

CITY  
COPY

141  
24

P.M.B. 141/24

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND 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 BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS 25' P.U.E. AND "SPECIAL P.U.E."

RIVERSIDE VAN BUREN PLAZA ASSOCIATES, L.T.D., A CALIFORNIA LIMITED PARTNERSHIP

Robert W. Crisell Robert M. Cahlan  
ROBERT W. CRISELL ROBERT M. CAHLAN

TRUSTEE

UNION BANK, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 30, 1986 AS INSTRUMENT NO. 239403 & 239405, O.R. RIV. CO.

J. Curtis Fornal J.D. McCormack, V.P.  
J. CURTIS FORNAL J.D. MCCORMACK, V.P.  
J.D. McCormack, Vice President

NOTARY ACKNOWLEDGEMENT

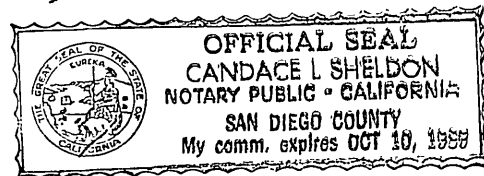
STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } ss

ON JANUARY 29, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert W. Crisell AND Robert M. Cahlan PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER AND GENERAL MANAGER, RESPECTIVELY OF RIVERSIDE VAN BUREN PLAZA ASSOCIATES, L.T.D., A CALIFORNIA LIMITED PARTNERSHIP OF THE 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 October 10, 1989

Candace L. Sheldon  
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

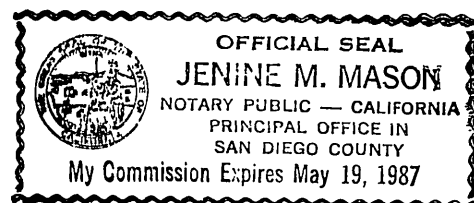
STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO }

ON THIS 29th DAY OF January, 1987, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. Curtis Fornal AND J.D. McCormack PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE Vice President and Secretary OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES May 19, 1987

Jenine M. Mason  
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

PARCEL MAP NO. 21586

BEING A PORTION OF LOT 276 OF CAMP ANZA SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, AT PAGE 82, ALSO BEING PARCEL 3, AS PER MAP ON FILE IN BOOK 4 OF PARCEL MAPS, PAGE 19, BOTH OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(SECTION 1, T. 3 S., R. 6 W., S.B.M

HAWKINS, ROBERTSON & ASSOCIATES  
NOVEMBER, 1986  
RIVERSIDE, CALIFORNIA

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 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 THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

DATED: February 3, 1987 By Anita Brooks DEPUTY

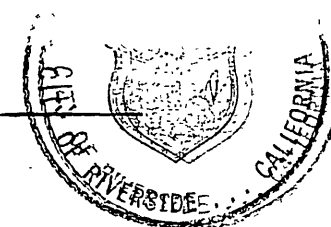
CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 21586 AND 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF February, 1987.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

By Alice A. Hare



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 6th DAY OF FEB. 1987, 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 William D. Gardner  
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED APRIL 17, 1986

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 Feb. 2, 1987 H.E. Brewer  
CITY TREASURER

By: H.E. Brewer

RECORDER'S CERTIFICATE

FILED THIS 11th DAY OF FEBRUARY, 1987 AT 4:00 P.M. IN BOOK 141 OF PARCEL MAPS AT PAGES 24 & 25 AT THE REQUEST OF THE CITY CLERK.

FEES: \$800 WILLIAM E. CONERLY  
COUNTY RECORDER

No: 40076 By Sarita Rajan DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE INSURANCE

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 ROBERT CRISELL ON JANUARY 16, 1986. 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: JAN 27, 1987 Curtis E. Hawkins L.S. 3163  
CURTIS E. HAWKINS

UTILITIES EASEMENT CERTIFICATE

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

1. AN EASEMENT IN FAVOR OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AND INCIDENTAL PURPOSES, AS SET FORTH IN DEED RECORDED APRIL 26, 1882, IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SET FORTH IN DEED RECORDED SEPTEMBER 7, 1949, IN BOOK 1107, PAGE 31, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

DATED FEB 5, 1987 BY Dieter P. Wirtzfeld  
FOR BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

ALL FRONTAGE FEES PREVIOUSLY PAID FOR PARCELS #1, #2, #3 AND #4. WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1, #2 AND #3. WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE PREVIOUSLY PAID FOR PARCEL #4.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO 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.

DATED: FEB 5, 1987

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Wirtzfeld

P.M.B. 141/24

City Copy

14/25

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

SHEET 2 OF 2 SHEETS

# PARCEL MAP NO. 21586

BEING A DIVISION OF A PORTION OF LOT 276 OF CAMP ANZA SUBDIVISION No. 1, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, AT PAGE 82, ALSO BEING PARCEL 3 AS PER MAP ON FILE IN BOOK 4, PAGE 19 OF PARCEL MAPS BOTH OF RECORDS OF RIVERSIDE COUNTY CALIFORNIA (LOCATED IN SECTION 1, T. 3 S., R. 6 W., S.B.M.)

NOVEMBER 1986 SCALE 1" = 60'



HAWKINS, ROBERTSON & ASSOC.  
RIVERSIDE, CALIFORNIA

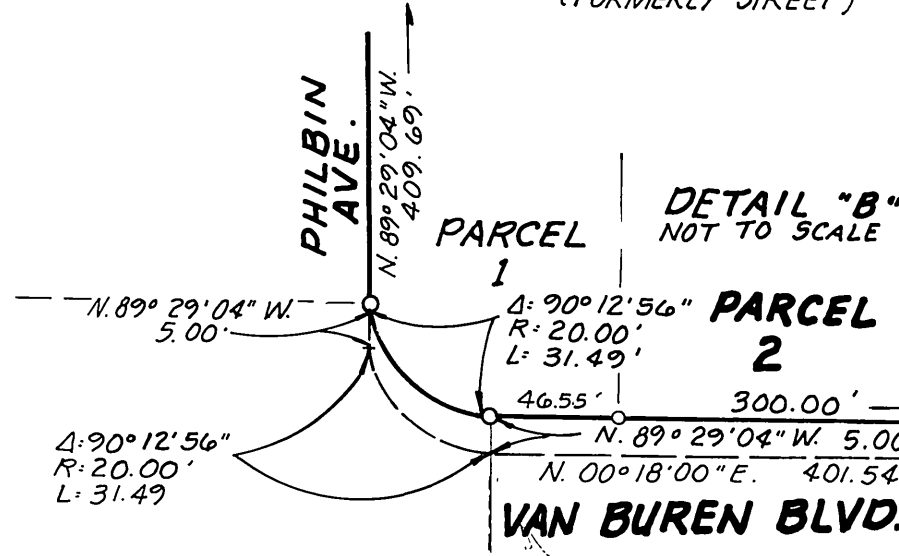
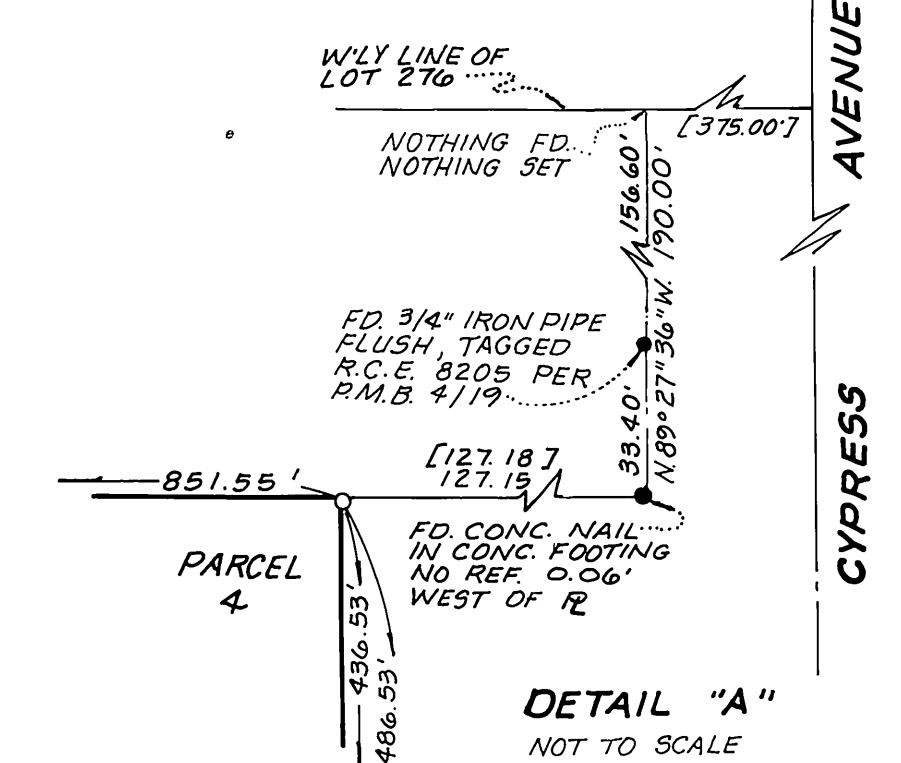
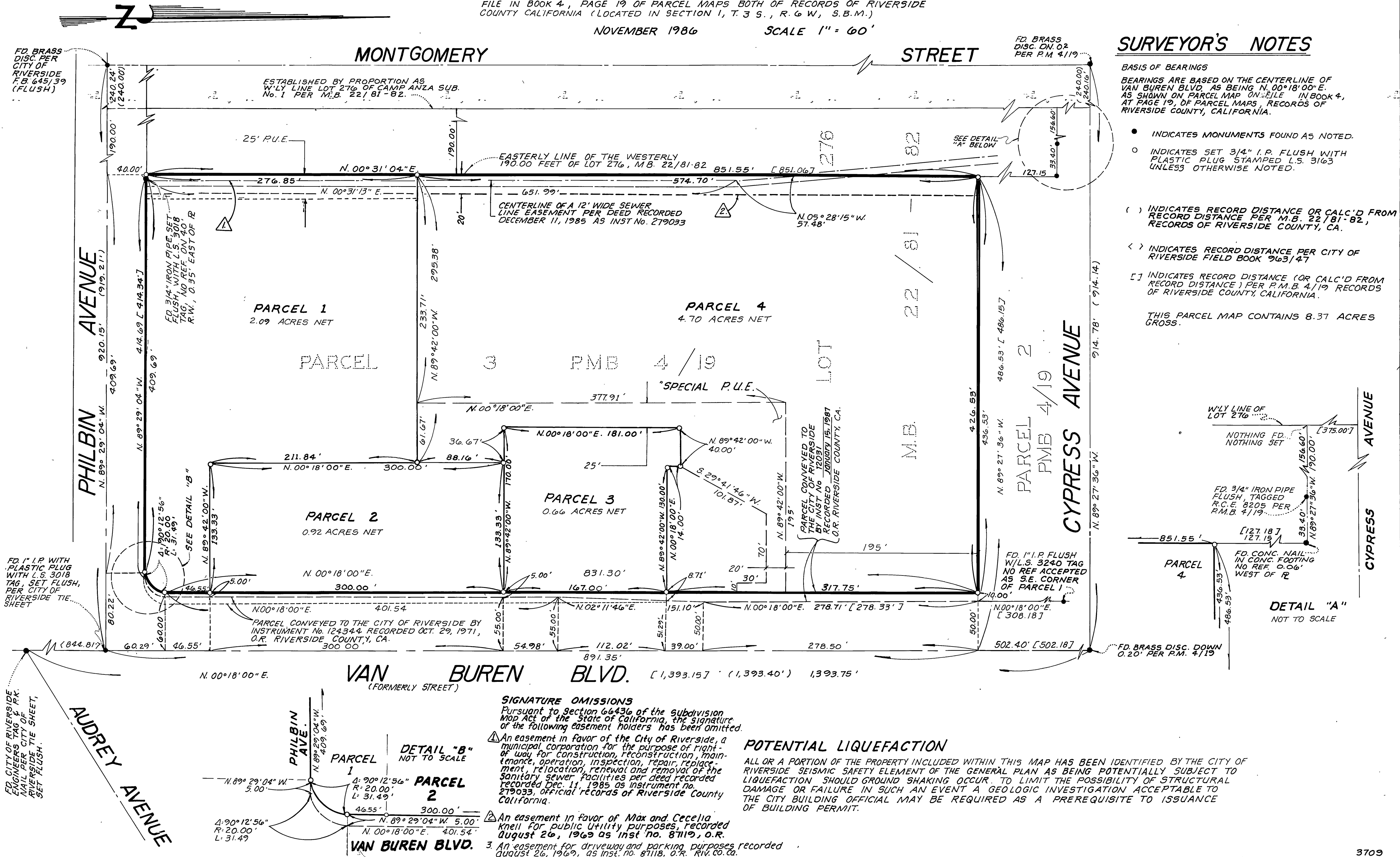
## SURVEYOR'S NOTES

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF VAN BUREN BLVD. AS BEING N. 00° 18' 00" E. AS SHOWN ON PARCEL MAP ON FILE IN BOOK 4, AT PAGE 19, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DISTANCE OR CALC'D FROM RECORD DISTANCE PER M.B. 22/81-82, RECORDS OF RIVERSIDE COUNTY, CA.
- < > INDICATES RECORD DISTANCE PER CITY OF RIVERSIDE FIELD BOOK 263/47
- [ ] INDICATES RECORD DISTANCE (OR CALC'D FROM RECORD DISTANCE) PER P.M.B. 4/19 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THIS PARCEL MAP CONTAINS 8.37 ACRES GROSS.



**SIGNATURE OMISSIONS**  
Pursuant to Section 66436 of the subdivision Map Act of the State of California, the signature of the following easement holders has been omitted.

- An easement in favor of the City of Riverside, a municipal corporation for the purpose of right-of-way for construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of the sanitary sewer facilities per deed recorded recorded Dec. 11, 1985 as instrument no. 219033, official records of Riverside County California.
- An easement in favor of Max and Cecelia Knell for public utility purposes, recorded August 26, 1969 as inst. no. 87110, O.R.
- An easement for driveway and parking purposes recorded August 26, 1969, as inst. no. 87118, O.R. Riv. Co. Ca.

### 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 A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

P.M.B. 141/25

P.M.B. 141/25