

NUMBER OF PARCELS 27
NUMBER OF LETTERED LOTS 4
ACREAGE IN PARCELS 30.67 ACRES
ACREAGE IN LETTERED LOTS 4.29 ACRES
TOTAL ACREAGE 34.96 ACRES

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

PARCEL MAP 20688

BEING A SUBDIVISION OF A PORTION OF RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA, AND OF PARCELS 1 AND 2 AND A PORTION OF LOT A, OF PARCEL MAP 20461 AS SHOWN BY MAP ON FILE IN BOOK 133, PAGE 22 THROUGH 24, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 21 AND 22, T.3.S. R.6.W. S.B. & M. MARCH 1988 GABEL, COOK & BECKLUND, INC.

SHEET 1 OF 5 SHEETS

RECORDER'S CERTIFICATE

FILED THIS 27th DAY OF JULY, 1989 AT 8:30 A.M. IN BOOK 158 OF PARCEL MAPS, AT PAGES 1 & 5 AT THE REQUEST OF THE CITY CLERK.

NO. 250009
FEE \$14.00
WILLIAM E. CONERLY, COUNTY RECORDER
BY: Sarita Kagan DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN
TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF CORONA FOR PUBLIC USE:

LOTS "A" THROUGH "D", INCLUSIVE, FOR STREET AND PUBLIC UTILITY PURPOSES.

LOT "E" FOR STORM DRAIN PURPOSES.

W D ASSOCIATES, INC., A CALIFORNIA CORPORATION

Richard G. Wahler
RICHARD G. WAHLER, PRESIDENT

ENGINEER'S STATEMENT

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 AND LOCAL ORDINANCE AT THE REQUEST OF TRIPLE R, A CALIFORNIA CORPORATION, IN MARCH 1985 AND MARCH 1987.

I 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 RECORDED DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 6 July, 1989. William D. Gabel R.C.E. 21740

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE: July 21, 1989. Joseph R. Palencia R.C.E. 25267
JOSEPH R. PALENCIA CITY ENGINEER EXP. DATE 12-31-89

CERTIFICATE BY CITY COUNCIL AS APPROVING GOVERNING BODY

I, DIEDRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AS THE GOVERNING BODY OF SAID CITY, AT A REGULAR MEETING HELD ON January 20, 1988, HAS TAKEN THE FOLLOWING ACTION:

- APPROVED THIS PARCEL MAP NO. 20688.
- FOR ASSESSMENT DISTRICT CREATED BY THIS GOVERNING BODY, THE COUNCIL HAS DETERMINED THAT PROVISION HAS BEEN MADE FOR SEGREGATION OF THE RESPONSIBILITY OF EACH OF THE PROPOSED NEW PARCELS FOR A PORTION OF THE ASSESSMENT PAYMENT OBLIGATION IN THE MANNER PROVIDED IN THE STATUTE PURSUANT TO WHICH THE ASSESSMENTS WERE LEVIED OR TO WHICH THE BONDS WERE ISSUED.
- ACCEPTED SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC THOSE PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF OFFER OF DEDICATION TO WIT:

LOTS "A" THROUGH "D", INCLUSIVE, FOR STREET AND PUBLIC UTILITY PURPOSES.

LOT "E" FOR STORM DRAIN PURPOSES.

DATE: July 24, 1989. Diedre D. Lingenfelter
DIEDRE D. LINGENFELTER
CITY CLERK, CITY OF CORONA

CITY CLERK'S CERTIFICATE

I, DIEDRE D. LINGENFELTER, CITY CLERK OF THE CITY OF CORONA, CALIFORNIA, HEREBY CERTIFY THAT AN UNDERTAKING SATISFACTORY TO THE SAID CITY OF CORONA GUARANTEEING THE CONSTRUCTION OF REQUIRED STREET IMPROVEMENTS IN THIS SUBDIVISION WAS APPROVED AND FILED IN MY OFFICE PRIOR TO THE RECORDATION OF THIS PARCEL MAP. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CORONA, CALIFORNIA, THIS 24th DAY OF July, 1989.

Diedre D. Lingenfelter
DIEDRE D. LINGENFELTER
CITY CLERK OF THE CITY OF CORONA, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF Orange }

ON THIS 27th DAY OF June, 1989, BEFORE ME, Christy L. Upton, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LIANE BRAND, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF R.I. FINANCIAL, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF RAGLE FINANCIAL, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES April 28, 1992
Christy L. Upton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



BENEFICIARY

RAGLE FINANCIAL, A CALIFORNIA LIMITED PARTNERSHIP, AS BENEFICIARY UNDER DEED OF TRUST RECORDED 16 FEBRUARY, 1989, AS INSTRUMENT NO. 49640.

BY: R.I. FINANCIAL, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

Liane Brand
LIANE BRAND, SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF Orange }

ON THIS 27th DAY OF June, 1989, BEFORE ME, Christy L. Upton, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD G. WAHLER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES April 28, 1992
Christy L. Upton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



PM 158/1

PARCEL MAP 20688

BEING A SUBDIVISION OF A PORTION OF RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA AND OF PARCELS 1 AND 2 AND A PORTION OF LOT A, OF PARCEL MAP 20451 AS SHOWN BY MAP ON FILE IN BOOK 133, PAGE 22 THROUGH 24, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 21 AND 22, T3S, R6W, S84M.

MARCH 1988

GABEL, COOK AND BECKLUND, INC.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE:

1. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 25 OCTOBER 1947 IN BOOK 875, PAGE 87 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 4 OCTOBER 1947 IN BOOK 862, PAGE 490 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. ACCESS RIGHTS OF INGRESS AND EGRESS TO AND FROM THE FREEWAY RESTRICTED PER FINAL DECREE OF CONDEMNATION IN THE RIVERSIDE COUNTY SUPERIOR COURT, CASE NO. 69806, A CERTIFIED COPY THEREOF RECORDED 15 JULY 1960, AS INSTRUMENT NO. 63083 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. ACCESS RIGHTS OF INGRESS AND EGRESS TO AND FROM THE FREEWAY RESTRICTED PER INSTRUMENT NO. 179886 REC. JUNE 1, 1989, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. LA SIERRA RANCH, HOLDER OF AN EASEMENT FOR A 24" DRAINAGE AND IRRIGATION PIPELINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 9 APRIL 1924, IN BOOK 603, PAGE 153 OF DEEDS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, HOLDER OF AN EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER FINAL DECREE OF CONDEMNATION IN RIVERSIDE COUNTY SUPERIOR COURT, CASE NO. 69806, A CERTIFIED COPY THEREOF RECORDED 15 JULY 1960, AS INSTRUMENT NO. 63083 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. FELICE LIPARI AND LAURA LIPARI, HUSBAND AND WIFE AS JOINT TENANTS, AND WESTFIELD-CORONA COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, ALL AS SUCCESSOR'S IN INTEREST OF CALIFORNIA GAS TRANSMISSION COMPANY, PER INSTRUMENT NO. 25292, RECORDED 9 FEBRUARY 1983, HOLDERS OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 71299 RECORDED 30 JULY 1962 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF CANNOT BE LOCATED FROM RECORDS.
8. JOHN T. HAMNER, HOLDER OF CERTAIN WATER RIGHTS FOR WATER PUMPING AND USAGE PURPOSES, PER AGREEMENTS RECORDED 13 AUGUST 1909 IN BOOK 8, PAGE 5 AND 22 NOVEMBER 1910, IN BOOK 8, PAGE 232 OF MISCELLANEOUS RECORDS, AND 14 DECEMBER 1910, IN BOOK 324, PAGE 120, ALL OF DEEDS, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. THE EFFECT OF AN AGREEMENT DATED 13 MARCH 1987 BY AND BETWEEN CORONA PROPERTIES, A CALIFORNIA PARTNERSHIP, AND WESTFIELD-CORONA COMPANY WHEREBY A GRANT TO ALLOW STORM WATER DRAINAGE OVER SAID LAND HAS BEEN PROVIDED FOR. SAID DOCUMENT RECORDED 16 MARCH, 1987 AS INSTRUMENT NO. 70477 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES

1. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 25 OCTOBER 1947 IN BOOK 875, PAGE 87 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, THE HOLDER OF A 16.5 FOOT WIDE EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 4 OCTOBER 1947 IN BOOK 862, PAGE 490 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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5. LA SIERRA RANCH, HOLDER OF AN EASEMENT FOR A 24" DRAINAGE AND IRRIGATION PIPELINE AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 9 APRIL 1924, IN BOOK 603, PAGE 153 OF DEEDS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$137,400.00 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 THIS 26th DAY OF July, 1989.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS *Maria Brooks, Deputy*

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 THIS 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 \$137,400.00.

DATED THIS 14 DAY OF July, 1989.

R. WAYNE WATTS
COUNTY TAX COLLECTOR BY: *Conrad Wallace*

PM 158/2



SCALE 1" = 200'

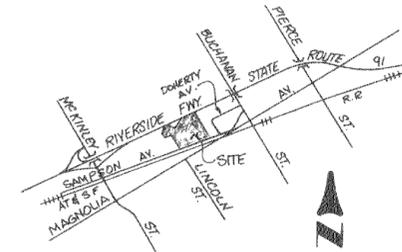
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 20688

BEING A SUBDIVISION OF A PORTION OF RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 70. OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA AND OF PARCELS 1 AND 2 AND A PORTION OF LOT A, OF PARCEL MAP 20481 AS SHOWN BY MAP ON FILE IN BOOK 133, PAGE 22 THROUGH 24, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 21 AND 22, T.35. R.6W., S.B. & M.

MARCH 1988

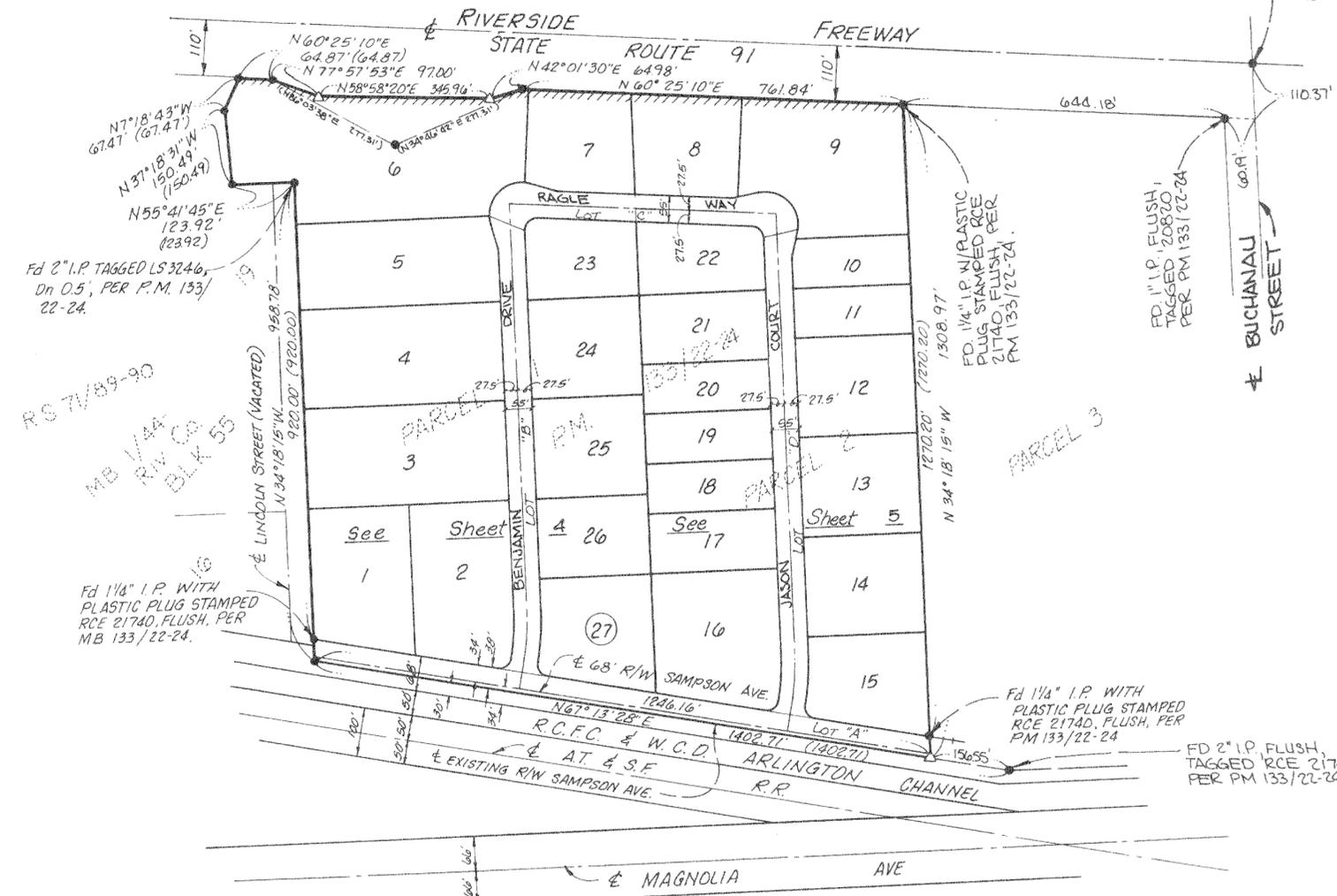
GABEL, COOK & BECKLUND, INC.



VICINITY MAP
NO SCALE

MB 170
S.B. CO.

FD 2" BRASS DISK, FLUSH,
PER STATE OF CALIF. DIV.
OF HWYS. R.V. CO SURV. FILE
NO. 204-41 AND PM 133/22-24



RS 7/89-90
MB 144
R.V. CO.
BLK 55

ENGINEER'S NOTES:

- INDICATES FOUND 2" O.D. IRON PIPE TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- △ INDICATES SET 1 1/2" O.D. IRON PIPE TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET 1/4" O.D. IRON PIPE TAGGED RCE 21740, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER PM 133/23-25, UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED RCE 21740 ON TOP OF CURB AT THE PROLONGATION OF ALL PROPERTY LINES.
- TTTT INDICATES ACCESS RIGHTS RESTRICTED ALONG RIVERSIDE FREEWAY - STATE ROUTE 91 PER DOCUMENTS AS NOTED.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAMPSON AVENUE AS SHOWN BY PARCEL MAP ON FILE IN BOOK 133 PAGES 22 THROUGH 24, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, BEING N 67°13'28" E

BOUNDARY AND INDEX MAP
SCALE: 1" = 200'

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

PARCEL MAP 20688

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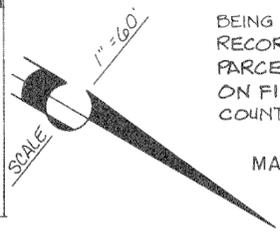
MARCH 1988

GABEL, COOK AND BECKLUND, INC.

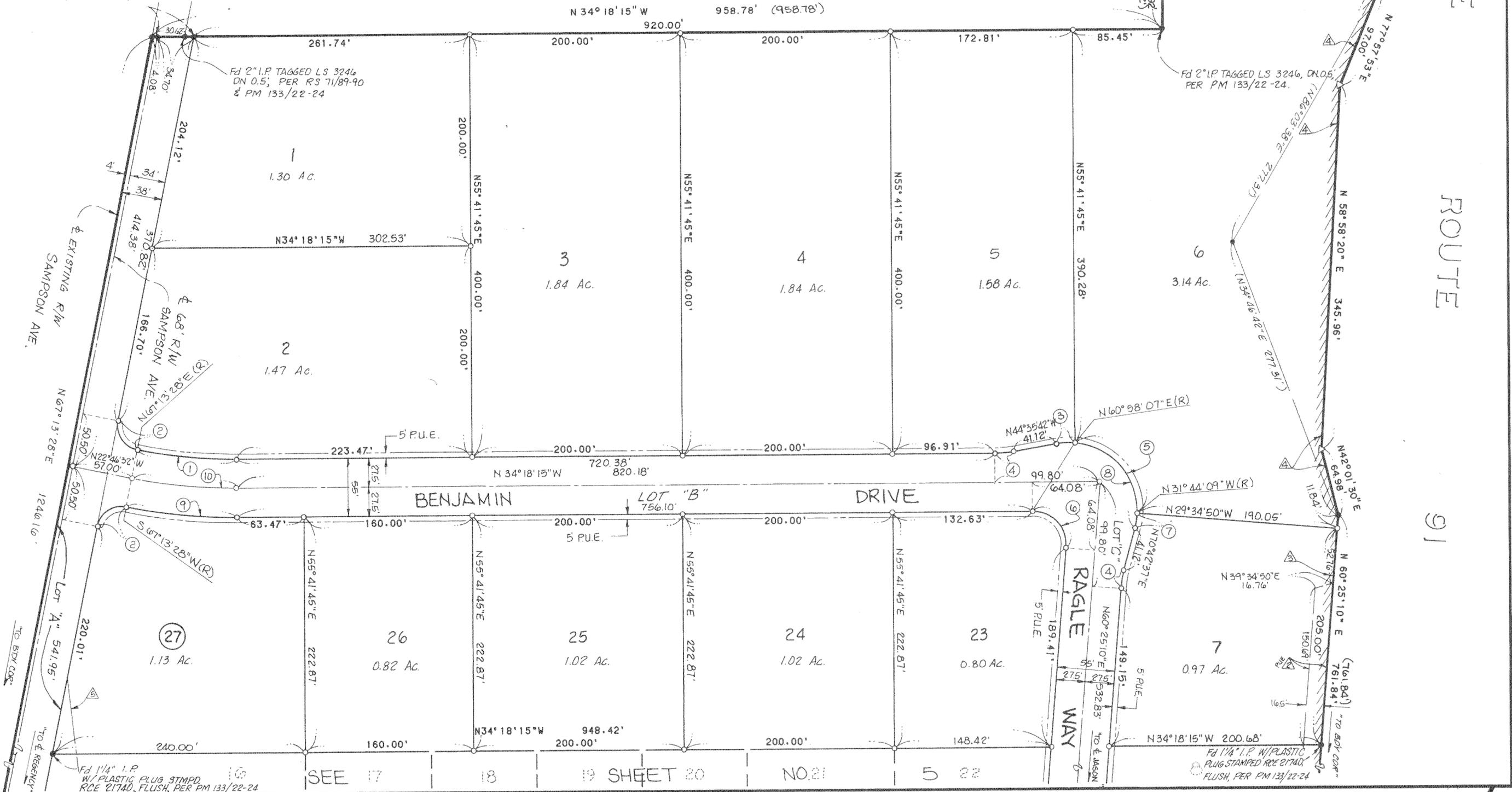
NOTES

- SEE EASEMENT NOTES ON SHEET TWO FOR INFORMATION ON EASEMENTS

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH
1	11° 31' 43"	472.50'	95.07'	47.70'
2	90° 00' 00"	23.00'	36.13'	23.00'
3	15° 33' 49"	65.00'	17.66'	8.88'
4	10° 17' 27"	100.00'	17.96'	9.00'
5	87° 17' 44"	65.00'	99.03'	62.00'
6	94° 43' 25"	31.50'	52.08'	34.21'
7	12° 26' 46"	65.00'	14.12'	7.09'
8	15° 18' 19"	65.00'	130.81'	102.63'
9	11° 31' 43"	527.50'	106.14'	53.25'
10	11° 31' 43"	500.00'	100.61'	50.47'



Fd 1/4" I.P. W/PLASTIC PLUG STAMPED RCE 21740, FLUSH, PER PM 133/22-24



SEE 17 18 19 SHEET 20 NO. 21 5 22

Fd 1/4" I.P. W/PLASTIC PLUG STAMPED RCE 21740, FLUSH, PER PM 133/22-24

PM 158/4

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

PARCEL MAP 20688

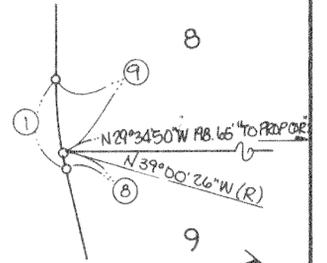
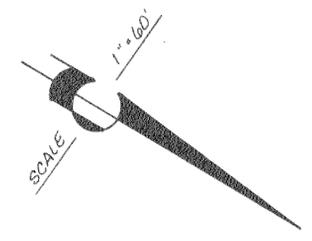
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MARCH 1988

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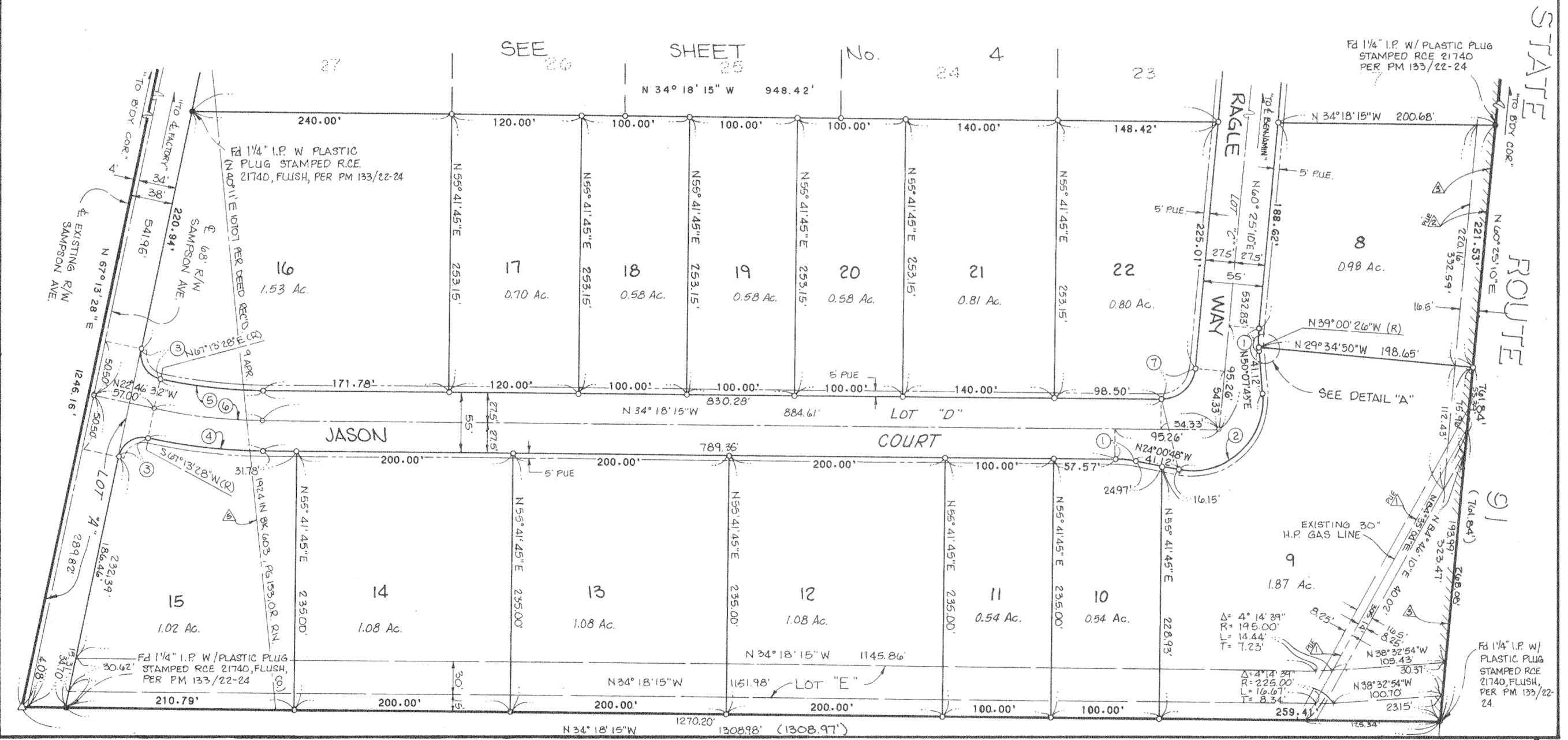
NOTES

1. SEE EASEMENT NOTES ON SHEET TWO FOR INFORMATION ON EASEMENTS



DETAIL "A"
NO SCALE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH
1	10° 17' 27"	100.00'	17.96'	9.00'
2	105° 51' 29"	65.00'	120.09'	86.04'
3	90° 00' 00"	23.00'	36.13'	23.00'
4	11° 31' 43"	527.50'	106.14'	53.25'
5	11° 31' 43"	472.50'	95.07'	47.70'
6	11° 31' 43"	500.00'	100.61'	50.47'
7	85° 16' 35"	31.50'	46.88'	29.00'
8	0° 51' 51"	100.00'	1.51'	0.75'
9	9° 25' 36"	100.00'	16.45'	8.24'



PM 158/5