

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

PARCEL MAP NO. 18315 FOR CONDOMINIUM PURPOSES

BEING A DIVISION OF PARCEL NO. 3 OF PARCEL MAP NO. 7818 AS SHOWN
BY MAP ON FILE IN BOOK 25 PAGE 85 & 86 OF PARCEL MAPS, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 18, T. 2 S., R. 4 W. S.B.B.#M.

DECEMBER 1981

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CALIF.

RECORDER'S CERTIFICATE

FILED THIS 8 DAY OF APRIL, 1983, AT 1:00 P.M. IN BOOK 113 OF PARCEL MAPS, AT PAGES 94 & 95 AT THE REQUEST OF THE CITY ENGINEER.

WILLIAM E. CONERLY, COUNTY RECORDER

By: Dellie Ann Stager
DEPUTY

No. 66649

FEE 88.00

SUB G'TEE TITLE INSURANCE AND TRUST COMPANY

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDERLINE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, FOR THE SOLE PURPOSE OF PROVIDING ELECTRICAL SERVICES TO PARCEL NO. 1 OF THIS MAP, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

COLUMBIA AVENUE PARTNERSHIP, A GENERAL PARTNERSHIP

Leonard Shapiro
LEONARD SHAPIRO

Annette Shapiro
ANNETTE SHAPIRO

Bernard J. Shapiro
BERNARD J. SHAPIRO

Rena J. Shapiro
RENA J. SHAPIRO

CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 31, 1981, AS INSTRUMENT NO. 144855, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

W. E. South
PRESIDENT Asst. Secy.

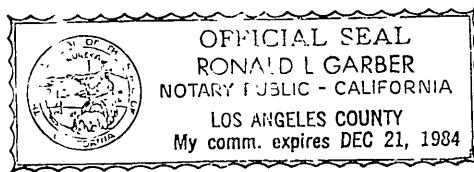
Harris B. Taylor
SECRETARY VICE PRES.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss

ON THIS 23rd DAY OF February, 1982, BEFORE ME, Ronald L. Garber, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Harris B. Taylor, KNOWN TO ME TO BE THE Vice PRESIDENT, AND R.E. South, KNOWN TO ME TO BE THE Asst. SECRETARY OF CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____



Ronald L. Garber
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

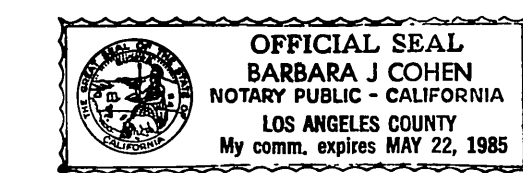
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss

ON THIS 22nd DAY OF February, 1982, BEFORE ME, Barbara J. Cohen, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEONARD SHAPIRO, ANNETTE SHAPIRO, BERNARD J. SHAPIRO AND RENA J. SHAPIRO, KNOWN TO ME TO BE THE FOUR (4) PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES May 22, 1985



Barbara J. Cohen
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

UTILITIES EASEMENTS

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

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES AS PER INSTRUMENT NO. 74456 RECORDED APRIL 24, 1981 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATED: March 24, 1983

By: Fred Kray

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #1.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCEL #1.

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: March 24, 1983

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 COLUMBIA AVENUE PARTNERSHIP ON 18 SEPTEMBER 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 29 JANUARY 1982

William D. Gabel
WILLIAM D. GABEL R.C.E. 21740

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 25th DAY OF March, 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

By: Robert C. Wales

TENTATIVE MAP APPROVED DECEMBER 3, 1981.

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. 18315, 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 THE CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF April, 1983.

ALICE A. HARE
CITY CLERK OF CITY OF RIVERSIDE

By: Rena E. Dabney
Asst. City Clerk



SIGNATURE OMISSIONS CERTIFICATE

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 IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 24241 RECORDED 14 FEBRUARY 1977, OFFICIAL RECORD OF RIVERSIDE COUNTY.

SURVEY MONUMENTS CERTIFICATE

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE 29 MAR 83

William D. Gabel
WILLIAM D. GABEL RCE 21740

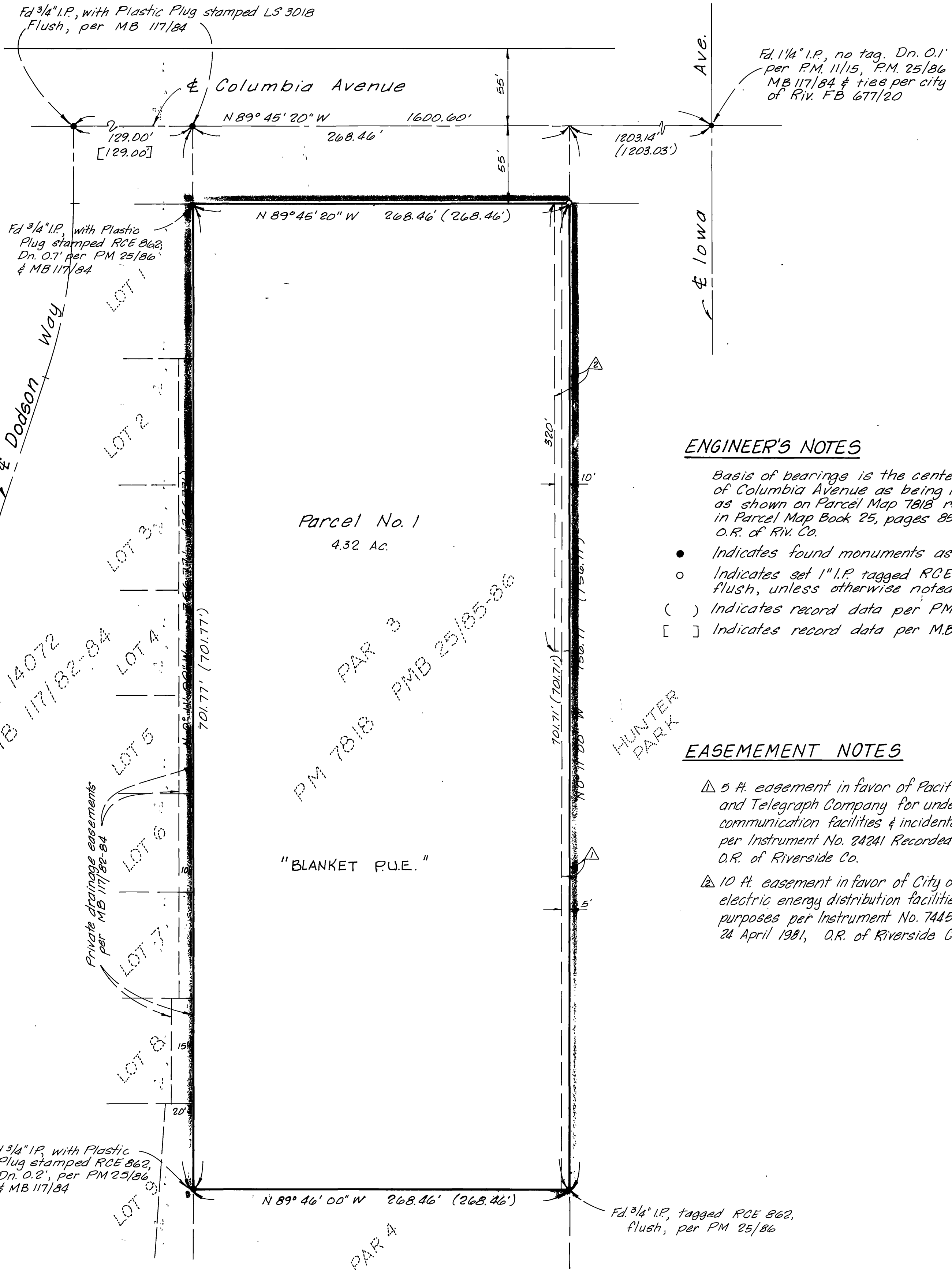
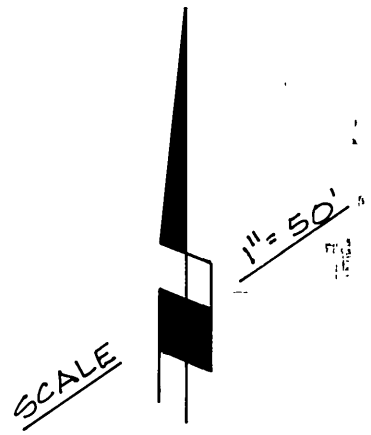
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DECEMBER 1981

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RIVERSIDE, CALIF.



ENGINEER'S NOTES

Basis of bearings is the centerline of Columbia Avenue as being N89°45'20"W as shown on Parcel Map 7818 recorded in Parcel Map Book 25, pages 85 & 86, O.R. of Riv. Co.

- Indicates found monuments as noted
- Indicates set 1" I.P. tagged RCE 21740, flush, unless otherwise noted.
- () Indicates record data per PM 25/85-86
- [] Indicates record data per M.B. 117/82-84

EASEMENT NOTES

- △ 5 ft. easement in favor of Pacific Telephone and Telegraph Company for underground communication facilities & incidental purposes per Instrument No. 24241 Recorded 14 February 1977, O.R. of Riverside Co.
- △ 10 ft. easement in favor of City of Riverside for electric energy distribution facilities and incidental purposes per Instrument No. 74456 Recorded 24 April 1981, O.R. of Riverside Co.