

CITY 213/13

P.M.B. 213/13

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

SHEET 1 OF 4 SHEETS

PARCEL MAP NO. 31802

BEING A DIVISION OF PARCELS 1, 2 AND 4, OF CERTIFICATE OF COMPLIANCE, P.M.W. 22-901, RECORDED AUGUST 10, 1993, AS INSTRUMENT NO 311232, OR, TOGETHER WITH A PORTION OF PARCEL 22 OF PARCEL MAP NO 24536 AS PER MAP FILED IN BOOK 162 OF PARCEL MAPS, PAGES 91 THROUGH 98, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA APRIL 2004

RECORDER'S STATEMENT

FILED THIS 27th DAY OF MAY 2005, AT 8:15 AM IN BOOK 213 OF PARCEL MAPS AT PAGES 13-16 AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE
FEE 103
NO 2005-0425585

LARRY W WARD, COUNTY ASSESSOR-CLERK-RECORDER

BY Allyson DEPUTY

SUBDIVISION GUARANTEE
FIRST AMERICAN TITLE COMPANY

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 SUBDIVISION AS SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "SEWER EASEMENT"

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT"

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE RECIPROCAL ACCESS AND UNDERGROUND UTILITIES EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE A BLANKET PUBLIC UTILITIES EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES WITHIN PARCELS 1 THROUGH 7

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT

- 1 THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 15 AND 16 ON PARCEL MAP NO 24536, P M 162/91-98, DESIGNATED AS "3' LANDSCAPE AND SIDEWALK EASEMENT "
- 2 THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 15 AND 16 ON PARCEL MAP NO 24536, P M 162/91-98, DESIGNATED AS "20' LANDSCAPE AND SIDEWALK EASEMENT "
- 3 THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCEL 16 ON PARCEL MAP NO 24536, P M 162/91-98, DESIGNATED AS "30' LANDSCAPE AND SIDEWALK EASEMENT "
- 4 THAT CERTAIN EASEMENT FOR STORM DRAIN PURPOSES, REFERRED TO AS "PARCEL 3" IN DOCUMENT, RECORDED DECEMBER 9, 1991 AS INST NO 425870, O R
- 5 PUBLIC STREET RIGHT OF WAY OVER A PORTION OF PARCEL 22 PER PARCEL MAP NO 24536, P M 162/91-98, "COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS" RECORDED FEBRUARY 8, 1990, AS INST NO 050529, O R , AN OFFER OF DEDICATION RECORDED NOVEMBER 1, 1993, AS INST NO 435382, O R , AND GRANT DEED TO THE CITY OF RIVERSIDE RECORDED MAY 27, 1995, AS INST NO 218345, O R , LYING WITH THE DISTINCTIVE BORDER LINE

Jim D Guthrie
JIM D GUTHRIE
MANAGER/MEMBER OF SYCAMORE INDUSTRIAL PARK, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

TRUSTEE:

FIRST AMERICAN TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST, RECORDED SEPTEMBER 30, 2003, INST NO 2003-765791, O R RIV CO , CA

Tom Roberts, Asst Sec. Gary Francis, ASST. V.P.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA I SS
COUNTY OF RIVERSIDE I

ON MAY 9, 2005 BEFORE ME, Anona Munao
PERSONALLY APPEARED Jim D. Guthrie

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 5.10.07

NOTARY PUBLIC IN OR FOR SAID STATE

Jim D Guthrie Anona Munao
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA I SS
COUNTY OF RIVERSIDE I

ON 5-10-05 BEFORE ME, C. Gozdecki
PERSONALLY APPEARED Tom Roberts AND Gary Francis

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 1-27-08

NOTARY PUBLIC IN OR FOR SAID STATE

C. Gozdecki C. Gozdecki
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT

DAVID H WRIGHT
DIRECTOR OF PUBLIC UTILITIES

DATE 5/11/05 BY Dieter P. Witzfeld
MM 22414

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

- 4 AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES PURPOSES, RECORDED APRIL 2, 1993 AS INST NO 93-124513, O R

DAVID H WRIGHT
DIRECTOR OF PUBLIC UTILITIES

DATE 5/11/05 BY Dieter P. Witzfeld
MM 22414

WATER SERVICE STATEMENT

PARCEL MAP 31802 IS WITHIN WESTERN MUNICIPAL WATER DISTRICT'S IMPROVEMENT DISTRICT NO 3 IT IS ELIGIBLE FOR DOMESTIC WATER SERVICE WHEN CONSTRUCTION OF REQUIRED ON-SITE FACILITIES TO PROVIDE WATER SERVICE TO ALL PARCELS HAS BEEN COMPLETED AND ACCEPTED BY W M W D AND PAYMENT HAS BEEN MADE FOR REQUIRED FEES AND CHARGES

Jim Smith 5/11/05
DISTRICT ENGINEERING MANAGER

SOILS REPORT

AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, A PRELIMINARY SOILS REPORT WAS PREPARED ON FEBRUARY 16, 2004, BY CHJ, INC

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 42,800

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

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

DATE _____ BY _____ DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

DATE 5/26/05 BY Matt Jennings 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 \$ 42,800

DATE 5/26/05 PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY Matt Jennings DEPUTY

SIGNATURE OMISSIONS

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

- 1 AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO , RECORDED APRIL 27, 1964 AS INST NO 51815, O R
- 2 AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO , RECORDED JULY 18, 1991 AS INST NO 244557, O R
- 3 AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED DECEMBER 9, 1991 AS INST NO 91-425870, O R

A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, RECORDED MARCH 11, 1897, IN BOOK 2 PAGE 27 OF PATENTS RECORDS OF RIVERSIDE COUNTY, CA (CANNOT BE PLOTTED BY RECORD)

AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED JUNE 28, 2004 AS INST NO 2004-0496738, O R (BLANKET IN NATURE)

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO 31802

THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES

THE BLANKET PUBLIC UTILITIES EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES WITHIN PARCELS 1 THROUGH 7 IS HEREBY ACCEPTED

THAT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT

- 1 THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 15 AND 16 ON PARCEL MAP NO 24536, P M 162/91-98, DESIGNATED AS "3' LANDSCAPE AND SIDEWALK EASEMENT "
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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 I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 27th DAY OF May, 2005

COLLEEN J NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

DATED May 25, 2005 BY Sherry Martin

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 SYCAMORE INDUSTRIAL PARK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN APRIL 2004

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED THE SURVEY IS TRUE AND COMPLETE AS SHOWN

Marissa Crowther
MARISSA CROWTHER LS 6152
LIC EXP 3/31/06
DATE May 10, 2005



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 13th DAY OF May, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON DECEMBER 4, 2003 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, CITY ENGINEER
RCE 36170 LIC EXP 6/30/06

BY Tom Boyd

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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

DATE 5/13/05

MARK S. BROWN, CITY SURVEYOR
LS 5655 LIC EXP 9/30/05

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, THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY

PAUL C SUNDEEN
CITY TREASURER

DATE 5/11/05 BY Paul C. Sundeen

P.M.B. 213/13

213/14
CITY

P.M.B. 213/14

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

SHEET 2 OF 4 SHEETS

PARCEL MAP NO. 31802

BEING A DIVISION OF PARCELS 1, 2 AND 4, OF CERTIFICATE OF COMPLIANCE, P M W 22-901, RECORDED AUGUST 10, 1993, AS INSTRUMENT NO 311232, O R, TOGETHER WITH A PORTION OF PARCEL 22 OF PARCEL MAP NO 24536 AS PER MAP FILED IN BOOK 162 OF PARCEL MAPS, PAGES 91 THROUGH 98, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA APRIL 2004

MONUMENT NOTES

- 1 FND 1" IP W/PLASTIC PLUG, "CALIF DOT", DN 0 5', NO REFERENCE
- 2 FND 2" IP W/PLASTIC PLUG, LS 4691, DN 0 1', PER PM 162/91-98
- 3 FND 2" IP W/PLASTIC PLUG, "CALIF DOT", NO REFERENCE, ACCEPTED AS PROPERTY CORNER
- 4 FND 2"x2" WOOD HUB W/TACK, NO REFERENCE ACCEPTED AS PROPERTY CORNER, REPLACED WITH 1" IP W/TAG, LS 6152
- 5 FND 1" IP W/PLASTIC PLUG, ILLEGIBLE, DN 0 2', IN LIEU OF 1" IP W/TAG, LS 4691, PER PM 162/91-98
- 6 FND 1" IP W/PLASTIC PLUG, LS 5529, DN 1 2', IN LIEU OF 1" IP W/TAG, LS 4691, PER PM 162/91-98
- 7 FND 1" IP W/PLASTIC PLUG, LS 4691, DN 0 8', PER PM 162/91-98
- 8 FND 2" IP, NO TAG, IN LIEU OF 1" IP W/TAG, LS 4691, PER PM 162/91-98, SET LS 6152 TAG
- 9 FND 2-1/4" BRASS CAP STAMPED "DEPT OF TRANS 186+50 44 508+42 64 CL ALLESS RD", DN 0 5', NO REF, ACCEPTED AS C/L INTERSECTION
- 10 FND 2-1/4" BRASS CAP STAMPED "DEPT OF TRANS 190+90 12 CL ALLESS RD", FLUSH, NO REF, ACCEPTED AS A POINT ON C/L

EASEMENT NOTES

SEE SHEETS 3 AND 4

SURVEYOR'S NOTES

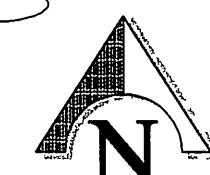
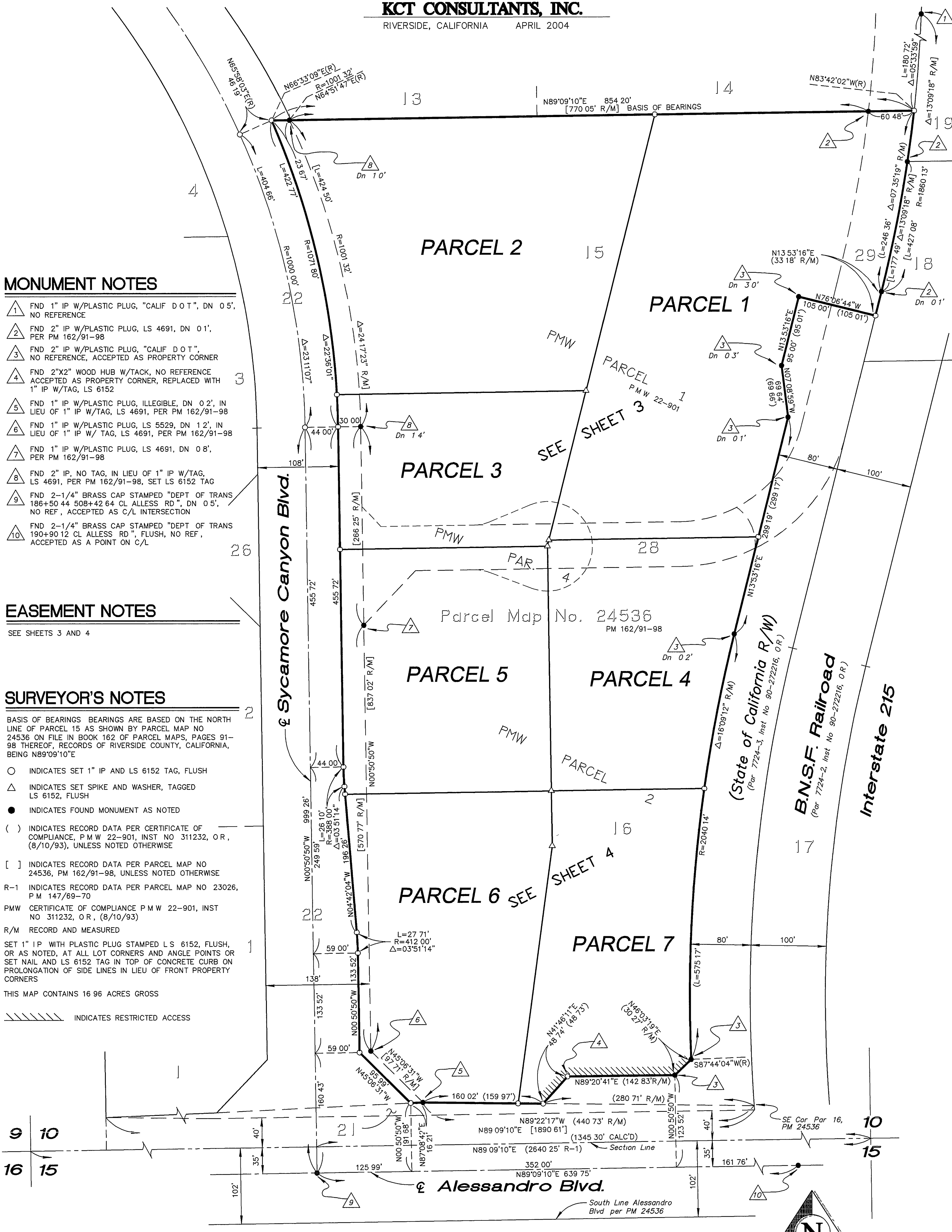
BASIS OF BEARINGS BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL 15 AS SHOWN BY PARCEL MAP NO 24536 ON FILE IN BOOK 162 OF PARCEL MAPS, PAGES 91-98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°09'10"E

- INDICATES SET 1" IP AND LS 6152 TAG, FLUSH
- △ INDICATES SET SPIKE AND WASHER, TAGGED LS 6152, FLUSH
- INDICATES FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE, P M W 22-901, INST NO 311232, O R, (8/10/93), UNLESS NOTED OTHERWISE
- [] INDICATES RECORD DATA PER PARCEL MAP NO 24536, PM 162/91-98, UNLESS NOTED OTHERWISE
- R-1 INDICATES RECORD DATA PER PARCEL MAP NO 23026, P M 147/69-70
- PMW CERTIFICATE OF COMPLIANCE P M W 22-901, INST NO 311232, O R, (8/10/93)
- R/M RECORD AND MEASURED

SET 1" IP WITH PLASTIC PLUG STAMPED LS 6152, FLUSH, OR AS NOTED, AT ALL LOT CORNERS AND ANGLE POINTS OR SET NAIL AND LS 6152 TAG IN TOP OF CONCRETE CURB ON PROLONGATION OF SIDE LINES IN LIEU OF FRONT PROPERTY CORNERS

THIS MAP CONTAINS 16 96 ACRES GROSS

INDICATES RESTRICTED ACCESS



SCALE 1" = 80'



P.M.B. 213/14

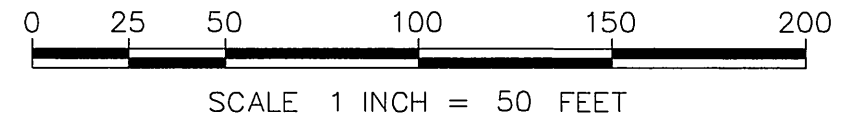
PARCEL MAP NO. 31802

BEING A DIVISION OF PARCELS 1, 2 AND 4, OF CERTIFICATE OF COMPLIANCE, P M W 22-901, RECORDED AUGUST 10, 1993, AS INSTRUMENT NO 311232, OR, TOGETHER WITH A PORTION OF PARCEL 22 OF PARCEL MAP NO 24536 AS PER MAP FILED IN BOOK 162 OF PARCEL MAPS, PAGES 91 THROUGH 98, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

KCT CONSULTANTS, INC.
RIVERSIDE, CALIFORNIA APRIL 2004



B.N.S.F. Railroad
(State of California R/W)



PARCEL 1
4.07 Acres

COURSE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'10"E	28 99'
L2	N77°34'56"E	57 11'
L3	N77°34'56"E	49 23'
L4	N12°25'04"W	60 00'
L5	S76°06'44"E	17 50'

CURVE	LENGTH	RADIUS	DELTA
C1	44 34'	1071 80'	02 22'12"
C2	17 39'	15 00'	66 25'18"
C3	123 68'	60 00'	118 06'31"
C4	31 42'	20 00'	90 00'00"
C5	31 08'	60 00'	29 40'47"
C6	48 34'	52 00'	53 15'28"
C7	46 51'	60 00'	44 24'53"
C8	36 14'	1071 80'	01 55'55"
C9	60 52'	1071 80'	03 14'07"
C10	30 01'	1071 80'	01 36'16"
C11	379 50'	1071 80'	20 17'14"
C12	43 27'	1071 80'	02 18'47"
C13	17 39'	15 00'	66 25'19"
C14	64 56'	207 00'	17 52'11"
C15	171 01'	1071 80'	09 08'30"

PARCEL 4

PARCEL 2
3.46 Acres

PARCEL 3
1.45 Acres

PARCEL 5

Sycamore Canyon Blvd.

SURVEYOR'S NOTES

BASIS OF BEARINGS BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL 15 AS SHOWN BY PARCEL MAP NO 24536 ON FILE IN BOOK 162 OF PARCEL MAPS, PAGES 91-98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°09'10"E

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- THIS MAP CONTAINS 16 96 ACRES GROSS
- ////// INDICATES RESTRICTED ACCESS

MONUMENT NOTES

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- 7 FND 1" IP W/PLASTIC PLUG, LS 4691, DN 0 8', PER PM 162/91-98
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- 10 FND 2-1/4" BRASS CAP STAMPED "DEPT OF TRANS 190+90 12 CL ALLESS RD", FLUSH, NO REF, ACCEPTED AS A POINT ON C/L

EASEMENT NOTES

- EXISTING EASEMENTS:**
- 1 AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO, RECORDED APRIL 27, 1964, INST NO 51815, OR (SEE SHEET 4)
 - 2 AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO, RECORDED JULY 18, 1991, INST NO 244557, OR (SEE SHEET 4)
 - 3 AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED DECEMBER 9, 1991, INST NO 91-425870, OR
 - 4 AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 2, 1993, INST NO 93-124513, OR
 - 5 A RIGHT OF WAY FOR DITCHES OR CANALS IN FAVOR OF THE UNITED STATES, RECORDED MARCH 11, 1897, IN BOOK 2 PAGE 27 OF PATENTS RECORDS, OR (CANNOT BE PLOTTED BY RECORD)
 - 6 RESTRICTED ACCESS, RECORDED JULY 24, 1990, INST NO 272216, OR AND SEPTEMBER 10, 1990, INST NO 335373, OR (PARCEL 7724-3)
 - 7 AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED JUNE 28, 2004, INST NO 2004-0496738, OR (BLANKET IN NATURE)
- EASEMENTS RESERVED HEREON.**
- A "PRIVATE RECIPROCAL ACCESS AND UNDERGROUND UTILITIES EASEMENT"
- EASEMENTS DEDICATED HEREON:**
- B "SEWER EASEMENT"
 - C "STORM DRAIN EASEMENT"

PARCEL MAP NO. 31802

BEING A DIVISION OF PARCELS 1, 2 AND 4, OF CERTIFICATE OF COMPLIANCE, P M W 22-901, RECORDED AUGUST 10, 1993, AS INSTRUMENT NO 311232, O R, TOGETHER WITH A PORTION OF PARCEL 22 OF PARCEL MAP NO 24536 AS PER MAP FILED IN BOOK 162 OF PARCEL MAPS, PAGES 91 THROUGH 98, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA APRIL 2004

SEE SHEET 3
PARCEL 3

PARCEL 1

PARCEL 5
2.08 Acres

PARCEL 4
1.80 Acres

PARCEL 6
2.27 Acres

PARCEL 7
1.83 Acres

Sycamore Canyon Blvd.

B.N.S.F. Railroad

(State of California R/W)

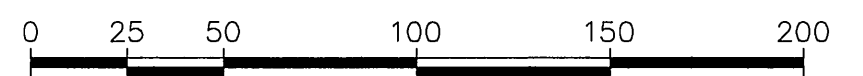
COURSE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'10"E	28 99'
L2	N77°34'56"E	57 11'
L3	N77°34'56"E	49 23'
L4	N12°25'04"W	60 00'
L5	N86°10'42"W	200 65'
L6	N41°46'11"E	17 63'
L7	N89°09'10"E	12 35'
L8	N89°09'10"E	7 65'

CURVE	LENGTH	RADIUS	DELTA
C1	44 34'	1071 80'	02°22'12"
C2	17 39'	15 00'	66°25'18"
C3	123 68'	60 00'	118 06'31"
C4	31 42'	20 00'	90°00'00"
C5	31 08'	60 00'	29°40'47"
C6	48 34'	52 00'	53°15'28"
C7	46 51'	60 00'	44°24'53"
C8	36 14'	1071 80'	01°55'55"
C9	60 52'	1071 80'	03°14'07"
C10	30 01'	1071 80'	01°36'16"
C11	379 50'	1071 80'	20°17'14"
C12	43 27'	1071 80'	02°18'47"
C13	17 39'	15 00'	66°25'19"
C14	64 56'	207 00'	17°52'11"



SCALE 1" = 50'



SCALE 1 INCH = 50 FEET

EASEMENT NOTES

EXISTING EASEMENTS:

- ① AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO., RECORDED APRIL 27, 1964, INST NO 51815, O R
- ② AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO., RECORDED JULY 18, 1991, INST NO 244557, O R
- ③ AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED DECEMBER 9, 1991, INST NO 91-425870, O R (SEE SHEET 3)
- ④ AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 2, 1993, INST NO 93-124513, O R
- A RIGHT OF WAY FOR DITCHES OR CANALS IN FAVOR OF THE UNITED STATES, RECORDED MARCH 11, 1897, IN BOOK 2 PAGE 27 OF PATENTS RECORDS, O R (CANNOT BE PLOTTED BY RECORD)
- ⑤ RESTRICTED ACCESS, RECORDED JULY 24, 1990, INST NO 272216, O R AND SEPTEMBER 10, 1990, INST NO 335373, O R (PARCEL 7724-3)
- AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED JUNE 28, 2004, INST NO 2004-0496738, O R (BLANKET IN NATURE)

EASEMENTS RESERVED HEREON:

A "PRIVATE RECIPROCAL ACCESS AND UNDERGROUND UTILITIES EASEMENT"

B "SEWER EASEMENT"

C "STORM DRAIN EASEMENT" (SEE SHEET 3)

MONUMENT NOTES

- ① FND 1" IP W/PLASTIC PLUG, "CALIF DOT", DN 05', NO REFERENCE
- ② FND 2" IP W/PLASTIC PLUG, LS 4691, DN 01', PER PM 162/91-98
- ③ FND 2" IP W/PLASTIC PLUG, "CALIF DOT", NO REFERENCE, ACCEPTED AS PROPERTY CORNER
- ④ FND 2"x2" WOOD HUB W/TACK, NO REFERENCE ACCEPTED AS PROPERTY CORNER, REPLACED WITH 1" IP W/TAG, LS 6152
- ⑤ FND 1" IP W/PLASTIC PLUG, ILLEGIBLE, DN 02', IN LIEU OF 1" IP W/TAG, LS 4691, PER PM 162/91-98
- ⑥ FND 1" IP W/PLASTIC PLUG, LS 5529, DN 12', IN LIEU OF 1" IP W/TAG, LS 4691, PER PM 162/91-98
- ⑦ FND 1" IP W/PLASTIC PLUG, LS 4691, DN 08', PER PM 162/91-98.
- ⑧ FND 2" IP, NO TAG, IN LIEU OF 1" IP W/TAG, LS 4691, PER PM 162/91-98, SET LS 6152 TAG
- ⑨ FND 2-1/4" BRASS CAP STAMPED "DEPT OF TRANS 186+50 44 508+42 64 CL ALLESS RD", DN 05', NO REF, ACCEPTED AS C/L INTERSECTION
- ⑩ FND 2-1/4" BRASS CAP STAMPED "DEPT OF TRANS 190+90 12 CL ALLESS RD", FLUSH, NO REF, ACCEPTED AS A POINT ON C/L

SURVEYOR'S NOTES

BASIS OF BEARINGS BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL 15 AS SHOWN BY PARCEL MAP NO 24536 ON FILE IN BOOK 162 OF PARCEL MAPS, PAGES 91-98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°09'10"E

○ INDICATES SET 1" IP AND LS 6152 TAG, FLUSH
 △ INDICATES SET SPIKE AND WASHER, TAGGED LS 6152, FLUSH
 ● INDICATES FOUND MONUMENT AS NOTED

() INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE, P M W 22-901, INST NO 311232, O R, (8/10/93), UNLESS NOTED OTHERWISE

[] INDICATES RECORD DATA PER PARCEL MAP NO 24536, PM 162/91-98, UNLESS NOTED OTHERWISE

R-1 INDICATES RECORD DATA PER PARCEL MAP NO 23026, P M 147/69-70

PMW CERTIFICATE OF COMPLIANCE P M W 22-901, INST NO 311232, O R, (8/10/93)

R/M RECORD AND MEASURED

SET 1" IP WITH PLASTIC PLUG STAMPED LS 6152, FLUSH, OR AS NOTED, AT ALL LOT CORNERS AND ANGLE POINTS OR SET NAIL AND LS 6152 TAG IN TOP OF CONCRETE CURB ON PROLONGATION OF SIDE LINES IN LIEU OF FRONT PROPERTY CORNERS

THIS MAP CONTAINS 16 96 ACRES GROSS

////// INDICATES RESTRICTED ACCESS