

P.M.B. 236/17

NUMBER OF PARCELS: 2
GROSS ACRAGE: 1.96
NET ACRAGE: 1.96

IN THE CITY OF RIVERSIDE

PARCEL MAP NO. 36205

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

A.J. KOLTAVARY/CIVIL ENGINEERS
ANDREW J. KOLTAVARY RCE 26571
(27 ORCHARD SUITE 109, LAKE FOREST, CA 92630)

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT ARE NECESSARY TO PASS A CLEAR TITLE TO SAID LAND THAT WE CONSENT TO THE MAKING AND RECORDING 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 EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PEDESTRIAN SIDEWALKS AND FOR TRAFFIC SIGNALS AND RELATED ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS SW & TSE.

ALESSANDRO SERVICE STATION, LP, A CALIFORNIA LIMITED PARTNERSHIP
Aggy Kofdarali
HAGOP KOFDARALI, ITS MANAGING PARTNER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA,)
COUNTY OF Riverside) SS
ON 2-27-2013 BEFORE ME, Kathleen Valenzuela, A NOTARY PUBLIC, PERSONALLY APPEARED

Hagop Kofdarali WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I SHARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HE/THEY EXECUTED THE SAME IN HER/HE/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HE/HER/HEIR/HER 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: Kathleen Valenzuela
NAME: Kathleen Valenzuela COUNTY: Riverside
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.
MY COMMISSION EXPIRES: 1-7-2014
COMMISSION NUMBER: 1870033

BENEFICIARY'S STATEMENT

CITIBANK N.A., A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST DATED JUNE 28, 2012, RECORDED JUNE 29, 2012 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2012-0302465

BY: *Alison A. Davis* (PRINT NAME) _____ (PRINT NAME)
NAME: Alison A. Davis

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS
ON 3-1-2013 BEFORE ME, Wan Yee Hon, A NOTARY PUBLIC, PERSONALLY APPEARED

Alison A. Davis WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I SHARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEIR EXECUTED THE SAME IN HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HE/HER/HEIR 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: *Wan Yee Hon*
NAME: Wan Yee Hon COUNTY: Orange
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES: 5-19-2016
COMMISSION NUMBER: 1939057

OPTIONEE'S STATEMENT

BP WEST COAST PRODUCTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE UNDER OPTION TO PURCHASE RECORDED FEBRUARY 10, 2009, AS INSTRUMENT NO. 2009-63251, OFFICIAL RECORDS.

BY: *Jeff Cary* (PRINT NAME) _____ (PRINT NAME)
NAME: Jeff Cary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS
ON MAR 11 2013 BEFORE ME, Donna K. Yorac, A NOTARY PUBLIC, PERSONALLY APPEARED

Jeff Cary WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I SHARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEIR EXECUTED THE SAME IN HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HE/HER/HEIR 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: *Donna K. Yorac*
NAME: Donna K. Yorac COUNTY: Los Angeles
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES: July 31 2014
COMMISSION NUMBER: 1894599

FILED THIS 15th DAY OF Oct, 2013
AT 1:49 P.M., IN BOOK OF PARCEL MAPS,
THE CITY CLERK OF THE CITY OF RIVERSIDE,
NO. 2013-04713130
FEE \$16
LARRY W. WARD, COUNTY CLERK - RECORDER
BY: Andrew J. Koltavary DEPUTY
SUBDIVISION GUARANTEE: OLD REPUBLIC
TITLE: COMPANY

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HAGOP KOFDARALI, ON OCTOBER 6, 2010. 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. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

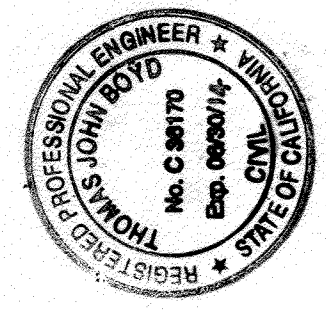
DATE: 05-10-2013

Andrew J. Koltavary
ANDREW J. KOLTAVARY
R.C.E. NO. 26571
EXPIRATION DATE: 03/31/14

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP 36205 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON OCTOBER 20, 2009, 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 HAS BEEN COMPLIED WITH.

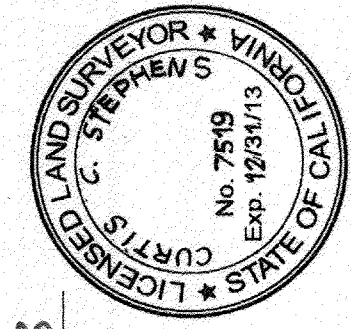
THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/14
CITY ENGINEER
BY: *Thomas Boyd* 6/27/13



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET.

CURTIS C. STEPHENS
LS 7519 LIC. EXP. 12/31/13
CITY SURVEYOR
DATE: 6/27/13
BY: *Curtis Stephens*



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
DATE: June 25, 2013
BRENT A. MASON
FINANCE DIRECTOR/TREASURER
BY: *Brent A. Mason*

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. 36205
THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS SW&TSE ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PEDESTRIAN SIDEWALKS AND FOR TRAFFIC SIGNALS AND RELATED ELECTRICAL FACILITIES
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 9th DAY OF July, 2013.
COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: *Sherry Nicolson, Assistant City Clerk*

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.

DATE: 6/24/13
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: *David Wright*
M.B. EM

IN THE CITY OF RIVERSIDE

PARCEL MAP NO. 36205

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

NOVEMBER 2010

A.J. KOLTAVARY/CIVIL ENGINEERS
ANDREW J. KOLTAVARY RCE 26571
(27 ORCHARD SUITE 109, LAKE FOREST, CA 92630)

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 43,000.

DATED: September 25, 2013

DON KENT, COUNTY TAX COLLECTOR

BY: Valerie Day, 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.

CASH OR SURETY BOND

DON KENT
COUNTY TAX COLLECTOR

BY: Valerie Day, DEPUTY

DATED: September 25, 2013

UTILITIES EASEMENT STATEMENT

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

- ② ELECTRICAL ENERGY DISTRIBUTION FACILITIES EASEMENT RESERVED IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 10/14/92 AS INST. NO. 386911 O.R.
- ④ ELECTRICAL ENERGY DISTRIBUTION FACILITIES EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE, RECORDED 10/20/92 AS INST. NO. 396050 O.R.
- ⑦ ELECTRICAL ENERGY DISTRIBUTION FACILITIES EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE RECORDED 09/19/92 AS INST. NO. 443640 O.R.

DATE: 6/24/13

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: Derek Kawai
M.B. EM
DEREK KAWAII

WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFF-SITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER CONSTRUCTION.

DATE: 06/19/2013
Derek Kawai
DEREK KAWAII RCE 54253

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.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 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:

- ① SANITARY SEWER EASEMENT IN FAVOR OF CITY OF RIVERSIDE, RECORDED 06/06/91 AS INST. NO. 190349 O.R.
- ② STORM DRAIN FACILITIES EASEMENTS RESERVED IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 10/14/92 AS INST. NO. 386911 O.R.
- ③ PIPELINE EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED 10/20/92 AS INST. NO. 396049 O.R.
- ④ STORM DRAIN FACILITIES EASEMENTS RESERVED IN FAVOR OF CITY OF RIVERSIDE, RECORDED 10/20/92 AS INST. NO. 396050 O.R.
- ⑤ PRIVATE INGRESS, EGRESS AND PARKING EASEMENTS IN FAVOR OF DJA PARTNERSHIP, THEIR HEIRS, SUCCESSORS AND ASSIGNS, PURSUANT TO COVENANT AND AGREEMENT, RECORDED 10/20/92 AS INST. NO. 396051 O.R.
- ⑥ PRIVATE EASEMENTS PROVIDING FOR THE ACCEPTANCE OF SURFACE WATER RUNOFF AND GRADED DRAINAGE SWALE IN FAVOR OF DJA PARTNERSHIP, THEIR HEIRS, SUCCESSORS AND ASSIGNS, PURSUANT TO COVENANT AND AGREEMENT, RECORDED 10/20/92 AS INST. NO. 396052 O.R.
- ⑦ STORM DRAIN FACILITIES EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE RECORDED 09/19/92 AS INST. NO. 443640 O.R.
- ⑧ STORM DRAIN FACILITIES EASEMENT IN FAVOR OF CITY OF RIVERSIDE, RECORDED 04/16/93 AS INST. NO. 141565 O.R.
- ⑨ PIPELINE EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED 06/01/95 AS INST. NO. 175943 O.R.
- ⑩ BP WEST COAST PRODUCTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF SITE USE AND OPERATING RESTRICTIONS BY DOCUMENT RECORDED ON FEBRUARY 10, 2009, AS INSTRUMENT NO. 2009-0063248 COUNTY OF RIVERSIDE
- ⑪ AVIGATION EASEMENT IN FAVOR OF CITY OF RIVERSIDE, FOR THE BENEFIT OF MARCH AIR RESERVE BASE, RECORDED 03/03/95 AS INST. NO. 67372 O.R.

⑫ DECLARATION OF ENVIRONMENTAL RESTRICTION AND OTHER ENVIRONMENTAL COVENANTS AND CONDITIONS RECORDED FEBRUARY 10, 2009 AS INSTRUMENT NUMBER 2009-0063249

⑬ COVENANT AND AGREEMENT ESTABLISHING NOTIFICATION PROCESS AND RESPONSIBILITY FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE RECORDED NOVEMBER 9, 2010 AS INSTRUMENT NUMBER 2010-0539664

IN THE CITY OF RIVERSIDE

PARCEL MAP NO. 36205

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

NOVEMBER 2010

A.J. KOLTAVARY/CIVIL ENGINEERS
ANDREW J. KOLTAVARY RCE 26571
(27 ORCHARD SUITE 109, LAKE FOREST, CA 92630)

NUMBER OF PARCELS: 2
GROSS ACRAGE: 1.95
NET ACRAGE:

FD. 1"IP W/ YELLOW PP
STAMPED "CDOOT" FLUSH PER
CALTRANS MONUMENTATION MAP
AND PM32297 P.M.B.218/66-70

FD. 1"IP / PLASTIC PLUG
LS 5346 FLUSH PER PM 32297
P.M.B.218/66-70

FD. 1 1/2" IP W/TAG LS 5137 DN
0.1' PER PM32297 P.M.B.
218/66-70 ACCEPTED AS E1/4
COR. SECTION 10

☉ COTTONWOOD AVENUE

2,866.96' [2,866.94']
2,651.23'

S89°51'49"E [S89°51'49"E]

215.73'
[215.74']

1243.01'
2,645.47'
[2,645.47']

[N00°33'07"E]

W'LY LINE SE 1/4 SECTION 10

2,645.29'
[2,645.27']
S00°32'29"W [S00°32'29"W]

☉ DAY STREET

10 11
15 14

FD. LT&T TAGGED
LS 7076 FLUSH
ACCEPTED AS
SE CORNER OF
SECTION 10

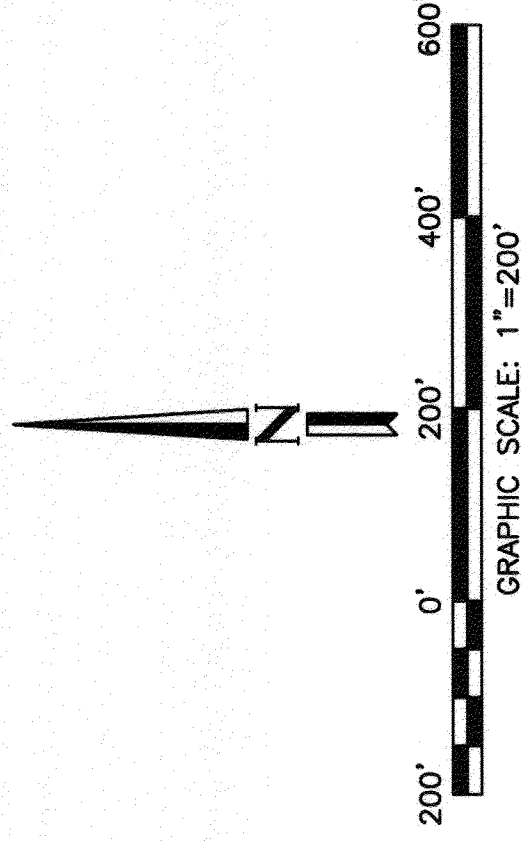
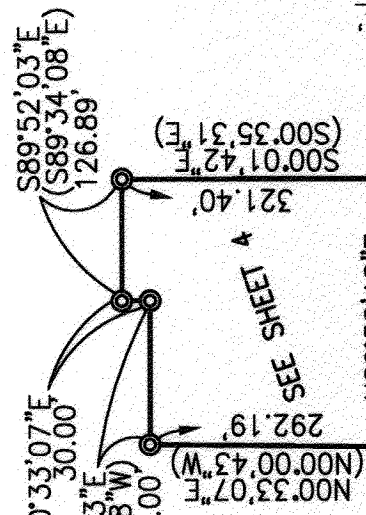
[2,651.72'] 2,651.72'
1921.80' S'LY LINE SECTION 10

[N89°52'03"W] N89°52'03"W
[N89°24'29"E] (N89°24'29"E)

— BASIS OF BEARINGS

☉ IMP. ALESSANDRO BOULEVARD

FD. 2 1/4" P. W BRASS DISK STAMPED
1/4 COR 10/15 T3S R4W SBM' FLUSH
PER CALTRANS MONUMENTATION MAP
435571-7&8 AND PARCEL MAP 32297,
PMB218/66-70



ENGINEER'S NOTES:

BASIS OF BEARINGS - THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 10, T.3S., R.4W., S.B.M., TAKEN AS NORTH 89°52'03" WEST, BY PARCEL MAP NO. 32297 FILED IN PARCEL MAP BOOK 218 PAGES 66-70 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
() DENOTES RECORD DATA PER CERTIFICATE OF COMPLIANCE RECORDED 2/19/92 AS INST. NO. 55546 O.R.
[] RECORD DATA PER PM32297 P.M.B. 218/66-70 RIV.CO.

(RAD) DENOTES RADIAL BEARING.
— DENOTES PARCEL MAP BORDER LINE
L&T DENOTES LEAD & TACK
LT&T DENOTES LEAD & TACK & TAG

MONUMENTATION NOTES:

● DENOTES FOUND MONUMENTS AS NOTED
⊙ DENOTES SET 1" IRON PIPE WITH TAG RCE 26571, UNLESS OTHERWISE NOTED
○ DENOTES SET L&T WITH TAG RCE 26571 FLUSH, UNLESS OTHERWISE NOTED

NUMBER OF PARCELS: 2
GROSS ACREAGE: 1.92
NET ACREAGE: 1.93

IN THE CITY OF RIVERSIDE

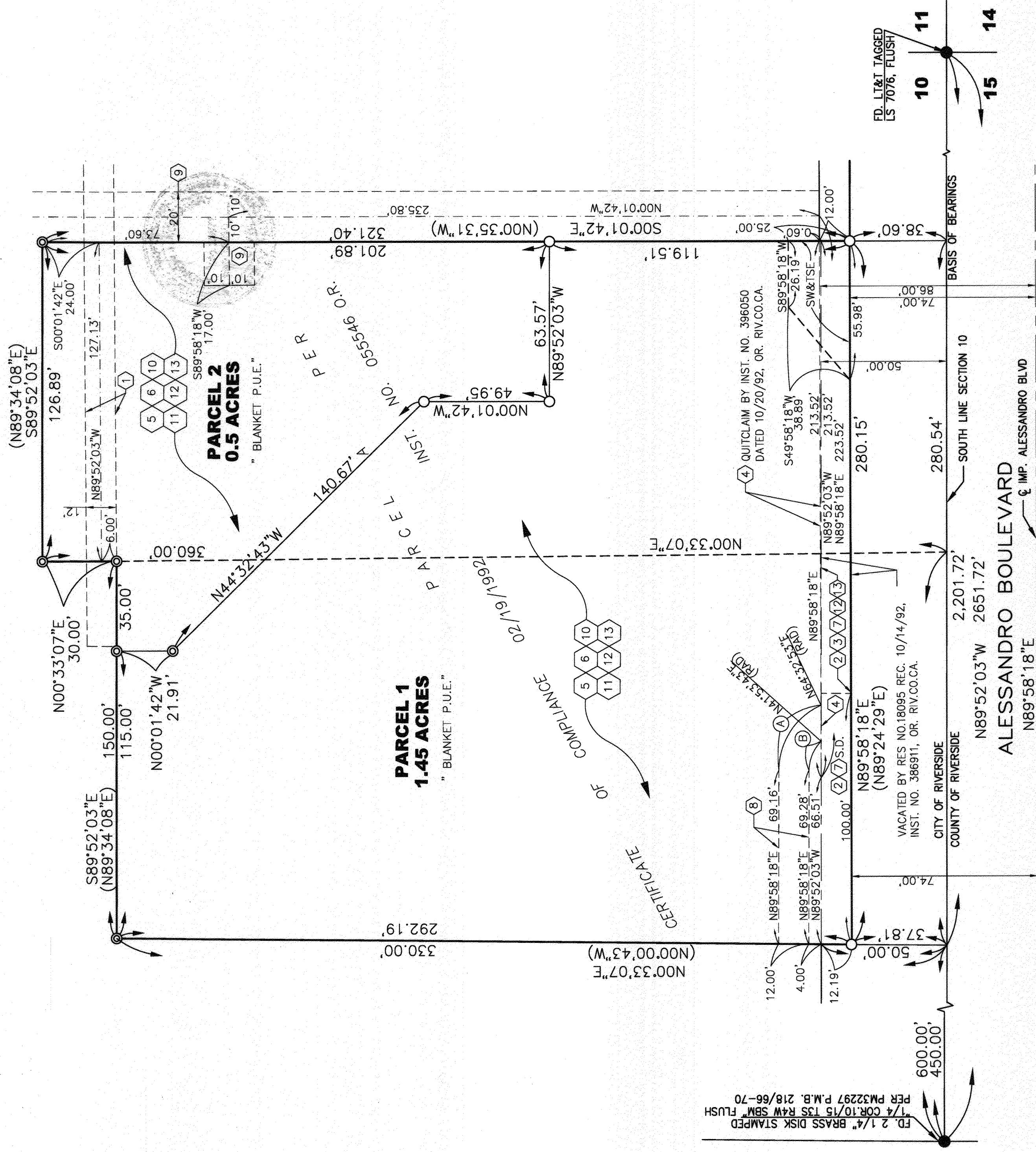
SHEET 4 OF 4 SHEETS

PARCEL MAP NO. 36205

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

A.J. KOLTAVARY/CIVIL ENGINEERS
ANDREW J. KOLTAVARY RCE 26571
(27 ORCHARD SUITE 109, LAKE FOREST, CA 92630)

NOVEMBER, 2010



ENGINEER'S NOTES:

1) BASIS OF BEARINGS - THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 10, T.3S., R.4W., S.B.M., TAKEN AS NORTH 89°52'03" WEST, BY PARCEL MAP NO. 32297 FILED IN PARCEL MAP BOOK 218 PAGES 66-70 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
() DENOTES RECORD DATA PER CERTIFICATE OF COMPLIANCE
[] RECORD DATA PER PM32297 P.M.B. 218/66-70 RIV.CO.

(RAD) DENOTES RADIAL BEARING.
— DENOTES PARCEL MAP BORDER LINE
L&T DENOTES LEAD & TACK
L&T DENOTES LEAD & TACK & TAG

MONUMENTATION NOTES:

● DENOTES FOUND MONUMENTS AS NOTED
⊙ DENOTES SET 1" IRON PIPE WITH TAG RCE 26571, UNLESS OTHERWISE NOTED
○ DENOTES SET L&T WITH TAG RCE 26571 FLUSH, UNLESS OTHERWISE NOTED

CURVE DATA

Δ	RADIUS	LENGTH
(A)	64°34'35"	28.50'
(B)	41°55'25"	16.50'
		32.12'
		12.07'

EASEMENT NOTES

(1) SANITARY SEWER EASEMENT IN FAVOR OF CITY OF RIVERSIDE, RECORDED 06/06/91 AS INST. NO. 190349 O.R.
(2) ELECTRICAL ENERGY DISTRIBUTION AND STORM DRAIN FACILITIES EASEMENTS RESERVED IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 10/14/92 AS INST. NO. 386911 O.R.

- (3) PIPELINE EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED 10/20/92 AS INST. NO. 396050 O.R.
- (4) ELECTRICAL ENERGY DISTRIBUTION AND STORM DRAIN FACILITIES EASEMENTS RESERVED IN FAVOR OF CITY OF RIVERSIDE, RECORDED 10/20/92 AS INST. NO. 396050 O.R.
- (5) PRIVATE INGRESS, EGRESS AND PARKING EASEMENTS IN FAVOR OF DJA PARTNERSHIP, THEIR HEIRS, SUCCESSORS AND ASSIGNS, PURSUANT TO COVENANT AND AGREEMENT, RECORDED 10/20/92 AS INST. NO. 396051 O.R.
- (6) PRIVATE EASEMENTS PROVIDING FOR THE ACCEPTANCE OF SURFACE WATER RUNOFF AND GRADED DRAINAGE SWALE IN FAVOR OF DJA PARTNERSHIP, THEIR HEIRS, SUCCESSORS AND ASSIGNS, PURSUANT TO COVENANT AND AGREEMENT, RECORDED 10/20/92 AS INST. NO. 396052 O.R.
- (7) ELECTRICAL ENERGY DISTRIBUTION AND STORM DRAIN FACILITIES EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE RECORDED 09/19/92 AS INST. NO. 443640 O.R.
- (8) STORM DRAIN FACILITIES EASEMENT IN FAVOR OF CITY OF RIVERSIDE, RECORDED 04/16/93 AS INST. NO. 141565 O.R.
- (9) PIPELINE EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED 06/01/95 AS INST. NO. 175943 O.R.
- (10) BP WEST COAST PRODUCTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF SITE USE AND OPERATING RESTRICTIONS BY DOCUMENT RECORDED ON FEBRUARY 10, 2009, AS INSTRUMENT NO. 2009-0063248 COUNTY OF RIVERSIDE
- (11) AVIGATION EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE, FOR BENEFIT OF MARCH AIR RESERVE BASE, RECORDED 09/03/95 AS INST. NO. 67372 O.R.
- (12) DECLARATION OF ENVIRONMENTAL RESTRICTION AND OTHER ENVIRONMENTAL COVENANTS AND CONDITIONS RECORDED FEBRUARY 10, 2009 AS INSTRUMENT NUMBER 2009-0063248
- (13) COVENANT AND AGREEMENT ESTABLISHING NOTIFICATION PROCESS AND RESPONSIBILITY FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE RECORDED NOVEMBER 9, 2010 AS INSTRUMENT NUMBER 2010-0539664