

PARCEL MAP NO. 19327

BEING A DIVISION OF A PORTION OF LOTS 47, 49 AND 50 OF THE ALAMO TRACT RECORDED IN M.B. 9/5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN RUBIDOUX RANCHO.

BROWN & MULLINS, INC.
Engineers-Surveyors
San Bernardino, Calif.

AUGUST, 1980

RECORDER'S CERTIFICATE

Filed this 29th day of SEPTEMBER, 1986 at 2:00 p.m. in Book 138 of Parcel Maps, at Pages 72-74, at the request of the City Clerk.

No. 238376
Fee \$1000

WILLIAM E. CONERLY
County Recorder

By: Sarita Regan Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE CO.

OWNER'S CERTIFICATION

We hereby certify that we are 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 distinctive border line. We also hereby dedicate to public use for streets and public utility purposes Lots "A" and "B". We further dedicate for construction and maintenance electrical energy distribution facilities, the easements designated as "Blanket P.U.E."

SPRINGBROOK CENTER, A General Partnership

BY: Frank Arciero & Jim Guthrie & Roy Hord
PARTNER GEN. PARTNER GEN. PARTNER

TRUSTEE

FIRST AMERICAN TITLE COMPANY of Los Angeles, a California corporation, as Trustee under deeds of trust recorded June 18, 1986, as Instrument No. 140499.

Max Brewer Vice President
Carol Miyasato Asst Secretary

TRUSTEE

CONTINENTAL AUXILIARY COMPANY, a California corporation, as Trustee under a Deed of Trust recorded July 31, 1980, as Instrument No. 138026.

Max Brewer Vice President
Carol Miyasato Secretary

TRUSTEE

PROVIDENT FINANCIAL CORPORATION, a California corporation, as Trustee under a Deed of Trust, recorded August 2, 1979 as Instrument No. 162933

Max Brewer Vice President
Carol Miyasato Asst Secretary

TRUSTEE

FIRST AMERICAN TITLE COMPANY of Los Angeles, a California corporation, as Trustee under deed of trust recorded July 29, 1986, as Instrument No. 178146.

Max Brewer VICE President
Carol Miyasato Asst Secretary

NOTARY ACKNOWLEDGEMENT

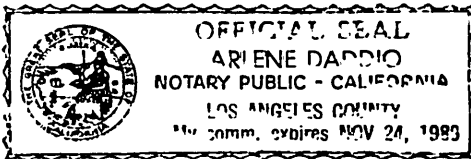
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On this 4th day of September, 1986 before me ARLENE DADDIO a Notary in and for said County and State, personally appeared MAX BREWER and CAROL MIYASATO, and proved to me on the basis of satisfactory evidence to be the President and Secretary of FIRST AMERICAN TITLE COMPANY, of Los Angeles a California corporation, 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, and acknowledged to me that such corporation executed the same.

My Commission expires Nov 24, 1989

Witness my Hand and Seal

Arlene Daddio
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On this 14th day of August, 1986 before me Vickie Sharp a Notary Public in and for said County and State, personally appeared Jim Guthrie and Roy Hord and proved to me on the basis of satisfactory evidence to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

My Commission expires 9-6-88 Witness my Hand and Official Seal.

Vickie Sharp
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____)

On this _____ day of _____, 1986 before me _____ a Notary in and for said County and State, personally appeared _____ and _____, and proved to me on the basis of satisfactory evidence to be the President and Secretary of FIRST AMERICAN TITLE COMPANY, of Los Angeles a California corporation, 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, and acknowledged to me that such corporation executed the same.

My Commission expires _____ Witness my Hand and Seal

Notary Public in and for said County and State

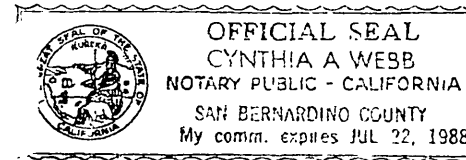
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On this 26th day of August, 1986 before me Cynthia A. Webb A Notary in and for said County and State, personally appeared Mickey L. McDowell and _____, and proved to me on the basis of satisfactory evidence to be the President and Secretary of CONTINENTAL AUXILIARY COMPANY, a California corporation, 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, and acknowledged to me that such corporation executed the same.

My Commission expires July 22, 1988 Witness my Hand and Seal

Cynthia A. Webb
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On this 19th day of August, 1986, before me Brenda S. Moore A Notary in and for said County and State, personally appeared William M. O'Laverty and Mat M. Frost, and proved to me on the basis of satisfactory evidence to be the President and Secretary of PROVIDENT FINANCIAL CORPORATION, a California corporation, 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, and acknowledged to me that such corporation executed the same.

My Commission expires March 10, 1989 Witness my Hand and Seal

Brenda S. Moore
Notary Public in and for said County and State

CITY ENGINEER'S CERTIFICATE

This map has been examined this 25th day of SEPTEMBER, 1986 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Robert C. Wales, RCE 18793
City Engineer

By: R.C. Wales
R.C.E. 23301

Tentative Parcel Map approved: May 19, 1983

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 Jim Guthrie in October, 1983. I hereby state that this Parcel Map 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 will be in place within one year from the date of recordation of this map, and that said monuments are, or will be sufficient to enable the survey to be retraced.

Dated: JULY 1, 1986

R. Mullins
Russell J. Mullins
Licensed Land Surveyor No. 772 No. 3712

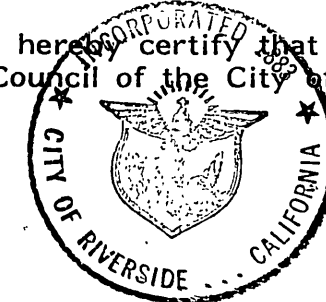
CITY CLERK'S CERTIFICATE

Resolved that this map consisting of three (3) sheets be and the same is hereby accepted as the Final Map of Parcel Map 19327 and the streets and easements are hereby accepted as public streets and easements except Lot "B" which is hereby accepted a 1' barrier strip to deny access from adjoining private property to Lot "A" 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 Council of the City of Riverside this 22nd day of September, 1986.

Alice A. Hare, City Clerk of the City of Riverside

By: Alice A. Hare



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.

Dated: Sept. 10, 1986

H.E. Brewer, City Treasurer

By: H.E. Brewer

TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown on the annexed 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 \$ 17,700.00.

Date: September 10, 1986

R. Wayne Watts, County Tax Collector

By: R. Wayne Watts

P.M.B. 138/72

138
70
P.M.B. 138/72

PARCEL MAP NO. 19327

BEING A DIVISION OF A PORTION OF LOTS 47, 49 & 50 OF THE ALAMO TRACT RECORDED IN MB 9/5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN RUBIDOUX RANCHO.

BROWN & MULLINS, INC.
ENGINEERS - SURVEYORS
SAN BERNARDINO, CALIF.

AUGUST, 1986

SIGNATURE OMISSIONS

Under the provisions of Section 66436 of the Subdivision Map Act, the following signatures have been omitted:

1. The Southern California Edison Company, the owners of an easement for pole lines, conduits or underground facilities and incidental purposes recorded September 17, 1959 as Instrument No. 79834, Official Records of Riverside County, State of California.
2. The Pacific Bell Telephone and Telegraph Company, owners of an easement for underground telephone, telegraph and communications systems recorded May 8, 1980 as Instrument No. 87170, Official Records of Riverside County, State of California.

UTILITIES EASEMENTS

The City of Riverside being the owner of the following described easements does hereby consent to the preparation and recordation of the annexed map:

1. An agreement between the Riverside Water Company, a Corporation and the Trujillo Water Company, a Corporation for the use of pipelines recorded November 28, 1951 in Book 1322, Page 252 of Deeds, Official Records of Riverside County, California.
2. Water and Water Rights reserved by Instrument recorded November 28, 1951 in Book 1322, Page 269 of Deeds, Official Records of Riverside County, California.
3. A right-of-way for necessary pipelines or concrete ditches to Trujillo Water Company by Instrument recorded September 20, 1910 in Book 311, Page 213 of Deeds, Official Records of Riverside County, California. Said right-of-way cannot be located of record.
4. A right-of-way for distribution and delivery of water to Trujillo Water Company by Instrument recorded March 12, 1913, in Book 371, Page 67 of Deeds, Official Records of Riverside County, California. Said right-of-way cannot be located of record.

Dated: 9/12/86 Bill D. Carnahan
Director of Public Utilities

By: [Signature]

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

The subdivider has deposited sufficient funds or made the required arrangements and provisions for the installation of water facilities necessary to provide service to Parcels #2 thru #8 as shown on this map.

Electric Facilities

Electric Facilities necessary to provide services to Parcels #1 thru #8 shall be in accordance with the Rules and Regulations of the Southern California Edison Company.

Easements

All Public Utility easements shown are sufficient for all requirements of the Water Division of the Department of Public Utilities of the City of Riverside.

Dated: 9/12/86 By: [Signature]
Bill D. Carnahan
Director of Public Utilities

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$17,700.00 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: September 26, 1986 Gerald A. Maloney, Clerk of the Board of Supervisors

By: [Signature] Deputy

POTENTIAL LIQUEFACTION

"All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as prerequisite to issuance of building permits".

CORPORATION ACTING AS A PARTNER OF A PARTNERSHIP

State of California)
County of Riverside)ss.

On August 14, 1986 before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Frank Arciero, Sr., proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President of ARCIERO & SONS, INC., the corporation that executed the within instrument and proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of said corporation, said corporation being one of the partners of SPRINGBROOK CENTER, the partnership that executed the within instrument, and acknowledged to me that said corporation executed the same as said partner and that said partnership executed the same.

Witness my Hand and Official Seal.

My commission expires 9-6-88

[Signature]

138
73
P.M.B. 138/73

P.M.B. 138/73

138
74

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

PARCEL MAP NO. 19327

BEING A DIVISION OF A PORTION OF LOTS 47, 49, & 50 OF THE ALAMO TRACT RECORDED IN M.B. 9/5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN RUBIDOUX RANCHO.

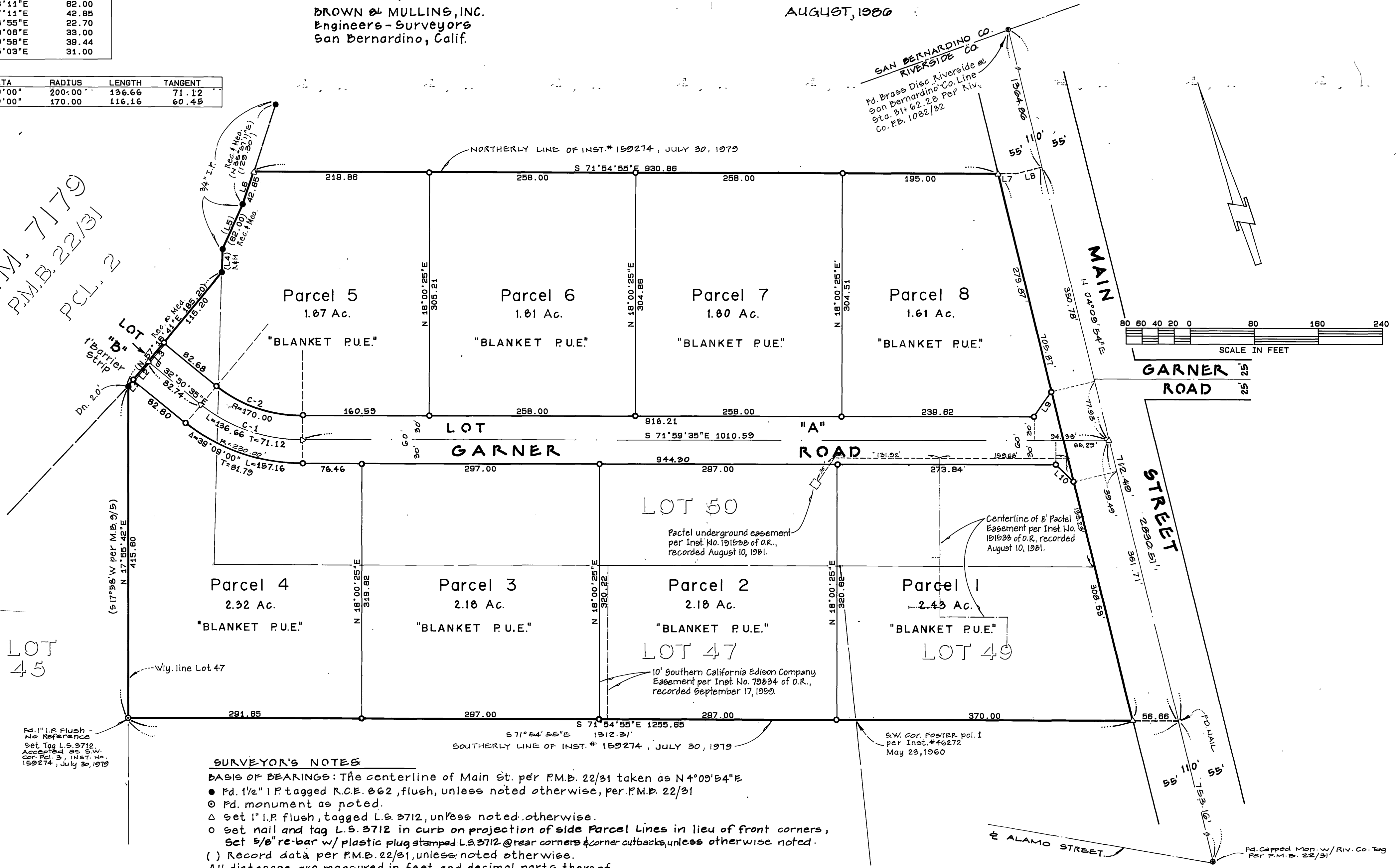
BROWN & MULLINS, INC.
Engineers - Surveyors
San Bernardino, Calif.

AUGUST, 1980

LINE	BEARING	DISTANCE
1	N 57°18'41"E	10.00
2	N 57°18'41"E	30.00
3	N 57°18'41"E	30.00
4	N 49°32'41"E	28.80
5	N 42°04'11"E	62.00
6	N 35°57'11"E	42.85
7	S 71°54'55"E	22.70
8	S 83°08'08"E	33.00
9	N 52°29'58"E	39.44
10	S 28°05'03"E	31.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	39°09'00"	200.00	136.66	71.12
2	39°09'00"	170.00	116.16	60.45

P.M. 7179
P.M.B. 22/31
P.C.L. 2



LOT 45

Fd. 1" I.P. Flush - No Reference
Set Tag L.S. 3712
Accepted as S.W.
Cor. P.C.L. 3, INST. No.
159274, July 30, 1979

SURVEYOR'S NOTES

- BASIS OF BEARINGS: The centerline of Main St. per P.M.B. 22/31 taken as N 4°09'54"E
- Fd. 1/2" I.P. tagged R.C.E. 062, flush, unless noted otherwise, per P.M.B. 22/31
 - Fd. monument as noted.
 - △ Set 1" I.P. flush, tagged L.S. 3712, unless noted otherwise.
 - Set nail and tag L.S. 3712 in curb on projection of side Parcel Lines in lieu of front corners, Set 5/8" re-bar w/ plastic plug stamped L.S. 3712 @ rear corners & corner cutbacks, unless otherwise noted.
 - () Record data per P.M.B. 22/31, unless noted otherwise.
- All distances are measured in feet and decimal parts thereof.
This parcel map contains 17.85 Ac.

P.M.B. 138/74

P.M.B. 138/74