

PARCEL MAP NO. 17,402

SHOWING A DIVISION OF PORTIONS OF LOTS 25 AND 26 OF THE EAST RIVERSIDE LAND CO. SUBDIVISION OF SECTION 19, T.2S., R.4W. S.B.M. PER MAP BOOK 6, PAGE 44, SAN BERNARDINO COUNTY RECORDS

RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF December 1983 AT 3:30 P.M. IN BOOK 119 OF PARCEL MAPS AT PAGES 50-51 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$8.00 WILLIAM E. CONERLY COUNTY RECORDER NO. 268456 BY: David C. Bels SUBS. GIBBS CHICAGO TITLE INSURANCE CO.

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B" AND FURTHER THE UNDERSIGNED OWNERS, OR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELINQUISH TO THE CITY OF RIVERSIDE A MUNICIPAL CORPORATION ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1 AND 6 ON ANNEXED MAP, ON OVER AND ACROSS THIRD ST. ADJOINING SAID PARCELS EXCEPT AS NOTED ON THE ANNEXED MAP; WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "15' P.U.E.", "10' P.U.E." AND "20' x 65' P.U.E." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, THE EASEMENTS DESIGNATED AS "16' SEWER EASEMENT", "20' SEWER EASEMENT" AND "24' SEWER EASEMENT". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED "40' x 40' STORM DRAIN EASEMENT." THIRD STREET BUSINESS CENTER, A GENERAL PARTNERSHIP BY: SOUTHERN CALIFORNIA INVESTMENT & DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP

BY: Steven C. Robertson STEVEN C. ROBERTSON, GENERAL PARTNER

BY: IN-CO INVESTMENTS, A GENERAL PARTNERSHIP

BY: Darrell Clendenen DARRELL CLENDENEN, GENERAL PARTNER

LLOYDS BANK CALIFORNIA, BENEFICIARY UNDER DEED OF TRUST REC. OCT. 2, 1981 AS INSTR. NO 185787

Ken Hyatt, VICE PRES. DONALD L. SMITH, VICE PRES.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF LOS ANGELES } S.S. ON THIS 4th DAY OF March, 1983, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Steven C. Robertson KNOWN TO ME TO BE A GENERAL PARTNER OF Third Street Business Center, A PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF THIRD STREET BUSINESS CENTER, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS A PARTNER OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF THIRD STREET BUSINESS CENTER AND THAT SAID LAST NAMED PARTNERSHIP EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



Cynthia Leeger-Pattin NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 10-3-86

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF LOS ANGELES } S.S. ON THIS 4th DAY OF March, 1983, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Darrell Clendenen KNOWN TO ME TO BE A GENERAL PARTNER OF Third Street Business Center, A PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF THIRD STREET BUSINESS CENTER, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS A PARTNER OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF THIRD STREET BUSINESS CENTER AND THAT SAID LAST NAMED PARTNERSHIP EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

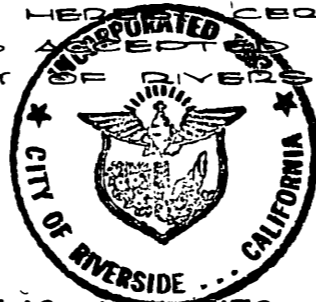


Cynthia Leeger-Pattin NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 10-3-86

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO 17,402 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS AND 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, AND AFFIX THE OFFICIAL SEAL OF THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 20th DAY OF December, 1983.



ALICE A HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A Hare

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER AND ELECTRIC FACILITIES

THE OWNER/DEVELOPER 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.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FRED KRAY DIRECTOR OF PUBLIC UTILITIES

DATED August 5 1983 BY: Fred Kray

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED

- 1. THE RIGHT TO DISCHARGE WASTE WATER AS RESERVED IN DEED FROM S.H. HERRICK AND HARRIETT H. HERRICK REC. AUG. 5, 1892 IN BOOK 158, PAGE 217, REC. OF SAN BERNARDINO CO.
2. RELINQUISHMENT OF RIGHTS OF INGRESS AND EGRESS FROM FREEWAY ADJOINING SAID LAND TO THE STATE OF CALIF., BY DEED RECORDED APRIL 4, 1956 IN BOOK 1890, PAGE 519 O.R. DIV. CO.
3. AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES IN FAVOR OF PACIFIC TELEPHONE CO. BY DEED REC. JAN. 31, 1983, BOOK 1983, PAGE 19018, O.R. DIV. CO.
4. AN EASEMENT FOR WATER PIPES AND FLUMES IN FAVOR OF FRANKLIN T. PEMBER, ET UX, PER DEED RECORDED SEPT. 11, 1894, BOOK 23, PAGE 35 OF DEEDS, RIVERSIDE COUNTY RECORDS. THE EXACT LOCATION CANNOT BE LOCATED FROM THE RECORDS
5. AN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. MAY 22, 1982 AS INSTR. NO. 93147 O.R. DIV. CO.
6. AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA AS RESERVED IN DEED RECORDED JAN. 7, 1982 AS INSTR. NO. 3431, O.R. DIV. CO.

SURVEYOR'S CERTIFICATE

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 SO. CAL. INVEST. & DEV. CO ON NOV. 1979 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: July 25, 1983 JOHN H. STAAR - L.S. 3481

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF December, 1983 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 12 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES R.C.E. 18793 CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED FEB. 5, 1981

UTILITIES EASEMENT CERTIFICATE

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

- 1) A RIGHT OF WAY RESERVED TO THE EAST RIVERSIDE LAND CO. FOR IRRIGATION AND DOMESTIC WATER PIPES, FLUMES AND APPARATUS. THE RIGHT OF WAY CANNOT BE PLOTTED.

FRED. KRAY DIRECTOR OF PUBLIC UTILITIES

DATE: August 5 1983 BY: Fred Kray

P.M.B. 119/50

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 17,402
 SHOWING A DIVISION OF PORTIONS OF LOTS 25 AND 26 OF THE
 EAST RIVERSIDE LAND CO. SUBDIVISION OF SECTION 19, T.2S.,
 R.4W. S.B.M. PER MAP BOOK 6, PAGE 44, SAN BERNARDINO
 COUNTY RECORDS

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA

MAY 1981

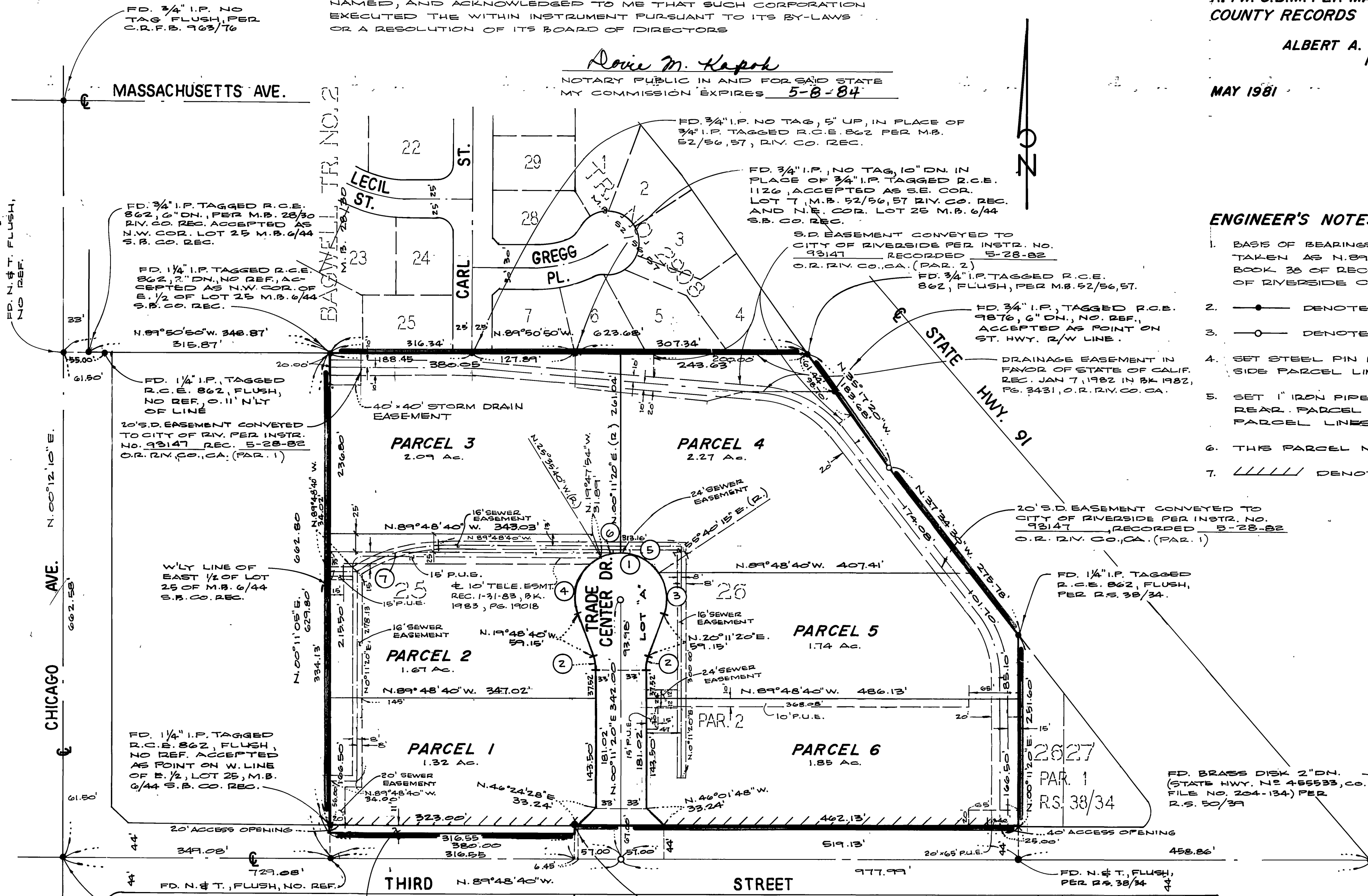
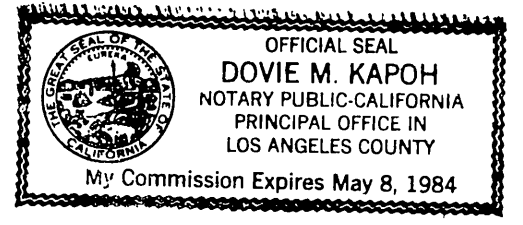
SCALE: 1" = 100'

P.M.B. 119/51

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
 COUNTY OF LOS ANGELES)
 ON THIS 24th DAY OF March, 1983, BEFORE ME THE UNDERSIGNED,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
KEN HAYDIS KNOWN TO ME TO BE THE VICE PRESIDENT
 AND DONALD L. SMITH KNOWN TO ME TO BE THE VICE PRESIDENT
 OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,
 AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE
 WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN
 NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
 EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS
 OR A RESOLUTION OF ITS BOARD OF DIRECTORS

Dovie M. Kapoh
 NOTARY PUBLIC IN AND FOR SAID STATE
 MY COMMISSION EXPIRES 5-8-84



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF THIRD STREET TAKEN AS N.89°48'40"W. AS SHOWN BY MAP ON FILE IN BOOK 36 OF RECORD OF SURVEYS AT PAGE 34, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— DENOTES ROUND MONUMENTS AS NOTED.
3. —○— DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876.
4. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 9876, FOR SIDE PARCEL LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR PARCEL CORNERS AND ANGLE POINTS IN SIDE PARCEL LINES, UNLESS OTHERWISE NOTED.
6. THIS PARCEL MAP CONTAINS 11.66 ACRES GROSS.
7. L L L L L DENOTES WAIVER OF VEHICULAR ACCESS.

CURVE DATA

No	Δ	R	T	L
1	220°00'00"	60.00'	—	230.38'
2	20°00'00"	52.25'	9.21'	18.24'
3	54°31'05"	60.00'	30.91'	57.09'
4	84°13'00"	60.00'	54.23'	88.19'
5	55°28'55"	60.00'	31.56'	58.10'
6	25°47'00"	60.00'	13.73'	27.00'
7	34°20'44"	200.00'	61.81'	119.89'

P.M.B. 119/51