

OWNER'S CERTIFICATE:

We, THE GEMTEL PARTNERSHIP, a California General Partnership, as owners, and CALIFORNIA FIRST BANK, a California Banking corporation, as trustee, hereby certify that we are the owners of or have some right, title, or interest of record in the land shown on this map and we consent to the making and filing of this map in the office of the County Recorder of Stanislaus County, California.

We, also offer for dedication to the public for public use all the streets, avenues, roads, easements, and other public places and dedications as shown within the exterior boundary of the land being divided.

Dated this 29TH day of APRIL, 1983.

OWNERS: THE GEMTEL PARTNERSHIP, a California General Partnership

Larry J. Mielke *Thomas R. Tellefsen*

TRUSTEE: CALIFORNIA FIRST BANK, a California Banking corporation

[Signatures]

STATE OF CALIFORNIA:
COUNTY OF LOS ANGELES

On this 29TH day of APRIL, 1983, before me, a notary public, in and for said County and State, duly sworn and commissioned, personally appeared

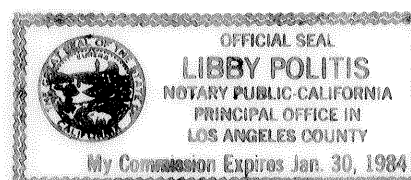
LARRY J. MIELKE AND THOMAS R. TELLEFSEN

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person that executed this instrument, on behalf of THE GEMTEL PARTNERSHIP, a California General Partnership, and acknowledged to me that the partnership executed it.

Witness my hand and official seal.

Libby Politis
Notary public



STATE OF CALIFORNIA
COUNTY OF STANISLAUS

On this ___ day of ___, 1983, before me, a notary public, in and for said County and State, duly sworn and commissioned, personally appeared

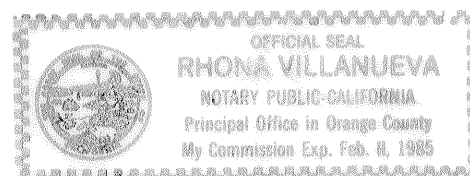
[Signature] and *William G. Pawluk*

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the persons who executed the within instrument as *ASST. VICE PRES.* and *VICE PRESIDENT* respectively of CALIFORNIA FIRST BANK, a California Banking corporation, or on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

Witness my hand and official seal.

Rhona Villanueva
Notary Public



IMPROVEMENT CERTIFICATE:

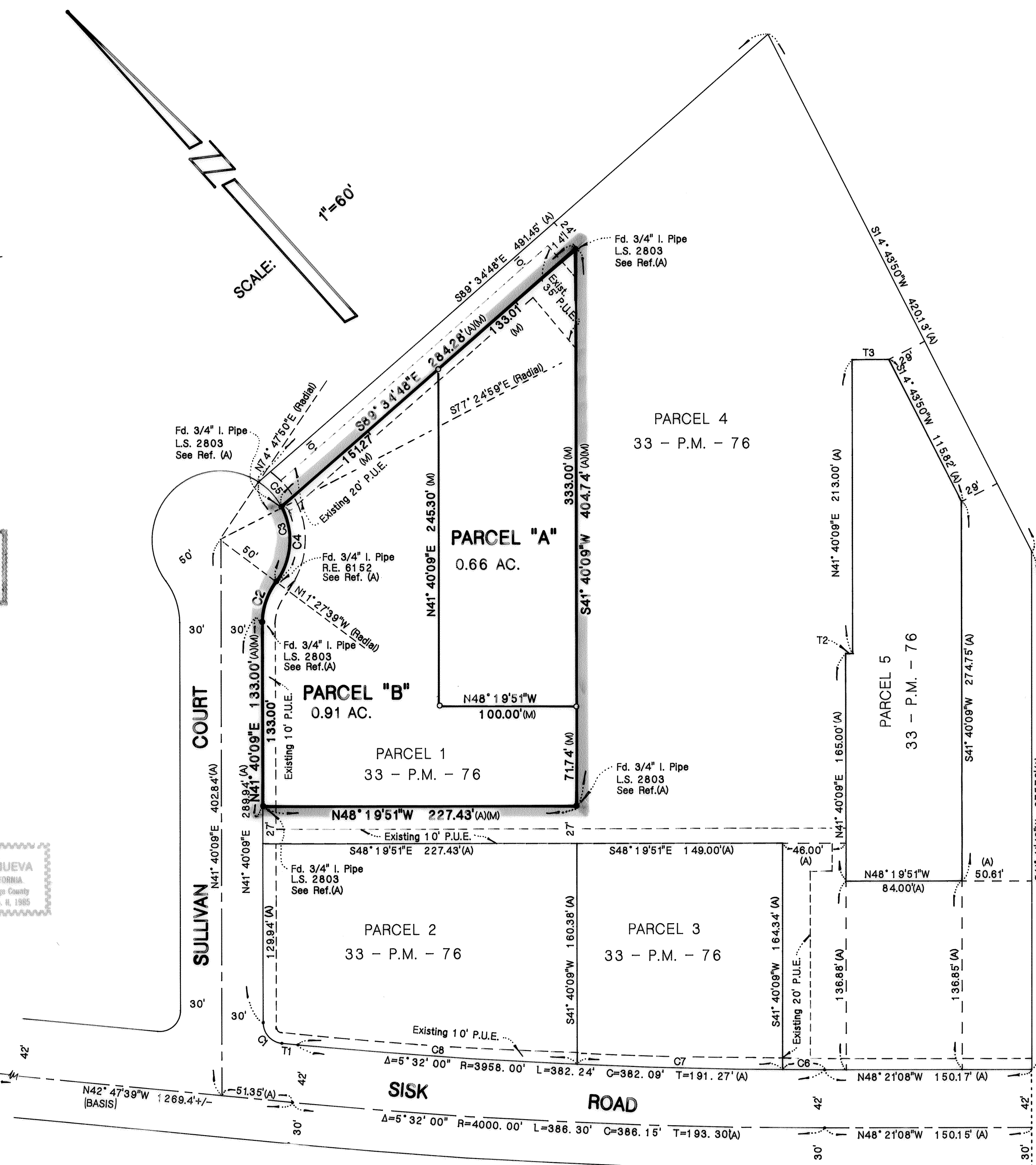
As a condition of approval of this parcel map, the City of Modesto planning commission required that the Sisk Road frontage of Parcels 2, 3, and 4 be improved to major street standards, and the Sullivan Court frontage of Parcels B, 2, and 4 be improved to commercial collector street standards. Said improvement requirements are more specifically contained in Planning Commission Resolution No. 82-155, adopted on OCTOBER 4, 1982, or any subsequent amendments thereto.

Dated this 12TH day of MAY, 1983.

Alfred Kaufman
ALFRED KAUFMAN

BY: *Alfred Kaufman*, Deputy

Fd. Bathey Bar
See Ref.(A)



NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N00°33'53"W	20.18	84°27'31"	15.00	22.11	13.82
C2	N80°08'15"E	31.82	38°32'12"	50.00	32.18	18.87
C3	N31°40'05"E	72.98	93°44'30"	50.00	81.81	53.38
C4	N45°33'40"E	54.43	65°67'20"	50.00	57.56	32.44
C5	N01°18'35"W	24.01	27°47'09"	50.00	24.25	12.37
C6	N48°06'27"W	30.38	0°26'23"	3958.00	30.38	15.19
C7	N48°48'32"W	149.05	2°09'28"	3958.00	149.06	74.54
C8	N44°15'43"W	202.78	2°56'09"	3958.00	202.81	101.43

NO.	BEARING	DISTANCE
T1	N42°47'39"W	11.68
T2	S48°19'51"E	5.00
T3	S48°19'51"E	26.53

PARCEL MAP

BEING A REPARCELING OF PARCEL 1

AS SHOWN ON THE MAP FILED IN
VOL.33 OF PARCEL MAPS, AT PAGE 76
STANISLAUS COUNTY RECORDS AND
LYING IN A PORTION OF SECTION 11,

T.3 S.,R.8 E., M.D.B. & M.

CITY OF MODESTO, CALIFORNIA

SCALE:1"= 60'

APRIL, 1983.

MID-VALLEY ENGINEERING

715 THIRTEENTH STREET-SUITE 1
MODESTO, CALIFORNIA 95354

SURVEYOR'S CERTIFICATE:

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 THE GEMTEL PARTNERSHIP, in April, 1983. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, and all monuments are of the character and occupy the positions indicated or will be set in such positions on or before October, 1984. The monuments are, or will be, sufficient to enable the survey to be retraced.

Dated this 14TH day of May, 1983.

Edison S. Ayer
EDISON S. AYER, L.S. 2803



CITY ENGINEER'S CERTIFICATE:

This map conforms to the requirements of the Subdivision Map Act and Local Ordinance.

Dated this 12TH day of MAY, 1983.

Alfred Kaufman
ALFRED KAUFMAN, City Engineer

LEGEND

- o Set 3/4" Iron Pipe, with plastic plug in top stamped "L.S. 2803"
- Found monuments as noted.
- (A) Record as per Book 33 of PARCEL MAPS, Page 76, Stan. County Records.
- (M) Measured on this survey.
- P.U.E. Public Utility Easement

BASIS OF BEARINGS:

The bearing of N.42° 47'39"W. along the centerline of SISK Road as shown on the map filed in Book 33 of PARCEL MAPS, at Page 76, Stanislaus County Records, was used for the basis of all bearings shown on this map.

RECORDER'S CERTIFICATE:

Filed this 13TH day of MAY, 1983, at 3:00 o'clock P.M. in Book 32 of PARCEL MAPS, at Page 6, Stanislaus County Records, at the request of EDISON S. AYER.

Instrument No. 60375
Fee \$600 Paid.

DAVID A. WURM, County Recorder

By: *John S. Anderson*, Deputy.