

OWNERS'S STATEMENT

We hereby state 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 distinctive border line. We hereby offer for dedication to public use for the construction and maintenance of drainage facilities, the easement designated as "20' DRAINAGE EASEMENT". We further dedicate to public use, for construction and maintenance of electrical energy distribution facilities, the easements designated as "BLANKET P.U.E".

ALBERTSON'S INC., A DELAWARE CORPORATION

Quinn Arnold

NOTARY ACKNOWLEDGEMENT

STATE OF Idaho )  
County of Ada ) SS

On October 24, 1996 before me, Linda H. Rietze personally appeared William H. Arnold, Vice President, Real Estate Law personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity, upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 9/23/97

J. C. N. Rietze Linda H. Rietze  
Notary Public in and for said State Print Name

My principal place of business is in Ada County.

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

- ① Indicates an easement for drainage facilities in favor of the City of Riverside, recorded May 1, 1989 as Instrument No. 139126, O.R. Riverside, County, California. (See Sheet 3)
- ② Indicates an easement for water pipeline in favor of Western Municipal Water District, Rec. SEPT. 10, 1996 as Inst. No. 341660, O.R. Riv. Co., CA. (See Sheets 2 and 3)

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for Parcels 1 through 9. Arrangements for water service must be made with the Western Municipal Water District.

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 through 9

Easements

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

BILL D. CARNAHAN  
Director of Public Utilities

Date: JAN 17, 97 By: Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 28353

BEING A DIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 35, LOT 1 IN BLOCK 36 AND AN UNNAMED STREET KNOWN AS COLE AVENUE (VACATED) LYING BETWEEN BLOCKS 35 AND 36, ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 20, T.3 S., R.4 W., S.B.M.

AUGUST 1996

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY TREASURER'S CERTIFICATE

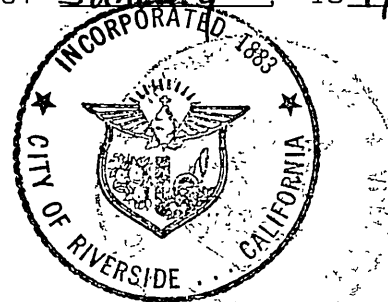
I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full, except for the bonds of CFD 86-1. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 1/17/97 BARBARA J. STECKEL  
City Treasurer  
By WJR Hansen

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 28353, and the easements are hereby accepted as public easements, except the offer of dedication for drainage easement is hereby not accepted. 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 28th day of January, 1997.



COLLEEN J. NICOL  
City Clerk of the City of Riverside, California  
By Colleen Nicol

WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each parcel. The easements shown are sufficient for all requirements of water distribution.

Dated: 10/29/96 Jeffrey D. Sims R.C.E. 46212



RECORDER'S STATEMENT

Filed this 30th day of JANUARY, 1997, at 8:00 A.M. in Book 189 of Parcel Maps at Pages 14-16, at the request of the

CITY CLERK  
FEE: \$10.00  
NO: 32625

FRANK K. JOHNSON, County Recorder  
By: Darita Regan, DEPUTY

Subdivision Guaranteed: COMMONWEALTH LAND TITLE CO.

CITY ENGINEER'S CERTIFICATE

This map has been examined this 22nd day of JANUARY, 1997, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900  
City Engineer Lic. Exp. 2/30/9700

By Rick Mc Brath  
Deputy PWD Director  
RCE 31952

TENTATIVE MAP APPROVED: APRIL 18, 1996

TAX COLLECTOR'S STATEMENT

I hereby state 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 \$ 255,500.00.

Date 1-17-97 R. WAYNE WATTS  
County Tax Collector  
By Dave Ackenheist Deputy

TAX BOND CERTIFICATE

I hereby state that a bond in the sum of \$ 255,500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, 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.

Date 1/29/97 MAURIA BROSS, Deputy  
GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector  
by \_\_\_\_\_ Deputy

SURVEYOR'S STATEMENT

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 ordinances at the request of Albertson's Inc. on FEBRUARY 7, 1996.

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 recordation of this map, and that said monuments are or will be sufficient to enable the survey to be retraced. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

DATE 9-13-96

Daniel J. Kipper  
DANIEL J. KIPPER L.S. 4628

P.M.B. 189 / 14

P.M.B. 189 / 14

# PARCEL MAP 28353

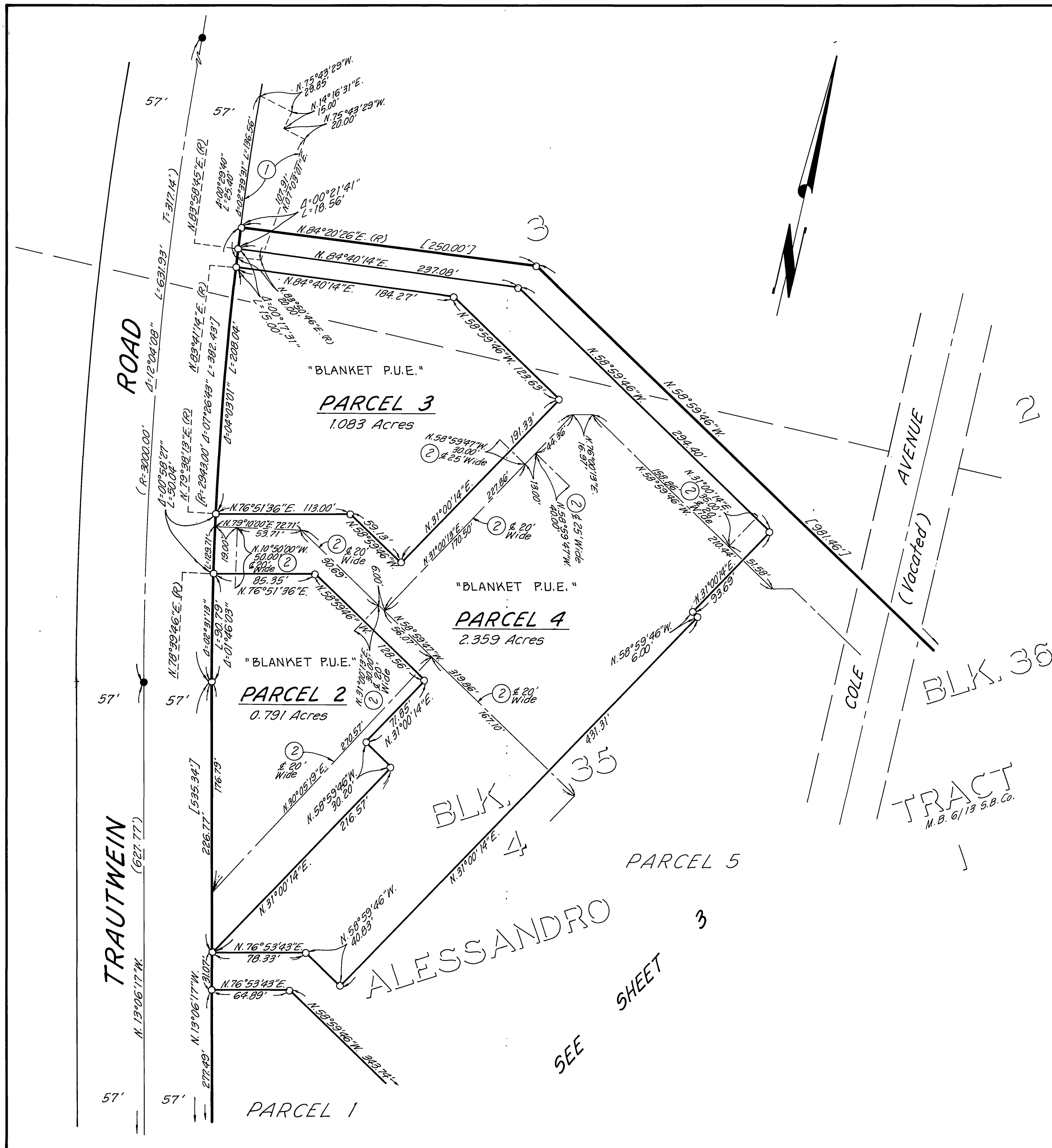
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AUGUST 1996

SCALE: 1"=60'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA



### SURVEYOR'S NOTES

Bearings are based upon the centerline of TRAUTWEIN ROAD as shown on Record of Survey on file in Book 83 of Records of Survey at Pages 51 through 56 thereof, Records of Riverside County, California, as being N.13°06'17"W.

● Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per R.S. 83/51-56, unless otherwise noted.

○ Indicates Set 1" I.P. with plastic plug stamped L.S. 4628, Flush, unless otherwise noted.

(—) Indicates Measured Data, also Record Data per R.S. 83/51-56, unless otherwise noted.

[—] Indicates Measured Data, also Record Data per PW-004-956, Certificate of Compliance Recorded July 12, 1996 as Inst. No. 261225, O.R. Riv. Co., Ca.

① Indicates Drainage Easement, (See Sheet 1).

② Indicates Waterline Easement, (See Sheet 1).

This Parcel Map contains 14.926 Acres.

P.M.B. 189 / 15

P.M.B. 189 / 15

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AUGUST 1996

**J.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

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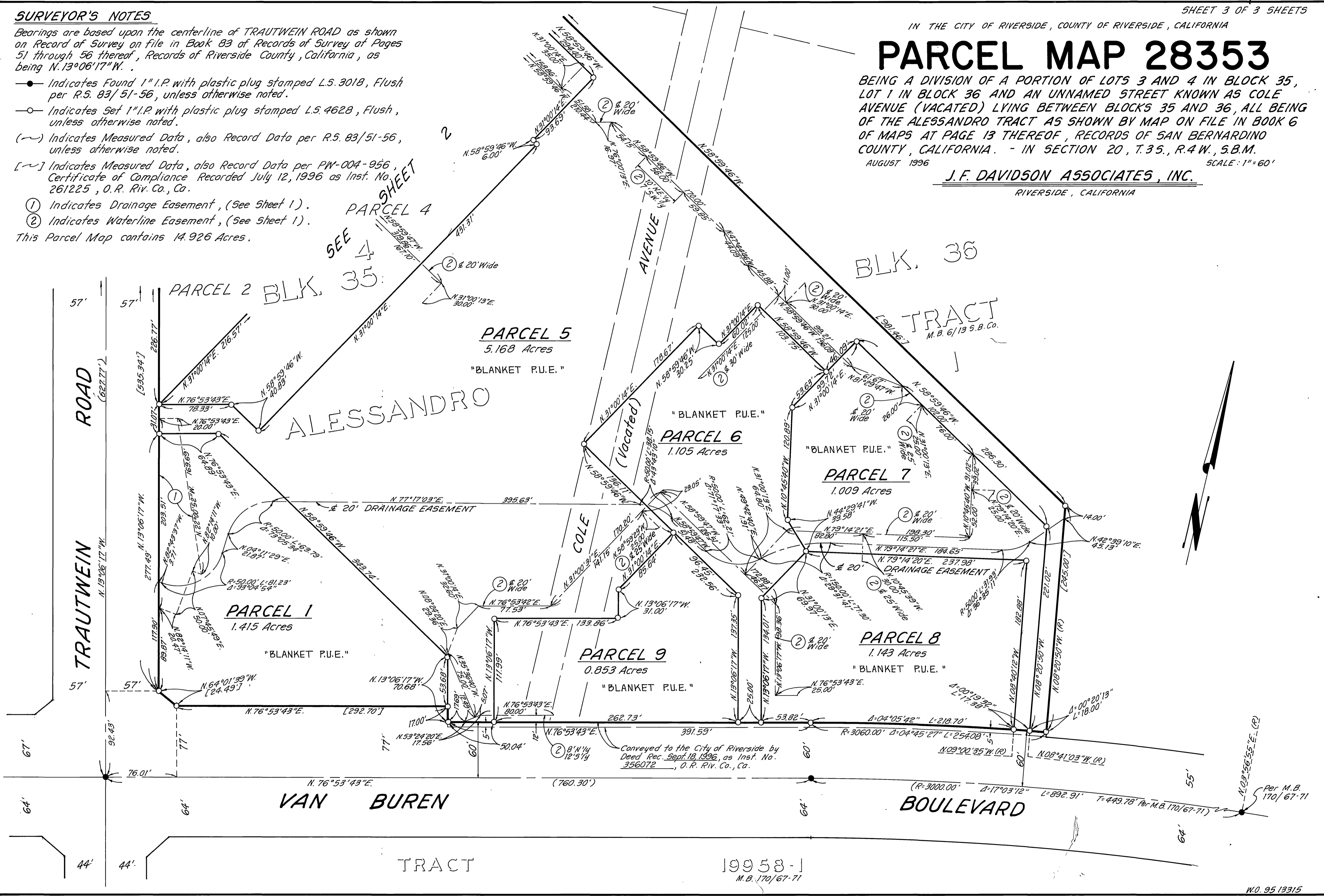
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SEE SHEET 4  
PARCEL 4



P.M.B. 189/16

P.M.B. 189/16