

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the Subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes...

KAUFMAN and BROAD OF SOUTHERN CALIFORNIA, INC. a California corporation

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 7503

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN BLOCK 45, AND A PORTION OF INDIANA AVENUE (VACATED) OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP BOOK 1, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF LOT "I" OF TRACT 6756 AS SHOWN BY MAP BOOK 113, PAGES 57-60 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA APRIL 1981

RECORDER'S CERTIFICATE

Filed this 8 day of APRIL, 1983, at 2:30 P.M. in Book 130 of Maps, at Pages 41+42 at the request of the City Clerk. Fee: \$8.00 William E. Conerly County Recorder No. 66706 BY Debbie Ann Stager Deputy Subdn. G' Tel. CALIFORNIA LAND TITLE CO.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two (2) sheets be and the same is hereby accepted as the final map of TRACT NO. 7503, 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 the City 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 5th day of April, 1983.



ALICE A. HARE City Clerk of the City of Riverside, California By Karen E. Oakley Asst. City Clerk

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 real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$3,400.00

Dated 3-16, 1983. R. WAYNE WATTS County Tax Collector By Larry Katsoulis

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$3,400.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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.

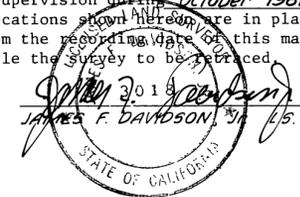
Dated 3-22, 1983. GERALD A. MALONEY Clerk of the Board of Supervisors

By Nancy Poar Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during October 1981, that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated MAR. 16, 1983. JAMES F. DAVIDSON, S. 15. 3018



CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 7503 which was approved by the Riverside City Planning Commission on March 18, 1976, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

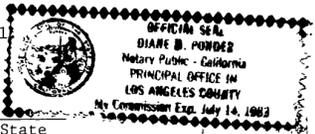
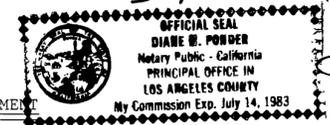
Dated: MARCH 21st, 1983. ROBERT C. WALES R.C.E. 18793 Director of Public Works

Robert C. Wales

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) SS On this 11th day of March, 1983, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Diane Keate, (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glantz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of Kaufman and Broad of Southern California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires July 14, 1983. Witness my hand and official seal. Diane M. Ponder Notary Public in and for said State



UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easements hereby, consents to the preparation and recordation of the annexed map: The City of Riverside, successors to the Riverside Water Company, owner of an easement for ditches, flumes, pipes, and incidental purposes by a deed recorded in Book 42, Page 296 of Deeds, Records of San Bernardino County, California.

An easement reserved by Riverside Land Company for ditches, flumes, pipes and conduits and incidental purposes, as provided in instrument recorded in Book 1, page 246; Book 124, page 289; Book 149, page 287, and in Book 220, page 77, all of Deeds, Records of Riverside County, California.

An easement reserved by the City of Riverside for water ditches, pipelines, flumes and conduits and incidental purposes, as provided in instrument recorded July 5, 1977 as Instrument No. 124804, Records of Riverside County, California.

DATE March 18 1983. SIGNATURE OMISSION. FRED KRAY Director of Public Utilities Fred Kray

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee.

An easement reserved by the City of Riverside for water drainage and incidental purposes, as provided in instrument recorded July 5, 1977 as Instrument No. 124804, Records of Riverside County, California.

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 utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated March 18, 1983. FRED KRAY Director of Public Utilities By Fred Kray

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 Mar. 16, 1983. H. E. BREWER City Treasurer By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 13th day of July, 1976 as required by the Health and Safety Code of California, Section 17953 by Pacific Foundation Engineers, Inc. 2230 South Riverside Avenue Bloomington, Ca. 92316

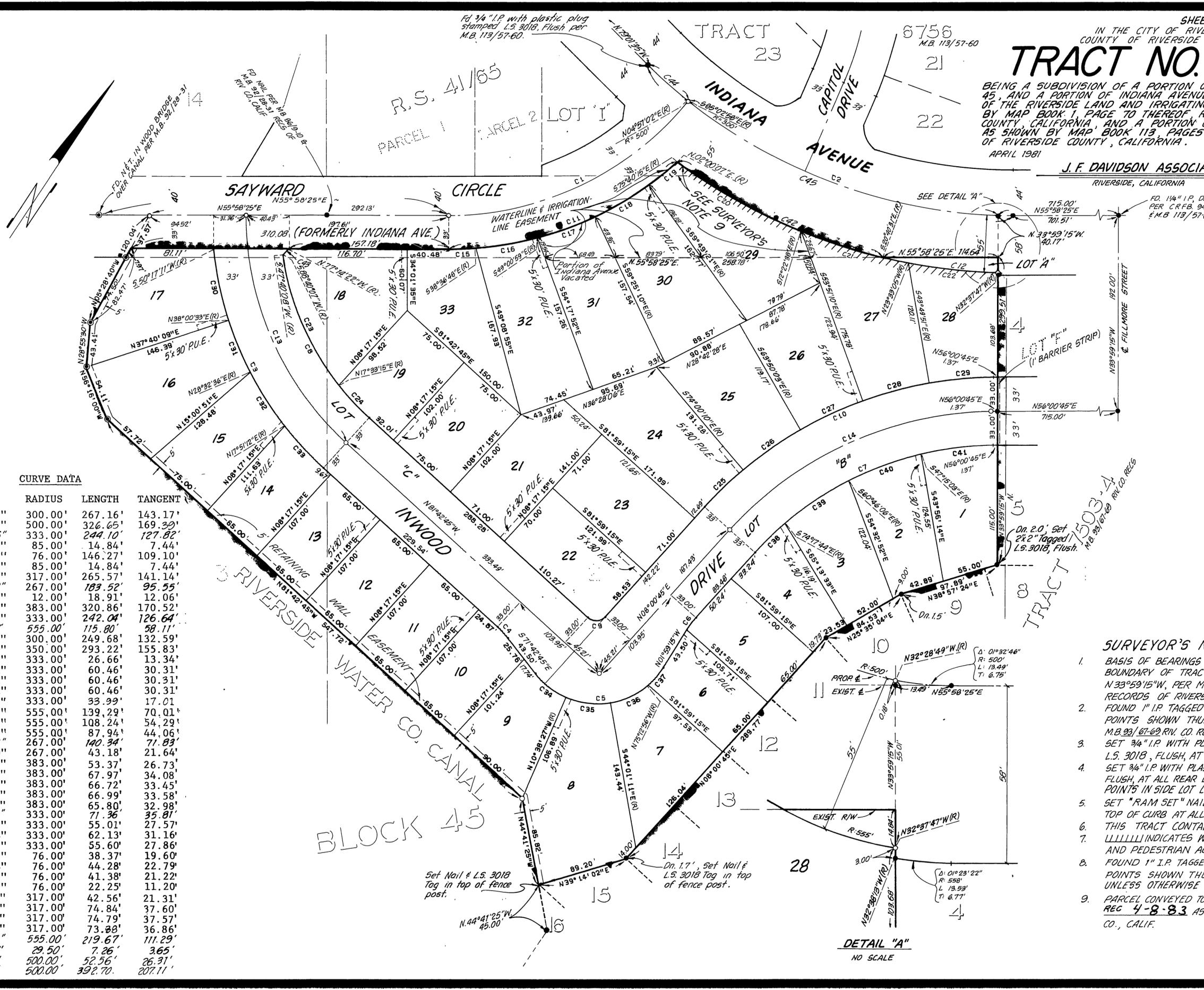
M.B. 130/41

M.B. 130/41

SHEET 2 OF 2 SHEETS
 IN THE CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 7503

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN BLOCK 45, AND A PORTION OF INDIANA AVENUE (VACATED) OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP BOOK 1, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF LOT 1 OF TRACT 6756 AS SHOWN BY MAP BOOK 113, PAGES 57-60 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 APRIL 1981
 SCALE 1"=60'

J. F. DAVIDSON ASSOCIATES
 RIVERSIDE, CALIFORNIA



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	51°01'23"	300.00'	267.16'	143.17'
2.	37°25'51"	500.00'	326.65'	169.30'
3.	41°59'56"	333.00'	244.10'	127.82'
4.	10°00'00"	85.00'	14.84'	7.44'
5.	110°16'30"	76.00'	146.27'	109.10'
6.	10°00'00"	85.00'	14.84'	7.44'
7.	48°00'00"	317.00'	265.57'	141.14'
8.	39°22'53"	267.00'	183.52'	95.55'
9.	90°16'30"	12.00'	18.91'	12.06'
10.	48°00'00"	383.00'	320.86'	170.52'
11.	41°38'40"	333.00'	242.04'	126.64'
12.	11°57'16"	555.00'	115.80'	58.11'
13.	47°41'10"	300.00'	249.68'	132.59'
14.	48°00'00"	350.00'	293.22'	155.83'
15.	04°35'13"	333.00'	26.66'	13.34'
16.	10°24'11"	333.00'	60.46'	30.31'
17.	10°24'11"	333.00'	60.46'	30.31'
18.	10°24'11"	333.00'	60.46'	30.31'
19.	05°50'54"	333.00'	33.99'	17.01'
20.	14°22'45"	555.00'	139.29'	70.01'
21.	11°10'27"	555.00'	108.24'	54.29'
22.	09°04'42"	555.00'	87.94'	44.06'
23.	30°06'53"	267.00'	140.34'	71.83'
24.	09°16'00"	267.00'	43.18'	21.64'
25.	07°59'05"	383.00'	53.37'	26.73'
26.	10°10'08"	383.00'	67.97'	34.08'
27.	09°58'53"	383.00'	66.72'	33.45'
28.	10°01'19"	383.00'	66.99'	33.58'
29.	09°50'36"	383.00'	65.80'	32.98'
30.	12°16'38"	333.00'	71.36'	35.81'
31.	09°27'57"	333.00'	55.01'	27.57'
32.	10°41'24"	333.00'	62.13'	31.16'
33.	09°33'57"	333.00'	55.60'	27.86'
34.	28°55'42"	76.00'	38.37'	19.60'
35.	33°22'44"	76.00'	44.28'	22.79'
36.	31°11'45"	76.00'	41.38'	21.22'
37.	16°46'19"	76.00'	22.25'	11.20'
38.	07°41'31"	317.00'	42.56'	21.31'
39.	13°31'38"	317.00'	74.84'	37.60'
40.	13°31'02"	317.00'	74.79'	37.57'
41.	13°15'49"	317.00'	73.88'	36.86'
42.	22°40'38"	555.00'	219.67'	111.29'
43.	14°05'32"	29.50'	7.26'	3.65'
44.	06°01'23"	500.00'	52.56'	26.31'
45.	45°00'00"	500.00'	392.70'	207.11'

SURVEYOR'S NOTES

- BASIS OF BEARINGS IS THE SOUTHWESTERLY BOUNDARY OF TRACT NO. 7503-4, TAKEN AS N33°59'15"W, PER M.B. 93/67-69 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○ PER TRACT NO. 7503-4, M.B. 93/67-69 RIV. CO. RECS., UNLESS OTHERWISE NOTED.
- SET 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL POINTS SHOWN THUS ○.
- SET 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS, AND AT ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET "RAM SET" NAIL TAGGED L.S. 3018 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- THIS TRACT CONTAINS 8.88 ACRES GROSS.
- LLLLLLLL INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
- FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○ PER TR. 7503-1 M.B. 92/28-31, UNLESS OTHERWISE NOTED.
- PARCEL CONVEYED TO KAUFMAN and BROAD BY DEED REC 4-8-83 AS INST. NO. 66702, O.R. RIV. CO., CALIF.

DETAIL "A"
 NO SCALE

M.B. 130/42

M.B. 130/42

(DOCUMENT SHOULD READ 4-8-83 #66705)