

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 22981

BEING A SUBDIVISION OF LOTS 54, AND 55 AND PORTIONS OF LOTS 50-53, 56-59 AND 61 AND A PORTION OF CROWN STREET (VACATED) OF VICTORIA PARK ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 18 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, -IN SECTION 36, T.2S., R.5W., S.B.M. DECEMBER 1987

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

RECORDER'S CERTIFICATE

Filed this 15th day of June 1988,
at 2:00 P.M. in Book 150 of Maps at
Pages 95-96 at the request of the
CITY CLERK
No. 163577
Fee: \$8.00

WILLIAM E. CONERLY, County Recorder
By: Dina Huntley, Deputy
Subdivision Guarantee: FIRST AMERICAN TITLE COMPANY

OWNER'S CERTIFICATE

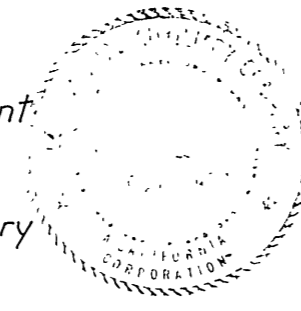
We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line. We hereby dedicate for the construction and maintenance of electrical distribution facilities the easement designated as "8' P.U.E."

William H. Lear
WILLIAM H. LEAR
Paulette E. Lear
PAULETTE E. LEAR

TRUSTEE:

CONTINENTAL AUXILIARY COMPANY, a California Corporation, as trustee, under deeds of trust recorded Aug. 7, 1987 as Instrument No. 229791 and Dec. 22, 1987 as Instrument No. 359973 O.R. Riv. Co., Ca.

by Renate C. Gable ASSISTANT VICE President
RENATE C. GABLE
by Joan C. Cass ASSISTANT Secretary
JOAN C. CASS

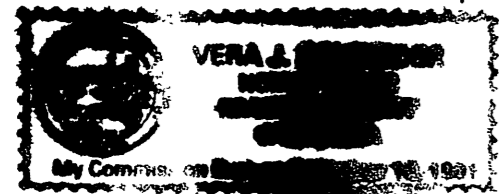


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 9th day of April, 1988, before me, Vera J. Schneider, a Notary Public in and for said State, personally appeared WILLIAM H. LEAR and PAULETTE E. LEAR (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires 12/10/91 Witness my hand and official seal.



Vera J. Schneider
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 3RD day of MAY, 1988, before me, RITA DUPREY, a Notary Public in and for said State, personally appeared RENATE C. GABLE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the 1ST VICE President, and JOAN C. CASS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASSISTANT Secretary of CONTINENTAL AUXILIARY 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 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.

My commission expires JUNE 2, 1989 Witness my hand and official seal.

Rita Duprey
Notary Public in and for said State

TAX COLLECTOR'S 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 \$ 6,000.00.

Date May 31, 1988
R. WAYNE WATTS
County Tax Collector
By: Dickie L. Mooneyham Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 6,000.00 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 June 14, 1988
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector
By: Cheri Andelkovic Deputy

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees & charges collected for Parcel #1. Frontage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcel #2.

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 and #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.

BILL D. CARNAHAN
Director of Public Utilities

Dated: JUNE 1, 1988
By: Dieter P. Wirtzfeld

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

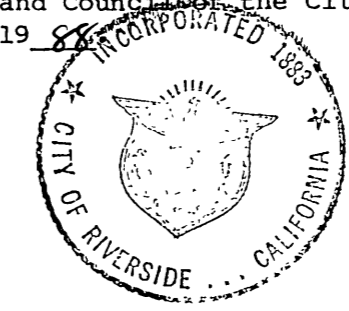
A right of entry upon and right of way over the lands herein described for the construction and maintenance of all necessary water pipes, ditches, and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.

Dated JUNE 1, 1988
By: Dieter P. Wirtzfeld
BILL D. CARNAHAN
Director of Public Utilities

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of TWO (2) sheets be, and the same is hereby accepted as the final map of Parcel Map 22981 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 7th day of June, 1988.



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

CITY ENGINEER'S CERTIFICATE

This map has been examined this 2nd day of June, 1988, 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

TENTATIVE MAP APPROVED NOV 5, 1987

By: Barry Beck

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.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 6-1-88

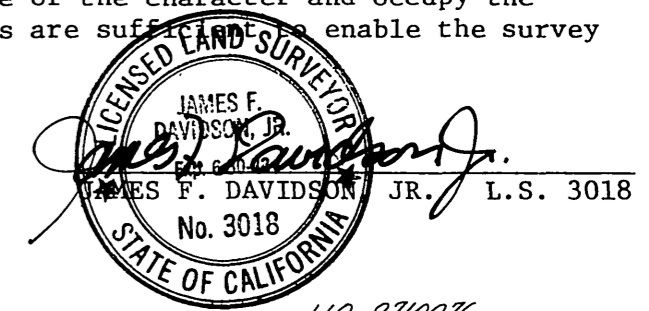
BARBARA J. STECKEL
City Treasurer

SURVEYOR 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 WILLIAM H. LEAR on JAN 18, 1988.

I hereby state this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

Date 5-5-88



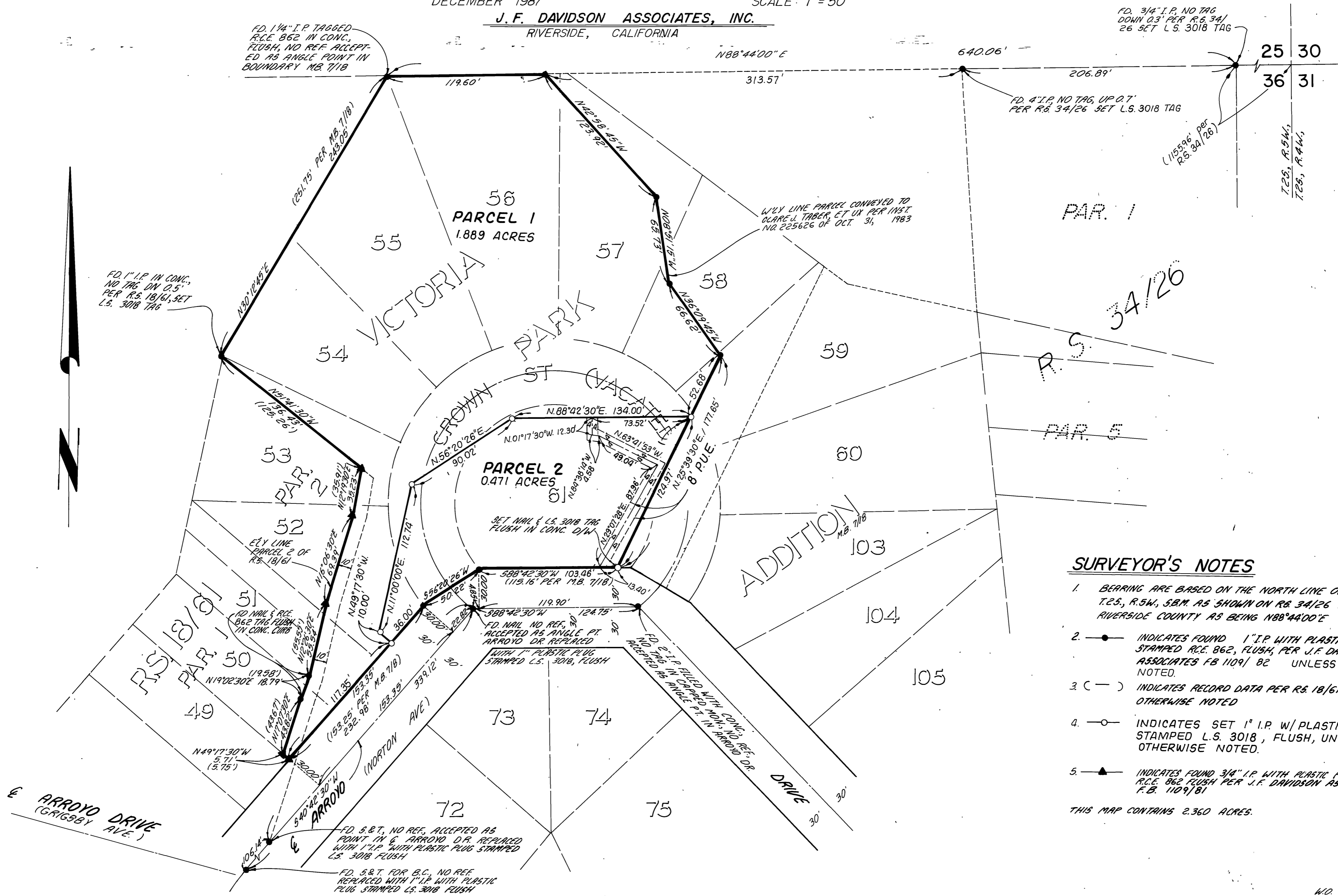
By: James F. Davidson, Jr.
JAMES F. DAVIDSON, JR. L.S. 3018
No. 3018

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



SURVEYOR'S NOTES

1. BEARING ARE BASED ON THE NORTH LINE OF SECTION 36, T.2S., R.5W., S.B.M. AS SHOWN ON RB 34/26 RECORDS OF RIVERSIDE COUNTY AS BEING N88°44'00"E
 2. ● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, PER J.F. DAVIDSON ASSOCIATES FB 1109/82 UNLESS OTHERWISE NOTED.
 3. (—) INDICATES RECORD DATA PER R.S. 18/61 UNLESS OTHERWISE NOTED
 4. ○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.
 5. ▲ INDICATES FOUND 3/4" I.P. WITH PLASTIC PLUG, STAMPED R.C.E. 862 FLUSH PER J.F. DAVIDSON ASSOCIATES F.B. 1109/81
- THIS MAP CONTAINS 2.360 ACRES.

P.M.B. 150/96

P.M.B. 150/96