

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A", AND WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5' X 30' P.U.E., AND WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF A BLOCK WALL THE EASEMENT DESIGNATED AS 2' WALL EASEMENT.

TRACT NO. 20438

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4, BLOCK 68 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

RECORDER'S CERTIFICATE

FILED THIS 2nd DAY OF May 1985, AT 2:00 P.M. IN BOOK 149 OF MAPS, AT PAGES 93 & 94 AT THE REQUEST OF THE CITY CLERK

NO. 93654
FEE \$ 8.00
WILLIAM E. COVERLY, COUNTY RECORDER
BY: Santa Regan, DEPUTY
SUBDIVISION GUARANTEE:
TRANS-CAL TITLE

SW. DEVELOPMENT CORP., A CALIFORNIA CORPORATION.

S. Weileman
President

FIRST SERVICE MORTGAGE CORP., AN ARIZONA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON APRIL 1, 1985 AS INSTRUMENT 00992.

Michael A. Daley
Branch Mgr.

L A WAINSCOTT & ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
GRAND TERRACE, CALIFORNIA

NOVEMBER, 1984

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 20438 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON OCTOBER 4, 1984 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 AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED, THAT THE 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 DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE 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: Apr 15, 1985
ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER
BY: William D. Gardner
DEPUTY R.C.E. 11405

TAX COLLECTOR

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, 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 \$ 3,200.00

DATED April 4, 1985
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Mané L. Torres
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3,200.00 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.

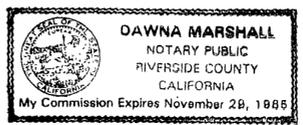
DATED May 1, 1985
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: R. K. Lewis
DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss
ON 3/27/85, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED S. Weileman AND Michael A. Daley, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY, ON BEHALF OF SW Development Corp, 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.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 11-29-85

Dawna Marshall
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



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 ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: April 11, 1985
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
BY: Fred Kray
clb 125

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: 4/10, 1985
H.E. BREWER
CITY TREASURER
BY: W.R. Hamer

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCT 1984, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED 12-27, 1984
L. A. Waincott
L. A. WAINSCOTT
REGISTERED CIVIL ENGINEER NO. 16056

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C. H. J. INCORPORATED ON THE 30th DAY OF NOVEMBER 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
1. EDWIN HOWELL DALY AND FLORENCE A. DALY, FOR PUMPING WATER FROM WELLS, PER DEED RECORDED JULY 26, 1918 IN BOOK 488, PAGE 187 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:
1. RIVERSIDE WATER COMPANY, FOR WATER PIPES, DITCHES, AND OTHER CONDUITS, PER DEEDS RECORDED 4/26/1882 IN BOOK 28, PAGE 635 AND 9/14/1885 IN BOOK 42, PAGES 244 & 296 OF DEEDS RECORDS OF SAN BERNARDINO COUNTY.

DATED April 11, 1985
BY: Fred Kray
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

NOTARY ACKNOWLEDGEMENT

STATE OF California) ss
COUNTY OF Riverside)
ON THIS 3 DAY OF April, IN THE YEAR 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID Riverside County, PERSONALLY APPEARED Michael A. Daley AND Stanch Manager, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY ON BEHALF OF FIRST SERVICE MORTGAGE CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-27-85

Margaret Scott

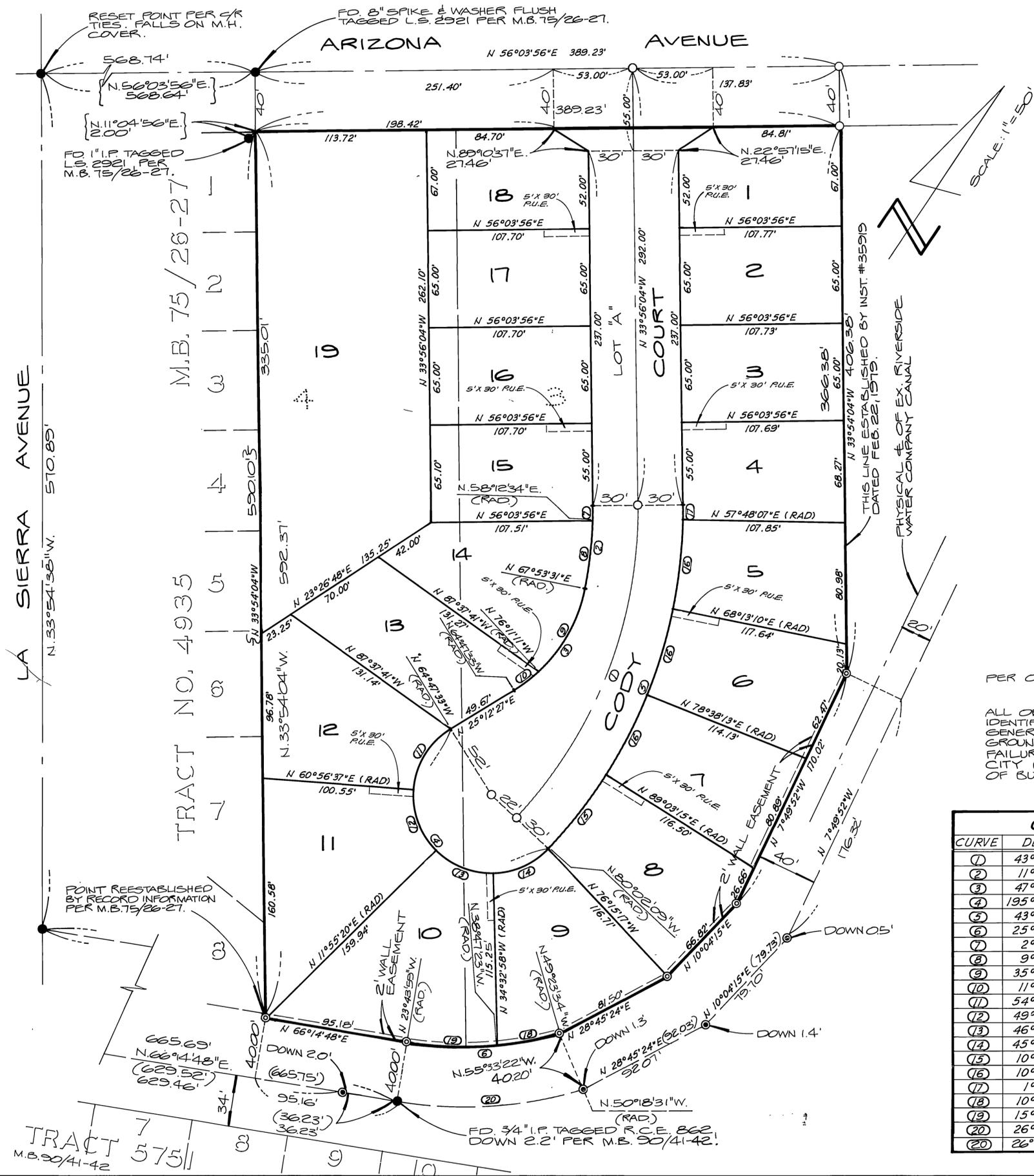


CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 20438 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 THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23rd DAY OF April, 1985.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare





IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 20438

BEING A SUBDIVISION OF A PORTION OF LOTS 3 & 4, BLK. 68 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING CO., PER M.B. 1/70, RECORDS OF SAN BERNARDINO, CO.

NOVEMBER 1984 SCALE: 1" = 50'
LA WAINSCOTT & ASSOCIATES, INC.
GRAND TERRACE, CA.

ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF ARIZONA AVENUE TAKEN AS N. 56°03'56"E, AS SHOWN BY MAP OF TRACT NO. 4935 ON FILE IN BOOK 75, PAGES 26 THRU 27 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
2. F.O. MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" O.D. IRON PIPE, TAGGED R.C.E. 16056 FLUSH, ALL POINTS SHOWN THUS O, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED R.C.E. 16056 FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, (UNLESS OTHERWISE NOTED).
5. THIS TRACT CONTAINS 5.034 ACRES.
6. SET "SURE FIRE" STUDS WITH R.C.E. 16056 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. () INDICATES RECORD PER M.B. 90/41-42.
8. ⊕ 3 INDICATES RECORD PER M.B. 75/26-27.
9. ⊙ INDICATES F.O. CONC. MON. FOR R/W LINE FOR RIVERSIDE WATER COMPANY CANAL, TAGGED R.C.E. 802 PER M.B. 90/41-42.
10. ⊕ INDICATES SET "SURE FIRE" STUDS WITH R.C.E. 16056 TAG, IN TOP OF WALL FOOTING.

PER ORDINANCE 4930 OF THE RIVERSIDE CITY MUNICIPAL CODE: "POTENTIAL LIQUEFACTION"

ALL OR A PORTION OF THE PROPERTY 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 FEASIBILITY 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 BUILDING PERMITS.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
①	43°53'55"	300.00'	229.85'	120.90'
②	11°49'35"	270.00'	55.73'	27.96'
③	47°18'56"	103.00'	85.06'	45.12'
④	195°14'36"	52.00'	177.20'	—
⑤	43°53'55"	330.00'	252.84'	132.99'
⑥	25°39'35"	230.00'	103.00'	52.38'
⑦	2°08'38"	270.00'	10.10'	5.05'
⑧	9°40'57"	270.00'	45.63'	22.87'
⑨	35°55'18"	103.00'	64.58'	33.39'
⑩	11°23'38"	103.00'	20.48'	10.28'
⑪	54°15'50"	52.00'	49.25'	26.65'
⑫	49°01'17"	52.00'	44.49'	23.71'
⑬	46°28'18"	52.00'	42.18'	22.33'
⑭	45°29'11"	52.00'	41.28'	21.80'
⑮	10°54'35"	330.00'	62.84'	31.51'
⑯	10°25'03"	330.00'	60.00'	30.08'
⑰	1°44'11"	330.00'	10.00'	5.00'
⑱	10°32'11"	230.00'	42.56'	21.34'
⑲	15°03'24"	230.00'	60.44'	30.40'
⑳	26°34'36"	270.00'	125.24'	—
㉑	26°34'32"	270.00'	125.23'	63.76'

RECORD PER M.B. 90/41-42 MEASURED