

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 21798

BEING A DIVISION OF A PORTION OF LOT 7 IN BLOCK 65 OF LA SIERRA HEIGHTS TRACT NO. 2, AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 66, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 10, T.35., R.6 W.

ADKAN ENGINEERS RIVERSIDE, CALIFORNIA FEBRUARY, 1987

RECORDER'S STATEMENT

Filed this 5th day of DECEMBER, 1988 at 11:00 A.M. in Book 153 of Maps, at the request of City Clerk. PAGE 86-88
No. 355117
Fee \$100
William E. Conerly, County Recorder

By: Darita Ragon, Deputy Subdivision Guarantee, Ticor Title Insurance of California.

OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this parcel map as shown within the distinctive borderline. We hereby dedicate to public use for street and public utility purposes, Lot "A". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

Wilbur D. Pankratz La Donna Pankratz
David A. Ramos Lisa J. Ramos

TRUSTEE: MORLAN PACIFIC CORPORATION, A California Corporation.
() President Secretary

TRUSTEE: HACIENDA SERVICE CORPORATION, A California Corporation.
Oliver Royce Sue Fredericks
() President Secretary

TRUSTEE: CALIFORNIA GENERAL MORTGAGE SERVICES, INC. A Corporation.
Edgar S. McKan Mary L. Weaver
(VICE) President Assr. Secretary

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 Parcel Map No. 21798 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 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 11th day of Oct., 1988.



Alice A. Hare
City Clerk of the City of Riverside
By: Alice A. Hare

TAX COLLECTOR'S STATEMENT

I hereby state 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 not a lien but not yet payable, which are estimated to be \$2,200.00.~~

Dated: August 25 1988
R. Wayne Watts
County Tax Collector
By: Richard A. Parnham
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 2,200.00 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: August 25, 1988 Gerald A. Maloney
CASH TAX BOND
R. WAYNE WATTS
TAX COLLECTOR RIVERSIDE COUNTY
By: Barbara J. Stackel Deputy
City Clerk of the Board of Supervisors

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 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: 6/11 1988 Barbara J. Stackel
City Treasurer
By: W.R. Hansen

CITY ENGINEER'S STATEMENT

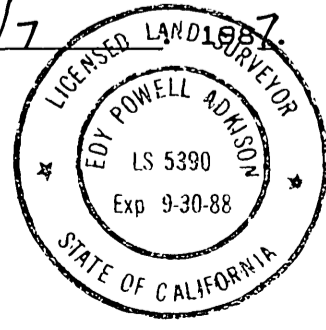
This map has been examined this 12th day of OCTOBER, 1988, for conformance with the requirements of the Subdivision Map Act and Title 18 of Riverside Municipal Code.

Barry Beck R.C.E. 20900
City Engineer
By: William D. Gardner
DEPUTY, RCE 11405

SURVEYOR'S STATEMENT

This map was prepared by me or my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and Local Ordinance at the request of Wilbur D. and La Donna Pankratz and David A. and Lisa J. Ramos in February 1987. I hereby state that 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 or that they will be set in such positions within one (1) year from the recording date of this map and that the monuments are or will be sufficient to enable the survey to be retraced.

Dated: 7/7
Edy P. Adkison
L.S. 5390
Expires: 9-30-88
By: Edy P. Adkison



POTENTIAL LIQUEFACTION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permit.

SIGNATURE OMISSION CERTIFICATE

Pursuant to section 66436 of the Subdivision Map Act of the State of California, the signatures of the following easement folders have been omitted since their interest cannot ripen into a fee.

- (1) 10' wide easement for pipelines granted to Southern California Gas Company per Instrument No. 200231 recorded September 21, 1978.
- (2) 26' wide irrevocable offer of dedication for public street and highway purposes, utilities, sewers and drains to the City of Riverside per Instrument No. 51007 recorded March 17, 1978.

UTILITIES CERTIFICATE

I hereby certify as follows:

WATER FACILITIES

Frontage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcels #1 and #2. Frontage fees, relocation charges and removal charges have been paid for Parcel #3. No water fees collected for Parcel #4.

ELECTRIC FACILITIES

All electric fees have been paid and arrangements have been made for installation of electric facilities necessary to provide electric service to Parcels #1, #2, #3, and #4.

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.

Dated: OCT 11, 1988 Bill D. Carnahan
Director of Public Utilities
By: Dieter P. Witzfeld

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THIS ANNEXED MAP.

1. RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BLUTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: OCT 11, 1988 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
By: Dieter P. Witzfeld

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ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA
FEBRUARY, 1987

NOTARY ACKNOWLEDGEMENT

State of California)
County of RIVERSIDE)ss

On 7-10-87 before me, Marlene Kelly, a notary public in and for said state personally appeared Wilbur D. Pankeatz, and La Donna Pankeatz personally known to me to be the persons who names are subscribed to the within instrument and acknowledged that they executed the same.

My commission expires: 7-11-89
Witness my hand and official seal.



Marlene Kelly
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of RIVERSIDE)ss

On 8-17-88 before me, Marlene Kelly, a notary public in and for said state personally appeared DAVID RAMOS, and LISA RAMOS personally known to me to be the persons who names are subscribed to the within instrument and acknowledged that they executed the same.

My commission expires: 7-11-89
Witness my hand and official seal.

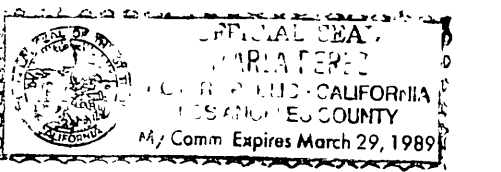
Marlene Kelly
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of Los Angeles)ss

On May 18, 1988 before me, Marla Perez, a notary public in and for said state personally appeared Clement Ziroli, proved to me on satisfactory evidence to be the President and Robyn Sue Fredericks proved to me to be the secretary of the corporation that executed the within instrument as trustee, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that such corporation executed the same.

My commission expires: 3-29-89
Witness my hand and official seal.



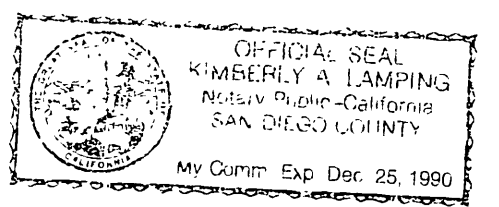
Marla Perez
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of SAN DIEGO)ss

On 5-26-88 before me, KIMBERLY A. LAMPING a notary public in and for said state personally appeared EDGAR B. MAHAN, proved to me on satisfactory evidence to be the VICE President and MARY L. WEAVER proved to me to be the Secretary of the corporation that executed the within instrument as trustee, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that such corporation executed the same.

My commission expires: 12-25-90
Witness my hand and official seal.



Kimberly A. Lamping
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of _____)ss

On _____ before me, _____, a notary public in and for said state personally appeared _____, proved to me on satisfactory evidence to be the _____ President and _____ proved to me to be the secretary of the corporation that executed the within instrument as trustee, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged that such corporation executed the same.

My commission expires: _____
Witness my hand and official seal.

Notary Public in and for said State

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

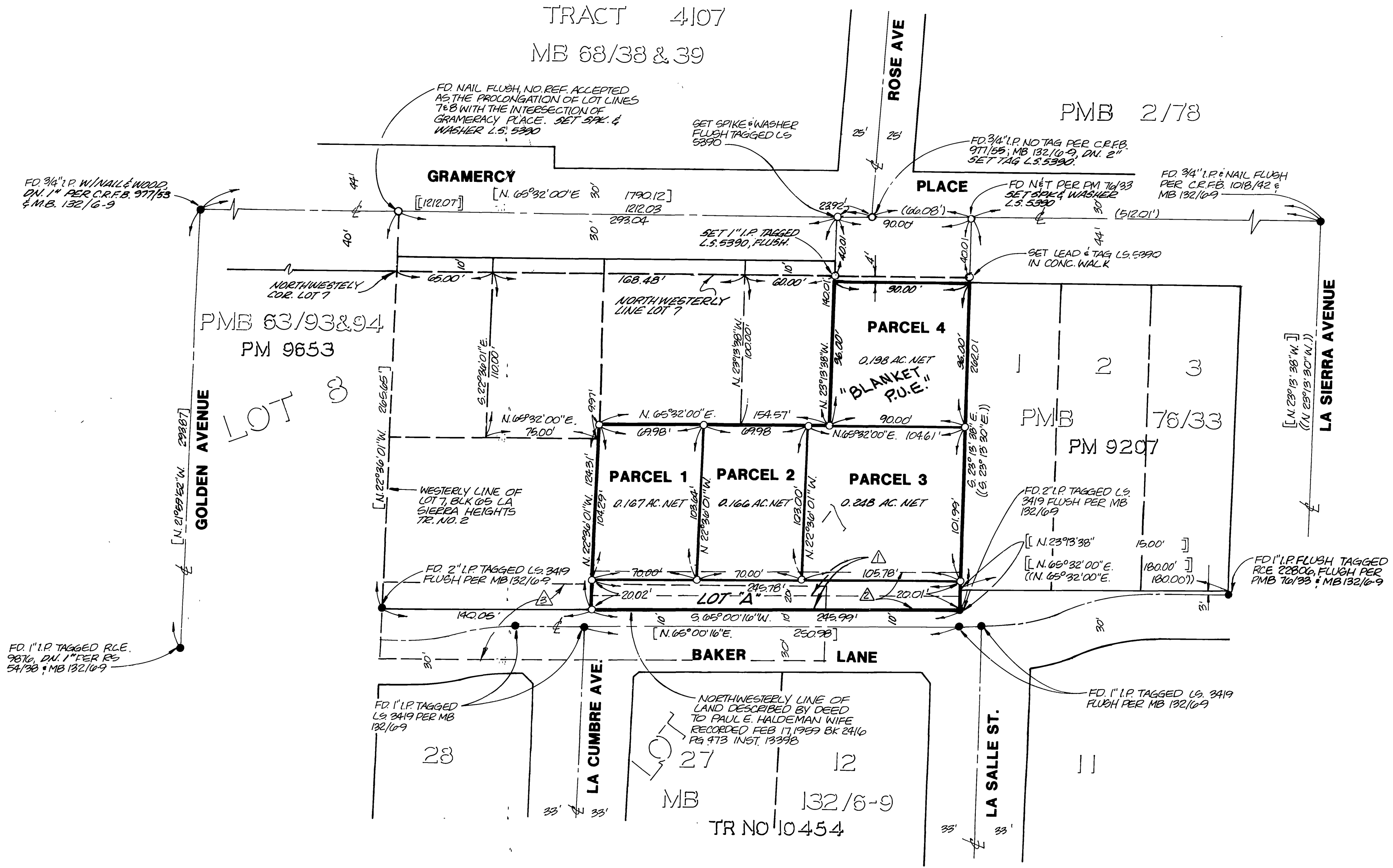
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ADKAN ENGINEERS RIVERSIDE, CALIFORNIA FEBRUARY, 1987



TRACT 4107
MB 68/38 & 39



- EASEMENT NOTES:**
- ▲ 10' wide easement for pipelines granted to Southern California Gas Company per Instrument No. 200231 recorded September 21, 1978.
 - ▲ 26' wide irrevocable offer of dedication utilities, sewers and drains to the City of Riverside per Instrument No. 51007 recorded March 17, 1978.
 - ▲ 30' wide DEDICATION FOR PUBLIC ROAD AND UTILITIES TO THE COUNTY OF RIVERSIDE PER INSTRUMENT NO. 19286 RECORDED MARCH 15, 1957

- SURVEYOR'S NOTES:**
- INDICATES SET 1" I.P. TAGGED L.S. 5390 FLUSH, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND MONUMENT AS NOTED.
 - () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER P.M. 76/33.
 - [] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER M.B. 132/6-9.
 - (()) INDICATES RECORD DATA PER P.M. 76/33.
 - [[]] INDICATES RECORD DATA PER M.B. 132/6-9.

BASIS OF BEARINGS
The Basis of Bearings used for this survey is the centerline of Gramercy Place having a bearing of N. 65° 32' 00" E. as shown on M.B. 132/6-9.