

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 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. We hereby dedicate to public use for public street and public utility purposes, Lot "A" and "B".

We also hereby dedicate to the City of Riverside as an easement for the construction and maintenance of blanket electric energy distribution facilities and telecommunication facilities the easement designated as "Blanket P.U.E."

Edward J. Jezbera and Carolyn R. Jezbera, Trustees of the Jezbera Living Trust 2000, Dated November 14, 2000.

Edward J. Jezbera, Trustee; Carolyn R. Jezbera, Trustee

BENEFICIARY World Savings Bank, FSB successor by merger with World Savings and Loan Association, a Federal Savings and Loan Association, as beneficiary under Deed of Trust recorded October 21, 1994 as Instrument No. 405337 of Official Records.

Cindy Wilson, Asst. Secretary

BENEFICIARY Ford Consumer Finance, as beneficiary under deed of trust recorded June 18, 1997 as Instrument Number 213528 of Official Records.

J. Scott McMahon

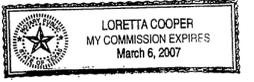
NOTARY ACKNOWLEDGEMENT

State of California Texas; County of Dallas S.S.

On April 17, 2006 before me Loretta Cooper, Notary Public in and for said State, personally appeared J. Scott McMahon, personally known to me (or proved to me on the basis of satisfactory evidence)

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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: Loretta Cooper, Notary Public in and for said State



My principal place of business is in DALLAS County; My commission number; My commission expires MARC 6, 2007

NOTARY ACKNOWLEDGEMENT

State of California Texas; County of Bexar S.S.

On June 7, 2006 before me Nicole Suzanne Longoria, Notary Public in and for said State, personally appeared Cindy Wilson, personally known to me (or proved to me on the basis of satisfactory evidence) 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: Nicole Suzanne Longoria, Notary Public in and for said State



My principal place of business is in Bexar County; My commission number; My commission expires November 16, 2008

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, now a lien but not yet payable, which are estimated to be \$2,900

Dated: June 14, 2006; Paul McDonnell, Tax Collector; By: Kriston MacGullis

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP No. 31016

BEING A SUBDIVISION OF LOT 19 OF ONWENSIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 11, T. 3S., R. 6W., S.B.M.

A-1 SURVEYING CO. INC RIVERSIDE, CA.

MARCH, 2006

NOTARY ACKNOWLEDGEMENT

State of California } S.S. County of RIVERSIDE

On 3.3.06 before me Tina Flores, Notary Public, personally appeared EDWARD J. JEZBERA & CAROLYN R. JEZBERA, personally known to me (or proved to me on the basis of satisfactory evidence) 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 the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand: Tina Flores, Notary Public in and for said State



My principal place of business is in RIVERSIDE County; My commission number; My commission expires MARCH 2007

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:

An easement for pipeline and incidental purposes in favor of Southern California Gas Co. per Instrument No. 41656, Recorded April 24, 1963, Official Records of Riverside County, California. SIGNATURE OMISSIONS CONTINUED ON SHEET 2.

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.

Dated: 11/10/06, 2006; David H. Wright, Public Utilities Director

By: [Signature]

CITY SURVEYOR'S CERTIFICATE

This map has been examined by me this 27th day of Nov, 2006 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, City Surveyor, Exp. 9-30-07

By: [Signature]



TAX BOND STATEMENT

I hereby state that a bond in the sum of 2,900 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 June 14, 2006; Nancy Romero, Clerk of the Board of Supervisors

CASH TAX BOND; PAUL McDONNELL, COUNTY TAX COLLECTOR

By: Bernice Arnold

RECORDER'S STATEMENT

Filed this 7th day of December, 2006, at 8 A.m. in Book 219 of Parcel Maps, at Page(s) 39-41, at the request of the City Clerk of the City of Riverside. No. 2006-0901062 Fee \$11.00

Larry Ward, County Assessor-Clerk-Recorder

By: Sheila H. Zawal, Deputy; Subdivision Guarantee: First American Title Company

ENGINEER'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 Edward J. Jezbera on May 2, 2003. 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.

Date: 10/25/06; Jerry Joseph Dennington, R.C.E. 26943, Exp. 3-31-07

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 except for those noted below.

NONE

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

Dated: 11/13, 2006; Paul C. Sundeen, Chief Financial Officer/Treasurer

By: Brent A. Marx

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. 31016. Lot "A" is hereby accepted for public street and public utility purposes.

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 foregoing resolution was accepted by the Mayor and Council of the City of Riverside this ___ day of ___, 2006.

Colleen J. Nicol, City Clerk of the City of Riverside, California

By: [Signature]

CITY ENGINEER'S CERTIFICATE

This map has been examined by me this 27th day of November, 2006 and the subdivision as shown hereon is substantially the same as approved by the City of Riverside Planning Commission on May 22, 2003 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 Riverside Municipal Code applicable at the time of the approval have been complied with.

Thomas J. Boyd, R.C.E. 36170, City Engineer, Exp. 6-30-08

By: [Signature]



P.M.B. 219/39

P.M.B. 219/39

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP No. 31016

BEING A SUBDIVISION OF LOT 19 OF ONWENSIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 11, T. 3S., R. 6W., S.B.M.

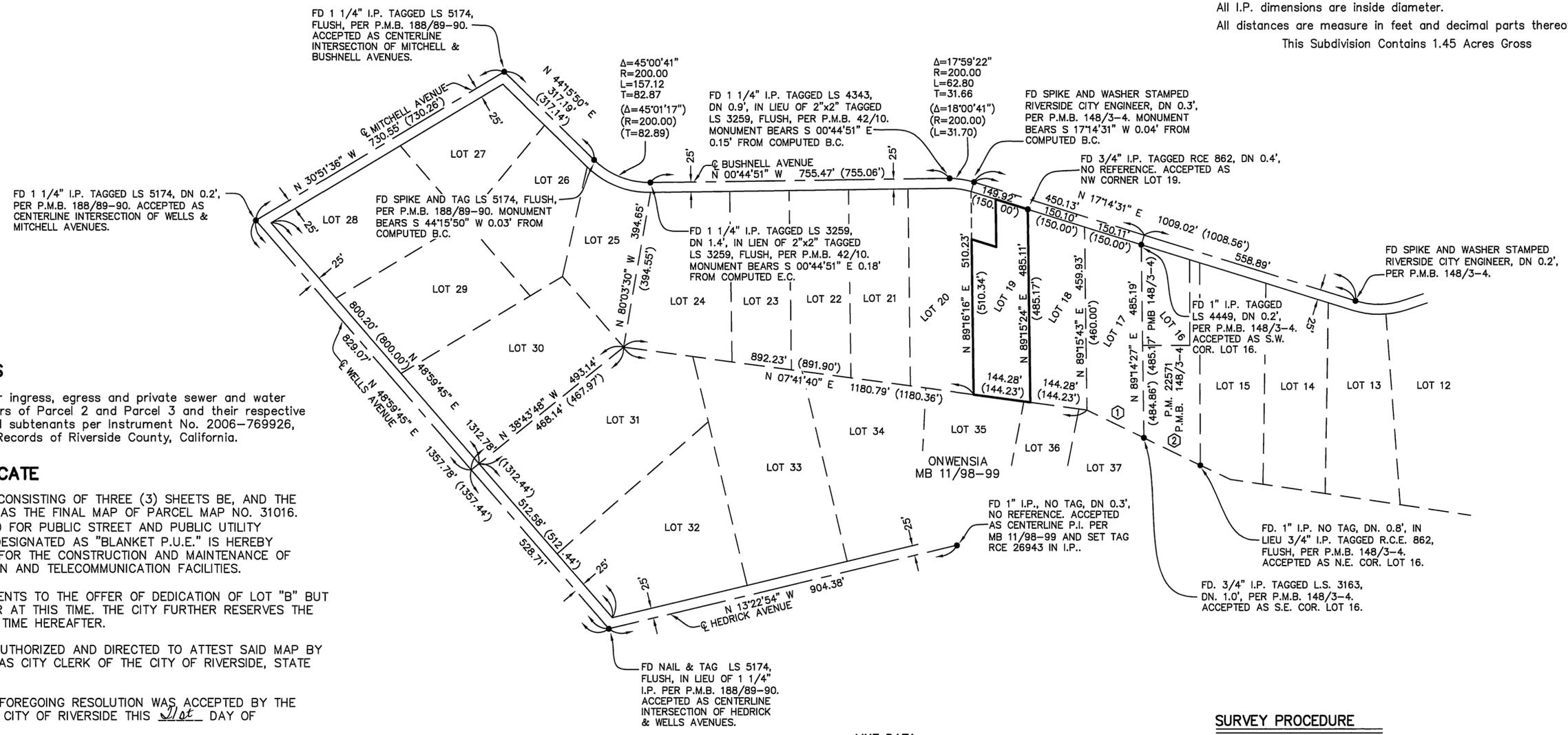
A-1 SURVEYING CO. INC
RIVERSIDE, CA. MARCH, 2006

ENGINEER'S NOTES

Basis of Bearings is taken from the centerline of Wells Avenue as shown by map of Onwensia, MB 11/98-99, being N 48°59'45" E.

- Denotes found monument as noted.
- Denotes set 1" I.P. tagged RCE 26943, flush, unless otherwise noted.
- () Denotes record data per MB 11/98-99, unless otherwise noted.

All I.P. dimensions are inside diameter.
All distances are measure in feet and decimal parts thereof.
This Subdivision Contains 1.45 Acres Gross



SIGNATURE OMISSIONS

A non-exclusive easement for ingress, egress and private sewer and water facilities in favor of the owners of Parcel 2 and Parcel 3 and their respective lessees, invitees, licensees, and subtenants per Instrument No. 2006-769926, Recorded October 19, 2006, Records of Riverside County, California.

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. 31016. LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE EASEMENT DESIGNATED AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE CITY OF RIVERSIDE CONSENTS TO THE OFFER OF DEDICATION OF LOT "B" BUT DOES NOT ACCEPT THE OFFER AT THIS TIME. THE CITY FURTHER RESERVES THE RIGHT TO ACCEPT IT AT ANY TIME HEREAFTER.

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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 1st DAY OF November, 2006.

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

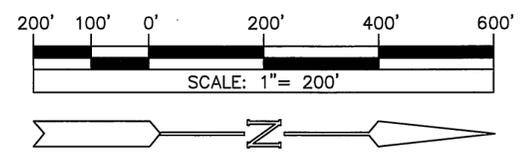
BY: Sherry Foster Elco

SOILS REPORT

A PRELIMINARY SOILS REPORT **WAS NOT** PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

LINE DATA

NO	BEARING	DISTANCE	
①	N 25°51'44" E	159.88'	(159.45')
②	N 25°59'54" E	158.22'	(159.45') (158.21' PMB 148/3-4)



SURVEY PROCEDURE

- 1) THE CORNER COMMON TO LOTS 24, 25, 30 AND 31 WAS ESTABLISHED BY COMPASS RULE PROPORTIONATE MEASUREMENT BETWEEN THE MOST NORTHERLY CORNER OF LOT 25, WHICH IS COMPUTED E.C. ON THE EASTERLY R/W LINE OF BUSHNELL AVENUE, AND THE MOST EASTERLY CORNER OF LOT 30 AS COMPUTED HEREON.
- 2) THE NORTHEAST CORNER OF LOT 18 WAS ESTABLISHED BY COMPASS RULE PROPORTIONATE MEASUREMENT BETWEEN THE NORTHWEST CORNER OF LOT 18 AS COMPUTED HEREON AND THE CORNER COMMON TO LOTS 24, 25, 30, AND 31 AS ESTABLISHED IN NOTE 1 ABOVE.
- 3) THE USE OF THE FOUND MONUMENTS ALONG THE EAST LINE OF LOT 16 WOULD REQUIRE A MODIFIED COMPASS RULE PROPORTIONATE MEASUREMENT PROCESS AND WOULD BE LESS DESIREABLE THAN THE PROCEDURE USED IN NOTES 1 AND 2 ABOVE.

P.M.B. 219/40

P.M.B. 219/40

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP No. 31016

BEING A SUBDIVISION OF LOT 19 OF ONWENSIA, AS SHOWN BY MAP ON FILE IN
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LYING IN SECTION 11, T. 3S., R. 6W., S.B.M.

A-1 SURVEYING CO. INC
RIVERSIDE, CA.

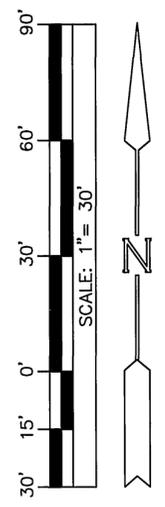
MARCH, 2006

ENGINEER'S NOTES

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- () Denotes record data per MB 11/98-99, unless otherwise noted.

All I.P. dimensions are inside diameter.
All distances are measure in feet and decimal parts thereof.
This Subdivision Contains 1.45 Acres Gross



FD SPIKE AND WASHER STAMPED
RIVERSIDE CITY ENGINEER, DN 0.2',
PER P.M.B. 148/3-4.

FD 3/4" I.P. TAGGED RCE 862,
DN 0.4', NO REFERENCE. ACCEPTED
AS NW CORNER LOT 19.

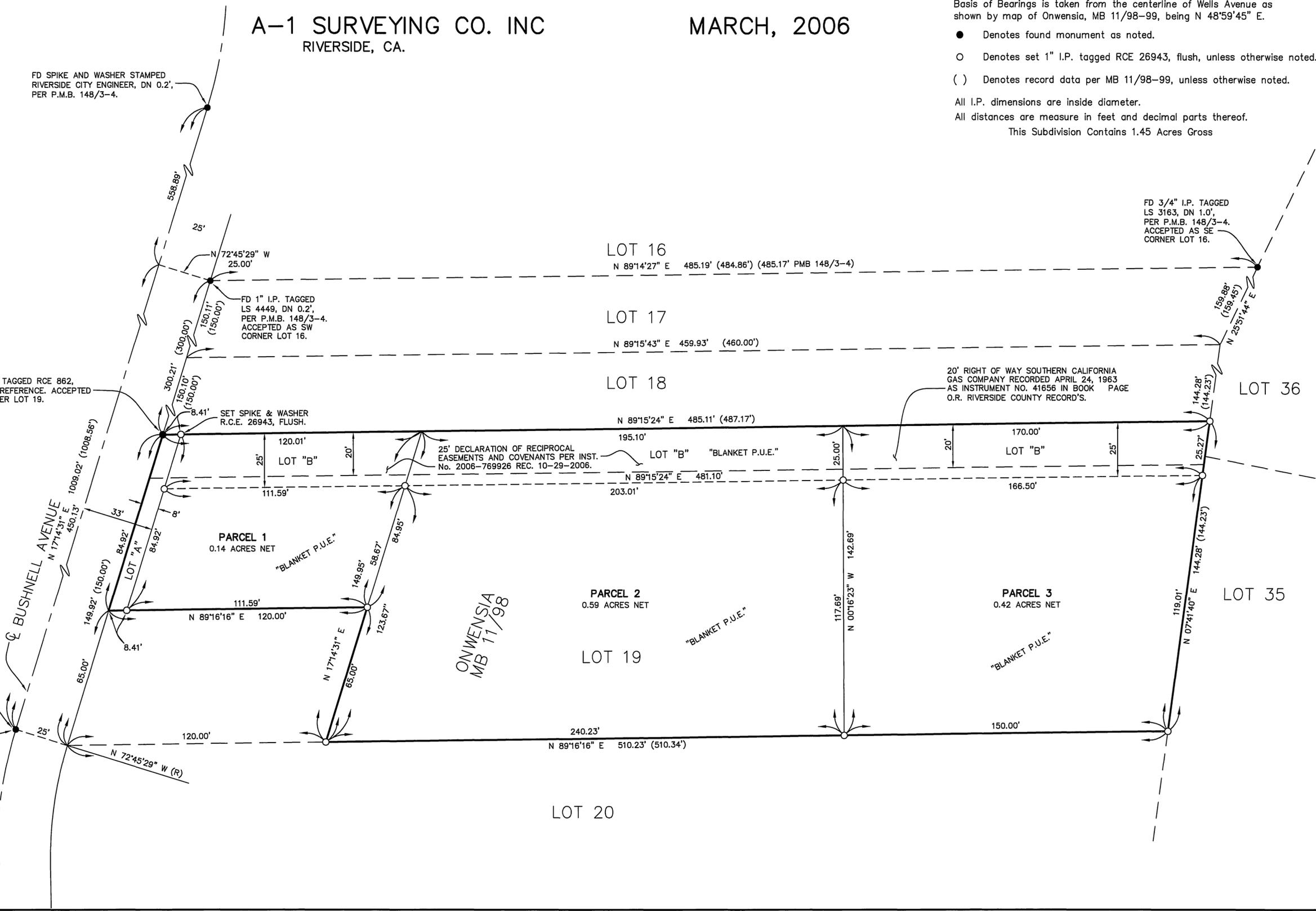
FD 1" I.P. TAGGED
LS 4449, DN 0.2',
PER P.M.B. 148/3-4.
ACCEPTED AS SW
CORNER LOT 16.

FD 3/4" I.P. TAGGED
LS 3163, DN 1.0',
PER P.M.B. 148/3-4.
ACCEPTED AS SE
CORNER LOT 16.

FD SPIKE AND WASHER STAMPED
RIVERSIDE CITY ENGINEER, DN 0.27',
PER P.M.B. 148/3-4. MONUMENT
BEARS S 17°14'31" E 0.04' FROM
COMPUTED B.C.

Δ=17°59'22"
R=200.00
L=62.80
T=31.66
(Δ=18°00'41")
(R=200.00)
(L=31.698)

FD 1 1/4" I.P. TAGGED LS 4343,
DN 0.9', IN LIEU OF 2"x2" TAGGED
LS 3259, FLUSH, PER P.M.B. 42/10.
MONUMENT BEARS S 00°44'51" E
0.15' FROM COMPUTED B.C.



P.M.B. 219/41

P.M.B. 219/41