

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 28390

BEING A DIVISION OF A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST,
AND SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

JULY, 1996 KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

RECORDER'S STATEMENT
FILED THIS 26th DAY OF SEPT., 1996,
AT 8:00AM IN BOOK 188 OF PARCEL
MAPS AT PAGES 26-28, AT THE REQUEST
OF THE CITY CLERK.
FEE \$10.00
NO. 369950
FRANK K. JOHNSON, COUNTY RECORDER
BY: Santa Regan, DEPUTY
SUBDIVISION GUARANTEED CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; 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 RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

R. L. Lapointe, Jr. v.p. Glenn M. Ihde, v.p.
R. L. LAPOINTE, JR. VICE PRESIDENT GLENN M. IHDE, VICE PRESIDENT

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 ORDINANCES AT THE REQUEST OF WELLS FARGO BANK ON JULY 23, 1996.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 9/20/96, 1996
Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-99

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 \$ 457,700.00.
DATED: 9-18, 1996. R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: David Gehring, DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS
ON 9-8, 1996, BEFORE ME, D. Karen Welch
PERSONALLY APPEARED R. L. LAPOINTE, JR. AND GLENN M. IHDE
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
D. Karen Welch
NOTARY PUBLIC IN AND FOR SAID STATE
M. KAREN WELCH
(PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 7-31-98.

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF Sept, 1996, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.
BARRY BECK, R.C.E. 20900
CITY ENGINEER LIC. EXP. 9/30-97
BY: Barry Beck
TENTATIVE MAP APPROVED: JULY 3, 1996

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 457,700.00 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 THE 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: 9/25, 1996
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Mania Brown
DEPUTY
CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: _____
DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES:
NO WATER FEES AND CHARGES COLLECTED FOR PARCEL NO. 1.
ELECTRIC FACILITIES:
NO ELECTRIC FEES COLLECTED FOR PARCEL NO. 1.
EASEMENTS:
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED SEPT 24, 1996 BY: Dietrich P. Witzfeld

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 THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. 90-1.
THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.
DATED: 7/19/96
BARBARA J. STECKEL
CITY TREASURER
BY: WJR Hansen

188/26
P.M.B. 188/26

P.M.B. 188/26

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PARCEL MAP NO. 28390

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JULY, 1996

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

HARRIET F. SMITH AND H. RUSSELL SMITH, TRUSTEE FOR THE ELDEN SMITH TRUST, UNDER DECLARATION OF TRUST DATED AUGUST 27, 1964, AS TO AN UNDIVIDED 20% INTEREST, SUN GOLD, INC., A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 20% INTEREST, AND VIRG AND CO., A PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST, OWNERS OF ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER MINERAL RIGHTS, PER INST. NOS. 10976 AND 10977, REC. 2-9-67, AND INST. NO. 12168, REC. 2-14-67, O.R., RIV. CO.

- A** INDICATES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER 526/587, REC. 2-3-42 O.R., RIV. CO.
- EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY PER 770/341, REC. 9-7-46, O.R., RIV. CO. CANNOT BE LOCATED FROM RECORD.
- B** INDICATES AN EASEMENT FOR ROAD AND PUBLIC UTILITIES IN FAVOR OF NORMAN A. JACOBSON PER 1596/167, O.R., RIV. CO.
- C** INDICATES AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES IN FAVOR OF THE STATE OF CALIFORNIA PER INST. NO. 43388, REC. 5-20-59, O.R., RIV. CO.
- E** INDICATES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NO. 16391, REC. 2-7-64, O.R., RIV. CO.
- F** INDICATES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NOS. 118690 AND 118691, REC. 9-30-64, O.R., RIV. CO.
- G** INDICATES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NOS. 118696 AND 118697, REC. 9-30-64, O.R., RIV. CO.
- EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF HUTTON ASSOCIATES (SUCCESSOR-IN-INTEREST TO SUN GOLD, INC.) PER INST. NO. 33118, REC. 2-25-81, O.R., RIV. CO. CANNOT BE LOCATED FROM RECORD.
- H** INDICATES AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. NO. 271610, REC. 10-29-86, O.R., RIV. CO.
- L** INDICATES AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR IF THE CITY OF RIVERSIDE PER INST. NO. 409354, REC. 11-7-90, O.R., RIV. CO.
- M** INDICATES A STORM DRAIN FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 273440, REC. 7-7-94, O.R., RIV. CO.
- N** INDICATES A LANDSCAPING, STORM DRAIN, PUBLIC UTILITY AND SIDEWALK FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, PER INST. NO. 273441, REC. 7-7-94, O.R., RIV. CO.
- O** INDICATES A SANITARY SEWER FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 141856, REC. 4-19-96, O.R., RIV. CO.
- R** INDICATES BLANKET AVIGATION EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 298752, REC. 10-14-88, O.R., RIV. CO.

UTILITIES EASEMENTS CERTIFICATE

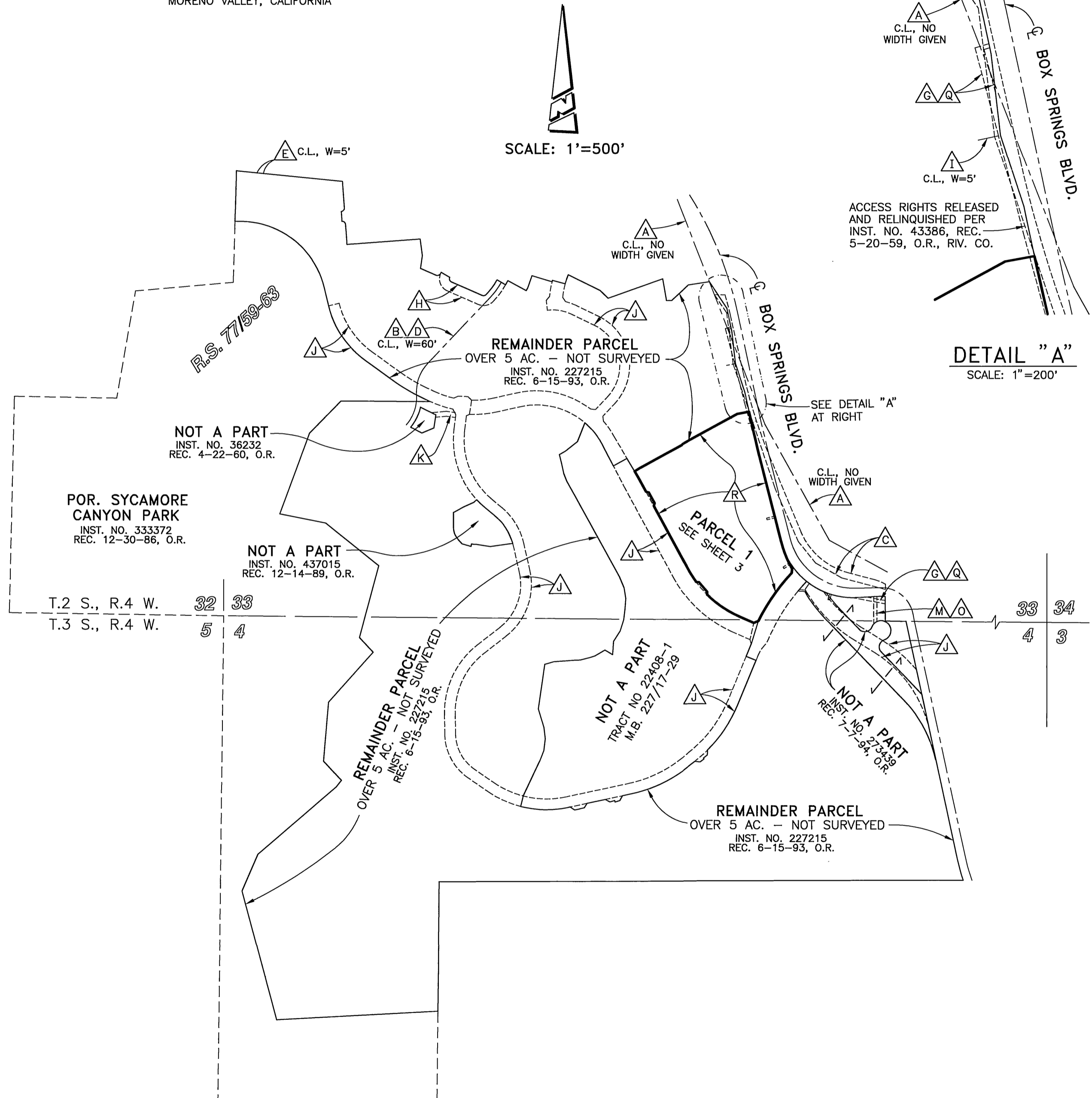
THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

- D** INDICATES A ROAD AND WATER MAIN EASEMENT PER INST. NO 36229, REC. 2-22-60, O.R., RIV. CO.
- I** INDICATES AN ELECTRICAL FACILITIES EASEMENT PER INST. NO. 357464, REC. 12-18-87, O.R., RIV. CO.
- J** INDICATES AN EASEMENT FOR INGRESS AND EGRESS AN PUBLIC UTILITIES PER INST. NO. 410668, REC. 11-22-89, O.R., RIV. CO.
- K** INDICATES A WATERLINE FACILITIES EASEMENT PER INST. NO. 410669, REC. 11-22-89, O.R., RIV. CO.
- P** INDICATES A PUBLIC UTILITY EASEMENT PER INST. NOS. 118690 AND 118691, REC. 9-30-64, O.R., RIV. CO.
- Q** INDICATES A PUBLIC UTILITY EASEMENT PER INST. NOS. 118696 AND 118697, REC. 9-30-64, O.R., RIV. CO.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED SEPT 24, 1996

BY: Dietter P. Witzfeld



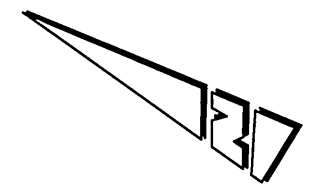
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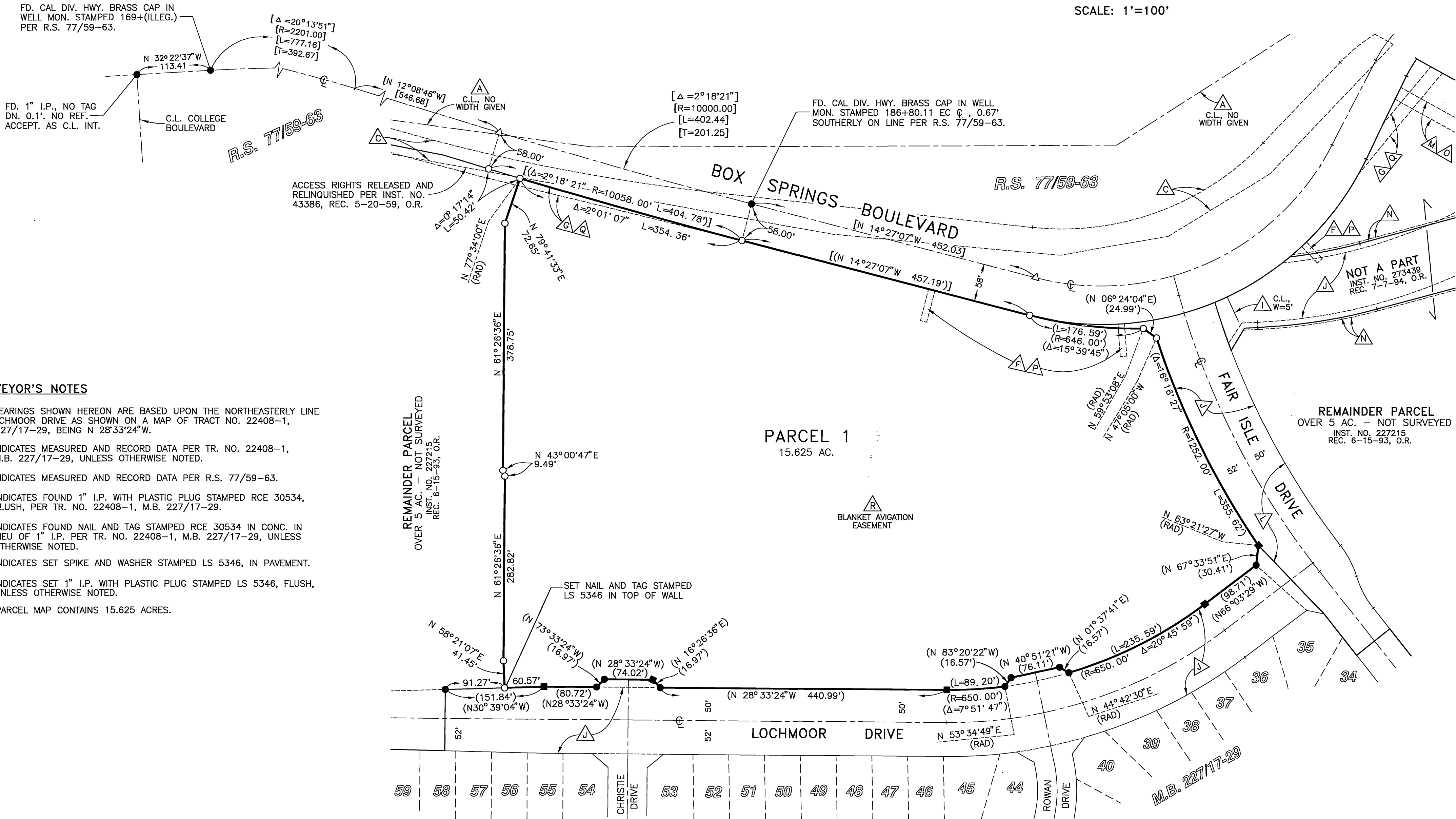
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MORENO VALLEY, CALIFORNIA



SCALE: 1"=100'



SURVEYOR'S NOTES

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHEASTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON A MAP OF TRACT NO. 22408-1, M.B. 227/17-29, BEING N 28°33'24"W.

(...) INDICATES MEASURED AND RECORD DATA PER TR. NO. 22408-1, M.B. 227/17-29, UNLESS OTHERWISE NOTED.

[...] INDICATES MEASURED AND RECORD DATA PER R.S. 77/59-63.

■ INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED RCE 30534, FLUSH, PER TR. NO. 22408-1, M.B. 227/17-29.

● INDICATES FOUND NAIL AND TAG STAMPED RCE 30534 IN CONC. IN LIEU OF 1" I.P. PER TR. NO. 22408-1, M.B. 227/17-29, UNLESS OTHERWISE NOTED.

△ INDICATES SET SPIKE AND WASHER STAMPED LS 5346, IN PAVEMENT.

○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED LS 5346, FLUSH, UNLESS OTHERWISE NOTED.

THIS PARCEL MAP CONTAINS 15.625 ACRES.

P.M.B. 188/28

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