

PARCEL MAP NO. 29081

OF LOT 72 AND A PORTION OF LOTS 73, 82 AND 83 OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.
FEBRUARY 1999 RIVERSIDE, CA.

RECORDER'S STATEMENT

FILED THIS 3rd DAY OF NOVEMBER 1999, AT 8:00 A.M. IN BOOK 195 OF PARCEL MAPS AT PAGES 32-33 AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE
FEE: \$8.00
NO. 1999-484521

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE:
FIDELITY NATIONAL TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE 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.

GIE/RIVERSIDE, LLC, A Massachusetts Limited Liability Company.

BY: [Signature]
STEVEN E. GOODMAN, Manager

TRUSTEE

FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE UNDER FIRST DEED OF TRUST AND SECURITY AGREEMENT, AND SECOND DEED OF TRUST AND SECURITY AGREEMENT RECORDED AUGUST 19, 1998 AS INSTRUMENT NOS. 347776 AND 347778, RESPECTIVELY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.

BY: [Signature]
Its: Authorized Agent

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 178,800.00 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.

DATE: 9/30/99
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature] DEPUTY

DATE: _____
CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

TAX COLLECTOR'S STATEMENT

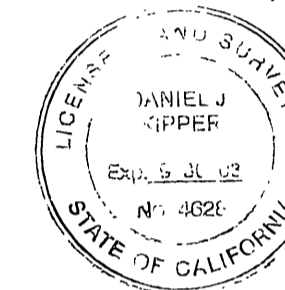
I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 178,200

DATE: 11-2-99
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GIE/RIVERSIDE, LLC ON JANUARY 12, 1998.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, 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: 9.24.99
DANIEL J. KIPPER L.S. 4628

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY 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: 10/15/99
JERRY ROGERS
CITY TREASURER
BY: [Signature]

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

PARCEL #1 DISTRIBUTION SYSTEM FEE AND ELEVATION FEE COLLECTED FOR EASTERLY PORTION OF PARCEL #1 - NO FEES COLLECTED ON REMAINDER (EXISTING WATER SERVICE CONNECTION).
PARCEL #2 DISTRIBUTION SYSTEM FEE AND ELEVATION FEE COLLECTED FOR EASTERLY PORTION OF PARCEL #2 - NO FEES COLLECTED ON REMAINDER (EXISTING WATER SERVICE CONNECTION).

ELECTRIC FACILITIES

PARCELS #1 AND #2 HAVE EXISTING ELECTRICAL SERVICE

EASEMENTS

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

DATE: OCT 23, 1999
BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR
BY: [Signature]

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 25th DAY OF OCTOBER 1999 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

RICHARD D. MC GRATH, R.C.E. 31952
CITY ENGINEER LICENSE EXP. 12-31-00

BY: [Signature]

TENTATIVE MAP APPROVED DECEMBER 17, 1998

NOTARY ACKNOWLEDGMENT

STATE OF ~~CALIFORNIA~~ MASSACHUSETTS }
COUNTY OF SUFFOLK } SS

ON September 27, 1999 BEFORE ME, Faith Glickman Rossi
PERSONALLY APPEARED Steven E. Goodman

PERSONALLY KNOWN TO ME (OR 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 /HERE /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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 10/27/2000

NOTARY PUBLIC IN OR FOR SAID STATE

[Signature] Faith Glickman Rossi
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Suffolk COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON SEPT. 29, 1999 BEFORE ME, SUSAN L. SHIPMAN
PERSONALLY APPEARED JOHN M. GLANCE

PERSONALLY KNOWN TO ME (OR 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 /HERE /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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 3-28-02

NOTARY PUBLIC IN OR FOR SAID STATE

[Signature] SUSAN L. SHIPMAN
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

SIGNATURE OMISSIONS CERTIFICATE

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- △ AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JAN. 2, 1958 IN BK. 2200, PAGE 468 OF OFFICIAL RECORDS AND MODIFIED BY INSTRUMENT RECORDED DEC. 11, 1958 IN BK. 2379, PAGE 242 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED MAY 9, 1958 IN BK. 2268, PAGE 459, OFFICIAL RECORDS.
- △ AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 5, 1958 IN BK. 2323, PAGE 167, OFFICIAL RECORDS.
- △ AN EASEMENT FOR LANDSCAPE TREES AND PUBLIC UTILITY PURPOSES IN OF THE CITY RIVERSIDE, RECORDED MAY 18, 1999, INSTRUMENT NO. 213896 OFFICIAL RECORDS.

195 / 32
P.M.B. 195 / 32

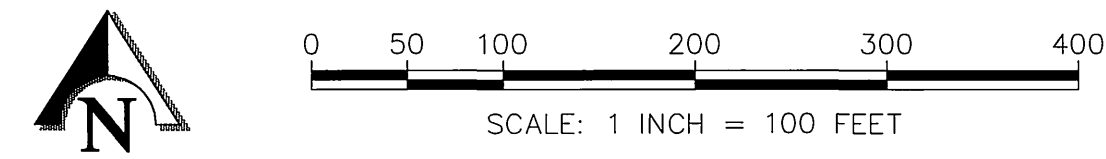
P.M.B. 195 / 32

PARCEL MAP NO. 29081

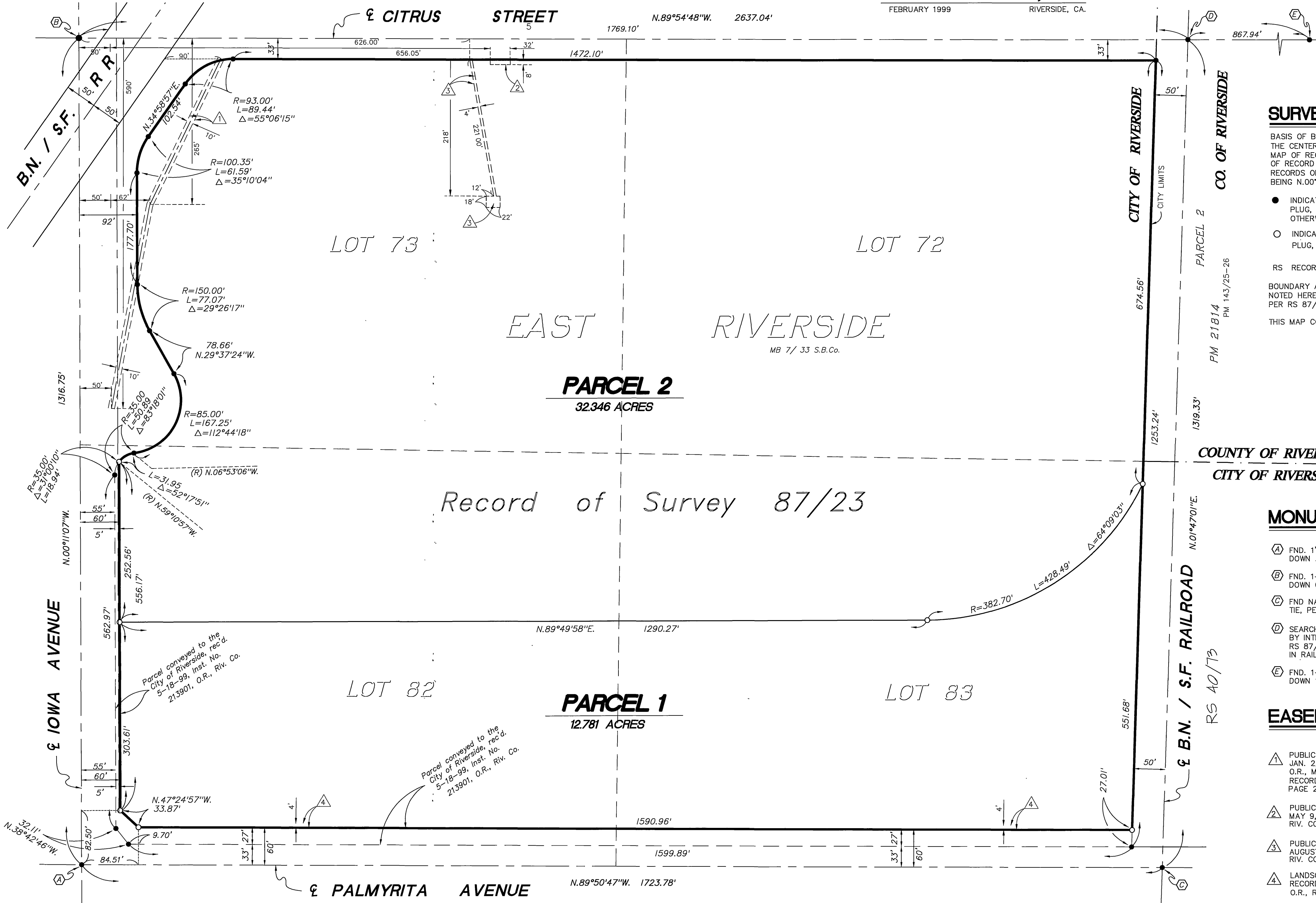
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
OF LOT 72, AND A PORTION OF LOTS 73, 82 AND 83 OF EAST RIVERSIDE,
AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 33 OF MAPS, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.

FEBRUARY 1999 RIVERSIDE, CA.



SCALE: 1"=100'



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF IOWA AVENUE AS SHOWN BY MAP OF RECORD OF SURVEYS ON FILE IN BOOK 87 OF RECORD OF SURVEYS, PAGE 23, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N.00°11'07"W.

● INDICATES FOUND 1" I.P. W/LS 3018 PLASTIC PLUG, FLUSH, PER RS 87/23, UNLESS OTHERWISE NOTED.

○ INDICATES SET 1" I.P. W/LS 4628 PLASTIC PLUG, FLUSH

RS RECORD OF SURVEY

BOUNDARY AND STREET CENTERLINE COURSES NOTED HEREON ARE RECORD AND MEASURED PER RS 87/23, UNLESS

THIS MAP CONTAINS 45.127 ACRES GROSS

MONUMENT NOTES

(A) FND. 1" IP W/PLASTIC PLUG STAMPED LS 3018, DOWN .09" IN MONUMENT WELL, PER RS 87/23.

(B) FND. 1-1/2" BRASS DISK STAMPED "23+16.65", DOWN 0.1", PER RS 87/23.

(C) FND NAIL W/LS 3018 TAG, FLUSH IN RAILROAD TIE, PER RS 87/23.

(D) SEARCHED, NOTHING FND., ESTABLISHED BY INTERSECTION AT SPLIT OF TRACKS PER RS 87/23, SET NAIL W/LS 4628 TAG, FLUSH IN RAILROAD TIE.

(E) FND. 1-1/2" IP W/RIV. CO. SURVEYOR TAG, DOWN 1.5", PER RS 87/23.

EASEMENT NOTES

△ PUBLIC UTILITY EASEMENT RECORDED JAN. 2, 1958 IN BK. 2200, PAGE 468 O.R., MODIFIED BY INSTRUMENT RECORDED DEC. 11, 1958 IN BK. 2379, PAGE 242, O.R., RIV. CO.

△ PUBLIC UTILITY EASEMENT RECORDED MAY 9, 1958 IN BK. 2268, PAGE 459, O.R., RIV. CO.

△ PUBLIC UTILITY EASEMENT RECORDED AUGUST 5, 1958 IN BK. 2323, PAGE 167, O.R., RIV. CO.

△ LANDSCAPE TREE & PUBLIC UTILITY EASEMENT RECORDED MAY 18, 1999, INST. # 213896, O.R., RIV. CO.

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