

CITY'S COPY

136/94

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 21398

SHOWING A DIVISION OF PARCELS 5 AND 6 OF PARCEL MAP NO. 17402 AS SHOWN BY MAP ON FILE IN BOOK 119 OF PARCEL MAPS AT PAGES 50 AND 51 THEREOF RECORDS OF RIVERSIDE COUNTY CALIFORNIA IN SECTION 19, T2S. R4W. S.B.M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
FEBRUARY, 1986

### RECORDER'S CERTIFICATE

FILED THIS 12<sup>TH</sup> DAY OF JUNE, 1986 AT 3:00 P.M.  
IN BOOK 136 OF PARCEL MAPS AT PAGES 94 + 95 AT THE REQUEST OF THE CITY CLERK.

FEE \$ 8.00

WILLIAM E. CONERLY  
COUNTY RECORDER

NO. 137153 BY: Doris S. Jones

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INSURANCE COMPANY

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 10<sup>TH</sup> DAY OF JUNE, 1986  
FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

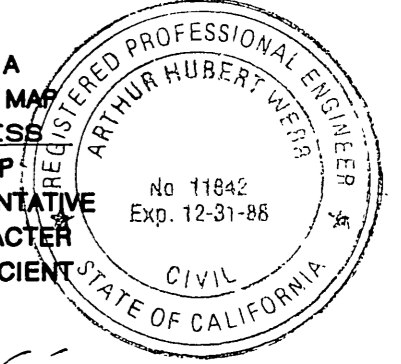
ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER

BY: William D. Gardner  
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED JANUARY 9, 1986

### ENGINEER'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 AT THE REQUEST OF THIRD STREET BUSINESS CENTER MARCH 14, 1986. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATED MARCH 19, 1986

BY: Arthur Hubert Webb  
A. HUBERT WEBB R.C.E. 11842  
R.C.E. EXPIRATION DATE: DEC. 31, 1988

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS NO. 1 AND 2. WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL NO. 3.

#### ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED THE REQUIRED ELECTRIC FACILITIES, HAS NOT DEPOSITED THE REQUIRED FEES NOR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS NO. 1, NO. 2 AND NO. 3.

#### EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED JUNE 9, 1986

BY: Bio) Jh

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

1. A 10 FOOT, 15 FOOT AND 20 FOOT X 65 FOOT EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON THE SAID MAP ON FILE IN BOOK 119 OF PARCEL MAPS, PAGES 50 AND 51, REC'D. OF RIVERSIDE CO., EASEMENTS ARE FOR ELECTRICAL FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Bio) Jh

DATED: 6/9/86

### OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THIRD STREET BUSINESS CENTER, A CALIFORNIA GENERAL PARTNERSHIP

BY: William A. Eddy, Joan D. Eddy  
WILLIAM A. EDDY, JOAN D. EDDY  
TRUSTEES OF THE WILLIAM A. EDDY AND JOAN D. EDDY  
REVOCABLE TRUST DATED SEPT. 14, 1983, GENERAL PARTNERS

BY: IN-CO INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP, A GENERAL PARTNER

BY: Albert Iten  
ALBERT ITEN, GENERAL PARTNER

BY: Darrell Clendenen  
DARRELL CLENDENEN, GENERAL PARTNER

### TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,800.00

DATED May 23, 1986

R. WAYNE WATTS, Riverside  
COUNTY TAX COLLECTOR

BY: Donna M. Supra

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2800.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED June 12, 1986

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: R. D. Quinn

### CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED May 30, 1986

H. E. BREWER  
CITY TREASURER

BY: H.E. Brewer

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

1. THE RIGHT TO DISCHARGE WASTE WATER FROM LOTS 38, 39, 43 AND 44 IN SEC. 19 HEREIN DESCRIBED ACROSS THE HEREIN DESCRIBED PROPERTY, AS RESERVED IN DEED FROM S.H. HERRICK AND HARRIET H. HERRICK, REC'D. AUG. 5, 1892 IN BOOK 158, PAGE 217 OF DEEDS, RECORDS OF SAN BERNARDINO CO., CALIF
2. AN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, REC'D. MAY 28, 1982 AS INSTR. NO. 93147, O.R. RIV. CO.
3. A 16 FOOT AND 24 FOOT SEWER EASEMENTS AS SHOWN ON MAP ON FILE IN BOOK 119 OF PARCEL MAPS, PAGES 50 AND 51, RECORDS OF RIVERSIDE COUNTY, EASEMENTS CONVEYED TO THE CITY OF RIVERSIDE.
4. THE EFFECT OF A COVENANT AND AGREEMENT FOR MUTUAL DRIVEWAY ACCESS EXECUTED JUNE 23, 1983 BY THIRD STREET BUSINESS CENTER AND THE CITY OF RIVERSIDE REC'D. DEC. 28, 1983 AS INSTR. NO. 268458, OFFICIAL RECORDS OF RIV. CO., CALIF
5. THE EFFECT OF A COVENANT, CONCERNING A OVERLAND FLOWWAY EXECUTED DEC. 30, 1981 BY THIRD STREET BUSINESS CENTER AND CITY OF RIVERSIDE REC'D. DEC. 28, 1983 AS INSTRUMENT NO. 268457, OFFICIAL RECORDS OF RIV. CO., CALIF

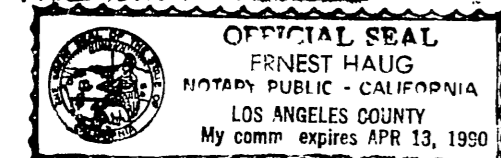
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF Los Angeles

ON THIS 21<sup>ST</sup> DAY OF May, 1986, BEFORE ME, THE UNDER-SIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM A. EDDY AND JOAN D. EDDY, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE TRUSTEES WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNERS OF THIRD STREET BUSINESS CENTER, A CALIFORNIA GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Ernest Haug  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES April 30, 1990



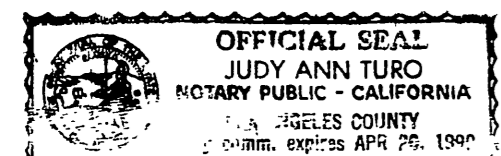
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF Los Angeles

ON THIS 21<sup>ST</sup> DAY OF May, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALBERT ITEN AND DARRELL CLENDENEN, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE GENERAL PARTNERS OF IN-CO INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP, SAID GENERAL PARTNERSHIP PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE GENERAL PARTNER OF THIRD STREET BUSINESS CENTER, A CALIFORNIA GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS GENERAL PARTNERS OF THE GENERAL PARTNERSHIP FIRST ABOVE NAMED, THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME AS A GENERAL PARTNER OF THIRD STREET BUSINESS CENTER AND THAT SAID LAST NAMED GENERAL PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Judy Ann Turo  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 4-20-90



P.M.B. 136/94

CITY'S COPY

136  
195

SHEET 2 OF 2 SHEETS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

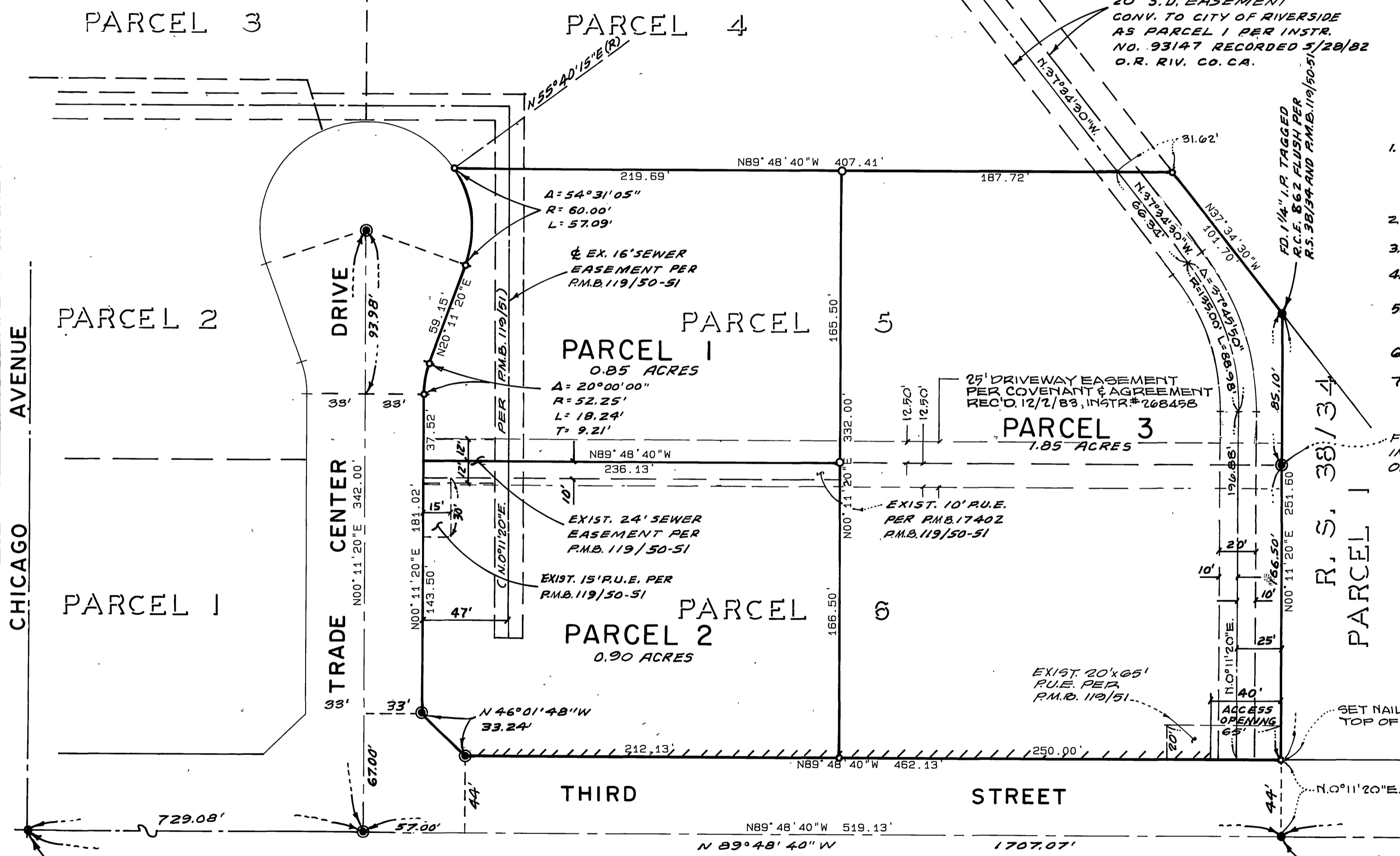
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ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
FEBRUARY 1986 SCALE: 1"= 50'

P.M.B.136/95

PARCEL MAP NO 17402  
P.M.B.119/50-51 RIV. CO. REC.



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF THIRD STREET TAKEN AS N 89° 48' 40" W AS SHOWN BY PARCEL MAP NO 17402 ON FILE IN BOOK 119 OF PARCEL MAPS AT PAGES 50 AND 51 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842.
4. —⊙— INDICATES FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876 PER R.M.B. 119/50-51, REC. RIV. CO., UNLESS OTHERWISE NOTED.
5. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 11842, FOR SIDE PARCEL LINES PROJECTED.
6. THIS PARCEL MAP CONTAINS 3.59 ACRES NET.
7. LLLLLL DENOTES WAIVER OF VEHICULAR ACCESS. PER R.M.B. 119/50 & 51, REC'S. RIV. CO.

FD. N.E.T., TAGGED R.C.E. 9876 IN FACE OF WALL IN LIEU OF 1" I.P., PER R.M.B. 119/50-51

R. S. 38/34  
PARCEL 1

FD. BRASS DISK STAMPED 17-A, 9" DN. IN CAPPED WELL, PER R.M.B. 83/85, 86, C.R. F.B. 665/76 AND R.M.B. 119/50-51

FD. N.E.T. FLUSH PER R.S. 38/34 AND R.M.B. 119/50-51

FD. BRASS DISK 2" DN. (STATE HWY NO 455533, Co. FILE NO. 204-134) PER R.S. 50/39 AND R.M.B. 119/50-51

P.M.B. 136/95