

CITY 218/45

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 30485

BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 THROUGH 8, INCLUSIVE, OF ROBINSON TRACT, PER MAP BOOK 2, PAGE 17, RECORDS OF RIVERSIDE COUNTY, AND PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AND 13 THROUGH 15, INCLUSIVE, OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, PER MAP BOOK 6, PAGE 44, RECORDS OF SAN BERNARDINO COUNTY IN SECTIONS 8 & 17, T.2S., R.4W., SAN BERNARDINO MERIDIAN.

RECORDER'S STATEMENT

SHEET 1 OF 3

FILED THIS 25th DAY OF August, 2006 AT 8 P.M. IN BOOK 218 OF PARCEL MAPS AT PAGES 45-47 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
FEE \$ 115 LARRY W. WARD
NUMBER 2006-0628232 COUNTY ASSESSOR-CLERK-RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "D".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR STREET TREE PLANTING PURPOSES, THE EASEMENTS DESIGNATED AS "4" STREET TREE PLANTING EASEMENT".

OPERATING ENGINEERS FUNDS, INC., A CALIFORNIA CORPORATION, AS CUSTODIAN FOR THE OPERATING ENGINEERS PENSION TRUST

[Signature]
LEO A. MAJICH, FUND MANAGER

[Signature]
JEFFERSON FORD, PROPERTIES MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)

ON MARCH 29, 2006 BEFORE ME, WANDA J. JONES, NOTARY PUBLIC
PERSONALLY APPEARED LEO A. MAJICH AND
JEFFERSON FORD

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

WANDA J. JONES
(PRINTED NAME)
MY COMMISSION NUMBER 1502809
EXPIRATION 07/22/2008

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:

1. AN EASEMENT IN FAVOR OF PACIFIC BELL TELEPHONE CO. FOR UNDERGROUND COMMUNICATION FACILITIES RECORDED DEC. 13, 2005 AS INST. NO. 2005-1024743, O.R.
2. EASEMENTS TO THE CHASE NURSERY COMPANY FOR FLUMES RECORDED MARCH 18, 1901, IN BOOK 119, PAGE 168 OF DEEDS, AND NOVEMBER 9, 1901 IN BOOK 129, PAGE 375, RIVERSIDE CO. RECORDS.
3. EASEMENT TO CORA B. OCHELTREE & C.S. ROBERTS FOR FLUME, DITCHES OR PIPES RECORDED FEBRUARY 12, 1907 IN BOOK 238, PAGE 178 AND AUGUST 22, 1907 IN BOOK 232, PAGE 293 OF DEEDS.
4. RIGHT OF WAY FOR STORM AND WATER AS RESERVED IN DEED FROM NATIONAL ORANGE COMPANY, RECORDED JULY 17, 1907 IN BOOK 248, PAGE 331 OF DEEDS, RIVERSIDE COUNTY RECORDS.
5. EASEMENT TO WILLIAM J. DUNCAN FOR FLUME, PIPE OR DITCH RECORDED JUNE 5, 1918 IN BOOK 481, PAGE 205 OF DEEDS, RIVERSIDE COUNTY RECORDS.
6. EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR PIPELINES RECORDED NOVEMBER 8, 1946 AS INSTRUMENT NO. 913, BOOK 798, PAGE 350, O.R.
7. EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR PIPELINES RECORDED NOVEMBER 8, 1946 AS INSTRUMENT NO.911, BOOK 796, PAGE 406, O.R.
8. EASEMENT IN FAVOR OF STATE OF CALIFORNIA FOR PIPELINES RECORDED DECEMBER 17, 1970 AS INST. NO. 126400, O.R.
9. EASEMENT IN FAVOR OF STATE OF CALIFORNIA FOR PIPELINES RECORDED JULY 21, 1972 AS INST. NO. 96438, O.R.
10. AN EASEMENT IN FAVOR OF WILLIAM W. STOVER, ALLAN T. STOVER AND CORRINE P. STOVER FOR INGRESS & EGRESS TOGETHER WITH THE RIGHT TO DEDICATE FOR ROAD PURPOSES RECORDED DECEMBER 18, 1989 AS INST. NO. 440809, O.R.
11. A DRAINAGE AGREEMENT DATED DECEMBER 6, 1989, BY AND BETWEEN AMPROP RIVERSIDE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND WILLIAM W. STOVER, ALLAN T. STOVER AND CORRINE P. STOVER, RECORDED DECEMBER 18, 1989 AS INSTRUMENT NO. 440810, O.R. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA
JUNE, 2005

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 25th DAY OF July, 2006 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 4, 2002 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 THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLETED WITH.



THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/08
CIVIL ENGINEER

BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 25th DAY OF July, 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. 85855 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: [Signature]

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 7/21, 2006
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: [Signature]

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. 30485.

LOTS "A" THROUGH "D" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "4" STREET TREE PLANTING EASEMENT" ARE HEREBY ACCEPTED FOR STREET TREE PLANTING.

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 8th DAY OF August, 2006.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

SOILS REPORT

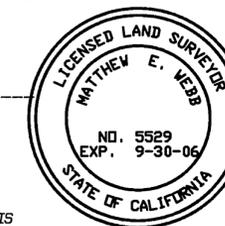
A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ARROW ENGINEERING ON OCTOBER 10, 2000 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SURVEYOR'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 OPERATING ENGINEERS FUNDS, INC. ON APRIL 19, 2001. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED MARCH 21, 2006

[Signature]
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2006



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 \$ 78,700.

DATED June 5, 2006

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 78,700 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 5, 2006

CASH TAX BOND

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____ DEPUTY BY: [Signature] DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT 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 THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: July 20, 2006

[Signature]
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

UTILITIES EASEMENT STATEMENT

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

1. AN EASEMENT IN FAVOR OF EAST RIVERSIDE LAND AND WATER COMPANY FOR WATER RIGHTS RECORDED MAY 11, 1887 IN BOOK 56, PAGE 204 OF DEEDS, SAN BERNARDINO CO. RECORDS.
2. A RIGHT OF WAY OVER TO EAST RIVERSIDE LAND COMPANY FOR IRRIGATION AND DOMESTIC WATER PIPES BY DEED RECORDED DEC. 16, 1912 IN BOOK 365, PAGE 298 OF DEEDS.
3. EASEMENTS FOR STORM DRAIN PURPOSES RECORDED FEB. 14, 2006 AS DOC. NO. 2006-0108141 AND 2006-0108142, O.R.

DATED July 20, 2006

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

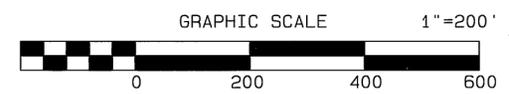
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P.M.B. 218/45

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 30485

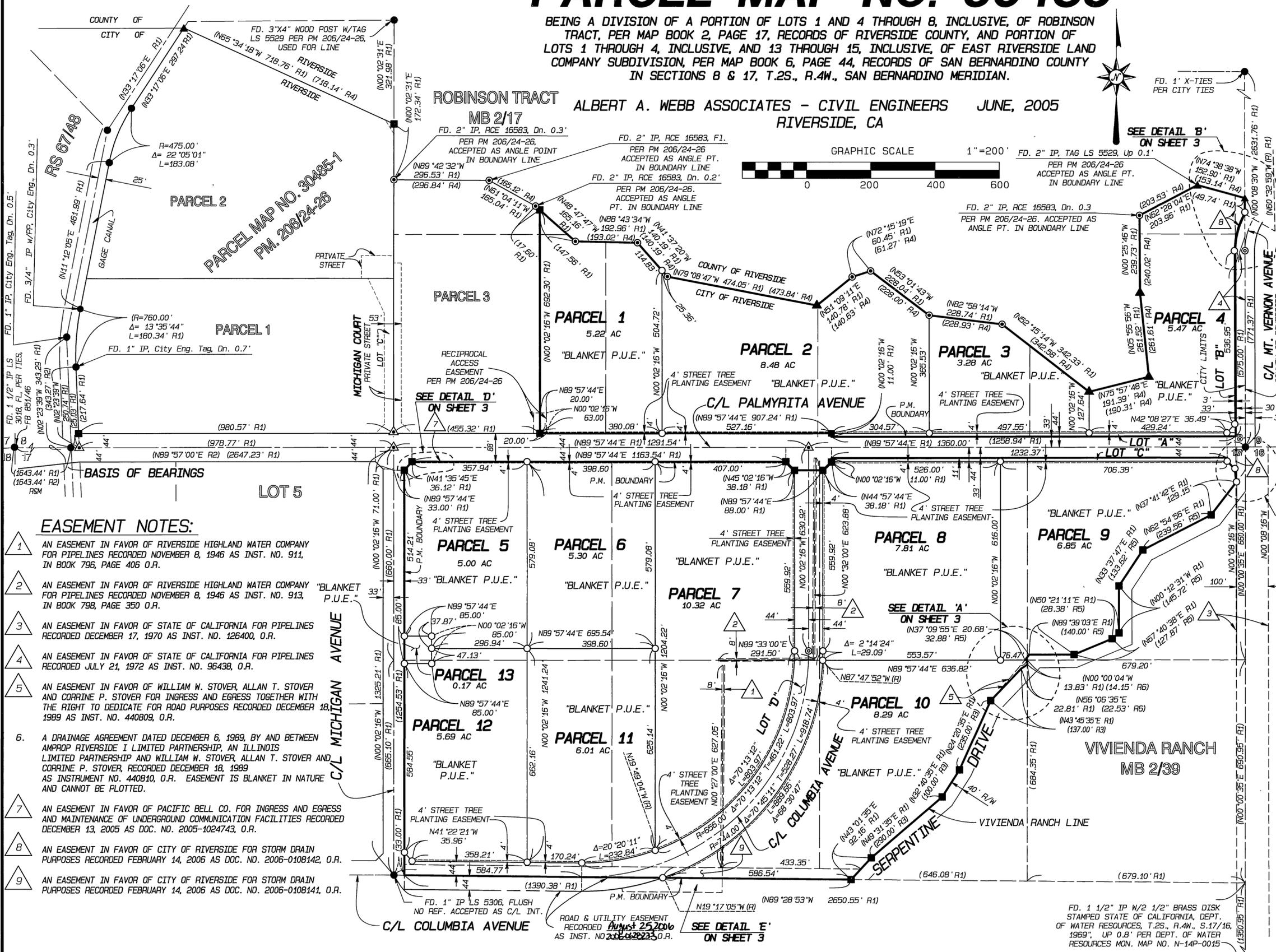
BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 THROUGH 8, INCLUSIVE, OF ROBINSON TRACT, PER MAP BOOK 2, PAGE 17, RECORDS OF RIVERSIDE COUNTY, AND PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AND 13 THROUGH 15, INCLUSIVE, OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, PER MAP BOOK 6, PAGE 44, RECORDS OF SAN BERNARDINO COUNTY IN SECTIONS 8 & 17, T.2S., R.4W., SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA
JUNE, 2005



SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF PALMYRITA AVE. TAKEN AS NORTH 89° 57' 00" EAST PER RECORD OF SURVEY MAP ON FILE IN BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" IP WITH RIV. CITY ENG. TAG, UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND 1" IP WITH PLASTIC PLUG, RCE 10470, UNLESS OTHERWISE NOTED, PER PM 30485-1 PM 206/24-26 ACCEPTED AS ANGLE PT. IN BOUNDARY LINE.
4. ⊙ INDICATES FOUND 2" IP, TAGGED RCE 16583, UNLESS OTHERWISE NOTED, PER PM 30485-1 PM 206/24-26 ACCEPTED AS ANGLE PT. IN BOUNDARY LINE.
5. ■ INDICATES FOUND 1" IP, TAGGED LS 5529 PER PM 30485-1.
6. ▲ INDICATES FOUND SPIKE & TAG STAMPED LS 5529, FLUSH, PER PM 30485-1, PM 206/24-26, IN LIEU OF 1" IP.
7. ○ INDICATES SET 1" IP W/PLASTIC PLUG LS 5529, FLUSH.
8. ⊙ INDICATES SET SPIKE & TAG STAMPED LS 5529, FLUSH.
9. (R1) INDICATES MEASURED AND RECORD DATA PER PM 30485-1 PM 206/24-26
10. (R2) INDICATES RECORD OR CALCULATED RECORD FROM RS 67/48.
11. (R3) INDICATES RECORD AND MEASURED DATA CALCULATED FROM MB 2/39, UNLESS OTHERWISE NOTED.
12. (R4) INDICATES RECORD DATA PER DEED RECORDED JAN. 3, 1989, AS INST. NO. 687, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
13. (R5) INDICATES MEASURED AND RECORD DATA PER DEEDS RECORDED MAY 1, 1989 AS INST. NO'S. 139303, 139304 & 139305, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
14. (R6) INDICATES RECORD DATA PER DEEDS RECORDED DEC. 18, 1989 AS INST. NO'S. 440807 & 440808, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
15. THE AREA OF SITE IS 82.32 ACRES GROSS.



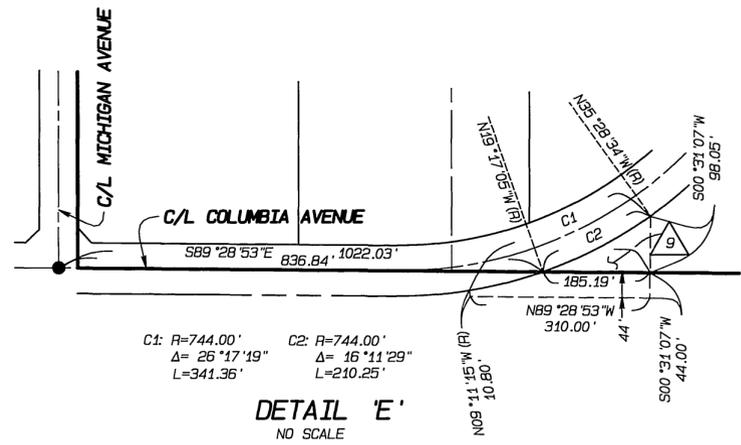
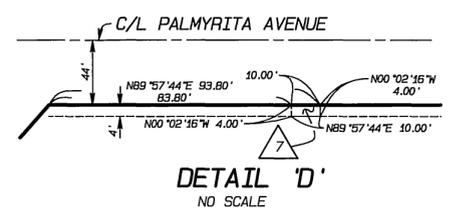
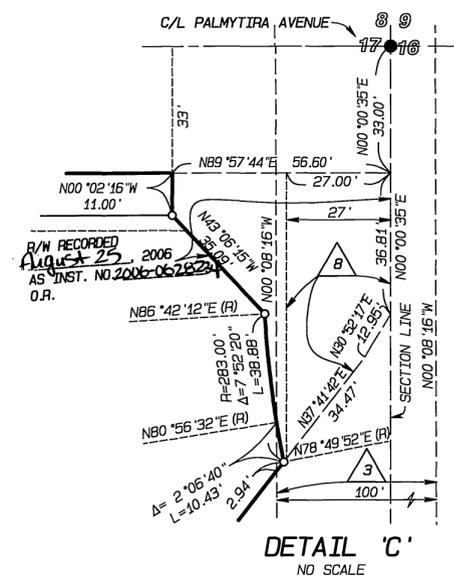
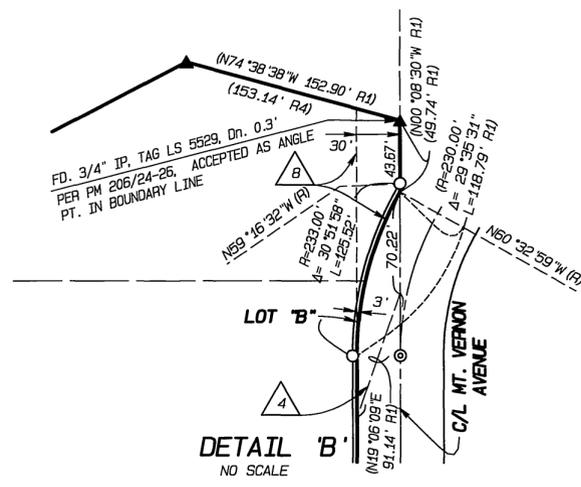
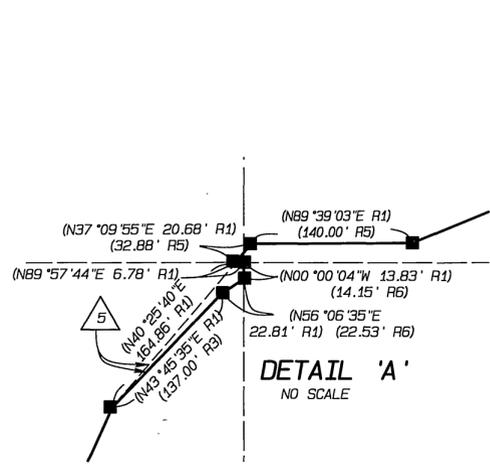
EASEMENT NOTES:

1. AN EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR PIPELINES RECORDED NOVEMBER 8, 1946 AS INST. NO. 911, IN BOOK 796, PAGE 406 O.R.
2. AN EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR PIPELINES RECORDED NOVEMBER 8, 1946 AS INST. NO. 913, IN BOOK 798, PAGE 350 O.R.
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7. AN EASEMENT IN FAVOR OF PACIFIC BELL CO. FOR INGRESS AND EGRESS AND MAINTENANCE OF UNDERGROUND COMMUNICATION FACILITIES RECORDED DECEMBER 13, 2005 AS DOC. NO. 2005-1024743, O.R.
8. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR STORM DRAIN PURPOSES RECORDED FEBRUARY 14, 2006 AS DOC. NO. 2006-0108142, O.R.
9. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR STORM DRAIN PURPOSES RECORDED FEBRUARY 14, 2006 AS DOC. NO. 2006-0108141, O.R.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 30485

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2005
RIVERSIDE, CA



P.M.B. 218/47

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