

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

PARCEL MAP NO. 35086

BEING A DIVISION OF PORTIONS OF LOTS 50 AND 51 OF McCLASKEY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 36, T. 2 S., R. 6 W., RANCHO LA SIERRA M.B. 6/70.

FOR CONDOMINIUM PURPOSES
PATRICK R. MERCADO L.S. 6382
FEBRUARY, 2007
CANYON CONSULTING
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 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 THE CITY OF RIVERSIDE AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENT DESIGNATED AS "SANITARY SEWER".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES PARCEL 1.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS TO VAN BUREN BOULEVARD FROM PARCEL 1.

EMPIRE MARKET CENTERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Michael Collins
MICHAEL COLLINS MANAGING PARTNER

BY: Steven Peloso
STEVEN PELOSO MANAGING PARTNER

CALIFORNIA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 10, 2007 AS INSTRUMENT NO. 311873 O.R., RIV. CO. CA.

NAME: Chang M. Liu TITLE: SR. VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange
ON 20 DAY OF JULY, 2007 BEFORE ME, Rebecca Holloman NOTARY PUBLIC PERSONALLY APPEARED MICHAEL COLLINS AND STEVEN PELOSO PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.
MY COMMISSION NUMBER: 1720953
MY COMMISSION EXPIRES JAN 27, 2011 WITNESS MY HAND:

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY NOTARY PUBLIC IN AND FOR SAID STATE Rebecca J. Holloman REBECCA J. HOLLAMAN PRINT

NOTARY ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Los Angeles
ON 23 DAY OF July, 2007 BEFORE ME, Stephanie Chen Thuy NOTARY PUBLIC PERSONALLY APPEARED Chang M. Liu AND Paul C. Sundeen PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.
MY COMMISSION NUMBER: 1674391
MY COMMISSION EXPIRES Sept. 1, 2010 WITNESS MY HAND:

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY NOTARY PUBLIC IN AND FOR SAID STATE Stephanie Chen Thuy PRINT

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.

BY: David H. Wright DATED: 12/10/07
PUBLIC UTILITIES GENERAL MANAGER

SOILS REPORT

A SOILS REPORT BY NORCAL ENGINEERING DATED APRIL 20, 2006 PROJECT NUMBER 12845-06 HAS BEEN PREPARED FOR THIS SUBDIVISION AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 24 DAY OF Dec, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 5, 2007 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.

BY: Thomas J. Boyd
THOMAS J. BOYD
CITY ENGINEER
R.C.E. 36170, EXP. 6-30-2008



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 24 DAY OF Dec, 2007 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.

BY: Mark S. Brown
MARK S. BROWN
CITY SURVEYOR
L.S. 5655, EXP. 9-30-2007



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. NONE

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.
BY: Paul C. Sundeen DATED: 12/21/07
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

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 INTEREST CANNOT RIPEN INTO A FEE.

1. THE CITY OF RIVERSIDE HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES RECORDED JULY 28, 1989 AS INSTRUMENT NO. 252327 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THE CITY OF RIVERSIDE HOLDER OF AN EASEMENT FOR SANITARY SEWER FACILITIES RECORDED JULY 11, 1995 AS INSTRUMENT NO. 222924 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. THE CITY OF RIVERSIDE HOLDER OF AN EASEMENT FOR ACCESS AND UTILITIES RECORDED DECEMBER 21, 1995 AS INSTRUMENT NO. 424010 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. THE CITY OF RIVERSIDE HOLDER OF AN EASEMENT FOR STORM DRAIN IMPROVEMENTS, ACCESS AND UTILITIES RECORDED DECEMBER 21, 1995 AS INSTRUMENT NO. 424009 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF May, 2008
AT 8:00 A.M. IN BOOK 225 OF PARCEL MAPS, AT PAGES 64-65
AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE
FEE: \$11-
NO. 2008-0279873
LARRY W. WARD COUNTY ASSESSOR, CLERK, RECORDER

BY: Yureaku DEPUTY
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY.

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 EMPIRE MARKET CENTERS, LLC ON 2/19/07. 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.

BY: Patrick R. Mercado DATED: 7/11/07
PATRICK R. MERCADO L.S. 6382
EXPIRES 12-31-08



TAX COLLECTOR'S 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, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE. WHICH ARE ESTIMATED TO BE \$ 12,100.00

DATE: MARCH 10, 2008
BY: Carmen Yzpeda DEPUTY
PAUL MCDONNELL
COUNTY TAX COLLECTOR

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 12,100.00 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 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: MARCH 10, 2008
BY: Nancy Romero DEPUTY
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND DATE:

BY: Paul McDonnell DEPUTY
PAUL MCDONNELL
COUNTY TAX COLLECTOR

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35086.

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

PARCEL 1 IS HEREBY ACCEPTED AS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO VAN BUREN BOULEVARD FROM PARCEL 1 IS HEREBY ACCEPTED.

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 8th DAY OF January 2008.

BY: Colleen J. Nicol DATED: 1-8-08
COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

P.M.B. 225 / 64

P.M.B. 225 / 64

225 / 64

SURVEYOR'S NOTES:

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF JURUPA AVENUE, BEING NORTH 80°01'00" EAST AS SHOWN ON PARCEL MAP NO. 28402 RECORDED IN BOOK 188, PAGES 52 AND 53 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 1) ○ SET 1" I.P. AND TAG "LS 6382", FLUSH.
- 2) ● FOUND 1" I.P. STAMPED "LS 5390" FLUSH PER P.M. 188 / 52-53 UNLESS OTHERWISE NOTED.
- 3) ▲ FOUND GEAR SPIKE & WASHER STAMPED "LS 5390" PER P.M. 188 / 52-53.
- 4) (R) INDICATES RADIAL BEARING
- 5) THIS PARCEL MAP CONTAINS 4.14 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
- 6) () MEASURED & RECORD DATA PER P.M. 188 / 52-53.
- 7) // INDICATES ACCESS RIGHTS RELINQUISHED.

PARCEL MAP NO. 35086

BEING A DIVISION OF PORTIONS OF LOTS 50 AND 51 OF McCLASKEY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 36, T. 2 S., R. 6 W., RANCHO LA SIERRA M.B. 6/70. FOR CONDOMINIUM PURPOSES

PATRICK R. MERCADO L.S. 6382
FEBRUARY, 2007
CANYON CONSULTING
RIVERSIDE, CA

EASEMENT NOTES:

- ① EASEMENT FOR SANITARY SEWER AS SHOWN AND DEDICATED HEREON
- ② EASEMENT FOR AVIGATION TO CITY OF RIVERSIDE, RECORDED JULY 28, 1989 INST. NO. 252327, O.R., RIV. CO. CA. (BLANKET)
- ③ EASEMENT FOR SANITARY SEWER FACILITIES TO CITY OF RIVERSIDE, RECORDED JULY 11, 1995 INST. NO. 222924, O.R., RIV. CO. CA.
- ④ EASEMENT FOR ACCESS AND UTILITIES TO CITY OF RIVERSIDE, RECORDED DECEMBER 21, 1995 INST. NO. 424010, O.R., RIV. CO. CA.
- ⑤ EASEMENT FOR STORM DRAIN IMPROVEMENTS, ACCESS AND UTILITIES TO CITY OF RIVERSIDE, RECORDED DECEMBER 21, 1995 INST. NO. 424009, O.R., RIV. CO. CA.

