

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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE ACCESS EASEMENT.

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE ALSO HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE ACCESS EASEMENT AND PRIVATE UTILITY EASEMENTS" AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

HUNTER TECH PARK ASSOCIATES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
DOUGLAS MAGNON, MANAGING PARTNER

TRUSTEE:

PROVIDENT FINANCIAL CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 13, 2002, AS INSTRUMENT NO. 2002-749454, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: *[Signature]*
VICE PRESIDENT, William M. O'Laverly

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF Riverside } SS:

ON July 21, 2003 BEFORE ME, Douglas Magnon A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Douglas Magnon PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *[Signature]*
MY COMMISSION EXPIRES: Jan 18, 2006
COMMISSION NO 1335743
NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF Riverside } SS:

ON July 21, 2003 BEFORE ME, R. B. Taylor A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William M. O'Laverly PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *[Signature]*
MY COMMISSION EXPIRES: April 22, 2007
Commission # 1413176
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.

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSED, IN FAVOR OF SOUTHERN PACIFIC PIPELINES, INC. AND CHANSLOR WESTERN OIL AND DEVELOPMENT COMPANY, IN INSTRUMENT RECORDED JANUARY 5, 1956 IN BOOK 1842 PAGE 400 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINES, AND CANNOT BE LOCATED FOR THE RECORDS.

THE INTEREST OF SOUTHERN PACIFIC PIPELINES, INC., UNDER SAID EASEMENT HAS BEEN ASSIGNED TO SOUTHERN PACIFIC PIPE LINES PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DOCUMENT RECORDED DECEMBER 15, 1988 AS INSTRUMENT NO. 368165 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY SOILS SOUTHWEST, INC. ON JUNE 20, 2002, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA SECTION 17893.

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

PARCEL MAP NO. 30547

BEING A PORTION OF THE WEST 6 ACRES OF LOT 21 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO AND MERIDIAN, AS SHOWN BY MAP ON FILE BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SOUTHLAND ENGINEERING RIVERSIDE, CALIFORNIA MAY 2003

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, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 60,000.

DATED July 24, 2003 PAUL McDonnell, COUNTY TAX COLLECTOR
BY: *[Signature]*
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 60,000 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: July 24 2003
CASH TAX BOND
PAUL McDonnell
COUNTY TAX COLLECTOR
BY: *[Signature]*
DEPUTY

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
DATED: 7/22/03 BY *[Signature]*
TO MM

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 22nd DAY OF July, 2003 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE

MARK S. BROWN
LS 5655 LIC. EXP. 9/30/03
CITY SURVEYOR
BY: *[Signature]*

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.

- 1. A RIGHT OF WAY RESERVED BY EAST RIVERSIDE LAND COMPANY, A CORPORATION FOR IRRIGATION AND DOMESTIC WATER PIPES, FLUMES AND ASSIGNS; THE RIGHT TO PERPETUALLY MAINTAIN, RENEW AND REPAIR SAID FACILITIES, AND THE PERPETUAL RIGHT OF ENTRY UPON SUCH PORTIONS OF SAID LAND AS MAY BE NECESSARY AND CONVENIENT FOR THE EXERCISE OF SAID RESERVED RIGHTS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
DATED: 7/22/03 BY *[Signature]*
TO MM

RECORDER'S STATEMENT

FILES THIS 25th DAY OF July, 2003, AT 9 A.M. IN BOOK 205 OF PARCEL MAPS, AT PAGE 34-36, AT THE REQUEST OF THE CITY CLERK.
NO. 2003-557998
FEE \$11.00

GARY L. ORSO, COUNTY ASSESSOR - CLERK-RECORDER
BY: *[Signature]*, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT:

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 RAY MAGNON IN AUGUST 2001. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
ALLEN W. MARTIN, LS 5306
EXPIRATION DATE: 12/31/03



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 22nd DAY OF July, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 8, 2002 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD
RCE 36170 LIC. EXP 6/30/04
CITY ENGINEER



CITY CLERK'S CERTIFICATE

RESOLVED, THAT THIS MAP CONSISTING OF TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 30547; LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. "PRIVATE ACCESS EASEMENT" IS HEREBY ACCEPTED AS A PUBLIC EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES, THE EASEMENTS DESIGNATED "BLANKET P.U.E. ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING THEIR NAME THERETO AS CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF July, 2003

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

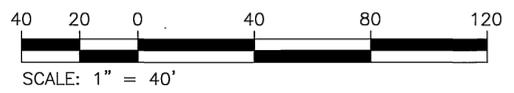
BY: *[Signature]*

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: July 22, 2003
PAUL C. SUNDEEN
CITY TREASURER
BY: *[Signature]*



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

PARCEL MAP 30547

BEING A PORTION OF THE WEST 6 ACRES OF LOT 21 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SOUTHLAND ENGINEERING **RIVERSIDE, CALIFORNIA** **MAY 2003**

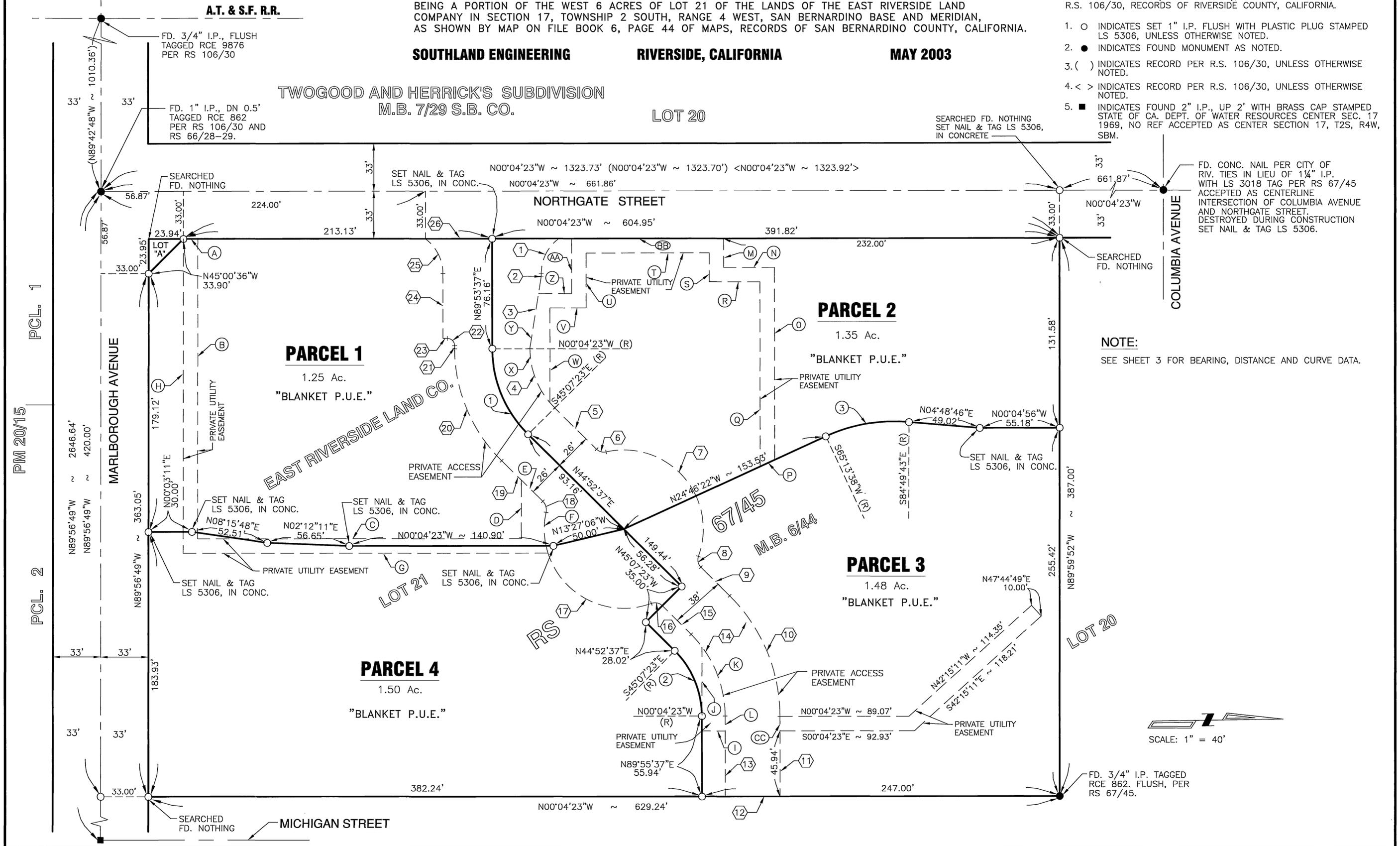
SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NORTHGATE STREET (CALIFORNIA AVE), BEING N00°04'23"W, PER R.S. 106/30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES SET 1" I.P. FLUSH WITH PLASTIC PLUG STAMPED LS 5306, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- () INDICATES RECORD PER R.S. 106/30, UNLESS OTHERWISE NOTED.
- < > INDICATES RECORD PER R.S. 106/30, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 2" I.P., UP 2' WITH BRASS CAP STAMPED STATE OF CA. DEPT. OF WATER RESOURCES CENTER SEC. 17, 1969, NO REF ACCEPTED AS CENTER SECTION 17, T2S, R4W, SBM.

TWOGOOD AND HERRICK'S SUBDIVISION
M.B. 7/29 S.B. CO.

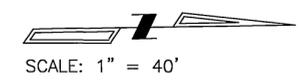
LOT 20



SEARCHED FD. NOTHING SET NAIL & TAG LS 5306, IN CONCRETE

FD. CONC. NAIL PER CITY OF RIV. TIES IN LIEU OF 1 1/4" I.P. WITH LS 3018 TAG PER RS 67/45 ACCEPTED AS CENTERLINE INTERSECTION OF COLUMBIA AVENUE AND NORTHGATE STREET. DESTROYED DURING CONSTRUCTION SET NAIL & TAG LS 5306.

NOTE:
SEE SHEET 3 FOR BEARING, DISTANCE AND CURVE DATA.



PCL. 1

PM 2015

PCL. 2

P.M.B. 205 / 35

P.M.B. 205 / 35

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

PARCEL MAP 30547

BEING A PORTION OF THE WEST 6 ACRES OF LOT 21 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY, IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SOUTHLAND ENGINEERING

RIVERSIDE, CALIFORNIA

MAY 2003

PROPERTY LINE CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
①	45°03'00"	84.00'	66.05'	34.84'
②	45°03'00"	64.00'	50.32'	26.54'
③	29°56'39"	113.00'	59.06'	30.22'

ACCESS EASEMENT DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	53°07'27"	30.00'	27.82'	15.00'
②	N89°55'37"E	—	2.00'	—
③	S81°00'43"E	—	50.80'	—
④	45°03'00"	58.00'	45.60'	24.05'
⑤	N44°52'37"E	—	40.67'	—
⑥	57°50'31"	7.00'	7.07'	3.87'
⑦	123°02'53"	55.00'	118.12'	101.40'
⑧	65°12'22"	7.00'	7.97'	4.48'
⑨	N44°52'37"E	—	28.02'	—
⑩	45°03'00"	118.00'	92.78'	48.94'
⑪	N89°55'37"E	—	55.94'	—
⑫	S00°04'23"E	—	38.00'	—
⑬	S89°55'37"W	—	55.94'	—
⑭	45°03'00"	80.00'	62.90'	33.18'
⑮	S44°52'37"W	—	28.02'	—
⑯	65°12'22"	7.00'	7.97'	4.48'
⑰	123°02'53"	55.00'	118.12'	101.40'
⑱	57°50'31"	7.00'	7.07'	3.87'
⑲	N44°52'37"E	—	40.67'	—
⑳	45°03'00"	110.00'	86.49'	45.62'
㉑	S89°55'37"W	—	2.16'	—
㉒	90°00'00"	5.00'	7.85'	5.00'
㉓	S00°04'23"E	—	3.00'	—
㉔	S89°55'37"W	—	45.00'	—
㉕	53°08'09"	30.00'	27.82'	15.00'
㉖	N00°04'23"W	—	92.00'	—

WATER EASEMENT DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N00°04'23"W	—	10.00'	—
(B)	S89°56'49"E	—	208.00'	—
(C)	N00°04'23"W	—	223.53'	—
(D)	S89°55'37"W	—	40.35'	—
(E)	N44°52'37"E	—	21.37'	—
(B)	57°50'31"	7.00'	7.07'	3.87'
(F)	30°19'31"	55.00'	29.11'	14.90'
(G)	S00°04'23"E	—	251.75'	—
(H)	N89°56'49"W	—	218.00'	—
(I)	S00°04'23"E	—	16.00'	—
(J)	S89°55'37"W	—	58.00'	—
(K)	36°52'12"	80.00'	51.48'	26.67'
(L)	N89°55'37"E	—	10.00'	—
(M)	N89°55'37"E	—	20.00'	—
(N)	N00°04'23"W	—	35.00'	—
(O)	N89°55'37"W	—	133.49'	—
(P)	S24°46'22"E	—	11.01'	—
(Q)	S89°55'37"W	—	128.09'	—
(R)	S00°04'23"E	—	35.00'	—
(S)	S89°55'37"W	—	20.00'	—
(T)	S00°04'23"E	—	85.00'	—
(U)	S89°55'37"W	—	38.00'	—
(V)	S00°04'23"E	—	25.00'	—
(W)	N89°55'37"E	—	65.74'	—
(X)	40°23'06"	58.00'	40.88'	21.33'
(Y)	N81°00'43"W	—	38.65'	—
(Z)	N00°04'23"W	—	22.73'	—
(AA)	S89°55'37"W	—	38.00'	—
(BB)	N00°04'23"W	—	105.00'	—
(CC)	S89°55'37"W	—	10.00'	—