

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 16575

SHOWING A DIVISION OF A PORTION OF LOT 14 BLOCK 34 R,L & 1 LANDS CO. AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO CO., CALIF.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

JULY 1980

RECORDER'S CERTIFICATE

FILED THIS 27 DAY OF JULY 1981 AT 11:45 A.M. IN BOOK 94 OF PARCEL MAPS AT PAGES 49 & 50 AT THE REQUEST OF THE CITY ENGINEER.

FEES \$8.00
NO 141630
SUB'D G'TEE CHICAGO TITLE INSURANCE COMPANY
DONALD D. SULLIVAN
COUNTY RECORDER
BY: Dellie Ann Stages

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 AND LOCAL ORDINANCE AT THE REQUEST OF RIVERSIDE JOINT VENTURE MAY, 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: JULY 10, 1980
Ernest N. Webb
ERNEST N. WEBB R.C.E. 9876

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 24th DAY OF JULY, 1981 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: Robert C. Wales

TENTATIVE MAP APPROVED JUNE 19, 1980

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.

- AN EASEMENT TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY FOR WATER DITCHES, PIPES, FLUMES, AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 14, 1885 IN BOOK 42 PAGE 236 DEEDS SAN BERNARDINO CO. CALIF. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM RECORD.
- AN EASEMENT TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY FOR WATER DITCHES, CANAL, PIPELINES, AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 DEEDS RIVERSIDE CO. CALIF. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM RECORD.
- AN EASEMENT FOR ELECTRIC LINES, CABLES, POLES, AND RIGHTS INCIDENTAL THERETO, RECORDED SEPTEMBER 18, 1904 AS INST. NO 114181 O.R. RIVERSIDE COUNTY CALIF.
- AN EASEMENT FOR ELECTRIC LINES, CABLES, POLES AND RIGHTS INCIDENTAL THERETO, RECORDED SEPTEMBER 18, 1904 AS INST. NO 114182 O.R. RIVERSIDE COUNTY CALIF.

EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR
DATED: 21 July 1981 BY: Don Campbell for E. Ross

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE:

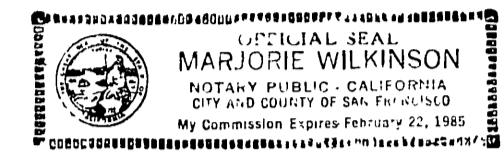
- AN EASEMENT IN FAVOR OF W. J. HOLE AND MARY B. HOLE, HIS WIFE, FOR AN IRRIGATING DITCH, RECORDED FEBRUARY 17, 1922, IN BOOK 557, PAGE 140, DEEDS RIVERSIDE COUNTY, CALIF.

RIVERSIDE ASSOCIATES, A PARTNERSHIP AS TO ITS INTEREST UNDER ASSIGNMENT RECORDED DEC. 4, 1979

Joseph D. Blum GEN. PARTNER
David R. Rawson GEN. PARTNER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN FRANCISCO }
ON THIS 25th DAY OF June, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSEPH D. BLUM AND DAVID R. RAWSON KNOWN TO ME TO BE ALL 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.



Marjorie Wilkinson
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb 22, 1985

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF 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 COLORED BORDERED LINE.

BANK OF AMERICA, N.T.S.A., AS BENEFICIARY

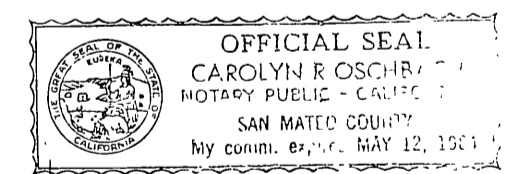
Joseph D. Blum ASST. VICE PRES.
David R. Rawson ASST. VICE PRES.
RIVERSIDE JOINT VENTURES, A JOINT VENTURE COMPOSED OF BLUM, RAWSON INVESTMENT COMPANY, A PARTNERSHIP, MEL RONICK, A MARRIED MAN, AND COMMERCIAL PROJECTS CORPORATION, A CALIFORNIA CORP. FORMERLY WESTERN REAL ESTATE DEVELOPMENT CORPORATION

Joseph D. Blum GEN. PARTNER
Mel Ronick MEL RONICK
David R. Rawson GEN. PARTNER
Ruth Ronick RUTH RONICK
BY: Mel Ronick - her attorney in fact
MEL RONICK HER ATTORNEY IN FACT

COMMERCIAL PROJECTS CORPORATION, A CALIFORNIA CORP. FORMERLY WESTERN REAL ESTATE DEVELOPMENT CORPORATION

NOTARY ACKNOWLEDGEMENT

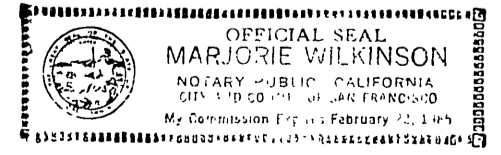
STATE OF CALIFORNIA } S.S.
COUNTY OF SAN MATEO }
ON THIS 27th DAY OF May, 1980, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED R.M. Munro AND Kandall Lee KNOWN TO ME TO BE THE Ass't. Vice President AND Ass't. Vice President OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME, 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.



Carolyn R. Oschbach
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES May 12, 1984

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN FRANCISCO }
ON THIS 25th DAY OF June, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MEL RONICK KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT, SAID PERSON BEING KNOWN BY ME TO BE ONE OF THE JOINT VENTURERS OF RIVERSIDE JOINT VENTURE, A JOINT VENTURE, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.



Marjorie Wilkinson
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb 22, 1985

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN FRANCISCO }
ON THIS 27th DAY OF June, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MEL RONICK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AS THE ATTORNEY-IN-FACT OF RUTH RONICK, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF RUTH RONICK THERETO AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY-IN-FACT.
WITNESS MY HAND AND OFFICIAL SEAL.



Marjorie Wilkinson
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb 22, 1985

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS NO 1 AND NO 2.
ELECTRIC FACILITIES
NO ELECTRIC FEES COLLECTED FOR PARCELS NO 1 AND NO 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.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
DATED: 21 July 1981 BY: Don Campbell for E. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN FRANCISCO }
ON THIS 25th DAY OF June, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH D. BLUM AND DAVID R. RAWSON KNOWN TO ME TO BE ALL OF THE PARTNERS OF BLUM, RAWSON INVESTMENT COMPANY, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND MERRITT SHER KNOWN TO ME TO BE THE PRESIDENT OF COMMERCIAL PROJECTS CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, SAID PERSONS BEING KNOWN BY ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PARTNERSHIP AND CORPORATION, SAID PARTNERSHIP AND CORPORATION BEING KNOWN BY ME TO BE TWO OF THE JOINT VENTURERS OF RIVERSIDE JOINT VENTURES, A JOINT VENTURE, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE WITHIN INSTRUMENT BOTH INDIVIDUALLY AND AS A JOINT VENTURER OF SAID VENTURE AND THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE, AND THAT SUCH JOINT VENTURE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.



Marjorie Wilkinson
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb 22, 1985

P.M.B. 94/49

P.M.B. 94/49

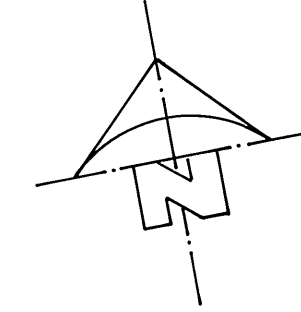
PARCEL MAP NO. 16575

SHOWING A DIVISION OF A PORTION OF LOT 14 BLOCK 34 R.L. & I LANDS CO. AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO CO., CALIF.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

JULY 1980

SCALE: 1"=50'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE NORTHERLY LINE OF HOLE AVENUE TAKEN AS N78°54'00"W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 48 OF RECORDS OF SURVEY AT PAGE 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— DENOTES FOUND MONUMENTS AS NOTED.
3. —○— DENOTES SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, UNLESS OTHERWISE NOTED.
4. —⊙— DENOTES FOUND 3/4" IRON PIPE TAGGED R.C.E. 892, FLUSH, PER R.S. 48/15 O.R. R.I.V. CO.
5. THIS PARCEL MAP CONTAINS 202 ACRES GROSS.

