

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 1 SHEET

PREPARED BY

McDaniel & Assoc.

CIVIL ENGINEERS & SURVEYORS

Anaheim, Calif.

PARCEL MAP

BEING A DIVISION OF A PORTION OF LOT 1, BLOCK 1 OF THE SUBDIVISION OF SECTION 30, T2S, R.4W, S.B.M., PER MAP FILED IN BOOK 2 OF MAPS. PAGE 37. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

No 10975

RECORDER'S CERTIFICATE

FILED THIS 18 DAY OF January 1978 AT 2:50 P.M. IN BOOK 44 OF PARCEL MAPS AT PAGE 85 AT THE REQUEST OF THE CITY ENGINEER

FEE \$5.00 W.D. BALOGH. COUNTY RECORDER

No 10533 BY Hamed C. Beale DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE Co. - RIVERSIDE

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 AT THE REQUEST OF LERNER DEVELOPMENTS, INC. ON JULY 6, 1977. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

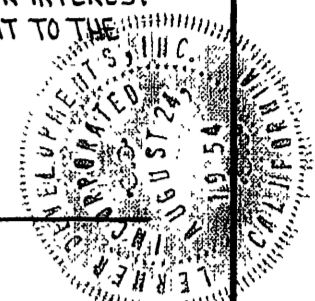
OWNERSHIP CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON WITHIN THE BLUE BORDER AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP

LERNER DEVELOPMENTS, INC., A CORPORATION.

David S. Spitzer
PRESIDENT

Mark C. Spitzer
SECRETARY



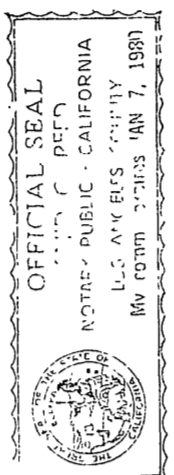
CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 3rd DAY OF January 1978, 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
ACTING CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED 9-22-77.



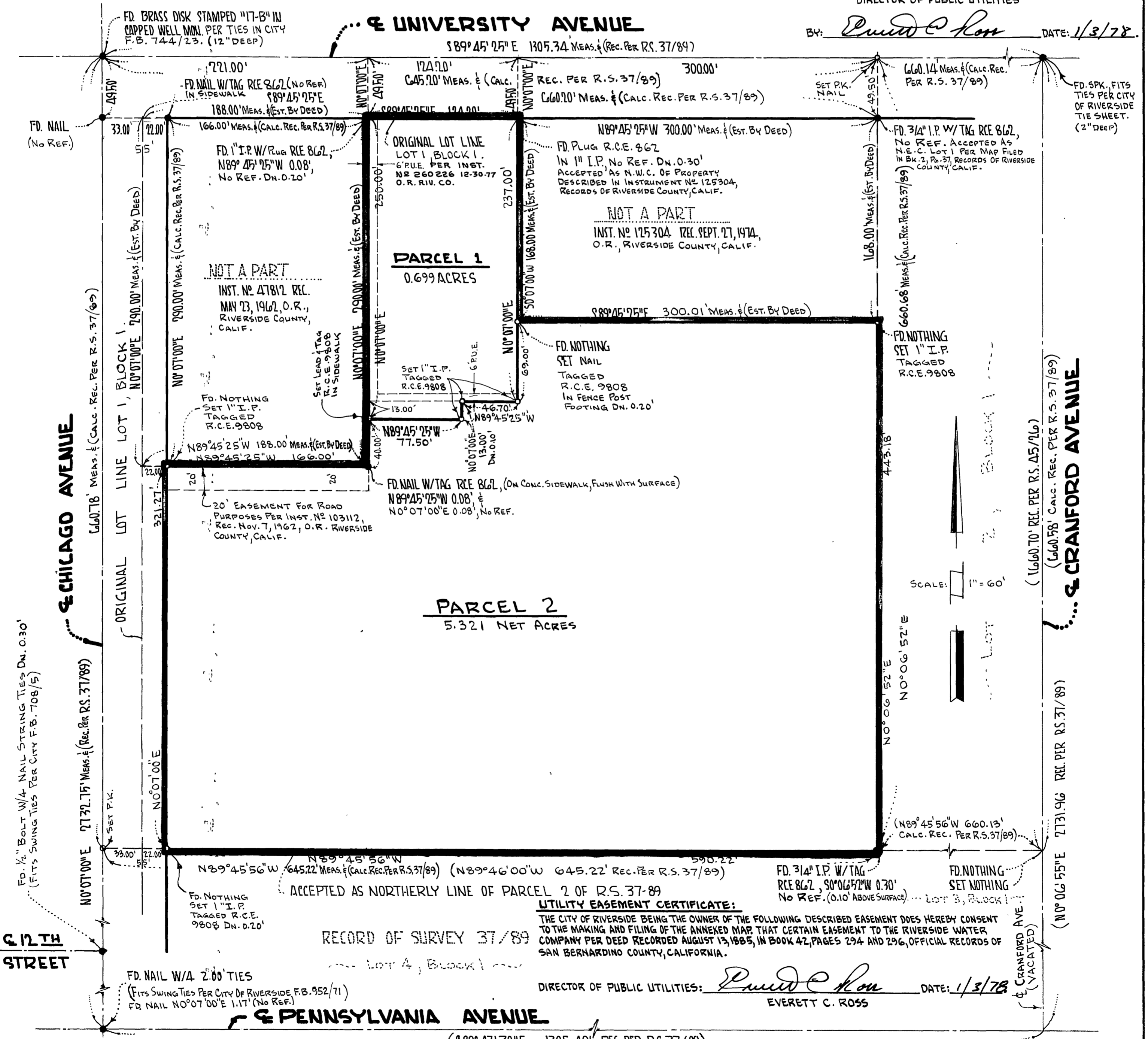
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON THIS 4th DAY OF November, 1977, BEFORE ME Erin C. Reed, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Albert F. Spitzer, KNOWN TO ME TO BE THE PRESIDENT AND Mark C. Spitzer, KNOWN TO ME TO BE THE SECRETARY OF LERNER DEVELOPMENTS, INC., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN 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.

MY COMMISSION EXPIRES 1-7-1980

PUBLIC UTILITIES CERTIFICATE: I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES: FRONTAGE FEES, WATER CONNECTION CHARGES, ACREAGE FEES AND BACK-UP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #1. FRONTAGE FEES, ACREAGE CHARGES AND WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCEL 2.
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.
ELECTRIC FACILITIES: No Electric Fee Required.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross DATE: 1/3/78



MONUMENT NOTES:
● = INDICATES FOUND MONUMENTS AS NOTED. (FLUSH WITH SURFACE UNLESS OTHERWISE NOTED)
○ = INDICATES SET "I.P." TAGGED R.C.E. 9808, UNLESS OTHERWISE NOTED, (FLUSH WITH SURFACE.)

ENGINEER'S NOTES:
BASIS OF BEARINGS:
BEARINGS HEREON ARE BASED ON THE CENTERLINE OF CHICAGO AVE. AS BEING N0°07'00"E PER RECORD OF SURVEY FILED IN BOOK 37, PAGE 89, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SIGNATURE OMISSION:
THE SIGNATURE OF CITIZENS NATIONAL COMPANY, OWNER OF AN EASEMENT FOR DRIVEWAY AND ROAD PURPOSES PER INSTRUMENT RECORDED NOVEMBER 7, 1962 AS INSTRUMENT NO 103112 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA HAS BEEN OMITTED UNDER THE PROVISION OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.