



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

**CITY SURVEYOR,  
CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

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NS 233742

FOR RECORDER'S OFFICE USE ONLY 27-

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: PM 36140  
Waiver of Parcel Map  
Mount Vernon & Palmyrita Avenue  
APN: 257-100-028 & port. 029

**WPM - M09-0012**



**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR PARCEL MAP WAIVER**

Property Owner: **HIGHLAND CORPORATE CENTER, a California limited liability company.**

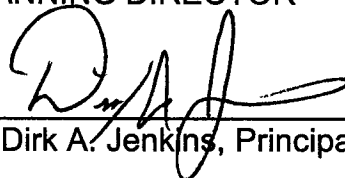
Pursuant to Section 66428 of the Government Code of the State of California, and Chapter 18.110 of the Riverside Municipal Code, the filing of a Final Parcel Map for Tentative Parcel Map No. 36140 is hereby waived and this Certificate of Compliance is being issued to create the **TWO (2)** parcels of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcels comply with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCELS DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By:   
Dirk A. Jenkins, Principal Planner

1/26/09  
Date

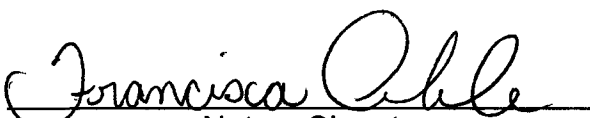
State of California

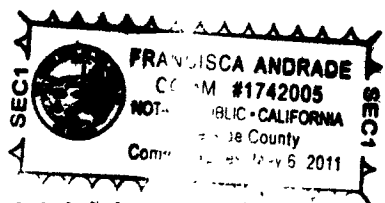
County of Riverside } ss

On Jan 26, 2009, before me, Francisca Andrade, notary public, personally appeared Dirk A. Jenkins who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


  
Notary Signature



GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK RECORDER

NOTARY CLARITY

UNDER THE PROVISION OF GOVERNMENT CODE 27361.7, I CERTIFY  
UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE  
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:

NAME OF NOTARY: Francisca Andrade  
COMMISSION #: 1742005  
PLACE OF EXECUTION: RVSD  
DATE COMMISSION EXPIRES: May 6, 2011  
DATE: 3/9/09  
SIGNATURE: 

**EXHIBIT "A"**

**PARCEL "A"**

BEING A PORTION OF PARCEL "A" OF LOT MERGER NO. P06-1370, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MAY 15, 2007 AS INSTRUMENT NO. 2007-0322934 OF OFFICIAL RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN;

THENCE, ALONG THE NORTH LINE OF SAID SECTION SOUTH  $89^{\circ}54'44''$  EAST, 82.80 FEET, TO THE NORTHWEST CORNER OF LOT 13 OF THE VIVIENDA RANCH AS PER MAP BOOK 2 PAGE 39 RECORDS OF SAID RIVERSIDE COUNTY; THENCE SOUTH  $35^{\circ}24'16''$  WEST, 90.13 FEET, ALONG SAID RANCH TO THE NORTHERLY LINE OF MOUNT VERNON AVENUE PER DOCUMENT NO. 2008-0224359 RECORDED 1 MAY 2008 RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE, NORTH  $84^{\circ}44'11''$  EAST, 3.26 FEET; THENCE ALONG THE LINES OF PALMYRITA AVENUE PER DOCUMENT NO. 2006-0245563 RECORDED 6 APRIL, 2006 RECORDS OF SAID COUNTY NORTH  $39^{\circ}20'46''$  EAST, 37.76 FEET; THENCE SOUTH  $89^{\circ}54'44''$  EAST, 492.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $0^{\circ}05'16''$  WEST, 416.43 FEET TO THE SOUTH LINE OF SAID PARCEL MERGER P06-1370;

THENCE ALONG THE SOUTH LINE OF SAID MERGER, SOUTH  $89^{\circ}51'51''$  WEST, 495.05 FEET TO THE SIDELINE OF SAID MOUNT VERNON AVENUE;

THENCE ALONG SAID SIDELINE, NORTH  $0^{\circ}08'09''$  WEST, 267.21 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 283.00 FEET;

THENCE THROUGH A CENTRAL ANGLE OF  $16^{\circ}25'36''$  AN ARC LENGTH OF 81.14 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 217.00 FEET;

THENCE THROUGH A CENTRAL ANGLE OF  $11^{\circ}17'55''$  AN ARC LENGTH OF 42.79 FEET TO THE SIDELINES OF PALMYRITA AVENUE;

THENCE ALONG THE LINES OF SAID STREET, NORTH  $39^{\circ}20'46''$  EAST, 37.76 FEET; THENCE SOUTH  $89^{\circ}54'44''$  EAST, 492.21 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.779 ACRES MORE OR LESS.

110PM-m09-0017

## PARCEL "B"

BEING A PORTION OF PARCEL "A" OF LOT MERGER NO. P06-1370, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MAY 15, 2007 AS INSTRUMENT NO. 2007-0322934 OF OFFICIAL RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN;

THENCE, ALONG THE NORTH LINE OF SAID SECTION SOUTH  $89^{\circ}54'44''$  EAST, 82.80 FEET, TO THE NORTHWEST CORNER OF LOT 13 OF THE VIVIENDA RANCH AS PER MAP BOOK 2 PAGE 39 RECORDS OF SAID RIVERSIDE COUNTY; THENCE SOUTH  $35^{\circ}24'16''$  WEST, 90.13 FEET, ALONG SAID RANCH TO THE NORTHERLY LINE OF MOUNT VERNON AVENUE PER DOCUMENT NO. 2008-0224359 RECORDED 1 MAY 2008 RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE, NORTH  $84^{\circ}44'11''$  EAST, 3.26 FEET; THENCE ALONG THE LINES OF PALMYRITA AVENUE PER DOCUMENT NO. 2006-0245563 RECORDED 6 APRIL, 2006 RECORDS OF SAID COUNTY NORTH  $39^{\circ}20'46''$  EAST, 37.76 FEET; THENCE SOUTH  $89^{\circ}54'44''$  EAST, 492.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $0^{\circ}05'16''$  WEST, 416.43 FEET TO THE SOUTH LINE OF SAID PARCEL MERGER P06-1370;

THENCE ALONG THE SOUTH LINE OF SAID MERGER, NORTH  $89^{\circ}51'51''$  EAST, 660.89 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT MERGER;

THENCE SOUTH  $29^{\circ}22'38''$  EAST, 97.46 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT MERGER TO A POINT DISTANT THEREON NORTH  $29^{\circ}22'38''$  WEST, 916.04 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID LOT MERGER AS HAVING A BEARING AND DISTANCE OF NORTH  $29^{\circ}22'38''$  WEST, 1013.50 FEET;

THENCE NORTH  $51^{\circ}51'50''$  EAST, 8.81 FEET

THENCE, NORTH  $50^{\circ}32'40''$  EAST, 99.14 FEET;

THENCE, NORTH  $39^{\circ}47'34''$  EAST, 30.04 FEET;

THENCE, NORTH  $08^{\circ}46'25''$  EAST, 32.59 FEET;

THENCE, NORTH  $15^{\circ}31'30''$  WEST, 164.41 FEET;

THENCE, NORTH  $00^{\circ}49'15''$  EAST, 50.10 FEET;

THENCE, NORTH  $16^{\circ}15'57''$  WEST, 40.28 FEET;

WPM-109-0012

THENCE, NORTH 45°59'17" WEST, 35.56 FEET;

THENCE, NORTH 60°40'11" WEST, 27.27 FEET;

THENCE, NORTH 83°06'59" WEST, 91.61 FEET;


THENCE, NORTH 69°20'07" WEST, 65.20 FEET TO THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID LOT MERGER AS HAVING A BEARING AND DISTANCE OF SOUTH 55°00'44" EAST, 174.73 FEET:

THENCE ALONG SAID COURSE NORTH 55°00'44" WEST, 97.83 FEET, TO THE SOUTH LINE OF SAID PALMYRITA AVENUE;

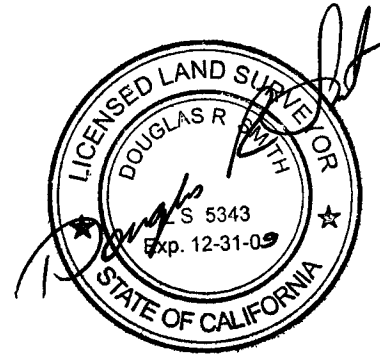
THENCE ALONG SAID STREET, NORTH 89°54'44" WEST, 479.71 FEET TO THE POINT OF BEGINNING;

CONTAINING 7.140 ACRES MORE OR LESS.

DESCRIPTION APPROVAL:

BY:  1/30/09  
DATE

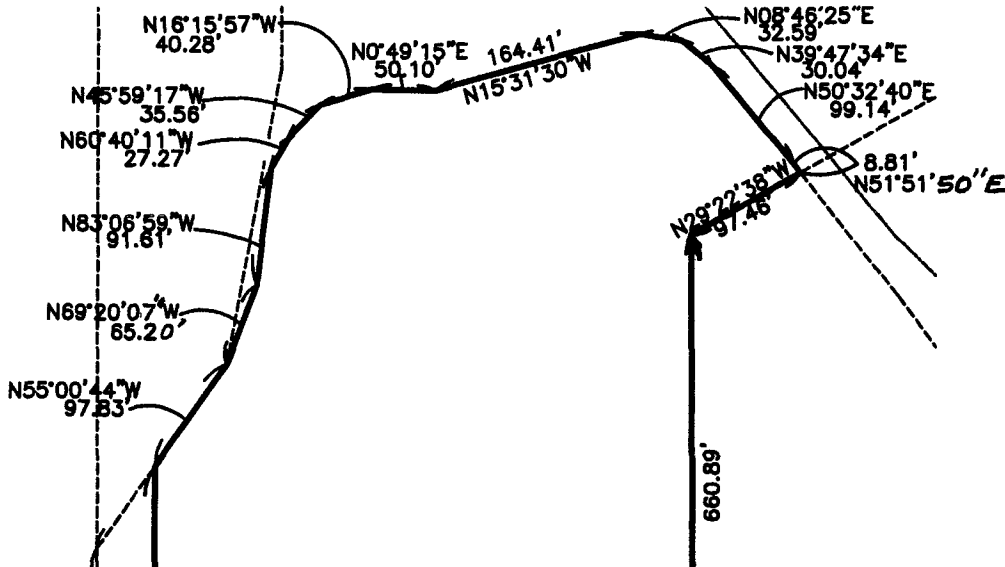
FOR: MARK S. BROWN  
CITY SURVEYOR



WPM-m09-0012

# WAIVER OF PARCEL MAP M09-0012

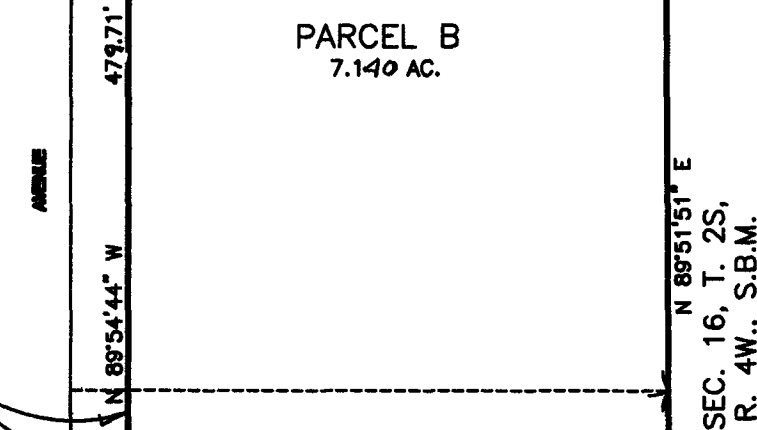
GRANT OF EASEMENT REC. 4/6/06  
 REC. 4/26/06  
 DOC. NO. 245563 & 245564  
 O.R. R.V. CO., CA.



**PARCEL B**  
 7.140 AC.

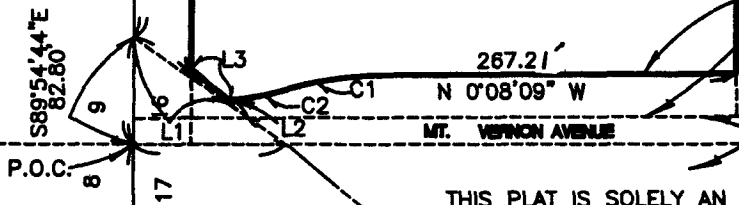
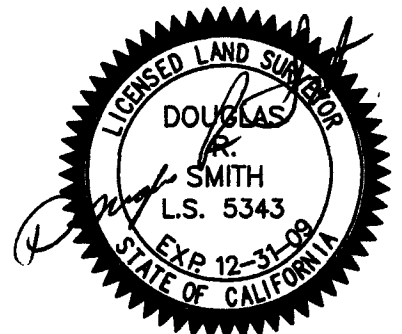
| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | S35°24'16\"W | 90.13'   |
| L2   | N84°44'11\"E | 3.26'    |
| L3   | N39°20'46\"E | 37.76'   |

| CURVE | RADIUS  | DELTA ANGLE | LENGTH |
|-------|---------|-------------|--------|
| C1    | 283.00' | 16°25'36\"  | 81.14' |
| C2    | 217.00' | 11°17'55\"  | 42.79' |



**PARCEL A**  
 4.779 AC.

M.B. 2/39



GRANT OF EASEMENT  
 REC. 5/1/08, DOC. NO.  
 224359, O.R. RIV. CO. CA.

GRANT OF EASEMENT  
 REC. 5/1/08, DOC. NO.  
 224361, O.R. RIV. CO. CA.

12-8  
 13-7

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

WPPM-M09-0012