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Riverside, California 92522

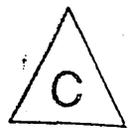
MAR 12 1997

Recorded in Official Records
of Riverside County, California

Recorder 39
Fees \$ 39

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-009-945**
Mission Grove Parkway South

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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, California, hereby declares that on **March 9, 1995**, 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 7, 1997

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

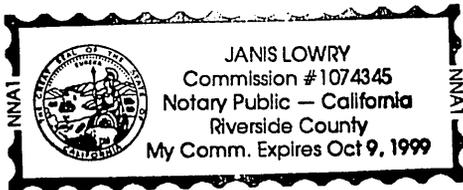
State of California }
County of RIVERSIDE }^{ss}

On MARCH 7, 1997, before me JANIS LOWRY
(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.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

Principal Planner

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

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

City of Riverside



Building on a tradition of excellence since 1923

July 6, 1994
Revised: February 27, 1997

W.O. #9413168

EXHIBIT "A"
Parcel Map Waiver
Regional Properties, Inc.

PARCEL "A"

That portion of Parcel 6 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 Mission Grove Parkway South and Northrop Drive, as shown on Tract 27721-1, as shown by map on file in Book 248 of Maps at Pages 20 through 23 thereof, Records of Riverside County, California;

Thence S.62°44'18"E. along the centerline of said Northrop Drive, a distance of 361.90 feet;

Thence Southeasterly continuing along said centerline on a curve concave Northeasterly, having a radius of 875.00 feet, through an angle of 08°31'43", an arc length of 130.25 feet to the Point of Beginning of the parcel of land to be described;

Thence S.18°43'59"W., a distance of 33.00 feet to a line concentric with and 33.00 feet Southerly, measured radially from the centerline of said Northrop Drive;

Thence S.62°31'57"W., a distance of 17.32 feet;

Thence Southerly on a non-tangent curve concave Easterly, having a radius of 467.00 feet, through an angle of 13°23'07", an arc length of 109.10 feet, (the initial radial line bears N.73°40'06"W.) to a line concentric with and 153.00 feet Southerly, measured radially from the centerline of said Northrop Drive;

Thence Easterly on a non-tangent curve concave Northerly, having a radius of 1028.00 feet, through an angle of 20°26'10", an arc length of 366.66 feet (the initial radial line bears S.18°26'33"W.);

Thence S.01°59'37"E., a distance of 130.00 feet;

Thence S.44°53'18"E., a distance of 86.70 feet;

Thence S.68°29'44"E., a distance of 223.89 feet to the Southerly line of said Parcel 6;

Thence N.74°00'46"E. along said Southerly line, a distance of 325.52 feet to an angle point therein;

Thence N.00°30'51"E., continuing along said Southerly line, also being the Westerly line of Parcel 20 of said Parcel Map 4806, a distance of 283.28 feet to an angle point therein;

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Thence N.89°46'23"E., continuing along the southerly line of said Parcel 6, a distance of 860.02 feet to the Southeast corner thereof;

Thence N.00°30'27"E. along the Easterly line of said Parcel 6, a distance of 302.06 feet;

Thence S.89°46'37"W., a distance of 411.41 feet;

Thence N.85°23'40"W., a distance of 33.00 feet;

Thence Northerly on a non-tangent curve Easterly, having a radius of 330.00 feet, through an angle of 00°45'00", an arc length of 4.32 feet (the initial radial line bears N.85°23'40"W.);

Thence N.84°38'40"W., a distance of 117.03 feet;

Thence N.54°32'59"W., a distance of 80.07 feet;

Thence N.57°00'43"W., a distance of 153.00 feet to the centerline of Northrop Drive, as shown on Tract 27721-2, as shown by map on file in Book 248 of Maps at Pages 93 through 98 thereof, Records of Riverside County, California;

Thence Southwesterly and Northwesterly along the centerline of said Northrop Drive, on a non-tangent curve concave Northwesterly, having a radius of 875.00 feet, through an angle of 75°44'42", an arc length of 1156.75 feet (the initial radial line bears S.57°00'43"E.) to the Point of Beginning;

EXCEPTING THEREFROM that portion lying within Northrop Drive, as conveyed to the City of Riverside by Deeds recorded May 4, 1994 as Instrument No. 185009 and May 19, 1994 as Instrument No. 206031, both Official Records of Riverside County, California.

The above described parcel of land contains 13.765 acres, more or less.

PARCEL "B"

That portion of Parcels 1, 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, described as follows:

COMMENCING at the Southeast corner of Parcel 3 of said Parcel Map 4806;

Thence N.00°30'34"E. along the Easterly line of said Parcels 3 and 1, a distance of 1146.87 feet to the Point of Beginning of the parcel of land to be described;

Thence N.89°29'26"W., a distance of 1327.48 feet;

Thence Southwesterly on a curve concave Southeasterly, having a radius of 400.00 feet, through an angle of 35°10'40", an arc length of 245.59 feet;

Thence S.55°19'54"W., a distance of 342.69 feet to the Northeast corner of Parcel "B," also being the Southeast corner of Parcel "A," both being of Certificate of Compliance recorded May 4, 1994 as Instrument No. 185008, Official Records of Riverside County, California;

The following 3 courses being along the Easterly line of said Parcel "A";

Thence N.34°40'06"W., a distance of 177.57 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'52", an arc length of 511.78 feet;

Thence N.00°10'14"W., a distance of 179.02 feet to the Northeast corner of said Parcel "A", said corner being on the Northerly line of said Parcel 2;

Thence N.89°49'46"E. along the Northerly line of said Parcels 2 and 1, a distance of 2097.79 feet to the Northeast corner of said Parcel 1;

Thence S.00°30'34"E. along the Easterly line of said Parcel 1, a distance of 558.17 feet to the Point of Beginning.

The above described parcel of land contains 27.839 acres, more or less.

PARCEL "C"

That portion of Parcels 6, 10 and 11, and all of Parcel 7 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 Mission Grove Parkway South and Northrop Drive, as shown on Tract 27721-1, as shown by map on file in Book 248 of Maps at Pages 20 through 23 thereof, Records of Riverside County, California;

Thence S.62°44'18"E. along the centerline of said Northrop Drive, a distance of 213.49 feet, to the Point of Beginning of the parcel of land to be described;

Thence continuing S.62°44'18"E. along said centerline, a distance of 148.41 feet;

Thence Southeasterly continuing along said centerline on a curve concave Northeasterly, having a radius of 875.00 feet, through an angle of 08°31'43", an arc length of 130.25 feet;

Thence S.18°43'59"W., a distance of 33.00 feet to a line concentric with and 33.00 feet Southerly, measured radially from the centerline of said Northrop Drive;

Thence S.62°31'57"W., a distance of 17.32 feet;

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Thence Southerly on a non-tangent curve concave Easterly, having a radius of 467.00 feet, through an angle of $13^{\circ}23'07''$, an arc length of 109.10 feet, (the initial radial line bears $N.73^{\circ}40'06''W.$) to a line concentric with and 153.00 feet Southerly, measured radially from the centerline of said Northrop Drive;

Thence Easterly on a non-tangent curve concave Northerly, having a radius of 1028.00 feet, through an angle of $20^{\circ}26'10''$, an arc length of 366.66 feet (the initial radial line bears $S.18^{\circ}26'33''W.$);

Thence $S.01^{\circ}59'37''E.$, a distance of 130.00 feet;

Thence $S.44^{\circ}53'18''E.$, a distance of 86.70 feet;

Thence $S.68^{\circ}29'44''E.$, a distance of 223.89 feet to the Southerly line of said Parcel 6, also being the Northerly line of said Parcel 7;

Thence $N.74^{\circ}00'46''E.$ along said Northerly line, a distance of 325.52 feet to the Northeast corner thereof;

Thence $S.00^{\circ}30'51''W.$ along the Easterly line of said Parcel 7, a distance of 2364.38 feet to the Southeast corner thereof;

Thence $S.89^{\circ}45'43''W.$ along the Southerly line of said Parcel 7 a distance of 44.00 feet to the Southwest corner thereof;

The following 4 courses being along the Westerly line of said Parcel 7;

Thence $N.00^{\circ}30'51''E.$, a distance of 146.70 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 800.00 feet, through an angle of $44^{\circ}56'52''$, an arc length of 627.59 feet;

Thence $N.44^{\circ}26'01''W.$, a distance of 668.58 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 800.00 feet, through an angle of $09^{\circ}19'07''$, an arc length of 130.11 feet to the most Northerly corner of Parcel 8 of said Parcel Map 4806;

Thence $N.68^{\circ}54'32''W.$, a distance of 345.24 feet to the most Easterly corner of Parcel 1 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;

The following 9 courses being along the Easterly line of said Parcel Map 23178;

Thence $N.30^{\circ}02'02''W.$, a distance of 70.00 feet;

Thence $N.02^{\circ}00'45''W.$, a distance of 200.00 feet;

Thence $N.56^{\circ}00'45''W.$, a distance of 430.80 feet;

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Thence N.73°58'15"E., a distance of 300.61 feet;

Thence N.08°18'30"W., a distance of 228.57 feet;

Thence Easterly on a non-tangent curve concave Southerly, having a radius of 717.00 feet through an angle of 10°25'15", an arc length of 130.41 feet (the initial radial line bears N.08°18'30"W.);

Thence N.02°06'45"E., a distance of 370.44 feet;

Thence S.89°46'18"W., a distance of 125.38 feet;

Thence N.27°15'42"E., a distance of 295.97 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Northrop Drive as conveyed to the City of Riverside of by Deed Recorded May 4, 1994 as Instrument No. 185009, Official Records of Riverside County, California.

The above described parcel of land contains 43.640 acres, more or less.

PARCEL "D"

That portion of Parcels 3, 4, 5 and 6 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 Southeast corner of said Parcel 3;

Thence N.00°30'34"E. along the Easterly line of said Parcel 3, a distance of 846.25 feet;

Thence N.89°29'26"W., a distance of 922.30 feet;

Thence N.87°13'05"W., a distance of 17.03 feet;

Thence S.00°30'34"W., a distance of 279.97 feet;

Thence N.89°29'26"W., a distance of 140.66 feet;

Thence N.87°55'31"W., a distance of 65.52 feet;

Thence S.81°02'36"W., a distance of 87.67 feet;

Thence S.58°57'01"W., a distance of 86.58 feet;

Thence S.66°55'27"W., a distance of 93.32 feet;

Thence S.21°13'25"E., a distance of 66.45 feet;

Thence S.17°31'09"E., a distance of 66.45 feet;

Thence S.13°48'53"E., a distance of 66.45 feet;

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Thence S.10°06'37"E., a distance of 66.45 feet;

Thence S.02°27'14"E., a distance of 70.96 feet;

Thence S.87°32'46"W., a distance of 103.83 feet;

Thence N.48°51'21"W., a distance of 16.55 feet;

Thence S.84°44'33"W., a distance of 33.00 feet to the centerline of Northrop Drive, as shown on Tract 27721-2, as shown by map on file in Book 248 of Maps at Pages 93 through 98 thereof, Records of Riverside County, California;

Thence Southwesterly along the centerline of said Northrop Drive, on a non-tangent curve concave Northwesterly, having a radius of 875.00 feet, through an angle of 38°14'44", an arc length of 584.07 feet (the initial radial line bears N.84°44'33"E.);

Thence S.57°00'43"E., a distance of 153.00 feet;

Thence S.54°32'59"E., a distance of 80.07 feet;

Thence S.84°38'40"E., a distance of 117.03 feet;

Thence Southerly on a non-tangent curve concave Easterly, having a radius of 330.00 feet, through an angle of 00°45'00", an arc length of 4.32 feet (the initial radial line bears N.84°38'40"W.);

Thence S.85°23'40"E., a distance of 33.00 feet;

Thence N.89°46'37"E., a distance of 411.14 feet to the Easterly line of said Parcel 6;

Thence N.00°30'27"E. along the Easterly line of said Parcels 5 and 6, a distance of 538.05 feet to the Southerly line of said Parcel 3;

Thence N.89°46'34"E. along said Southerly line, a distance of 840.05 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Northrop Drive, as conveyed to the City of Riverside by Deed recorded May 19, 1994 as Instrument No. 206031, Official Records of Riverside County, California.

The above described parcel of land contains 32.106 acres, more or less.

PARCEL "E"

That portion of Parcels 1, 2, 3, 4 and 5 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 Southeast corner of said Parcel 3;

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Thence N.00°30'34"E. along the Easterly line of said Parcel 3, a distance of 846.25 feet to the Point of Beginning of the parcel of land to be described;

Thence N.89°29'26"W., a distance of 922.30 feet;

Thence N.87°13'05"W., a distance of 17.03 feet;

Thence S.00°30'34"W., a distance of 279.97 feet;

Thence N.89°29'26"W., a distance of 140.66 feet;

Thence N.87°55'31"W., a distance of 65.52 feet;

Thence S.81°02'36"W., a distance of 87.67 feet;

Thence S.58°57'01"W., a distance of 86.58 feet;

Thence S.66°55'27"W., a distance of 93.32 feet;

Thence S.21°13'25"E., a distance of 66.45 feet;

Thence S.17°31'09"E., a distance of 66.45 feet;

Thence S.13°48'53"E., a distance of 66.45 feet;

Thence S.10°06'37"E., a distance of 66.45 feet;

Thence S.02°27'14"E., a distance of 70.96 feet;

Thence S.87°32'46"W., a distance of 103.83 feet;

Thence N.48°51'21"W., a distance of 16.55 feet;

Thence S.84°44'33"W., a distance of 33.00 feet to the centerline of Northrop Drive, as shown on Tract 27721-2, as shown by map on file in Book 248 of Maps at Pages 93 through 98 thereof, Records of Riverside County, California;

Thence Northwesterly along the centerline of said Northrop Drive, and the Easterly line of Parcel "B" of Certificate of Compliance recorded May 4, 1994 as Instrument No. 185008, Official Records of Riverside County, California on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 29°24'39", an arc length of 449.15 feet (the initial radial line bears N.84°44'33"E.);

Thence N.34°40'06"W. continuing along the Easterly line of said Parcel "B," a distance of 381.62 feet to the Northeast corner thereof;

Thence N.55°19'54"E., a distance of 342.69 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 400.00 feet, through an angle of 35°10'40", an arc length of 245.59 feet;

Thence S.89°29'26"E., a distance of 1327.48 feet to the Easterly line of said Parcel 1;

Thence S.00°30'34"W. along the Easterly line of said Parcels 1 and 3, a distance of 300.62 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Northrop Drive, as conveyed to the City of Riverside by Deed recorded May 19, 1994 as Instrument No. 206031, Official Records of Riverside County, California.

The above described parcel of land contains 18.281 acres, more or less.



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

Marissa Crowther

Marissa Crowther, PLS No. 6152

Date: Feb. 27th 1997

MWC/mc/yb

82505

SEC. 16, T.3 S., R.4 W., S.B.M.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP WAIVER

OF ALL OF PARCELS 1, 3 AND 7, AND A PORTION OF PARCELS 2, 4, 5, 6, 10 AND 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 9 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 17, T.3 S., R.4 W., S.B.M.

JULY 1994 Revised Feb. 27, 1997

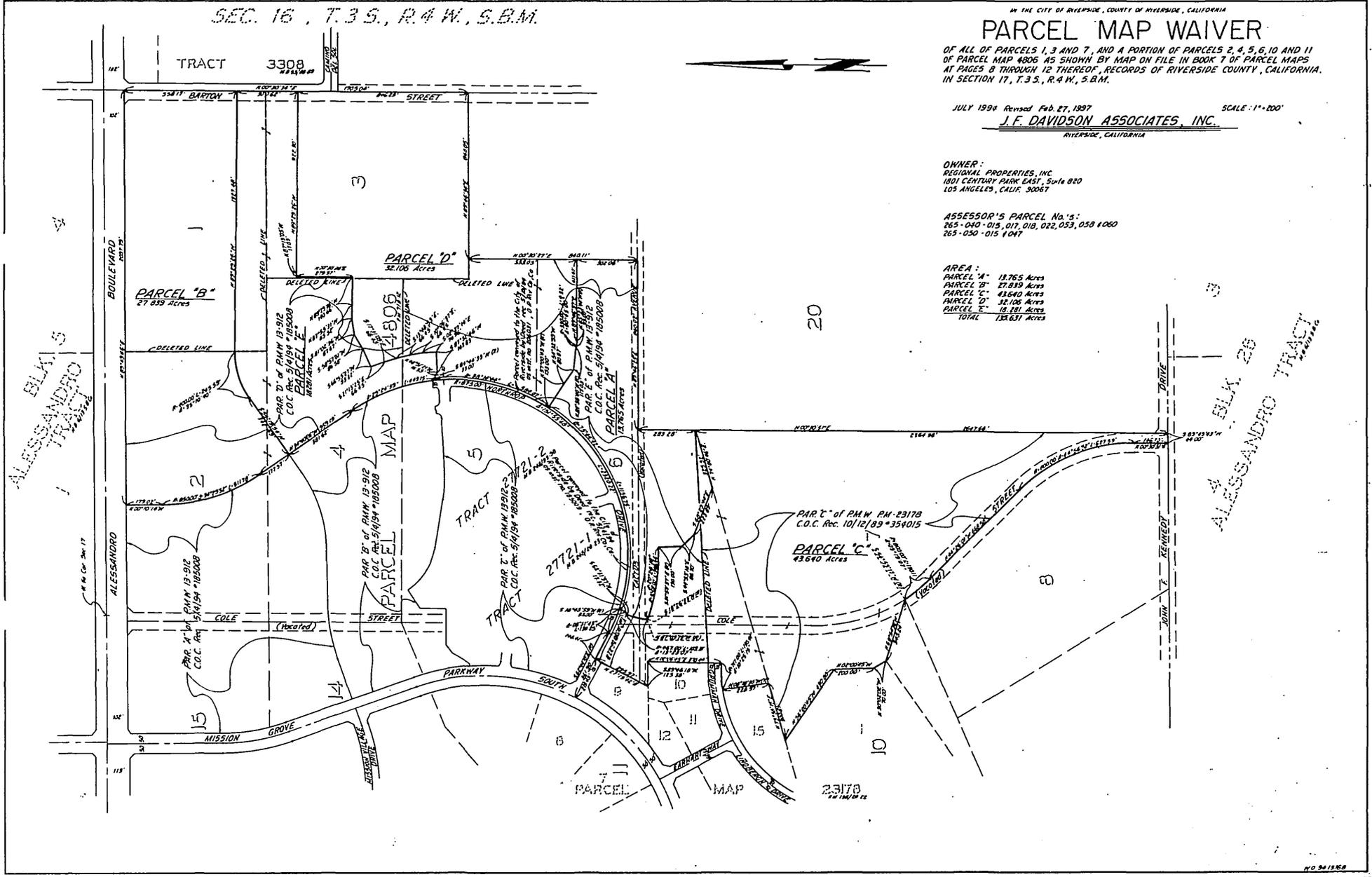
SCALE: 1"=200'

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

OWNER:
REGIONAL PROPERTIES, INC.
1001 CENTURY PARK EAST, Suite 820
LOS ANGELES, CALIF. 90067

ASSESSOR'S PARCEL No. 15:
265-040-015, 017, 018, 022, 053, 058 & 060
265-050-015 & 047

AREA:
PARCEL 14" 18,765 Acres
PARCEL 15" 27,819 Acres
PARCEL C" 43,640 Acres
PARCEL D" 32,106 Acres
PARCEL E" 18,181 Acres
TOTAL 126,631 Acres



BLK. 5
ALESSANDRO TRACT

BLK. 28
ALESSANDRO TRACT

PW-009-945

PW-009-945

82505

SEC. 16, T.3 S., R.4 W., S.B.M.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP WAIVER

OF ALL OF PARCELS 1, 3 AND 7, AND A PORTION OF PARCELS 2, 4, 5, 6, 10 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, IN SECTION 17, T.3 S., R.4 W., S.B.M.

JULY 1994 Revised Feb. 27, 1997

SCALE: 1"=200'

J.F. DAVIDSON ASSOCIATES, INC.

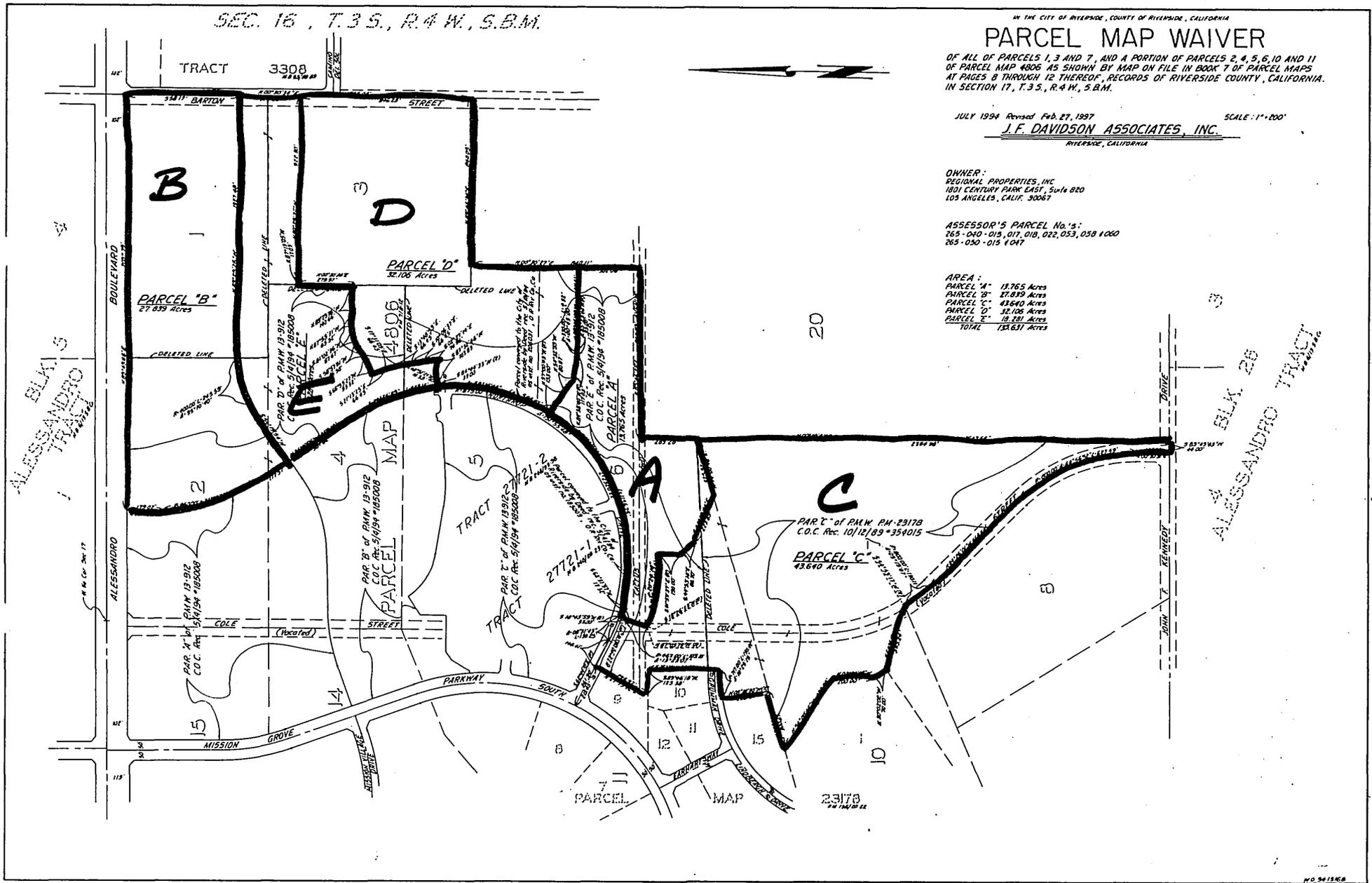
RIVERSIDE, CALIFORNIA

OWNER:
REGIONAL PROPERTIES, INC
1001 CENTURY PARK EAST, Suite 820
LOS ANGELES, CALIF. 90067

ASSESSOR'S PARCEL No.'s:
265-040-015, 017, 018, 022, 053, 058 & 060
265-030-015 & 047

AREA:

PARCEL "A"	13.765 Acres
PARCEL "B"	27.819 Acres
PARCEL "C"	43.640 Acres
PARCEL "D"	32.106 Acres
PARCEL "E"	18.181 Acres
TOTAL	136.611 Acres



PW-009-945

PW-009-945

NO 241568