58" E (R)
(N 2°37'58" W (R))
PER P.M. 26320
35°43'50" E (R)
N 0°38'42" E 212.70'

20' DRAINAGE ESMT.
N 0°38'42" E

ORIG. LOT LINE
W. LINE 20' DRAINAGE ESMT.

N 89°46'57" W 43.06'

NEW PARCEL 8

Δ = 6°48'29"
R = 660'
L = 78.42'

Δ = 2°43'37"
R = 660'
L = 31.41'

1/4" R/W ALESSANDRO BLVD.
15.66'
395.91'
113.94'
N 81°58'17" W

ORIGINAL LOT LINE

30°38'42" W 120.51'

32°56'40" W (R)

Δ = 4°04'52"
R = 660'
L = 47.01'

76.82'
30°38'42" W

N 82°58'28" W 63.13'

PCL 3

PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel 9-15-92

BRADLEY H. WORREL
R.C.E. 33844 EXP. 6/30/94

NEW PARCEL 9



72°18'20" E 92.57'
N 82°58'28" W

Δ = 0°13'21"
R = 1543.92'
L = 6.00'

PCL 10

N 7°48'22" E (R)

233.67'

PMW-213