

PARCEL MAP 20547

BEING A DIVISION OF LOT 5 AND A PORTION OF LOT 6 IN BLOCK "B" AND LOTS 1 THROUGH 4, 12, AND PORTIONS OF LOTS 5 THROUGH 7, 13 AND 14 IN BLOCK "C" AND EDMONT STREET OF BURNS AND KARR TRACT, MAP BOOK 15, PAGE 97, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

GREINER ENGINEERING, OCTOBER, 1986

RECORDER'S CERTIFICATE

FILED THIS 31ST DAY OF DECEMBER, 1986,
AT 1:00 P. M. IN
BOOK 145 OF PARCEL MAPS, AT PAGE
47-51, AT THE REQUEST OF THE

CITY CLERK
NO. 338276
FEE \$1400

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Carita Regan, DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN
TITLE INSURANCE COMPANY.

CITY CLERK'S CERTIFICATE

THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA, BY ITS CITY CLERK, Valerie A. Burrows, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS A PART OF THE CITY MAINTAINED ROAD SYSTEM.

DATE: December 30, 1986

Valerie A. Burrows
CITY CLERK
CITY OF MORENO VALLEY

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 T. & S. DEVELOPMENT, INC. IN AUGUST 1986. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 12-22-86



Mark S. Anderson
MARK S. ANDERSON
R.C.E. NO. 26281

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE: 12-30-86

David E. Hedlund
DAVID E. HEDLUND
CITY ENGINEER

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY INTERNATIONAL TECHNOLOGY CORPORATION ON MAY 7, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: December 29, 1986

R. WAYNE WATTS
COUNTY TAX COLLECTOR
R. WAYNE WATTS

BY: Patti G. Crislip
DEPUTY

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B", INCLUSIVE.

AS A CONDITION OF DEDICATION OF LOT "A" (BOX SPRINGS ROAD) AND LOT "B" (DAY STREET), THE OWNERS OF PARCELS 3, 5 THROUGH 9, 12, AND 14, INCLUSIVE, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL; ALSO EXCEPTING A FIFTY EIGHT FOOT OPENING IN PARCEL NUMBERS 12 AND 14, A THIRTY-FIVE FOOT OPENING IN PARCEL NUMBERS 7 AND 8, AND A THIRTY FOOT OPENING IN PARCEL NUMBER 3, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED. WE ALSO HEREBY DEDICATE TO THE PUBLIC USE OF THE DRAINAGE EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, THE EASEMENT DESIGNATED AS "10' WIDE SEWER EASEMENT." WE FURTHER HEREBY DEDICATE TO PUBLIC USE THE "40' WIDE P.U.E. EASEMENT" FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

CANYON SPRINGS PLAZA GROUP, A GENERAL PARTNERSHIP.

T. & S. DEVELOPMENT, INCORPORATED, A CALIFORNIA CORPORATION, GENERAL PARTNER.

Mark A. Thompson Andrew A. Juster
MARK A. THOMPSON, PRESIDENT ANDREW A. JUSTER, VICE PRESIDENT

Mark A. Thompson
MARK A. THOMPSON, INDIVIDUAL GENERAL PARTNER

TRUSTEE
UNION BANK, A CALIFORNIA CORPORATION TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 19, 1986 AS INSTRUMENT NUMBER 325949.

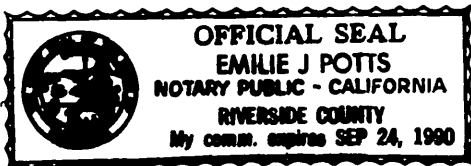
Jim Warner
ASSISTANT VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON December 8, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK A. THOMPSON AND ANDREW A. JUSTER, KNOWN TO ME TO BE THE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF T. & S. DEVELOPMENT, INC. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, SAID PERSONS BEING KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF CANYON PLAZA GROUP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME BOTH INDIVIDUALLY AND AS A GENERAL PARTNER OF SAID GENERAL PARTNERSHIP AND THAT SUCH GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 9/24/90

WITNESS MY HAND AND OFFICIAL SEAL.



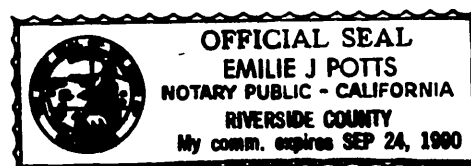
Emilie J. Potts
NOTARY PUBLIC IN & FOR SAID STATE

NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON December 8, 1986 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 GENERAL PARTNERS OF THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME BOTH INDIVIDUALLY AND AS A GENERAL PARTNER OF SAID GENERAL PARTNERSHIP AND THAT SUCH GENERAL PARTNERSHIP ALSO EXECUTED THE SAME.

WITNESS MY HAND & OFFICAL SEAL. MY COMMISSION EXPIRES 9/24/90

Emilie J. Potts



P.M. 140/47

PARCEL MAP 20547

BEING A DIVISION OF LOT 5 AND A PORTION OF LOT 6 IN BLOCK "B" AND LOTS 1 THROUGH 4, 12, AND PORTIONS OF LOTS 5 THROUGH 7, 13 AND 14 IN BLOCK "C" AND EDGEMONT STREET OF BURNS AND KARR TRACT, MAP BOOK 15, PAGE 97, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

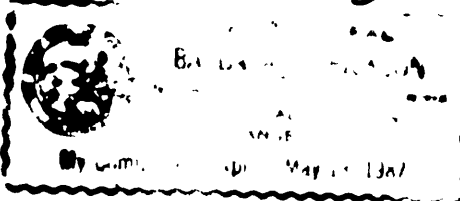
GREINER ENGINEERING,

OCTOBER, 1986

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF Orange

ON THIS 9th DAY OF December, 1986, BEFORE ME,
Barbara L. Erickson, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Jim Weaver,
(PERSONALLY KNOWN TO ME/PROVED ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS ASSISTANT VICE PRESIDENT OF UNION BANK, A CALIFORNIA
CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT
ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID
CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES May 19, 1987 WITNESS MY HAND & OFFICIAL
SEAL.



Barbara L. Erickson
NOTARY PUBLIC IN & FOR SAID STATE

COPY

PM 140/48

P.M.B. 140/49

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 3 OF 5 SHEETS

PARCEL MAP 20547

BEING A DIVISION OF LOT 5 AND A PORTION OF LOT 6 IN BLOCK "B" AND LOTS 1 THROUGH 4, 12, AND PORTIONS OF LOTS 5 THROUGH 7, 13 AND 14 IN BLOCK "C" AND EDMONT STREET OF BURNS AND KARR TRACT, MAP BOOK 15, PAGE 97, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

GREINER ENGINEERING, OCTOBER, 1986

TRACT NO. 17176

DOWN 6" SPRINGS ROAD

PARCEL MERGER NO. 180
RECORDED MAR 22, 1985, AS INST. NO. 59301 - RIV. CO. REC.

EDMONT STREET VACATED PER INSTRUMENT NO. 336174 DATED 1-27-86

STATE HIGHWAY

INSTRUMENT NOS. 6230, 6231 & 6232 RECORDED JANUARY 22, 1962

SEE SHEET NO. 4

SEE SHEET NO. 5

NO. 60

SCALE: 1" = 200'

INDEX MAP

SCALE IN FEET

P.M. 19617

P.M. 128/91-103

DAY

FD. 2" I.P. TAGGED L.S. 3708, DOWN 0.1' FOR & INT. CLARK ST. & BOX SPRINGS RD. PER R.S. 62/53-56

FD. 1" I.P. NO TAG. ACCEPTED AS NORTH-WEST CORNER OF LOT 5, SET TAG MARKED R.C.E. 26821

FD. 3/4" I.P. TAGGED R.C.E. 9876, NO REF. ACCEPTED AS R/W STATE HIGHWAY (287.86')

FD. 3/4" I.P. TAGGED R.C.E. 9876, NO REF. ACCEPTED AS R/W STATE HIGHWAY (613.84')

FD. 3/4" I.P. TAGGED R.C.E. 9876, NO REF. ACCEPTED AS R/W STATE HIGHWAY

FD. 2" I.P. WITH BRASS TABLET STAMPED FOR SECTION FOR CORNER PER R.S. 62/53-56 & P.M. 128/91-103

STATE (CALTRANS) R/W LINE & RIVERSIDE CITY LIMIT LINE

END STATE HIGHWAY RESTRICTED ACCESS

FD. WELL MON. WITH 2 1/2" BRASS CAP DOWN 0.8' STAMPED CALIF. DIV. OF HIGHWAYS PER P.M. 128/91-103

TO STATE PER INSTRUMENT NO. 6231, RECORDED JANUARY 22, 1962

FD. WELL MON. WITH 2 1/2" BRASS CAP DOWN 0.9' STAMPED CALIF. DIV. OF HIGHWAYS PER P.M. 128/91-103

FD. WELL MON. WITH 2 1/2" BRASS CAP DOWN 0.9' STAMPED CALIF. DIV. OF HIGHWAYS PER P.M. 128/91-103

PARCEL MAP 20547

BOX SPRINGS ROAD

HIGHWAY 60

CITY OF RIVERSIDE

SPRINGS BLVD.

EUCALYPTUS AVE.

DAY STREET

RIVERSIDE INTERNATIONAL RACEWAY

VICINITY MAP

NOT TO SCALE

ENGINEER'S NOTES:

- BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF BOX SPRINGS ROAD AS BEING S 89°30'56"E AS SHOWN ON R.S. 62/53-56 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.D. IRON PIPE WITH PLASTIC PLUG OR SPIKE & WASHER OR LEAD & TAG STAMPED R.C.E. 26821, FLUSH UNLESS OTHERWISE NOTED.
- (-) INDICATES RECORD DATA AS SHOWN ON RECORD OF SURVEY 62 PAGES 53 THRU 56, RIV. CO. RECORDS.
- [-] INDICATES RECORD DATA AS SHOWN ON PARCEL MAP 19617 IN P.M. 128/91 THRU 103, RIV. CO. RECORDS.
- (- -) INDICATES RECORD DATA PER RIV. CO. OFFICIAL RECORDS 6230, 6231 & 6232 RECORDED JANUARY 22, 1962
- THIS TRACT CONTAINS 45.01 ACRES GROSS
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE NO. 461.4
- ////// INDICATES RESTRICTED ACCESS
- [[]] INDICATES RECORD DATA AS SHOWN ON BURNS & KARR TRACT IN M.B. 15/97, RIV. CO. RECORDS
- LINE ESTABLISHED BY HOLDING THE INTERSECTION OF THE CENTERLINE OF EDMONT STREET WITH STATE HIGHWAY NO. 60 (PER INSTRUMENT NO. 6230) AND RUNNING THE CENTERLINE PARALLEL TO THE WEST PROPERTY LINE (PER BURNS AND KARR TRACT).

EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE SHOWN UNLESS OTHERWISE NOTED.

- △ AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, IN INSTRUMENT RECORDED DECEMBER 10, 1973 AS INSTRUMENT NO. 158901, AUGUST 23, 1973 AS INSTRUMENT NO. 111028 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ AN EASEMENT IN FAVOR OF PACIFIC BELL, IN INSTRUMENT RECORDED MARCH 22, 1985 AS INSTRUMENT NO. 58799 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

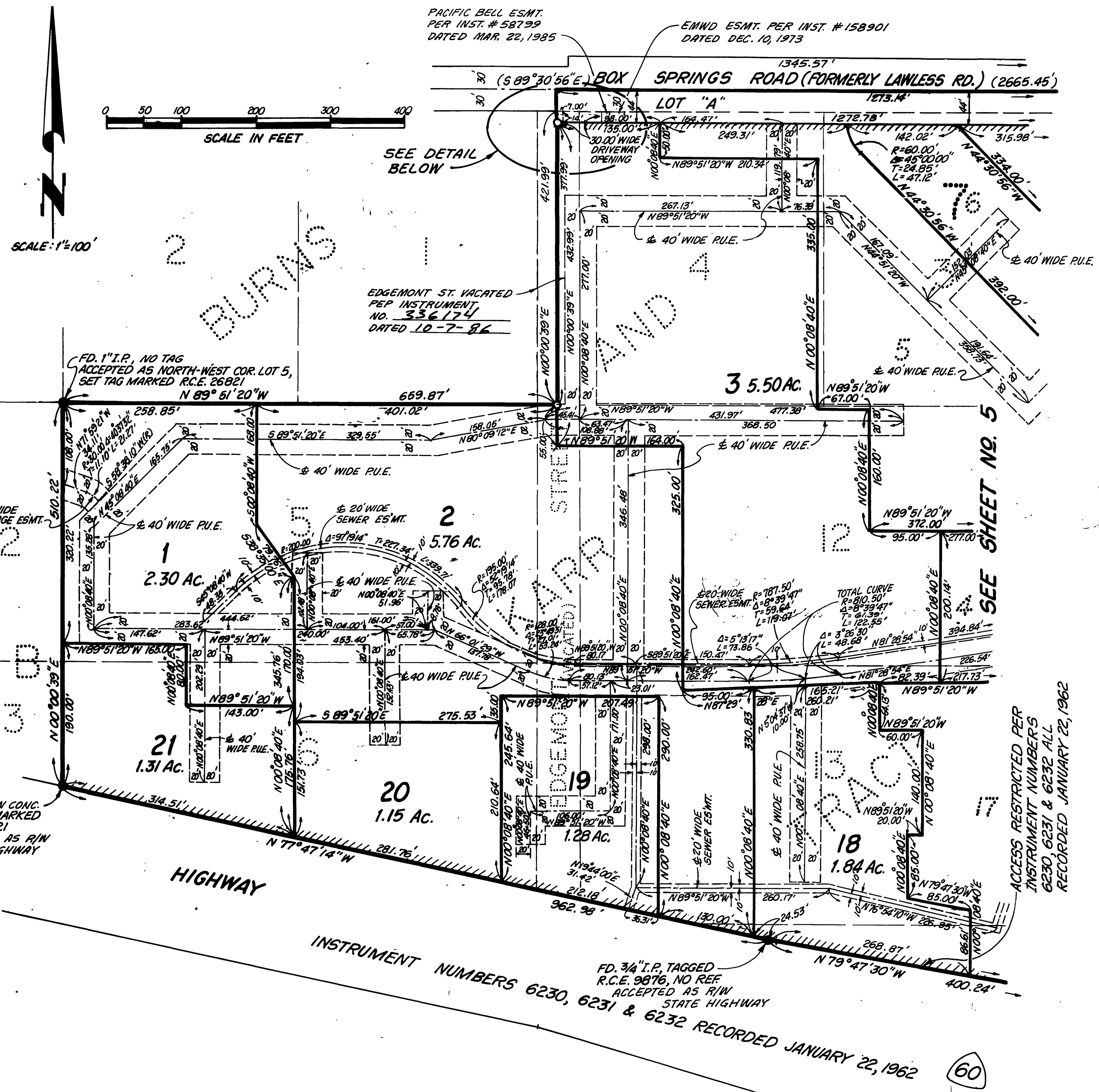
P.M.B. 140/49

PM 140/49

PARCEL MAP 20547

BEING A DIVISION OF LOT 5 AND A PORTION OF LOT 6 IN BLOCK "B" AND LOTS 1 THROUGH 4, 12, AND PORTIONS OF LOTS 5 THROUGH 7, 13 AND 14 IN BLOCK "C" AND EDMONT STREET OF BURNS AND KARR TRACT, MAP BOOK 15, PAGE 97, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

GREINER ENGINEERING, OCTOBER, 1986

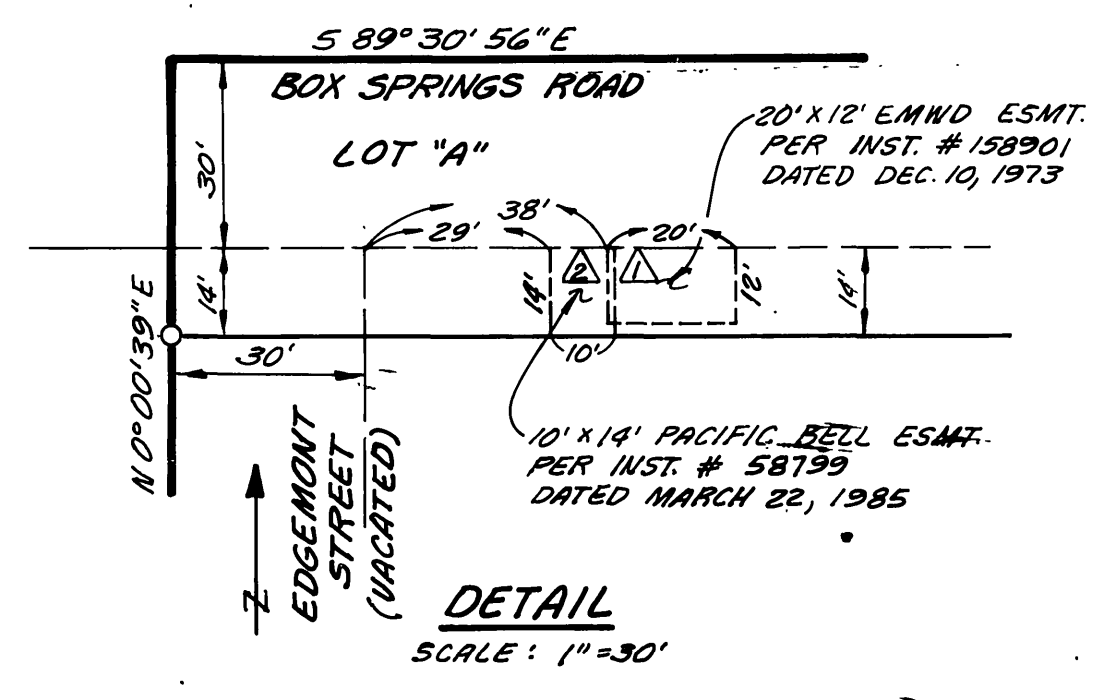


ENGINEER'S NOTES:

1. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF BOX SPRINGS ROAD AS BEING $5^{\circ}30'56''$ E AS SHOWN ON R.S. 62/53-56 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES SET 1" I.D. IRON PIPE WITH PLASTIC PLUG OR SPIKE & WASHER OR LEAD & TAG STAMPED R.C.E. 26821, FLUSH UNLESS OTHERWISE NOTED.
3. INDICATES FOUND MONUMENT AS NOTED
4. 1" I.D. IRON PIPE OR SPIKE & WASHER OR LEAD & TAG, TAGGED R.C.E. 26821 TO BE SET AT ALL LOT CORNERS, B.C.'S AND E.C.'S
5. 8" SPIKE & WASHER STAMPED R.C.E. 26821 TO BE SET FLUSH AT ALL STREET CENTERLINE B.C.'S AND E.C.'S
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF
7. LLLLL INDICATES RESTRICTED ACCESS
8. THIS TRACT CONTAINS 45.01 ACRES
9. ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE NO. 461.4
10. ALL ACREAGE SHOWN HEREON IS NET
11. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

EASEMENT NOTES:

SEE SHEET 3 OF 5 SHEETS



PM 140/50

copy

SEE SHEET NO. 5

ACCESS RESTRICTED PER INSTRUMENT NUMBERS 6230, 6231 & 6232 ALL RECORDED JANUARY 22, 1962

60

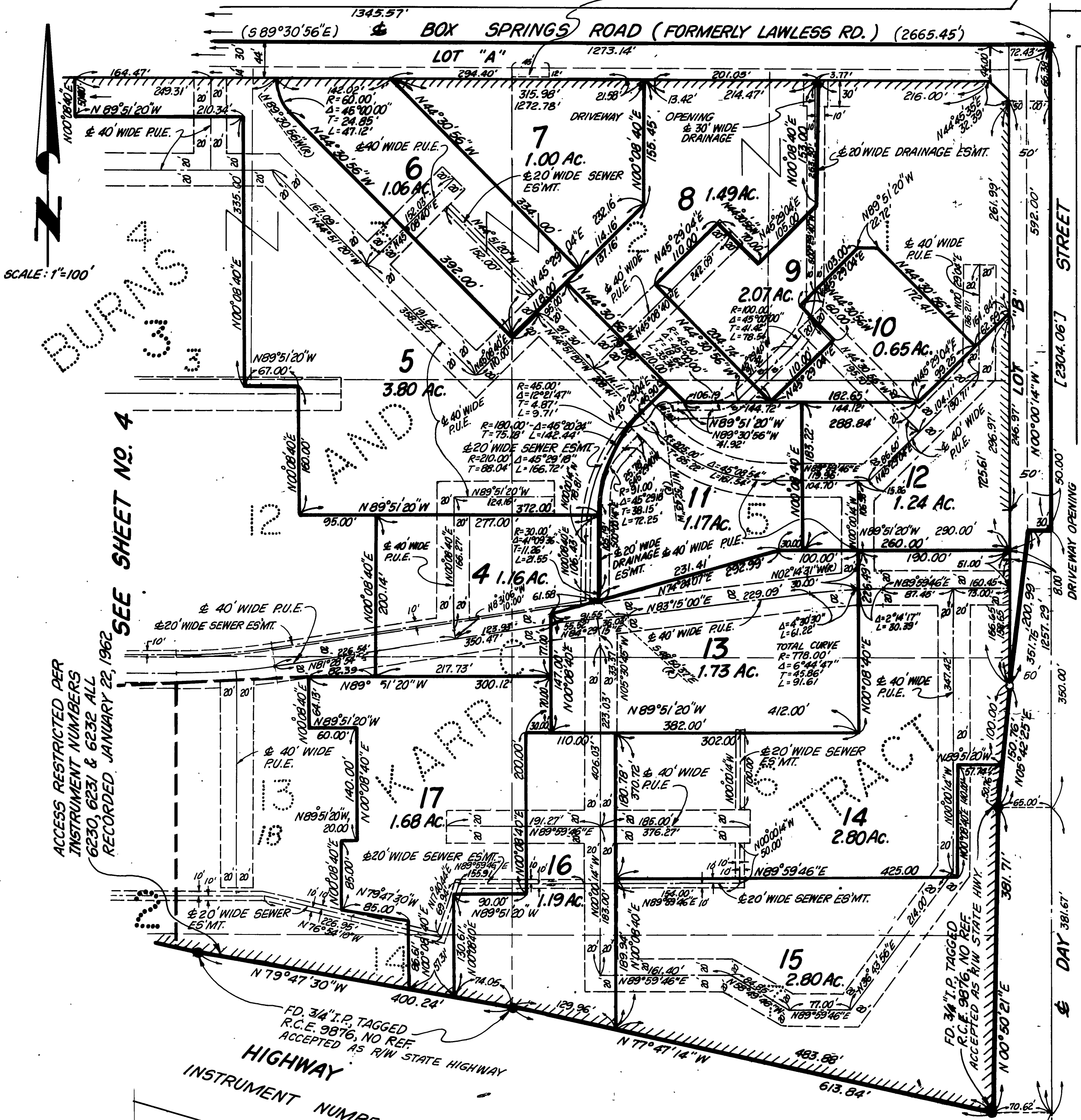
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GREINER ENGINEERING, OCTOBER, 1986



DECLARATION OF DEDICATION - PER INST. NO. 11028 REC. AUG. 23, 1973 - IN FAVOR OF E.M.W.D. BEING THE NLY 12' OF THE WLY 45' OF LOT 2, BLK. C OF BURNS & KARR TRACT, REC. RIV. CO. CALIF.



SCALE: 1"=100'

BURNS & KARR TRACT

SEE SHEET NO. 4

ACCESS RESTRICTED PER INSTRUMENT NUMBERS 6230, 6231 & 6232 ALL RECORDED JANUARY 22, 1962

FD. 3/4" I.P. TAGGED R.C.E. 9876, NO REF ACCEPTED AS R/W STATE HIGHWAY
INSTRUMENT NUMBERS 6230, 6231 & 6232 RECORDED JANUARY 22, 1962

ENGINEER'S NOTES:

- BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF BOX SPRINGS ROAD AS BEING S 89°30'56"E AS SHOWN ON R.S. 62/53-56 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- 1" I.D. IRON PIPE OR SPIKE & WASHER OR LEAD & TAG TAGGED R.C.E. 26821 TO BE SET AT ALL LOT CORNERS, B.C.'S & E.C.'S
- 8" SPIKE & WASHER STAMPED R.C.E. 26821 TO BE SET FLUSH AT ALL STREET CENTERLINE B.C.'S AND E.C.'S.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF
- LLLLL INDICATES RESTRICTED ACCESS

ENGINEER'S NOTES:

- THIS TRACT CONTAINS 45.01 ACRES GROSS
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE NO. 461.4
- ALL ACREAGE SHOWN HEREON IS NET.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

EASEMENT NOTES:

SEE SHEET 3 OF 5 SHEETS

PM 140/51