

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 20264

BEING A DIVISION OF A PORTION OF LOT 2 AND LOT 4 IN BLOCK 45 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11, AT PAGES 20 THROUGH 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

LARRY PEARSON LAND SURVEYOR SEPTEMBER, 1984 RIVERSIDE, CA.

RECORDER'S CERTIFICATE

Filed this 4th day of NOVEMBER 1985 at 11:00 A.M. in Book 132 of Parcel Maps at pages 16 & 17 at the request of the City Clerk
Fee \$200 No 248523
By Debra Regan DEPUTY
Subdivision Guarantee TICOR TITLE INS.
William E. Conerly County Recorder

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have right, title or interest in the land included within the subdivisions as shown here on; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and filing of said subdivision and map as shown within the distinctive border line.

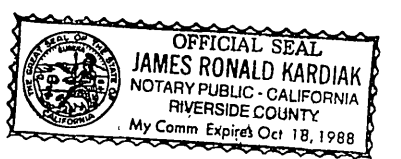
LEAM PARTNERSHIP, a general partnership

TOWN & COUNTRY ESCROW CORP., a California corporation as trustee

Jay R. Churchill Pamela Walker

NOTARY ACKNOWLEDGEMENT

State of California) ss
County of RIVERSIDE)



On JUNE 19, 1985 before me, the undersigned, a Notary Public in and for said state, personally appeared KHALED H. CHEHADE

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as A

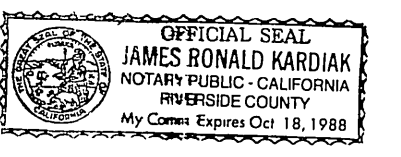
GENERAL PARTNER of the partnership. He executed the within instrument, and acknowledged to me that such partnership executed the same.

NOTARY ACKNOWLEDGEMENT

State of California) ss
County of RIVERSIDE)

on this 26 day of June, 1985, before me, the undersigned, a notary public in and for said County and State, personally appeared Jay R. Churchill known to me to be the Treas and Secretary of Town & Country Escrow Corp. as trustee, the corporation that executed the within instrument on behalf of the 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

James Ronald Kardiak
Notary Public in and for said State



TAX BOND CERTIFICATE

~~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, State of 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 _____
Gerald A. Maloney
Clerk of the Board of Supervisors
By _____ Deputy~~

TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid state, county, municipal or local taxes or special assessments collected as taxes, ~~except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be~~

Dated October 21, 1985
R. Wayne Watts
County Tax Collector
By Debra Dewey Deputy

SIGNATURE OMISSIONS

Pursuant to section 66436 (a)(1) of the Subdivision Map Act, the following signatures have been omitted:
1. Holder of an easements affecting all of said land in favor of Riverside Trust Company for flumes, pipes, water ways or conduit and connections recorded in Book 147 Page 113 of deeds, June 26, 1902. The exact locations thereof not being disclosed by the records.

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 KAVOUS EMAMI on AUG. 1984. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all monuments are of the character and occupy the positions indicated or that they will be set in such positions within one (1) year from the recording date of this map, and that said monuments are or will be sufficient to enable the survey to be retraced.

DATE October 15, 1985
Larry D. Pearson
LARRY D. PEARSON L.S. 4449



PUBLIC UTILITIES CERTIFICATE

I hereby certify as follows:

WATER FACILITIES
No water fees & charges collected for Parcel No. 1. Frontage Fee, Acreage Fees, Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcels No. 2 and No. 3.

ELECTRIC FACILITIES
The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installations of electric facilities necessary to provide electric service to Parcels No. 1, No. 2 and No. 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.

FRED KRAY
Director of Public Utilities
Dated: October 30 1985 By: Fred Kray

CITY TREASURER'S CERTIFICATE

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.

Date: Oct. 23, 1985
H.E. Brewer
City Treasurer
By: H.E. Brewer

CITY ENGINEER'S CERTIFICATE

This map has been examined this 31st day of OCTOBER, 1985 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Robert C. Walks R.C.E. 18793
City Engineer
By William D. Gardner
DEPUTY RCE 11405

TENTATIVE MAP APPROVED JULY 19, 1984

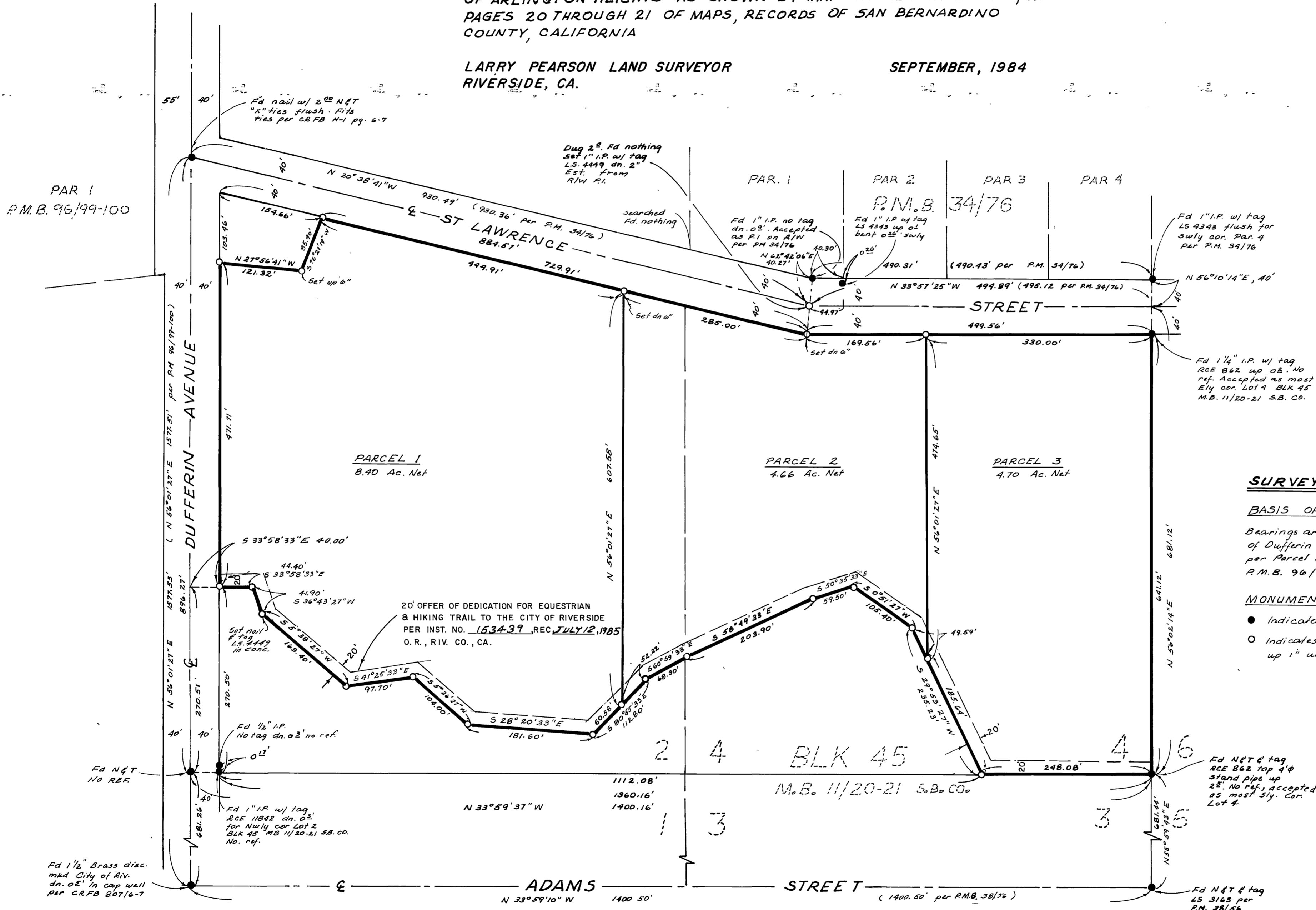
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LARRY PEARSON LAND SURVEYOR
RIVERSIDE, CA.

SEPTEMBER, 1984



SURVEYOR'S NOTES

BASIS OF BEARINGS

Bearings are based on the centerline of Dufferin Avenue being N 56° 01' 27" E per Parcel Map No. 10458, on file as P.M.B. 96/99-100, Riv. Co. Records.

MONUMENT NOTES

- Indicates found monuments as noted
- Indicates set 1" I.P. w/ tag L.S. 4449 up 1" unless otherwise noted.

