

3 PARCELS  
73.182 ACRES (GROSS)  
73.037 ACRES (NET)

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

SHEET 1 OF 4 SHEETS

# PARCEL MAP NO. 36638

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., PORTIONS OF MICHIGAN AVENUE (VACATED) AND COLUMBIA AVENUE AND PARCELS 5 THROUGH 12, INCLUSIVE, OF PARCEL MAP NO. 30485, AS PER MAP FILED IN BOOK 218, PAGES 45 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LYING WITHIN SECTION 17, T2S, R4W, S.B.M.

AUGUST, 2014 BRIAN L. THIENES P.L.S. NO. 5750  
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

## RECORDER'S STATEMENT:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2016, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF PARCEL MAPS, AT PAGES \_\_\_\_\_ AT  
THE REQUEST OF THE CITY CLERK OF THE  
CITY OF RIVERSIDE.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDAMA, ASSESSOR,  
COUNTY CLERK AND RECORDER  
BY: \_\_\_\_\_ DEPUTY  
SUBDIVISION GUARANTEED: FIRST AMERICAN  
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 TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE (THE EASEMENT DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT"). SAID EASEMENT SHALL BE MAINTAINED IN ITS IMPROVED CONDITION BY OURSELVES, SUCCESSOR'S HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET AND EASEMENTS WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIVISION MAP ACT:

1. THAT PORTION OF COLUMBIA AVENUE AS DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED AUGUST 25, 2006 AS DOCUMENT NO. 2006-0628233 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. A BLANKET P.U.E., LOT "D"-COLUMBIA AVENUE AND A PORTION OF AN EASEMENT FOR STREET TREE PLANTING AND INCIDENTAL PURPOSES DESIGNATED AS "4' STREET TREE PLANTING EASEMENT" TO THE CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 30485 RECORDED AUGUST 25, 2006 IN BOOK 218, PAGES 45 THROUGH 47 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
3. AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES TO THE CITY OF RIVERSIDE, RECORDED FEBRUARY 14, 2006 AS DOCUMENT NO. 2006-0108141 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

COLUMBIA BUSINESS CENTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY--OWNER  
By: Patrick S. Malley Capital Management, Inc., a WA corp., its non-member Manager

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

PRINT NAME: Patrick S. Malley

PRINT TITLE: Senior Vice President

SEE SHEET 2 OF 4 FOR NOTARY ACKNOWLEDGEMENT

## CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 36638.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES, AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" IS HEREBY ACCEPTED AS EASEMENT FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

THAT THE FOLLOWING STREET AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIVISION MAP ACT:

1. THAT PORTION OF COLUMBIA AVENUE AS DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED AUGUST 25, 2006 AS DOCUMENT NO. 2006-0628233 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. A BLANKET P.U.E., LOT "D"-COLUMBIA AVENUE AND A PORTION OF AN EASEMENT FOR STREET TREE PLANTING AND INCIDENTAL PURPOSES DESIGNATED AS "4' STREET TREE PLANTING EASEMENT" TO THE CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 30485 RECORDED AUGUST 25, 2006 IN BOOK 218, PAGES 45 THROUGH 47 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
3. AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES TO THE CITY OF RIVERSIDE, RECORDED FEBRUARY 14, 2006 AS DOCUMENT NO. 2006-0108141 OF 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

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

## 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 COLUMBIA BUSINESS CENTER, LLC, ON AUGUST 2, 2016. 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 THOSE POSITIONS BEFORE MARCH 4, 2018 AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

Brian L. Thienes  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXPIRES 12/31/17

2/16/17  
DATE



## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NO. 36638 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 21, 2015 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MARK ANDREW STEUER, R.C.E. 53672  
L.C. EXP. 6/30/17  
CITY ENGINEER

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

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



## CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT 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.

CURTIS C. STEPHENS, L.S. 7519  
L.C. EXP. 12/31/17  
CITY SURVEYOR

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

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



## 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, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

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

SCOTT G. MILLER, Ph.D.  
CHIEF FINANCIAL OFFICER/CITY TREASURER

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

## TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 257,900.00 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 SAID BOARD OF SUPERVISORS.

CASH OR SURETY TAX BOND  
DON KENT  
COUNTY TAX COLLECTOR

DATED: March 1, 20 17.

BY: Debra Raphael, DEPUTY

## TAX COLLECTOR'S 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 \$ 257,900.00.

DON KENT  
COUNTY TAX COLLECTOR

DATE: March 1, 20 17

BY: Debra Raphael, DEPUTY

# PARCEL MAP NO. 36638

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., PORTIONS OF MICHIGAN AVENUE (VACATED) AND COLUMBIA AVENUE AND PARCELS 5 THROUGH 12, INCLUSIVE, OF PARCEL MAP NO. 30485, AS PER MAP FILED IN BOOK 218, PAGES 45 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LYING WITHIN SECTION 17, T2S, R4W, S.B.M.

AUGUST, 2014 BRIAN L. THIENES P.L.S. NO. 5750  
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

## NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF WA  
COUNTY OF King

ON February 17, 2017 BEFORE ME Lisa K. Pargay, Notary

(INSERT NAME AND TITLE OF THE OFFICER)  
PERSONALLY APPEARED Darick S. Malley, Senior Vice President  
WHO 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/ THEY 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 THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

Lisa K. Pargay  
SIGNATURE  
Lisa K. Pargay  
PRINT NAME

MY COMMISSION NUMBER 9-19-18  
MY COMMISSION EXPIRES

MY PRINCIPAL PLACE OF BUSINESS IS IN: King 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 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.

GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER

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

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

## SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY Southern California Geotechnical ON August 29, 2013 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## 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 RISE INTO A FEE:

WILLIAM W. STOVER, ET AL., HOLDER OF AN EASEMENT FOR INGRESS & EGRESS, ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED DECEMBER 18, 1989 AS INSTRUMENT NO. 440809 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION DBA SBC CALIFORNIA, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 13, 2005 AS DOCUMENT NO. 2005-1024743 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STREET TREE PLANTING AND INCIDENTAL PURPOSES DESIGNATED AS "4' STREET PLANTING EASEMENT" ON PARCEL MAP NO. 30485 AS FILED IN BOOK 218, PAGES 45 THROUGH 47 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO EAST RIVERSIDE LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER RIGHTS AND INCIDENTAL PURPOSES RECORDED MAY 11, 1887 IN BOOK 56, PAGE 204 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY.

CHASE NURSERY COMPANY, HOLDER OF AN EASEMENT FOR FLUMES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 09, 1901 IN BOOK 128, PAGE 275 AND MARCH 18, 1901 IN BOOK 119, PAGE 168, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CHASE NURSERY COMPANY, HOLDER OF AN EASEMENT FOR TWO PIPE LINES AND INCIDENTAL PURPOSES RECORDED AUGUST 23, 1900 IN BOOK 112, PAGE 40 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CORA B. OCHELITREE, HOLDER OF AN EASEMENT FOR FLUMES, DITCHES OR PIPES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 12, 1907 IN BOOK 238, PAGE 178 AND AUGUST 22, 1907 IN BOOK 232, PAGE 293 OF DEEDS, BOTH RECORDS OF RIVERSIDE COUNTY.

WILLIAM J. DUNCAN, HOLDER OF AN EASEMENT FOR FLUME, PIPE OR DITCH AND INCIDENTAL PURPOSES RECORDED JUNE 05, 1918 IN BOOK 481, PAGE 205 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CHARLES B. BAYLEY, HOLDER OF AN EASEMENT FOR THE RIGHT TO USE A CEMENT DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1906 IN BOOK 217, PAGE 220 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT RESERVED ON RESOLUTION NO. 19535, FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, SANITARY SEWER FACILITIES, STORM DRAIN FACILITIES, AND RIVERSIDE HIGHLAND WATER COMPANY FOR WATER DISTRIBUTION FACILITIES AS RECORDED NOVEMBER 2, 2001 AS DOCUMENT NO. 2001-544636, OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1970 AS INSTRUMENT NO. 126400 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

## UTILITIES EASEMENT STATEMENT:

THE CITY OF RIVERSIDE BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT RESERVED ON RESOLUTION NO. 19535, FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES AS RECORDED NOVEMBER 2, 2001 AS DOCUMENT NO. 2001-544636, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO EAST RIVERSIDE LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER RIGHTS AND INCIDENTAL PURPOSES RECORDED MAY 11, 1887 IN BOOK 56, PAGE 204 OF DEEDS.

GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER

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

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

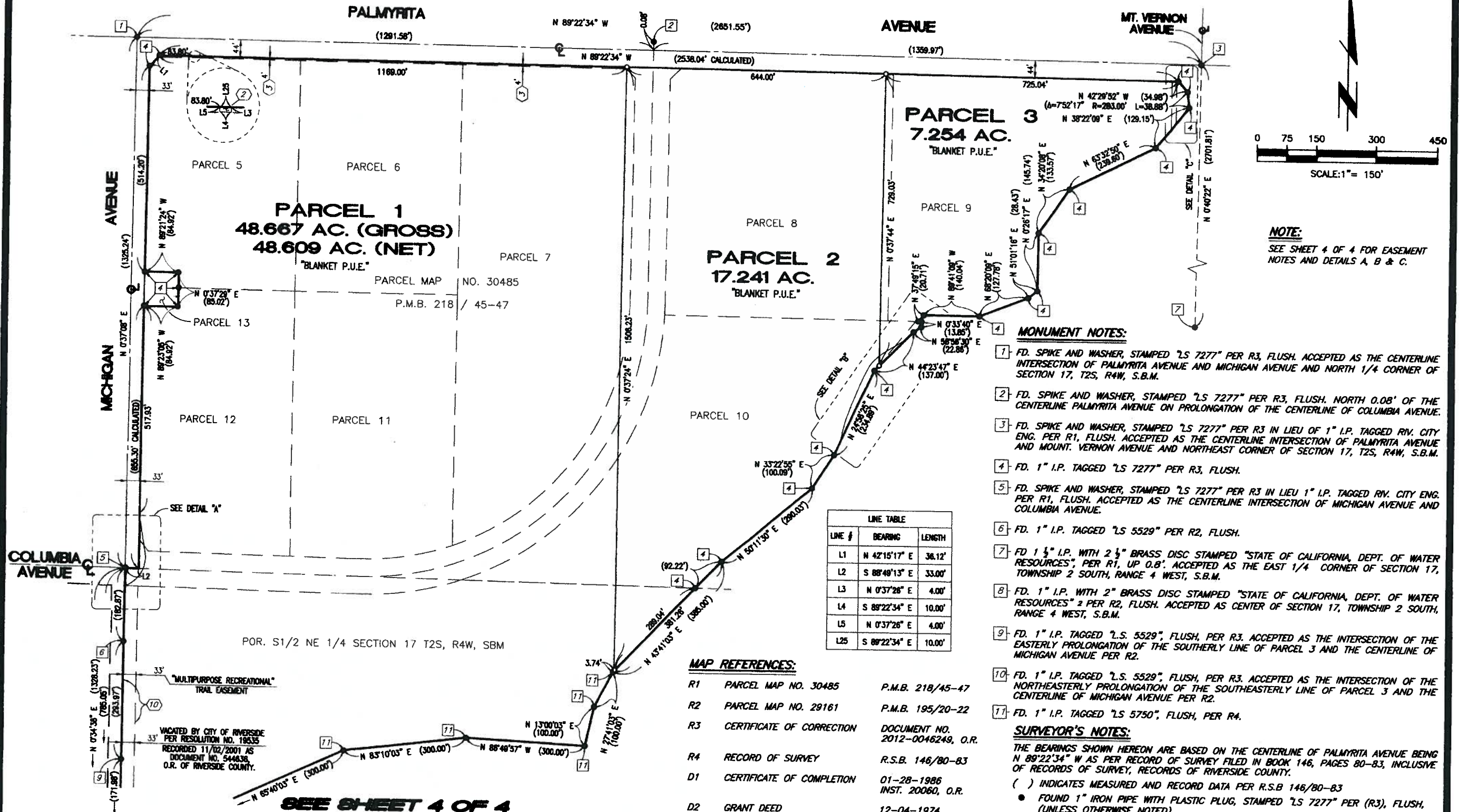
3 PARCELS  
73.162 ACRES (GROSS)  
73.037 ACRES (NET)

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 36638**

SHEET 3 OF 4 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., PORTIONS OF MICHIGAN AVENUE (VACATED) AND COLUMBIA AVENUE AND PARCELS 5 THROUGH 12, INCLUSIVE, OF PARCEL MAP NO. 30485, AS PER MAP FILED IN BOOK 218, PAGES 45 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LYING WITHIN SECTION 17, T2S, R4W, S.B.M.

AUGUST, 2014 BRIAN L. THIENES P.L.S. NO. 5750  
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638





3 PARCELS  
73.162 ACRES (GROSS)  
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

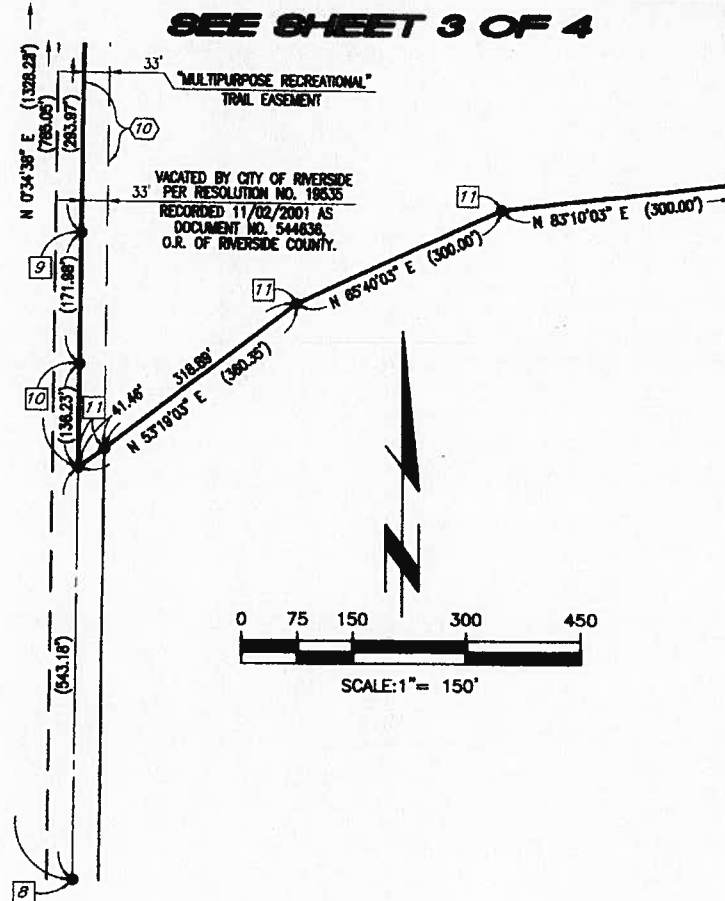
SHEET 4 OF 4 SHEETS

# PARCEL MAP NO. 36638

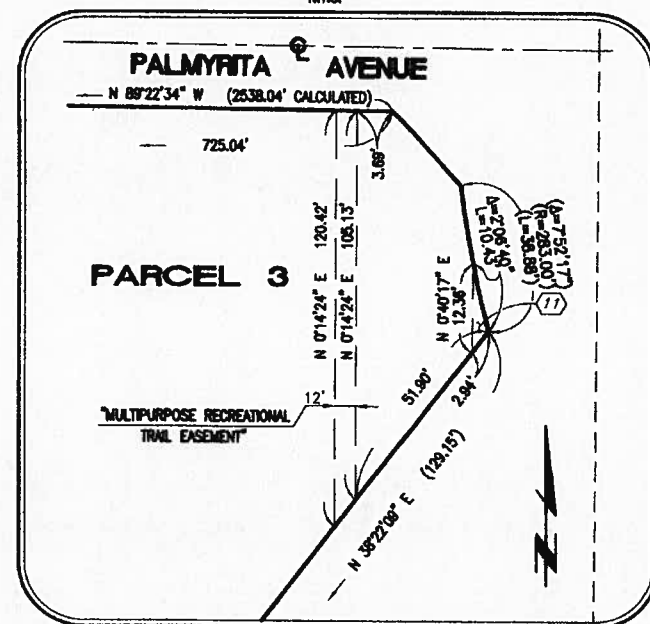
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AUGUST, 2014 BRIAN L. THIENES P.L.S. NO. 5750  
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SEE SHEET 3 OF 4



DETAIL "C"  
N.T.S.



## EASEMENT NOTES:

1. AN EASEMENT FOR INGRESS & EGRESS, ROAD PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF WILLIAM W. STOVER, ET AL., RECORDED DECEMBER 18, 1989 AS INSTRUMENT NO. 440809 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION DBA SBC CALIFORNIA, RECORDED DECEMBER 13, 2005 AS DOCUMENT NO. 2005-1024743 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.
3. AN EASEMENT DESIGNATED AS "4' STREET PLANTING EASEMENT" FOR STREET PLANTING AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ON PARCEL MAP NO. 30485 AS FILED IN BOOK 218, PAGES 45 THROUGH 47 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
4. AN EASEMENT FOR WATER RIGHTS AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO EAST RIVERSIDE LAND AND WATER COMPANY, RECORDED MAY 11, 1887 IN BOOK 56, PAGE 204 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.  
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
5. AN EASEMENT FOR FLUMES AND INCIDENTAL PURPOSES IN FAVOR OF CHASE NURSERY COMPANY, RECORDED NOVEMBER 09, 1901 IN BOOK 129, PAGE 275 AND MARCH 18, 1901 IN BOOK 119, PAGE 168, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY.  
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
6. AN EASEMENT FOR TWO PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CHASE NURSERY COMPANY, A CORPORATION, RECORDED AUGUST 23, 1900 IN BOOK 112, PAGE 40 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.  
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
7. AN EASEMENT FOR THE RIGHT TO USE A CEMENT DITCH AND INCIDENTAL PURPOSES IN FAVOR OF CHARLES B. BAYLEY, RECORDED MARCH 16, 1906 IN BOOK 217, PAGE 220 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.  
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8. AN EASEMENT FOR FLUMES, DITCHES OR PIPES AND INCIDENTAL PURPOSES IN FAVOR OF CORA B. OCHILTREE, RECORDED FEBRUARY 12, 1907 IN BOOK 238, PAGE 178 AND AUGUST 22, 1907 IN BOOK 232, PAGE 293 OF DEEDS, BOTH RECORDS OF RIVERSIDE COUNTY.  
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(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
10. AN EASEMENT AS RESERVED ON RESOLUTION NO. 19535 FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, SANITARY SEWER FACILITIES, STORM DRAIN FACILITIES IN FAVOR OF CITY OF RIVERSIDE, AND RIVERSIDE HIGHLAND WATER COMPANY FOR WATER DISTRIBUTION FACILITIES RECORDED NOVEMBER 2, 2001 AS DOCUMENT NO. 2001-544636 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.
11. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF STATE OF CALIFORNIA RECORDED DECEMBER 17, 1970 AS INSTRUMENT NO. 126400 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

