

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

PARCEL MAP 24754

SHOWING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 23026, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 147, PAGES 69 AND 70 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN THE SOUTHWEST, 1/4 SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

J. N. BEELER AND ASSOCIATES JANUARY, 1990 RIVERSIDE, CA

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 SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES, LOTS "A" THROUGH LOT D; FURTHER, THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCEL 1, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS ALESSANDRO BLVD. ADJOINING SAID LOTS. WE ALSO HEREBY DEDICATE TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "10' P.U.E.", "6' P.U.E.", AND "5' P.U.E.". WE FURTHER DEDICATE FOR STREET TREES, THE EASEMENT DESIGNATED AS "STREET TREE EASEMENT".

Charles W. Ware Josephine P. Ware CHARLES W. WARE JOSEPHINE P. WARE

William Austin Bart Singletary WILLIAM AUSTIN BART SINGLETARY TRUSTEE OF DECLARATION OF TRUST OF WILLIAM R. AUSTIN DATED: OCTOBER 27, 1983

TRUSTEE INLAND EMPIRE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 18, 1987, AS INSTRUMENT NO. 357284, O.R. OF RIVERSIDE COUNTY, CALIFORNIA.

Melissa J. Samples Candace M. Smith

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S.

ON 7-2-91 BEFORE ME, ZINA M. ANDERSON NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES W. WARE AND JOSEPHINE WARE (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 11-30-93

Zina M. Anderson NOTARY PUBLIC IN AND FOR SAID STATE

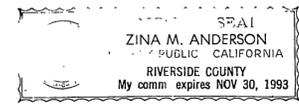


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S.

ON 7-2-91 BEFORE ME, ZINA M. ANDERSON A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM AUSTIN AND BART SINGLETARY (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 11-30-93

Zina M. Anderson NOTARY PUBLIC IN AND FOR SAID STATE

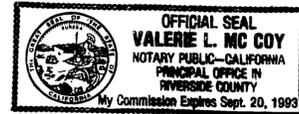


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF Riverside } S.S.

ON THIS 15th DAY OF July, 1991 BEFORE ME, Valerie McCoy THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Melissa Samples and Candace Smith (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND Sr. Vice President OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES Sept 20, 1993 Valerie L. McCoy NOTARY PUBLIC IN AND FOR SAID STATE



TAX BOND STATEMENT

I HEREBY STATE 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: ,199 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

TAX COLLECTOR STATEMENT

I HEREBY STATE 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED: Dec 19, 1991 R. WAYNE WATTS COUNTY TAX COLLECTOR BY: Debi Taylor

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES & CHARGES COLLECTED FOR PARCEL MAP NO. 24754. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE. THE DEVELOPER INSTALLED FACILITIES FOR EACH PARCEL HAVE NOT BEEN INSTALLED.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES DATED: AUG 29, 1991 BY: Dieter P. Wirtzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- 1. WESTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPE LINES AND INGRESS AND EGRESS, RECORDED APRIL 27, 1964, AS INSTRUMENT NO. 51816, O.R. OF RIVERSIDE COUNTY, CALIFORNIA.
2. CITY OF RIVERSIDE - THE EFFECT OF A DECLARATION OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, RECORDED SEPTEMBER 22, 1989, AS INSTRUMENT NO. 327749, O.R. OF RIVERSIDE COUNTY, CALIFORNIA.

WATER SERVICE STATEMENT

PARCEL MAP 24754 IS WITHIN WESTERN MUNICIPAL WATER DISTRICT'S IMPROVEMENT DISTRICT NO. 3. IT IS ELIGIBLE FOR DOMESTIC WATER SERVICE WHEN CONSTRUCTION OF REQUIRED ON-SITE FACILITIES TO PROVIDE WATER SERVICE TO ALL LOTS HAS BEEN COMPLETED AND ACCEPTED BY W.M.W.D. AND PAYMENT HAS BEEN MADE FOR REQUIRED FEES AND CHARGES.

Barbara J. Steckel CHIEF ENGINEER R.C.E. 17984

RECORDER'S STATEMENT

FILED THIS 19th DAY OF DEC 1990 AT 2:00 P.M. IN BOOK 173 AT PAGES 97+98 OF PARCEL MAPS AT THE REQUEST OF THE CITY CLERK.

FEES: \$800 NO.: 439809

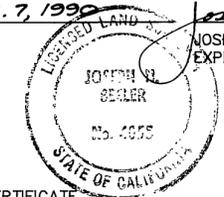
WILLIAM E. CONERLY COUNTY RECORDER BY: Sarita Lagan

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WILLIAM AUSTIN COMPANY IN JANUARY 1990. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS INDICATED WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT THEY ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

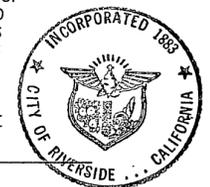
DATE: DEC. 7, 1990 Joseph N. Beeler JOSEPH N. BEELER, L.S. 4055 EXPIRES: JUNE 30, 1992



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 PARCEL MAP 24754, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "D" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "C". 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 15th DAY OF October, 1991.

KARSEN E. LINDQUIST CITY CLERK OF THE CITY OF RIVERSIDE BY: Karen E. Lindquist



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 25th DAY OF Sept. 1991 AND IT CONFORMS WITH THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON JULY 20, 1989.

BARRY BECK R.C.E. 20900 CITY ENGINEER LIC. EXP. 9/30/93

BY: Barry Beck

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 A PORTION OF SYCAMORE CANYON BUSINESS PARK ASSESSMENT DISTRICT NO.1 AND IS SUBJECT TO THE SPECIAL ASSESSMENTS AND LIENS PERTAINING TO THE DISTRICT. SAID LIENS WERE RECORDED ON JUNE 15, 1989 AS INSTRUMENT NO. 197549, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 7-30, 1991 BARBARA J. STECKEL CITY TREASURER

BY: Barbara Steckel

P.M.B. 173/97

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

PARCEL MAP 24754

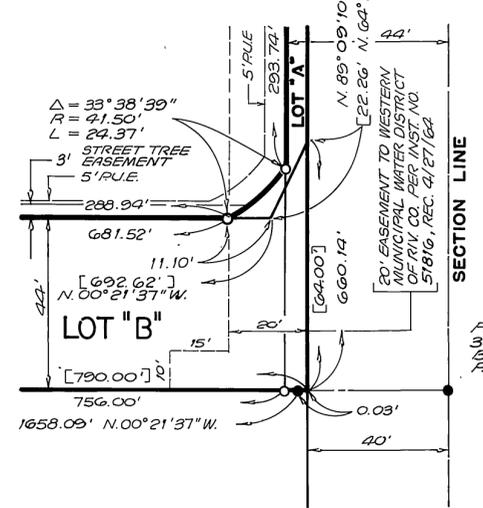
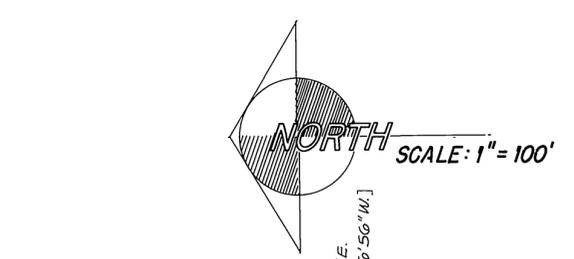
SURVEYOR'S NOTES

SHOWING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 23026, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 147, PAGES 69 AND 70 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN THE SOUTHWEST, 1/4 SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

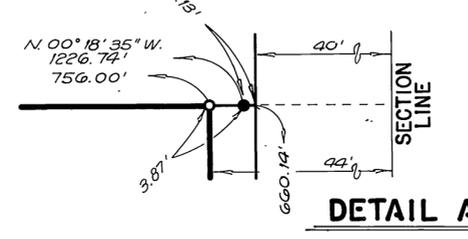
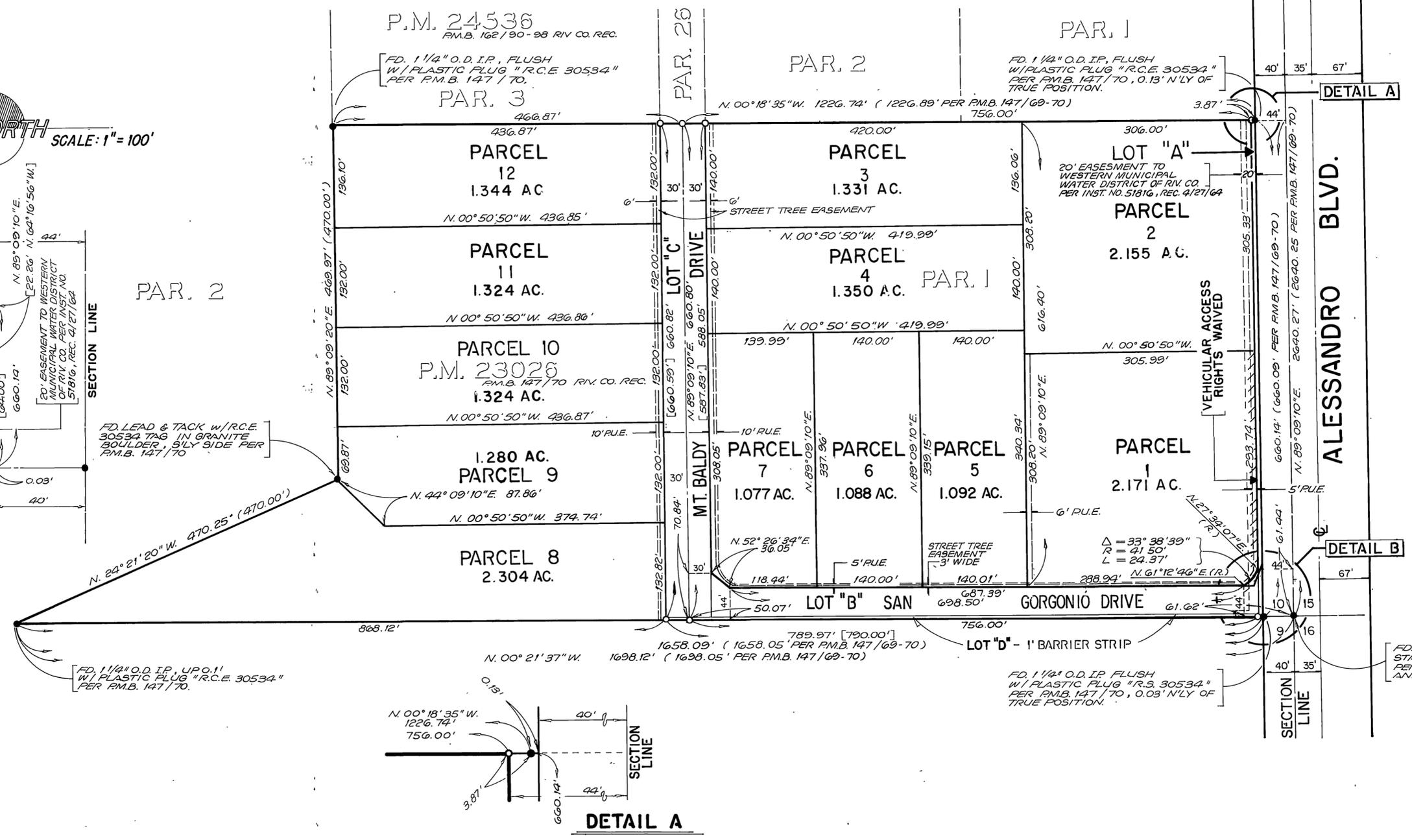
J. N. BEELER AND ASSOCIATES
RIVERSIDE, CA
JANUARY, 1990

1. BASIS OF BEARINGS IS THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 4 WEST SAN BERNARDINO MERIDIAN AS SHOWN ON PARCEL MAP BOOK 147/69-70 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS BEING N. 89° 09' 10" E.
2. ● INDICATES FOUND MONUMENT AS NOTED
3. ○ INDICATES SET 1-1/4 O.D. IRON PIPE, FLUSH, W/ L.S. 4055 TAG UNLESS OTHERWISE NOTED.
4. GROSS ACREAGE = 19.553 ACRES
5. SET 1-1/4 O.D. IRON PIPE, FLUSH, W/ L.S. 4055 TAG AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES NAIL & TAG TO BE SET IN CURB AT PROLONGATION OF SIDE LOT LINES.
6. LLLLLL INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

7. () INDICATES RECORD DATA PER R.M.B. 147/69-70 UNLESS OTHER NOTED.
8. [] INDICATES RECORD DATA PER INST. NO. 327749 RECORDED SEPT. 22, 1989 RIV. CO. REC.



P.M.B. 173/98



FD. 1 1/2" COPPER WELD, DN. 0.2" STAMPED "9, 10, 16, 15" PER R.M.B. 147/70, R.S. 62/56 AND R.S. 41/88.

FD. COPPER WELD, DN. 0.2" W/ PUNCH MARK MARKINGS ILLEGIBLE, ACCEPTED AS 1/4 COR. PER R.M.B. 147/70.