

CITY COPY

PARCEL MAP 21192

BEING A PORTION OF PARCEL 13 OF PARCEL MAP NO. 12957, AS SHOWN ON A MAP ON FILE IN BOOK 73 OF PARCEL MAPS, AT PAGES 91-93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOVEMBER 1985

R B ENGINEERING
ANAHEIM, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 6th DAY OF NOVEMBER, 1986
AT 2:00 P.M. IN BOOK 139 OF PARCEL
MAPS AT PAGES 41 + 42 AT THE REQUEST OF
THE CITY CLERK.

FEE \$800
NO. 282110 WILLIAM E. CONERLY
COUNTY RECORDER
BY Darita Ragan DEPUTY

SUBDIVISION GUARANTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

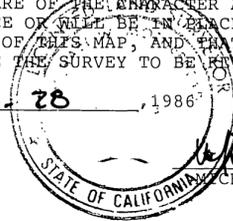
LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP BY LINCOLN PROPERTY COMPANY NO. 1239, A CALIFORNIA LIMITED PARTNERSHIP

BY: Erik M Hansen
ERIK M. HANSEN -MANAGING GENERAL PARTNER

SURVEYOR'S CERTIFICATE

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 LINCOLN RIVERSIDE BUSINESS CENTER IN NOVEMBER, 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY; THAT ALL MONUMENTS ARE OF THE CORRECT CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON AND ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REINTRACED.

DATED Feb. 28, 1986



Michael W. Motherhead
MICHAEL W. MOTHERHEAD LS 4228

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 11th DAY OF September, 1986, BEFORE ME, Susan Turner PERSONALLY APPEARED ERIK M. HANSEN, PERSONALLY KNOWN TO ME/PROVED TO ME TO BE A MANAGING GENERAL PARTNER OF LINCOLN PROPERTY COMPANY NO. 1239, A CALIFORNIA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP, AND THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS A MANAGING GENERAL PARTNER OF LINCOLN PROPERTY COMPANY NO. 1239, A CALIFORNIA LIMITED PARTNERSHIP, IN ITS CAPACITY AS THE GENERAL PARTNER OF LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP, AND THAT LINCOLN RIVERSIDE BUSINESS CENTER, A CALIFORNIA LIMITED PARTNERSHIP, EXECUTED THE SAME.

MY COMMISSION EXPIRES May 19, 1987. WITNESS MY HAND AND OFFICIAL SEAL:



Susan Turner
NOTARY PUBLIC IN AND FOR SAID STATE

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #1. WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCEL #2.

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID FOR PARCELS #1 & #2 BUT CUSTOMER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED.

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.

DATED Oct 22, 1986

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Bill D. Carnahan

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. FOR UNDERGROUND COMMUNICATION FACILITIES RECORDED JANUARY 25, 1982 AS INSTRUMENT NO. 14099, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 4th DAY OF NOVEMBER, 1986 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES RCE 18793
CITY ENGINEER

TENTATIVE MAP APPROVED:
NOVEMBER 7, 1985

BY: William D. Gardner
DEPUTY RCE 11406

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

- EASEMENT TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN BY PARCEL MAP NO. 12957 ON FILE IN BOOK 73 PAGES 91, 92 & 93 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED Oct. 22, 1986.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Bill D. Carnahan

CITY TREASURER

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 Oct. 15, 1986 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

TAX COLLECTOR 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED October 16, 1986 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Rita Brooks
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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 SAID BOARD OF SUPERVISORS.

DATED _____, 1986 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

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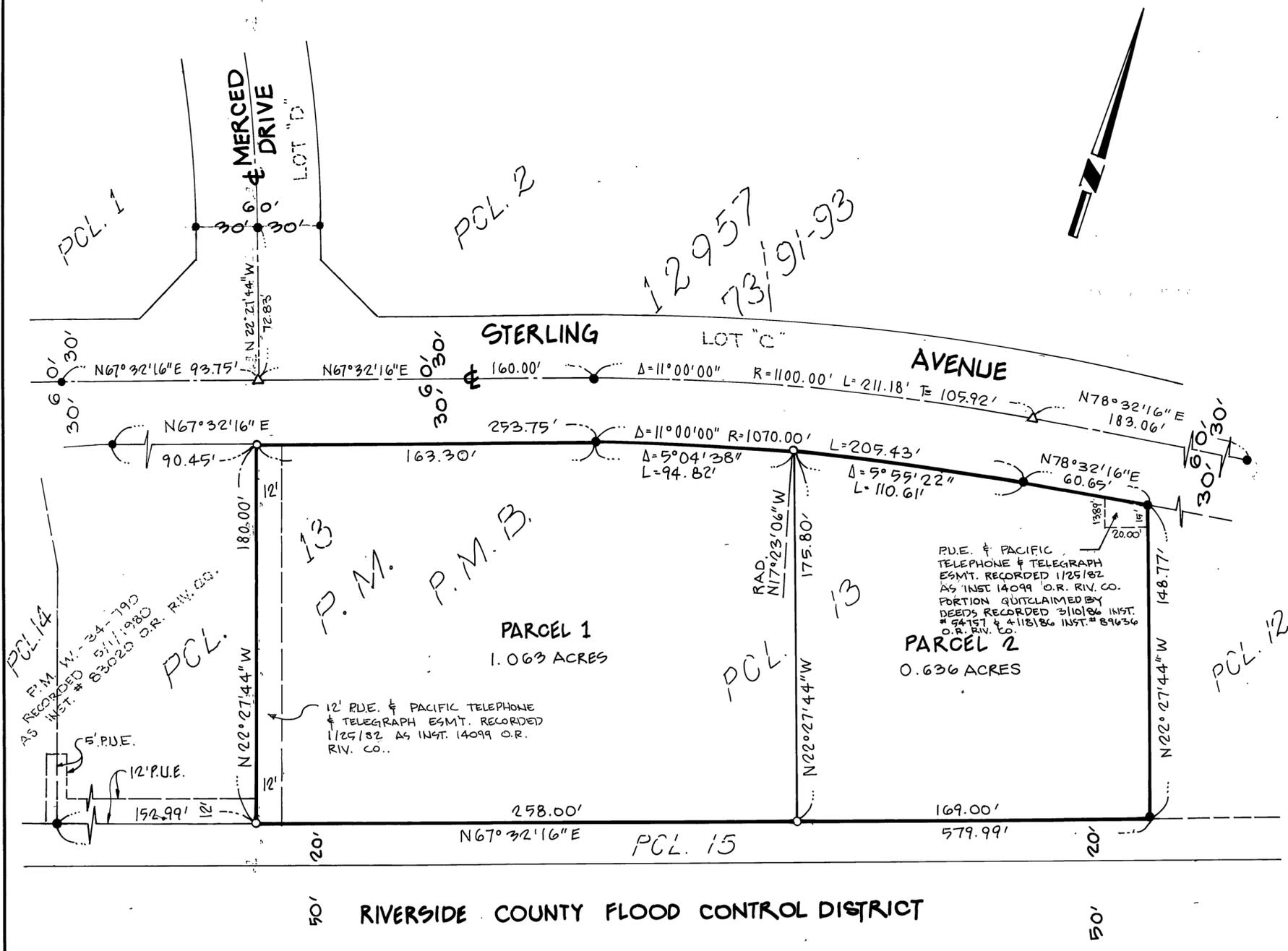
1985

SCALE: 1" = 40'

R.B. ENGINEERING
ANAHEIM, CALIFORNIA

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF STERLING AVENUE TAKEN AS $N67^{\circ}32'16''E$, AS SHOWN ON PARCEL MAP 12957, ON FILE IN BOOK 73, PAGES 91 THROUGH 93 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND $\frac{3}{4}$ " IRON PIPE WITH PLASTIC PLUG STAMPED, L.S. 3018, FLUSH PER PARCEL MAP 12957 UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET $\frac{3}{4}$ " IRON PIPE TAGGED L.S. 4228, FLUSH UNLESS OTHERWISE NOTED.
4. Δ INDICATES FOUND $\frac{3}{4}$ " IRON PIPE, NO TAG, IN LIEU OF $\frac{3}{4}$ " IRON PIPE TAGGED L.S. 3018 PER PARCEL MAP 12957, SET TAG L.S. 4228.



50' RIVERSIDE COUNTY FLOOD CONTROL DISTRICT 50'