

225 / 51
CITY

1.335 ACRES (GROSS)
1.335 ACRES (NET)

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 2 SHEETS

PARCEL MAP No. 33570

BEING A SUBDIVISION OF A PORTION OF LOT 19 IN BLOCK 33, TRACT NO. 5, OF RIVERVIEW ADDITION,
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED
IN BOOK 7, PAGE 7, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
LOCATED IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

FOR CONDOMINIUM PURPOSES

PETER GAMBINO, P.L.S. 7687
FULLERTON, CA

DATE OF SURVEY: JANUARY, 2008

RECORDER'S STATEMENT

FILED THIS 20th DAY OF May, 2008
AT 8:00 P.M. IN BOOK 225 OF PARCEL
MAPS AT PAGES 51-52, AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2008-0270685
FEE: \$ 11.00
LARRY W. WARD
ASSESSOR - COUNTY CLERK - RECORDER
BY: Sophia Gomez DEPUTY
SUBDIVISION GUARANTEED BY STEWART TITLE CO.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITH 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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE DAVLOR COMPANY, A CALIFORNIA CORPORATION

BY: [Signature] BY: [Signature]
LORI FENTON, CHIEF FINANCIAL OFFICER DAVID C. FENTON, SECRETARY

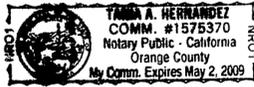
BENEFICIARY:

FIRST HERITAGE BANK, N.A., BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 2, 2007 AS INSTRUMENT NO. 2007-0500399 OF OFFICIAL RECORDS.

BY: [Signature] SVP
PRINT NAME, TITLE: Sheila L. Hansen
Sr. Vice President

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS



ON 4-22-08, 2008, BEFORE ME, Tania A. Hernandez, A Notary Public
PERSONALLY APPEARED LORI FENTON AND DAVID C. FENTON WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

[Signature]
NOTARY SIGNATURE
Orange
MY PRINCIPAL PLACE OF BUSINESS COUNTY

Tania A. Hernandez
PRINT NAME
May 2, 2009
MY COMMISSION EXPIRES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS



ON 4-22-08, 2008, BEFORE ME, Tania A. Hernandez, A Notary Public
PERSONALLY APPEARED Sheila L. Hansen
WHO 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/IT/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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

[Signature]
NOTARY SIGNATURE
Orange
MY PRINCIPAL PLACE OF BUSINESS COUNTY

Tania A. Hernandez
PRINT NAME
May 2, 2009
MY COMMISSION EXPIRES

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:

- SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED MAY 28, 1917, IN BOOK 465, PAGE 41, OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED BY RECORDS.
- CITY OF RIVERSIDE, HOLDER OF AN AVIGATION EASEMENT RECORDED AUGUST 4, 2006 AS INSTRUMENT No. 06-0574533, OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

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 \$ 3,900.00.

PAUL MCDONNELL
COUNTY TAX COLLECTOR

DATED APRIL 28, 2008 BY: [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,900.00 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 APRIL 28, 2008

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: _____ BY: [Signature]
DEPUTY DEPUTY

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 THE DAVLOR COMPANY, INC. IN DECEMBER, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE 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 ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature] 4/21/08
PETER GAMBINO, P.L.S. 7687 DATE
EXPIRATION DATE: 12/31/08



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 14th DAY OF May, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 18, 2007 AND ANY APPROVED ALTERATIONS THEREOF; 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
R.C.E. 36170, LIC. EXP. 6/30/08
CITY ENGINEER

BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 12th DAY OF MAY, 2008 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. 5655, LIC. EXP. 9/30/09
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.

DATE: 5/19/08

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: [Signature]

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

DATE: May 5, 2008

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
RBS, BOH

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GLOBAL GEO-ENGINEERING, INC. ON MARCH 15, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 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 PERMITS.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

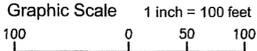
PARCEL MAP No. 33570

BEING A SUBDIVISION OF A PORTION OF LOT 19 IN BLOCK 33, TRACT NO. 5, OF RIVERVIEW ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 7, PAGE 7, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

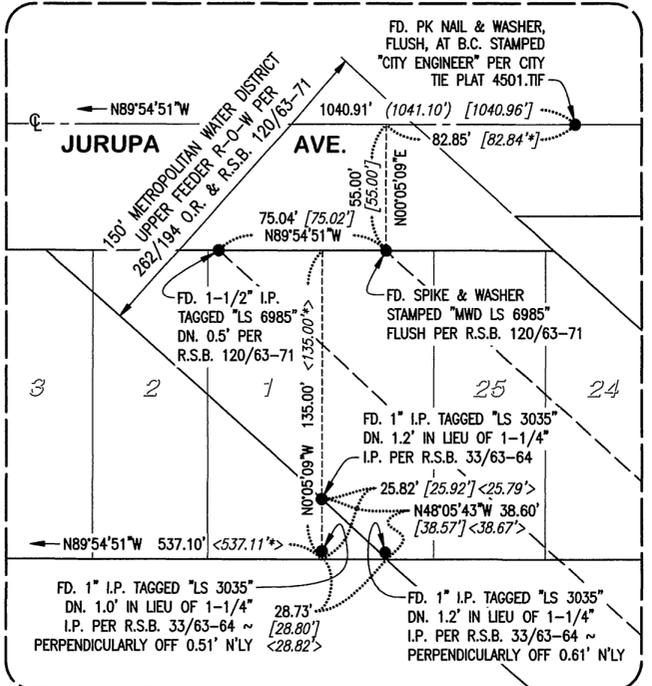
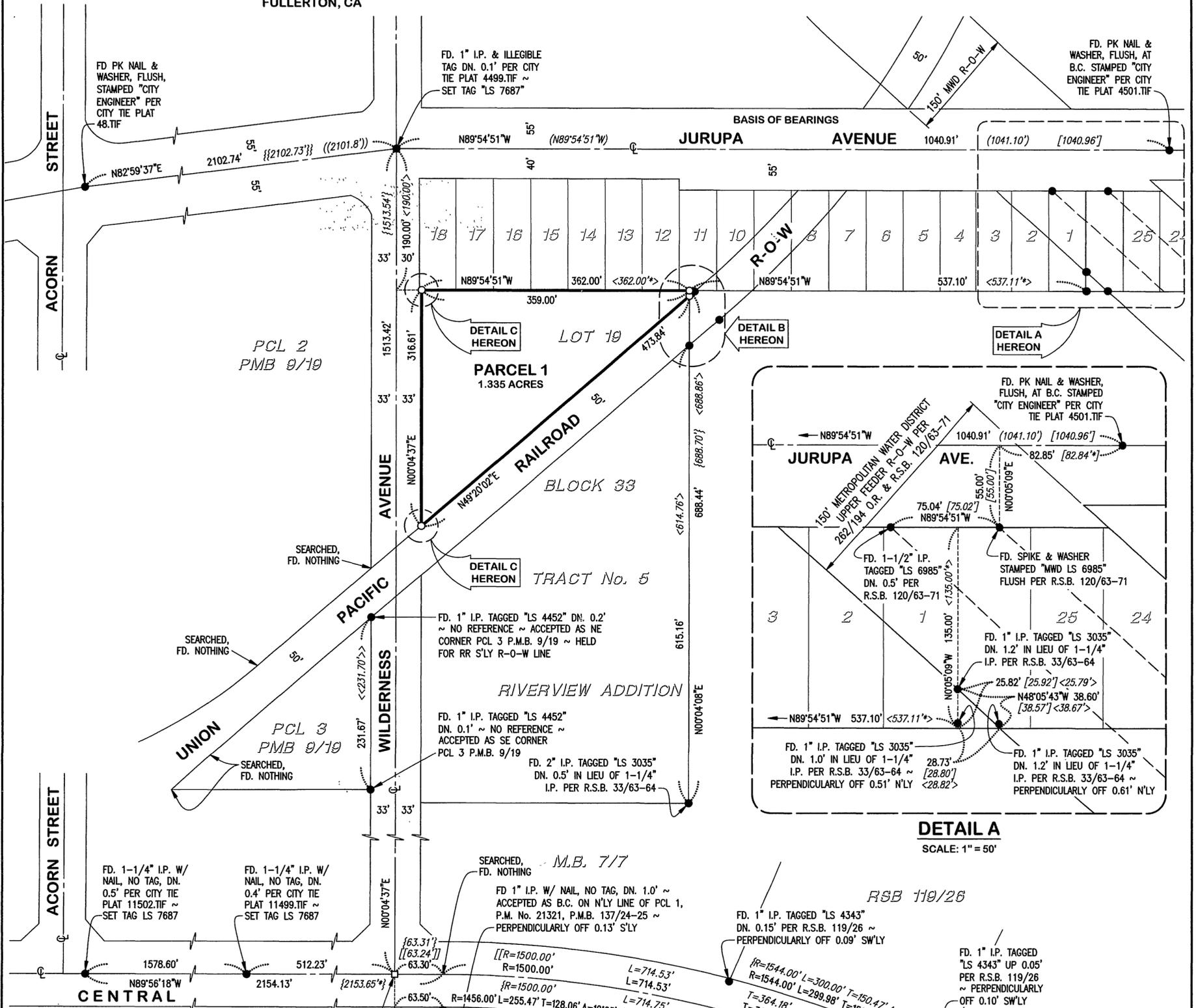
FOR CONDOMINIUM PURPOSES

PETER GAMBINO, P.L.S. 7687
FULLERTON, CA

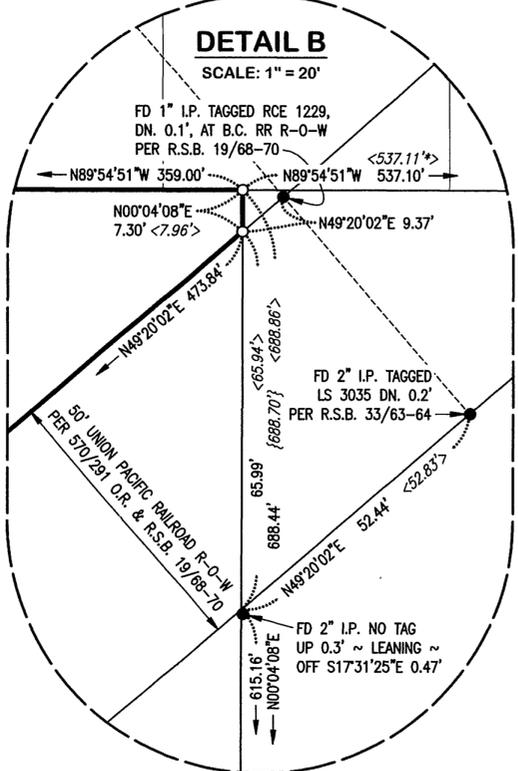
DATE OF SURVEY: JANUARY, 2008



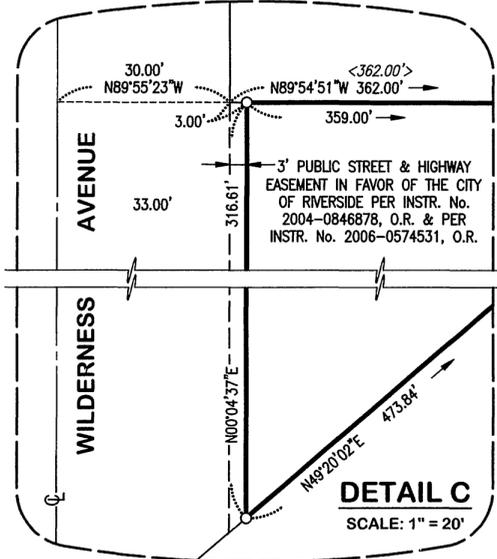
SCALE: 1" = 100'



DETAIL A
SCALE: 1" = 50'



DETAIL B
SCALE: 1" = 20'



DETAIL C
SCALE: 1" = 20'

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF JURUPA AVENUE BEARING N 89° 54' 51" W AS SHOWN PER RECORD OF SURVEY ON FILE IN BOOK 54, PAGE 85, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED HEREON
- INDICATES SET 1-1/2" X 15" GALV. I.P. AND TAG "LS 7687", FLUSH, AT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 7687", UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER R.S.B. 54/85
- { } INDICATES RECORD DATA PER R.S.B. 119/26
- [] INDICATES RECORD DATA PER R.S.B. 120/63-71
- (//) INDICATES RECORD DATA PER McCLASKEY TRACT ~ M.B. 10/36-37
- {//} INDICATES RECORD DATA PER PARCEL MAP No. 21287 ~ P.M.B. 137/46-47
- [//] INDICATES RECORD DATA PER PARCEL MAP No. 21321 ~ P.M.B. 137/24-25
- < > INDICATES RECORD DATA PER R.S.B. 33/63-64
- <<>> INDICATES RECORD DATA PER P.M.B. 9/19
- * INDICATES CALCULATED FROM RECORD DATA

THIS MAP CONTAINS 1.335 ACRES.