

Recording requested by:

DOC # 2012-0104062
03/07/2012 08:51A Fee:33.00
Page 1 of 7

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						9
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	002

C
002
42

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: Waiver of Parcel Map No. 35270
Planning Case No. P11-0414
APN: 291-420-018
Address: 6592-96 Box Springs Boulevard

Waiver of Parcel Map WPM-P11-0414

CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP

Property Owner(s): **EASTRIDGE INDUSTRIAL GROUP, LLC, 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. 35270 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.

WPM-P11-0414

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

Steve Hayes
Interim Planning Director

By:  1/27/12
Erin Gettis, Principal Planner Date

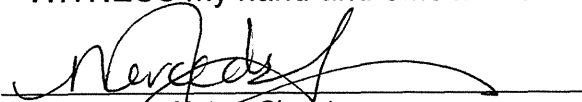
State of California
County of Riverside } ss

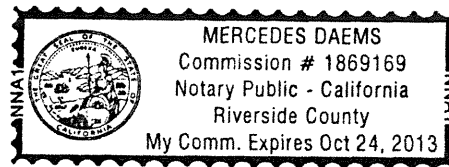
On Jan 27, 2012, before me, MERCEDES Daems,
notary public, personally appeared, Erin Gettis

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



OWNERS STATEMENT / CONSENT OF OWNERS

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the subdivision as described in this Certificate of Compliance for Waiver of Parcel Map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Certificate of Compliance for Waiver of Parcel Map.

Dated 3/02/2012

EASTRIDGE INDUSTRIAL GROUP, LLC, a California limited liability company

By: Del Amo Development Group, LLC, a California limited liability company



Jerry Donahue, Manager of Del Amo Development Group, LLC

State of California

County of RIVERSIDE } ss

On MARCH 2, 2012, before me, SHERYN LEE SMAY, notary public, personally appeared, JERRY DONAHUE

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.

Sheryn Smay
Notary Signature



EXHIBIT "A"

WAIVER OF FINAL MAP – PM 35270
BOX SPRINGS BLVD. & EASTRIDGE AVE.

That certain real property, located in the City of Riverside, Riverside County California, described as follows:

PARCEL A

That portion of Parcel 2 of Parcel Map No. 20196, as shown on map filed in Parcel Map Book 126, Pages 52 and 53 thereof, records of Riverside County, California, described as follows:

COMMENCING at the Southeast corner of said Parcel 2;

THENCE along the Southerly line of said Parcel 2, South 89°34'20" West, a distance of 513.16 feet to an angle point in the Southwesterly line of said Parcel 2;

THENCE along said Southwesterly line of Parcel 2, North 45°25'39" West, a distance of 32.53 feet to the Westerly line of said Parcel 2;

THENCE along said Westerly line of Parcel 2, North 00°25'37" West, a distance of 6.00 feet to the Northerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448539 of Official Records of Riverside County, California, and the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE along said Northerly line of the parcel of land granted to the State of California, North 86°18'03" East, a distance of 211.41 feet to an intersection with the Westerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448540 of Official Records of Riverside County, California;

THENCE along said Westerly line of the parcel of land granted to the State of California, North 16°32'59" West, a distance of 11.46 feet to the most Southerly corner of Parcel 1 of said Parcel Map No. 20196;

THENCE along the Easterly line of said Parcel 2, North 16°32'59" West, a distance of 197.32 feet to a point in said Easterly line distant South 16°32'59" East, 104.46 feet southerly from the most Northerly corner of said Parcel 2;

THENCE South 73°27'01" West, a distance of 30.50 feet;

THENCE parallel with said Easterly line of Parcel 2, South 16°32'59" East, a distance of 91.38 feet;

THENCE along a line radial to the curve in the Westerly line of said Parcel 2 as shown on said Parcel Map No. 20196, South 82°49'01" West, a distance of 152.61 feet to an intersection with said Westerly line;

THENCE Southerly along said Westerly line on a curve concave westerly, having a radius of 344.00 feet through a central angle of 06°45'22", an arc length of 40.56 feet (the initial radial line bears North 82°49'01" East);

THENCE South 00°25'37" East, continuing along said Westerly line of Parcel 2, a distance of 57.95 feet to the **POINT OF BEGINNING**.

Area = 23,352 square feet, more or less.

PARCEL B

That portion of Parcel 2 of Parcel Map No. 20196, as shown on map filed in Parcel Map Book 126, Pages 52 and 53 thereof, records of Riverside County, California, described as follows:

COMMENCING at the Southeast corner of said Parcel 2;

THENCE along the Southerly line of said Parcel 2, South 89°34'20" West, a distance of 513.16 feet to an angle point in the Southwesterly line of said Parcel 2;

THENCE along said Southwesterly line of Parcel 2, North 45°25'39" West, a distance of 32.53 feet to the Westerly line of said Parcel 2;

THENCE along said Westerly line of Parcel 2, North 00°25'37" West, a distance of 6.00 feet to the Northerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448539 of Official Records of Riverside County, California;

THENCE along said Northerly line of the parcel of land granted to the State of California, North 86°18'03" East, a distance of 211.41 feet to an intersection with the Westerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448540 of Official Records of Riverside County, California;

THENCE along said Westerly line of the parcel of land granted to the State of California, North 16°32'59" West, a distance of 11.46 feet to the most Southerly corner of Parcel 1 of said Parcel Map No. 20196;

THENCE along the Easterly line of said Parcel 2, North 16°32'59" West, a distance of 197.32 feet to a point in said Easterly line distant South 16°32'59" East, 104.46 feet southerly from the most Northerly corner of said Parcel 2 and the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE South 73°27'01" West, a distance of 30.50 feet;

THENCE parallel with said Easterly line of Parcel 2, South 16°32'59" East, a distance of 91.38 feet;

THENCE along a line radial to the curve in the Westerly line of said Parcel 2 as shown on said Parcel Map No. 20196, South 82°49'01" West, a distance of 152.61 feet to an intersection with said Westerly line;

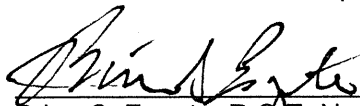
THENCE Northerly along said Westerly line on a curve concave westerly, having a radius of 344.00 feet through a central angle of 18°14'55", an arc length of 109.56 feet to the most Westerly corner of said Parcel 2 (the initial radial line bears North 82°49'01" East);

THENCE along the Northerly line of said Parcel 2, North 54°31'55" East, a distance of 190.93 feet to said most Northerly corner of Parcel 2;

THENCE along said Easterly line of Parcel 2, South 16°32'59" East, a distance of 104.46 feet to the **POINT OF BEGINNING**.

Area = 24,844 square feet, more or less.

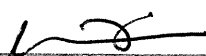
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Brian G. Esgate, R.C.E. No. 21884
License Expires 9-30-2013

1-19-2012
Date

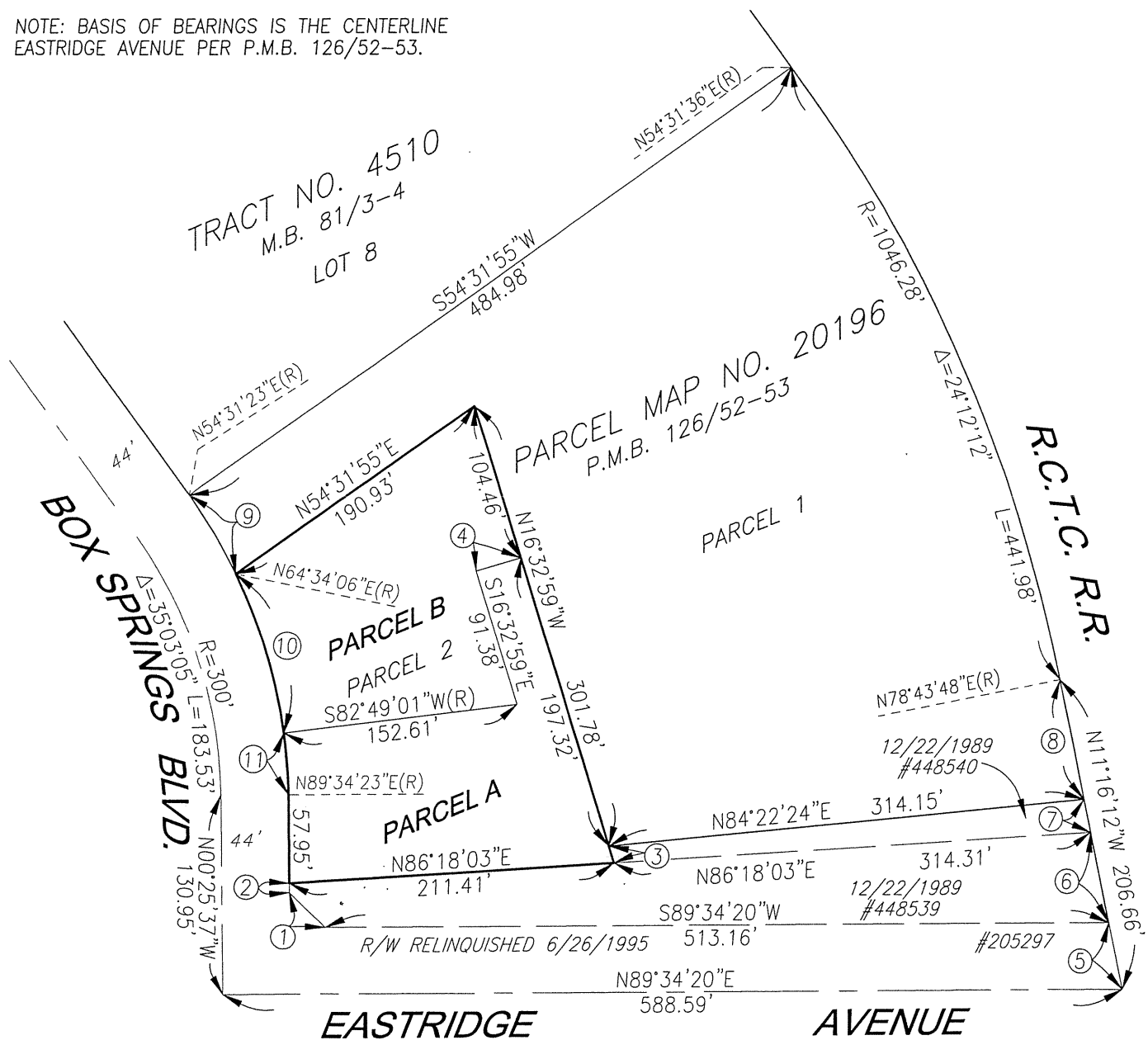


DESCRIPTION APPROVAL:

BY: 
DATE 1/19/12

FOR: MARK S. BROWN
CITY SURVEYOR

NOTE: BASIS OF BEARINGS IS THE CENTERLINE
EASTRIDGE AVENUE PER P.M.B. 126/52-53.

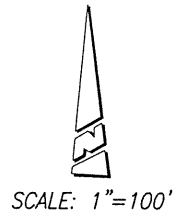


LINE TABLE

①	N45°25'39"W	32.53'	⑤	N11°16'12"W	44.80'
②	N00°25'37"W	6.00'	⑥	N11°16'12"W	60.08'
③	N16°32'59"W	11.46'	⑦	N11°16'12"W	21.93'
④	S73°27'01"W	30.50'	⑧	N11°16'12"W	79.86'

CURVE TABLE

⑨	R=344.00'	$\Delta=10^{\circ}02'43''$	L=60.31'
⑩	R=344.00'	$\Delta=18^{\circ}14'55''$	L=109.56'
⑪	R=344.00'	$\Delta=06^{\circ}45'22''$	L=40.56'



ESGATE
ENGINEERING

3351 PACHAPPA HILL
RIVERSIDE, CALIFORNIA
92506
(951) 313-2058

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

PREPARED BY: *Brian G. Esgate* R.C.E. NO. 21884

DATE 1-18-2012 WAIVER OF FINAL MAP - PM 35270
WPM-911-0919