

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 17,628

SHOWING A DIVISION OF PAR 3 OF MAP ON FILE IN BOOK 12 OF PARCEL MAPS AT PAGE 8 THEREOF, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 2 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

RIVERSIDE, CALIFORNIA

FEBRUARY, 1982

FOR CONDOMINIUM PURPOSES

RECORDER'S CERTIFICATE

FILED THIS 2 DAY OF FEB 1982 AT 11:30 A.M. IN BOOK 112 OF PARCEL MAPS AT PAGES 35+36 AT THE REQUEST OF THE CITY ENGINEER.

FILE # 18
NO 20997
SUSAN GITBE

WILLIAM E. CONERLY
COUNTY RECORDER

William E. Conerly
CALIF. LAND TITLE CO.

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 BORDER LINE. We hereby dedicate to the public use for construction and maintenance of electrical facilities the easement designated as "Blanket P.U.E."

THE BRICKYARD, LTD. - RIVERSIDE, a limited partnership
By: Investment Concepts, Inc., a Calif. corp., as General Partner

By: George A. Chamí Pres.
Debra Lee Holmes ASS'T. SEC.

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN DIEGO - int.
A CORPORATION

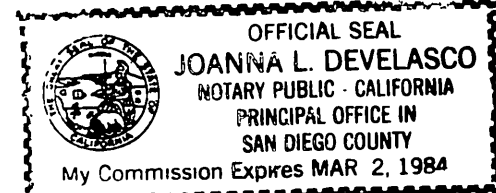
By: B. Marion Webb Asst. Vice President
Elizabeth Harris, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
San Diego

ON THIS 13th DAY OF December, 1982, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED B. Marion Webb AND Elizabeth Harris KNOWN TO ME TO BE THE Asst. Vice President AND 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 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.

WITNESS MY HAND AND OFFICIAL SEAL



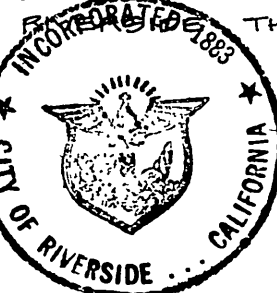
Joanna L. Develasco
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 3-2-84

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF ORANGE }

On this 20th day of December 1982, before me the undersigned, a Notary Public in and for said State personally appeared George A. Chamí 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 THE BRICKYARD, LTD. - RIVERSIDE the partnership that executed the within instrument, and acknowledged to me that such corporation executed same as such partner and that such partnership executed the same.

Witness my hand and official seal. Faith Goldman
My commission expires June 3, 1986 Notary Public in and for said State



CITY CLERKS CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME ARE HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 17628 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 ON THIS 1st DAY OF February, 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, #3 and #4.

Electrical Facilities No electric fees collected for Parcels #1, #2, #3 and #4.

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: Jan. 25, 1983

By: Fred Kray

UTILITIES EASEMENT

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

1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY INSTR. REC. MARCH 12, 1974 AS INSTR. NO. 28581 RIV. CO. REC.

DATED Jan 25, 1983

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

By: Fred Kray



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. 9876

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 25th 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

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. AN EASEMENT FOR STREET TREE PLANTING AND MAINTENANCE PURPOSES, CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY INSTR. REC. JUNE 9, 1978 AS INSTR. NO. 118230 RIV. CO. REC.

SURVEY MONUMENTS

I 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.

DATED Jan. 23, 1983

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

P.M.B. 112/35

112/35

P.M.B. 112/35

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 17,628

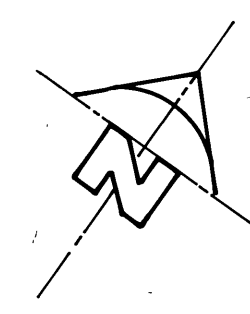
SHOWING A DIVISION OF PAR. 3 OF MAP ON FILE IN BOOK 12 OF PARCEL MAPS AT PAGE 8 THEREOF, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 2 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1982

SCALE 1" = 40'

FOR CONDOMINIUM PURPOSES



FD. C/R ENGR. TAG DN. 0.21
PER C.R.F.B. 224/71 & P.M.
12/B RIV. CO. REC.

N.55°44'35"E. 552.05' (551.89')

FD. LARGE SPIKE DN. 0.30' IN
LIEU OF 1" I.P. NO TAG, PER P.M.
12/B RIV. CO. REC.

MAGNOLIA AVENUE

N.55°44'35"E. 552.02' (551.86')

FD. 3/4" I.P. NO TAG, DN. 0.20'
PER P.M. 12/B RIV. CO. REC.
(0.14' N.W. OF LINE)

FD. CONC. NAIL FLUSH,
PER P.M. 12/B RIV. CO. REC.

N.55°44'35"E. 300.72' (300.61')

N.55°43'30"E. 12.47'

N.55°43'10"E. 89.86'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

N.55°44'15"E. 42.01'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF HUGHES ALLEY TAKEN AS N.34°16'30"W. PER PARCEL MAP BOOK 12, PAGE 8, RIVERSIDE COUNTY RECORDS.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE TAGGED R.C.E. 9876, 0.20' DN. UNLESS OTHERWISE NOTED.
4. () INDICATES RECORD DISTANCES PER PARCEL MAP 12/B UNLESS OTHERWISE NOTED.
5. THIS PARCEL MAP CONTAINS 1.97 ACRES.
6. PARCELS 1, 2 & 3 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.
7. ALL ANGLES AROUND BOUNDARY OF PARCEL 1 ARE 90°00'00" ANGLES.

EASEMENT NOTES

- A — 5' TREE PLANTING EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 9, 1978 AS INSTR. NO. 118239 RIV. CO. REC.
- B — 6' P.U.E. CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 12, 1974 AS INSTR. NO. 28551 RIV. CO. REC.

P.M.B. 112/36

P.M.B. 112/36