

PARCEL MAP 22348

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 8, T. 3 S., R. 4 W., S.B.M.

CONTRACT ENGINEERING CORP.
ANAHEIM, CA.

APRIL 1987

RECORDER'S CERTIFICATE

Filed this 22nd day of SEPT., 1988, at 8:30 A.M. in Book 152 of Parcel Maps at Pages 47-49 at the request of the City Clerk.
Fee: \$10.00
No.: 273601
WILLIAM E. CONERLY, County Recorder
By: Barbara Stead, Deputy
GATEWAY TITLE COMPANY
Subdivision Guarantee

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

BY Elden W. Bainbridge
ELDEN W. BAINBRIDGE

AS TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST DATED JUNE 13, 1968, AND AMENDED MAY 21, 1981.

NATIONAL BANK OF SOUTHERN CALIFORNIA
BENEFICIARY UNDER DEED OF TRUST RECORDED
OCTOBER 13, 1987 AS INSTRUMENT NO. 794763 O.R.

Mark Stuenkel EXECUTIVE VICE PRESIDENT
Larry Sallinger SENIOR VICE PRESIDENT

BAINBRIDGE - FOURTEEN, A CALIFORNIA LIMITED PARTNERSHIP, ASSIGNEE UNDER ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED OCTOBER 27, 1983 AS INSTRUMENT NO. 223854, O.R.

BY Elden W. Bainbridge
ELDEN W. BAINBRIDGE
TRUSTEE, GENERAL PARTNER

BAINBRIDGE - SIXTEEN LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 9, 1986 AS INSTRUMENT NO. 115221, O.R.

BY Elden W. Bainbridge
ELDEN W. BAINBRIDGE
TRUSTEE, GENERAL PARTNER

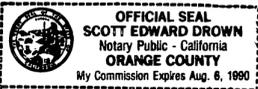
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 10th DAY OF FEBRUARY, 1988, BEFORE ME, SCOTT EDWARD DROWN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELDEN W. BAINBRIDGE PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES AUG. 6, 1990.

WITNESS MY HAND AND OFFICIAL SEAL



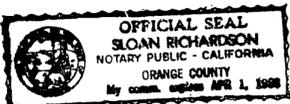
Scott Edward Drown
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 11th DAY OF February, 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK STUENKEL PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE EXECUTIVE VICE PRESIDENT AND LARRY SALLINGER PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SENIOR VICE PRESIDENT OF FINANCE OF NATIONAL BANK OF SOUTHERN CALIFORNIA THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES April 1, 1988

WITNESS MY HAND AND OFFICIAL SEAL:

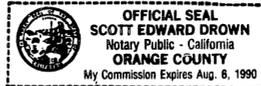


Sloan Richardson
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON FEB. 10, 1988, BEFORE ME, SCOTT EDWARD DROWN A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELDEN W. BAINBRIDGE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER OF BAINBRIDGE - FOURTEEN THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES AUG. 6, 1990 WITNESS MY HAND AND OFFICIAL SEAL.

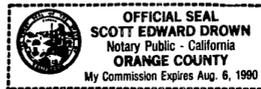


Scott Edward Drown

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON FEB. 10, 1988, BEFORE ME, SCOTT EDWARD DROWN A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELDEN W. BAINBRIDGE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER OF BAINBRIDGE - SIXTEEN THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES AUG. 6, 1990 WITNESS MY HAND AND OFFICIAL SEAL.



Scott Edward Drown

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 7th DAY OF Sept., 1988, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

TENTATIVE MAP APPROVED 03-05-87

BY Barry Beck
BARRY BECK
CITY ENGINEER - R.C.E. 20900

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 3 (THREE) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AT THE FINAL MAP OF PARCEL MAP NO. 22348 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "A" AND "B" ARE HEREBY NOT ACCEPTED AT THIS TIME, HOWEVER, THE CITY OF RIVERSIDE, RESERVES THE RIGHT TO ACCEPT SAID DEDICATION AT ANY FUTURE DATE. 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 13th DAY OF September, 1988.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

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 8-1-88

BY Barbara Stead
BARBARA J. STECKEL
CITY TREASURER

Copy

PARCEL MAP 22348

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 8, T. 3 S., R. 4 W., S.B.M.

CONTRACT ENGINEERING CORP.
ANAHEIM, CA.

APRIL 1987

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- △ CENTERLINE OF A 16.5' EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED JUNE 26, 1950 IN BOOK 1184, PAGE 90 AS INSTRUMENT NO. 3332, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- △ CENTERLINE OF A 16.5' EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 29, 1950 IN BOOK 1200, PAGE 527 AS INSTRUMENT NO. 4571, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- △ AN EASEMENT FOR INGRESS AND EGRESS PURPOSES IN FAVOR OF HALE AND GINGER FIELD, RECORDED SEPTEMBER 26, 1968 AS INSTRUMENT NO. 92796, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

UTILITY EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

- △ AN EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF THE CITY OF RIVERSIDE RECORDED MAY 20, 1964 BOOK 3698, PAGE 472 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATED 9/6/88

BY [Signature]
BILL CARNAHAN,
DIRECTOR OF PUBLIC UTILITIES

UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #1, #2 AND #3. WATER WILL BE SERVED BY WESTERN MUNICIPAL WATER DISTRICT.

ELECTRICAL FACILITIES:

THE ELECTRICAL FEES HAVE BEEN PAID AND THE ARRANGMENTS MADE BUT THE DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS #1, #2 AND #3.

EASEMENTS:

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

DATED: 9/6/88

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: [Signature]

COURSE DATA

BEARING	DISTANCE	BEARING	DISTANCE
1 N 80°24'51" W	42.19'	14 N 00°11'35" E	66.00'
2 N 89°35'09" E	140.43'	15 N 89°48'25" W	289.37'
3 N 68°58'53" W	214.77'	16 N 53°40'58" E	229.46'
4 N 45°44'47" W	569.47'	17 N 45°44'47" W	613.27'
5 N 55°44'47" W	42.19'	18 N 89°35'09" E	212.54'
6 N 63°40'58" E	42.19'	19 N 35°50'27" W	40.50'
7 N 53°40'58" E	185.66'	20 N 35°50'27" W	35.50'
8 N 40°01'54" E	127.34'	21 N 61°14'17" E	150.39'
9 N 0°11'35" E	82.00'	22 N 32°00'24" E	113.21'
10 N 71°00'49" W	33.00'	23 N 34°49'18" W	18.00'
11 N 71°58'08" W	33.00'	24 N 04°58'40" W	160.00'
12 N 0°11'35" E	82.00'	25	
13 N 89°48'25" W	176.71'	26	
		27	
		28	
		29	
		30	
		31	
		32	
		33	
		34	
		35	
		36	
		37	
		38	
		39	
		40	
		41	
		42	
		43	

TAX COLLECTOR 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 \$16,800.00.

DATED June 4, 1988

BY [Signature] DEPUTY
R. WAYNE WATTS,
RIVERSIDE COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$16,800.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 9/20/1988

BY [Signature] Deputy
GERALD A. MALONEY,
CLERK OF THE BOARD OF SUPERVISORS

SURVEYOR CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUB-DIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ELDEN BAINBRIDGE ON APRIL 1987.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR 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 SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

DATED: 2/16/88

BY: [Signature]
WILLIAM E. SNOW L.S. 4725



CURVE DATA

Δ	R	T	L
A 13° 39' 04"	333.00'	39.86'	79.34'
B 13° 39' 04"	267.00'	31.96'	63.61'
C 10° 00' 00"	100.00'	8.75'	17.45'
D 119° 25' 45"	76.00'	130.13'	158.42'
E 99° 25' 45"	24.00'	28.31'	41.65'
F 23° 14' 06"	267.00'	54.89'	108.28'
G 23° 14' 06"	333.00'	68.46'	135.04'
H 21° 25' 58"	467.00'	88.38'	174.69'
I 21° 25' 58"	533.00'	100.87'	199.38'
J 45° 25' 36"	76.00'	31.81'	60.26'
K 50° 09' 41"	167.00'	78.16'	146.21'
L 49° 51' 47"	233.00'	108.31'	202.77'
M 89° 42' 06"	24.00'	23.88'	37.57'
N 90° 00' 00"	24.00'	24.00'	37.70'
O 17° 50' 17"	783.00'	122.88'	243.77'
P 17° 52' 30"	849.00'	133.52'	264.87'
Q 17° 50' 17"	816.00'	128.06'	254.05'
R 33° 18' 36"	300.00'	89.75'	174.41'
S 13° 39' 04"	300.00'	35.91'	71.48'
T 23° 14' 06"	300.00'	61.68'	121.66'
U 21° 25' 58"	500.00'	94.62'	187.04'
V 50° 09' 41"	200.00'	93.60'	175.10'

PARCEL MAP 22348

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 8, T. 3 S., R. 4 W., S.B.M.

CONTRACT ENGINEERING CORP.
ANAHEIM, CA.

APRIL 1987

CTE
Copy

AREA				
PCL 1	2,594,469	SQ. FT.	59.560	ACRES
PCL 2	542,217	SQ. FT.	12.448	ACRES
PCL 3	1,917,009	SQ. FT.	44.008	ACRES
TOTAL NET	5,053,699	SQ. FT.	116.016	ACRES
TOTAL GROSS	5,237,443	SQ. FT.	120.235	ACRES

- MONUMENT NOTES**
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" I.P. TAG L.S. 4725 DN. 0.5' UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER R.S. 53/16, UNLESS OTHERWISE NOTED.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE & MERIDIAN AS BEING N 0° 13' 13" W PER RECORD OF SURVEY RECORDED IN BOOK 53 PAGE 16, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

NOTE: SEE SHEET 2 OF 3 FOR COURSE & CURVE DATA

