

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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE DRAINAGE EASEMENT SHOWN HEREON AS A 24' DRAINAGE EASEMENT, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE ACCESS EASEMENT.

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

COLUMBIA HUNTER 1, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
Ray Magnon
RAY MAGNON, MANAGER

TRUSTEE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 29, 2002 AS INSTRUMENT NO. 2002-162152, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: *John M. Glance*
JOHN M. GLANCE - AVE BY: _____

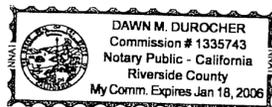
NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS:

ON July 10, 2002 BEFORE ME, Dawn M. Durocher A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ray Magnon PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *[Signature]*
MY COMMISSION EXPIRES: Jan 18, 2006



NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS:

ON 8-2-02 BEFORE ME, Stacie Larieri A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John M. Glance PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *[Signature]*
MY COMMISSION EXPIRES: 10-10-02

STACIE LARIERI
PRINCIPAL PLACE OF BUSINESS
IS SAN BERNARDINO COUNTY

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF _____ } SS:

ON _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
MY COMMISSION EXPIRES: _____

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

PARCEL MAP NO. 30325

BEING A PORTION OF LOTS 11, 19 AND 20 OF TWOGOOD HERRICK'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING IN SECTION J8, T2S, R4W OF THE S.B.M.

SOUTHLAND ENGINEERING RIVERSIDE, CALIFORNIA MARCH 2002

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, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 12,100.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESS.

DATED August 2, 2002 PAUL MCDONNELL, COUNTY TAX COLLECTOR
BY: *[Signature]*
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 12,100.00 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: August 2 2002
CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: *[Signature]*
DEPUTY

UTILITIES CERTIFICATE

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

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

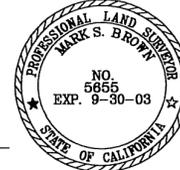
DATED: August 5, 2002 BY: *[Signature]* for Tom Evans
ts nam

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 12th DAY OF August, 2002 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
LS 5655 LIC. EXP. 9/30/03
CITY SURVEYOR

BY: *[Signature]*



UTILITIES EASEMENTS

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

- 1. A RIGHT OF WAY RESERVED BY EAST RIVERSIDE LAND COMPANY, A CORPORATION FOR IRRIGATION AND DOMESTIC WATER PIPES, FLUMES AND ASSIGNS; THE RIGHT TO PERPETUALLY MAINTAIN, RENEW AND REPAIR SAID FACILITIES, AND THE PERPETUAL RIGHT OF ENTRY UPON SUCH PORTIONS OF SAID LAND AS MAY BE NECESSARY AND CONVENIENT FOR THE EXERCISE OF SAID RESERVED RIGHTS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 2. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATIONS FOR RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATED August 5, 2002 BY: *[Signature]* for Tom Evans
ts nam

RECORDER'S STATEMENT

FILES THIS 5th DAY OF SEPT, 2002, AT 8:00 A.M. IN BOOK 202 OF PARCEL MAPS, AT PAGES 82-83, AT THE REQUEST OF THE CITY CLERK.
NO. 2002-493941
FEE 79.00

GARY L. ORSO, COUNTY ASSESSOR - CLERK-RECORDER

BY: *[Signature]*
DEPUTY
SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

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 RAY MAGNON IN AUGUST 2001. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
ALLEN W. MARTIN, LS 5306
EXPIRATION DATE: 12/31/03



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 12th DAY OF August, 2002 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 8, 2002 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.



[Signature]
THOMAS J. BOYD
RCE 36170 LIC. EXP 6/30/04
CITY ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED, THAT THIS MAP CONSISTING OF TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 30325 LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE EASEMENT DESIGNATED AS "24" DRAINAGE EASEMENT" IS HEREBY ACCEPTED FOR PUBLIC DRAINAGE FACILITIES, THE "PRIVATE ACCESS EASEMENT" IS HEREBY ACCEPTED AS A PUBLIC EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES. THE EASEMENTS DESIGNATED "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES. THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING THEIR 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 3rd DAY OF September, 2002

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: *[Signature]* for Colleen J. Nicol

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.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 8/2, 2002

PAUL C. SUNDEEN
CITY TREASURER

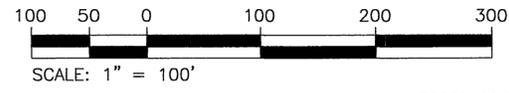
BY: *[Signature]*

P.M.B. 202 / 82

P.M.B. 202 / 82

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 30325

BEING A PORTION OF LOTS 11, 19 AND 20 OF TWOGOOD HERRICK'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LIVING IN SECTION 16, T2S, R4W OF THE S.B.M.
SOUTHLAND ENGINEERING
RIVERSIDE CALIFORNIA
MARCH 2002



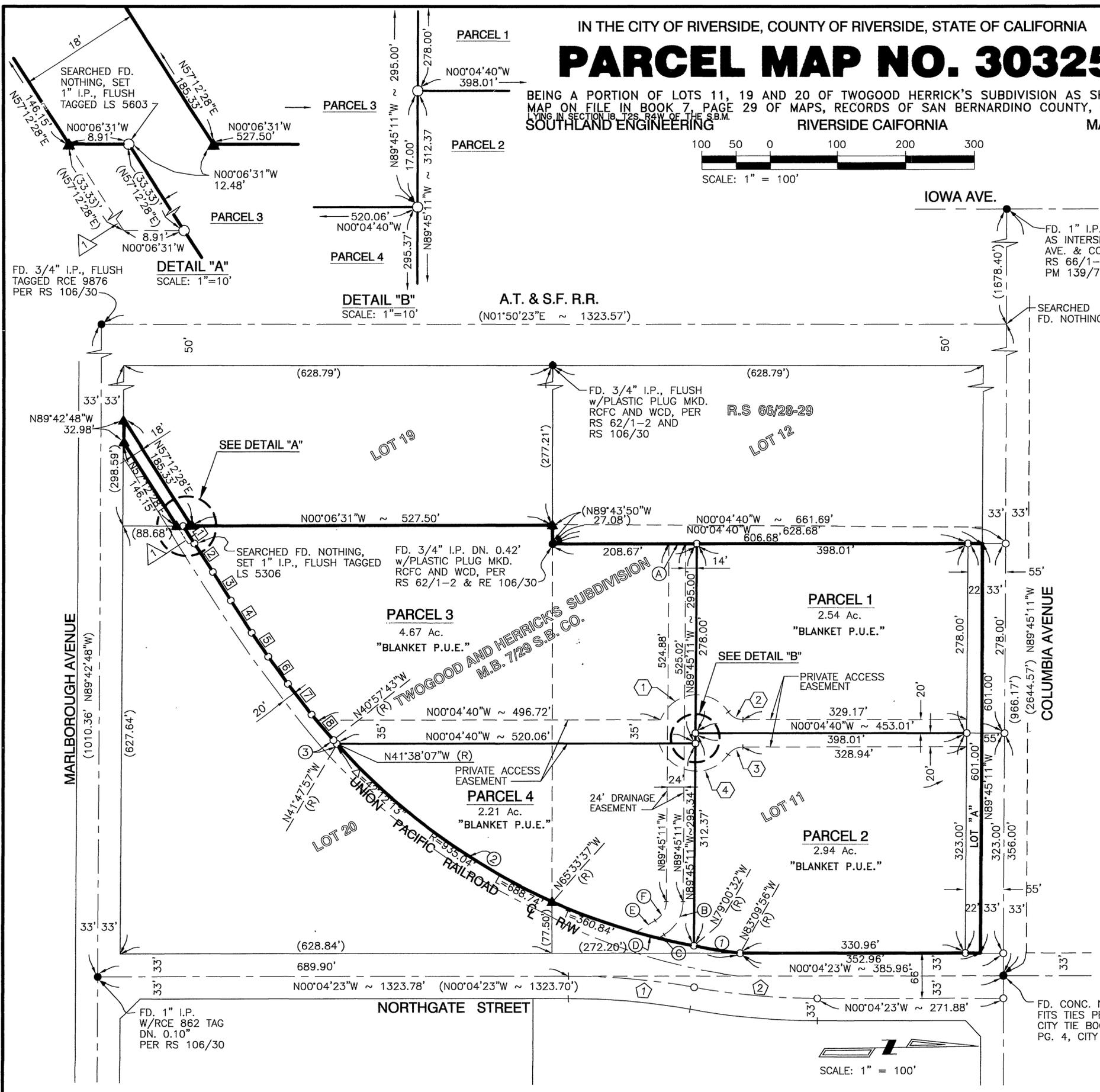
SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NORTHGATE STREET (CALIFORNIA AVE), BEING N00°04'23"W, PER R.S. 106/30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES SET 1" I.P. FLUSH WITH PLASTIC PLUG STAMPED LS 5306, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- () INDICATES RECORD AND MEASURED PER R.S. 106/30, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 3/4" I.P., FLUSH NO TAG ACCEPTED PER RS 106/30, SET TAG LS 5603.

EASEMENT NOTES:

- △ AN EASEMENT IN FAVOR OF JOHN CLARK, TRUSTEE OF THE DOROTHEA HOTSON TRUST DATED APRIL 27, 1994, FOR SURFACE ROAD PURPOSES ONLY PER DOCUMENT RECORDED MARCH 20, 2000 AS INSTRUMENT NO. 2000-100271, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



BOUNDARY LINE DATA		
NO.	BEARING	DISTANCE
1	(N57°12'28"E)	(33.33')
2	(N57°10'45"E)	(49.99')
3	(N57°10'18"E)	(49.90')
4	(N56°36'01"E)	(49.72')
5	(N55°32'45"E)	(49.56')
6	(N54°04'04"E)	(49.46')
7	(N52°27'02"E)	(49.32')
8	(N50°10'21"E)	(49.14')

CENTERLINE CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	10°25'21"	1000.00'	181.92'	91.21'
2	10°25'21"	1000.00'	181.92'	91.21'

BOUNDARY CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	04°09'24"	935.04'	67.84'	33.93'
2	37°12'35"	935.04'	607.25'	314.76'
3	00°50'14"	935.04'	13.66'	6.83'

ACCESS EASEMENT CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	127°30'04"	56.00'	124.62'	-
2	56°15'03"	25.00'	24.54'	13.36'
3	56°15'04"	25.00'	24.54'	13.36'
4	128°34'45"	56.00'	125.67'	-

DRAINAGE EASEMENT DATA				
NO.	DELTA / BEARING	RADIUS	LENGTH	TANGENT
A	N00°04'40"W	-	24.00'	-
B	58°01'27"	57.00'	57.72'	31.61'
C	N31°43'44"	-	11.20'	-
D	02°00'53"	935.04'	32.88'	16.44'
E	N31°43'44"	-	33.67'	-
F	58°01'27"	33.00'	33.42'	18.30'

P.M.B. 202 / 83

P.M.B. 202 / 83