

209/24

P.M.B. 209 / 24

ENGINEER COPY

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

PARCEL MAP NO. 31335

BEING A DIVISION OF A PORTION OF PARCEL 2 OF A PARCEL MAP AS PER MAI RECORDED IN BOOK 14 OF PARCEL MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

RECORDER'S STATEMENT

FILED THIS 14TH DAY OF JUNE 2004
AT 8:00 A.M. IN BOOK 209 OF PARCEL MAPS AT PAGES 24-27 AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE
FEE: 613.00
NO. 2004-0454960

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER
BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNER'S 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 A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE EASEMENT INDICATED AS "LANDSCAPE EASEMENT", AS SHOWN HEREON, FOR LANDSCAPING PURPOSES.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "RECIPROCAL EASEMENT FOR INGRESS AND EGRESS" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP.

SPACE CENTER SYCAMORE CANYON, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SPACE CENTER SYCAMORE CANYON, INC.,
A MINNESOTA CORPORATION, MANAGER
Michael J. Thies
MICHAEL J. THIES
VICE PRESIDENT

BY: THE FULLMER COMPANY,
A CALIFORNIA GENERAL PARTNERSHIP, MANAGER
James L. Fullmer
JAMES L. FULLMER
GENERAL PARTNER

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA AUGUST 2003

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDEMENT OF THE ANNEXED MAP.

- (B) AN EASEMENT FOR PUBLIC UTILITIES FACILITIES, RECORDED OCTOBER 19, 1973 AS INST. NO. 137289, O.R.
- (C) AN EASEMENT FOR ELECTRICAL ENERGY PURPOSES, RECORDED FEBRUARY 4, 1994 AS INST. NO. 50326, O.R.
- (E) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER & TELEPHONE COMPANY, RECORDED AUGUST 5, 1960 IN BOOK 2745, PAGE 41, AS INST. NO. 69282, O.R.
- (H) AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES PURPOSES, RECORDED APRIL 21, 1989 AS INST. NO. 128286, O.R. (PORTION OF SAID EASEMENT WAS RELEASED BY QUITCLAIM RECORDED JUNE 27, 2002 AS INST. NO. 2002-352473, O.R.)

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
DATE: 11/14/04 BY: [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31335; THE "LANDSCAPE EASEMENT" IS HEREBY ACCEPTED FOR LANDSCAPING PURPOSES.

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. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 8th DAY OF June, 2004

COLLEEN J. NICOL
CITY CLERK
DATE: 6-8-04 BY: [Signature]

SOILS REPORT

AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17943, A PRELIMINARY SOILS REPORT WAS PREPARED ON NOVEMBER 27, 2000 BY NORCAL ENGINEERING.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPACE CENTER SYCAMORE CANYON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN JULY 2003.

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature]
DANIEL J. KIPPER L.S. 4628
DATE: 4-1-04



BENEFICIARY

ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA, A MINNESOTA CORPORATION, BENEFICIARY
CHICAGO TITLE INSURANCE COMPANY, TRUSTEE UNDER DEED OF TRUST,
RECORDED MARCH 27, 2003, INST. NO. 2003-213595, O.R. RIV. CO., CA.

[Signatures]
Anola J. Cornell Assistant Treasurer
Gary Brown Assistant Treasurer

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE I SS
ON APRIL 1, 2004 BEFORE ME, PATRICIA L. JETT, Notary Public
PERSONALLY APPEARED MICHAEL J. THIES

PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 10/18/05
NOTARY PUBLIC IN OR FOR SAID STATE
[Signature] PATRICIA L. JETT
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
DATE: 11/14/04 BY: [Signature]

WATER SERVICE STATEMENT

PARCEL MAP 31335 IS WITHIN WESTERN MUNICIPAL WATER DISTRICT'S IMPROVEMENT DISTRICT NO. 2. IT IS ELIGIBLE FOR DOMESTIC WATER SERVICE WHEN CONSTRUCTION OF REQUIRED ON-SITE FACILITIES TO PROVIDE WATER SERVICE TO ALL PARCELS HAS BEEN COMPLETED AND ACCEPTED BY W.M.W.D. AND PAYMENT HAS BEEN MADE FOR REQUIRED FEES AND CHARGES.

[Signature] 5/12/04
CHIEF ENGINEER - R.C.E. 17964
District Engineering Manager RCE 46212

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE I SS
ON APRIL 6, 2004 BEFORE ME, Patricia L. Jett, Notary Public
PERSONALLY APPEARED James L. Fullmer

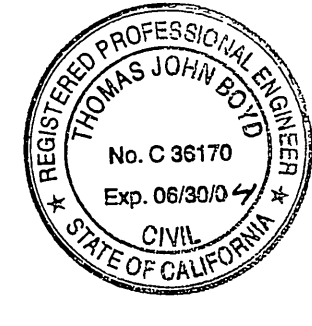
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS /ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 10/18/05
NOTARY PUBLIC IN OR FOR SAID STATE
[Signature] PATRICIA L. JETT
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF May, 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 22, 2003 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 HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD, CITY ENGINEER
RCE 36170 LIC. EXP. 6/30/04
BY: [Signature]



NOTARY ACKNOWLEDGMENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD I SS
ON MAY 3, 2004 BEFORE ME, MADELYNE S. BUGEJA, Notary Public
PERSONALLY APPEARED ANOLA J. CORNELL,
AN ASSISTANT TREASURER

PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____
NOTARY PUBLIC IN OR FOR SAID STATE MADELYNE S. BUGEJA
NOTARY PUBLIC
MY COMMISSION EXPIRES 07/31/2005
[Signature]
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN FAIRFIELD COUNTY.

TAX BOND STATEMENT

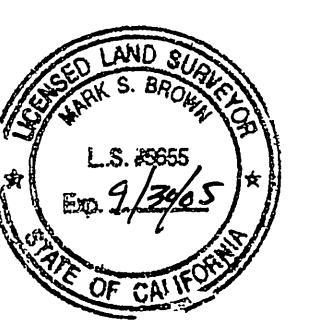
I HEREBY STATE THAT A BOND IN THE SUM OF \$ 162,600 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
DATE: _____ BY: _____ DEPUTY
CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR
DATE: May 5, 2004 BY: [Signature] DEPUTY

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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: 5/24/04
MARK S. BROWN, CITY SURVEYOR
L.S. 5655 LIC. EXP. 9/30/05
BY: [Signature]



NOTARY ACKNOWLEDGMENT

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD I SS
ON MAY 3, 2004 BEFORE ME, MADELYNE S. BUGEJA, Notary Public
PERSONALLY APPEARED GARY BROWN,
AN ASSISTANT TREASURER

PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____
NOTARY PUBLIC IN OR FOR SAID STATE MADELYNE S. BUGEJA
NOTARY PUBLIC
MY COMMISSION EXPIRES 07/31/2005
[Signature]
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN FAIRFIELD COUNTY.

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- (A) AN EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT, RECORDED AUGUST 8, 2002 AS INST. NO. 2002-436880, O.R.
- (D) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED SEPTEMBER 18, 1950 IN BOOK 1205, PAGE 58 AS INSTRUMENT NO. 2002, O.R.
- (F) AN EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT, RECORDED OCTOBER 6, 1989 AS INST. NO. 347587, O.R.
- (G) AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED MARCH 18, 1991 AS INST. NO. 88468, O.R.
- (J) AN EASEMENT FOR PIPELINES PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE CO., RECORDED DECEMBER 12, 2002 AS INSTRUMENT NO. 2002-744324, O.R.
- (K) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS CO., RECORDED SEPTEMBER 23, 2003 AS INST. NO. 2003-740729, O.R.

AN EASEMENT FOR RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 22, 1993 AS INSTRUMENT NO. 148448, O.R.
AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED DECEMBER 21, 2001 AS INSTRUMENT NO. 2001-637709, O.R.
AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF MARCH AIR RESERVE BASE AND MARCH INLAND PORT REC'D 9-19-04 INST. 2004-0192507 O.R.

TAX COLLECTOR'S 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 \$ 162,600

DATE: May 5, 2004 PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

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 A LIEN UPON SAID PROPERTY, EXCEPT FOR THOSE ASSOCIATED WITH THE SYCAMORE CANYON ASSESSMENT DISTRICT.

DATE: 5/27/04 BY: [Signature]
PAUL C. SUN JEN
CITY TREASURER

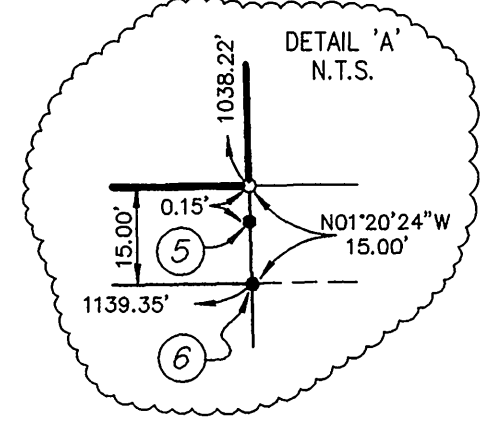
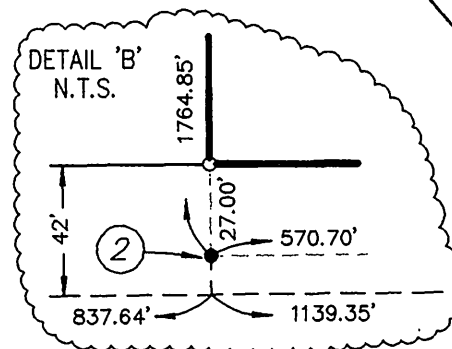
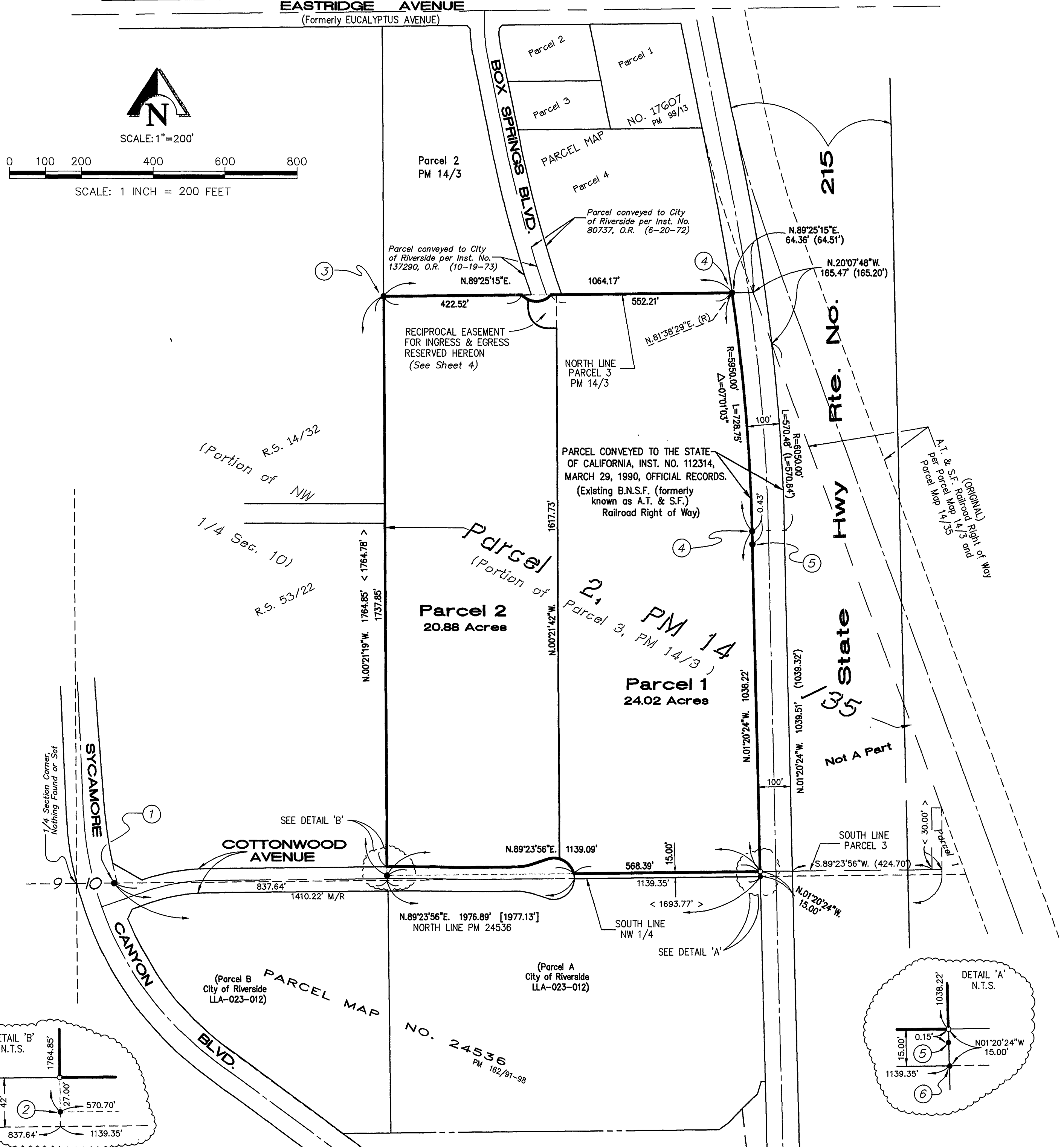
CITY

P.M.B. 209 / 24

PARCEL MAP NO. 31335

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A DIVISION OF A PORTION OF PARCEL 2 OF A PARCEL MAP AS PER MAP RECORDED
IN BOOK 14 OF PARCEL MAPS, PAGE 35, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION
10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.
RIVERSIDE, CALIFORNIA AUGUST 2003



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL MAP NO. 24536, ON FILE IN BOOK 162, PAGES 91-98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°23'56\"/>

- INDICATES SET 1" IP AND LS 4628 TAG, FLUSH
- INDICATES FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER STATE OF CALIFORNIA DEED, INST. #112314, (3-29-90), O.R., EXCEPT AS NOTED.
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 24536, P.M. 162/91-98
- < > INDICATES RECORD DATA PER PARCEL MAP, P.M. 14/35
- { } INDICATES RECORD DATA PER INSTRUMENT NO. 2002-246775, (5-10-2002), O.R.
- M/R INDICATES MEASURED AND RECORD PER INSTRUMENT NO. 2002-246775, (5-10-2002), O.R.
- (REF-1) INDICATES MEASURED AND RECORD PER INSTRUMENT NO. 2002-246776, (5-10-2002), O.R.

C.R.T.B. CITY OF RIVERSIDE TIE BOOK
SET 1" IP AND LS 4628 TAG, FLUSH, AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.
THIS MAP CONTAINS 44.90 ACRES GROSS

EASEMENT NOTES

SEE SHEETS 3 & 4

MONUMENT NOTES

- ① FND. 1" IP W/ PLASTIC CAP, ILLEGIBLE, PER PM 24536, MONUMENT DESTROYED BY STREET CONSTRUCTION. RE-ESTABLISHED CORNER POSITION FROM PRE-CONSTRUCTION SURVEY TIES.
- ② FND. 1" IP, PER RS 14/35, DN. 0.5', W/ BRASS TAG, LS 5529, IN LIEU OF 1" IP RE 9876, ACCEPTED AS PROPERTY CORNER. MONUMENT DESTROYED BY STREET CONSTRUCTION. RE-ESTABLISHED CORNER POSITION FROM PRE-CONSTRUCTION SURVEY TIES. SET 1" IP W/TAG, LS 4628.
- ③ FND. 1" IP, DN. 0.8', PER PM 14/3, NO TAG, ACCEPTED AS PROPERTY CORNER. SET TAG, LS 4628.
- ④ FND. 1" IP, FLUSH, NO TAG, NO REFERENCE, ACCEPTED AS PROPERTY CORNER. SET TAG, LS 4628.
- ⑤ FND. 1" IP, FLUSH, W/ TAG, LS 5529, NO REFERENCE, NOT ACCEPTED.
- ⑥ FND. 1" IP, PER PM 24536, W/ TAG, CAL. D.O.T., IN LIEU OF 1" IP W/ TAG, LS 4691, NO REFERENCE, ACCEPTED AS POINT ON PROPERTY LINE PROLONGATION. MONUMENT DESTROYED BY LANDSCAPING CONSTRUCTION. RE-ESTABLISHED CORNER POSITION FROM PRE-CONSTRUCTION SURVEY TIES. SET 1" IP W/ TAG, LS 4628.

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL MAP NO. 24536, ON FILE IN BOOK 162, PAGES 91-98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°23'56"E.

- INDICATES SET 1" IP AND LS 4628 TAG, FLUSH
- INDICATES FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER STATE OF CALIFORNIA DEED, INST. #112314, (3-29-90), O.R., EXCEPT AS NOTED.
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 24536, P.M. 162/91-98
- < > INDICATES RECORD DATA PER PARCEL MAP, P.M. 14/35
- { } INDICATES RECORD DATA PER INSTRUMENT NO. 2002-246775, (5-10-2002), O.R.
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- (REF-1) INDICATES MEASURED AND RECORD PER INSTRUMENT NO. 2002-246776, (5-10-2002), O.R.
- C.R.T.B. CITY OF RIVERSIDE TIE BOOK
- SET 1" IP AND LS 4628 TAG, FLUSH, AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.
- THIS MAP CONTAINS 44.90 ACRES GROSS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 31335

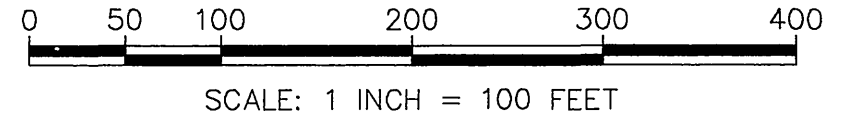
BEING A DIVISION OF A PORTION OF PARCEL 2 OF A PARCEL MAP AS PER MAP RECORDED IN BOOK 14 OF PARCEL MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA AUGUST 2003



SCALE: 1"=100'



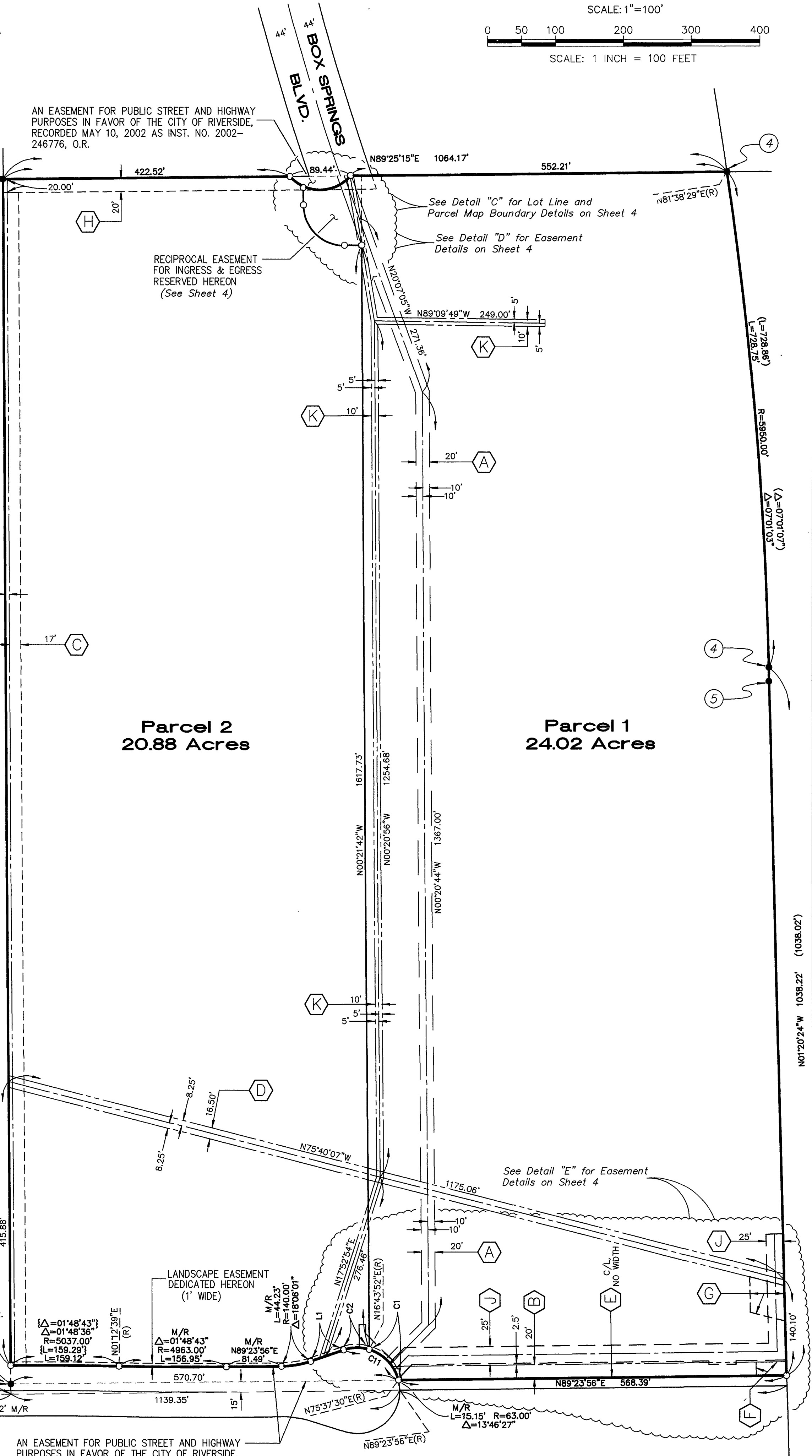
MONUMENT NOTES

- ① FND. 1" IP W/ PLASTIC CAP, ILLEGIBLE, PER PM 24536, MONUMENT DESTROYED BY STREET CONSTRUCTION. RE-ESTABLISHED CORNER POSITION FROM PRE-CONSTRUCTION SURVEY TIES.
- ② FND. 1" IP, PER RS 14/35, DN. 0.5', W/ BRASS TAG, LS 5529, IN LIEU OF 1" IP RE 9876, ACCEPTED AS PROPERTY CORNER. MONUMENT DESTROYED BY STREET CONSTRUCTION. RE-ESTABLISHED CORNER POSITION FROM PRE-CONSTRUCTION SURVEY TIES. SET 1" IP W/TAG, LS 4628.
- ③ FND. 1" IP, DN. 0.8', PER PM 14/3, NO TAG, ACCEPTED AS PROPERTY CORNER. SET TAG, LS 4628.
- ④ FND. 1" IP, FLUSH, NO TAG, NO REFERENCE, ACCEPTED AS PROPERTY CORNER. SET TAG, LS 4628.
- ⑤ FND. 1" IP, FLUSH, W/ TAG, LS 5529, NO REFERENCE, NOT ACCEPTED.
- ⑥ FND. 1" IP, PER PM 24536, W/ TAG, CAL. D.O.T., IN LIEU OF 1" IP W/ TAG, LS 4691, NO REFERENCE, ACCEPTED AS POINT ON PROPERTY LINE PROLONGATION. MONUMENT DESTROYED BY LANDSCAPING CONSTRUCTION. RE-ESTABLISHED CORNER POSITION FROM PRE-CONSTRUCTION SURVEY TIES. SET 1" IP W/ TAG, LS 4628.

COURSE TABLE				
LINE	BEARING	DISTANCE		
L1	N71°17'55"E	51.35' M/R		
CURVE	LENGTH	RADIUS	DELTA	
C1	64.76'	63.00'	58°53'38"	
C2	38.96'	63.00'	35°25'57"	
C11	103.72' M/R	63.00'	94°19'35"	

EASEMENT NOTES

- A AN EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF EDMONT COMMUNITY SERVICES DIST., RECORDED AUGUST 8, 2002 AS INST. NO. 2002-436880, O.R.
- B AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 19, 1973 AS INST. NO. 137289, O.R.
- C AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 4, 1994 AS INST. NO. 50326, O.R.
- D AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIF. GAS CO., RECORDED SEPTEMBER 18, 1950 IN BK. 1205, PG. 58 AS INST. NO. 2002, O.R.
- E AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF CALIF. ELEC. POWER CO. & CALIF. WATER & TELEPHONE CO., RECORDED AUGUST 5, 1960 IN BK. 2745, PG. 41, AS INST. NO. 69282, O.R.
- F AN EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF EDMONT COMMUNITY SERVICES DIST., RECORDED OCTOBER 6, 1989 AS INST. NO. 347587, O.R.
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- H AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 21, 1989 AS INST. NO. 128286, O.R. (PORTION OF SAID EASEMENT WAS RELEASED BY QUITCLAIM RECORDED JUNE 27, 2002 AS INST. NO. 2002-352473, O.R.)
- J AN EASEMENT FOR PIPELINES PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED DECEMBER 12, 2002 AS INST. NO. 2002-744324, O.R.
- K AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIF. GAS CO., RECORDED SEPTEMBER 23, 2003 AS INST. NO. 2003-740729, O.R.



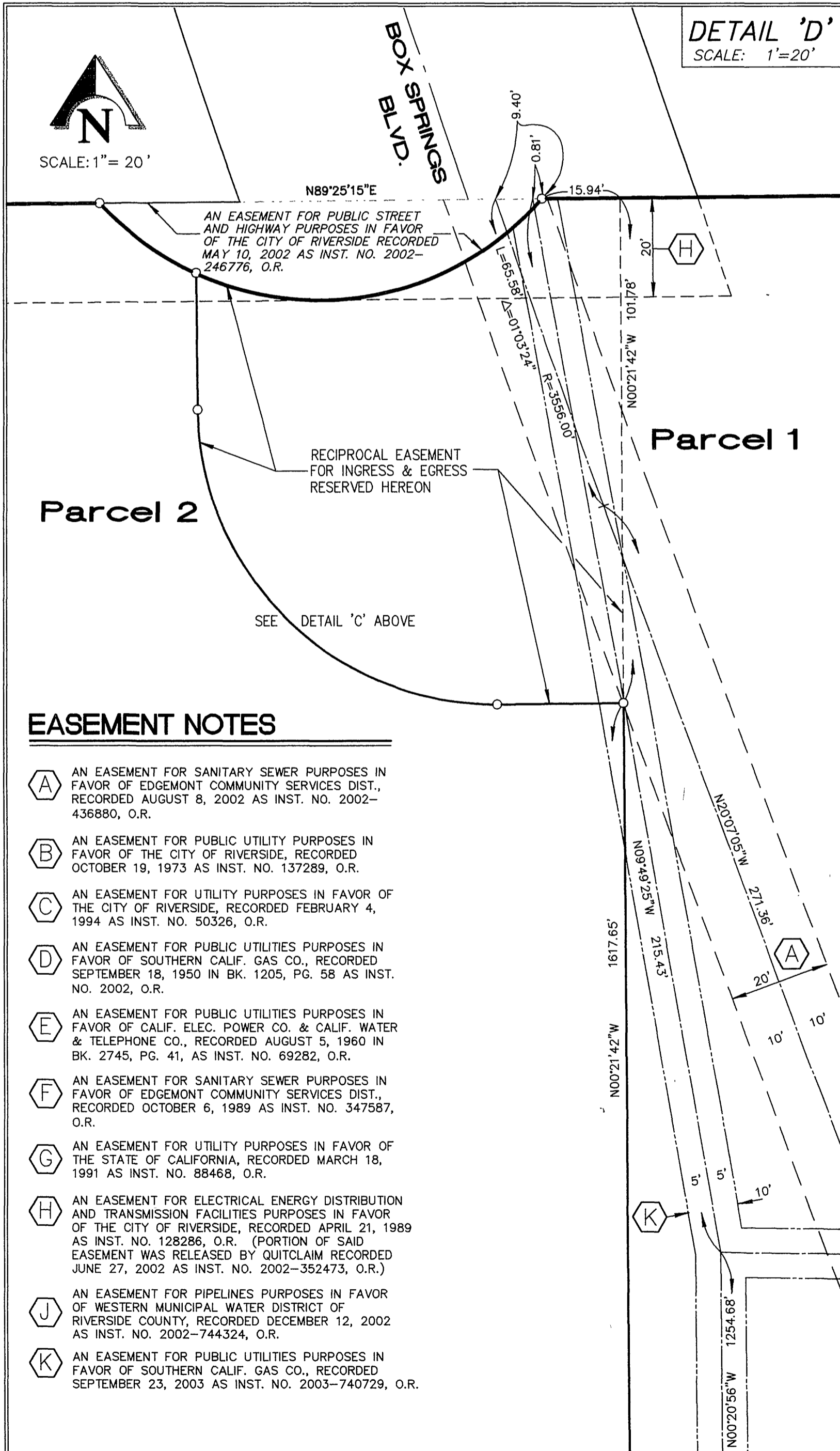
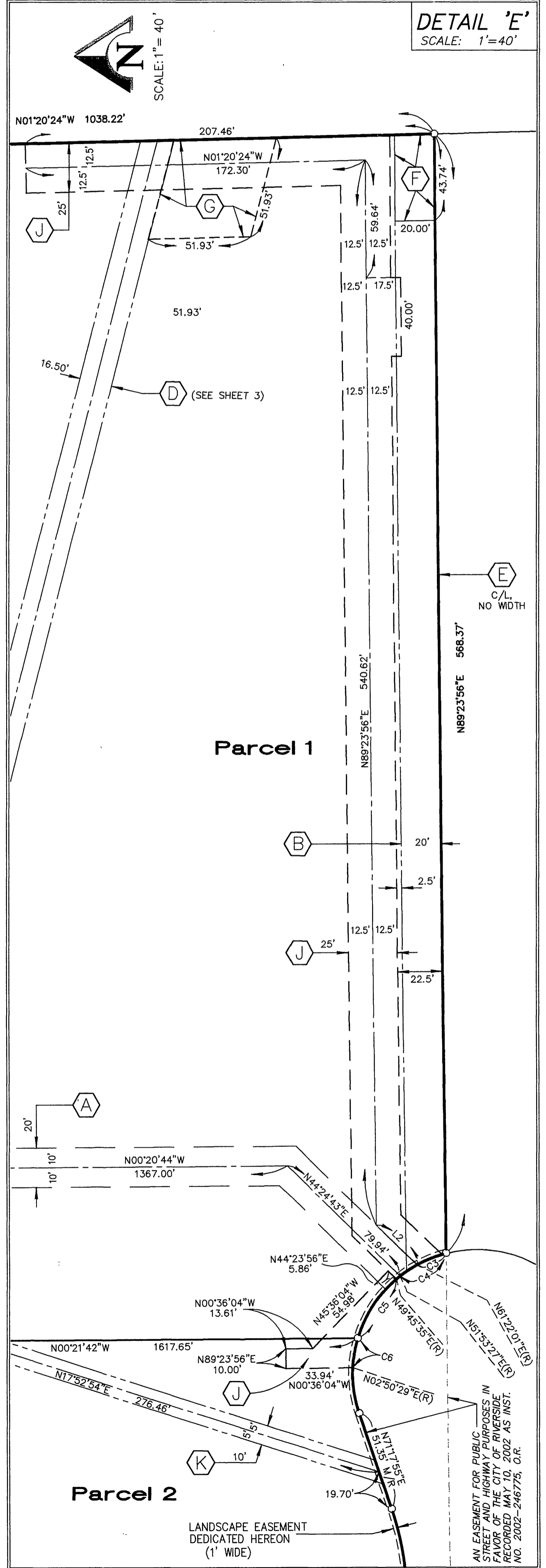
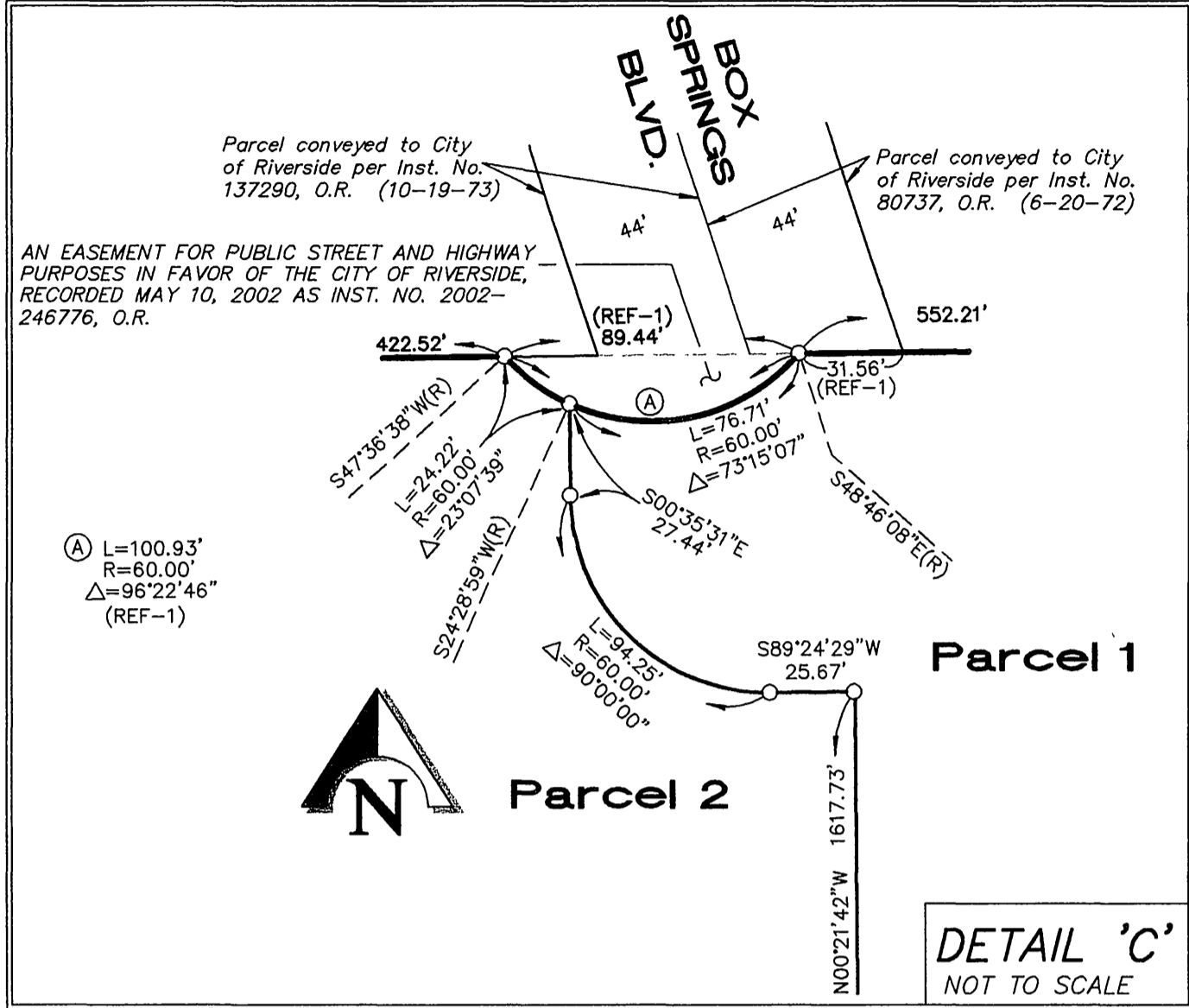
AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 10, 2002 AS INST. NO. 2002-246775, O.R.

PARCEL MAP NO. 31335

BEING A DIVISION OF A PORTION OF PARCEL 2 OF A PARCEL MAP AS PER MAP RECORDED IN BOOK 14 OF PARCEL MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.
RIVERSIDE, CALIFORNIA AUGUST 2003

COURSE TABLE				
LINE	BEARING	DISTANCE		
L2	N44°23'56"E	28.84'		
CURVE	LENGTH	RADIUS	DELTA	
C3	15.68'	63.00'	14°15'29"	
C4	26.10'	63.00'	23°44'04"	
C5	36.32'	63.00'	33°01'43"	
C6	15.27'	63.00'	13°53'23"	



EASEMENT NOTES

- (A) AN EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF EDMONT COMMUNITY SERVICES DIST., RECORDED AUGUST 8, 2002 AS INST. NO. 2002-436880, O.R.
- (B) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 19, 1973 AS INST. NO. 137289, O.R.
- (C) AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 4, 1994 AS INST. NO. 50326, O.R.
- (D) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIF. GAS CO., RECORDED SEPTEMBER 18, 1950 IN BK. 1205, PG. 58 AS INST. NO. 2002, O.R.
- (E) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF CALIF. ELEC. POWER CO. & CALIF. WATER & TELEPHONE CO., RECORDED AUGUST 5, 1960 IN BK. 2745, PG. 41, AS INST. NO. 69282, O.R.
- (F) AN EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF EDMONT COMMUNITY SERVICES DIST., RECORDED OCTOBER 6, 1989 AS INST. NO. 347587, O.R.
- (G) AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED MARCH 18, 1991 AS INST. NO. 88468, O.R.
- (H) AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 21, 1989 AS INST. NO. 128286, O.R. (PORTION OF SAID EASEMENT WAS RELEASED BY QUITCLAIM RECORDED JUNE 27, 2002 AS INST. NO. 2002-352473, O.R.)
- (J) AN EASEMENT FOR PIPELINES PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED DECEMBER 12, 2002 AS INST. NO. 2002-744324, O.R.
- (K) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIF. GAS CO., RECORDED SEPTEMBER 23, 2003 AS INST. NO. 2003-740729, O.R.