

# PARCEL MAP NO. 23652

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 2, 7, & 8, BLOCK 46 AND PORTIONS OF LOTS 5, 11, 12, BLOCK 43, RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 1 AT PAGE 70, RECORDS OF SAN BERNARDINO CO., CALIFORNIA, SITUATED IN TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

KRIEGER & STEWART INCORPORATED  
Riverside, CA

JULY 1989

### RECORDER'S STATEMENT

Filed this 7th day of November, 1991 at 2:00 P.M. in book, 173 of Parcel Maps, at Pages 23-24, at the request of the City Clerk of the CITY OF RIVERSIDE.

No. 388532 Fee \$8.00

WILLIAM E. CONERLY  
COUNTY RECORDER

By: Gina Huntley DEPUTY

Subdivision Guarantor: CHICAGO Title Insurance Company

### ENGINEER'S STATEMENT

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 the Santa Ana Watershed Project Authority, in July, 1989. I hereby state that this parcel map conforms to the approved or conditionally approved tentative map. I hereby state that all monuments are of the character and occupy the positions indicated or that they will be set in such positions within one (1) year from the recording date of this map, and that said monuments are or will be sufficient to enable the survey to be retraced.

Mark E. Messersmith  
MARK E. MESSERSMITH  
R.C.E. 22020



### CITY ENGINEER'S STATEMENT

This Map has been examined by me this 31st day of July, 1991 and it conforms with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code. The tentative map was approved December 8, 1988.

BARRY BECK, CITY ENGINEER  
R.C.E. 20900 (EXPIRES 9/30/93)

By: Barry Beck

### TAX COLLECTOR'S STATEMENT

I hereby state 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 November 7, 1991

R. WAYNE WATTS, County Tax Collector

By: Oelia Taylor Deputy

### UTILITIES CERTIFICATE

I hereby certify as follows:

**WATER FACILITIES**  
Backup Facility Capacity Charges have been paid for Parcels #1, #2, #3 and #4. Arrangements have been made by developer, but required water facilities have not been installed by developer, in order to provide water service to Parcels #1, #2, #3 and #4.

**ELECTRIC FACILITIES**  
All Electric Fees have been paid and arrangements have been made, but the developer's installed facilities have not been installed for Parcels #1, #2, #3 and #4.

**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.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld Date: 6/4/91

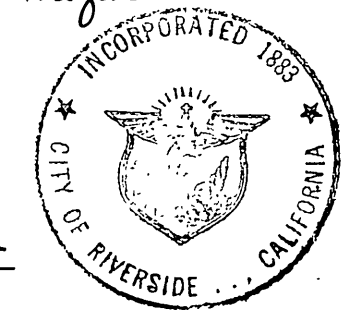
### CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Parcel Map No. 23652 and the streets and easements are hereby accepted as public streets and easements 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 state that the foregoing resolution was accepted by the mayor and council of the CITY OF RIVERSIDE this 6th day of August, 1991.

KAREN E. LINDQUIST, CITY CLERK  
CITY OF RIVERSIDE

By: Karen E. Lindquist



### CITY TREASURER'S CERTIFICATE

I hereby state that according to the records 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 28, 1991

BARBARA J. STUECKEL  
CITY TREASURER

By: Barbara Stueckel

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On this 4 day of Nov., 1991, before me Charotta M. Davis, a Notary Public in and for said State, personally appeared Carol E. Raspe and Anne Pennino Elder (personally known to me/proved on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as (Assistant) Vice President and (Assistant) Secretary of Tokai Bank of CA, a California Banking Corporation, 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 June 16, 1993

Witness my hand and official seal

Charotta M. Davis  
Notary Public in and for said State

### NOTARY ACKNOWLEDGEMENT

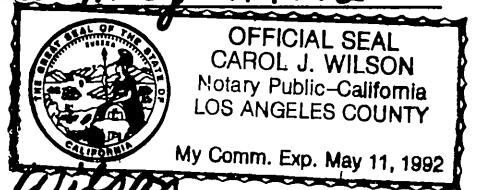
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On this 27 day of June, 1990 before me Carol J. Wilson, a Notary Public in and for said State, personally appeared Larry Worshell, (personally known to me/proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

My commission expires May 11, 1992

Witness my hand and official seal

Carol J. Wilson  
Notary Public in and for said State



### SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or interests have been omitted:

1. CITY OF RIVERSIDE - owner of an easement for sanitary sewer facilities, storm drain, water distribution facilities, and electric energy distribution facilities as reserved by Resolution No. 15808 as Instrument No. 172516 recorded August 5, 1985, O.R. Riv. Co.
2. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT - owner of a right-of-way for flood control channel purposes, including ingress and egress, by Quitclaim Deed as Instrument No. 280649 recorded September 28, 1988, O.R. Riv. Co.

3. STATE OF CALIFORNIA - owner of all minerals, gases, and other hydrocarbons that may be within or under this land, without, however the right to drill, dig, or mine through the surface thereof as reserved by deed recorded April 25, 1961 in Book 2894 of Deeds at Page 84, ct. seq., O.R. Riv. Co.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld Date: 6/4/91

### LESSEE'S STATEMENT FOR PARCEL 1

GRANT PARKING, Inc. a California Corporation and MARTIN COMMUNICATIONS, Inc. a California Corporation, lessees under an unrecorded lease do hereby consent to the making and recording of this Parcel Map as shown within the distinctive border.

MARTIN COMMUNICATIONS, INC.  
A California Corporation

By: Thomas Martin  
Thomas Martin, President

By: Rita C. Martin  
Rita C. Martin, Secretary

GRANT PARKING, INC.  
A California Corporation

By: Steve Ullman  
Steve Ullman, President

By: Shari Ullman  
Shari Ullman, Secretary

### NOTARY ACKNOWLEDGEMENT

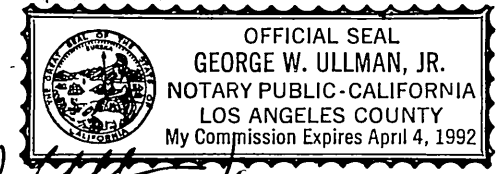
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On this 7th day of July, 1990, before me George W. Ullman, Jr., a Notary Public in and for said State personally appeared Thomas Martin and Rita C. Martin, (personally known to me/proved on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as President and Secretary of Martin Communications, Inc., 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 April 4, 1992

Witness my hand and official seal

George W. Ullman, Jr.  
Notary Public in and for said State



### NOTARY ACKNOWLEDGEMENT

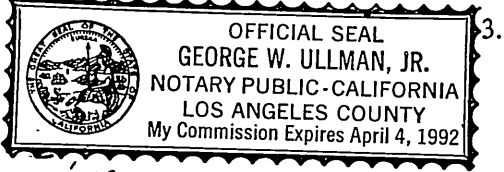
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On this 21 day of July, 1990, before me Stephanie Miller, a Notary Public in and for said State personally appeared Steve Ullman and Shari Ullman, (personally known to me/proved on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as President and Secretary of Premier Parking, Inc. and Grant Parking, Inc., being California Corporations, the Corporations that executed the within instrument on behalf of said Corporations, and acknowledged to me that said Corporations executed the same.

My commission expires Sept 7, 1995

Witness my hand and official seal

Stephanie Miller  
Notary Public in and for said State



### OWNER'S STATEMENT

We hereby state that we are the owners of the respective parcels of land as 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 recordation of this Parcel Map as shown within the distinctive border.

The owner of Parcel 4 does hereby dedicate for construction and maintenance of electrical energy distribution facilities the easement designated as "BLANKET PUE".

The Owner of Parcels 1 through 3 do hereby dedicate to public use for street and public utility purposes LOT "A" as shown on the annexed map.

Owner of Parcels 1 through 3

MARTIN COMMUNICATIONS, INC.  
A California Corporation

By: Thomas A. Martin  
Thomas Martin, President

By: Rita C. Martin  
Rita C. Martin, Secretary

PREMIER PARKING, INC.  
A California Corporation

By: Steve Ullman  
Steve Ullman, President

By: Shari Ullman  
Shari Ullman, Secretary

LARRY WORCHELL,  
An Individual

By: Larry Worshell

Tokai Bank of California, a California Banking Corporation as Beneficiary under Deeds of Trust recorded June 30, 1986 as Inst. No. 151705 and Sept. 24, 1991 as Inst. No. 330140, both O.R. Riv. Co.

By: Carol E. Raspe  
(Assistant) Vice President

By: Anne Pennino Elder  
(Assistant) Secretary VP

Owner of Parcel 4

SANTA ANA WATERSHED PROJECT AUTHORITY  
A Joint Powers Public Agency

By: Neil M. Cline  
Neil M. Cline, General Manager

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On this 10 day of July, 1990, before me Stephanie Miller, a Notary Public in and for said State, personally appeared Neil M. Cline, (personally known to me/proved on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as General Manager of Santa Ana Watershed Project Authority, a Joint Powers Public Agency, the Agency that executed the within instrument on behalf of said Agency, and acknowledged to me that said Agency executed the same.

My commission expires Sept 7, 1995

Witness my hand and official seal

Stephanie Miller  
Notary Public in and for said State

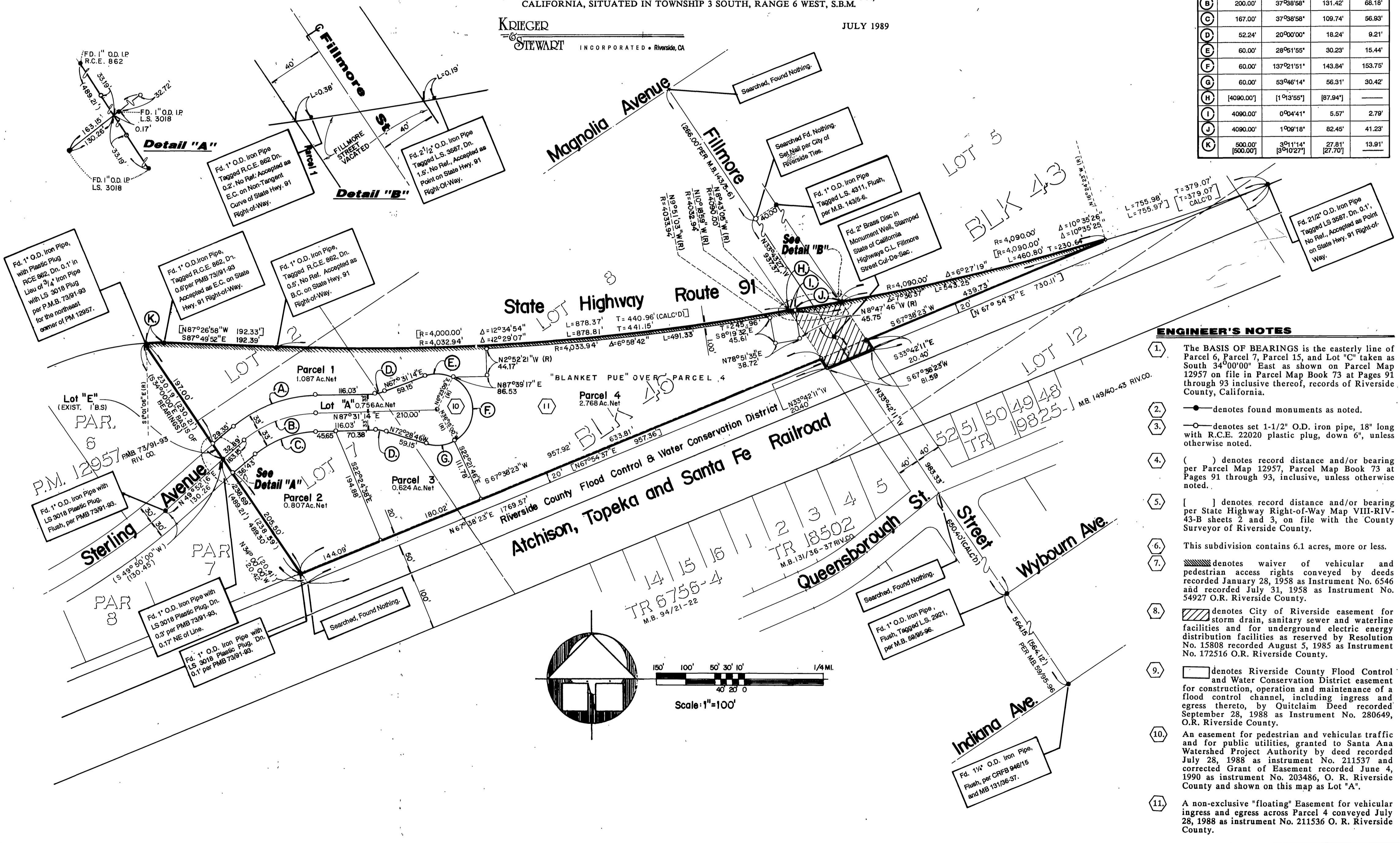
# PARCEL MAP NO. 23652

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 BEING A SUBDIVISION OF PORTIONS OF LOTS 2, 7 & 8, BLOCK 46 AND PORTIONS OF LOTS 5, 11 & 12, BLOCK 43, RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 1 AT PAGE 70, RECORDS OF SAN BERNARDINO CO., CALIFORNIA, SITUATED IN TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

KRIEGER & STEWART INCORPORATED • Riverside, CA

JULY 1989

CURVE DATA				
	Radius	Delta	Tangent	
(A)	233.00'	37°38'58"	153.11'	79.43'
(B)	200.00'	37°38'58"	131.42'	68.18'
(C)	167.00'	37°38'58"	109.74'	56.93'
(D)	52.24'	20°00'00"	18.24'	9.21'
(E)	60.00'	28°51'55"	30.23'	15.44'
(F)	60.00'	137°21'51"	143.84'	153.75'
(G)	60.00'	53°46'14"	56.31'	30.42'
(H)	[4090.00']	[1°13'55"]	[87.94']	—
(I)	4090.00'	0°04'41"	5.57'	2.79'
(J)	4090.00'	1°09'18"	82.45'	41.23'
(K)	500.00'	3°11'14"	27.81'	13.91'
	[500.00']	[3°10'27"]	[27.70']	—



**ENGINEER'S NOTES**

1. The BASIS OF BEARINGS is the easterly line of Parcel 6, Parcel 7, Parcel 15, and Lot "C" taken as South 34°00'00" East as shown on Parcel Map 12957 on file in Parcel Map Book 73 at Pages 91 through 93 inclusive thereof, records of Riverside County, California.
2. —●— denotes found monuments as noted.
3. —○— denotes set 1-1/2" O.D. iron pipe, 18" long with R.C.E. 22020 plastic plug, down 6", unless otherwise noted.
4. ( ) denotes record distance and/or bearing per Parcel Map 12957, Parcel Map Book 73 at Pages 91 through 93, inclusive, unless otherwise noted.
5. [ ] denotes record distance and/or bearing per State Highway Right-of-Way Map VIII-RIV-43-B sheets 2 and 3, on file with the County Surveyor of Riverside County.
6. This subdivision contains 6.1 acres, more or less.
7. [Hatched Area] denotes waiver of vehicular and pedestrian access rights conveyed by deeds recorded January 28, 1958 as Instrument No. 6546 and recorded July 31, 1958 as Instrument No. 54927 O.R. Riverside County.
8. [Diagonal Lines] denotes City of Riverside easement for storm drain, sanitary sewer and waterline facilities and for underground electric energy distribution facilities as reserved by Resolution No. 15808 recorded August 5, 1985 as Instrument No. 172516 O.R. Riverside County.
9. [Shaded Area] denotes Riverside County Flood Control and Water Conservation District easement for construction, operation and maintenance of a flood control channel, including ingress and egress thereto, by Quitclaim Deed recorded September 28, 1988 as Instrument No. 280649, O.R. Riverside County.
10. An easement for pedestrian and vehicular traffic and for public utilities, granted to Santa Ana Watershed Project Authority by deed recorded July 28, 1988 as instrument No. 211537 and corrected Grant of Easement recorded June 4, 1990 as instrument No. 203486, O. R. Riverside County and shown on this map as Lot "A".
11. A non-exclusive "floating" Easement for vehicular ingress and egress across Parcel 4 conveyed July 28, 1988 as instrument No. 211536 O. R. Riverside County.

P.M.B. 173/24

P.M.B. 173/24