

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 17,627

SHOWING A DIVISION OF PARCELS 1 AND 2 OF PARCEL MAP BOOK 13 AT PAGE 62, RECORDS OF RIVERSIDE COUNTY, CALIF. AND A PORTION OF LOT 2 IN BLOCK 36 OF RIVERSIDE LAND AND IRRIGATING CO. PER M.B. 1/70 SAN BERNARDINO CO. RECORDS.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

OCTOBER, 1981

FOR CONDOMINIUM PURPOSES

RECORDER'S CERTIFICATE

FILED THIS 24 DAY OF NOV, 1982 AT 3:20 P.M. IN BOOK 110 OF PARCEL MAPS AT PAGES 88+89 AT THE REQUEST OF THE CITY ENGINEER.

FILE 8800
NO 205244
SUSAN GIBBS CALIF. LAND TITLE CO.

WILLIAM E. CONERLY
COUNTY RECORDER

William E. Conerly

OWNERS 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 COLORED BORDERED LINE, and we further hereby dedicate for construction and maintenance of electrical distribution facilities the easement designated as "Blanket P.U.E."

MAGNOLIA PLAZA, LTD. A LIMITED PARTNERSHIP
BY: INVESTMENT CONCEPTS, INC., A CALIF. CORP., AS GENERAL PARTNER

BY: George A. Chami BY: Debra Lee Holmes
GEORGE A. CHAMI, PRES. DEBRA LEE HOLMES, ASS'T. SEC.

CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORP.

Michael B. Whalley VICE PRESIDENT



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF SAN BERNARDINO }

ON THIS 27th DAY OF October, 1982 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Michael B. Whalley KNOWN TO ME TO BE THE Vice President OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

Monica Cabral
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb. 3, 1984

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF ORANGE }

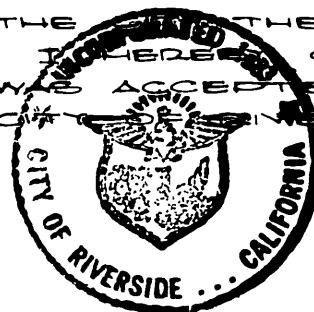
ON THIS 2nd DAY OF NOVEMBER, 1982, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GEORGE A. CHAMI AND DEBRA LEE HOLMES KNOWN TO ME TO BE THE PRESIDENT AND ASS'T. SEC., RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF MAGNOLIA PLAZA, LTD. 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.

Faith Goldman
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES June 3, 1986



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 17627 AND THE EASEMENT IS HEREBY ACCEPTED AS A PUBLIC EASEMENT 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 THE CITY THERETO.



I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23rd DAY OF Nov., 1982

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1, #2 AND #3.

ELECTRIC FACILITIES

NO ELECTRIC FEES REQUIRED FOR PARCELS #1 AND #2. NO ELECTRIC FEES COLLECTED FOR PARCEL #3.

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: Nov. 9, 1982

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Everett C. Ross

UTILITIES EASEMENT

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

1. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY FOR AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1982, IN BOOK 28, PAGE 635 OF DEEDS AND AUGUST 14, 1985, BOOK 42, PAGES 294 AND 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS. THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.
2. EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY INSTR. REC. JAN. 10, 1969 AS INSTR. NO. 2783 AND BY INSTR. REC. MAY 18, 1979 AS INSTR. NO. 103002 AND BY INSTR. REC. MAY 18, 1979 AS INSTR. NO. 103003 RIV. CO. REC.

DATED: Nov 9, 1982

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Everett C. Ross

ENGINEER'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 INVESTMENT CONCEPTS INC. IN SEPT., 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED May 24, 1982

Ernest N. Webb
ERNEST N. WEBB R.C.E. 9870

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 17th DAY OF November, 1982 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 AUGUST 20, 1981

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 RIPEN INTO FEE.

1. A RECIPROCAL CROSS EASEMENT IN FAVOR OF ROSALIE M. DANIERI, THOMAS J. DANIERI, AND MAGNOLIA PLAZA LTD., FOR RIGHTS OF INGRESS, EGRESS, AND FOR PARKING PURPOSES RECORDED JANUARY 12, 1979 AS INSTR. NO. 8314, AND RE-RECORDED MAY 15, 1979 AS INSTR. NO. 98637, RIV. CO. REC. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
2. EASEMENTS FOR COMMUNICATIONS SYSTEMS AND INCIDENTAL PURPOSES, CONVEYED TO PACIFIC TELEPHONE AND TELEGRAPH CO. BY DEEDS RECORDED SEPT. 20, 1978 AS INSTR. NOS. 108867 AND 108868 RIV. CO. REC.
3. A COVENANT AND AGREEMENT IN FAVOR OF THE CITY OF RIVERSIDE, REGARDING CLAIMS, DEMANDS, SUITS OR ACTIONS ARISING OUT OF WATER FLOODING DUE TO THE CONSTRUCTION OF AN INLET AND STORM DRAIN, RECORDED JULY 6, 1979 AS INSTR. NO. 141538 RIV. CO. REC.

P.M.B. 110/88

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 17,627

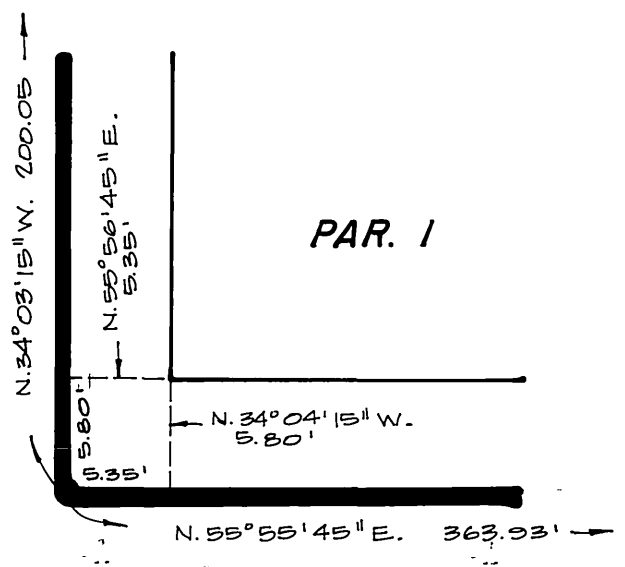
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

OCTOBER, 1981

SCALE 1" = 40'

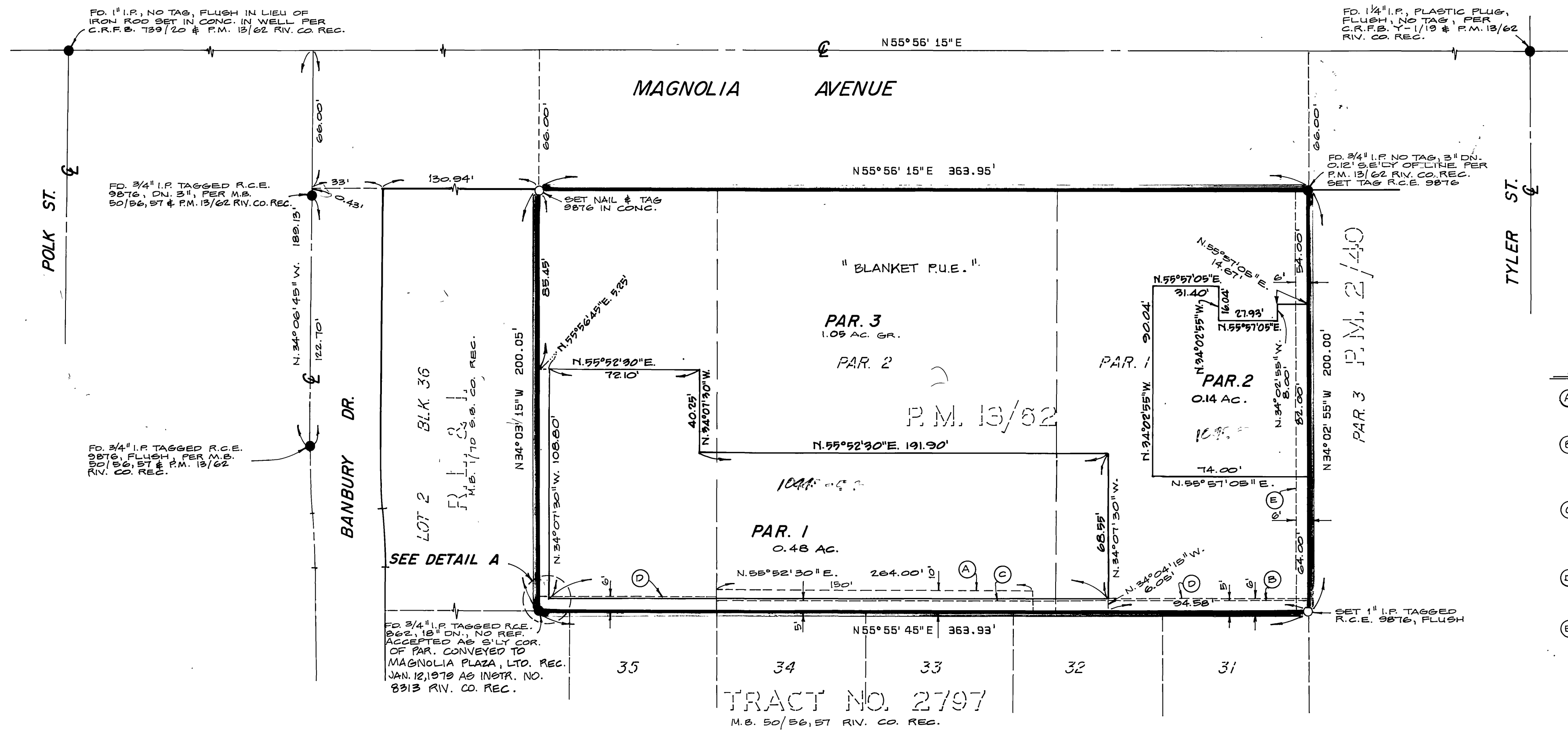
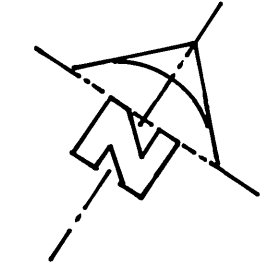
FOR CONDOMINIUM PURPOSES



DETAIL A
SCALE: 1" = 10'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N. 55° 56' 15" E. PER PARCEL MAP BOOK 13, PAGE 62, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET MONUMENTS AS NOTED.
4. THIS PARCEL MAP CONTAINS 1.67 ACRES.
5. PARCELS 1 AND 2 CONSIST OF EXISTING STRUCTURES. THE PURPOSE OF THIS MAP IS TO DELINEATE THE WALL FACES AND STRUCTURAL OVERHANGS OF THE BUILDINGS AS BEING COINCIDENT WITH THE BOUNDARIES OF THE PARCELS SHOWN. NO MONUMENTS HAVE BEEN SET AT THESE PARCEL CORNERS.



EASEMENT NOTES

- 10' PUBLIC UTILITIES EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. 1/10/69 AS INSTR. NO. 2783 RIV. CO. REC.
- 5' EASEMENT FOR COMMUNICATIONS SYSTEMS AND INCIDENTAL PURPOSES, CONVEYED TO PACIFIC TELEPHONE AND TELEGRAPH CO. BY DEED REC. 9/20/78 AS INSTR. NO. 108867 RIV. CO. REC.
- 5' EASEMENT FOR COMMUNICATIONS SYSTEMS AND INCIDENTAL PURPOSES, CONVEYED TO PACIFIC TELEPHONE AND TELEGRAPH CO. BY DEED REC. 9/20/78 AS INSTR. NO. 108868 RIV. CO. REC.
- 5' PUBLIC UTILITIES EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. 5/18/78 AS INSTR. NO. 103002 RIV. CO. REC.
- 5' PUBLIC UTILITIES EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. 5/18/78 AS INSTR. NO. 103003 RIV. CO. REC.

P.M.B. 110/89

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