

CITY COPY



associates, inc. WALNUT CREEK, CA, JAN. 2003

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

PARCEL MAP 30771

SHEET 1 OF 2

BEING A DIVISION OF PORTIONS OF PARCELS 66, 67, 68, 71, 72 AND 73 OF PARCEL MAP 19617 AS SHOWN BY MAP ON FILE IN BOOK 128, PAGES 91 THRU 103 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

RECORDER'S CERTIFICATE

FILED THIS 14th DAY OF MAY, 2003, AT 8 A.M. IN BOOK 204 OF PARCEL MAPS, AT PAGE 69-70 AT THE REQUEST OF THE CITY CLERK FEE \$9.00 NO. 2003-34698 GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER BY: DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNER 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 DISTINCTIVE BORDER LINE.

WE, THE OWNER'S OF THE PROPERTY, HEREBY RESERVE TO OURSELVES AND OUR HEIRS, SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND PARKING, THOSE EASEMENTS DESIGNATED AS EASEMENTS FOR INGRESS, EGRESS AND PARKING, OVER PARCELS 1, 2 AND 3, THAT WILL NOT BE ENCUMBERED BY BUILDINGS ON SAID PARCELS.

Signature of Scott A. Nelson, Vice President of Target Stores

NOTARY ACKNOWLEDGEMENTS

STATE OF MINNESOTA ) COUNTY OF HENNEPIN ) SS

ON THIS 16th DAY OF April, 2003, BEFORE ME, Tom Dawson, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Scott A. Nelson, V.P. of Target Corporation, PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNES MY HAND: Tom Dawson, My Principal Place of Business is in Hennepin County

Tom Dawson, My Commission Expires 3/Jan 2007



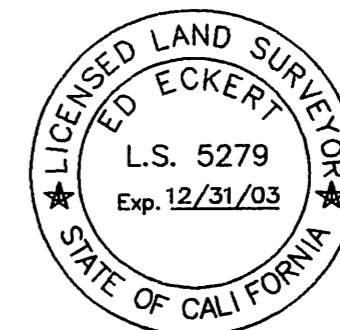
ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER BY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TARGET CORPORATION IN OCTOBER, 2002.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE 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.

DATED: 3/24/03 BY: Ed Eckert, LS 5279 LIC. EXP. 12/31/03



CITY ENGINEER'S CERTIFICATE

THIS MAP WAS EXAMINED BY ME THIS 1st DAY OF May, 2003 AND THE SUBDIVISION AS SHOWN HERON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 19, 2002 AND ANY APPROVED ALTERATIONS THEREOF: AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD, RCE 36170 LIC. EXP. 6/30/04, CITY ENGINEER

BY: Jim Boyd

CITY SURVEYOR'S CERTIFICATE

THIS MAP WAS EXAMINED BY ME THIS 1st DAY OF May, 2003 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

MARK S. BROWN, LS 5655 LIC. EXP. 9/30/03, CITY SURVEYOR

BY: Mark S. Brown



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 other than the assessments of the Canyon Springs Assessment District. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 4/29/03 BY: Paul C. Sundeen, City Treasurer

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 \$224,900

DATED: April 22, 2003 BY: Paul McDonnell, County Tax Collector, Deputy: Bernice Arnold

EASTERN MUNICIPAL WATER DISTRICT CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: PARCEL 1: THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS MADE THE REQUIRED FINANCIAL ARRANGEMENTS AND PROVISIONS FOR WATER SERVICE TO PARCEL 1 OF THIS MAP. PARCELS 2 AND 3: THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT MADE THE NECESSARY FINANCIAL ARRANGEMENTS FOR WATER SERVICE TO PARCELS 2 AND 3 OF THIS MAP. SUCH ARRANGEMENTS SHALL BE MADE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DATED: APRIL 11, 2003 BY: Vito J. Bando

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE EASTERN MUNICIPAL WATER DISTRICT.

ELECTRIC FACILITIES

THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS 1, 2, AND 3 ON THIS MAP.

EASEMENTS

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

THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

DATED: MAY 1, 2003 BY: Dieter P. Wentzfeld

SOILS REPORT

A GEOTECHNICAL ENGINEERING REPORT WAS PREPARED BY WESTERN LABORATORIES ON MAY 13, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1. 40' EASTERN MUNICIPAL WATER DISTRICT EASEMENT RECORDED 12-30-87, INSTRUMENT NO. 360014 O.R., RIVERSIDE COUNTY.
2. CITY OF RIVERSIDE EASEMENT RECORDED 11-26-86, INSTRUMENT NO. 302609 O.R., RIVERSIDE COUNTY.
3. CITY OF RIVERSIDE SIDEWALK AND STREET TREE EASEMENT RECORDED 5-8-85, AS PART OF PARCEL MAP 19617.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$224,900 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 HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: April 22, 2003 BY: Gerald A. Maloney, Clerk of the Board of Supervisors, Deputy: Paul McDonnell, County Tax Collector



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# PARCEL MAP 30771

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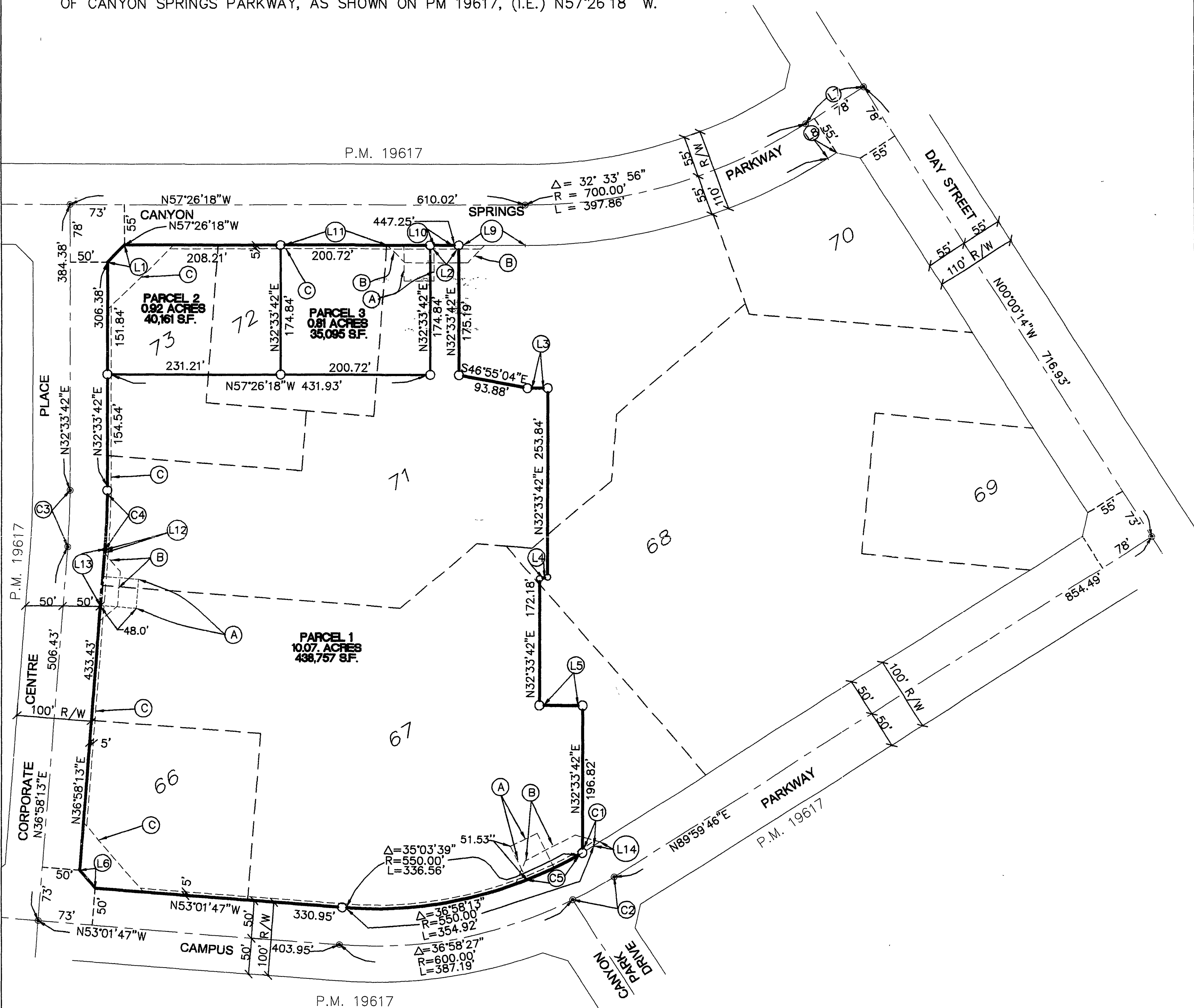
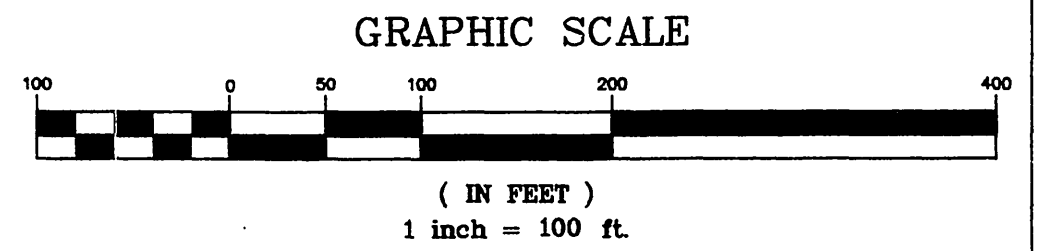
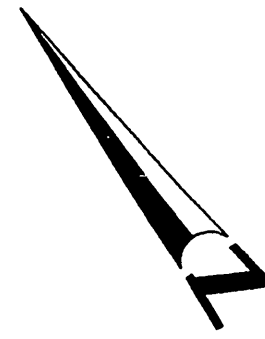
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### LEGEND AND NOTES:

- CENTERLINE
- PROPOSED PARCEL LINE
- EXISTING BOUNDARY PER LL-006-023, PARCEL 4, RECORDED SEPTEMBER 23, 2002, INSTRUMENT NO. 2002-525110, O.R. RIVERSIDE COUNTY.

- FOUND 1" I.P. WITH PLASTIC PIPE STAMPED RCE 26821, FLUSH UNLESS OTHERWISE NOTED, PER PARCEL MAP 19617.
- SET 1" I.P. WITH PLASTIC PIPE LS 5279, FLUSH

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE CENTERLINE OF CANYON SPRINGS PARKWAY, AS SHOWN ON PM 19617, (I.E.) N57°26'18" W.



### EASEMENT NOTES

- (A) 40' EASTERN MUNICIPAL WATER DISTRICT EASEMENT RECORDED 12-30-87, INSTRUMENT NO. 360014 O.R., RIVERSIDE COUNTY.
- (B) CITY OF RIVERSIDE EASEMENT RECORDED 11-26-86, INSTRUMENT NO. 302609 O.R., RIVERSIDE COUNTY.
- (C) CITY OF RIVERSIDE SIDEWALK AND STREET TREE EASEMENT RECORDED 5-8-85, AS PART OF PARCEL MAP 19617.

| NO.  | DELTA     | RADIUS   | LENGTH     |
|------|-----------|----------|------------|
| (C1) | 01°54'47" | 550.00'  | 18.36'     |
| (C2) | 06°04'36" | 600.00'  | 63.63'     |
| (C3) | 04°24'31" | 1000.00' | 76.94'     |
| (C4) | 04°24'31" | 1050.00' | 80.79'     |
| (C5) | 08°39'17" | 549.50'  | 83.00' TIE |

| NO.   | BEARING     | DISTANCE      |
|-------|-------------|---------------|
| (L1)  | N77°33'42"E | 32.53'        |
| (L2)  | N57°26'18"W | 38.32'        |
| (L3)  | N57°26'18"W | 27.45'        |
| (L4)  | N67°53'30"W | 10.96'        |
| (L5)  | N57°26'18"W | 58.17'        |
| (L6)  | N08°01'47"W | 32.53'        |
| (L7)  | N89°59'46"E | 91.82'        |
| (L8)  | N89°59'46"E | 13.82'        |
| (L9)  | N57°26'18"W | 89.77'        |
| (L10) | N57°26'18"W | 33.24' (TIE)  |
| (L11) | N57°26'18"W | 143.79' (TIE) |
| (L12) | N36°58'13"E | 4.02' (TIE)   |
| (L13) | N36°58'13"E | 76.22' (TIE)  |
| (L14) | N89°59'46"E | 9.27' (TIE)   |

CITY COPY