

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided 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 colored borderline.

JURUPA MINI-UNITS, a general partnership
By: BLUMENTHAL & BLUMENTHAL, a professional corporation
By: E. MARTIN BLUMENTHAL, President ROBERT B. BLUMENTHAL, Treasurer

PARCEL MAP 17596

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF A PORTION OF LOT 2 IN BLOCK "A" AND A PORTION OF INDUSTRIAL AVENUE (VACATED) OF TRACT No. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 63 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN JURUPA RANCHO

JUNE 1982

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 1 day of FEB, 1983, at 3:30 P.M. in Book 112 of Parcel Maps, at Page 33+34 at the request of the City Engineer.

WILLIAM E. CONERLY, County Recorder
By: Debbie Ann Stager, Deputy
No. 20385
Fee \$8.00
Sub. C'tee FIRST AMERICAN TITLE INS. CO.

FIRST HEMET CORPORATION, a California corporation as Trustee under Deed of Trust Rec. May 29, 1973 as Inst. No. 69256, O.R. Riv. Co., Calif.

By: Peter J. Harrison, ASSISTANT VICE-PRESIDENT
By: Carolyn J. Crawford, ASSISTANT SECRETARY

UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

A right-of-way for water ditches, pipes, flumes and apparatus for the purpose of irrigation and domestic use in favor of the City of Riverside, Successor-in-Interest to the Riverside Water Company, recorded August 14, 1885 in Book 42, Page 296, Official Records of San Bernardino County, California. The exact location thereof not being disclosed by the Records.

Indicates an easement for electrical energy distribution facilities in favor of the City of Riverside, Recorded 8/27/82 as Instrument No. 18870, Official Records of Riverside County, California. (See Sheet 2)

Date January 31, 1983
EVERETT C. ROSS
Director of Public Utilities
By: Fred Kray

CITY ENGINEER'S CERTIFICATE

This map has been examined this 31st day of JANUARY, 1983, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

ROBERT C. WALES R.C.E. 18793
City Engineer
By: Robert C. Wales

TENTATIVE MAP APPROVED JULY 9, 1981

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 20th day of July, 1982, before me, Virginia M. Bahnsen, a Notary Public in and for said County and State, personally appeared Martin Blumenthal, known to me to be the President, and Robert B. Blumenthal, known to me to be the Treasurer of BLUMENTHAL & BLUMENTHAL, a professional corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of JURUPA MINI-UNITS, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

My commission expires 4-13-84 WITNESS my hand and official seal.



Virginia M. Bahnsen
Notary Public in and for said County and State

SIGNATURE OMISSIONS

In accordance with Section 66436(c-1) of the Subdivision Map Act of the State of California, the signatures of the following Easement and/or Interest Holders have been omitted since their interest cannot ripen into fee.

Indicates an easement for road and public utility purposes in favor of EDROE CONSTRUCTION COMPANY and BLUMENTHAL AND BLUMENTHAL, recorded May 29, 1973 as Instrument No. 69255, Official Records of Riverside County, California. (See Sheet 2)

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for Parcel #1. Frontage fees and water connection charges have been paid for Parcel #2.

Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to 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.

EVERETT C. ROSS
Director of Public Utilities

Dated: January 31, 1983

By: Fred Kray w

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 JURUPA MINI UNITS on January 28, 1981.

I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

Date 7/20/82

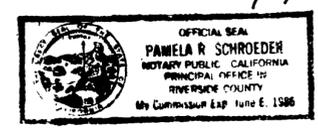


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 28th day of July, 1982, before me, Pamela R. Schroeder, a Notary Public in and for said County and State, personally appeared Peter J. Harrison, known to me to be the Assistant Vice President, and Carolyn L. Crawford, known to me to be the Assistant Secretary of FIRST HEMET CORPORATION, a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commissions expires 6/6/86 WITNESS my hand and official seal.



Pamela R. Schroeder
Notary Public in and for said County and State

PARCEL MAP 17596

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF A PORTION OF LOT 2 IN BLOCK "A"
AND A PORTION OF INDUSTRIAL AVENUE (VACATED) OF
TRACT No. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF
RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 6 OF
MAPS AT PAGE 63, THEREOF, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA. - IN JURUPA RANCHO

JUNE 1962

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1"=50'

SURVEYOR'S NOTES

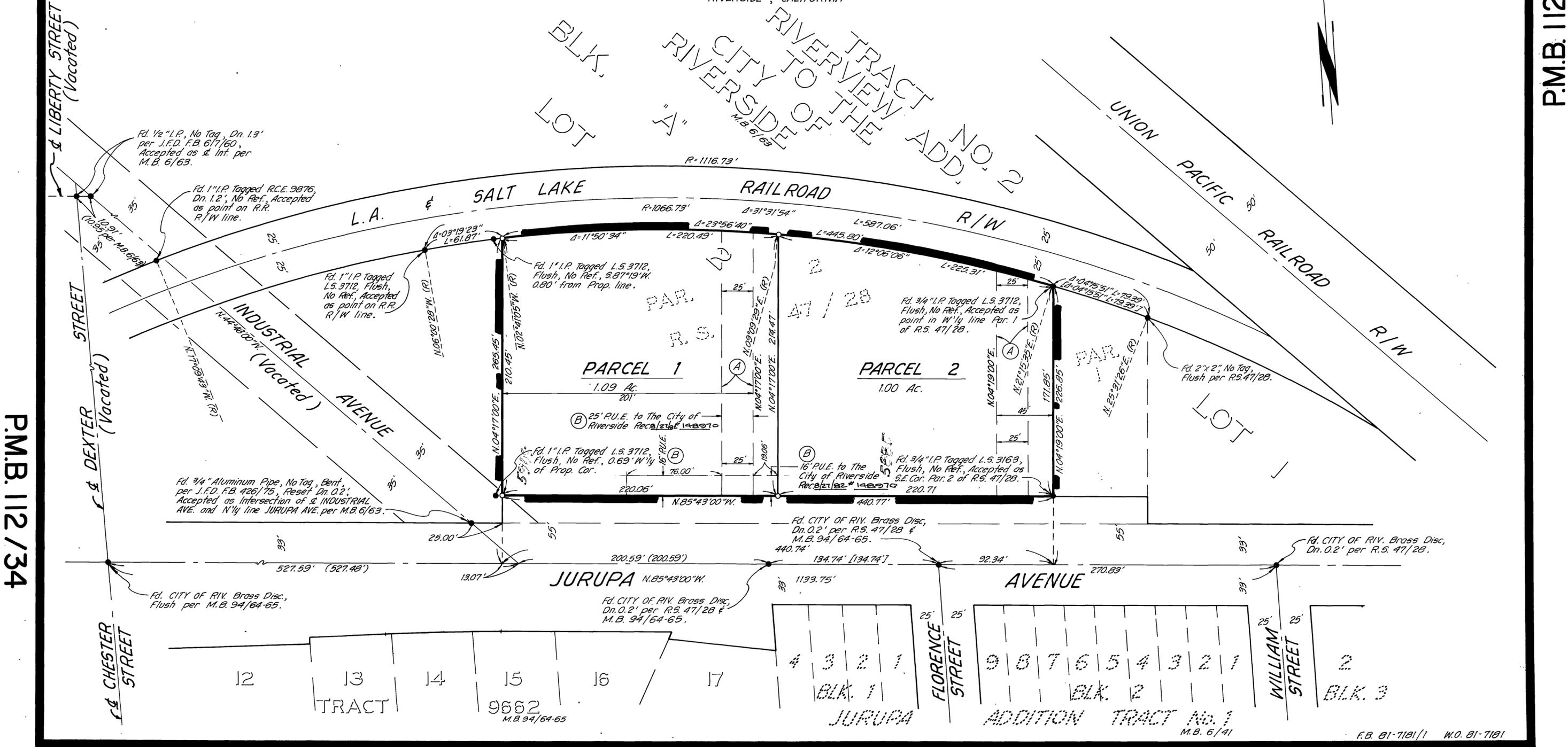
Bearings are based upon the centerline of JURUPA AVENUE
as being N. 85°43'00"W. as shown on Record of Survey on
file in Book 47 at Page 28 thereof, Records of Riverside
County, California.

● Indicates Found Monuments as noted.
○ Indicates Set 1" I.P. with plastic plug stamped L.S. 3018,
Flush.

[] Indicates Record Data per R.S. 19/68-70, unless
otherwise noted.

[] Indicates Record Data per R.S. 47/28.

Total Area = 2.09 Ac. Gross



P.M.B. 112/34

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