

12/3/81
M.B. 122/36

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 17609

BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 4,
OF TRACT 11118, RECORDED IN BOOK 109 PAGE 5 95
THROUGH 96 INCLUSIVE OF MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 22,
T. 35, R. 6 W, S. 31 M.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA MAY 1981

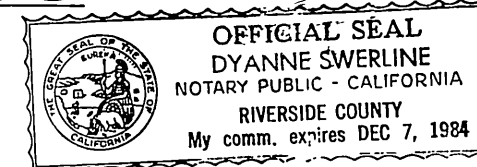
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

On Sept 22, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott C. Koller known to me to be the Vice-President, and Joyce Loyd known to me to be the Asst. Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
Witness my hand and official seal. My commission expires 12-7-84
Signature Dianne Swerline

RECORDER'S CERTIFICATE

Filed this 6 day of OCT, 1981, at 12:30 P.M. in Book 122 of MAPS, at Pages 36 + 37 at the request of the City Clerk.
Fee: 48.00 DONALD D. SULLIVAN
County Recorder
No. 188612 By: Dillon Stager
Deputy



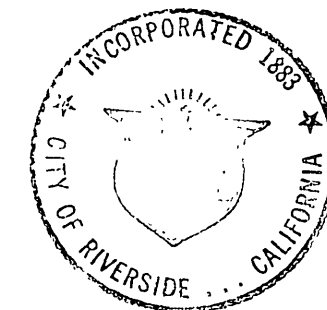
Subdn. G'Tee Safeco Title Insurance Company
Filed By City Clerk

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 Tract 17609 and the and 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 30th day of September, 1981.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

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 real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 1600.00.

Dated SEPTEMBER 22nd 1981

DONNA BOUER BABCOCK
County Tax Collector

By Kenneth C. Kirin

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 1,600.00 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.

Dated August 25, 1981

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk of the Board of Supervisors

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of TWO (2) sheets correctly represents a true and complete survey made under my supervision during April 1981, that all monuments of the character and locations shown on the map will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated JULY 1, 1981

James Davidson, Jr. Deputy
James Davidson, Jr. 3018



CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 17609 which was approved by the Riverside City Planning Commission on April 9, 1981 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: Sept. 29th, 1981

ROBERT C. WALES, R.C.E. 18793
City Engineer

By Robert C. Wales

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 utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the the City of Riverside.

Dated: Sept. 23, 1981

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

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.

Dated Sept. 22, 1981

H. E. BREWER
City Treasurer

By H. E. Brewer

SOILS REPORT

A preliminary soils report was prepared on the 30 day of April, 1981 as required by the Health and Safety Code of California, Section 17953 by

Western Laboratories

SIGNATURE OMISSION

In accordance with Section 66436(C)(1) of the Subdivision Map Act of the State of California, the signatures of the following Easement holders have been omitted since their interest cannot ripen into fee.

An easement for underground telephone and telegraph purposes, in favor of the Pacific Telephone and Telegraph Company, its successors and assigns, recorded June 3, 1980 as Instrument No. 102131, Records of Riverside County, California.

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the Subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border lines. We hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights to Lot 2, between points 'C' and 'D', as said Lot adjoins Buchanan Street, as shown on the annexed map, and we further hereby dedicate for blanket electrical energy facilities the easements designated as "Blanket P.U.E." in, over, under and upon Lot 1 and Lot 2. We further dedicate for slope and retaining wall purposes, the easement designated as "SLOPE AND RETAINING WALL EASEMENT."

I.D.P. - BUCHANAN COMMERCE CENTRE, a General Partnership

By: INTERAMERICAN DEVELOPMENT PARTNERSHIP, a California General Partnership

By: WERDIN, PARKER & ASSOCIATES, a California corporation as a General Partner

Dianne Swerline

SUNKIST SERVICE COMPANY, a California corporation, as Trustee under Deed of Trust rec. SEPT. 8, 1981 as Inst. No. 169276

David Chavien Ruth Peoples
Asst. Vice President Asst. Secretary
CALIFORNIA LAND TITLE COMPANY, a California corporation, as Trustee under Deed of Trust rec. 4-1-81 as Inst. No. 57265

Joey Loyd
Asst. Secretary
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

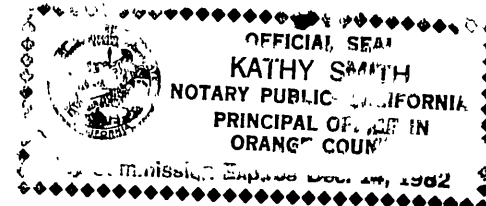
On AUG. 21, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared E. Russell Wardin, Jr. known to me to be the President, and Scott C. Koller known to me to be the Secretary of Wardin, Parker & Associates

the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said Corporation being known to me to be one of the Partners of Interamerican Development Partnership, said Partnership being known to me to be one of the Partners of I.D.P.-Buchanan Commerce Centre, the Partnership that executed the within instrument, and acknowledged to me that such Corporation executed the same as such Partner and that such Partnerships executed the same.

KATHY SMITH

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Kathy Smith MY COMMISSION EXPIRES 12-14-82



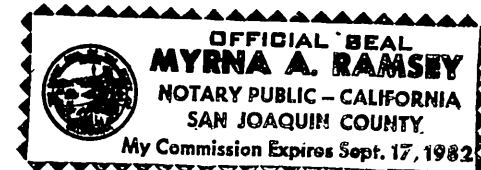
STATE OF CALIFORNIA) SS
COUNTY OF SAN JOAQUIN)

On August 24, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared David Chavien, known to me to be the Asst. Vice President, and Ruth Peoples, known to me to be the Assistant Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

My Commission Expires 9-17-82

Signature Myrna A. Ramsey



UTILITY EASEMENT

The City of Riverside, being the owners of the following described easements hereby consents to making and filing of the annexed map.

A 10' easement for public utilities purposes in favor of the City of Riverside, as shown on Map Book 109, Pages 95 and 96, Records of Riverside County, California.

(A) An easement for water service facilities in favor of Southwest Water Company, a corporation, its successors and assigns, recorded March 24, 1970 as Instrument No. 27421, Records of Riverside County, California.

EVERETT C. ROSS
Director of Public Utilities

Dated Sept 23, 1981

By Everett C. Ross

M.B. 122/36

122
37
M.B. 122/37

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT 17609

BEING A SUBDIVISION OF LOTS 1, 2, 3, AND 4,
OF TRACT 11110, RECORDED IN BOOK 109/PAGES 95
THROUGH 96 INCLUSIVE, OF MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 22,
T. 35., R. 6W., S. 21M.

MAY 1981

SCALE: 1"=50'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

- BASIS OF BEARINGS**
Bearings are based on the centerline of BUCHANAN STREET as being N. 34° 18' 15" W. as shown on map of Tract 11110, recorded in Book 109, Pages 95 through 96 inclusive, of maps Records of Riverside County, California.
- Indicates fd. monument as noted.
 - Indicates set 3/4" I.P. w/ Plastic Plug, stamped L.S. 301B, flush
 - ||||| Indicates Non-Vehicular access
- This Tract contains 6.90 Acres
(-) Indicates Record Data per M.B. 109/95-96.

RIVERSIDE FREEWAY
STATE ROUTE 91

Fd. 1" I.P. Flush, tagged
R.C.E. 20820 per
M.B. 109/95-96

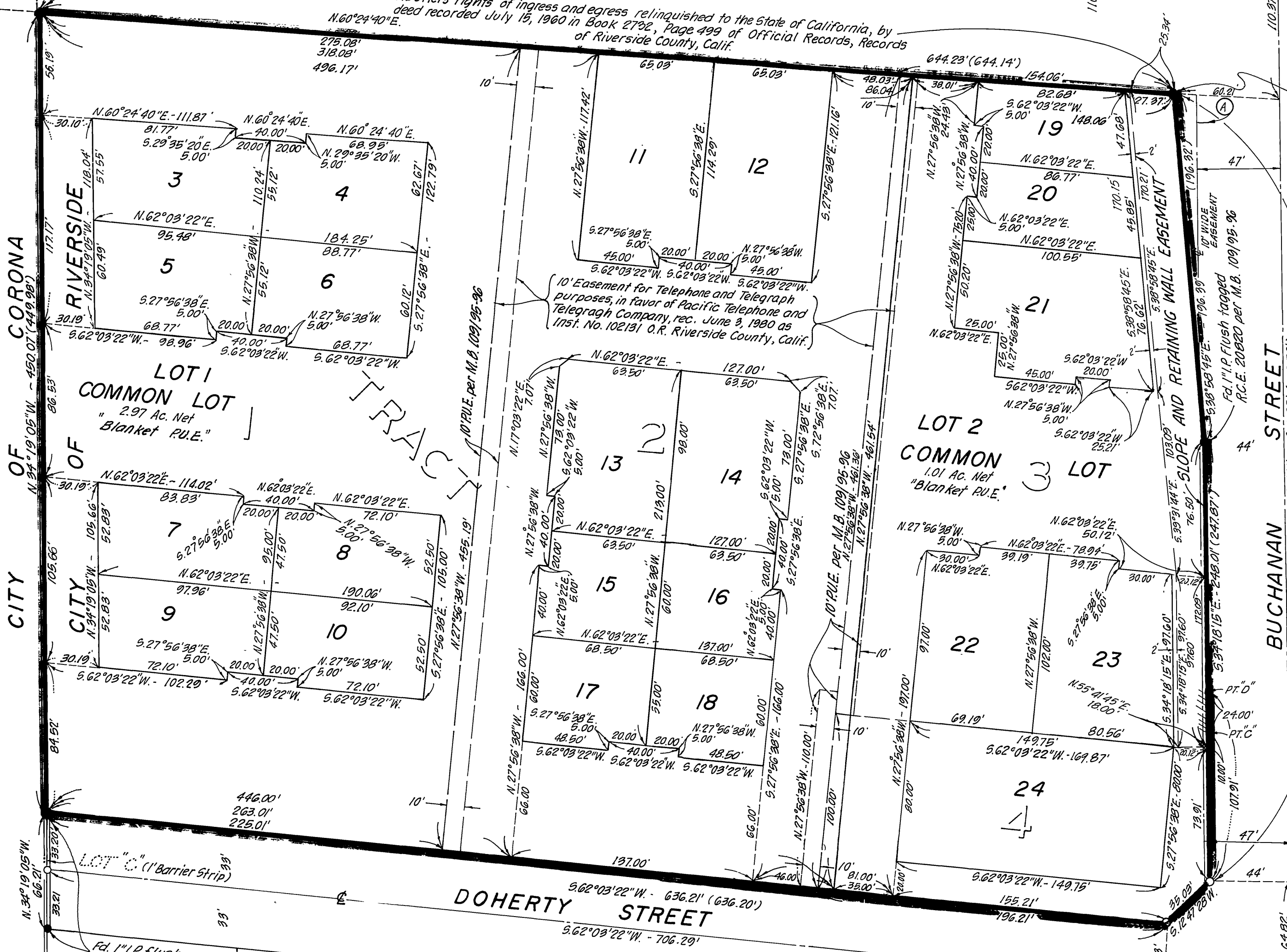
Fd. Brass Disc State Div.
Hwy. stamped 544+50.00
P.O.T. = 544+49.99 IMP per
St. Hwy. R/W Map No. 981581

Abutters rights of ingress and egress relinquished to the State of California, by deed recorded July 15, 1960 in Book 2792, Page 499 of Official Records, Records of Riverside County, Calif.

Fd. 1" I.P. Flush, tagged
R.C.E. 20820 per M.B.
109/95-96

VEHICULAR ACCESS RIGHTS RELINQUISHED EXCEPT BETWEEN POINTS C and D BY M.B. 109/95-96

Fd. 1" I.P. Dn. O. 10'
Tagged R.C.E. 20820
per M.B. 109/95-96



CITY OF CORONA
CITY OF RIVERSIDE

TRACT 17609

M.B. 122/37