

City Copy 159/74

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE SAID LAND: THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "15' PUE", AND "10' PUE".

HUNTER PARK OFFICE PLAZA, A CALIFORNIA GENERAL PARTNERSHIP

BY: Robert K. McKernan
ROBERT K. MCKERNAN

BY: Fred N. Bonar
FRED N. BONAR

THE MAGNON GROUP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Raymond Magnon
RAYMOND MAGNON

SANWA BANK CALIFORNIA, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON JULY 31, 1989 AS INSTRUMENT NUMBER 255228, OF OFFICIAL RECORDS.

BY: Rob Lamm

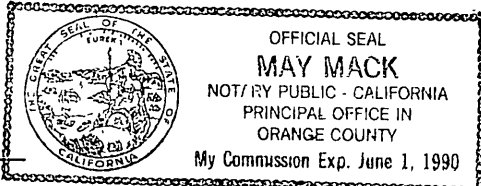
NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.

ON Sept 18, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT K. MCKERNAN AND FRED N. BONAR, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNERS, ON BEHALF OF HUNTER PARK OFFICE PLAZA, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

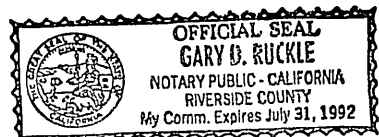
SIGNATURE Mack
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.



ON Sept 20, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RAYMOND MAGNON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNER, ON BEHALF OF THE MAGNON GROUP, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

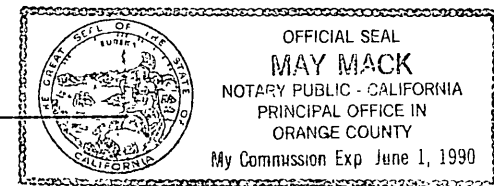
SIGNATURE Gary D. Ruckle
STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.



ON Sept 18, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard E. ... KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE Vice President OF SANWA BANK CALIFORNIA, A CALIFORNIA CORPORATION, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SANWA BANK CALIFORNIA, A CALIFORNIA CORPORATION, EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Mack



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 23640

BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18, T. 2S. R4W, S.B.M.

FRED N. BONAR
LAKE FOREST, CA.
JULY 1988

RECORDER'S STATEMENT

FILED THIS 6th DAY OF October 1989 AT 12:00 P.M. IN BOOK 159 OF PARCEL MAPS. AT PAGES 74-75 AT THE REQUEST OF THE CITY CLERK.

NO. 347033
FEE \$8.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Gina Huntley
SUBDIVISION GUARANTEE: Ticor Title Co.

CITY TREASURERS 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 A LIEN UPON SAID PROPERTY.

DATED Sept. 21, 1989

BARBARA J. STECKEL
CITY TREASURER

BY: Jerry Rivera

TAX COLLECTORS STATEMENT

I HEREBY STATE 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 THE 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 \$ _____

DATED September 22, 1989

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Rubert L. ...

ENGINEER'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 ROBERT K. MCKERNAN, JULY 8, 1988. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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.

9-18-89
DATE

Fred N. Bonar
FRED N. BONAR 22800
LIC. EXP. 12-31-89



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

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 FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS #1, #2 AND #3.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1, #2 AND #3.

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: SEPT 29, 89
BY: Pieter ...

TAX BOND STATEMENT

I HEREBY STATE 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 BOARD OF SUPERVISORS.

DATED _____

GERALD A. MALONY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 27th DAY OF Sept., 1989 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 LIC. EXP. 9-30-89

BY: Barry Beck

TENTATIVE MAP APPROVED 7/1/88

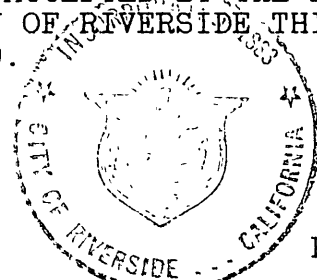
CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 23640 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 3rd DAY OF October 1989.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



P.M.B. 159/74

City Copy 159 75

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

PARCEL MAP NO. 23640

BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF

SECTION 18, T. 2 S. R. 4 W, S.B.M.

FRED N. BONAR
LAKE FOREST, CA.
JULY, 1988

ENGINEER'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS N 89° 45' 05" W FOR THE CENTERLINE OF SPRUCE AVE. PER P.M.B. 73/54 RIVERSIDE CO. RECORDS
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS
3. SET 1" IRON PIPE TAGGED R.C.E. 22800, FLUSH, AT ALL POINTS SHOWN THIS O, UNLESS OTHERWISE NOTED.



Fred N. Bonar
MAY 26, 1988
FRED N. BONAR, RCE 22800

