

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

# PARCEL MAP 35132

BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN

## PSOMAS

RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT SHEET 1 OF 2 SHEETS

Filed this 15th day of OCTOBER, 2014  
at 1:38 P.M. in Book 238 of Parcel Maps at  
Pages 1-2 at the request of the  
City Clerk of the City of Riverside.  
No. 2014-0399020  
Fee: \$ 12.00

LARRY W. WARD, Assessor - County Clerk - Recorder  
By: Marie Heron J. Obera  
Deputy

Subdivision Guaratee: FIRST AMERICAN TITLE INSURANCE 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 Subdivision Map as shown within the distinctive border line.

We hereby dedicate to public use for public street and public utility purposes, Lots 'A' and 'B'

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of electric energy distribution and telecommunication facilities the easements designated as "5" P.U.E."

PHILADELPHIA HOUSING, LLC

By: Martin E. Goodwin  
Martin E. Goodwin

### BENEFICIARY

Provident Savings Bank, F.S.B., as Beneficiary under a deed of trust recorded August 30, 2013 as Instrument No. 2013-0427253 of Official Records.

By: William M. O'Lavery  
William M. O'Lavery

### NOTARY ACKNOWLEDGEMENT

State of California  
County of Riverside) SS

On July 3, 2014 before me, Jennifer Chavez, Notary Public

personally appeared Martin E. Goodwin 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/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 the 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.

Jennifer Chavez  
Notary Signature  
Commission No.: 2043546 Exp. 10/01/17  
Principal place of business: Riverside County



### NOTARY ACKNOWLEDGEMENT

State of California  
County of Riverside) SS

On July 2, 2014 before me, Jennifer Chavez, Notary Public

personally appeared William M. O'Lavery 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/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 the 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.

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Jennifer Chavez  
Notary Signature  
Commission No.: 2043546 Exp. 10/01/17  
Principal place of business: Riverside County



### 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 July 22, 2014  
Girish Balachandran  
Public Utilities General Manager

By: Girish Balachandran

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY EARTH TECHNICS ON MAY 21, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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 7/22/2014  
BRENT A MASON  
FINANCE DIRECTOR/TREASURER  
By: Brent Mason

### TAX COLLECTOR'S CERTIFICATE

I hereby certify 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 \$~~

Date October 15, 2014  
DON KENT  
County Tax Collector  
By: Valerie Drum Deputy

### TAX BOND CERTIFICATE

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.

Date                       
CASH OR SURETY TAX BOND  
DON KENT  
County Tax Collector  
By:                      Deputy

### 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:

The exclusions and exception of all minerals lands should any such be found in the herein described property, but said exclusions and exceptions according to the terms of the statute shall not be construed to include coal and iron lands, as set out in Patent recorded February 5, 1885 in Book "B", page 388 of patents, Records of San Bernardino County, California.

A right of way for ditches and canals as reserved by the United States of America in the patent recorded June 8, 1893 in Book 1 of patents, Page 3, Records of Riverside County, California.

A right of way for ditches and canals as reserved by the United States of America in the Patent recorded July 29, 1907 in Book 4 of patents, Page 91, Records of Riverside County, California.

A right to maintain a spring pipeline or what is necessary work or material to maintain flow of water from the spring described as, the top most Southeast springs on the Dunn Ranch, by deed recorded April 2, 1941 in Book 495, Page 382, Official Records, Riverside County California.

An easement for facilities for the transportation of gas, energy, communications, petroleum products and other substances and incidental purposes, in favor of Southern California Gas Company, as recorded April 6, 2005 as Instrument No. 0267320 of Official Records, Riverside County, California.

### UTILITIES EASEMENT STATEMENT

The City of Riverside being the record owners of the following described easements hereby consents to the making and filing of the annexed map.

An easement for pole lines, conduits and incidental purposes, in favor of California Electric Power Company, as recorded October 3, 1951 in Book 1307, Page 555 of Official Records, Riverside County, California.

An easement for the transmission and distribution of electricity and Communication purposes in favor of California Electric Power Company, as recorded November 18, 1960, as Instrument No. 98857 of Official Records, Riverside County, California.

An easement for the transmission and distribution of electricity and Communication purposes in favor of California Electric Power Company, as recorded February 10, 1961, as Instrument No. 12053 of Official Records, Riverside County, California.

Girish Balachandran  
Public Utilities General Manager  
Date: July 22, 2014  
By: Girish Balachandran

### CITY ENGINEER'S STATEMENT

I hereby state that I have examined this map, that the subdivision as shown hereon is substantially the same as it appears on the Tentative Map of Parcel Map 35132 which was approved by the City of Riverside Planning Commission on July, 19, 2007 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 of the Tentative Map have been complied with.

Date: 7/23/2014



THOMAS J. BOYD  
R.C.E. 36170 Lic. Exp. 6/30/16  
City Engineer  
By: Thomas J. Boyd

### CITY SURVEYOR'S STATEMENT

I hereby state that I have examined this map, and that 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.

Date: 7/11/14



CURTIS C. STEPHENS  
L.S. 7519 Lic. Exp. 12/31/15  
City Surveyor  
By: Curtis C. Stephens

### SURVEYORS 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 PHILADELPHIA HOUSING, LLC, on June 5, 2014. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all monuments are of the character and occupy the positions indicated, the monuments are sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date 06/25/2014



Clifford A. Simental  
CLIFFORD A. SEMENTAL, L.S. 5022

### 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 35132.

Lots 'A' and 'B' are hereby accepted for public street purposes subject to the installation of improvements to the satisfaction of the Public Works Director of the City of Riverside.

Lots 'A' and 'B' are hereby accepted for public utility purposes.

The easements designated as "5" P.U.E." are hereby accepted as easements for the construction and maintenance of electric energy distribution and telecommunication facilities.

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 26th day of August, 2014.

COLLEEN J. NICOL  
City Clerk of the City of Riverside, California

By: Colleen J. Nicol

237  
2

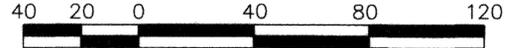
# PARCEL MAP 35132

BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN

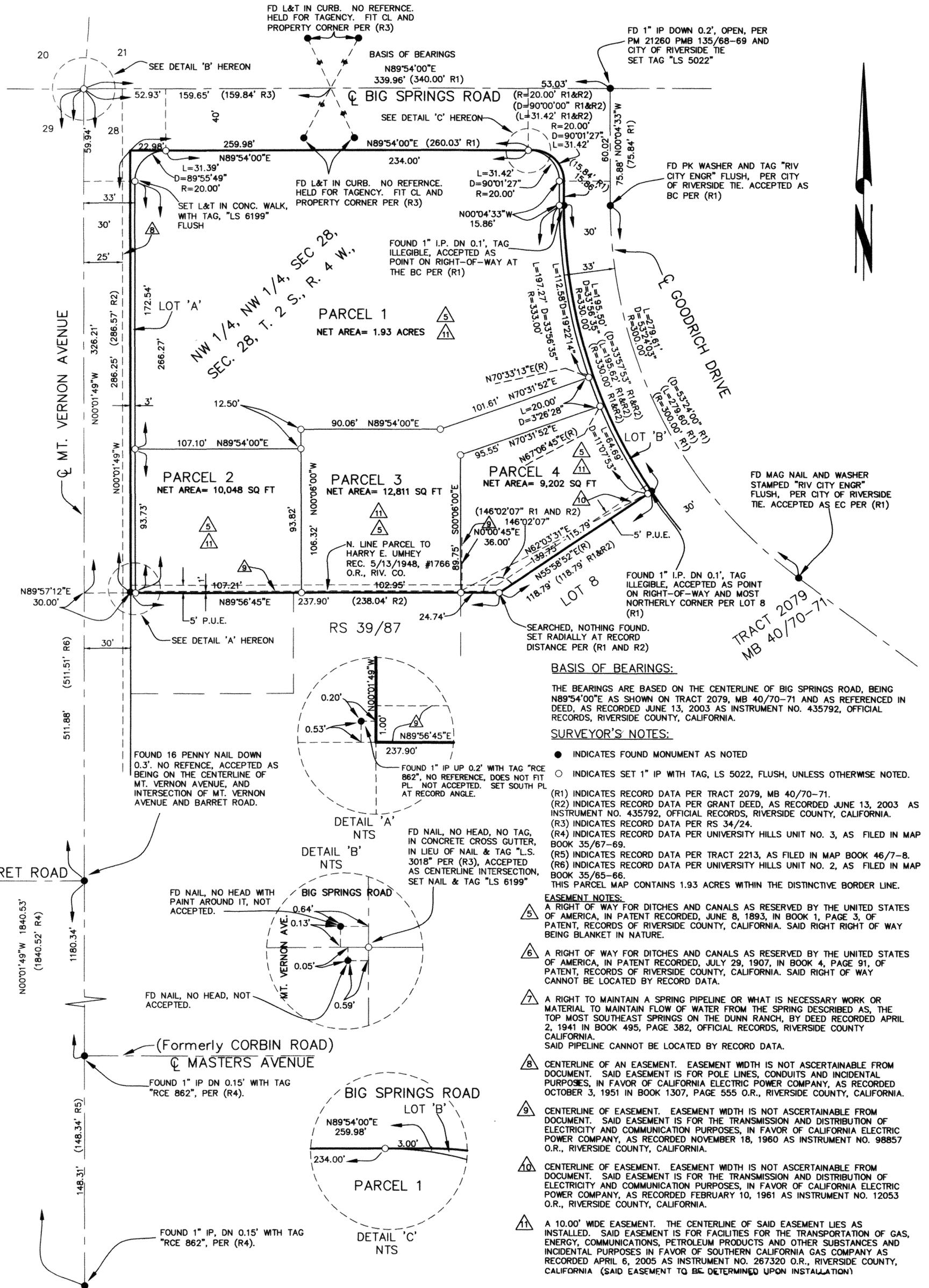
SEPTEMBER 2007

## PSOMAS

RIVERSIDE, CALIFORNIA



SCALE: 1" = 40'



FD L&T IN CURB. NO REFERENCE. HELD FOR AGENCY. FIT CL AND PROPERTY CORNER PER (R3)

BASIS OF BEARINGS  
N89°54'00"E  
339.96' (340.00' R1)

FD 1" IP DOWN 0.2', OPEN, PER PM 21260 PMB 135/68-69 AND CITY OF RIVERSIDE TIE SET TAG "LS 5022"

SEE DETAIL 'C' HEREON  
N89°54'00"E (260.03' R1)

(R=20.00' R1&R2)  
(D=90°00'00" R1&R2)  
(L=31.42' R1&R2)  
R=20.00'  
D=90°01'27"  
L=31.42'

FD PK WASHER AND TAG "RIV CITY ENGR" FLUSH, PER CITY OF RIVERSIDE TIE. ACCEPTED AS BC PER (R1)

FD L&T IN CURB. NO REFERENCE. HELD FOR AGENCY. FIT CL AND PROPERTY CORNER PER (R3)

FOUND 1" I.P. DN 0.1', TAG ILLEGIBLE, ACCEPTED AS POINT ON RIGHT-OF-WAY AT THE BC PER (R1)

LOT 'A'  
NW 1/4, NW 1/4, SEC 28,  
SEC. 28, T. 2 S., R. 4 W.,

PARCEL 1  
NET AREA= 1.93 ACRES

LOT 'B'  
E GODRICH DRIVE

FD MAG NAIL AND WASHER STAMPED "RIV CITY ENGR" FLUSH, PER CITY OF RIVERSIDE TIE. ACCEPTED AS EC PER (R1)

FOUND 1" I.P. DN 0.1', TAG ILLEGIBLE, ACCEPTED AS POINT ON RIGHT-OF-WAY AND MOST NORTHERLY CORNER PER LOT 8 (R1)

SEARCHED, NOTHING FOUND. SET RADIALLY AT RECORD DISTANCE PER (R1 AND R2)

TRACT 2079  
MB 40/70-71

### BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF BIG SPRINGS ROAD, BEING N89°54'00"E AS SHOWN ON TRACT 2079, MB 40/70-71 AND AS REFERENCED IN DEED, AS RECORDED JUNE 13, 2003 AS INSTRUMENT NO. 435792, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

### SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED
  - INDICATES SET 1" IP WITH TAG, LS 5022, FLUSH, UNLESS OTHERWISE NOTED.
  - (R1) INDICATES RECORD DATA PER TRACT 2079, MB 40/70-71.
  - (R2) INDICATES RECORD DATA PER GRANT DEED, AS RECORDED JUNE 13, 2003 AS INSTRUMENT NO. 435792, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
  - (R3) INDICATES RECORD DATA PER RS 34/24.
  - (R4) INDICATES RECORD DATA PER UNIVERSITY HILLS UNIT NO. 3, AS FILED IN MAP BOOK 35/67-69.
  - (R5) INDICATES RECORD DATA PER TRACT 2213, AS FILED IN MAP BOOK 46/7-8.
  - (R6) INDICATES RECORD DATA PER UNIVERSITY HILLS UNIT NO. 2, AS FILED IN MAP BOOK 35/65-66.
- THIS PARCEL MAP CONTAINS 1.93 ACRES WITHIN THE DISTINCTIVE BORDER LINE.

### EASEMENT NOTES:

- 5 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT RECORDED, JUNE 8, 1893, IN BOOK 1, PAGE 3, OF PATENT, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID RIGHT OF WAY BEING BLANKET IN NATURE.
- 6 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT RECORDED, JULY 29, 1907, IN BOOK 4, PAGE 91, OF PATENT, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID RIGHT OF WAY CANNOT BE LOCATED BY RECORD DATA.
- 7 A RIGHT TO MAINTAIN A SPRING PIPELINE OR WHAT IS NECESSARY WORK OR MATERIAL TO MAINTAIN FLOW OF WATER FROM THE SPRING DESCRIBED AS, THE TOP MOST SOUTHEAST SPRINGS ON THE DUNN RANCH, BY DEED RECORDED APRIL 2, 1941 IN BOOK 495, PAGE 382, OFFICIAL RECORDS, RIVERSIDE COUNTY CALIFORNIA. SAID PIPELINE CANNOT BE LOCATED BY RECORD DATA.
- 8 CENTERLINE OF AN EASEMENT. EASEMENT WIDTH IS NOT ASCERTAINABLE FROM DOCUMENT. SAID EASEMENT IS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AS RECORDED OCTOBER 3, 1951 IN BOOK 1307, PAGE 555 O.R., RIVERSIDE COUNTY, CALIFORNIA.
- 9 CENTERLINE OF EASEMENT. EASEMENT WIDTH IS NOT ASCERTAINABLE FROM DOCUMENT. SAID EASEMENT IS FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AS RECORDED NOVEMBER 18, 1960 AS INSTRUMENT NO. 98857 O.R., RIVERSIDE COUNTY, CALIFORNIA.
- 10 CENTERLINE OF EASEMENT. EASEMENT WIDTH IS NOT ASCERTAINABLE FROM DOCUMENT. SAID EASEMENT IS FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AS RECORDED FEBRUARY 10, 1961 AS INSTRUMENT NO. 12053 O.R., RIVERSIDE COUNTY, CALIFORNIA.
- 11 A 10.00' WIDE EASEMENT. THE CENTERLINE OF SAID EASEMENT LIES AS INSTALLED. SAID EASEMENT IS FOR FACILITIES FOR THE TRANSPORTATION OF GAS, ENERGY, COMMUNICATIONS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AS RECORDED APRIL 6, 2005 AS INSTRUMENT NO. 267320 O.R., RIVERSIDE COUNTY, CALIFORNIA (SAID EASEMENT TO BE DETERMINED UPON INSTALLATION)

FOUND 16 PENNY NAIL DOWN 0.3'. NO REFERENCE, ACCEPTED AS BEING ON THE CENTERLINE OF MT. VERNON AVENUE, AND INTERSECTION OF MT. VERNON AVENUE AND BARRET ROAD.

FOUND 1" IP UP 0.2' WITH TAG "RCE 862", NO REFERENCE, DOES NOT FIT PL. NOT ACCEPTED. SET SOUTH PL AT RECORD ANGLE.

DETAIL 'A' NTS

FD NAIL, NO HEAD, NO TAG, IN CONCRETE CROSS GUTTER, IN LIEU OF NAIL & TAG "L.S. 3018" PER (R3), ACCEPTED AS CENTERLINE INTERSECTION, SET NAIL & TAG "LS 6199"

FD NAIL, NO HEAD WITH PAINT AROUND IT, NOT ACCEPTED.

DETAIL 'B' NTS

FD NAIL, NO HEAD, NOT ACCEPTED.

DETAIL 'C' NTS

(Formerly CORBIN ROAD)  
Masters Avenue

FOUND 1" IP DN 0.15' WITH TAG "RCE 862", PER (R4).

FOUND 1" IP, DN 0.15' WITH TAG "RCE 862", PER (R4).