

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 37238

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M. AND THAT PORTION OF MARLBOROUGH STREET VACATED.

SDH AND ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

JULY 2017

RECORDER'S STATEMENT

Filed this 12th day of March, 2018, at 9:17 A.M. in Book 244 of Parcel Maps at Pages 53-55, at the request of the City Clerk of the City of Riverside. No. 2018-0092404 Fee: \$ 85.00
Peter Aldana, Assessor - County Clerk - Recorder

By: Yusa, Deputy

Subdivision Guarantee: First American Title Insurance 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, except for those noted below.

Subject to lien from City of Riverside Hunter Park Assessment District improvement bonds.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property, or any special assessments, bonds, and/or liens related to special districts located within the City of Riverside that are not administered by the City.

Date: 2/28/18

Adam Raymond,
Chief Financial Officer/City Treasurer

By: [Signature]

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.

The City of Riverside, successor in interest to The Gage Canal and Mathew Gage holder of a right of entry upon and a right of way, 50 feet wide, over and through the herein described property for the construction and maintenance of a canal for irrigating purposes, and a right of way for all distributing ditches that may be necessary and required, conveyed to Mathew Gage by Deed recorded in Book 40, Page 492 of Deeds, San Bernardino County Records.

A blanket electric energy distribution facilities easement for the construction and maintenance of electric energy distribution and telecommunication facilities in favor of the City of Riverside, recorded FEBRUARY 23, 2018 as Document No. 2018-0068050, Official Records of Riverside County, California.

Todd Jorgenson
Public Utilities General Manager

Date: 2/27/18

By: [Signature]

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.

Todd Jorgenson
Public Utilities General Manager

Date: 2/27/18

By: [Signature]

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 clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line.

Rustin Business Park, L.L.C., a California limited liability company

[Signature]
Moshe Silberg Gen. Manager
printed name title printed name title

East West Bank, as Beneficiary under Deed of Trust recorded August 18, 2017 as doc. no. 2017-0342702, Official Records of Riverside County, California.

[Signature]
NANCY TILMAN, FIRST VICE PRESIDENT
[Signature] Pamela Sy, VP

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 \$ 33,700.00.

Date: March 7, 2018

Jon Christensen
County Tax Collector

By: [Signature], Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 33,700.00 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 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: March 7, 2018

Cash or Surety Tax Bond
Jon Christensen
County Tax Collector

By: [Signature], Deputy

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 Rustin Business Park, L.L.C., a California limited liability company on July 17, 2017. I hereby state that this parcel map substantially conforms to the approved or 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 before December 1, 2019, and that the monuments are, or will be, sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: Feb. 2, 2018

[Signature]
CHESTER F. RALSTON
L.S. 5174 Lic. Exp. 6/30/19



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 37238 which was approved by the City of Riverside Planning Commission on March 9, 2017 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 of the tentative map have been complied with.

Date: 3/4/18

Mark Andrew Steuer
RCE 53672 Lic. Exp. 6/30/19
City Engineer

By: [Signature]



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 or a cash deposit sufficient to cover their placement has been deposited with the City of Riverside.

Date: 3/5/18

Curtis C. Stephens
L.S. 7519 Lic. Exp. 12/31/19
City Surveyor

By: [Signature]



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SDH AND ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

JULY 2017

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIF
County of VENTURA

On 2-14-18 before me, DIANA JOAN KERN, Notary Public
A Notary Public personally appeared MARIE SLOAN GENERAL HANCOCK

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.

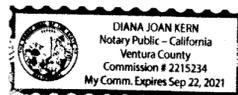
WITNESS my hand:

Diana Joan Kern
signature

DIANA JOAN KERN, Notary Public
print name

My commission expires SEPT. 22, 2021

My principal place of business is in VENTURA County.
Commission No. 2215234



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On February 12, 2018 before me, Jeannine D. Delude
A Notary Public personally appeared Pamela Sy and Nancy T. Ilman

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:

Jeannine D. Delude Jeannine D. Delude
signature print name

My commission expires March 8, 2018

My principal place of business is in Los Angeles County.
Commission No. 2060329

SURVEYOR'S NOTES

Bearings are based upon the West line of Parcel 3 as being N.00°06'31"W. as shown on Parcel Map 30325 by map on file in Book 202 of Parcel Maps at Pages 82 and 83 thereof, Records of Riverside County, California.

● Indicates Found Monuments as noted.

○ Indicates Set 1" I.P. with "L.S. 5174" tag, Flush, unless otherwise noted.

Set 1" I.P. with "L.S. 5174" tag, Flush, at all rear parcel lines, and angle points in subdivision boundary.

Set lead and tag "L.S. 5174", in top of curb on side parcel lines projected.

- { } Indicates record data per Parcel Map 13680 P.M.B. 69/67-68
- (()) Indicates record data per Parcel Map 24553 P.M.B. 185/33-35
- [] Indicates record data per Parcel Map 25073 P.M.B. 163/84-85
- () Indicates record data per Parcel Map 30325 P.M.B. 202/82-83
- [[]] Indicates record data per Grant of Easement for street and highway purposes in favor of the City of Riverside, rec. 2/14/06 as Document No. 2006-0108135, O.R. Riv. Co., Ca.

This Tract contains 3.84 Acres.

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EASEMENTS NOTES

- △ An easement for public street and highway purposes in favor of the City of Riverside as set forth in document recorded February 14, 2006 as Document No. 2006-0108135 of Official Records of Riverside County, California.
- △ Easements reserved for electrical energy, water pipelines, gas lines, storm drains, sanitary sewers, telephone, telegraph, cable television and other communication facilities by Resolution No. 21589 of the City Council of the City of Riverside in favor of the City of Riverside as set forth in a document recorded April 11, 2008 as Document No. 2008-0181505 of Official Records of Riverside County, California.
- △ Petition for the opening and establishing of a public highway to be known as Rustin Avenue, which petition was filed in Volume 11, Page 57 on October 13th, 1909. Petition was granted and Rustin Avenue was established as a County Highway of Riverside County, California, now being in the City of Riverside.
- △ A blanket electric energy distribution facilities easement for the construction and maintenance of electric energy distribution and telecommunication facilities in favor of the City of Riverside, recorded ~~FEBRUARY 23~~ **FEBRUARY 23**, 2018 as Document No. ~~2018-0068050~~ **2018-0068050** Official Records of Riverside county, California. Said easement applies to Parcel 1 through 5.

EASEMENTS NOTES

The City of Riverside, successor in interest to The Gage Canal and Mathew Gage holder of a right of entry upon and a right of way, 50 feet wide, over and through the herein described property for the construction and maintenance of a canal for irrigating purposes, and a right of way for all distributing ditches that may be necessary and required, conveyed to Mathew Gage by Deed recorded in Book 40, Page 492 of Deeds, San Bernardino County Records. said right of entry and right of way cannot be determine from record data.

