

City Copy 150/97

PMB 150/97

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP 23068

BEING A SUBDIVISION OF PORTIONS OF LOTS 9 AND 16 OF BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. (LOCATED IN SECTION 24 T3S R6W)

DON GREEK AND ASSOCIATES
SANTA ANA, CALIFORNIA

DECEMBER 1987

SHEET 1 OF 2 SHEETS
RECORDER'S STATEMENT
FILED THIS 15th DAY OF JUNE 1988.
AT 3:00 PM IN BOOK 150 OF PARCEL MAPS AT
PAGES 97-98 AT THE REQUEST OF
THE
FEE: \$ 8.00
NO. 163889
WILLIAM E. CONERLY, COUNTY RECORDER

BY: Gina Huntley DEPUTY
FIRST AMERICAN TITLE INSURANCE CO.
SUBDIVISION GUARANTEE

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 LAND SUBDIVIDED 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREETS AND PUBLIC UTILITY PURPOSES, LOT "A"; WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND SLOPE IMPROVEMENTS, THE EASEMENTS SHOWN AS 12.00 FOOT WIDE SEWER EASEMENT AND 10.00 FOOT WIDE SLOPE EASEMENT; FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

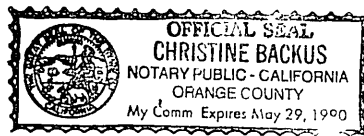
NEXUS TOWN CENTER-RIVERSIDE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, WHO ACQUIRED TITLES AS RIVERSIDE COMMERCIAL CENTER ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP

Curtis R. Olson
CURTIS R. OLSON, GENERAL PARTNER
Scott Burnham
SCOTT BURNHAM, GENERAL PARTNER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF Orange)

ON THIS 14th DAY OF March, 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CURTIS OLSON AND SCOTT BURNHAM, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



MY COMMISSION EXPIRES May 29, 1990

WITNESS MY HAND AND OFFICIAL SEAL:

Christine Backus
NOTARY PUBLIC

TRUSTEE

OLD STONE OF CALIFORNIA, INC., A RHODE ISLAND CORPORATION AS TRUSTEE, UNDER DEED OF TRUST RECORDED AUGUST 26, 1987, AS INSTRUMENT NO. 248149 O.R. RIVERSIDE COUNTY, CALIFORNIA.

BY: Anita H. Duggins BY: _____

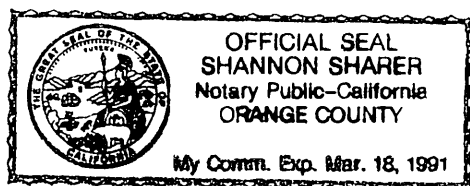
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF Orange)

ON THIS 22nd DAY OF April, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Anita H. Duggins, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE Vice PRESIDENT, AND _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS AS TRUSTEE.

MY COMMISSION EXPIRES March 18, 1991

WITNESS MY HAND AND OFFICIAL SEAL:



Shannon Sharer
NOTARY PUBLIC

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, UNDER DEED OF TRUST RECORDED AUGUST 26, 1987, AS INSTRUMENT NO. 248151 O.R. RIVERSIDE COUNTY, CALIFORNIA.

BY: Roderick W. Johnston BY: Hal Thomas
Asst. VP. Asst. Sec.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)SS
COUNTY OF Riverside)

ON THIS 26th DAY OF April, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnston PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE Asst. Vice PRESIDENT, AND Hal Thomas, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT AND ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

MY COMMISSION EXPIRES 3-8-91

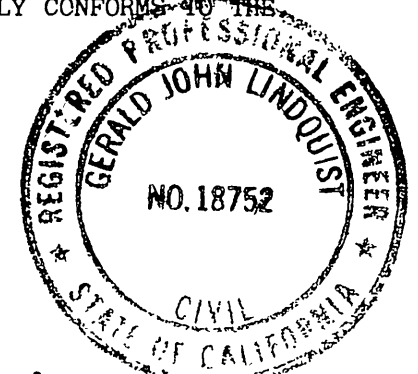
WITNESS MY HAND AND OFFICIAL SEAL:

Lusie Dumbert
NOTARY PUBLIC

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN DECEMBER OF 1987 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF RIVERSIDE COMMERCIAL CENTER ASSOCIATES ON OCTOBER 5TH, 1987. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS "WITHIN ONE (1) YEAR FROM RECORDATION OF THE MAP" AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

G. J. Lindquist 5-4-88
G. J. LINDQUIST R.C.E. NO. 18752 DATE
LIC. EXP. 7-1-89



TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 40,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, AND 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 June 15, 1988 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

TAX COLLECTOR 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 \$ 40,700.00

DATED May 24, 1988 R. WAYNE WATTS
COUNTY TAX COLLECTOR

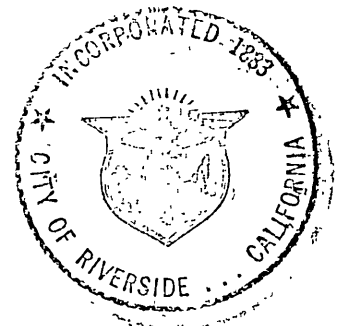
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP PARCEL MAP NO. 23068, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, AND 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 ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 15th DAY OF June, 1988.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



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.

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

DATED 5-24-88 BARBARA J. STECKEL
CITY TREASURER

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 9th DAY OF June, 1988, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK, R.C.E. 20900
CITY ENGINEER

BY: Barry Beck

TENTATIVE MAP APPROVED NOVEMBER 20, 1987

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

Water Facilities

Frontage Fees, Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcels #1, 2, 3, 4, 5, 6 and 7.

Electric Facilities

All Frontage Fees have been paid but the developer installed electric facilities necessary to provide electric service to Parcels #1, 2, 3, 4, 5, 6 and 7 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.

BILL D. CARNAHAN
Director of Public Utilities

Dated: 6/8/88 By: Richard J. Callahan

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SCALE: 1" = 80'

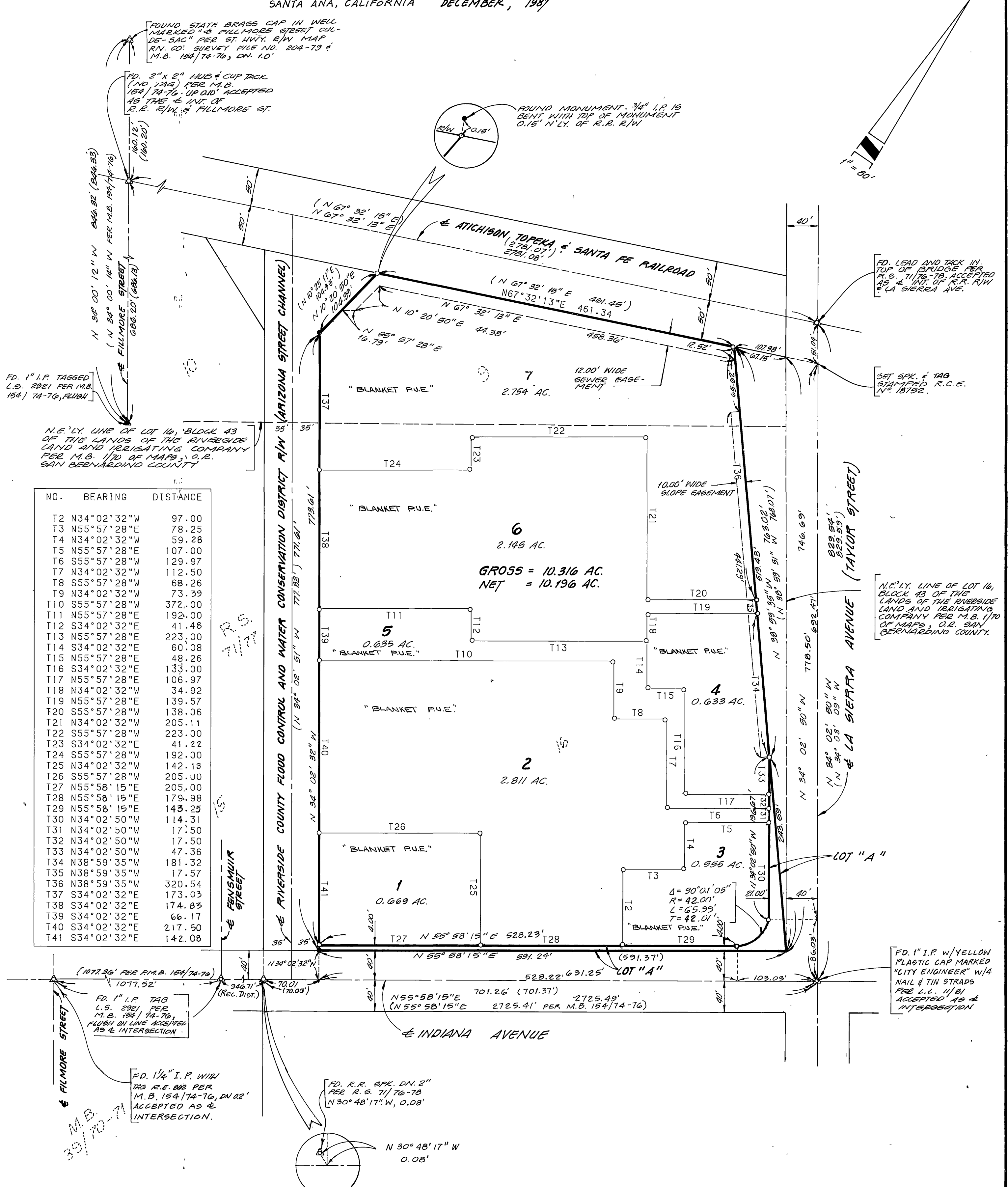
SHEET 2 OF 2 SHEETS

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

PARCEL MAP 23068

BEING A SUBDIVISION OF PORTIONS OF LOTS 9 AND 16 OF BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
(LOCATED IN SECTION 24 T 35 R 6 W)

DON GREEK AND ASSOCIATES, GERALD J. LINDQUIST, R.C.E. NO. 18752
SANTA ANA, CALIFORNIA DECEMBER, 1987



NO.	BEARING	DISTANCE
T2	N34°02'32"W	97.00
T3	N55°57'28"E	78.25
T4	N34°02'32"W	59.28
T5	N55°57'28"E	107.00
T6	S55°57'28"W	129.97
T7	N34°02'32"W	112.50
T8	S55°57'28"W	68.26
T9	N34°02'32"W	73.39
T10	S55°57'28"W	372.00
T11	N55°57'28"E	192.00
T12	S34°02'32"E	41.48
T13	N55°57'28"E	223.00
T14	S34°02'32"E	60.08
T15	N55°57'28"E	48.26
T16	S34°02'32"E	133.00
T17	N55°57'28"E	106.97
T18	N34°02'32"W	34.92
T19	N55°57'28"E	139.57
T20	S55°57'28"W	138.06
T21	N34°02'32"W	205.11
T22	S55°57'28"W	223.00
T23	S34°02'32"E	41.22
T24	S55°57'28"W	192.00
T25	N34°02'32"W	142.13
T26	S55°57'28"W	205.00
T27	N55°58'15"E	205.00
T28	N55°58'15"E	179.98
T29	N55°58'15"E	143.25
T30	N34°02'50"W	114.31
T31	N34°02'50"W	17.50
T32	N34°02'50"W	17.50
T33	N34°02'50"W	47.36
T34	N38°59'35"W	181.32
T35	N38°59'35"W	17.57
T36	N38°59'35"W	320.54
T37	S34°02'32"E	173.03
T38	S34°02'32"E	174.83
T39	S34°02'32"E	66.17
T40	S34°02'32"E	217.50
T41	S34°02'32"E	142.08

ENGINEERS NOTES

- SET 1" I.P. PLASTIC FLAG STAMPED R.C.E. 18752.
- FOUND 3/4" I.P. WITH R.C.E.C. TAG PER R.S. 71/76-78
- △ FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER R.S. 71/76-78 UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 55° 58' 15" E OF THE CENTERLINE OF INDIANA AVENUE AS SHOWN ON M.B. 154/74-76 RECORDS OF RIVERSIDE COUNTY.