

City Copy

207
M.B. 2071/1

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 land subdivided 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 street and public utility purposes, Lots "A" through "K" inclusive. We hereby dedicate for the construction and maintenance of landscaping, and walls the easement designated as "LANDSCAPE AND WALL EASEMENT." Further, we the undersigned owners and our successors and assigns in interest hereby release and relinquish to the city of Riverside, a municipal corporation, all vehicular access rights appurtenant to lots 1 through 5, and 55 through 64 on, over and across Siegel Avenue adjoining said lots as shown on the annexed map.

ORANGECREST ASSOCIATES Ltd, a California limited partnership
By: National Properties & Syndication Inc., a California corporation,
General Partner
COLIN SEID, Vice President RICHARD GABRIEL, President

WESTERN FINANCIAL SAVINGS BANK, a California corporation,
as Beneficiary under Deed of Trust Rec. May 26, 1989
as Instrument No. 173711 O.R. Riverside County, California.

Hank H. Kadowaki Vice President
Regan E. Kelly Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

On this 1st day of JUNE, 1989, before me, BERTIE M. GOLD, a Notary Public in and for said State, personally appeared RICHARD GABRIEL (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and COLIN SEID (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE PRESIDENT Secretary, of NATIONAL PROPERTIES & SYNDICATIONS, 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 the corporation therein named, said corporation being known to me to be a partner of ORANGE CREST ASSOCIATES LTD. the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such limited partner and that such limited partnership executed the same.

My commission expires MARCH 10, 1992 Witness my hand and official seal
Bertie M. Gold
Notary Public in and for said State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

On this 7th day of June, 1989, before me, Katherine Ann Harris, a Notary Public in and for said State, personally appeared Hank H. Kadowaki (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Regan E. Kelly (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of Western Financial Savings Bank, 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 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 January 16, 1993 Witness my hand and official seal:
Katherine Ann Harris
Notary Public in and for said State

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.
51 percent of the oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same, without right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded August 7, 1964 as Instrument No. 96956, Official Records of Riverside County, California.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22275-3

BEING A SUBDIVISION OF ALL OF PARCEL 3 OF PARCEL MAP 23403 AS SHOWN BY MAP ON FILE IN BOOK 156 OF PARCEL MAPS AT PAGES 69 AND 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 21, T.3S., R.4W. S.B.M. APRIL 1988

J.F. DAVIDSON ASSOCIATES INC.
RIVERSIDE, CALIFORNIA

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 22275 which was approved by the Riverside City Planning Commission on JUNE 4, 1987 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 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 Aug. 8, 1989
BARRY BECK R.C.E. 20900
City Engineer EXP. 9/30/89
By Barry Beck

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 6/16/89
BARBARA J. STECKEL
City Treasurer
By David H. Wright

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 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 Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated: AUG 3, 1989
BILL D. CARNAHAN
Director of Public Utilities
By Dieter P. Witzfeld

WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has paid the Added Facilities Charges and posted the securities adequate to cover required improvements for this tract. Once the Markham Tank is placed into service; the interim water distribution system has been connected to the District's water system; and the onsite water facilities have been installed and accepted by the District, the District will supply water to each lot. The easements shown, are sufficient for all requirements of water distribution.

Dated 7.20.89
DAVID W. HANSEN R.C.E. 17984
CHIEF ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of FIVE sheets be, and the same is hereby accepted as the final map of Tract 22275-3 and the streets and easements are hereby accepted as public streets and easements, EXCEPT LOTS "J" AND "K" WHICH ARE HEREBY ACCEPTED AS A "BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A". 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 22nd day of August, 1989.



ALICE A. HARE
City Clerk of the City of Riverside,
California

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$23,000.00 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.
Date 9/14/1989

By Alice A. Hare
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector
By Maria Brown Deputy

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 \$23,000.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.
Date August 31, 1989

R. WAYNE WATTS
County Tax Collector
By Ruben L. Ammerman Deputy

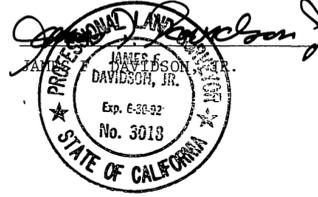
SOIL REPORT

A preliminary soil report was prepared on FEBRUARY 9, 1987, as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of FIVE (5) sheets correctly represents a survey made under my supervision during MAY, 1988 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date 5-25-88



L.S. 3018

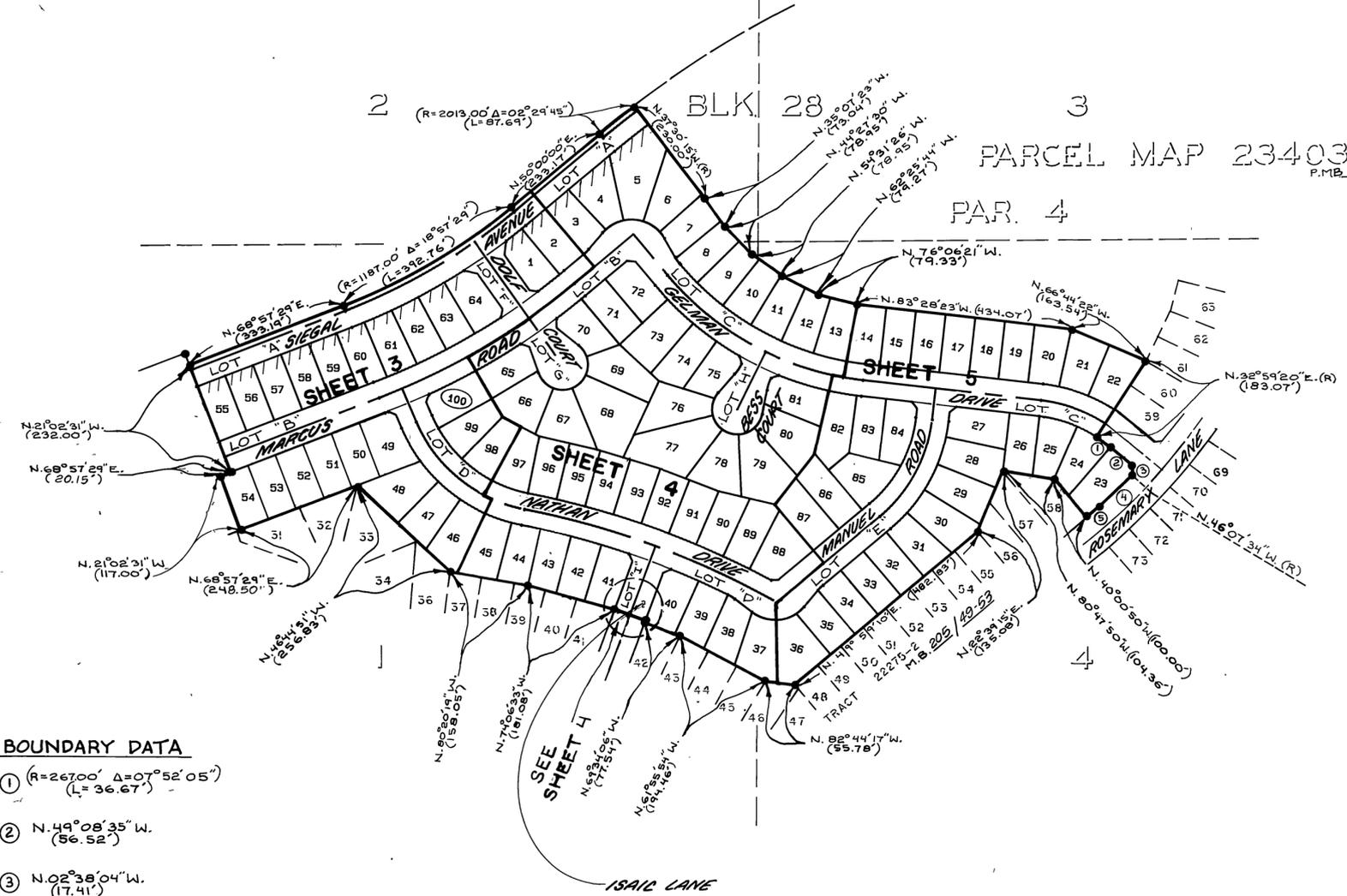
TRACT 22275-3

BEING A SUBDIVISION OF ALL OF PARCEL 3 OF PARCEL MAP 23403 AS SHOWN BY MAP ON FILE IN BOOK 156 OF PARCEL MAPS AT PAGES 69 AND 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 21, T.3S., R.4W. S.B.M. APRIL 1988 SCALE: 1"=200'

J.F. DAVIDSON ASSOCIATES INC.
RIVERSIDE, CALIFORNIA



ALESSANDRO TRACT
M.B. 6/13 S.B.Co.



PARCEL MAP 23403
P.M.B. 156 / 69-70

PAR. 4

SURVEYOR'S NOTES

Bearings are based on the NORTHWESTERLY LINE of PARCEL 3 as shown on PARCEL MAP 23403 by map on file in Book 156 of Parcel Maps at Pages 69 and 70 thereof, Records of Riverside County, California, as being N. 68° 57' 29" E.

- Indicates set 1" I.P. with Plastic Plug stamped L.S. 3018 flush.
 - Indicates found 1" I.P. with Plastic Plug stamped L.S. 3018 flush, per Parcel Map 23403, P.M.B. 156 / 69-70.
 - Indicates 1" I.P. with Plastic Plug stamped L.S. 3018 flush, to be set per Tract 22275-2 M.B. 205 / 49-53, unless otherwise noted.
- Set nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.
- Set 1" I.P. with Plastic Plug stamped L.S. 3018, flush at all rear lot corners, unless otherwise noted.
- (mm) Indicates Measured Data, also Record Data per Parcel Map 23403 P.M.B. 156 / 69-70.
- [mm] Indicates Measured Data, also Record Data per Tract 22275-2 M.B. 205 / 49-53, unless otherwise noted.
- ||||| Indicates Vehicular Access Rights waived.
This Tract Contains 25.722 Acres.

BOUNDARY DATA

- ① (R=267.00' Δ=07°52'05")
(L=36.67')
- ② N. 49° 08' 35" W.
(56.52')
- ③ N. 02° 38' 04" W.
(17.41')
- ④ (R=867.00' Δ=06°06'44")
(L=92.49')
- ⑤ N. 49° 59' 10" E.
(34.00')

M.B. 207/2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22275-3

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J.F. DAVIDSON ASSOCIATES INC.

RIVERSIDE, CALIFORNIA

City Copy

SURVEYOR'S NOTES

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Set 1" I.P. with Plastic Plug stamped L.S. 3018 flush at all rear lot corners, unless otherwise noted.

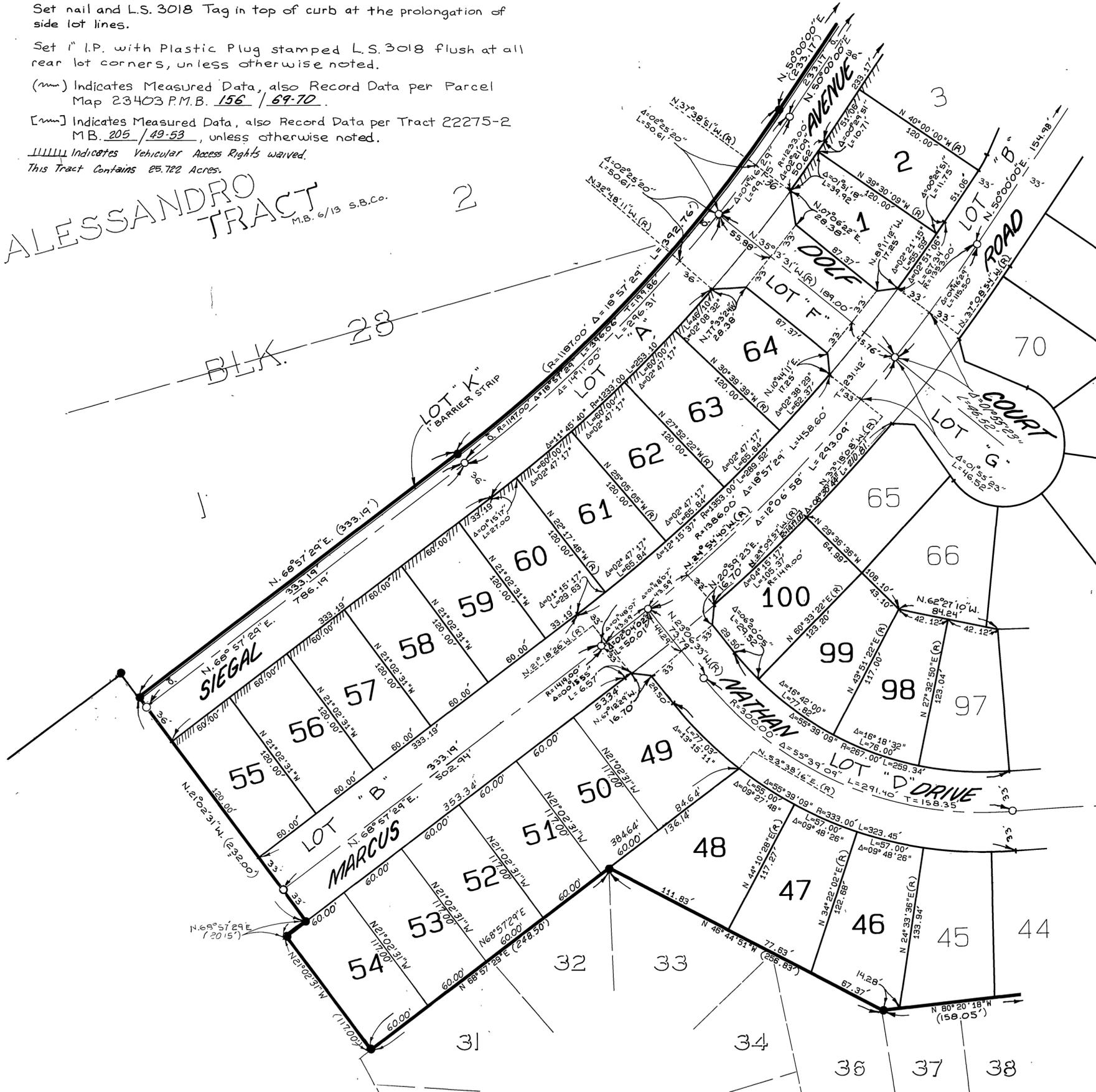
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||||| Indicates Vehicular Access Rights waived.

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ALESSANDRO TRACT
M.B. 6/13 S.B.Co.



TRACT 22275-2
M.B. 205/49-53

410.8711372 W.O. 8710243

SEE SHEET 4

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22275-3

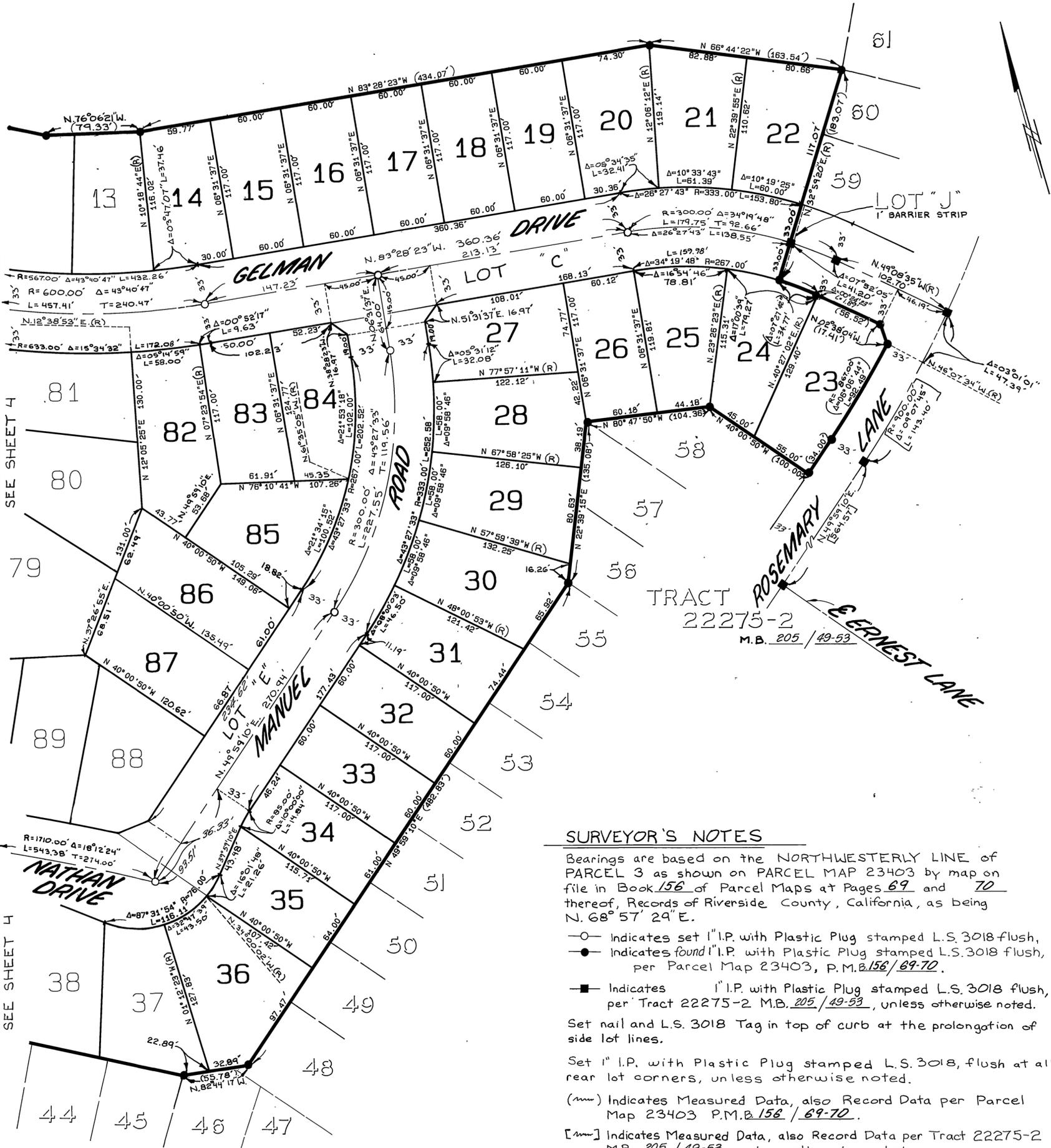
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J.F. DAVIDSON ASSOCIATES INC. RIVERSIDE, CALIFORNIA

PARCEL MAP 23403

P.M.B. 156 / 69-70

PAR. 4



SURVEYOR'S NOTES

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This Tract contains 25.722 Acres.

H.O. 8911312

W.O. 8710243

City Copy