

Sheet 1 of 3 Sheets

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed 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 Parcel Map as shown within the colored borderline. We hereby dedicate to public use for street and public utility purposes Lot "A" through "E". Further, the undersigned owners, their successor and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Parcels 1, 2 and 14 inclusive as shown on the Annexed Map, except for the access openings as shown on the Annexed Map, on, over and across MAGNOLIA AVENUE adjoining said Parcels 1 and 2, and PIERCE STREET adjoining said Parcels 1 and 14. We further hereby offer for dedication for construction and maintenance of electrical facilities, the easements designated as "5' PUE", "12' PUE", "5'x18' PUE" and "15'x20'x1800' PUE".

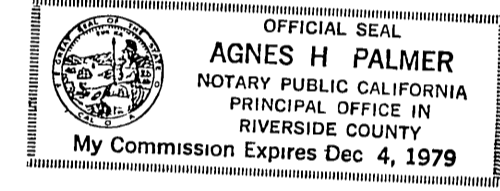
Riverside Business Center, A Partnership
Mark A Thompson Kirk S Elliott
a general partner a general partner

NOTARY ACKNOWLEDGEMENT

State of California } ss
County of RIVERSIDE

On August 22, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A Thompson known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same

Witness my hand and official seal
My Commission expires 12-4-79



Agnes H. Palmer
Notary Public in and for said
County and State

California Escrow Service, a California Corporation, as trustee under deed of trust recorded December 2, 1977 as instrument No 239777 of official records

Barbara J Mahak
Vice Pres.

NOTARY ACKNOWLEDGEMENT

State of California } ss
County of ORANGE

On this 1st day of October, 1979, before me, IRENE LEONARDO a Notary Public in and for said county and state, personally appeared BARBARA J MAHAK known to me to be the VICE PRESIDENT, and _____ known to me to be _____ of California Escrow Service, a California Corporation, as trustee, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

Witness my hand and official seal
My Commission expires JUNE 10, 1983

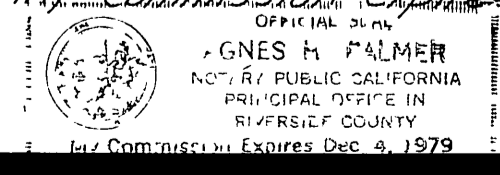
Irene Leonardo
Notary Public in and for said
County and State.

NOTARY ACKNOWLEDGEMENT

State of California } ss
County of RIVERSIDE

On August 22, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Kirk S Elliott known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same

Witness my hand and official seal
My Commission expires 12-4-79



Agnes H. Palmer
Notary Public in and for said
County and State

PARCEL MAP 12957

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF A PORTION OF LOTS 2,3,4,5,6 AND 7 IN BLOCK 46 AS SHOWN ON MAP OF RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN RANCHO EL SOBRANTE DE SAN JACINTO.

AUGUST 1978

J. F. DAVIDSON ASSOCIATES
COLTON, CALIFORNIA

UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

An Easement in favor of Southern California Edison Company for an electric line and poles per deed recorded April 10, 1959 as instrument No 32366, records of Riverside County, California. Easement Rights are now vested in the City of Riverside. Easement is shown upon map

A right of way reserved to the South Riverside Land and Water Company, its successors or assigns, for the construction and maintenance of all necessary water pipes, ditches, flumes and conduits, for all purposes of irrigation and domestic use. Rights are now vested in the City of Riverside

Date Dec. 11, 1979

EVERETT C ROSS
Director of Public Utilities

By Edward C Ross

UTILITIES CERTIFICATE

I hereby certify as follows:
Water and Electric Facilities

The Owner/Developer named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this Map.

Easements

All public utility easements shown are sufficient for all requirements of Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

Everett C Ross
Director of Public Utilities

Dated Dec 11, 1979 By Edward C Ross

CITY ENGINEER'S CERTIFICATE

This map has been examined this 12th day of DECEMBER, 1979, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Robert C Wales, RCE 18793
City Engineer

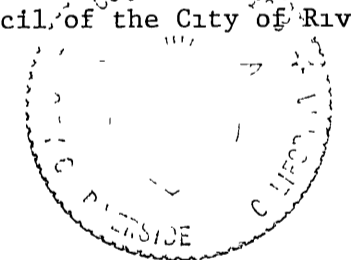
By Robert C. Wales

TENTATIVE MAP APPROVED June 22, 1978

CITY CLERK'S CERTIFICATE

RESOLVED That this map, consisting of three (3) sheets be, and the same is hereby accepted as the final map of P.M. No. 12957 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" which is accepted as a 1' barrier strip to deny access from adjoining private property to Lot "C," and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 18th day of December, 1979.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance of the request of T & S Development, Inc on Feb 15, 1978. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

September 7, 1978
Date

James F. Davidson, Jr.
James F. Davidson, Jr. 15/3018

P.M. 73/91

P.M. 73/91

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

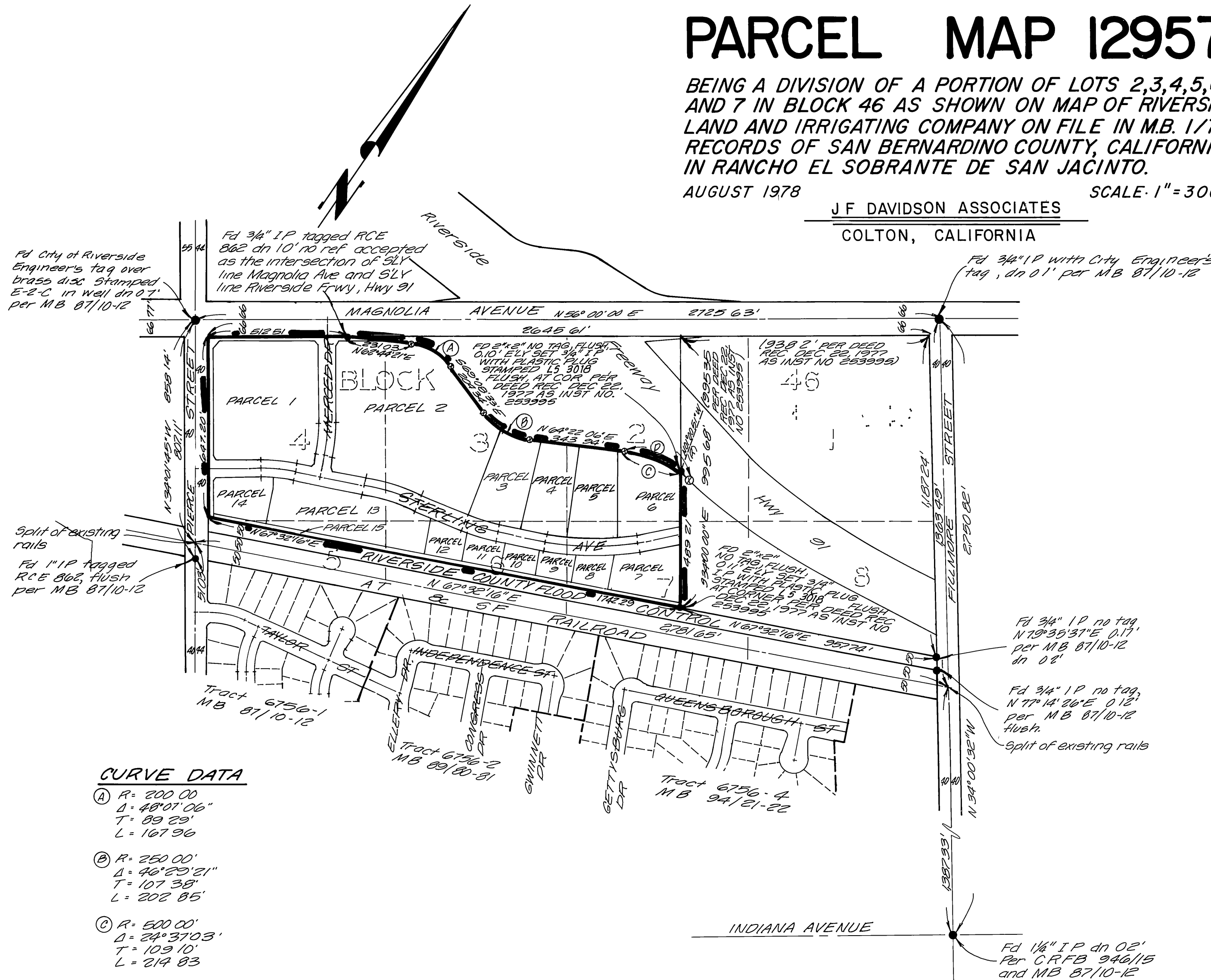
PARCEL MAP 12957

BEING A DIVISION OF A PORTION OF LOTS 2,3,4,5,6
AND 7 IN BLOCK 46 AS SHOWN ON MAP OF RIVERSIDE
LAND AND IRRIGATING COMPANY ON FILE IN M.B. 1/70,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,
IN RANCHO EL SOBRANTE DE SAN JACINTO.

AUGUST 1978

SCALE 1" = 300'

J.F. DAVIDSON ASSOCIATES
COLTON, CALIFORNIA



SURVEYOR'S NOTES

1. Basis of Bearings is the centerline of Pierce Street between Magnolia Avenue and the AT & SF RR Taken as N 34° 01' 45" W as shown by map of Tract 6756-1 on file in book 87, pages 10 through 12 of maps, records of Riverside County, California
- 2 • Indicates Found monument as noted
- 3 ⊙ Indicates found 3/4" iron pipe tagged RCE 862, flush, no ref., accepted as being on the South line of State Hwy 91 per Deed recorded Feb 25, 1958 as Instr No 13766 of O.R
- 4 ○ Indicates set 3/4" iron pipe with plastic plug, stamped L5 3018, flush, unless otherwise noted

TTTTTTTT Indicates vehicular access rights waived

Total Area - 24.80 Acres

CURVE DATA

- Ⓐ R = 200.00'
Δ = 48° 07' 06"
T = 89.29'
L = 167.96'
- Ⓑ R = 250.00'
Δ = 46° 29' 21"
T = 107.38'
L = 202.85'
- Ⓒ R = 500.00'
Δ = 24° 37' 03"
T = 109.10'
L = 219.83'
- Ⓓ R = 500.00'
Δ = 27° 48' 13"
T = 123.75'
L = 242.63'

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 12957

BEING A DIVISION OF A PORTION OF LOTS 2,3,4,5,6 AND 7 IN BLOCK 46 AS SHOWN ON MAP OF RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN RANCHO EL SOBRANTE DE SAN JACINTO.

AUGUST 1978

SCALE: 1" = 100'

J.F. DAVIDSON ASSOCIATES
COLTON, CALIFORNIA

SURVEYOR'S NOTES

- 1 Basis of Bearings is the centerline of Pierce Street between Magnolia Avenue and the AT & S.F. RR Taken as N34°0'45"W as shown by map of Tract 6756-1 on file in book 87, Pages 10 through 12 of maps, records of Riverside County, California
- 2 ● Indicates Found monument as noted
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- 4 ○ Indicates set 3/4" iron pipe with plastic plug, stamped L5 3018, flush, unless otherwise noted

Total Area = 24.90 Acres

TTTTTTT Indicates vehicular access rights waived Fd 3/4" IP with City Engineer's tag, dn 01' per M.B. 87/10-12

Fd City of Riverside Engineer's tag over brass disc stamped E-2, C, 17 well dn 07' per M.B. 87/10-12

Fd 3/4" IP tagged RCE 862 dn 10' no ref accepted as the intersection of S'y line Magnolia Ave and S'y line Riverside Freeway, Hwy 91

