

City 2/6/2

PARCEL MAP NO. 32234

BEING A SUBDIVISION OF A PORTION OF LOT 50 OF ALAMO TRACT AS PER MAP RECORDED IN BOOK 9, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
AUGUST 2004

RECORDER'S STATEMENT

FILED THIS 22nd DAY OF July, 2005, AT 8 a.m. IN BOOK 213 OF PARCEL MAPS AT PAGES 92-94 AT THE REQUEST OF THE CITY CLERK.

FEE: \$11.-
NO. 2005-0591205
LARRY W. WARD
COUNTY ASSESSOR - CLERK-RECORDER
BY: M. Kanan
DEPUTY

SUBDIVISION GUARANTEE:
CHICAGO TITLE INSURANCE COMPANY

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 SUBDIVISION 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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "20' SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND PUBLIC UTILITIES, THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT".

WE HEREBY RETAIN FOR THE BENEFIT OF OURSELVES, OUR HEIRS AND ASSIGNS, THOSE EASEMENTS DESIGNATED AS WATER EASEMENT, 10' FIRE PROTECTION WATERLINE EASEMENT, 5' AND 10' DRAINAGE EASEMENTS AND 72' UTILITY, INGRESS/EGRESS, AND DRAINAGE EASEMENT.

NORTH MAIN AFFILIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: O. C. REAL ESTATE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: William Cunningham Jr
WILLIAM H. CUNNINGHAM JR.
PRESIDENT

BENEFICIARY

CLEARINGHOUSE NMTG (SUB3), LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY, RECORDED SEPTEMBER 20, 2004 AS INSTRUMENT NO. 2004-0745082 OF OFFICIAL RECORDS.

BY: Douglas J. Binstock
DOUGLAS J. BINSTOCK
MANAGER

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 40,300 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.

DATE: July 22, 2005 ~~CASH TAX BOND~~
BY: NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS
Paul McDonnell BY Storia Ken Smith
PAUL McDONNELL COUNTY TAX COLLECTOR
DEPUTY

PUBLIC 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 WATER AND 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 & WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR
DATE JUNE 30, 2005 BY Dexter P. Witzfeld
MM

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS:
ON 6-17-05, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED WILLIAM H. CUNNINGHAM JR. AND 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
SIGNATURE S. Susy Alvarez NAME (PRINTED) S. SUSY ALVAREZ
MY COMMISSION EXPIRES: 11-4-06 MY COMMISSION NO. 1383232
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS:
ON 6-20-05, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Douglas J. Binstock AND 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
SIGNATURE Kathy J. Bonney NAME (PRINTED) Kathy J. Bonney
MY COMMISSION EXPIRES: 7-13-2008 MY COMMISSION NO. 1500394
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

SURVEYOR'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 NORTH MAIN AFFILIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON OCTOBER 24, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL 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 THE MAP AND THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Bernard J. McInally 6/23/05
BERNARD J. MCINALLY DATE
L.S. NO. 7629
LICENSE EXPIRATION DATE: 12/31/06

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 30th DAY OF June, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 6, 2004 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.

DATE: 6/30/05
THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6/30/06
CITY ENGINEER



BY: Thomas J. Boyd

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 30th DAY OF June, 2005 AND 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: 6/30/2005
MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/05
CITY SURVEYOR



BY: Mark S. Brown

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.

DATE 6/30/05
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER
BY: Paul C. Sundeen
DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS PARCEL MAP 32234.
THE EASEMENT DESIGNATED AS "20' SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND PUBLIC UTILITIES.
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 12th DAY OF July, 2005.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Colleen J. Nicol

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 \$ 40,300

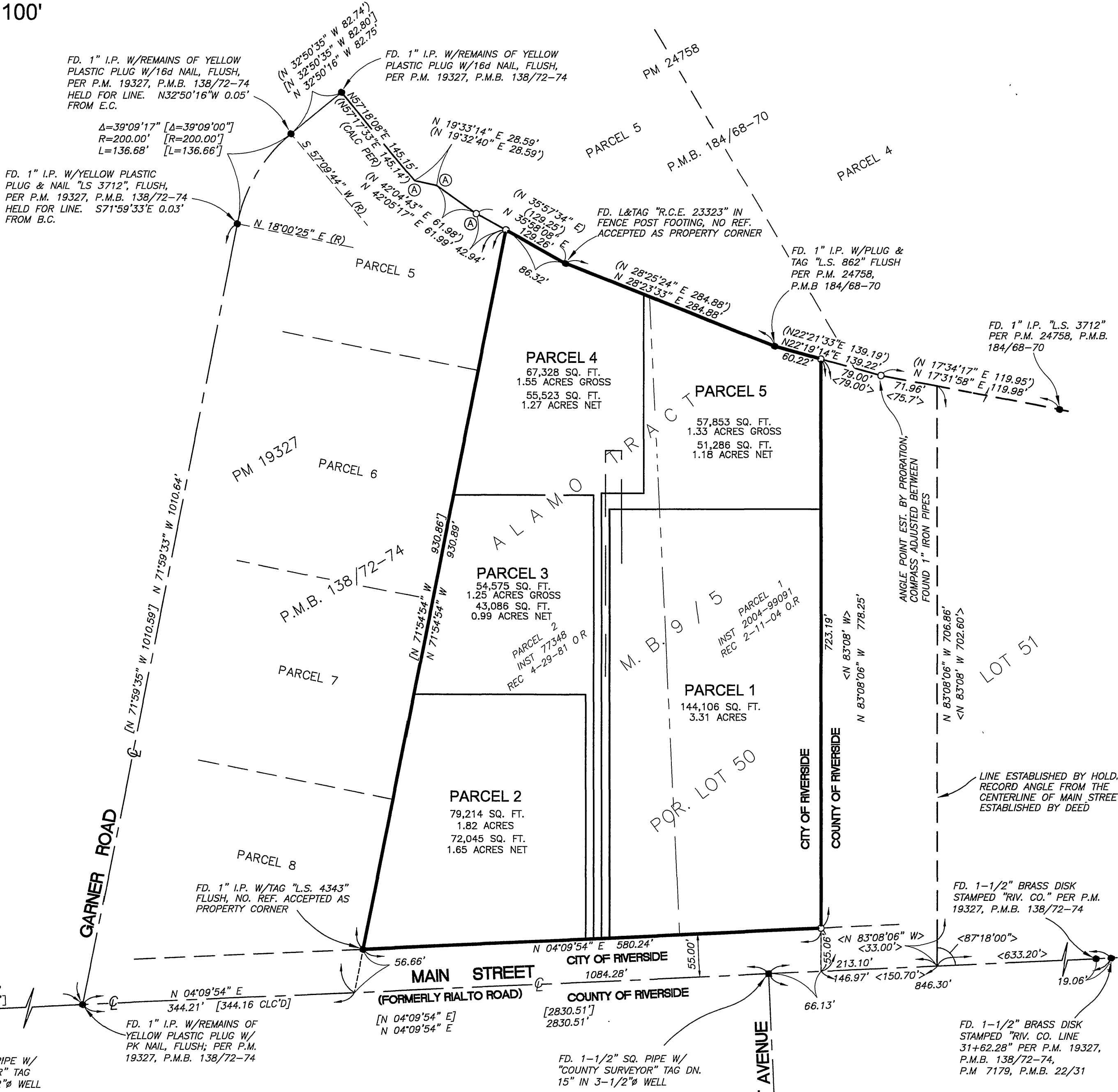
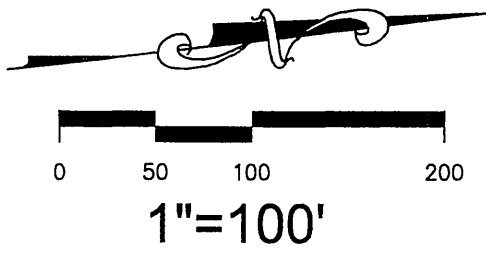
DATE July 20, 2005 BY Paul McDonnell
PAUL McDONNELL
COUNTY TAX COLLECTOR
DEPUTY

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

PARCEL MAP NO. 32234

BEING A SUBDIVISION OF A PORTION OF LOT 50 OF ALAMO TRACT AS PER MAP RECORDED IN BOOK 9, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
AUGUST 2004



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MAIN STREET TAKEN AS N 04°09'54\"E AS SHOWN ON PARCEL MAP NO. 19327, FILED IN P.M.B. 138/72-74

SET NAIL & TAG AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
THIS TRACT CONTAINS 9.25 ACRES.

- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 7629, FLUSH UNLESS OTHERWISE NOTED
- < > INDICATES RECORD PER DOCUMENT RECORDED 2-11-2004 AS INSTRUMENT 2004-99091, OFFICIAL RECORDS
- [] INDICATES RECORD BEARINGS AND DISTANCES PER PARCEL MAP NO. 19327 P.M.B. 138/72-74
- () INDICATES RECORD BEARINGS AND DISTANCES PER PARCEL MAP NO. 24758 P.M.B. 184/68-70
- (R) INDICATES RADIAL BEARINGS.
- (A) ANGLE POINTS EST. BY PRORATION, COMPASS ADJUSTED BETWEEN FOUND MONUMENTS NOTED

GEOTECHNICAL ENGINEERING REPORT

A PRELIMINARY GEOTECHNICAL ENGINEERING REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING, SOILS AND GEOTECHNICAL CONSULTANTS, ON JANUARY 13, 2004, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SEC. 17953

City

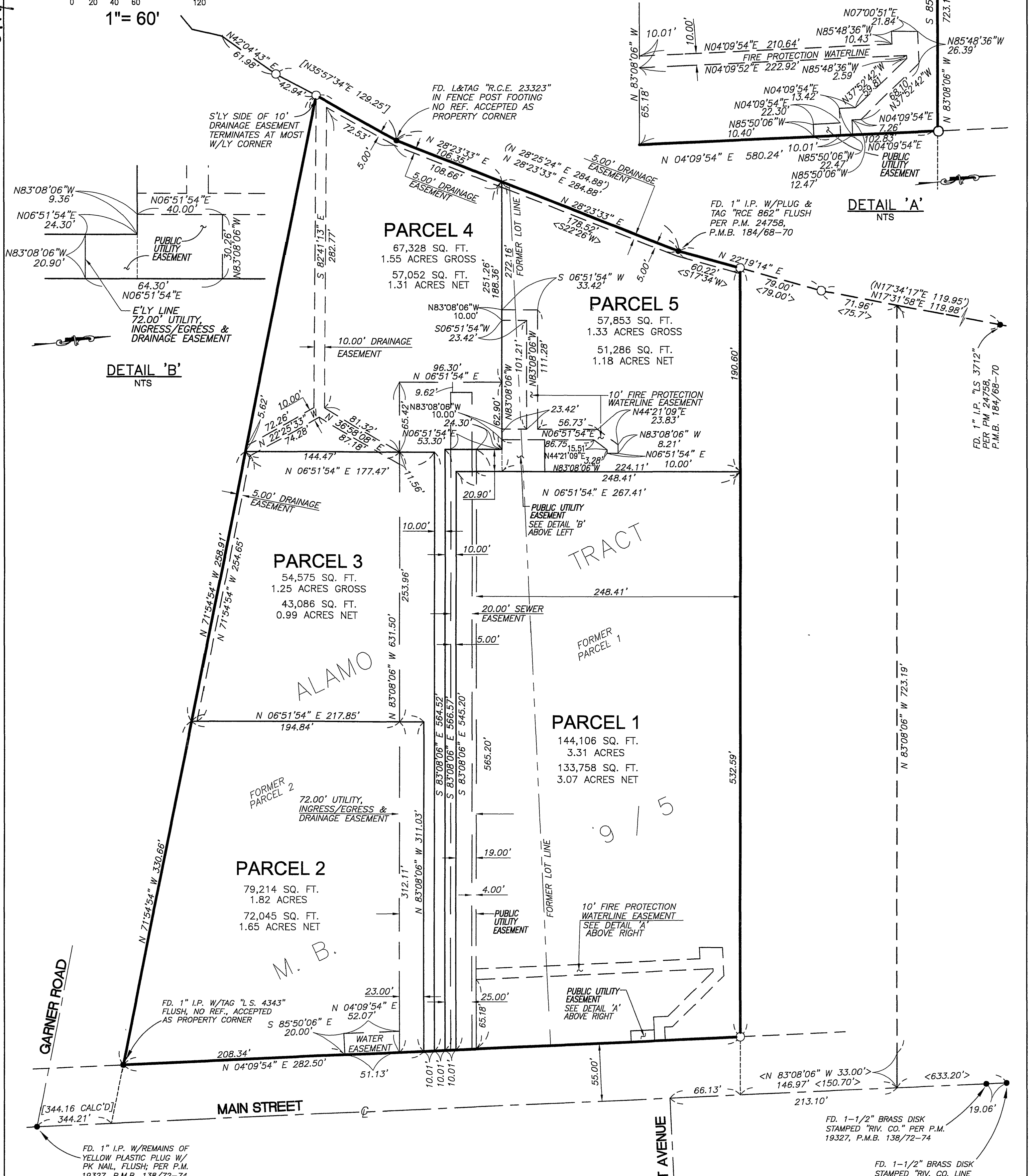
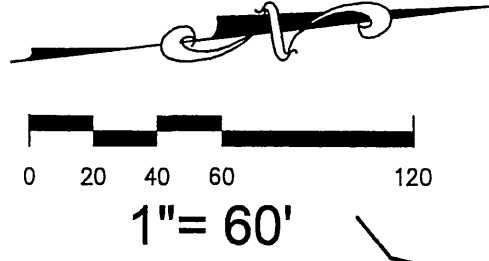
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 3 SHEETS

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SURVEYOR'S NOTES (CONT'D):

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MAIN STREET TAKEN AS N 04°09'54"E AS SHOWN ON PARCEL MAP NO. 19327, FILED IN P.M.B. 138/72-74

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