

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**PARCEL MAP N° 11404**  
SHOWING A DIVISION OF PARCEL 2 OF PARCEL MAP  
ON FILE IN BOOK 21 OF PARCEL MAPS AT PAGE 12  
THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BEELER, KRIEGER & STEWART  
RIVERSIDE, CALIFORNIA  
DECEMBER, 1977

**RECORDER'S CERTIFICATE**  
FILED THIS 19 DAY OF April 1978 AT 3:25 P.M. IN BOOK 48 OF PARCEL MAPS AT PAGE 12 AT THE REQUEST OF THE CITY ENGINEER.  
FEE \$7.00  
V.D. BALOGH  
COUNTY RECORDER  
N° 75575 BY Harold G. Beale DEPUTY  
SUBN. GTEE: TITLE INSURANCE AND TRUST CO.

**OWNER'S CERTIFICATE**

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

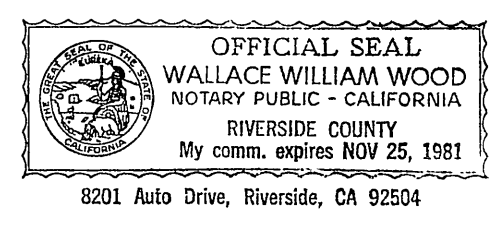
AUTO CENTER MALL, INC., A CALIFORNIA CORPORATION  
W. Dutton C.V. DUTTON, PRESIDENT  
Robert Wetzel ROBERT WETZEL, SECRETARY

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON THIS 11 DAY OF APRIL 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED C.V. DUTTON AND ROBERT WETZEL KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF AUTO CENTER MALL, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO 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.



Wallace William Wood  
MY COMMISSION EXPIRES Nov. 25, 1981

**SIGNATURE OMISSION**

UNDER THE PROVISIONS OF SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1. THE SOUTHERN CALIFORNIA GAS CO. OWNER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED JULY 30, 1975 AS INST. NO 91923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.
- 2. THE CITY OF RIVERSIDE, OWNER OF EASEMENTS DESCRIBED AS FOLLOWS: 10' R.U.E. REC. 1/12/68 AS INST. NO 3497, 6' P.U.E. REC. 10/3/69 AS INST. NO 101052, 10' P.U.E. REC. 2/3/78 AS INST. NO 61884 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$29,450.00 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.

DATED April 18, 1978

COUNTY CLERK AND EX-OFFICIO CLERK  
OF THE BOARD OF SUPERVISORS  
BY Nancy Romero DEPUTY

**SURVEYOR'S CERTIFICATE**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF PHILIP BRAYBROOKS AND AUTO CENTER MALL INC. IN NOV.-DEC., 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.

DATE: April 11, 1978

Joseph N. Beeler  
JOSEPH N. BEELER  
L.S. 4055

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED THIS 14th DAY OF APRIL 1978 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. VALES R.C.E. 18193  
CITY ENGINEER  
BY: Robert C. Vales  
TENTATIVE MAP APPROVED FEB. 9, 1978

**UTILITIES CERTIFICATE**

I HEREBY CERTIFY AS FOLLOWS:

**WATER FACILITIES**

FRONTAGE FEES AND WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCELS NO 1, NO 2, AND NO 5. FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS NO 3 AND NO 4.

**ELECTRIC FACILITIES**

NO ELECTRIC FEES REQUIRED

**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.

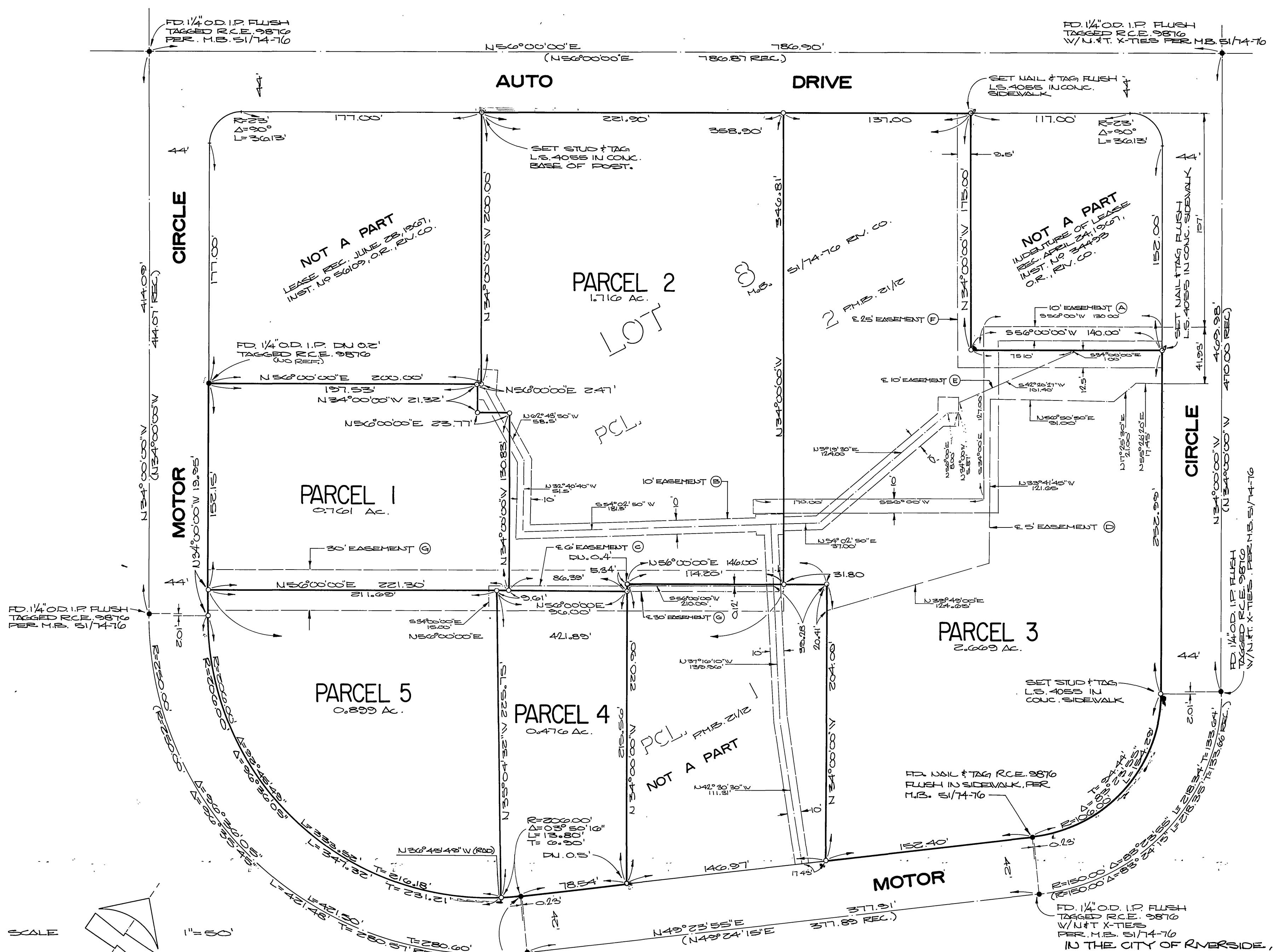
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

DATED: April 12, 1978 BY: Everett C. Ross

**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 \$29,450.00.

DATED 14th APR. 1978 DONNA BOUZE BARCOLE COUNTY TAX COLLECTOR  
BY: Harold M. Larsen DEPUTY



**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF AUTO DRIVE TAKEN AS N56°00'00"E AS SHOWN BY MAP OF TRACT N° 2870 ON FILE IN BOOK 51 OF MAPS AT PAGES 74-76, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ○.
3. SET 1/4" O.D. I.P. TAGGED L.S. 4055, FLUSH AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. DATA SHOWN THUS ( ) IS RECORD DATA PER M.B. 51/74-76 AND P.M. 2/1/2 RECORDS OF RIVERSIDE COUNTY, CALIF. ORNIA.

**EASEMENT NOTES**

- (A) 10' E.U.E. TO SO. CAL. GAS CO. INST. 91923 REC. 7/20/75 O.R. RV. CO.
- (B) 10' E.U.E. TO CITY OF RV. INST. 2497 REC. 1/12/68 O.R. RV. CO.
- (C) 6' E.U.E. TO CITY OF RV. INST. 101652 REC. 10/2/69 O.R. RV. CO.
- (D) 5' PRIVATE SEWER EASEMENT INST. 158389 REC. 12/19/75 O.R. RV. CO.
- (E) 10' E.U.E. TO CITY OF RV. INST. 61884 REC. 2/21/78 O.R. RV. CO.
- (F) 25' PRIVATE DRIVEWAY EASEMENT. INST. 68062 REC. 4/10/78 O.R. RV. CO.
- (G) 30' PRIVATE DRIVEWAY EASEMENT. INST. 68061 REC. 4/10/78 O.R. RV. CO.

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BEELER, KRIEGER & STEWART  
 RIVERSIDE, CALIFORNIA