

PARCEL MAP 21191

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 12957, AS SHOWN ON A MAP ON FILE IN BOOK 73 OF PARCEL MAPS, AT PAGES 91-93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOVEMBER, 1985.

R B ENGINEERING
ANAHEIM, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 30th DAY OF OCTOBER, 1986
AT 11:30 A.M. IN BOOK 139 OF PARCEL
MAPS AT PAGES 33+34 AT THE REQUEST OF
THE CITY CLERK.

FEE \$800
NO. 273611

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Darita Logan DEPUTY

SUBDIVISION GUARANTEED:

FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE A 5.00 FOOT EASEMENT FOR STREET TREE PLANTING PURPOSES. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E." FURTHER THE UNDERSIGNED OWNERS, THEIR SUCCESSOR AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1, 2 AND 3, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS PIERCE STREET ADJOINING SAID PARCELS 1 AND 3, AND MAGNOLIA AVENUE ADJOINING SAID PARCELS 1 AND 2.

LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP BY LINCOLN PROPERTY COMPANY NO. 1239, A CALIFORNIA LIMITED PARTNERSHIP

BY: Erik M. Hansen
ERIK M. HANSEN - MANAGING GENERAL PARTNER

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 29, 1985 AS INSTRUMENT NO. 194981 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Michael W. Motherhead
ASSISTANT VICE-PRESIDENT

Hal Thomas
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 11th DAY OF September, 1986, BEFORE ME, Susan Turner PERSONALLY APPEARED ERIK M. HANSEN, PERSONALLY KNOWN TO ME/PROVED TO ME TO BE A MANAGING GENERAL PARTNER OF LINCOLN PROPERTY COMPANY NO. 1239, A CALIFORNIA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP, AND THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS A MANAGING GENERAL PARTNER OF LINCOLN PROPERTY COMPANY NO. 1239, A CALIFORNIA LIMITED PARTNERSHIP, IN ITS CAPACITY AS THE GENERAL PARTNER OF LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP, AND THAT LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP, EXECUTED THE SAME.

MY COMMISSION EXPIRES May 19, 1987. WITNESS MY HAND AND OFFICIAL SEAL:



Susan Turner
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON THIS 6th DAY OF October, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnston AND Hal Thomas, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Asst. Vice Pres. AND Asst. Secretary OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-6-88. WITNESS MY HAND AND OFFICIAL SEAL:

Dickie Sharp
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSION

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

AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. FOR UNDERGROUND COMMUNICATION FACILITIES RECORDED JANUARY 25, 1982 AS INSTRUMENT NO. 14099, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCELS #1 & #2. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #3.

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID FOR PARCELS #1, #2 & #3 BUT CUSTOMER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED.

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.

DATED Oct 28, 1986. for BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS _____ DAY OF _____ 1986 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES RCE 18793
CITY ENGINEER

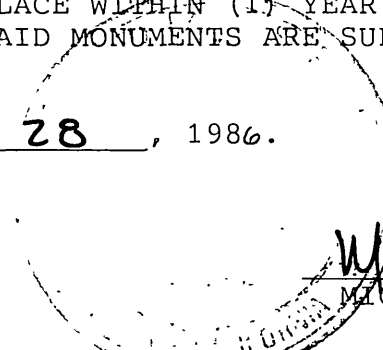
TENTATIVE MAP APPROVED:
NOVEMBER 7, 1985

BY: W.C. Kraus
DEPUTY RCE 23991

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 LINCOLN RIVERSIDE BUSINESS CENTER IN NOVEMBER, 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON AND ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: FEB. 28, 1986.

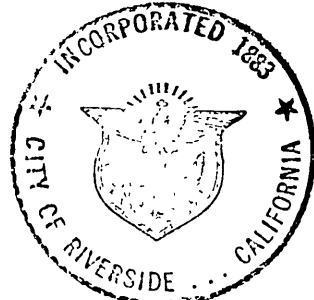


Michael W. Motherhead
MICHAEL W. MOTHERHEAD LS 4228

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 21191. AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 28th DAY OF October, 1986.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

CITY TREASURER

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.

DATED Oct 15, 1986. H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. ~~EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$~~

DATED October 15, 1986. R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anita Brooks
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.

DATED _____, 1986. GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CITY COPY

