

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 21047

BEING A DIVISION OF A PORTION OF LOT 2 IN BLOCK 3, TOGETHER WITH PORTION OF BIXLER AVENUE VACATED, OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 7 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

RECORDER'S CERTIFICATE

FILED THIS 19 DAY OF DEC. 1985 AT 11:30 AM IN BOOK 133 OF PARCEL MAPS AT PAGES 34 AT THE REQUEST OF THE CITY CLERK.

No. 21047-8 FEE 8.00 WILLIAM E. CONERLY COUNTY RECORDER *Dolores M. Baker* DEPUTY

FILED BY CITY CLERK SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1 AND 2, ON, OVER AND ACROSS ARLINGTON AVENUE ADJOINING SAID PARCELS 1 AND 2, EXCEPT AT THE OPENINGS SHOWN. WE FURTHER HEREBY DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE AREAS DESIGNATED AS "5' R.U.E.", "10' R.U.E." AND "16' R.U.E."

Charles W. Ware
CHARLES W. WARE

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SEPTEMBER, 1985

TAX COLLECTOR

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 THE ANNEXED 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 \$

DATED December 06, 1985

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: *Donna M. Syra*, Deputy

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 10TH DAY OF DECEMBER, 1985 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. Harscher*
DEPUTY R.C.E. 11409

TENTATIVE MAP APPROVED SEPT. 5, 1985

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 CHARLES W. WARE. 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) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED.

DATED October 24, 1985 BY: *John H. Staaf*
JOHN H. STAAF, L.S. 3481

UTILITIES 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. A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER FOR CONSTRUCTION & MAINTENANCE OF WATER PIPES, DITCHES & CONDUITS AS CONVEYED TO RIVERSIDE WATER CO., A CORPORATION, ITS SUCCESSORS & ASSIGNS. THE LOCATION THEREOF NOT BEING DISCLOSED BY RECORD.
2. 20' EASEMENT FOR WATER LINE FACILITIES RESERVED TO THE CITY OF RIVERSIDE BY ORDINANCE NO. 3976, RECORDED DEC. 14, 1972, AS INSTRUMENT NO. 105116, REC'D RIV. CO., CALIFORNIA.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATED: Dec 10, 1985 BY: *Fred Kray*

SIGNATURE OMISSIONS

PURSUANT TO SECTION 06436 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 FEE.

1. AN AVIGATION EASEMENT CONVEYED TO THE CITY OF RIVERSIDE AUG. 24, 1979, AS INSTRUMENT NO. 179808, OR. RIV. CO., CALIF

CITY TREASURER

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 Dec 9, 1985 H.E. BREWER
CITY TREASURER

BY: *H.E. Brewer*

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 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 _____, 19____ GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CITY CLERK'S 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. 21047, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND 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, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17TH DAY OF December, 1985.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES ONLY HAVE BEEN PAID FOR PARCEL NO. 1. FRONTAGE FEES, WATER CONNECTION CHARGES (1" WATER METER) AND BACKUP FACILITY CAPACITY CHARGES (1" WATER METER) HAVE BEEN PAID FOR PARCEL NO. 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 NO. 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.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATED Dec. 10, 1985 BY: *Fred Kray*

NOTARY ACKNOWLEDGEMENT

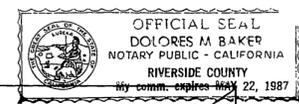
STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 21TH DAY OF NOV. 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES W. WARE, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

5/22/87

Dolores M. Baker
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 19____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS _____ PRESIDENT AND SECRETARY OF _____, A _____ CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE

P.M.B. 133/3

POTENTIAL LIQUEFACTION CERTIFICATE

(PER ORDINANCE 4990 OF THE MUNICIPAL CODE) 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.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 21047
BEING A DIVISION OF A PORTION OF LOT 2 IN BLOCK 3, TOGETHER WITH PORTION OF BIXLER AVENUE VACATED, OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70, THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

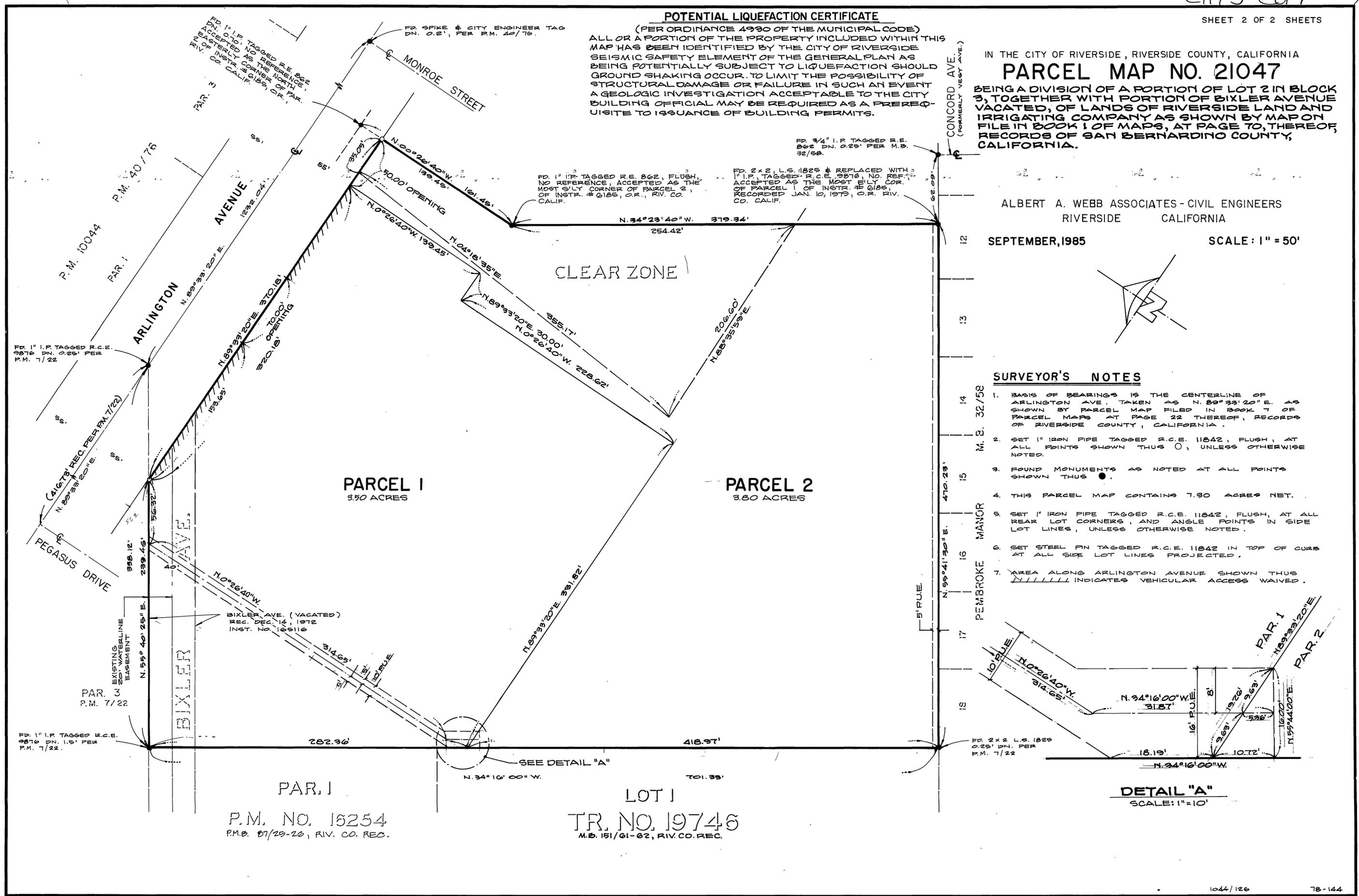
SEPTEMBER, 1985

SCALE: 1" = 50'

SURVEYOR'S NOTES

- 1. BASIS OF BEARINGS IS THE CENTERLINE OF ARLINGTON AVE. TAKEN AS N. 89° 33' 20" E. AS SHOWN BY PARCEL MAP FILED IN BOOK 7 OF PARCEL MAPS AT PAGE 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL POINTS SHOWN THUS O, UNLESS OTHERWISE NOTED.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
4. THIS PARCEL MAP CONTAINS 7.30 ACRES NET.
5. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET STEEL PIN TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. AREA ALONG ARLINGTON AVENUE SHOWN THUS // INDICATES VEHICULAR ACCESS WAIVED.

DETAIL "A"
SCALE: 1" = 10'



PARCEL 1
3.50 ACRES

PARCEL 2
3.80 ACRES

PAR. 1
P.M. NO. 16254
P.M. 87/29-26, RIV. CO. REC.

LOT 1
TR. NO. 19746
M.B. 151/61-62, RIV. CO. REC.

P.M.B. 133/4

P.M.B. 133/4