

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 34493

BEING A DIVISION OF PARCELS 1 THROUGH 8, INCLUSIVE, OF PARCEL MAP NO. 15084,
ON FILE IN BOOK 75 PAGES 30 AND 31 OF PARCEL MAPS, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T.3S., R.6W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2006
RIVERSIDE, CA

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, LOT "A".

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

WE HEREBY RETAIN THE ACCESS EASEMENTS INDICATED AS "PRIMARY ACCESS EASEMENT" AND "SECONDARY ACCESS EASEMENT", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND ALL PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE PURPOSES GRANTED FEBRUARY 8, 1980 AS INSTRUMENT NO. 27187, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITIES GRANTED FEBRUARY 8, 1980 AS INSTRUMENT NO. 27188, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITIES GRANTED FEBRUARY 8, 1980 AS INSTRUMENT NO. 40621, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A", MAGNOLIA AVENUE, FROM PARCELS 1 THROUGH 3, INCLUSIVE, EXCEPT IN THOSE LOCATIONS DESIGNATED AS "50' ACCESS OPENING" AND "60' ACCESS OPENING".

CT MAGNOLIA L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY

PRINT: Robert M. Campbell
TITLE: President

TRUSTEE

FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JULY 29, 2005 AS INSTRUMENT NO. 2005-611094, O.R.

PRINT: Ali Govahi
TITLE: Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Orange)

ON January 10, 2007 BEFORE ME, DEBRA BAKER, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT M. CAMPBELL 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
Debra Baker
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION NO. 1505329
MY COMMISSION EXPIRES AUG. 3, 2008

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Orange)

ON February 9, 2007 BEFORE ME, Elisa B. Avina, A NOTARY PUBLIC, PERSONALLY APPEARED David Gonzalez Ali Govahi 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
Elisa B. Avina
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION NO. 1587519
MY COMMISSION EXPIRES June 15, 2009

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 INTEREST CANNOT RIPEN INTO FEE.

1. AN EASEMENT IN FAVOR OF WILLIAM LEE DIETERLE, TRUSTEE, UNDER THE DIETERLE FAMILY TRUST RECORDED 4/20/1979 AS INST. NO. 78992, O.R. FOR RECIPROCAL INGRESS AND EGRESS. BLANKET IN NATURE, CANNOT BE LOCATED.
2. AN EASEMENT FOR TRAFFIC DETECTORS, SIGNALS AND CONDUITS RECORDED 10/29/1979 AS INST. NO. 230728, O.R., RIVERSIDE COUNTY.
3. AN EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLE LINES AND CONDUITS OR UNDERGROUND FACILITIES RECORDED NOVEMBER 4, 1970 AS INST. NO. 111029, O.R., RIVERSIDE COUNTY.
4. AN EASEMENT FOR INGRESS AND EGRESS, PASSAGE AND PARKING OF MOTOR VEHICLES AND PEDESTRIANS INTO, OUT OF, ON, OVER AND ACROSS ALL PARKING AREAS AND DRIVEWAY AREAS RECORDED APRIL 20, 1979 AS INST. NO. 78993, O.R., RIVERSIDE COUNTY.
5. AN EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLE LINES AND CONDUITS OR UNDERGROUND FACILITIES RECORDED APRIL 10, 1980 AS INST. NO. 68758, O.R., RIVERSIDE COUNTY.

RECORDER'S STATEMENT

FILED THIS 14th DAY OF June, 2007 AT 8:00 A.M. IN BOOK 221 OF PARCEL MAPS AT PAGES 91-92 AT THE REQUEST OF THE CITY CLERK, OF THE CITY OF RIVERSIDE
FEE \$ 9.00 LARRY W. WARD
COUNTY ASSESSOR-CLERK-RECORDER

NUMBER 2007-0391293
BY: Shirley G. Ward DEPUTY

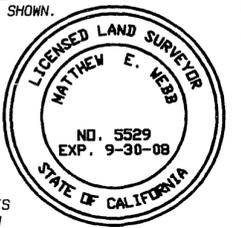
SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA

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 CT REALTY ON JANUARY 27, 2006. 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 COMPLETED AS SHOWN.

DATED DEC 21, 2006

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2008



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 REAL 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 \$ 185,300.

DATED May 10, 2007

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Michelle Rebo
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 185,300 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 10, 2007.

CASH TAX BOND

NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Yvonne Williams
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: 5/22, 2007

David H. Wright
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. THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES AND DITCHES RECORDED IN BOOK 28 PAGE 635 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY. CANNOT BE LOCATED FROM THE RECORD.

DATED 5/22, 2007

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: David H. Wright
MM

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 4th DAY OF June, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION MAY 4, 2006 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 COMPLIED WITH.

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

BY: Thomas J. Boyd



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 4th DAY OF JUNE, 2007 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.

DATED 4/4, 2007

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: Mark S. Brown



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 4/4, 2007

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: Paul C. Sundeen

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 PARCEL MAP NO. 34493

LOT "A" IS 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, WATERLINE AND TELECOMMUNICATION FACILITIES.

THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE PURPOSES GRANTED FEBRUARY 8, 1980 AS INSTRUMENT NO. 27187, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITIES GRANTED FEBRUARY 8, 1980 AS INSTRUMENT NO. 27188, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITIES GRANTED FEBRUARY 8, 1980 AS INSTRUMENT NO. 40621, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A", MAGNOLIA AVENUE FROM PARCELS 1 THROUGH 3, INCLUSIVE, EXCEPT IN THOSE LOCATIONS DESIGNATED AS "50' ACCESS OPENING" AND "60' ACCESS OPENING", IS HEREBY ACCEPTED.
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 5th DAY OF JUNE, 2007.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen J. Nicol

P.M.B. 221 / 91

P.M.B. 221 / 91

