

OWNER'S CERTIFICATE

We hereby certify 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. We hereby dedicate to public use for street and public utility purposes Lot A through G inclusive. Further we hereby offer for dedication for the construction and maintenance of electrical facilities the areas designated as 12' P.U.E.

Harold W. Heers, Jr. Stephanie Dawn Heers  
VONS GROCERY COMPANY, a Delaware corporation

James P. Stewart Tom J. Birney  
VICE PRESIDENT SECRETARY  
GRACAL CORPORATION, a California corporation

James J. ... Elizabeth C. Buckner  
VICE PRESIDENT SECRETARY  
FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation a Trustee under Deed of Trust Rec. Sept. 1, 1977 as Inst. No. 171604, O.R. Riv. Co., Calif.

Robert ... Wayne A. Ray  
PRESIDENT ASST. SECRETARY  
INDEPENDENT ENCUMBRANCE SERVICE, a corporation as Trustee under Deed of Trust Rec. Sept. 1, 1977 as Inst. No. 171608, O.R. Riv. Co., Calif.

Joe ... Shirley A. Justus  
SECRETARY  
SAFECO TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. Oct. 31, 1980 as Inst. No. 203309, O.R. Riv. Co., Calif.

Ellen ... Norm K. Buedick  
Vice President Asst. Secretary

# PARCEL MAP 13044

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA  
OF A PORTION OF THE NORTH 1/2 OF SECTION 34, T.25., R.5 W., S.B.B.&M.  
AND LOTS 7, 8, 9, 10, 13, 14, 15, 16, 17 & 18 AND A PORTION OF SUNNYSIDE  
DRIVE ABANDONED OF THE HAYS-FLUKE TRACT AS RECORDED IN MAP  
BOOK 22 AT PAGE 93 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA  
MAY 1979

UTILITIES CERTIFICATE

I hereby certify as follows:  
Water Facilities  
No fees collected for Parcels No. 1, No. 2, No. 3, No. 4 and No. 5.  
Electric Facilities  
No fees collected for Parcels No. 1, No. 2, No. 3, No. 4 and No. 5.  
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: 12/24/81

By: E C Ross

UTILITY EASEMENTS

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.  
④②③ Indicates easements for public utilities in favor of the City of Riverside, rec. April 15, 1949 in Book 1068, Page 417, rec. Sept. 5, 1957 in Book 2143, Page 449 and rec. Jan. 28, 1966 as Instrument No. 10382, all of Official Records of Riverside County, California. (See Sheet 2).

② Indicates an easement for water line in favor of the City of Riverside, rec. Aug. 26, 1966 as Instrument No. 86932 of Official Records of Riverside County, California. (See Sheet 2).  
A Right of Way for water ditches, pipes, flumes and irrigation apparatus in favor of the City of Riverside, successor in interest to the Riverside Water Company. Said easement cannot be located by the record data.  
Date 12/24/81  
EVERETT C. ROSS  
Director of Public Utilities  
By: E C Ross

NOTARY ACKNOWLEDGEMENT

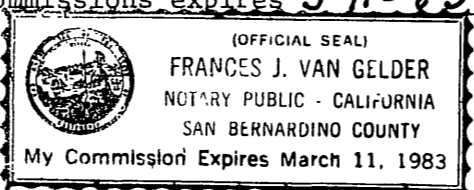
STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE) SS  
On this 22nd day of July, 1980, before me, JoAnn Tate, a Notary Public in and for said County and State, personally appeared Roderick W. Johnston, known to me to be the Asst. V. President, and Wayne A. Ray, known to me to be the Asst. Secretary of First American Title Ins. Co., a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commissions expires 9-4-81 WITNESS my hand and official seal.  
JoAnn Tate  
Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE) SS  
On this 24th day of July, 1980, before me, Frances J. Van Gelder, a Notary Public in and for said County and State, personally appeared JOE SAX, known to me to be the President, and SHIRLEY A. JUSTUS, known to me to be the Secretary of Independent Encumbrance Service, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commissions expires 3-11-83 WITNESS my hand and official seal.  
Frances J. Van Gelder  
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

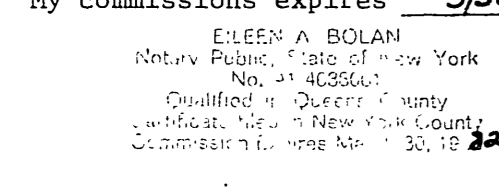
STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE) SS  
On this 26th day of August, 1980, before me, Andrea L. Mack, a Notary Public in and for said County and State, personally appeared James P. Stewart, known to me to be the Vice President, and William J. Birney, known to me to be the Secretary of Vons Grocery Co., a Delaware corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commissions expires 10-1-82 WITNESS my hand and official seal.  
Andrea L. Mack  
Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE) SS  
On this 2ND day of JUNE, 1980, before me, Eileen A. Bolan, a Notary Public in and for said County and State, personally appeared JAMES D. PRICE, known to me to be the Vice President, and ELIZABETH C. BUCKNER, known to me to be the Secretary of GRACAL CORPORATION, a CALIFORNIA corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commissions expires 3/30/82 WITNESS my hand and official seal.  
Eileen A. Bolan  
Notary Public in and for said County and State



RECORDER'S CERTIFICATE

Filed this 13 day of OCT, 1982, at 1:00 P M. in Book 109 of Parcel Maps, at Pages 66-68 at the request of the City Engineer.

WILLIAM E. CONEELY  
County Recorder

By Dellie Ann Stager  
Deputy

No. 177010

Fee \$ 10.

Sub. G'tee FIRST AMERICAN TITLE

CITY ENGINEER'S CERTIFICATE

This map has been examined this 13 day of OCTOBER, 1982, 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 August 17, 1978

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 P.M. No. 13044 and the streets and easements are hereby accepted as public streets and 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 said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 12th day of October, 1982



By Alice A. Hare  
City Clerk of the City of Riverside, California

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 VENTURE MANAGEMENT CORPORATION on Jan. 14, 1981.

I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Robert S. Kipper  
ROBERT S. KIPPER R.C.E. 13699

SIGNATURE OMISSION

In accordance with Section 66436 (c)(1) of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted since their interest cannot ripen into fee.

An easement for pipelines in favor of J. M. Oldendorf, rec. March 13, 1913 in Book 352, Page 136 of Deeds, Records of Riverside County, California. Said easement cannot be located by the record data.

An easement for pipelines in favor of D. B. Brunson, et al, rec. Feb. 19, 1915 in Book 411, Page 331 of Deeds, Records of Riverside County, California. Said easement cannot be located by the record data.

② Indicates an easement for drainage purposes in favor of the City of Riverside, rec. Feb. 10, 1948 in Book 894, Page 49 of Official Records of Riverside County, California. (See Sheet 2).

An easement parking, ingress, egress and pedestrian ways in favor of Vons Grocery Company, rec. Dec. 30, 1965 as Instrument No. 145582 of Official Records of Riverside County, California. Said easement affects Parcel 5 of the annexed map.

# PARCEL MAP 13044

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA  
OF A PORTION OF THE NORTH 1/2 OF SECTION 34, T. 2 S., R. 5 W., S. B. B. & M.  
AND LOTS 7, 8, 9, 10, 13, 14, 15, 16, 17 & 18 AND A PORTION OF SUNNYSIDE  
DRIVE ABANDONED OF THE HAYS-FLUKE TRACT AS RECORDED IN MAP  
BOOK 22 AT PAGE 93 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA  
MAY 1979

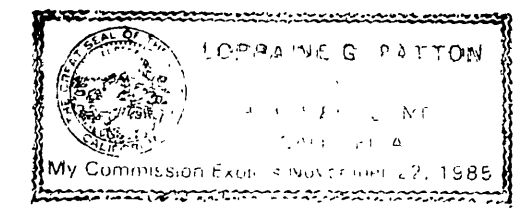
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 17<sup>th</sup> day of December, 1981, before me, Lorraine S.  
[Signature], a Notary Public in and for said County and State, personally  
appeared HAROLD W. HEERS, Jr. and STEPHANIE DAWN HEERS

known to me to be the persons described in, and whose names are subscribed  
to the within instrument, and they acknowledged to me that they executed the same.

My commissions expires 11-22-85 WITNESS my hand and official seal.



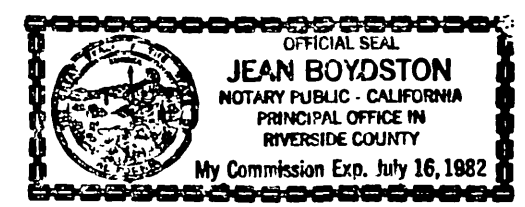
[Signature]  
Notary Public in and for said County and  
State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 8<sup>th</sup> day of October, 1981, before me, Jean  
Boydston, a Notary Public in and for said County and State, personally  
appeared Wm. W. Roszler, known to me to be the Vice President, and  
Norman K. Bendick, known to me to be the Asst. Secretary of  
SAFECO TITLE INSURANCE COMPANY, a California corporation, the corporation  
that executed the within instrument, and known to me to be the persons who executed  
the within instrument on behalf of said corporation, and acknowledged to me that such  
corporation executed the same.

My commissions expires 7-16-82 WITNESS my hand and official seal.



[Signature]  
Notary Public in and for said County and  
State

P.M.B. 109/67

P.M.B. 109/67

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

ENGINEER'S NOTES

SHEET 3 OF 3 SHEETS

# PARCEL MAP 13044

OF A PORTION OF THE NORTH 1/2 OF SECTION 34, T.2S., R.5W., S.B.&M.  
AND LOTS 7,8,9,10,13,14,15,16,17 & 18 AND A PORTION OF SUNNYSIDE  
DRIVE ABANDONED OF THE HAYS-FLUKE TRACT AS RECORDED IN MAP  
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- Indicates Found Monuments per R.S. 47/86 unless otherwise noted.
- Indicates Set 3/4" I.P. with plastic plug stamped R.C.E. 862, Flush unless otherwise noted.
- ⊙ Indicates Set Nail with R.C.E. 862 Tag, Flush
- ( ) Indicates Record Data as noted.

J. F. DAVIDSON ASSOCIATES

SCALE: 1"=100'

RIVERSIDE, CALIFORNIA

R.S. 34/23

R.S. 44/88

R.S. 33/91

R.S. 35/94

R.S. 33/91

R.S. 33/91

Fd. 3/4" I.P. Tagged R.C.E. 862, dn. 0.2' per Riv. City F.B. 852/42.

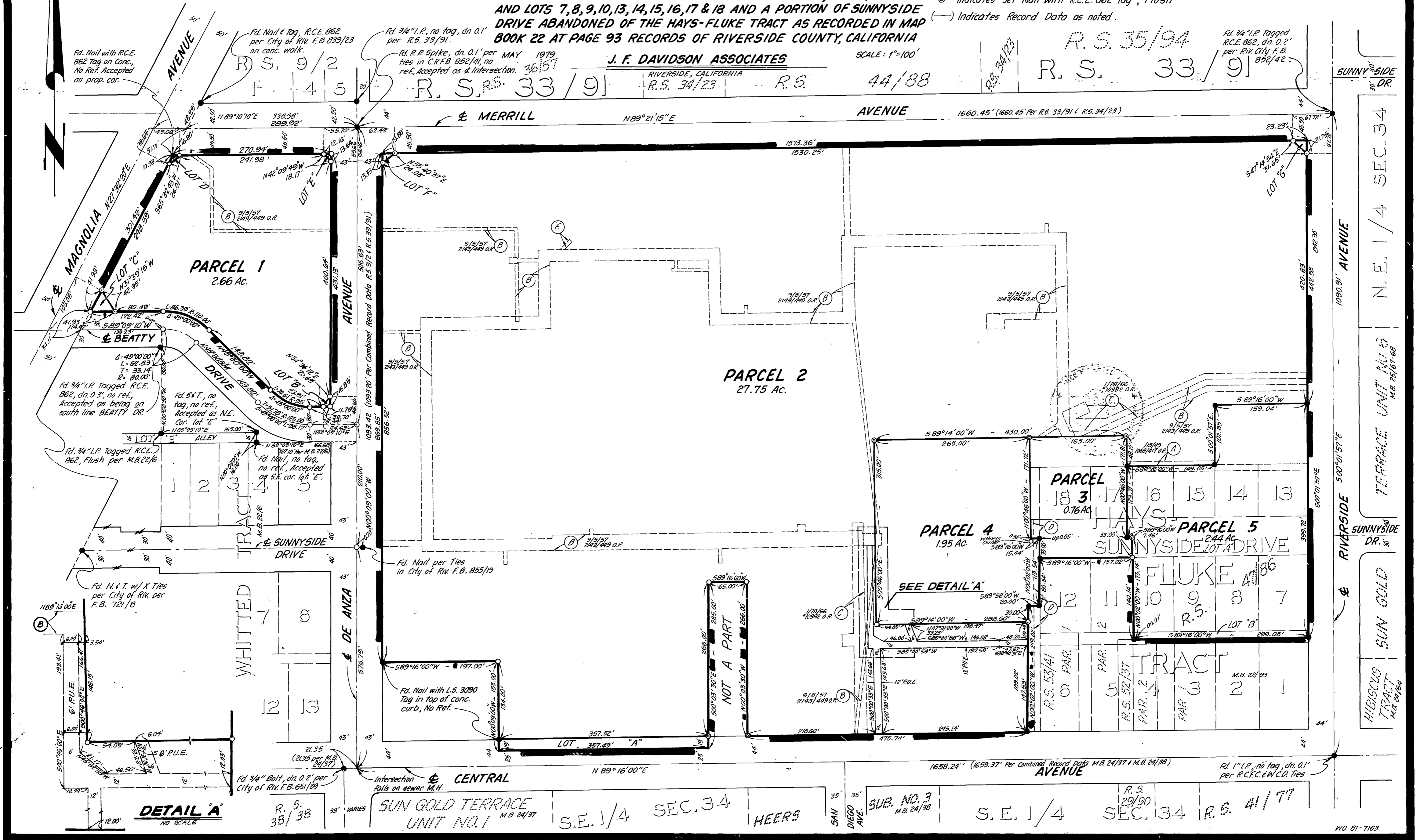
R.S. 33/91

Fd. Nail with R.C.E. 862 Tag on Conc. No Ref. Accepted as prop. cor.

Fd. Nail & Tag, R.C.E. 862 per City of Riv. F.B. 839/23 on conc. walk.

Fd. 3/4" I.P. no tag, dn 0.1' per R.S. 33/91.

Fd. R.R. Spike, dn. 0.1' per MAY 1979 ties in C.R.F.B. 852/41, no ref., Accepted as Intersection.



P.M.B. 109/68

P.M.B. 109/68

DETAIL "A"  
NO SCALE

R.S. 38/38

SUN GOLD TERRACE UNIT NO. 1  
M.B. 24/97

S.E. 1/4 SEC. 34

HEERS

SAN DIEGO AVE.  
SUB. NO. 3  
M.B. 24/98

S.E. 1/4

SEC. 34

R.S. 41/77