

CITY
COPY

137
46

P.M.B. 137/46

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE RCPC BUILDING PARTNERSHIP
A CALIFORNIA GENERAL PARTNERSHIP

Peter Charles Parsons, Genl Partner
PETER CHARLES PARSONS, GENERAL PARTNER

George Decker Robert E. Penprase
GEORGE DECKER ROBERT E. PENPRASE
GENERAL PARTNER GENERAL PARTNER

RIVERSIDE COUNTY PUBLISHING COMPANY OF CALIFORNIA,
A CALIFORNIA CORPORATION, AS LESSEE.

Peter Charles Parsons George Decker
PRESIDENT VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA S.S.
COUNTY OF RIVERSIDE

ON THIS 5TH DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PETER CHARLES PARSONS & GEORGE DECKER

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF RIVERSIDE COUNTY PUBLISHING COMPANY OF CALIFORNIA, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED IT.

MY COMMISSION EXPIRES 8-1-88 WITNESS MY HAND AND OFFICIAL SEAL
Dorothy C. Jacobson
NOTARY PUBLIC IN AND FOR SAID STATE

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- 1) RIGHTS-OF-WAY AND WATER RIGHTS AS GRANTED TO CITIZENS DOMESTIC WATER CO. MARCH 18, 1926, IN BOOK 663 AT PAGE 591 OF DEEDS, RECORDS OF RIV. CO.

DATED July 3, 1986
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY Bill D. Carnahan

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

PARCEL MAP N°21287

BEING A DIVISION OF A PORTION OF LOTS 54 THROUGH 57 OF THE McCLASKEY TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 10 AT PAGES 36 AND 37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SITUATED IN SEC. 31, T.2S., R.5W., S.B.M.

KRIEGER AND STEWART INCORPORATED- CONSULTING ENGINEERS
RIVERSIDE, CALIFORNIA

JANUARY, 1986

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA S.S.
COUNTY OF RIVERSIDE

ON JUNE 5TH, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PETER CHARLES PARSONS AND GEORGE DECKER

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PARTNERS OF THE RCPC BUILDING PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP NAMED THEREIN AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 8-1-88 WITNESS MY HAND AND OFFICIAL SEAL
Dorothy C. Jacobson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA S.S.
COUNTY OF Alameda

ON 4th DAY OF June, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert E. Penprase

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF THE RCPC BUILDING PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP NAMED THEREIN AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES March 3, 1987 WITNESS MY HAND AND OFFICIAL SEAL
Gene M. Brown
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



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

DATED 6/17, 1986
H. E. BREWER
CITY TREASURER
BY W R Hanson

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(c)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1) A PUBLIC UTILITIES EASEMENT GRANTED TO SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, RECORDED MAY 25, 1935, IN BOOK 233 AT PAGE 183 ET SEQ., O.R. RIV. CO. RECORDS;
- 2) A PUBLIC UTILITIES EASEMENT GRANTED TO SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, RECORDED MAY 21, 1930, IN BOOK 858 AT PAGE 1 OF DEEDS, RECORDS OF RIV. CO.;
- 3) A PUBLIC UTILITIES EASEMENT GRANTED TO SO. CAL. EDISON CO. SUCCESSOR IN INTEREST TO CAL. ELECT. POWER CO., RECORDED DECEMBER 14, 1948, IN BOOK 1035 AT PAGE 427 O.R. RIV. CO. RECORDS;
- 4) A RAILROAD EASEMENT GRANTED TO LOS ANGELES & SALT LAKE RAILROAD CO. MAY 30, 1984, AS INST. NO. 114566. O.R. RIV. CO. RECORDS.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCELS #1. NO WATER FEES AND CHARGES COLLECTED WITH PARCEL MAP #21287 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.

DATED July 3, 1986
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY Bill D. Carnahan

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 3RD DAY OF JULY, 1986 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 William D. Gardner
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED DECEMBER 5, 1985

RECORDER'S CERTIFICATE

FILED THIS 18th DAY OF JULY, 1986 AT 11:00 AM IN BOOK 137 OF PARCEL MAPS AT PAGES 46+47 AT THE REQUEST OF THE CITY CLERK.

NO. 169585 WILLIAM E. CONERLY
COUNTY RECORDER
FEE \$800
BY Debra Regan DEPUTY

FILED BY CITY CLERK
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PETER CHARLES PARSONS IN FEBRUARY, 1986. 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 OR WILL BE IN POSITION INDICATED WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED.

DATED June 16, 1986
BY Julian D. Stewart
JULIAN D. STEWART
R.C.E. N° 17661
EXPIRES 6/30/1989

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 REAL PROPERTY SHOWN ON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$47,900.00.

DATED June 17, 1986
R. WAYNE WATTS, Riverside
COUNTY TAX COLLECTOR
BY Donna M. Supra

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$47,900.00 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.

DATED JULY 15, 1986
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY Gerald A. Maloney

P.M.B. 137/46

