

246/59

COPY

LOT INFORMATION:
NUMBER OF PARCELS: 1
LETTERED LOTS: 0
TOTAL AREA: 3.68 ACRES

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

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 37481

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF LOT 25 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6, AT PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SAKE ENGINEERS, INC. CORONA, CA. AUGUST 2018

RECORDER'S STATEMENT

FILED THIS 5th DAY OF JUNE, 2019, AT 10:51 AM, IN BOOK 246 OF PARCEL MAPS AT PAGES 87-91 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE NO. 2019-0200937 FEE \$ 13.00

PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER
BY: Kevin S. Ober DEPUTY
SUBDIVISION GUARANTEE:
CHICAGO TITLE 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.

PV CHICAGO AVENUE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

Andrew Kaplan
NAME: ANDREW KAPLAN TITLE: CEO OF PV VENTURES, INC. (MANAGER)

NAME: _____ TITLE: _____

BENEFICIARY

WESTERN ALLIANCE BANK,

AN ARIZONA CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 15, 2017 AS INSTRUMENT NUMBER 2017-0478011, OFFICIAL RECORDS,

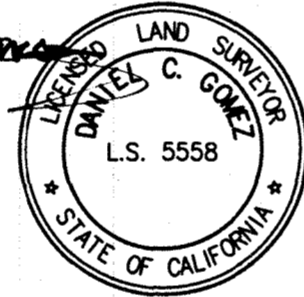
Kevin Damico
NAME: KEVIN DAMICO TITLE: SENIOR VICE PRESIDENT

Christopher McWhirter
NAME: CHRISTOPHER MCWHIRTER TITLE: VICE PRESIDENT

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 SERGE BONALDO ON SEPTEMBER 22, 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 18, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 2/14 2019 Daniel C. Gomez
DANIEL C. GOMEZ
L.S. 5558



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

THIRD STREET BUSINESS CENTER, ITS SUCCESSORS, HEIRS AND ASSIGNS, HOLDER OF A RECIPROCAL INGRESS AND EGRESS EASEMENTS AND AGREEMENTS, RECORDED JUNE 17, 1980 AS DOCUMENT NO. 110149 AND RE-RECORDED JUNE 19, 1980 AS DOCUMENT NO. 112745, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SANITARY SEWER FACILITIES, IN A DOCUMENT RECORDED JANUARY 4, 1982 AS DOCUMENT NUMBER 317, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

AT&T, SUCCESSOR IN INTEREST TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION FACILITIES, IN A DOCUMENT RECORDED JANUARY 31, 1983 AS DOCUMENT NUMBER 19019, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

AT&T, SUCCESSOR IN INTEREST TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY ITS SUCCESSOR, HEIRS AND ASSIGNS, HOLDER OF AN ADDENDUM TO EASEMENT, RECORDED JULY 30, 1985 AS INSTRUMENT NO. 167187 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SANITARY SEWER FACILITIES, IN A DOCUMENT RECORDED MAY 10, 1985 AS DOCUMENT NUMBER 100240, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE VENTURA COUNTY EMPLOYEES RETIREMENT ASSOCIATION HOLDER OF AN EASEMENT FOR WATER LINE PURPOSES, IN A DOCUMENT RECORDED DECEMBER 9, 1988 AS DOCUMENT NUMBER 360926 AND MODIFIED BY DOCUMENT RECORDED OCTOBER 10, 1989 AS DOCUMENT NO. 348815, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.

AT&T, SUCCESSOR IN INTEREST TO PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES, IN A DOCUMENT RECORDED JUNE 13, 2000 AS INSTRUMENT NO. 2000-223750, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

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

TODD CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: 3/4/19 BY: Todd Corbin

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, EXCEPT FOR THOSE NOTED BELOW. NONE NOTED

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATED: March 11, 2019 EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: [Signature]

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 66,300.00

DATE: May 20, 2019

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 66,300.00 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: May 20, 2019

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NO. 37481 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON MAY 1, 2018 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: MARCH 12, 2019 GILBERT MACIAS HERNANDEZ
RCE 69170 LIC. EXP. 6/30/20
CITY ENGINEER

BY: [Signature]



CITY SURVEYOR'S STATEMENT

I HEREBY STATE 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: 3/12/19 20__ CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/19
CITY SURVEYOR

BY: [Signature]



UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

AN EASEMENT FOR POLE LINES PURPOSES, IN A DOCUMENT RECORDED MAY 28, 1976 AS DOCUMENT NUMBER 76021, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT FOR AERIAL AND/OR UNDERGROUND ELECTRIC OR COMMUNICATION STRUCTURES, IN A DOCUMENT RECORDED JUNE 19, 1981 AS DOCUMENT NUMBER 115042, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, IN A DOCUMENT RECORDED OCTOBER 6, 1989 AS DOCUMENT NUMBER 347357, OFFICIAL RECORDS, RIVERSIDE COUNTY.

TODD CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: 3/4/19 BY: [Signature]

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

SHEET 2 OF 3 SHEETS

PARCEL MAP NO. 37481

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF LOT 25 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6, AT PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SAKE ENGINEERS, INC. CORONA, CA. AUGUST 2018

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

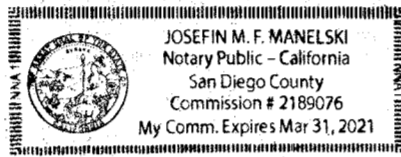
STATE OF California
COUNTY OF San Diego
ON February 20, 2019 BEFORE ME, Josef M. F. Manelski A NOTARY PUBLIC, PERSONALLY APPEARED Andrew Kaplan

WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Manelski
SIGNATURE
Josef M. F. Manelski
PRINT NAME



MY COMMISSION NUMBER: 2189076
MY COMMISSION EXPIRES: March 31, 2021
MY PRINCIPAL PLACE OF BUSINESS IS San Diego COUNTY.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Diego
ON Feb. 21, 2019 BEFORE ME, Annette M. Wilkison A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Damko and Christopher Meinhardt

WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Annette M Wilkison
SIGNATURE
Annette M Wilkison
PRINT NAME

MY COMMISSION NUMBER: 2157324
MY COMMISSION EXPIRES: July 17, 2020
MY PRINCIPAL PLACE OF BUSINESS IS San Diego COUNTY.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF
COUNTY OF
ON BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED

WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE
PRINT NAME

MY COMMISSION NUMBER:
MY COMMISSION EXPIRES:
MY PRINCIPAL PLACE OF BUSINESS IS COUNTY.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

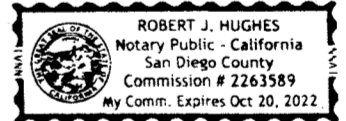
STATE OF California
COUNTY OF San Diego
ON Feb. 25, 2019 BEFORE ME, Robert J. Hughes A NOTARY PUBLIC, PERSONALLY APPEARED Kevin Damko and Christopher Meinhardt

WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Robert J. Hughes
SIGNATURE
Robert J. Hughes
PRINT NAME



MY COMMISSION NUMBER: 2263589
MY COMMISSION EXPIRES: Oct. 20, 2022
MY PRINCIPAL PLACE OF BUSINESS IS San Diego COUNTY.

246/90 copy

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

SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 37481

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF LOT 25 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6, AT PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SAKE ENGINEERS, INC. CORONA, CA. AUGUST 2018

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF THIRD STREET BEING NORTH 89°48'40" WEST AS SHOWN ON P.M.B. 119/50-51.

SURVEYORS NOTES:

- INDICATES MONUMENT FOUND AS NOTED
 - () INDICATES RECORD DATA
 - SET 1" I.P. WITH TAG L.S. 5558, FLUSH
 - R1 = INDICATES RECORD DATA PER P.M.B. 119/50-51
 - R2 = INDICATES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE NO. PMW-14-889, REC. 5/24/1999 AS INSTRUMENT NO. 169273, O.R. RIV. CO. CA
 - R3 = INDICATES RECORD DATA PER M.B. 28/30
- ALL MONUMENTS TO BE SET, ARE PLACED IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
- THIS TRACT CONTAINS 3.68 GROSS ACRES.

EASEMENT NOTES:

- EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR AERIAL ELECTRICAL DISTRIBUTION FACILITIES, BY DOCUMENT RECORDED MAY 28, 1976 AS DOCUMENT NUMBER 76021, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- RECIPROCAL INGRESS AND EGRESS EASEMENTS AND AGREEMENTS IN FAVOR OF THIRD STREET BUSINESS CENTER, ITS SUCCESSORS, HEIRS AND ASSIGNS, RECORDED JUNE 17, 1980 AS DOCUMENT NO. 110149 AND RE-RECORDED JUNE 19, 1980 AS DOCUMENT NO. 112745, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES, IN A DOCUMENT RECORDED JUNE 19, 1981 AS DOCUMENT NUMBER 115042, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES, IN A DOCUMENT RECORDED JANUARY 4, 1982 AS DOCUMENT NUMBER 317, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- EASEMENT GRANTED TO AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR AERIAL AND UNDERGROUND COMMUNICATION FACILITIES, IN A DOCUMENT RECORDED JANUARY 31, 1983 AS DOCUMENT NUMBER 19019, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- ADDENDUM TO EASEMENT IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSOR, HEIRS AND ASSIGNS, RECORDED JULY 30, 1985 AS INSTRUMENT NO. 167187 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES, IN A DOCUMENT RECORDED MAY 10, 1985 AS DOCUMENT NUMBER 100240, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- EASEMENT GRANTED TO THE VENTURA COUNTY EMPLOYEES RETIREMENT ASSOCIATION FOR WATER LINE PURPOSES, IN A DOCUMENT RECORDED DECEMBER 9, 1988 AS DOCUMENT NUMBER 360926 AND MODIFIED BY DOCUMENT RECORDED OCTOBER 10, 1989 AS DOCUMENT NO. 348815, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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- EASEMENT GRANTED TO AT&T, SUCCESSOR IN INTEREST TO PACIFIC BELL TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATION FACILITIES, IN A DOCUMENT RECORDED JUNE 13, 2000 AS INSTRUMENT NO. 2000-223750, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

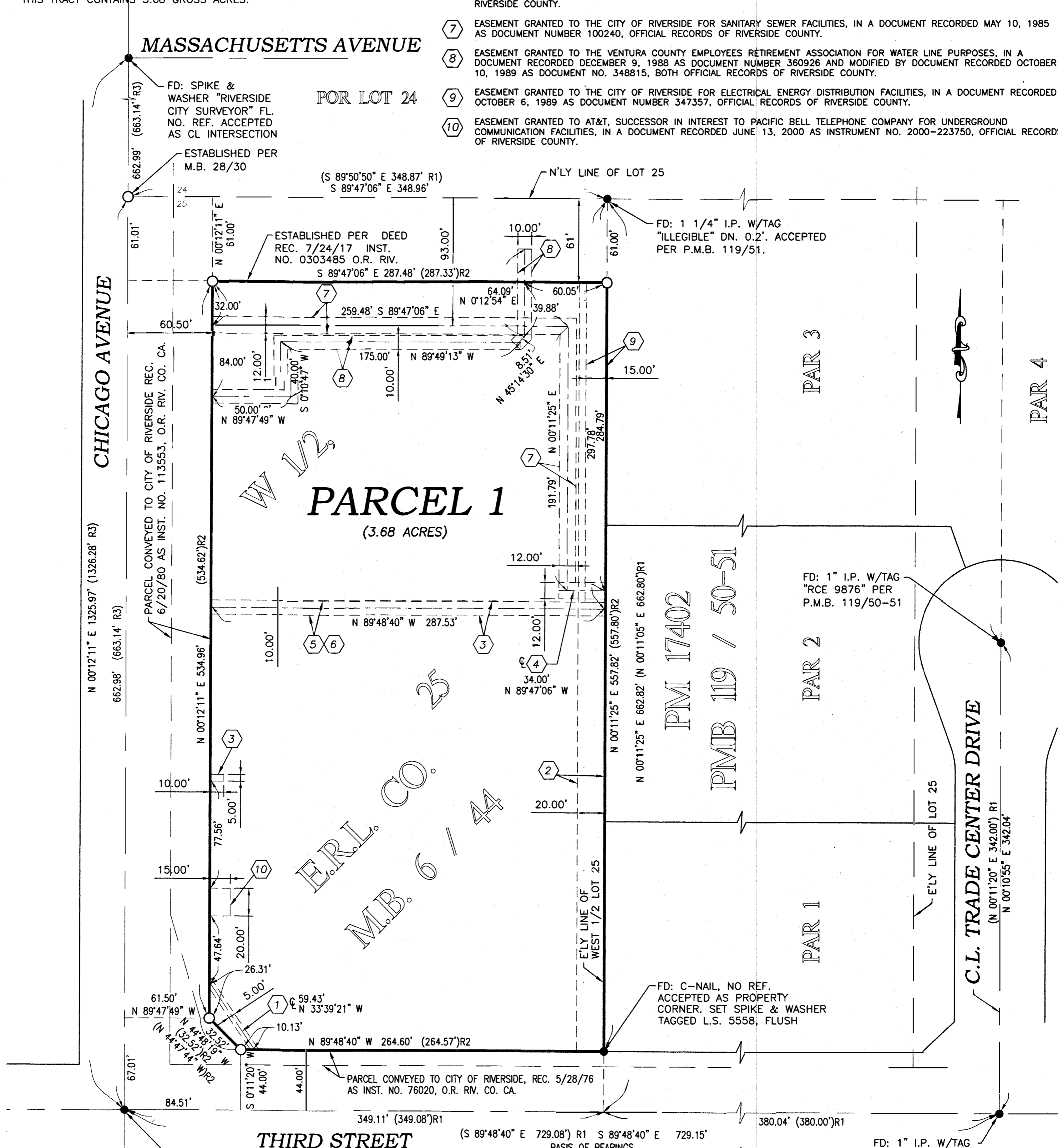
MASSACHUSETTS AVENUE

FOR LOT 24

CHICAGO AVENUE

PARCEL 1

(3.68 ACRES)

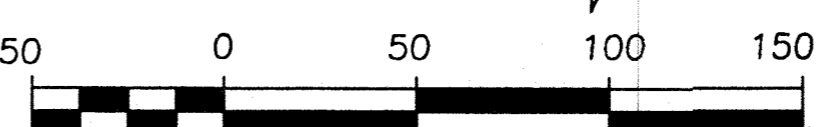


PAR 3

PAR 4

PAR 2

PAR 1



SCALE: 1"=50'

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