

PARCEL MAP NO. 32161

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

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 19
OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
NE-1/4, SEC. 1, T.3 S., R.6 W., SBBM

Olson & DeTilla Associates
Downey, California

RECORDERS CERTIFICATE

FILED THIS 23 DAY OF Dec,
2004, AT 8A .M. IN BOOK 211 OF
PARCEL MAPS, AT PAGES 26-28,
AT THE REQUEST OF THE CITY CLERK.

No. 2004-108852

FEE \$11-
GARY ORSO, COUNTY RECORDER

BY [Signature], (DEPUTY)

SUBDIVISION GUARANTEE BY:
COMMONWEALTH LAND TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LANDS
INCLUDED WITHIN THE SUBDIVISION 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 SUBDIVISION
MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

L.A.R.D. INVESTMENTS, L.P., A CALIFORNIA LIMITED-PARTNERSHIP

[Signature] ARTHUR FLORES G.P.
[Signature] DAVID FLORES G. Pachon

UNION BANK OF CALIFORNIA, N.A., BENEFICIARY UNDER DEEDS OF TRUST RECORDED
AUGUST 23, 2001 AS INSTRUMENT NO. 2001-407977, AND RECORDED NOVEMBER 7, 2003
AS INSTRUMENT NO. 2003-885370, BOTH OF OFFICIAL RECORDS

[Signature] Melanie Wudl, Vice President
[Signature] Richard A. Madsen, RVP

STATE OF California } ss.
COUNTY OF Los Angeles

ON 9-1-04, BEFORE ME, Glenda M. Flareau, Notary Public,
PERSONALLY APPEARED Arthur Flores

PERSONALLY KNOWN TO ME OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Glenda M. Flareau Glenda M. Flareau
PRINCIPAL PLACE OF BUSINESS: Los Angeles COUNTY
MY COMMISSION EXPIRES: 3-30-2006 3-30-2006

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 DAVID FLORES IN MAY 2004. I HEREBY STATE
THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET
IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS
MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



[Signature]
PAUL DETILLA
L.S. 4970
LIC. EXP. 12/31/2005

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 16th DAY OF December, 2004.
AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED
BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 18, 2004
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
R.C.E. 36170 LIC. EXP. 6 / 30 / 06
CITY ENGINEER
BY: Thomas Boyd

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 16 DAY OF December 2004.
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
L.S. 5655 LIC. EXP. 9 / 30 / 05
CITY SURVEYOR
BY: [Signature]

CITY CLERK'S STATEMENT

RESOLVED, THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME
IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 32161.

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

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED
BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS
____ DAY OF _____, 2004.

~~COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: _____~~

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.

12/7/04
DATE
PAUL C. SUNDEEN
CITY TREASURER
BY: Paul C. Sundeen

STATE OF California } ss.
COUNTY OF Los Angeles

ON 9-1-04, BEFORE ME, Glenda M. Flareau, Notary Public,
PERSONALLY APPEARED David Flores

PERSONALLY KNOWN TO ME OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Glenda M. Flareau Glenda M. Flareau
PRINCIPAL PLACE OF BUSINESS: Los Angeles COUNTY
MY COMMISSION EXPIRES: _____ 3-30-2006

STATE OF California } ss.
COUNTY OF Los Angeles

ON Sept. 9, 2004, BEFORE ME, Susana Lopez,
PERSONALLY APPEARED Melanie Wudl and Richard Madsen

PERSONALLY KNOWN TO ME OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
[Signature] Susana Lopez
PRINCIPAL PLACE OF BUSINESS: Los Angeles COUNTY
MY COMMISSION EXPIRES: _____ April 10, 2007

STATE OF _____ } ss.
COUNTY OF _____

ON _____, BEFORE ME, _____,
PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY
MY COMMISSION EXPIRES: _____

PARCEL MAP NO. 32161

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

Olson & DeTilla Associates
Downey, California

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 19,
OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
NE 1/4, SEC. 1, T. 3S, R. 6W, SBBM

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

INGRESS AND EGRESS, PUBLIC UTILITY EASEMENT RECORDED AUGUST 26, 1969 AS INSTRUMENT NO. 87119 OF OFFICIAL RECORDS.

DATE _____ THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: _____

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 PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE DEC 15, 2004 THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: Deeter P. Witzfeld
MM VB

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

PENN-RITTER MORTGAGE CO., A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR DRIVEWAY, MOTOR VEHICLE PARKING PURPOSES RECORDED AUGUST 26, 1969 AS INSTRUMENT NO. 87118 OF OFFICIAL RECORDS.

PENN-RITTER MORTGAGE CO., A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES PURPOSES RECORDED AUGUST 26, 1969 AS INSTRUMENT NO. 87119 OF OFFICIAL RECORDS.

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES RECORDED SEPTEMBER 5, 2002 AS INSTRUMENT NO. 2002-492279 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES RECORDED JANUARY 31, 2003 AS INSTRUMENT NO. 2003-074598 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES RECORDED SEPTEMBER 5, 2002 AS INSTRUMENT NO. 2002-492280 OF OFFICIAL RECORDS.

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR SANITARY SEWER PURPOSES RECORDED JANUARY 31, 1986 AS INSTRUMENT NO. 24962 OF OFFICIAL RECORDS.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ 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 THE 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 _____ NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: _____

CASH TAX BOND

DATE _____ PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

DATE December 9, 2004 PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Bernice Arnold

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SCHROEDER ENGINEERING ON MARCH 7, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

POTENTIAL LIQUEFACTION - ALL OR A PORTION 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 A BUILDING PERMIT

