

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 35165**

FOR CONDOMINIUM PURPOSES  
BEING A DIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.



RECORDER'S STATEMENT  
FILED THIS 2nd DAY OF December, 2008.  
AT 8:00 A.M. IN BOOK 227 OF PARCEL MAPS  
AT PAGES 39-41 AT THE REQUEST OF THE  
CITY CLERK OF THE CITY OF RIVERSIDE.  
FEE \$14.00  
NUMBER: 2008-0033355

APRIL 2007

LARRY W. WARD  
ASSESSOR, COUNTY CLERK, RECORDER  
BY: Sophia Gomez  
DERUTY

SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE COMPANY

OWNERS 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 CLEAR TITLE TO SAID LAND, AND 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

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 DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCEL 1.

CENTRAL AVENUE SHOP PROS USA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

SIGNATURE: [Signature]

PRINTED NAME: ROBERT MAUSELL

TITLE: MANAGING MEMBER

BENEFICIARY STATEMENT

EAST WEST BANK, BENEFICIARY UNDER THE DEED OF TRUST RECORDED 12-11-07, AS INSTRUMENT No. 2007-738537 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY OFFICIAL RECORDS, BY THEIR SIGNATURE HEREBY CONSENTS TO THE FILING OF THIS CONDOMINIUM PLAN ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP FOR CENTRAL AVENUE BUSINESS PARK AND HEREBY SUBORDINATES THE LIEN OF THEIR AFOREMENTIONED DEED OF TRUST TO THIS CONDOMINIUM PLAN.

NAME OF LENDER: EAST WEST BANK

BY: [Signature]

PRINTED NAME: Robert Lo Flova Ling

TITLE: Senior Vice President

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 12,000.00 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 THE 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: 9/30/08

NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS  
CASH TAX BOND

BY: [Signature]

DATE: \_\_\_\_\_

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_

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 \$ 12,000.00

DATE: NOV. 14, 2008

PAUL McDONNELL DON KENT  
COUNTY TAX COLLECTOR

BY: [Signature]

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, EXCEPT FOR THOSE NOTED BELOW.

NONE

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

DATE: 10/1/09

PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/ TREASURE

BY: [Signature]

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE(3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35165.

THE EASEMENT DESIGNATED AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

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

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCEL 1 IS HEREBY ACCEPTED.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF October, 2008.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY RMA GEOSCIENCE ON JANUARY 15, 2007 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

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: Sept 25, 2008

DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]  
RBS SJ

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 14th DAY OF October, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 08, 2007 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: 10/14/08

[Signature]  
THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/10  
CITY ENGINEER



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 10th DAY OF Oct, 2008 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.

DATE: 10/10/08

[Signature]  
MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/09  
CITY SURVEYOR

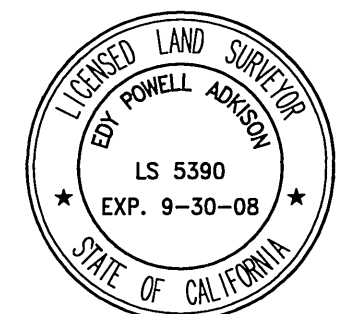


SURVEYOR'S STATEMENT

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 LARRY ROTH - SHOP PROS USA, LLC ON MARCH 9, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE 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.

DATE: 7-24-2008

[Signature]  
EDY P. ADKISON  
L.S. 5390  
EXPIRES: 09/30/08



P.M.B. 227 / 39

P.M.B. 227 / 39

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

# PARCEL MAP NO. 35165

FOR CONDOMINIUM PURPOSES

BEING A DIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.



APRIL 2007

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } S.S. MAY KWONG, A NOTARY PUBLIC, PERSONALLY APPEARED  
ON 7-28-2008 BEFORE ME, ROBERT MANSELL

—, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 1573142

MY COMMISSION EXPIRES: 4-26-2009

COUNTY OF PRINCIPAL PLACE OF BUSINESS: LOS ANGELES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } S.S. MAY KWONG, A NOTARY PUBLIC, PERSONALLY APPEARED  
ON 7-28-2008 BEFORE ME, ROBERT LO AND FLORA LING

—, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 1573142

MY COMMISSION EXPIRES: 4-26-2009

COUNTY OF PRINCIPAL PLACE OF BUSINESS: LOS ANGELES

P.M.B. 227 / 40

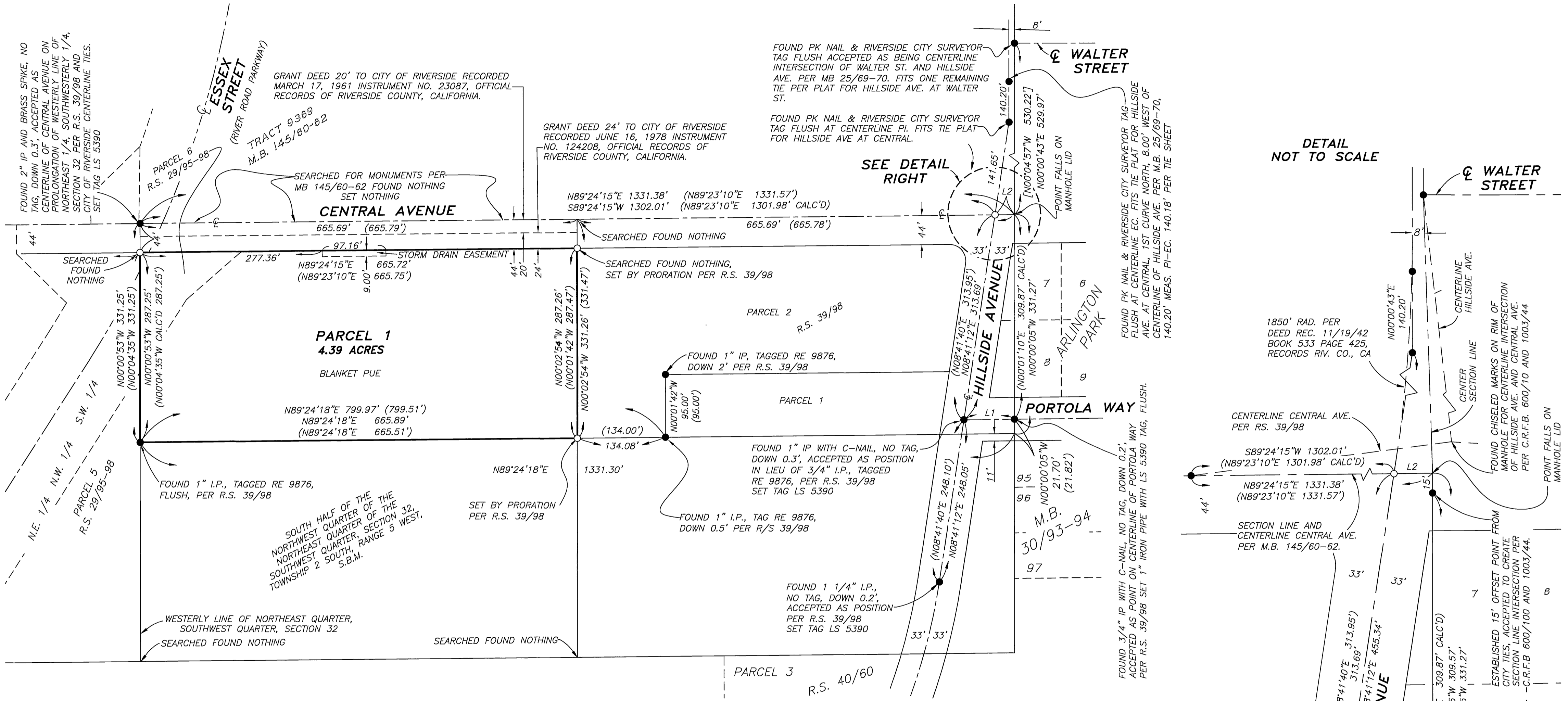
P.M.B. 227 / 40

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 35165**

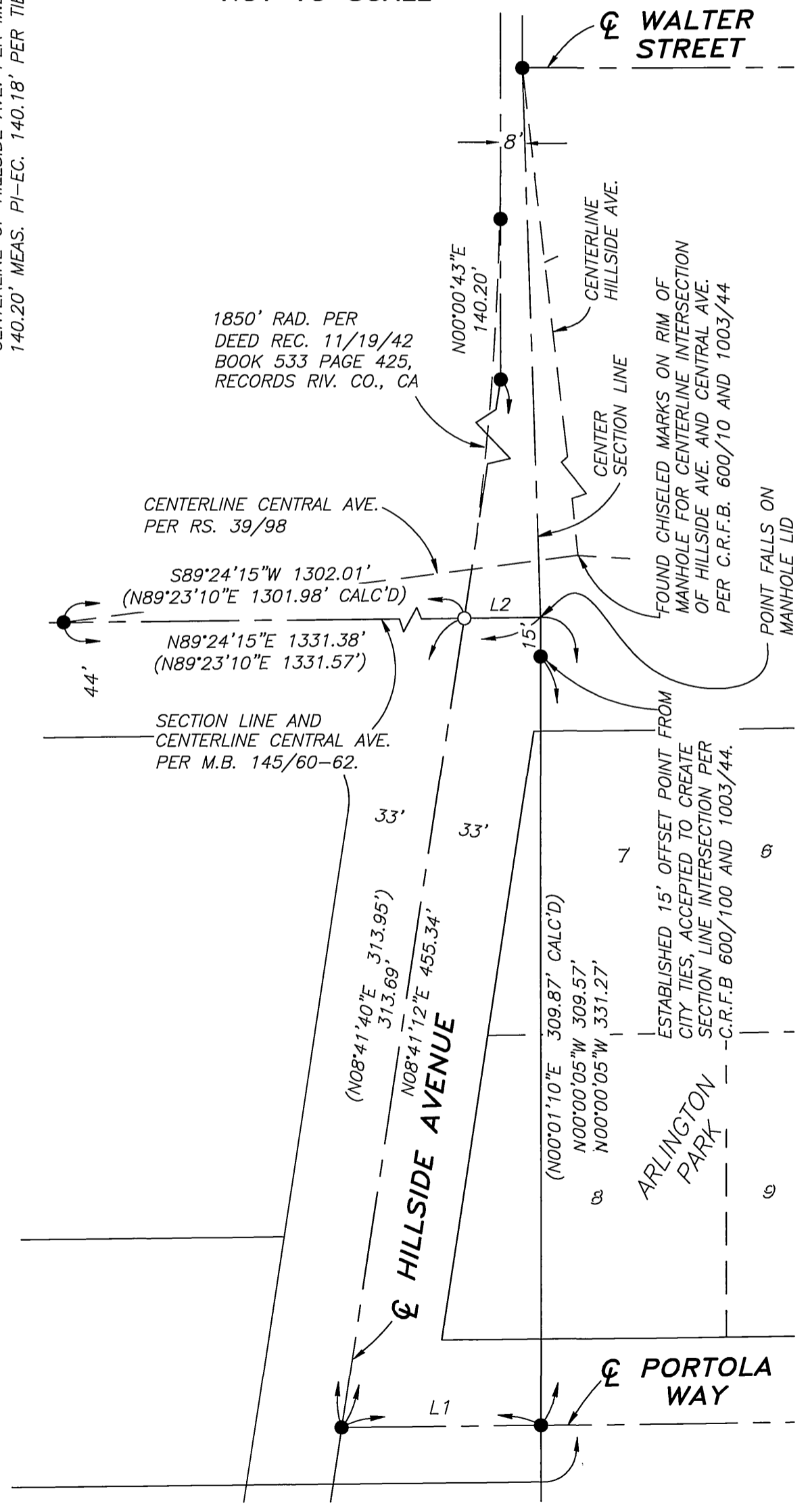
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APRIL 2007

**adkan**  
ENGINEERS  
RIVERSIDE, CA

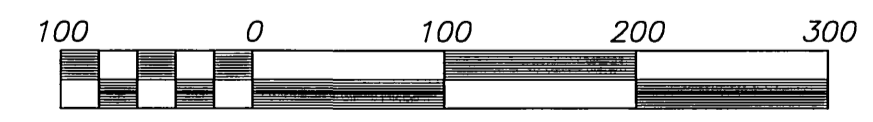


DETAIL  
NOT TO SCALE



**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T2S, R5W, S.B.M. AS SHOWN ON RECORD OF SURVEY BOOK 39 AT PAGE 98 BEING N89°24'18"E.
2. THIS PARCEL MAP CONTAINS 4.39 ACRES.
3. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG.
4. ● INDICATES FOUND MONUMENT, AS NOTED.
5. ( ) INDICATES RECORD DATA PER R.S. 39 AT PAGE 98.
6. [ ] INDICATES RECORD DATA PER MB 25/69-70



SCALE 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°27'33"E (N89°25'10"E)	76.90' 76.94'
L2	N89°24'15"E (N89°23'10"E)	29.37' 29.59'

P.M.B. 227 / 41

P.M.B. 227 / 41