

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA PARCEL MAP 24607

OWNERSHIP STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

COLLETT ASSOCIATES, LTD., A CALIFORNIA LIMITED PARTNERSHIP
CONCORDIA DEVELOPMENT CORP. A CALIFORNIA CORP.
THE GENERAL PARTNER

O. Randolph Hall, Jr.

BENEFICIARY:

LOMAS MORTGAGE USA, INC. BENEFICIARY UNDER DEED OF TRUST, RECORDED 3/07/89, AS INSTRUMENT NO. 70447, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Jan Hill

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN BERNARDINO

ON THIS 6th DAY OF MARCH, 1990, BEFORE ME, KIM MARIE ROGERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND O. RANDOLPH HALL JR. (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY OF CONCORDIA DEVELOPMENT CORPORATION, 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 SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF COLLETT ASSOCIATES LTD., A CALIFORNIA LIMITED PARTNERSHIP, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES Dec. 7, 1993 WITNESS MY HAND
MY PRINCIPAL PLACE OF BUSINESS IS SAN BERNARDINO COUNTY

Kim Marie Rogers
KIM MARIE ROGERS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Los Angeles

ON THIS 6th DAY OF April, 1990, BEFORE ME, Thelma A. Peyton, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James F. Hill (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Authorized Officer OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES COUNTY

WITNESS MY HAND MY COMMISSION EXPIRES
Thelma A. Peyton Sept. 21, 1993
THELMA A. PEYTON

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1 AND #2.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1 AND #2.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: APRIL 23, 90

BY: Dieter P. Wirtzfeld

SHOWING A DIVISION OF PORTIONS OF BLOCKS 41 AND 44 OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 42 THROUGH 50, INCLUSIVE, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF SKOFSTAD STREET (VACATED) AND BURGE STREET (VACATED).

J. N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA

MAY, 1989

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 29th DAY OF April 1990 AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON MAY 4, 1989.

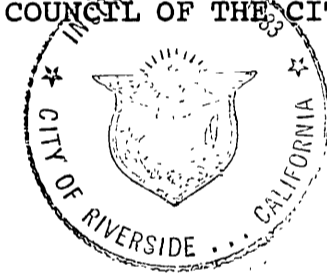
BARRY BECK, R.C.E. 20900
CITY ENGINEER, EXP. 9/30/93

BY: Barry Beck

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. 24607, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, 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 1st DAY OF May, 1990.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

1. RIVERSIDE WATER COMPANY - HOLDER OF A RIGHT OF WAY FOR DITCHES, PIPES, FLUMES, AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. TWIN BUTTES WATER COMPANY - HOLDER OF A RIGHT OF WAY AND WATER RIGHTS FOR WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. CITIZENS DOMESTIC WATER COMPANY - HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR PIPELINES, DITCHES OR FLUMES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: APRIL 23, 90

BY: Dieter P. Wirtzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

1. SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY - HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, RECORDED JULY 16, 1927 IN BOOK 179, PAGE 267 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SOUTHERN CALIFORNIA EDISON COMPANY - HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, RECORDED FEBRUARY 18, 1960 AS INSTRUMENT NO. 15204, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORDER'S STATEMENT

FILED THIS 2nd DAY OF May AT 8:30 A.M. IN BOOK 163 OF PARCEL MAPS AT PAGES 62-63 AT THE REQUEST OF THE CITY CLERK.

FEES: \$ 8.00

WILLIAM E. CONERLY
COUNTY RECORDER

NO. 161281

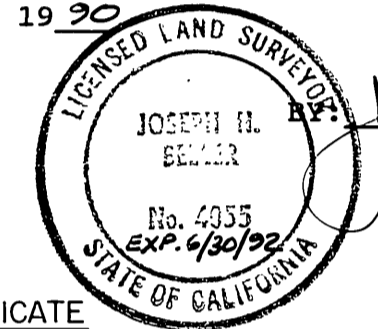
BY: Gene Huntley

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INS. CO.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY 1989 THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: FEBRUARY 28, 1990



Joseph N. Beeler
JOSEPH N. BEELER
L.S. 4055

CITY TREASURER 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: 4-23, 1990

BARBARA J. STECKEL
CITY TREASURER

BY: David H. Wright

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$24,700.00 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: 7/20, 1990

Cash Tax Bond
R. Wayne Watts
County Tax Collector

~~GERALD A. MALONEY~~
~~CLERK OF THE~~
~~BOARD OF SUPERVISORS~~

BY: Sheryl A. Blum DEPUTY

TAX COLLECTOR 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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$24,700.00.

DATED: April 20, 1990

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Amey M. Conte

P.M.B. 163/62

P.M.B. 163/62

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA PARCEL MAP 24607

SHOWING A DIVISION OF PORTIONS OF BLOCKS 41 AND 44 OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 42 THROUGH 50, INCLUSIVE, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF SKOFSTAD STREET (VACATED) AND BURGE STREET (VACATED).

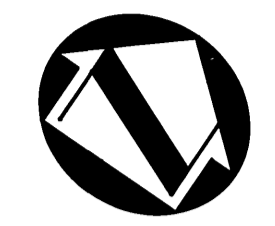
J. N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA

MAY, 1989

SURVEYOR'S NOTES

BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF LA SIERRA AVENUE PER TRACT NO. 5677-3, M.B. 86/31-33, BEING N 34° 18' 15" W.

- INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH.
 - INDICATES FOUND MONUMENT AS NOTED.
 - ⊙ INDICATES FOUND 1" I.P. TAGGED R.C.E. 11842, FLUSH, NO REF., ACCEPTED AS EXTERIOR BOUNDARY CORNER.
 - () INDICATES RECORD DATA PER TRACT NO. 5677-3, M.B. 86/31-33, UNLESS OTHERWISE NOTED.
- TOTAL GROSS ACREAGE= 21.463 ACRES.

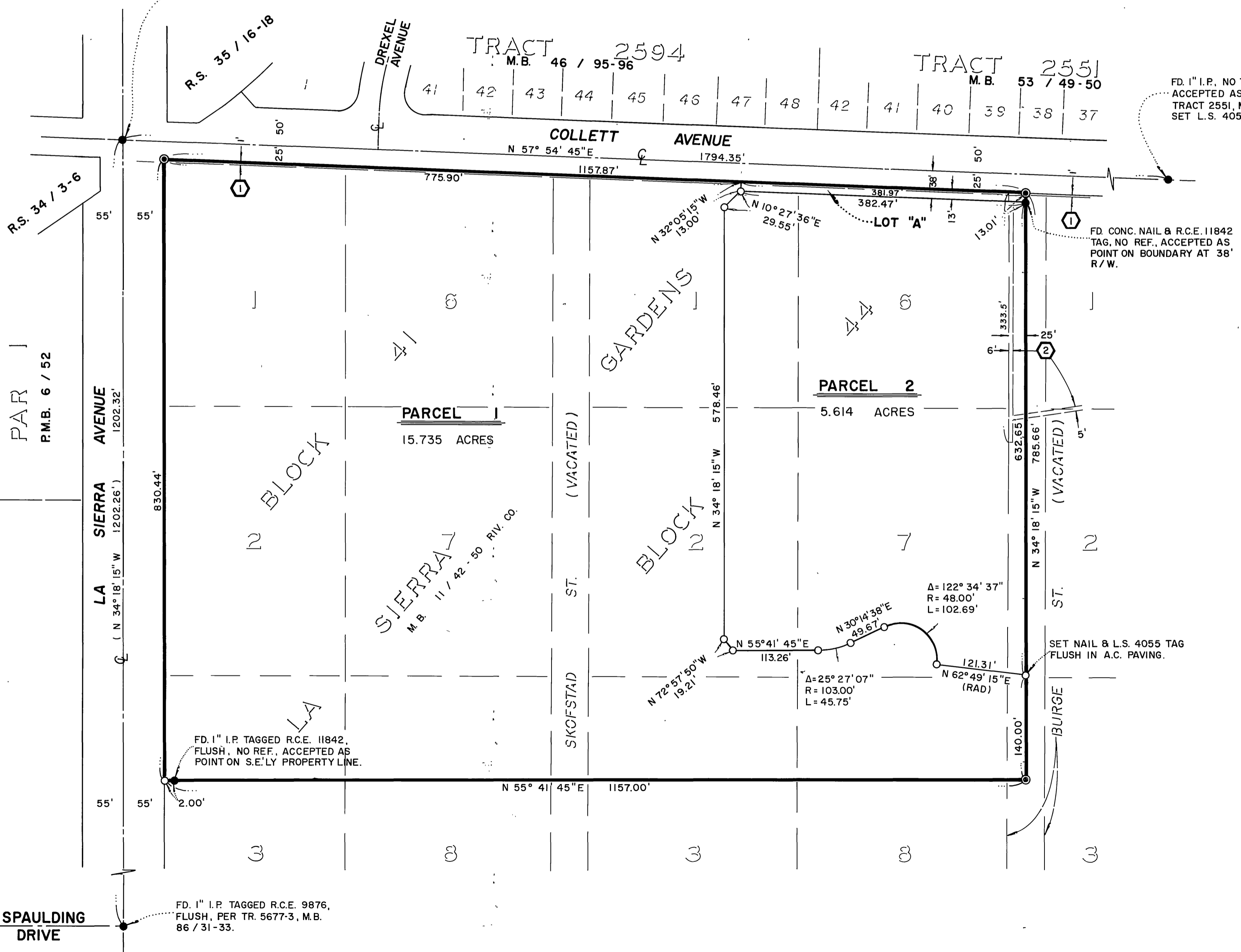


SCALE: 1" = 100'

FD. SPIKE & CITY ENG. TAG, FLUSH PER P.M.B. 6/52.

FD. 1" I.P. NO TAG, NO REF., ACCEPTED AS S.E. CORNER TRACT 2551, M.B. 53/49-50, SET L.S. 4055 TAG.

FD. CONC. NAIL & R.C.E. 11842 TAG, NO REF., ACCEPTED AS POINT ON BOUNDARY AT 38' R/W.



EASEMENT NOTES

- ① AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES IN FAVOR OF THE SOUTHERN SIERRAS POWER CO. RECORDED JULY 16, 1927, IN BOOK 719, PAGE 267 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ② AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED FEBRUARY 18, 1960, AS INST. NO. 15204, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

P.M.B. 163/63

P.M.B. 163/63