

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 15084

SHOWING A DIVISION OF LOT 10 AND A PORTION OF LOT 15 IN BLOCK 35 OF R.L. & I. CO. LANDS PER MAP BOOK 1 PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
JULY 1979

RECORDER'S CERTIFICATE

FILED THIS 14 DAY OF FEB 1980, AT 3:25 P.M. IN BOOK 75 OF PARCEL MAPS AT PAGES 30 & 31 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$ 7.00 DONALD D. SULLIVAN COUNTY RECORDER
NO 30710

BY: D.A. Stager DEPUTY

SUBV. SITE FIRST AMERICAN TITLE INS. CO.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, 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 COLORED BORDERLINE.

WEST PLAZA, A LIMITED PARTNERSHIP
BY: QUONG-WATKINS PROPERTIES, A GENERAL PARTNERSHIP, MANAGING GENERAL PARTNER

Paul Quong PAUL QUONG, GENERAL PARTNER
D. Barrett Watkins D. BARRETT WATKINS, GENERAL PARTNER

UNION BANK, A CALIFORNIA CORP. AS TRUSTEE

John G. Markley JOHN G. MARKLEY, VICE PRESIDENT
Theodore G. Robinson, Jr. THEODORE G. ROBINSON, JR., ASSISTANT VICE PRESIDENT

LUCKY STORES, INC., A CALIFORNIA CORP.

Morton Godlas MORTON GODLAS, SENIOR VICE PRESIDENT
J.A. Button J.A. BUTTON, ASSISTANT SECRETARY

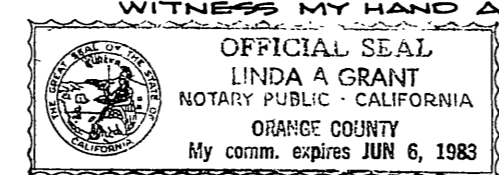
BEDROOM CITY, INC., A CALIFORNIA CORP.

Thomas Edward Tucker THOMAS EDWARD TUCKER, PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON THIS 10th DAY OF JANUARY, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN G. MARKLEY KNOWN TO ME TO BE THE VICE PRESIDENT AND THEODORE G. ROBINSON, JR. KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT OF 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 THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.



Linda A. Grant NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 6/6/83

SIGNATURE OMISSION

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 INTEREST CANNOT RISEN INTO FEE:

- 1) AN EASEMENT IN FAVOR OF WEST PLAZA, WILLIAM LEE DIETERLE, TRUSTEE, UNDER THE DIETERLE FAMILY TRUST, AND HYROSEN PROPERTIES, INC., FOR INGRESS AND EGRESS FOR THE PASSAGE AND PARKING OF MOTOR VEHICLES, THE PASSAGE OF PEDESTRIANS, UTILITY PURPOSES AND OTHER RELATED PURPOSES, RECORDED APRIL 20, 1979, AS INSTR. NO. 78991, O.R., RIV. CO., CALIF.
- 2) A RECIPROCAL CROSS EASEMENT IN FAVOR OF WILLIAM LEE DIETERLE, TRUSTEE UNDER THE DIETERLE FAMILY TRUST, HYROSEN PROPERTIES, INC., AND MAGNOLIA PROPERTIES, FOR RIGHTS OF INGRESS, EGRESS, AND ACCESS FOR PARKING AREA PURPOSES RECORDED APRIL 20, 1979, AS INSTR. NO. 78992, O.R., RIV. CO., CALIF.
- 3) AN EASEMENT IN FAVOR OF JOSEPH G. TIRICO AND MARY HILDA TIRICO, HIS WIFE, AND MARY S. BISCEGLIA, FOR INGRESS, EGRESS, PASSAGE AND PARKING OF MOTOR VEHICLES, RECORDED APRIL 20, 1979 AS INSTR. NO. 78993, O. R., RIV. CO., CALIF.
- 4) AN EASEMENT FOR TRAFFIC DETECTORS, TRAFFIC SIGNALS, CONDUITS AND PULLBOXES CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 29, 1979 AS INSTR. NO. 230728, O. R., RIV. CO., CALIF.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS NO. 1 THRU NO. 8 INCLUSIVE.

ELECTRICAL FACILITIES
NO ELECTRIC FEES COLLECTED FOR PARCELS NO. 1 THRU NO. 8 INCLUSIVE

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.

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

BY: Robert C. Wales

EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR

DATED 2/19/80 BY: Don Campbell for E.C. Ross

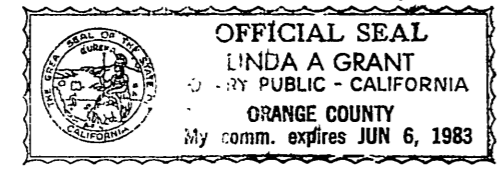
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON THIS 9th DAY OF JANUARY, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL QUONG AND D. BARRETT WATKINS, KNOWN TO ME TO BE GENERAL PARTNERS OF QUONG-WATKINS PROPERTIES, A GENERAL PARTNERSHIP, KNOWN TO ME TO BE MANAGING GENERAL PARTNER OF WEST PLAZA, A LIMITED PARTNERSHIP, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID PARTNERS AND SAID PARTNERSHIPS EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Linda A. Grant NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 6/6/83

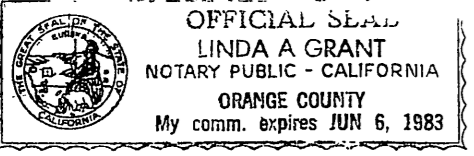


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON THIS 10th DAY OF JANUARY, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS EDWARD TUCKER KNOWN TO ME TO BE THE PRESIDENT AND J.A. BUTTON KNOWN TO ME TO BE THE OF 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 THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



Linda A. Grant NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 6/6/83

CITY ENGINEERS CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 14th DAY OF FEBRUARY, 1980, 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 AUG. 23, 1979

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 AT THE REQUEST OF WEST PLAZA IN JUNE 1979. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED JAN 24, 1980

Ernest N. Webb
ERNEST N. WEBB, R.C.E. 9876

UTILITIES EASEMENT

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) AN EASEMENT FOR WATER FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. FEB 8, 1980 AS INSTR. NO. 27187 O.R. RIV. CO., CALIF.
- 2) AN EASEMENT FOR ELECTRICAL FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. FEB 8, 1980 AS INSTR. NO. 27188 O.R. RIV. CO., CALIF.
- 3) A PORTION OF THAT CERTAIN RIGHT OF WAY FOR WATER DITCHES, PIPES AND FLUMES GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY BY DEEDS RECORDED APR. 20, 1982 IN BOOK 28 PAGE 935 AND AUG. 14, 1985 IN BOOK 42 PAGE 294 AND 296 RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO CO., CALIF.

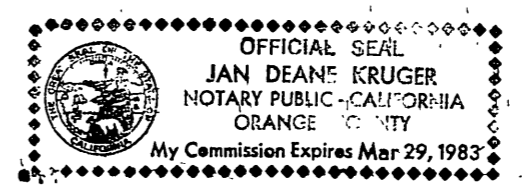
EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON THIS 21st DAY OF JANUARY, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MORTON GODLAS KNOWN TO ME TO BE THE SENIOR VICE PRESIDENT AND J.A. BUTTON KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF 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 THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

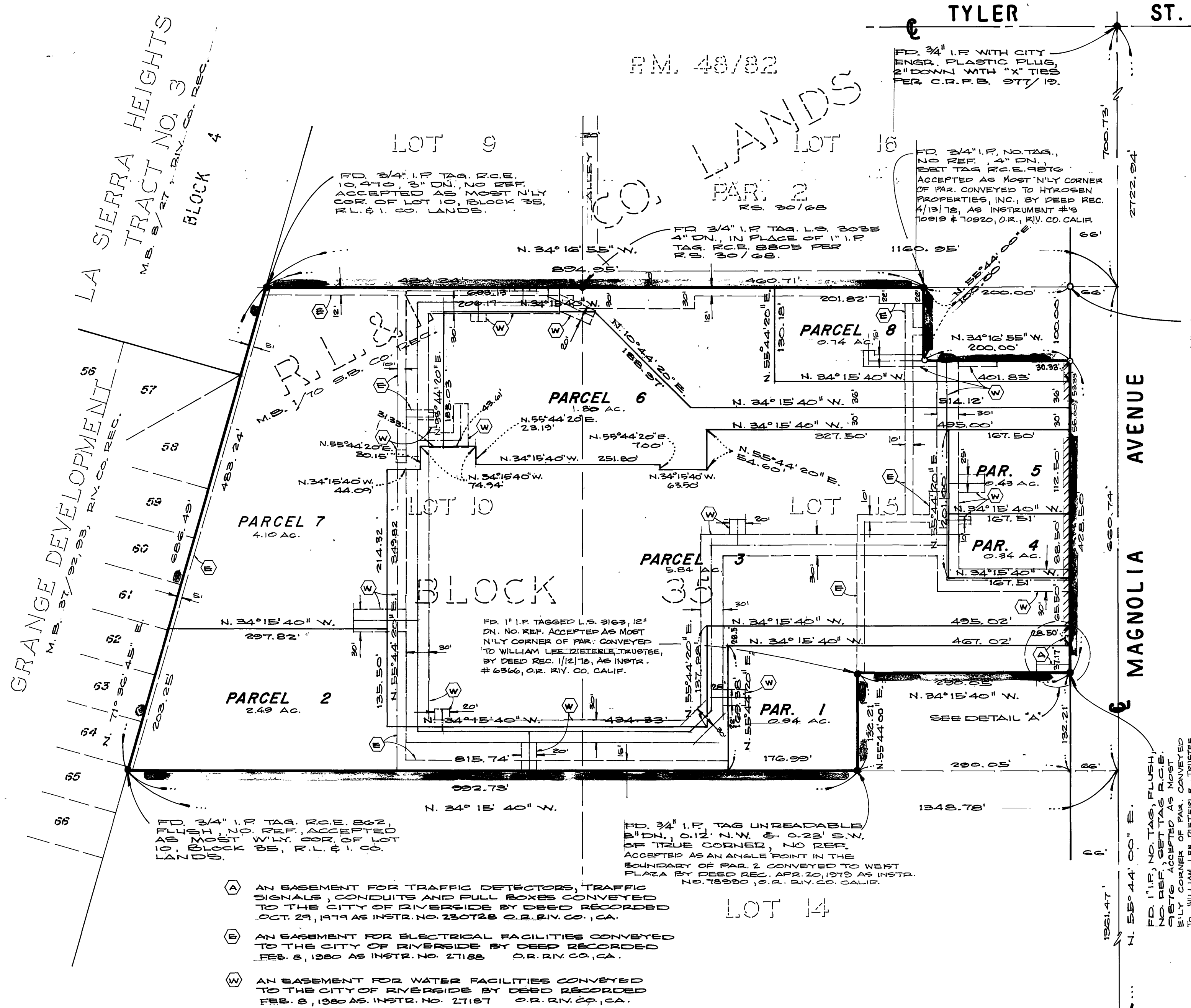
WITNESS MY HAND AND OFFICIAL SEAL.



Jan Deane Kruger NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES MARCH 29, 1983

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 15084
 SHOWING A DIVISION OF LOT 10 AND A PORTION OF LOT 15 IN
 BLOCK 35 OF R.L. & I. CO. LANDS PER MAP BOOK 1 PAGE
 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY,
 CALIFORNIA.

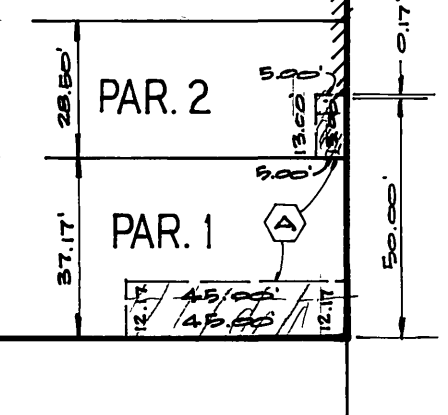
JULY 1979 SCALE: 1"=100'
 ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N. 55° 44' 00" E. AS SHOWN BY MAP ON FILE IN BOOK 30 OF RECORD OF SURVEYS AT PAGE 68 THEREOF RECORDS OF RIVERSIDE CO. CALIF.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○, UNLESS OTHERWISE NOTED.
4. SET 1" STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB ON SIDE LOT LINES PROJECTED FOR FRONT LOT CORNERS.
5. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. THIS PARCEL MAP CONTAINS 10.69 ACRES GROSS.
7. ////// INDICATES WAIVER OF VEHICULAR ACCESS, PER INSTR. NO. 113482, RECORDED JUNE 1, 1979, O.R. R.I.V. CO., CALIF.

DETAIL "A"



- (A) AN BASEMENT FOR TRAFFIC DETECTORS, TRAFFIC SIGNALS, CONDUITS AND PULL BOXES CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCT. 23, 1974 AS INSTR. NO. 230728 O.R.R.I.V. CO., CA.
- (B) AN BASEMENT FOR ELECTRICAL FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEB. 8, 1980 AS INSTR. NO. 27188 O.R. R.I.V. CO., CA.
- (W) AN BASEMENT FOR WATER FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEB. 8, 1980 AS INSTR. NO. 27187 O.R. R.I.V. CO., CA.

P.M. 75/31