

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE SAID LAND. THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "20 P.U.E."

IOWA CORPORATE CENTER, LTD.-III  
A CALIFORNIA LIMITED PARTNERSHIP  
BY: Robert K. McKernan  
ROBERT K. MCKERNAN  
BY: Fred N. Bonar  
FRED N. BONAR

THE MORTGAGE BANKFUND OF AMERICA II,  
A CALIFORNIA LIMITED PARTNERSHIP, AS  
BENEFICIARY UNDER DEED OF TRUST  
RECORDED MAY 15, 1990 AS INSTRUMENT  
NUMBER 178260, OF OFFICIAL RECORDS.  
BY: Robert Y. Strom  
ROBERT Y. STROM - GENERAL PARTNER

COVENTRY ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, AS ASSIGNEE OF THE BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED MAY 25, 1990, AS INSTRUMENT NUMBER 193363 OF OFFICIAL RECORDS, BY WAY OF ASSIGNMENT OF BENEFICIAL INTEREST RECORDED DECEMBER 17, 1990 AS INSTRUMENT NUMBER 454538 OF OFFICIAL RECORDS.  
BY: John B. Joseph  
JOHN B. JOSEPH - GENERAL PARTNER

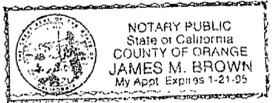
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON April 6, 1992 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT K. MCKERNAN AND FRED N. BONAR, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNERS, ON BEHALF OF IOWA CORPORATE CENTER, LTD.-III, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Janis M. Brown



STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON April 7, 1992 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert Y. Strom PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNER, ON BEHALF OF THE MORTGAGE BANKFUND OF AMERICA II, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Lori C. Hood



STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON April 7, 1992 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John B. Joseph PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNER, ON BEHALF OF COVENTRY ASSOCIATES LIMITED PARTNERSHIP, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Cheyl J. Matias



PARCEL MAP NO. 27371

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 23887, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 157, PAGES 21 & 22 OF PARCEL MAPS, IN THE OFFICE, OF THE COUNTY RECORDER OF SAID COUNTY.

FRED N. BONAR  
LAKE FOREST, CALIF.

CITY TREASURERS 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 4-7-92

BARBARA J. STECKEL  
CITY TREASURER

BY: Barbara Steckel

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 27371 AND THE EASEMENT IS HEREBY ACCEPTED AS PUBLIC EASEMENT. THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERE TO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 28<sup>th</sup> DAY OF April, 1992



KAREN E. LINDQUIST  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Lindquist

SIGNATURE OMISSIONS CERTIFICATE

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

1. WALTER C. BANKS AND REGINA BANKS, THE HOLDERS OF AN EASEMENT FOR CONVEYANCE OF WATER PER DEED RECORDED OCTOBER 21, 1909 IN BOOK 250 PAGE 222, DEEDS, RIVERSIDE COUNTY.
2. ALEXANDER GREENE AND SADIE GREENE, THE HOLDERS OF AN EASEMENT FOR CONVEYANCE OF WATER PER DEED RECORDED SEPTEMBER 1, 1909 IN BOOK 250 PAGE 223, DEEDS, RIVERSIDE COUNTY.
3. GERALD H. JOHNSON AND ANNE N. JOHNSON, THE HOLDERS OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER DOCUMENT RECORDED SEPTEMBER 27, 1990 AS INSTRUMENT NUMBER 358712, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

TAX COLLECTORS 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 THE 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 \$ 1,000.00

DATED April 7, 1992

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: R. Wayne Watts

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 12,500.00 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 BOARD OF SUPERVISORS.

DATED 5/1/92

GERALD A. MALONY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Mania Brass, Deputy

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 21<sup>st</sup> DAY OF April, 1992 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

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

Barry Beck

TENTATIVE MAP APPROVED JAN. 23, 1992

RECORDER'S STATEMENT

FILED THIS 4<sup>th</sup> DAY OF MAY 1992 AT 2:00 P.M. IN BOOK 175 OF PARCEL MAPS. AT PAGES 45+46 AT THE REQUEST OF THE CITY CLERK.

NO. 160436  
FEE \$ 800

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Santa Regan

SUBDIVISION GUARANTEE: CHICAGO TITLE CO.

ENGINEER'S STATEMENT

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 IOWA CORPORATE CENTER, LTD.-III (1-36-92). I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

1-30-92  
DATE

Fred N. Bonar  
FRED N. BONAR R.C.E. 22800  
LIC. EXP. 12-31-93



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #2. DISTRIBUTION SYSTEM FEES AND ELEVATION FEES HAVE BEEN PAID WITH PARCEL MAP # 23887.

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT THE DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS #1 AND #2.

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.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED: APRIL 21, 92

BY: Dieter P. Westfeld

P.M.B. 175/45

P.M.B. 175/45

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

PARCEL MAP NO. 27371

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SCALE 1" = 60'

PREPARED BY

FRED N. BONAR  
LAKE FOREST, CALIFORNIA

ENGINEER'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS N 89° 51' 30" W FOR THE CENTERLINE OF PALMYRITA AVE. AS SHOWN ON R.S.26/46, RECORDS OF RIVERSIDE, CALIFORNIA
2. ( ) INDICATES RECORD PER PARCEL MAP 22120 PMB 150/93-94, RIVERSIDE COUNTY RECORDS
3. TTTT INDICATES VEHICULAR ACCESS RIGHTS WAIVED PER PM 23887 PMB 157/21-22
4. THIS PARCEL CONTAINS 3.05 ACRES
5. SET 1" IP TAGGED RCE 22800, FLUSH, AT ALL PARCEL CORNERS UNLESS OTHERWISE NOTED
6. ● INDICATES FD. MONUMENT AS NOTED.

CITY

