

accommodation

435426

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECC
AT 2:00 O'CLOCK

NOV 13 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 14

FOR RECORDER'S OFFICE USE ONLY

14/3/92

PROJECT: PMW-3-923

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 August 20, 1992, a waiver of parcel map for a lot line adjustment was granted for the 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 real property as described in said Exhibit "A" thereby created complies 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

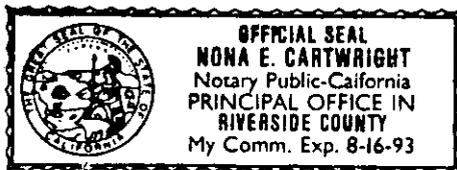
STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 10/30/92

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

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 30th day of October, in the year 1992, before me,
NONA E. CARTWRIGHT a Notary Public in and for said County and
State, personally appeared KENNETH R. GUTIERREZ,
personally known to me to be the person who executed this instrument 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.



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

REGNLPRO.COC

CSL ENGINEERING, INC.
2900 ADAMS STREET, SUITE A25
RIVERSIDE, CALIFORNIA 92504
DATE: OCTOBER 1992
FILE: PMW307.LGL (Par C)

SHEET 1 OF 2 SHEETS

JOB NUMBER 307

EXHIBIT 'A'

LEGAL DESCRIPTION FOR
PARCEL MAP WAIVER

PARCEL A

Those portions of Parcels 6, 7 and 8 of Parcel Map 23178, recorded in Book 158, Pages 20 through 22 inclusive of Parcel Maps, and those portions of Parcels 11 and 12 of Parcel Map 4806, recorded in Book 7, Pages 8 through 12 inclusive of Parcel Maps, records of Riverside County, California, more particularly described as follows:

Beginning at the most southwesterly corner of said Parcel 6. Said corner also being the most easterly corner of Parcel 5 of said map. Said corner also being on the northerly Right-of-Way of Mission Grove Parkway South, having a width of 100 feet;

Thence North $38^{\circ}25'17''$ West, along the westerly line of said Parcel 6, a distance of 423.82 feet to a point therein;

Said point being the beginning of a non-tangent curve concaved to the north with a radial bearing of South $07^{\circ}37'56''$ East and having a radius of 450.00 feet;

Thence westerly, along said curve through a central angle of $5^{\circ}18'13''$ an arc length of 41.65 feet to a point therein;

Thence North $63^{\circ}12'25''$ East a distance of 84.88 feet to a point therein;

Thence North $52^{\circ}33'37''$ East a distance of 316.62 feet to a point therein;

Thence North $43^{\circ}38'26''$ East a distance of 203.32 feet to a point therein;

Thence North $71^{\circ}12'55''$ East a distance of 176.62 feet to a point therein;

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Thence North $37^{\circ}51'26''$ East a distance of 367.79 feet to a point therein;

Thence North $81^{\circ}42'06''$ East a distance of 177.79 feet to a point in the westerly Right-of-Way of said Mission Grove Parkway South;

Said point being the beginning of a non-tangent curve concaved to the northwest with a radial bearing of North $80^{\circ}55'28''$ East and having a radius of 950.00 feet;

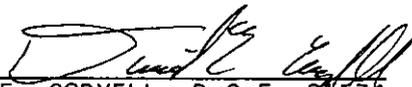
Thence southerly, southwesterly and westerly, along said curve and said Right-of-Way of Mission Grove Parkway South through a central angle of $82^{\circ}44'49''$ an arc length of 1372.00 feet to a point therein;

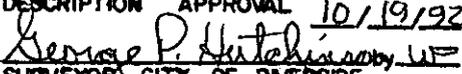
Thence South $73^{\circ}40'17''$ West a distance of 63.00 feet to the **Point of Beginning**;

Area of said parcel is 524306 sq ft or 12.036 Acres



PREPARED UNDER THE SUPERVISION OF
DATE: 10-14-92


 DAVID E. CORYELL, R.C.E. 31574
 EXPIRES: DEC. 31, 1992

DESCRIPTION APPROVAL 10/19/92

 SURVEYOR, CITY OF RIVERSIDE

435425
435425

Continental

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 2:00 O'CLOCK

NOV 13 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
[Signature]

FOR RECORDER'S OFFICE USE ONLY

06
/ 7
28

Project: PMW-3-923

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): VAN DAELE DEVELOPMENT CORPORATION, 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
August 20, 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.

PMW-3-923

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

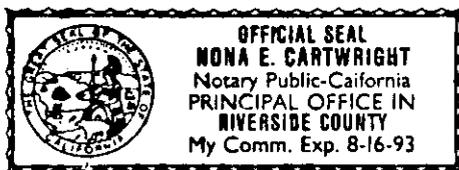
STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 10/30/92

By *[Signature]*
KENNETH R. GUTIERREZ
DEPUTY PLANNING DIRECTOR

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 30th day of OCTOBER, in the year 1992, before me, NONA E. CARTWRIGHT a Notary Public in and for said County and State, personally appeared KENNETH R. GUTIERREZ, personally known to me to be the person who executed this instrument 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.



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

VANDAELE.COC

CSL ENGINEERING, INC.
2900 ADAMS STREET, SUITE A25
RIVERSIDE, CALIFORNIA 92504
DATE: October 1992
FILE: PMW307.LGL

SHEET 1 OF 3 SHEETS
JOB NUMBER 307

435425

EXHIBIT 'A'

LEGAL DESCRIPTION FOR
PARCEL MAP WAIVER

PARCEL A

Those portions of Parcels 13, 14 and 16 of Parcel Map 4806, recorded in Book 7, Pages 8 through 12 inclusive of Parcel Maps, records of Riverside County, California, more particularly described as follows:

Commencing at the Centerline intersection of Trautwein Road and Mission Grove Parkway South, said streets being 110 feet and 100 feet in width, respectively, as shown on Parcel Map 23178, recorded in Book 158, Pages 20 through 22 inclusive of Parcel Maps, records of Riverside County, California;

Thence North $73^{\circ}40'17''$ East, along said Centerline of Mission Grove Parkway South a distance of 55 feet to a point in the prolongation easterly of the Right-of-Way of said Trautwein Road;

Thence North $16^{\circ}19'43''$ West, along said Right-of-Way, a distance of 1229.08 feet to a point therein;

Thence North $15^{\circ}17'13''$ West, along said Right-of-Way, a distance of 200.77 feet to the **True Point of Beginning**;

Thence continuing North $15^{\circ}17'13''$ West a distance of 234.40 feet to a point therein;

Said point being the beginning of a tangent curve concaved to the east and having a radius of 1294.33 feet;

Thence northerly, along said curve through a central angle of $5^{\circ}15'34''$ an arc length of 118.81 feet to the beginning of a reverse curve concaved to the west with a radial bearing of North $79^{\circ}58'21''$ East and having a radius of 1318.33 feet;

Thence northerly, along said curve through a central angle of $5^{\circ}15'34''$ an arc length of 121.02 feet to a point therein;

Thence North $15^{\circ}17'13''$ West a distance of 90.00 feet to a point therein;

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Thence North $22^{\circ}02'52''$ West a distance of 46.82 feet to a point in a line 10 feet south of and parallel with the Centerline of Mission Village Drive, said point also being on the southerly line of that parcel of land dedicated to the City of Riverside, recorded May 17, 1991, as instrument no. 166426;

Thence North $73^{\circ}40'17''$ East, along said south line, a distance of 39.04 feet to a point therein;

Said point being the beginning of a tangent curve concaved to the south and having a radius of 990.00 feet;

Thence easterly, along said curve through a central angle of $37^{\circ}24'08''$ an arc length of 646.26 feet to a point therein;

Thence South $68^{\circ}55'36''$ East a distance of 438.29 feet to a point therein;

Said point being the beginning of a tangent curve concaved to the north and having a radius of 1010.00 feet;

Thence easterly, along said curve through a central angle of $8^{\circ}55'29''$ an arc length of 157.32 feet to a point therein;

Thence South $12^{\circ}08'55''$ West a distance of 38.00 feet to a point therein;

Said point being the beginning of a non-tangent curve concaved to the south with a radial bearing of North $01^{\circ}20'41''$ West and having a radius of 125.00 feet;

Thence westerly, along said curve through a central angle of $38^{\circ}09'11''$ an arc length of 83.24 feet to the beginning of a non-tangent reverse curve concaved to the north with a radial bearing of South $69^{\circ}17'07''$ East and having a radius of 484.00 feet;

Thence westerly, along said curve through a central angle of $77^{\circ}09'14''$ an arc length of 651.75 feet to a point therein;

Thence North $68^{\circ}42'12''$ West a distance of 282.16 feet to a point therein;

Said point being the beginning of a tangent curve concaved to the south and having a radius of 75.00 feet;

Thence westerly, along said curve through a central angle of $35^{\circ}21'21''$ an arc length of 46.28 feet to a point therein;

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JOB NUMBER 307

SHEET 3 OF 3 SHEETS

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Thence South $75^{\circ}56'27''$ West a distance of 93.43 feet to a point therein;

Thence South $20^{\circ}09'32''$ West a distance of 72.42 feet to a point therein;

Thence South $74^{\circ}42'47''$ West a distance of 50.00 feet to the **Point of Beginning**;

Area of parcel is 541492 sq ft or 12.431 Acres



DESCRIPTION APPROVAL 10/19/92
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

PREPARED UNDER THE SUPERVISION OF
DATE: 10-14-92


DAVID E. CORYELL, R.C.E. 31574
EXPIRES: DEC. 31, 1992

CSL ENGINEERING, INC.
2900 ADAMS STREET, SUITE A25
RIVERSIDE, CALIFORNIA 92504
DATE: OCTOBER 1992
FILE: PMW307.LGL

SHEET 1 OF 3 SHEETS

JOB NUMBER 307

EXHIBIT 'A'

**LEGAL DESCRIPTION FOR
PARCEL MAP WAIVER**

PARCEL B

Those portions of Parcels 11, 12, 13 and 14 of Parcel Map 4806, recorded in Book 7, Pages 8 through 12 inclusive of Parcel Maps, records of Riverside County, California, more particularly described as follows:

Commencing at the Centerline intersection of Trautwein Road and Mission Grove Parkway South, said streets being 110 feet and 100 feet in width, respectively, as shown on Parcel Map 23178, recorded in Book 158, Pages 20 through 22 inclusive of Parcel Maps, records of Riverside County, California;

Thence North $73^{\circ}40'17''$ East, along said Centerline of Mission Grove Parkway South a distance of 55 feet to a point in the prolongation of the easterly Right-of-Way of said Trautwein Road;

Thence North $16^{\circ}19'43''$ West, along said Right-of-Way, a distance of 645.00 feet to the **True Point of Beginning**;

Thence continuing North $16^{\circ}19'43''$ West, along said Right-of-Way, a distance of 584.08 feet to a point therein;

Thence North $15^{\circ}17'13''$ West a distance of 200.77 feet to a point therein;

Thence North $74^{\circ}42'47''$ East a distance of 50.00 feet to a point therein;

Thence North $20^{\circ}09'32''$ East a distance of 72.42 feet to a point therein;

Thence North $75^{\circ}56'27''$ East a distance of 93.43 feet to a point therein;

Said point being the beginning of a tangent curve concaved to the south and having a radius of 75.00 feet;

Thence easterly, along said curve through a central angle of $35^{\circ}21'21''$ an arc length of 46.28 feet to a point therein;

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Thence South $68^{\circ}42'12''$ East a distance of 282.16 feet to a point therein;

Said point being the beginning of a non-tangent curve concaved to the north with a radial bearing of South $07^{\circ}52'07''$ West and having a radius of 484.00 feet;

Thence easterly, along said curve through a central angle of $77^{\circ}09'14''$ an arc length of 651.75 feet to the beginning of a non-tangent reverse curve concaved to the south with a radial bearing of North $39^{\circ}29'52''$ West and having a radius of 125.00 feet;

Thence easterly, along said curve through a central angle of $38^{\circ}09'11''$ an arc length of 83.24 feet to a point therein;

Thence North $12^{\circ}08'55''$ East a distance of 38.00 feet to a point in a line 10 feet south of and parallel with the Centerline of Mission Village Drive, said point also being on the southerly line of that parcel of land dedicated to the City of Riverside, recorded May 17, 1991, as instrument no. 166426;

Said point being the beginning of a tangent curve concaved to the north and having a radius of 1010.00 feet;

Thence easterly, along said curve through a central angle of $31^{\circ}28'38''$ an arc length of 554.87 feet to a point therein;

Thence North $70^{\circ}40'17''$ East a distance of 42.05 feet to a point in the westerly Right-of-Way of said Mission Grove Parkway South;

Thence South $19^{\circ}19'43''$ East, along said Right-of-Way, a distance of 316.87 feet to a point therein;

Said point being the beginning of a tangent curve concaved to the west and having a radius of 950.00 feet;

Thence southerly, along said curve through a central angle of $10^{\circ}15'11''$ an arc length of 170.00 feet to a point therein;

Thence South $81^{\circ}42'06''$ West a distance of 177.79 feet to a point therein;

Thence South $37^{\circ}51'26''$ West a distance of 367.79 feet to a point therein;

Thence South $71^{\circ}12'55''$ West a distance of 176.62 feet to a point therein;

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Thence South $43^{\circ}38'26''$ West a distance of 203.32 feet to a point therein;

Thence South $52^{\circ}33'37''$ West a distance of 316.62 feet to a point therein;

Thence South $63^{\circ}12'25''$ West a distance of 84.88 feet to a point in the north line of Parcel 5 of said Parcel Map 23178;

Thence South $87^{\circ}40'17''$ West, along said north line, a distance of 152.00 feet to a point therein;

Thence North $67^{\circ}19'43''$ West a distance of 250.00 feet to a point therein;

Thence South $73^{\circ}40'17''$ West a distance of 180.00 feet to the **Point of Beginning**;

Area of said parcel is 1257286 sq ft or 28.863 Acres



PREPARED UNDER THE SUPERVISION OF
DATE: 10-14-92

David E. Coryell
DAVID E. CORYELL, R.C.E. 31574
EXPIRES: DEC. 31, 1992

DESCRIPTION APPROVAL 10/19/92
George P. Hutchinson, Jr.
SURVEYOR, CITY OF RIVERSIDE