

# IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 32297

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AND ALSO BEING PORTIONS OF TRACT NO. 17 AND 18, AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

STANTEC CONSULTING INC., MORENO VALLEY, CA. APRIL, 2005

### RECORDER'S STATEMENT

FILED THIS 13<sup>th</sup> DAY OF September 2006 AT 8:00 A.M. IN BOOK 218 OF PARCEL MAPS, AT PAGES 66-70, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE  
NO. 2006-0678458  
FEE \$15.00  
LARRY W. WARD  
COUNTY ASSESSOR - CLERK - RECORDER  
BY: Alma L. Sady, DEPUTY  
SUBDIVISION GUARANTEE: LAWYERS TITLE COMPANY

### 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 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.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES "LOT A".

WE HEREBY DEDICATE THE EASEMENT SHOWN AS "28' SEWER EASEMENT" AS SHOWN HEREON TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

WE HEREBY DEDICATE THE EASEMENTS SHOWN AS "WATER EASEMENT" AS SHOWN HEREON TO WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPELINES AND APPURTENANCES.

WE HEREBY DEDICATE TO PUBLIC USE THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "28' PRIVATE ACCESS EASEMENT" AND LOT "A" AS SHOWN HEREON.

WE HEREBY RETAIN THE EASEMENTS SHOWN AS "28' PRIVATE ACCESS EASEMENT" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND ALL PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN THE "PRIVATE WATER EASEMENT" AND "28' PRIVATE WATER EASEMENT" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND ALL PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES LOTS 1 THROUGH 19, INCLUSIVE, 215 RIVERSIDE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Brett Crowder PRINT  
BY: \_\_\_\_\_ PRINT

TITLE: MANAGING MEMBER TITLE: \_\_\_\_\_

### BENEFICIARY

ALLIANCE BANK, A CALIFORNIA CORPORATION, A BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 20, 2005 AS INSTRUMENT NO. 05-403585, OFFICIAL RECORDS

BY: Dave A. Haas PRINT  
BY: \_\_\_\_\_ PRINT

TITLE: VICE PRESIDENT TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Orange } s.s.  
ON 2-3- 2006, BEFORE ME, Anita J. Tippens Notary Public  
PERSONALLY APPEARED Brett Crowder  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND  
Anita J. Tippens  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Anita J. Tippens  
(PRINTED NAME)  
MY COMMISSION EXPIRES 3-9-08  
MY COMMISSION NO. 1475810

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Orange } s.s.  
ON 2-3- 2006, BEFORE ME, Anita J. Tippens Notary Public  
PERSONALLY APPEARED Dave Haas  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND  
Anita J. Tippens  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Anita J. Tippens  
(PRINTED NAME)  
MY COMMISSION EXPIRES 3-9-08  
MY COMMISSION NO. 1475810

### TAX COLLECTOR'S CERTIFICATE

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 \$21,500

DATED: Sept 12, 2006

PAUL McDONNELL,  
COUNTY TAX COLLECTOR

BY: Service Small

### TAX BOND STATEMENT

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$21,500 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.

DATED: \_\_\_\_\_, 2006

NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS

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

### CASH TAX BOND

DATED: Sept 12, 2006

PAUL McDONNELL,  
COUNTY TAX COLLECTOR

BY: Service Small

### WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY CERTIFICATE OF ACCEPTANCE

THE EASEMENTS SHOWN AS "WATER EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATER PIPELINES AND APPURTENANCES

DATED: 2/16/, 2006

BY: Jeffrey D. Sims  
JEFFREY D. SIMS,  
R.C.E. 46212 LIC. EXP. 12/31/06

### 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, EXCEPT FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 7/10, 2006

PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/TREASURER

BY: Paul C. Sundeen

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LEIGHTON CONSULTING, INC., ON APRIL 7, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

### CITY CLERK CERTIFICATE

THAT THIS MAP CONSISTING OF 5 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 32297.

"LOT A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES; LOTS 1 THROUGH 19 ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY AND TELECOMMUNICATION INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER LOT "A" AND THE "28' PRIVATE ACCESS EASEMENT" IS HEREBY ACCEPTED

THE EASEMENT DESIGNATED AS "28' SEWER EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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 25<sup>th</sup> DAY OF July 2006.

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

BY: Colleen J. Nicol

### SURVEYOR'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 215 RIVERSIDE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON APRIL 4, 2005. 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.

DATED: JANUARY 31, 2006

BY: Lawrence L. Truman  
LAWRENCE L. TRUMAN, L.S. 5346  
EXPIRES 12-31-07



### CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 13<sup>th</sup> DAY OF July, 2006 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. 9/30/07  
CITY SURVEYOR

BY: Mark S. Brown



### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 17<sup>th</sup> DAY OF July, 2006 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 20, 2004 AND ANY APPROVED ALTERATION 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  
RCE 36170 LIC. EXP. 6/30/08  
CITY ENGINEER

BY: Thomas J. Boyd



IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

# PARCEL MAP NO. 32297

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AND ALSO BEING PORTIONS OF TRACT NO. 17 AND 18, AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

STANTEC CONSULTING INC., MORENO VALLEY, CA.

APRIL, 2005

### 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 FEE:

AN EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPELINE PURPOSES, RECORDED 05/04/1960 AS INSTRUMENT NO. 40432, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPELINE PURPOSES, RECORDED 03/25/1960 AS INSTRUMENT NO. 27064, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE FOR WATER PIPELINES, POWER LINES AND INGRESS AND EGRESS PURPOSES, RECORDED 03/18/1964 AS INSTRUMENT NO. 33872, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE FOR WATER PIPELINES, POWER LINES INGRESS AND EGRESS PURPOSES, RECORDED 03/18/1964 AS INSTRUMENT NO. 33873, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE FOR WATER PIPELINE PURPOSES, RECORDED 04/10/1964 AS INSTRUMENT NO. 44580, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF DAVID M. WARD AND LYDIA L. WARD & ALLIED INVESTMENTS, A PARTNERSHIP FOR SEWER PURPOSES, RECORDED 02/05/1980 AS INSTRUMENT NO. 23888, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASMENT IN FAVOR OF DAVID AND KIM THARP AND THEIR SUCCESSORS FOR PRIVATE UTILITY PURPOSES, RECORDED 08/09/2002 AS INSTRUMENT NO. 439663, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR PIPELINE PURPOSES, RECORDED 01/11/1949 IN BOOK 1043, PAGE 208, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR PIPELINE PURPOSES, RECORDED 11/27/1948 IN BOOK 1030, PAGE 476, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR PIPELINE PURPOSES, RECORDED 11/27/1948 IN BOOK 1030, PAGE 474, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR PUBLIC UTILITY PURPOSES, RECORDED 12/16/1932 IN BOOK 96, PAGE 282, OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF THE CALIFORNIA AIRPORT AUTHORITY FOR AVIGATION PURPOSES, RECORDED 10/20/2005 AS INSTRUMENT NO. 2005-866691, OFFICIAL RECORDS, RIVERSIDE COUNTY.

### 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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED: July 12, 2006

BY:   
DAVID H. WRIGHT,  
PUBLIC UTILITIES GENERAL MANAGER  
MM

### 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.

AN EASEMENT FOR PUBLIC UTILITIES AND SERVICES FILED IN BOOK 96 PAGE 282 RECORDED 12/16/1932 O.R.

AN EASEMENT OF UNDETERMINED WIDTH RECORDED JULY 26, 1948 AS INSTRUMENT NO. 3409 O.R. IN FAVOR OF THE CITY OF RIVERSIDE BY FINAL ORDER OF CONDEMNATION RECORDED 1/30/1986 AS INSTRUMENT NO. 23268. THIS ACTION CONDEMNED, IN FAVOR OF THE CITY OF RIVERSIDE, THE EDISON EASEMENT RECORDED AS INSTRUMENT NO. 3409 OFFICIAL RECORDS

DATED: July 12, 2006

BY:   
DAVID H. WRIGHT,  
PUBLIC UTILITIES GENERAL MANAGER  
MM XV

P.M.B. 218/67

P.M.B. 218/67

# IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 32297

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AND ALSO BEING PORTIONS OF TRACT NO. 17 AND 18, AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

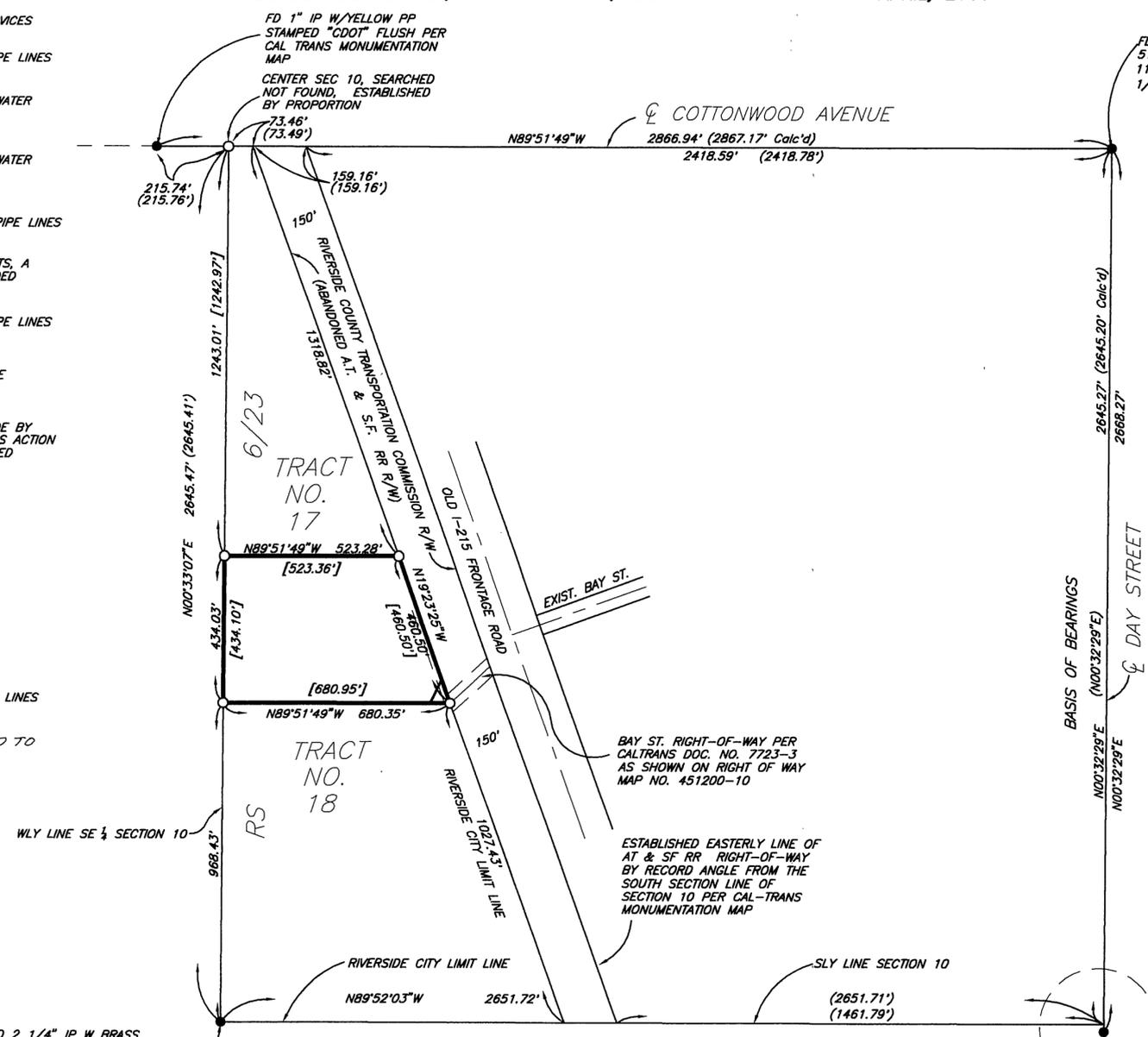
STANTEC CONSULTING INC., MORENO VALLEY, CA.

APRIL, 2005

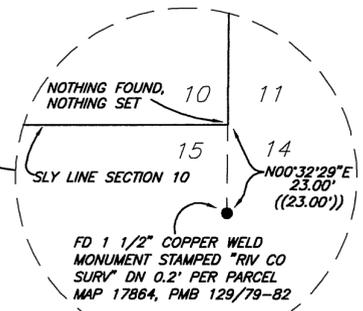
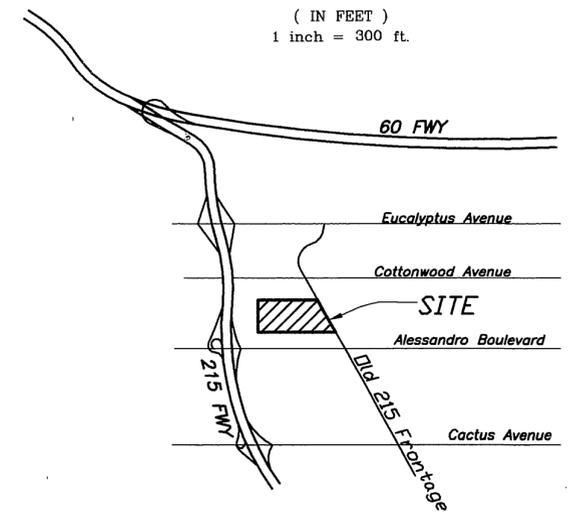
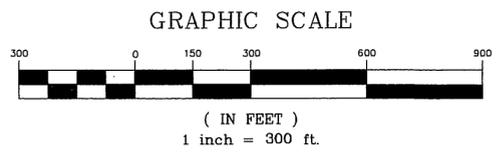
### EASEMENT NOTES

1. EASEMENT FOR PUBLIC ROAD AND DRAINAGE INCLUDING PUBLIC UTILITIES AND SERVICES COUNTY OF RIVERSIDE, BOOK 96 PAGE 282 RECORDED 12/16/1932
2. EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPE LINES COUNTY OF RIVERSIDE, INSTRUMENT NO. 40432 RECORDED 05/04/1960
3. EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE FOR WATER PIPE LINES, POWER LINES AND INGRESS AND EGRESS, COUNTY OF RIVERSIDE INSTRUMENT NO. 33872 RECORDED 03/18/1964
4. EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE FOR WATER PIPE LINES, POWER LINES AND INGRESS AND EGRESS, COUNTY OF RIVERSIDE INSTRUMENT NO. 33873 RECORDED 03/18/1964
5. EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE FOR PIPE LINES COUNTY OF RIVERSIDE, INSTRUMENT NO. 44580 RECORDED 04/10/1964
6. EASEMENT IN FAVOR OF DAVID M. WARD AND LYDIA L. WARD & ALLIED INVESTMENTS, A PARTNERSHIP FOR SEWERS COUNT OF RIVERSIDE, INSTRUMENT NO. 23888 RECORDED 02/05/1980
7. EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPE LINES COUNTY OF RIVERSIDE, INSTRUMENT NO. 27064, RECORDED 03/25/1960
8. EASEMENT IN FAVOR OF DAVID AND KIM THARP COUNTY OF RIVERSIDE FOR PRIVATE UTILITY PURPOSES AS INSTRUMENT NO. 439663 RECORDED 8/09/2002
9. CENTERLINE OF AN UNDETERMINED WIDTH EASEMENT IN FAVOR OF CITY OF RIVERSIDE BY ORDER OF CONDEMNATION RECORDED 1/30/1986 AS INSTRUMENT NO. 23268. THIS ACTION CONDEMNED, IN FAVOR OF THE CITY OF RIVERSIDE, THE EDISON EASEMENT RECORDED IN BOOK 997, PAGE 539 OFFICIAL RECORDS
10. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, A GAS PIPELINE AS FILED IN BOOK 1030, PAGES 474 AND 475, RECORDED NOVEMBER 27, 1948, OF OFFICIAL RECORDS
11. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, A GAS PIPELINE AS FILED IN BOOK 1030, PAGES 476 THROUGH 478 INCLUSIVE, RECORDED NOVEMBER 27, 1948, OF OFFICIAL RECORDS
12. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, A GAS PIPELINE AS FILED IN BOOK 1043, PAGES 207 THROUGH 210 INCLUSIVE, RECORDED JANUARY 11, 1949, OF OFFICIAL RECORDS
13. EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPE LINES COUNTY OF RIVERSIDE, INSTRUMENT NO. 77643, RECORDED 9/10/1959

BLANKET PUBLIC UTILITY EASEMENT ON PARCELS 1-19 GRANTED TO RIVERSIDE PUBLIC UTILITIES



FD 1 1/2" IP W/TAG LS 5137 DN 0.1" PER RS 111/91-92 ACCEPTED AS E 1/4 COR SECTION 10



### SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 4 WEST (CENTERLINE OF DAY STREET) CALC'D AS BEING NORTH 00°32'29" EAST AS SHOWN ON CAL-TRANS MONUMENTATION MAP 435571-7 AND 8

1. PARCEL MAP NO. 32297 CONTAINS 6.00 ACRES, GROSS.
  2. PARCEL MAP NO. 32297 CONTAINS 19 PARCELS
  3. BUILDING SETBACKS SHALL CONFORM TO EXISTING ZONING REGULATIONS.
  - SET 1" I.P. W/ PLASTIC PLUG, "LS 5346", FLUSH, AT ALL LOT CORNERS
  - INDICATES MONUMENT FOUND AS NOTED.
  - ( ) INDICATED RECORD AND MEASURED PER CAL-TRANS MONUMENTATION MAP 435571-7 AND 8 UNLESS OTHERWISE NOTED.
  - [ ] INDICATES RECORD PER GRANT DEED RECORDED 5/4/2004, AS INSTRUMENT NO. 0328668 OFFICIAL RECORDS OF RIVERSIDE COUNTY
  - (( )) INDICATES RECORD PER PARCEL MAP 17864 PMB 129/79-82
- ALL DATA SHOWN IS GROUND. RECORD DATA PER CAL-TRANS MONUMENTATION MAP HAS BEEN CONVERTED FROM GRID TO GROUND USING THE GIVEN COMBO FACTOR OF 1.0000702

FD 2 1/4" IP W BRASS DISK STAMPED "1/4 COR 10/15 T3S RAW SBM" FLUSH PER CAL-TRANS MON MAP 435571-7 AND 8

FD 1 1/2" COPPER WELD MONUMENT STAMPED "RIV CO SURV" DN 0.2" PER PARCEL MAP 17864, PMB 129/79-82

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

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STANTEC CONSULTING INC., MORENO VALLEY, CA.

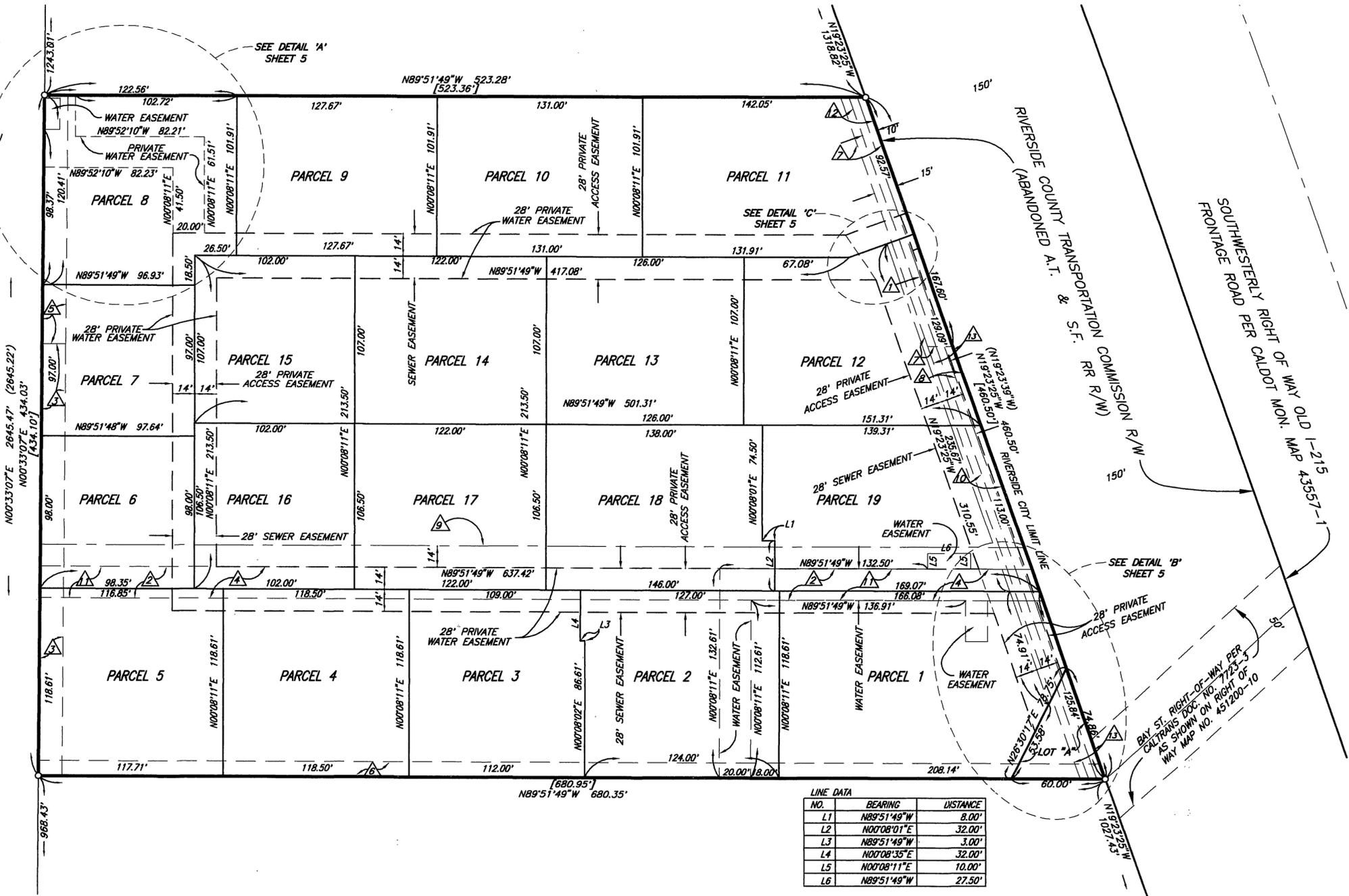
APRIL, 2005

**EASEMENT NOTES**

- 1. EASEMENT FOR PUBLIC ROAD AND DRAINAGE INCLUDING PUBLIC UTILITIES AND SERVICES COUNTY OF RIVERSIDE, BOOK 96 PAGE 282 RECORDED 12/16/1932
  - 2. EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPE LINES COUNTY OF RIVERSIDE, INSTRUMENT NO. 40432 RECORDED 05/04/1960
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  - 10. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, A GAS PIPELINE AS FILED IN BOOK 1030, PAGES 474 AND 475, RECORDED NOVEMBER 27, 1948, OF OFFICIAL RECORDS
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  - 12. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, A GAS PIPELINE AS FILED IN BOOK 1043, PAGES 207 THROUGH 210 INCLUSIVE, RECORDED JANUARY 11, 1949, OF OFFICIAL RECORDS
  - 13. EASEMENT IN FAVOR OF EDMONT COMMUNITY SERVICES DISTRICT FOR SEWER PIPE LINES COUNTY OF RIVERSIDE, INSTRUMENT NO. 77643, RECORDED 9/10/1959
- BLANKET PUBLIC UTILITY EASEMENT ON PARCELS 1-19 GRANTED TO RIVERSIDE PUBLIC UTILITIES

**SURVEYOR'S NOTES**

- THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST LINE OF THE SOUTHEAST QUARTER (CENTERLINE OF DAY STREET) CALC'D AS BEING NORTH 00°32'29" EAST AS SHOWN ON CALDOT MONUMENTATION MAP 435571-7 AND 8
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  2. PARCEL MAP NO. 32297 CONTAINS 19 PARCELS
  3. BUILDING SETBACKS SHALL CONFORM TO EXISTING ZONING REGULATIONS.
- SET 1" I.P. W/ PLASTIC PLUG, "LS 5346", FLUSH, AT ALL LOT CORNERS
  - INDICATES MONUMENT FOUND AS NOTED.
  - ( ) INDICATED RECORD PER CALDOT MONUMENTATION MAP 435571-7 AND 8 UNLESS OTHERWISE NOTED.
  - [ ] INDICATES RECORD PER GRANT DEED RECORDED 5/4/2004, AS INSTRUMENT NO. 0328668 OFFICIAL RECORDS OF RIVERSIDE COUNTY
  - (( )) INDICATES RECORD PER PARCEL MAP 17864 PMB 129/79-82
- ALL DATA SHOWN IS GROUND. RECORD DATA PER CALDOT MONUMENTATION MAP HAS BEEN CONVERTED FROM GRID TO GROUND USING THE GIVEN COMBO FACTOR OF 1.0000702



| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | N89°51'49"W | 8.00'    |
| L2  | N00°08'01"E | 32.00'   |
| L3  | N89°51'49"W | 3.00'    |
| L4  | N00°08'35"E | 32.00'   |
| L5  | N00°08'11"E | 10.00'   |
| L6  | N89°51'49"W | 27.50'   |

P.M.B. 218/69

P.M.B. 218/69

City 218/70

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

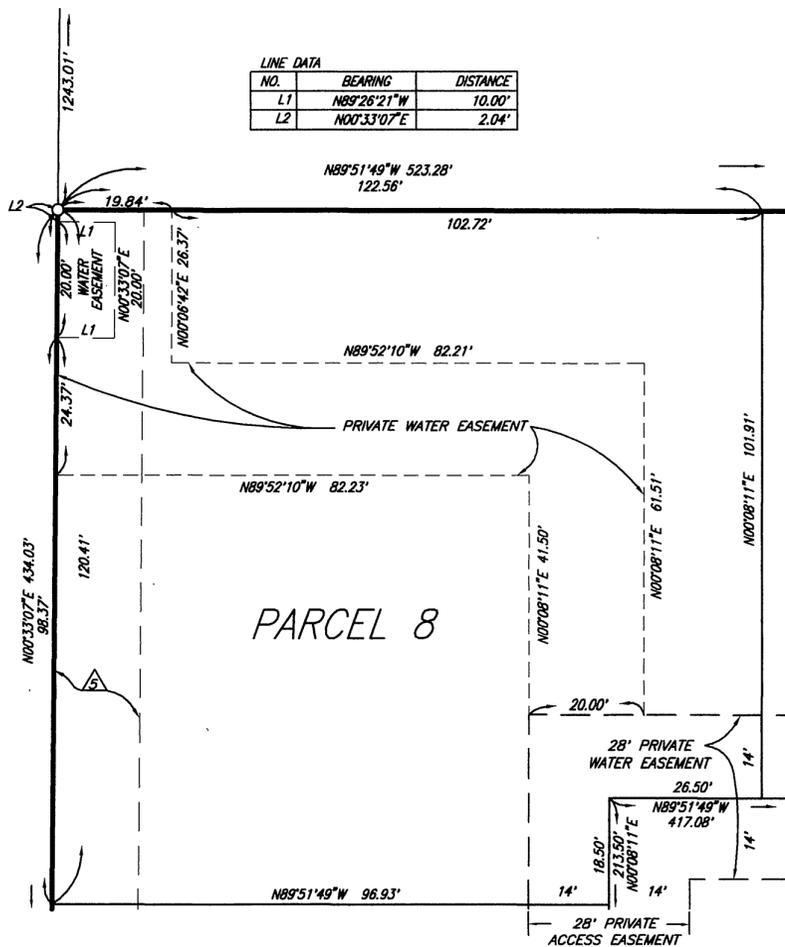
# PARCEL MAP NO. 32297

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AND ALSO BEING PORTIONS OF TRACT NO. 17 AND 18, AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

STANTEC CONSULTING INC., MORENO VALLEY, CA.

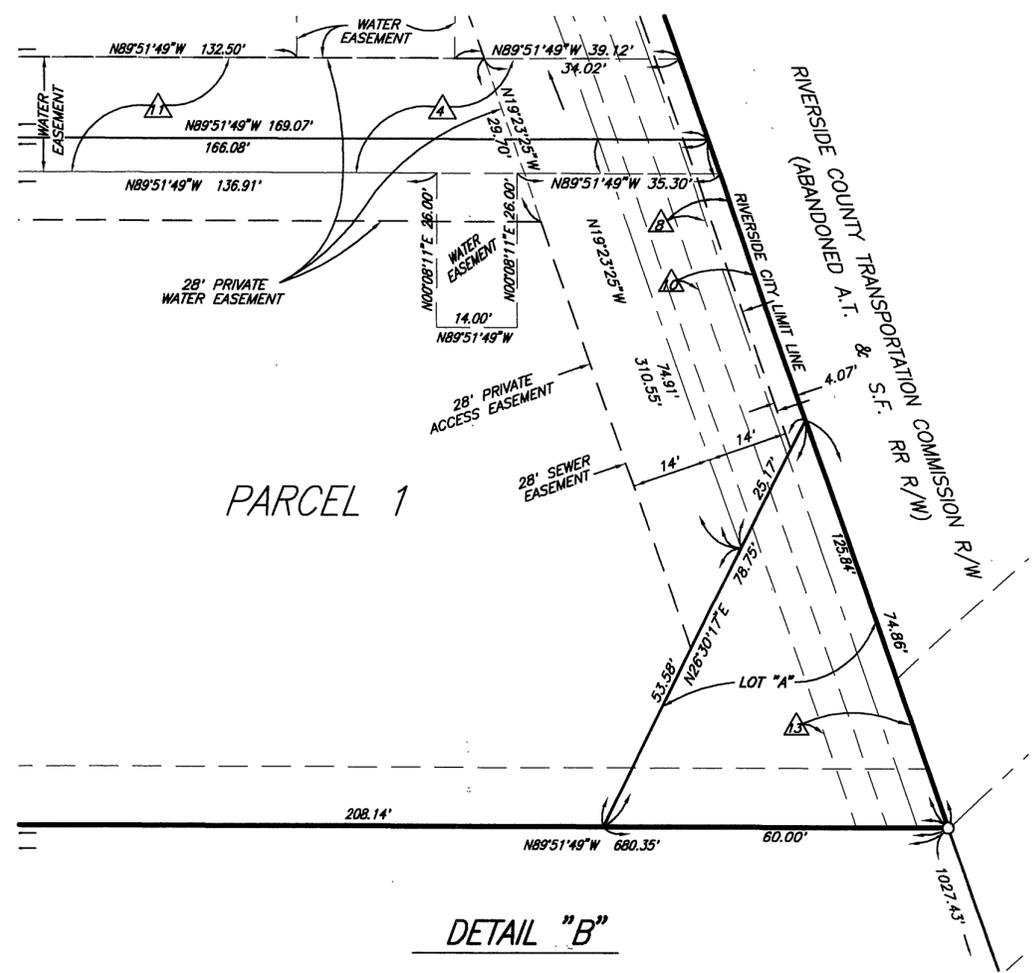
APRIL, 2005

| LINE DATA |             |          |
|-----------|-------------|----------|
| NO.       | BEARING     | DISTANCE |
| L1        | N89°26'21"W | 10.00'   |
| L2        | N00°33'07"E | 2.04'    |

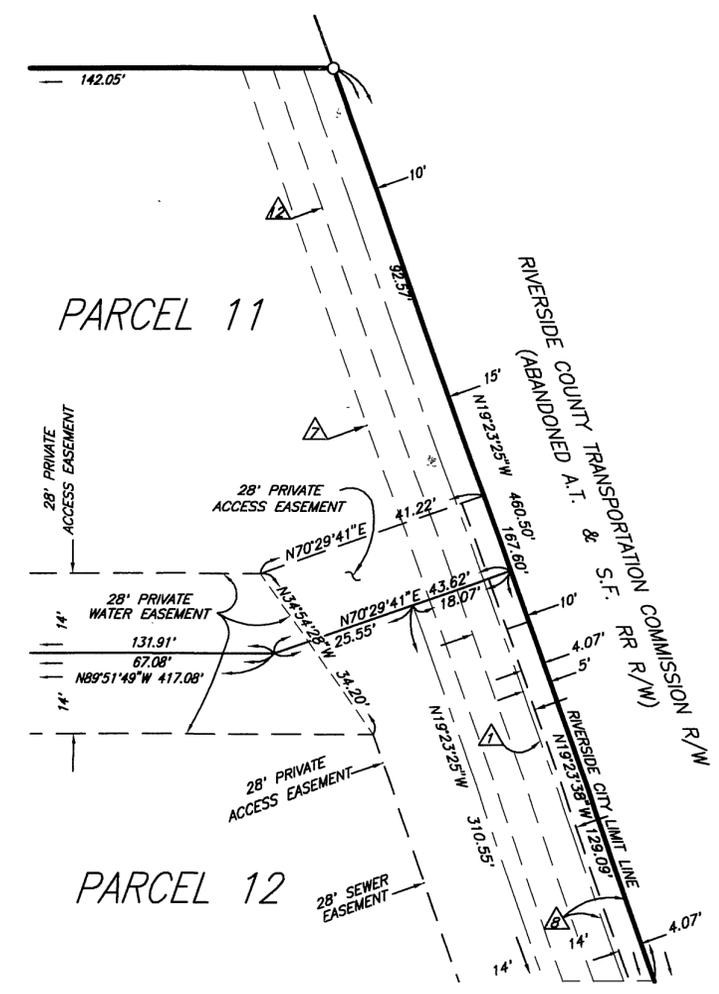


DETAIL "A"

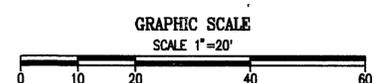
△ SEE SHEET 4 FOR EASEMENT NOTES



DETAIL "B"



DETAIL "C"



P.M.B. 218/70

P.M.B. 218/70