

CITY COPY

165
M.B. 165/1

OWNERSHIP 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 BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "E", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS TO GOLDEN AVENUE. WE FURTHER DEDICATE FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS "5'x30', 5'x40' AND 6' P.U.E."

MOSELEY ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
BY: WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., A CALIFORNIA CORPORATION, A GENERAL PARTNER

BY: James A. Highland PRESIDENT BY: Amador Gonzalez, Jr. VICE PRESIDENT

FIRST INTERSTATE BANK OF CALIFORNIA, a California corporation as Trustee under Deed of Trust recorded December 11, 1986 as Instrument No. 315971 Official Records of Riverside County, California.

BY: Mark D. Whalen VICE PRESIDENT BY: Mona Russell ASST SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California
County of ORANGE

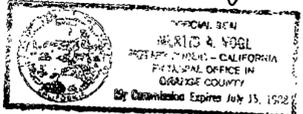
On this 18th day of DECEMBER, 1986, before me, the undersigned a Notary Public in and for said County and State, personally appeared Mark D. Whalen personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as VICE President, and MONA RUSSELL personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Assistant Secretary of or on behalf of the corporation, and acknowledged to me that such corporation executed the same, pursuant to its laws, or a resolution of its Board of Directors.

MY COMMISSION EXPIRES

July 15, 1988

WITNESS MY HAND AND OFFICIAL SEAL

Martin G. Vogel
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

ON THIS 15th DAY OF DECEMBER, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES A. HIGHLAND AND AMADOR GONZALEZ, JR. PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., A 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 SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF MOSELEY ASSOCIATES, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES

April 23, 1990

WITNESS MY HAND AND OFFICIAL SEAL

Shirley A. Gerbasi
NOTARY PUBLIC IN AND FOR SAID STATE



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 10604

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 65 AND A PORTION OF LOT "00" (VACATED), OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL, 1986

RICHARD L. BROWN R.C.E. NO. 16683
R.L. BROWN & ASSOC., INC.
TUSTIN, CALIFORNIA

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 NO. 10604, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUG. 18, 1977 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: Dec. 23, 1986

ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner
DEPUTY R.C.E. 11405

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 ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: DEC 23, 1986

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

CITY TREASURER

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: 12/19, 1986

H.E. BREWER, CITY TREASURER

BY: WR Hammer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 19th DAY OF MAY, 1986 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: JOHN R. BYERLY, INC.



SHEET 1 OF 3 SHEETS

FILED

ON 12/30, 1986

AT 3:00 P. M.

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Santa Rogan

FEE 410.00

NO. 335172

FILED BY CITY CLERK

SUBD'N G'TEE CONTINENTAL LAND
TITLE COMPANY

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 TRACT NO. 10604, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "E" WHICH IS ACCEPTED AS A ONE FOOT BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "D", 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 23rd DAY OF December, 1986.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley
Asst. City Clerk

TAX COLLECTOR

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

DATED December 17, 1986

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR

BY: Patti A. Crislip
DEPUTY

TAX BOND

I HEREBY CERTIFY 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 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 _____, 19__

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1986; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED May 14, 1986

BY: Richard L. Brown
RICHARD L. BROWN
R.C.E. NO. 16683
EXP. DATE: 6/30/89

M.B. 165/1

CITY COPY

M.B. 165/2

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 10604

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 65 AND A PORTION OF LOT "00" (VACATED), OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL, 1986

RICHARD L. BROWN R.C.E. NO. 16683
R.L. BROWN & ASSOC., INC.
TUSTIN, CALIFORNIA

ENGINEER'S NOTES:

1. BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF GOLDEN AVENUE BEING N21°59'52" W AS SHOWN ON P.M.B. 133/90-91, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND MONUMENTS AS NOTED.
3. INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 16683, UNLESS OTHERWISE SHOWN.
4. SET 1" IRON PIPE TAGGED R.C.E. 16683, FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET LEAD AND TACK TAGGED R.C.E. 16683 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 7.097 GROSS ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. [] INDICATES RECORD PER M.B. 132/6-9, RECORDS OF RIVERSIDE COUNTY.
9. () INDICATES RECORD PER M.B. 7/66, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

1. RIGHTS OF WAY AS RESERVED TO RIVERSIDE GROVES AND WATER CO., TOGETHER WITH THE RIGHT OF ENTRY FOR THE ERECTION, CONSTRUCTION, MAINTENANCE AND OPERATION OF POLE LINES, OR THE TRANSMISSION OF ELECTRICAL ENERGY, AND FOR TELEPHONE AND TELEGRAPH LINES, AND FOR SEWERS AND GAS MAINS AS SET OUT IN DEED RECORDED MAY 20, 1911 IN BOOK 330, PAGE 14 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

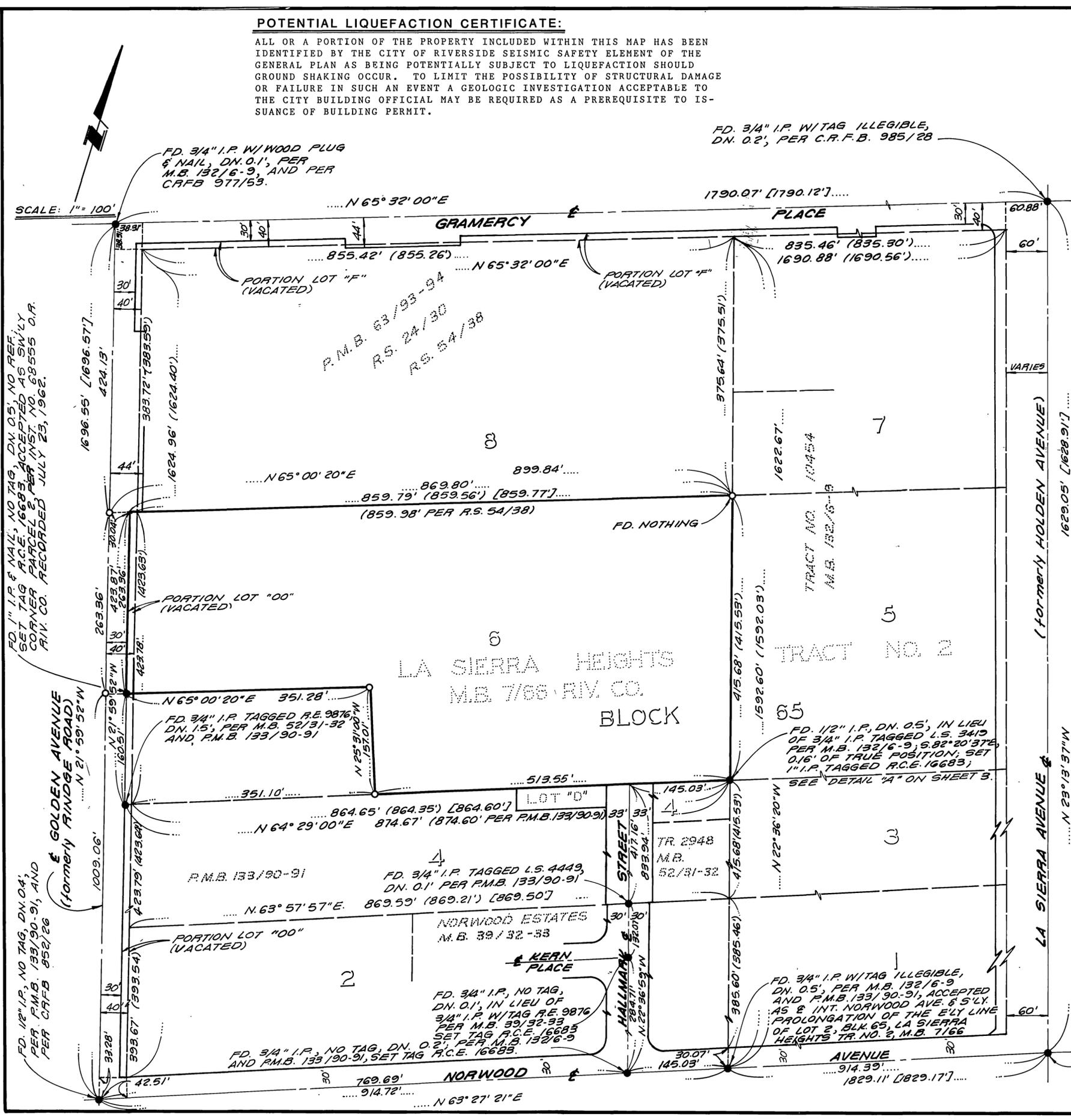
1. RIGHTS OF WAY AND WATER RIGHTS IN FAVOR OF TWIN BUTTES WATER COMPANY, A CORPORATION, CITY OF RIVERSIDE AS SUCCESSOR, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. THIS EASEMENT AFFECTS LOTS "A" THRU "E" ONLY.
2. A PERMANENT EASEMENT AND RIGHT OF WAY IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, CITY OF RIVERSIDE AS SUCCESSOR, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER, TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. THIS EASEMENT AFFECTS LOTS "A" THRU "E" ONLY.

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Pieter P. Witzfeld
DATED: DEC 23 1986

POTENTIAL LIQUEFACTION CERTIFICATE:

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 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 BUILDING PERMIT.



M.B. 165/2

City Copy

165/3
M.B. 165/3

CURVE DATA

| NO. | A | R | L | T |
|-----|------------|--------|---------|---------|
| 1 | 58°41'44" | 34.50' | 35.34' | 13.40' |
| 2 | 10°00'00" | 88.00' | 15.36' | 7.70' |
| 3 | 32°00'34" | 73.00' | 40.78' | 20.94' |
| 4 | 32°28'40" | 73.00' | 41.38' | 21.26' |
| 5 | 11°51'56" | 73.00' | 15.12' | 7.59' |
| 6 | 6°27'09" | 85.00' | 9.51' | 4.79' |
| 7 | 92°22'41" | 15.00' | 24.18' | 15.64' |
| 8 | 108°49'50" | 73.00' | 138.66' | 102.02' |

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

SHEET 3 OF 3 SHEETS

TRACT NO. 10604

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BOOK 65 AND A PORTION OF LOT "00" (VACATED), OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

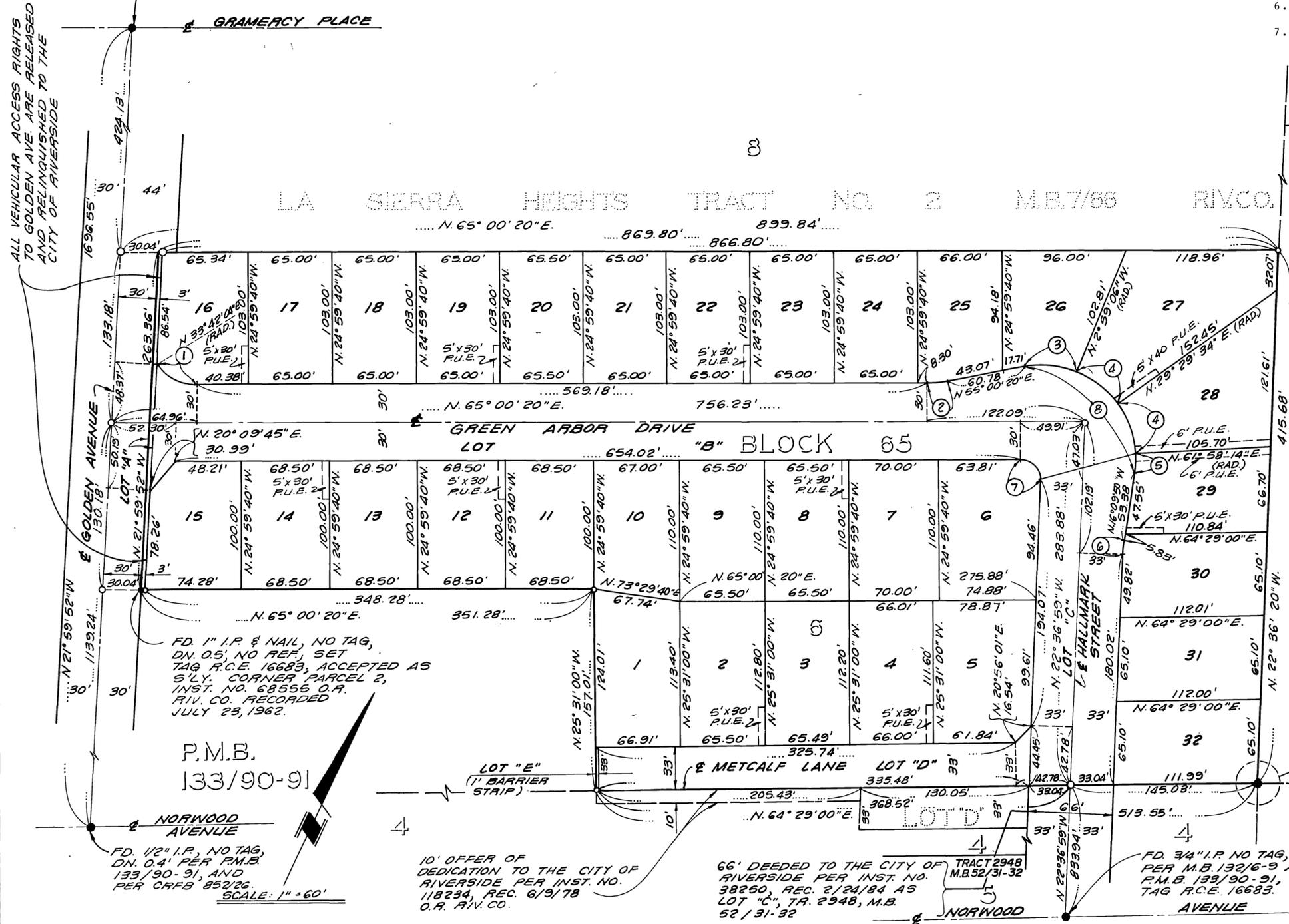
APRIL, 1986

RICHARD L. BROWN R.C.E. NO. 16683
R.L. BROWN & ASSOC., INC.
TUSTIN, CALIFORNIA

ENGINEER'S NOTES:

1. BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF GOLDEN AVENUE BEING N21°59'52" W AS SHOWN ON P.M.B. 133/90-91, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 16683, UNLESS OTHERWISE SHOWN.
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5. SET LEAD AND TACK TAGGED R.C.E. 16683 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 7.097 GROSS ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

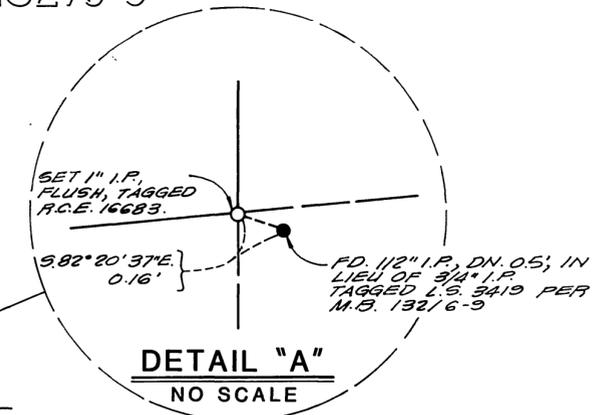
FD. 3/4" I.P. W/ WOOD PLUG & NAIL, DN. 0.1', PER M.B. 132/6-9, AND PER C.R.F.B. 977/53



POTENTIAL LIQUEFACTION CERTIFICATE:

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TR. NO. 10454
M.B. 132/6-9



M.B. 165/3

P.M.B. 133/90-91

NORWOOD AVENUE

FD. 1/2" I.P. NO TAG, DN. 0.4' PER P.M.B. 133/90-91, AND PER C.R.F.B. 852/26

SCALE: 1" = 60'

10' OFFER OF DEDICATION TO THE CITY OF RIVERSIDE PER INST. NO. 118234, REC. 6/9/78 O.R. RIV. CO.

66' DEEDED TO THE CITY OF RIVERSIDE PER INST. NO. 38250, REC. 2/24/84 AS LOT "C", TR. 2948, M.B. 52/31-32

FD. 3/4" I.P. NO TAG, DN. 0.2', PER M.B. 132/6-9 AND P.M.B. 133/90-91, SET TAG R.C.E. 16683.