

214 / 71

P.M.B. 214 / 71

NUMBER OF LOTS: 1  
10.56 ACRES

# PARCEL MAP 32847

SHEET 1 OF 3 SHEETS

## RECORDER'S STATEMENT

FILED THIS 4th DAY OF October, 2005 AT 8AM IN BOOK 214 OF MAPS AT PAGES 71-73 AT THE REQUEST OF THE CITY CLERK.  
FEE: \$11.  
NO. 2005-0822027  
LARRY W. WARD  
COUNTY ASSESSOR - CLERK - RECORDER

BY: Alkier  
DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

FOR INDUSTRIAL CONDOMINIUM PURPOSES IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-024-023 RECORDED DECEMBER 6, 2002 AS INSTRUMENT NO. 2002-729300 AND RE-RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 2003-409754 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND THE NORTH ONE-HALF OF BLOCK 10 OF WILBUR TRACT, INCLUDING THE ADJOINING PORTION OF THORNTON STREET TO THE CENTER OF THE STREET VACATED BY THE CITY OF RIVERSIDE BY ORDINANCE NO. 4567 ADOPTED JULY 18, 1978, IN SEC. 13, T.2 S., R.5 W., S.B.M.

WESTLAND CIVIL, INC.  
THOUSAND OAKS, CA

NOVEMBER, 2004

### OWNER'S STATEMENT

(A) CONSENT OF OWNERS  
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; AND WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC DISTRIBUTION FACILITIES DESIGNATED AS BLANKET P.U.E.; AND WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, DESIGNATED AS 20' SEWER EASEMENT AND 40' SEWER EASEMENT. WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT: THAT CERTAIN EASEMENT FOR PUBLIC UTILITY PURPOSES GRANTED JULY 24, 1978 AS INSTRUMENT NO. 153097, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CHICAGO GATEWAY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY.

DATE: 3/11/05

BY: Moshe Silagi  
MOSHE SILAGI, CO-TRUSTEE OF THE SILAGI FAMILY TRUST, ITS MANAGER

### CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 32847

EASEMENTS DESIGNATED ON SHEET 2 ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

EASEMENTS DESIGNATED AS SEWER EASEMENTS ON SHEET 2 ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

THAT CERTAIN EASEMENT FOR PUBLIC UTILITY PURPOSES GRANTED JULY 24, 1978 AS INSTRUMENT NO. 153097, OFFICIAL RECORDS OF RIVERSIDE COUNTY

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 6th DAY OF September, 2005.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
COUNTY OF VENTURA } SS:

ON MARCH 11th, 2005, BEFORE ME, Caren R. Ross PERSONALLY APPEARED MOSHE SILAGI, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

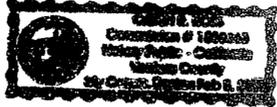
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Caren R. Ross

NAME: CAREN R. ROSS

MY COMMISSION EXPIRES: Feb 5, 2009

MY PRINCIPAL PLACE OF BUSINESS IS IN: Thousand Oaks, CA



### 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:

1) AN EASEMENT FOR DITCHES, PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF: EAST RIVERSIDE LAND COMPANY

AFFECTS: THE ROUTE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD

2) AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDER GROUND STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1979 AS INSTRUMENT NO. 186233 OF OFFICIAL RECORDS

IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

AFFECTS: THE LAND

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 37,600 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 THE 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: June 1 2005

NANCY ROMERO,  
CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Romero

CASH TAX BOND

DATE: \_\_\_\_\_

PAUL MCDONNELL,  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_

### TAX COLLECTORS 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 \$ 37,600. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATE: June 1, 2005

PAUL MCDONNELL,  
COUNTY TAX COLLECTOR

BY: Paul McDonnell

### 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: 8/23/05

PAUL C. SUNDEEN  
CITY TREASURER

BY: Paul C. Sundeen

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GORIAN AND ASSOCIATES ON MAY 14, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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

DATE: AUG 17, 2005

BY: Dexter P. Witzfeld  
THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

### ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MOSHE SILAGI ON OCTOBER 10, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE 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 THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Donald G. Waite  
DONALD G. WAITE  
R.C.E. 27364  
REGISTRATION EXPIRES: 3/31/08

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 19th DAY OF August, 2005 AND THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 18, 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.



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 24th DAY OF August, 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.



MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/05  
CITY SURVEYOR

BY: Mark S. Brown

P.M.B. 214 / 71

214/72

P.M.B. 214/72

NUMBER OF LOTS: 1  
10.56 ACRES

SHEET 2 OF 3 SHEETS

# PARCEL MAP 32847

FOR INDUSTRIAL OFFICE CONDOMINIUM PURPOSES IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-024-023 RECORDED ON DECEMBER 6, 2002  
AS INSTRUMENT NO. 2002-729300 AND RE-RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 2003-409754 OF OFFICIAL RECORDS;  
AND THE NORTH ONE-HALF OF BLOCK 10 OF WILBUR TRACT CALIFORNIA FILED IN BOOK 4 PAGE 36 OF MAPS,  
IN SEC. 13, T.2 S., R.5 W., S.B.M.

WESTLAND CIVIL, INC.  
THOUSAND OAKS, CA

NOVEMBER, 2004

CITY

### BENEFICIARY STATEMENT

THE SIGNATURE OF CHINATRUST BANK (USA), A CALIFORNIA BANKING CORPORATION, PRESENT BENEFICIARY, UNDER DEED OF TRUST RECORDED MAY 16, 2005, AS INSTRUMENT NO. 2005-0385887, OF OFFICIAL RECORDS, WILL BE REQUIRED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) OF THE SUBDIVISION MAP ACT.

BY: Eric C. Rosa  
EXEC. VICE PRES.

BY: [Signature]  
Exec. Vice President.

STATE OF CALIFORNIA )  
COUNTY OF VENTURA ) SS.

ON June 7, 2005 BEFORE ME, PING YAO, A NOTARY PUBLIC PERSONALLY APPEARED Eric C. Rosa Eric C. Rosa PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]  
PRINTED NAME PING YAO  
COMMISSION NUMBER 1478622  
MY COMMISSION EXPIRES March 23, 2008  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.



P.M.B. 214/72

NUMBER OF LOTS: 1  
10.56 ACRES

SHEET 3 OF 3 SHEETS

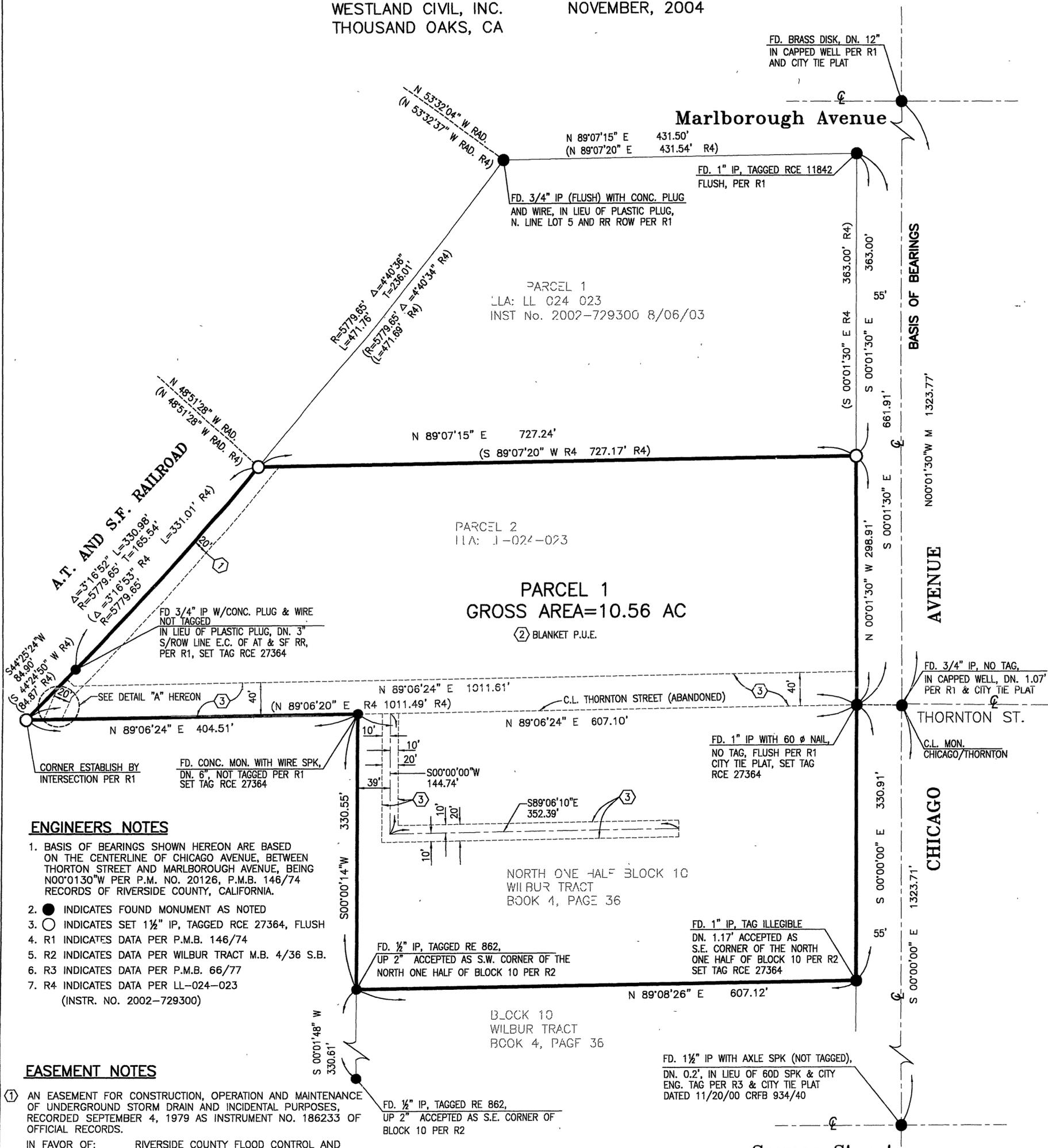
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FOR INDUSTRIAL OFFICE CONDOMINIUM PURPOSES IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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WESTLAND CIVIL, INC.  
THOUSAND OAKS, CA

NOVEMBER, 2004

CITY



PARCEL 1  
LLA: LL 024 023  
INST No. 2002-729300 8/06/03

PARCEL 2  
LLA: J-024-023

PARCEL 1  
GROSS AREA=10.56 AC  
② BLANKET P.U.E.

### ENGINEERS NOTES

1. BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHICAGO AVENUE, BETWEEN THORNTON STREET AND MARLBOROUGH AVENUE, BEING N00°01'30"W PER P.M. NO. 20126, P.M.B. 146/74 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED
3. ○ INDICATES SET 1 1/2" IP, TAGGED RCE 27364, FLUSH
4. R1 INDICATES DATA PER P.M.B. 146/74
5. R2 INDICATES DATA PER WILBUR TRACT M.B. 4/36 S.B.
6. R3 INDICATES DATA PER P.M.B. 66/77
7. R4 INDICATES DATA PER LL-024-023 (INSTR. NO. 2002-729300)

### EASEMENT NOTES

- ① AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1979 AS INSTRUMENT NO. 186233 OF OFFICIAL RECORDS.  
IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- ② EASEMENT TO CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, DEDICATED HEREON.
- ③ EASEMENT TO CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, DEDICATED HEREON.

### 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.

- 1) AN EASEMENT FOR WATER DITCHES, PIPES, FLUMES AND INCIDENTAL PURPOSES IN FAVOR OF: RIVERSIDE WATER COMPANY  
AFFECTS: THE ROUTE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD

DATE: AUG 17, 2005 BY: Deiter P. Witzfeld  
THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

