

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

PARCEL MAP 32001

BEING A DIVISION OF LOT 1 AND A PORTION OF LOT 5 IN BLOCK 1 OF PANN SUBDIVISION PER M.B. 7 / 12, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO THAT PORTION OF LOTS 75, 77 AND 79 AND ALL OF LOT 76 OF EAST RIVERSIDE PER M.B. 7 / 33, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

JUNE 2004

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

OWNER'S STATEMENT

We hereby state that we are the owners 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 Subdivision Map as shown within the distinctive border line.

JOHNSON MACHINERY COMPANY, a California corporation who acquired title as JOHNSON TRACTOR COMPANY, a California corporation

William Johnson K.P.S

NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA
County of RIVERSIDE) SS



On DECEMBER 17, 2004 before me, BRENDA K. CLABOUGH
A Notary Public in and for said County and State, personally appeared
WILLIAM R. JOHNSON, JR.

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/her/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: My commission expires MAY 25, 2005

Brenda K. Clabough
Notary Public in and for said State (Print Name)
My principal place of business is in RIVERSIDE County

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted since their interests cannot ripen into a fee:

- Indicates an easement for sewer facilities in favor of the City of Riverside, recorded December 7, 1962 as inst. no. 113451, Official Records of Riverside County, California. (See Sheet 2)
- Indicates an easement for railway and incidental purposes in favor of The Atchison, Topeka and Santa Fe Railway Company, recorded August 20, 1963 as inst. no. 87586, Official Records of Riverside County, California. (See Sheet 2)
- Indicates an easement for railway and incidental purposes in favor of The Atchison, Topeka and Santa Fe Railway Company, recorded August 20, 1963 as inst. no. 87587, Official Records of Riverside County, California. (See Sheet 2)

UTILITIES EASEMENT STATEMENT

The City of Riverside, being the owner of the following described easements, hereby consents to the preparation and recordation of the annexed map.

- Indicates the centerline of an easement 10.00 feet in width for public utilities in favor of Southern California Edison Company, recorded December 1, 1954 in Book 1661, Page 223, Official Records of Riverside County, California. (See Sheet 2)
- Indicates an easement for public utilities in favor of the City of Riverside, recorded November 29, 1968 as inst. no. 116096, Official Records of Riverside County, California. (See Sheet 2)
- Indicates an easement for public utilities in favor of the City of Riverside, recorded March 15, 1963 as inst. no. 26392, Official Records of Riverside County, California. (See Sheet 2)

Date 12-23-04
Thomas P. Evans
Public Utilities Director
By: David H. Weyl
MM JC

CITY ENGINEER'S CERTIFICATE

This map has been examined by me this 27th day of December, 2004 and the subdivision as shown hereon is substantially the same as approved by the City of Riverside Planning Commission on March 4, 2004 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.

Date 12/27/04

THOMAS J. BOYD
R.C.E. 36170 Lic. Exp. 6/30/06
City Engineer

By: Thomas Boyd



CITY SURVEYOR'S CERTIFICATE

This map has been examined by me this 23rd day of December, 2004 and I am satisfied that the map is technically correct.

Date _____

MARK S. BROWN
L.S. 5655 Lic. Exp. 9/30/05
City Surveyor

By: Mark S. Brown



SOILS REPORT

A preliminary soils report WAS NOT prepared for this subdivision. A preliminary soils report and final compaction report may be required prior to the issuance of a grading permit or building permit for the parcels shown hereon.

PUBLIC UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Public Utilities Department of the City of Riverside.

Date 12-23-04

Thomas P. Evans
Public Utilities Director

By: David H. Weyl
MM JC

RECORDER'S STATEMENT

Filed this 28 day of Dec, 2004
at 8AM in Book 211 of Parcel Maps at
Pages 43-44 at the request of the
City Clerk.

Fee: 89
No. 2004-1027679
GARY L. ORSO, County Assessor - Clerk - Recorder

By: [Signature]
Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE COMPANY

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.

Date 12/21/04

PAUL C. SUNDEEN
City Treasurer

By: Bred A. M...

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, ~~except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$~~ _____.

Date December 20, 2004

PAUL McDONNELL
County Tax Collector

By: Barnice Arnold
Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ _____ 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 _____ NANCY ROMERO
Clerk to the Board of Supervisors

CASH TAX BOND
PAUL McDONNELL
County Tax Collector

By: _____ Deputy

By: _____ Deputy

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Johnson Machinery Company, on June of 2004.
I hereby state that this Parcel Map substantially conforms to the conditionally approved Tentative Map, if any. I hereby state that all monuments shown are of the character and occupy the positions indicated. The monuments are sufficient to enable the survey to be retraced.

Date December 10, 2004

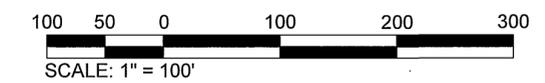
John W. Canty
JOHN W. CANTY R.C.E. 17550



P.M.B. 211 / 43

P.M.B. 211 / 43

211 / 43



Fd. 1-1/2" Brass Disk, "illegible", Dn. 0.1' per P.M. 195/32-33, R.S. 87/23 and R.S. 53/36 in lieu of spike and tin per R.S. 20/24. [2130.13']

211 / 44

P.M.B. 211 / 44

29081 P.M. 195/32-33

MAP PARCEL

W.O. 1262-001

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

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JUNE 2004

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

This map has been prepared for financial purposes and IS NOT based upon a field survey. This map has been compiled from record data in compliance with the Subdivision Map Act and local ordinance.

The Parcel and Boundary Lines shown hereon should not be used for the monumentation of any parcel or boundary without first conducting a thorough field survey to determine the actual location of the property and adjoining parcels.

All dimensions shown hereon have been compiled and/or calculated from record data, unless otherwise noted.

Bearings are based upon the Centerline of Iowa Avenue as being N.00°11'30"W. as shown by Record of Survey on file in Book 20 at Page 24 thereof, Records of Riverside County, California.

● Indicates Found Monuments as noted.

[] Indicates Record Data per R.S. 53/36.

{ } Indicates Record Data per R.S. 20/24.

< > Indicates Record Data per Pann Subdivision M.B. 7/12

[[]] Indicates Record Data per Grant of Easement to the City of Riverside rec. 6/11/99 inst. no. 259954 O.R. Riv. Co., Ca.

(()) Indicates Record Data per Deed to the State of California rec. 8/4/48 1000/242, O.R. Riv. Co., Ca..

△ Indicates easements noted under Utility Easements and Signature Omission on Sheet 1.

This Parcel Map contains 26.26 Acres.

MAP OF EAST-RIVERSIDE

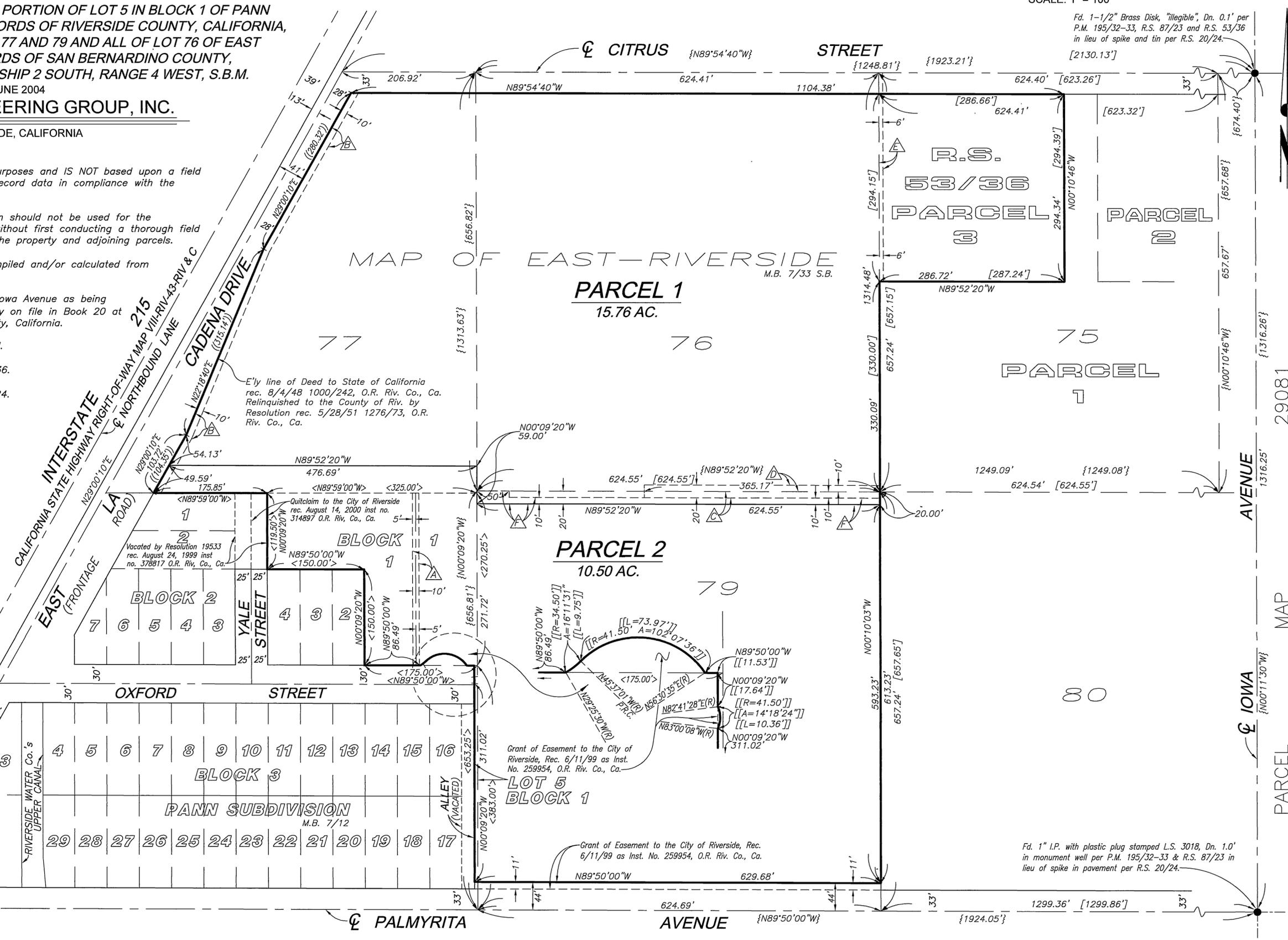
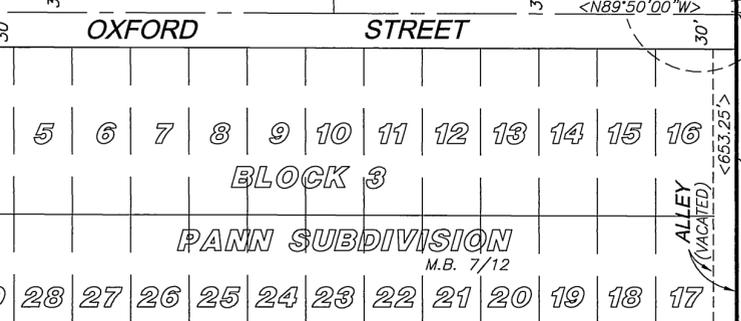
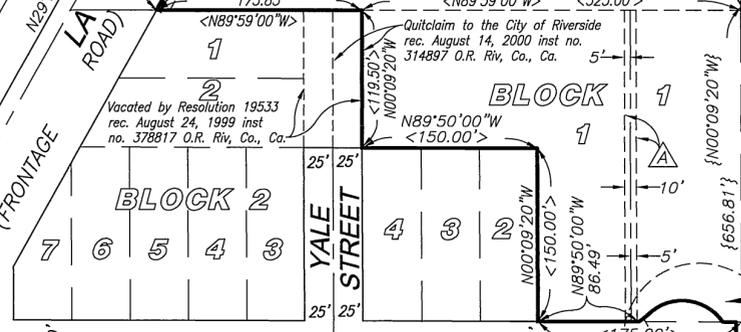
PARCEL 1
15.76 AC.

PARCEL 2
10.50 AC.

R.S. 53/36
PARCEL 3

PARCEL 2

PARCEL 1



E'y line of Deed to State of California rec. 8/4/48 1000/242, O.R. Riv. Co., Ca. Relinquished to the County of Riv. by Resolution rec. 5/28/51 1276/73, O.R. Riv. Co., Ca.

Quitclaim to the City of Riverside rec. August 14, 2000 inst no. 314897 O.R. Riv. Co., Ca.

Vacated by Resolution 19533 rec. August 24, 1999 inst no. 378817 O.R. Riv. Co., Ca.

Grant of Easement to the City of Riverside, Rec. 6/11/99 as Inst. No. 259954, O.R. Riv. Co., Ca.

Grant of Easement to the City of Riverside, Rec. 6/11/99 as Inst. No. 259954, O.R. Riv. Co., Ca.

Fd. 1" I.P. with plastic plug stamped L.S. 3018, Dn. 1.0' in monument well per P.M. 195/32-33 & R.S. 87/23 in lieu of spike in pavement per R.S. 20/24.