

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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET, AND PUBLIC UTILITY PURPOSES "LOT A" AND "LOT B". WE HEREBY CONSENT TO WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS ONTO CALIFORNIA AVE FROM PARCEL 1 OR 2, AS SHOWN. WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCEL 1 AND 2, INCLUSIVE.

BY: Cesar Andaya BY: Esmireyda Andaya
CESAR ANDAYA ESMIREYDA ANDAYA

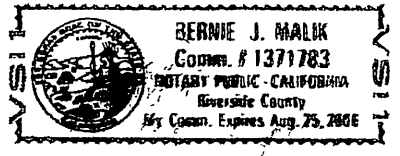
NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
ON April 17th 2003
BEFORE ME, Bernie J. Malik

PERSONALLY APPEARED Cesar Andaya and Esmireyda Andaya
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ THEIR SIGNATURES ON THE INSTRUMENTS THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND,

Bernie J. Malik
NOTARY PUBLIC IN AND FOR SAID STATE



Bernie J. Malik
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

MY COMMISSION EXPIRES Aug 25 2006

CITY CLERK'S CERTIFICATE:

RESOLVE: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 29899 AND THE EASEMENTS;

WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS ONTO CALIFORNIA AVE FROM PARCEL 1 AND 2, AS SHOWN, ON PARCEL MAP No. 29899, IS HEREBY ACCEPTED.

"LOT A" & "LOT B", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

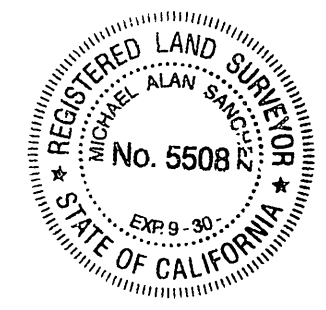
AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCEL 1, AND PARCEL 2, INCLUSIVE, ARE HEREBY ACCEPTED AS PUBLIC EASEMENT.

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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 8th DAY OF July, 2003

COLLEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol



PARCEL MAP NO. 29899
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

AGUIRRE & ASSOCIATES MIKE SANCHEZ, L.S. #5508
RIVERSIDE, CALIFORNIA MARCH 2003

BEING A PORTION OF LOT 40 IN BLOCK 51 OF LA GRANADA
RECORDED IN BOOK 12 PAGES 42 TO 51, INCLUSIVE OF MAPS,
RIVERSIDE COUNTY CALIFORNIA.

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 7th DAY OF May, 2003 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.

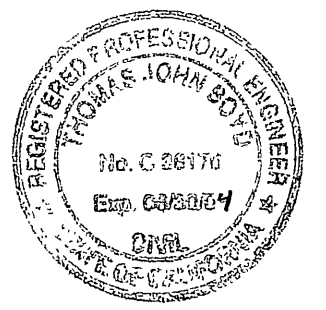


MARK S. BROWN
L.S. 5655 LIC. EXP. 09/30/03
CITY SURVEYOR

BY: Mark S. Brown

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 8th DAY OF May, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 19, 2001 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISIONS 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. 06/30/04
CITY ENGINEER

BY: Thomas Boyd

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 SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF STEVE SILVA ON AUGUST 21, 2001.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE 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.

Mike Sanchez
MIKE SANCHEZ L.S. #5508
EXP. 09/30/04
DATE 4/30/03

RECORDER'S STATEMENT:

FILED THIS 14th DAY OF JULY, 2003,
AT 8 A.M. IN BOOK 205 OF PARCEL MAPS,
AT PAGES 14-15, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. 2003-520572
FEE \$9.00

GARY L. ORSO, COUNTY RECORDER, CLERK AND ASSESSOR

BY: Gary L. Orso, DEPUTY

SUBDIVISIONS GUARANTEE BY: FIRST AMERICAN TITLE INS. CO.
~~OLD REPUBLIC TITLE COMPANY~~

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THAT 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 BECOME LIEN UPON SAID PROPERTY.

DATE: 5/5/03, 2003

CITY TREASURER: PAUL C. SUNDEEN

BY: Paul C. Sundeen

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$900 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA CONDITION 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 July 11 2003

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Bernice Arnold
DEPUTY

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

\$ 900

DATED April 16, 2003

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Bernice Arnold, DEPUTY

PARCEL MAP NO. 29899

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

AGUIRRE & ASSOCIATES
RIVERSIDE, CALIFORNIA

MIKE SANCHEZ, L.S. #5508
MARCH 2003

BEING A PORTION OF LOT 40 IN BLOCK 51 OF LA GRANADA
RECORDED IN BOOK 12 PAGES 42 TO 51, INCLUSIVE OF MAPS,
RIVERSIDE COUNTY CALIFORNIA.

UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

DISTRIBUTION SYSTEM FEES, ELEVATION FEES, WATER CONNECTION FEES, AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 1 AND 2 ON THIS PARCEL MAP.

ELECTRIC FACILITIES

THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS 1 AND 2 AS SHOWN ON THIS PARCEL MAP.

EASEMENTS

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

DATED: MAY 2, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld v B
DEPUTY ASSISTANT DIRECTOR

UTILITIES EASEMENT CERTIFICATE:

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

1. RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING, AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES, AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. A PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDED SUCH ELECTRICITY SHALL BE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, CORPORATION, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES, AS SET OUT IN THE DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTING APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS, THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED MAY 2, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld v B
DEPUTY ASSISTANT DIRECTOR

SIGNATURE OMISSIONS:

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

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, IN INSTRUMENT RECORDED FEBRUARY 27, 1981 AS INSTRUMENT NO. 34941 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN THE NORTHEASTERLY 8 FEET OF SAID LAND.

2. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 1995 AS INSTRUMENT NO. 254904 OF OFFICIAL RECORDS.

GRANTED TO: CITY OF RIVERSIDE.

3. AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE JULY 12, 1995 INST. #224788, O.R., RIV. CO.

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAX ENGINEERING 7340 FLORENCE AVE. STE 218 DOWNEY, CA (562) 928-6006 ON JANUARY 29, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

BY: Cesar Andaya
CESAR ANDAYA

BY: Esmireyda Andaya
ESMIREYDA ANDAYA

PARCEL MAP 29899 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

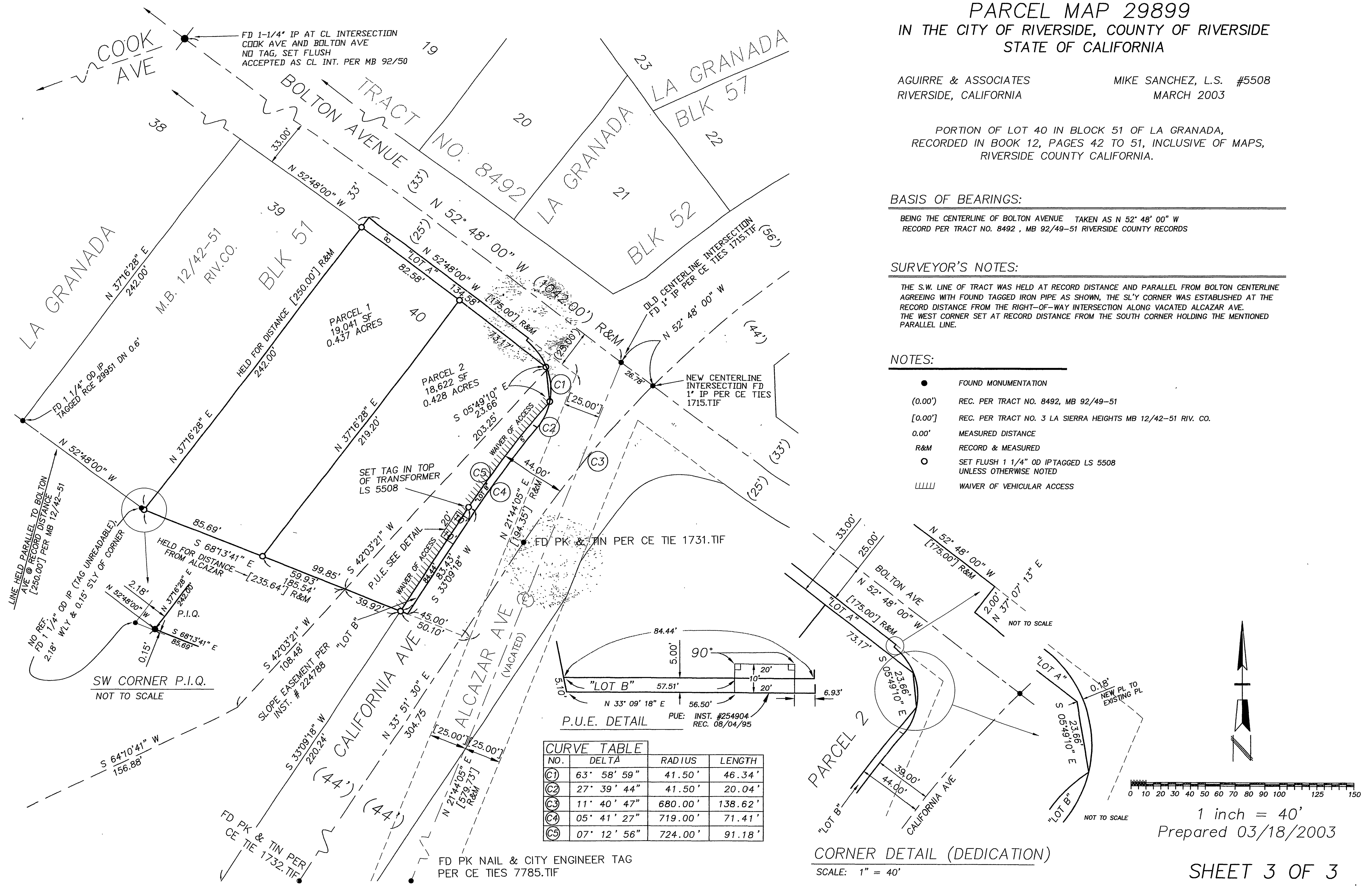
AGUIRRE & ASSOCIATES MIKE SANCHEZ, L.S. #5508
RIVERSIDE, CALIFORNIA MARCH 2003

PORTION OF LOT 40 IN BLOCK 51 OF LA GRANADA,
RECORDED IN BOOK 12, PAGES 42 TO 51, INCLUSIVE OF MAPS,
RIVERSIDE COUNTY CALIFORNIA.

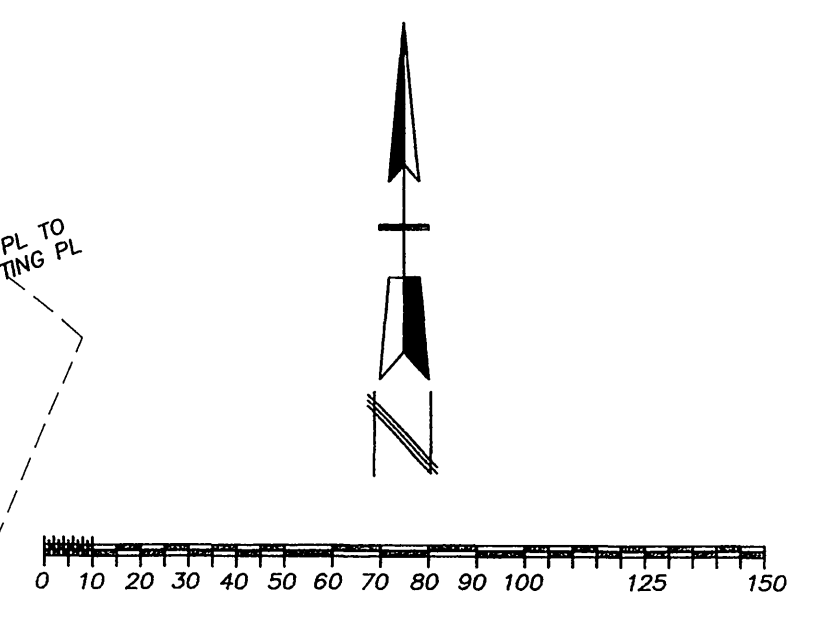
BASIS OF BEARINGS:
BEING THE CENTERLINE OF BOLTON AVENUE TAKEN AS N 52° 48' 00" W
RECORD PER TRACT NO. 8492, MB 92/49-51 RIVERSIDE COUNTY RECORDS

SURVEYOR'S NOTES:
THE S.W. LINE OF TRACT WAS HELD AT RECORD DISTANCE AND PARALLEL FROM BOLTON CENTERLINE
AGREEING WITH FOUND TAGGED IRON PIPE AS SHOWN, THE SLY CORNER WAS ESTABLISHED AT THE
RECORD DISTANCE FROM THE RIGHT-OF-WAY INTERSECTION ALONG VACATED ALCAZAR AVE.
THE WEST CORNER SET AT RECORD DISTANCE FROM THE SOUTH CORNER HOLDING THE MENTIONED
PARALLEL LINE.

- NOTES:**
- FOUND MONUMENTATION
 - (0.00') REC. PER TRACT NO. 8492, MB 92/49-51
 - [0.00'] REC. PER TRACT NO. 3 LA SIERRA HEIGHTS MB 12/42-51 RIV. CO.
 - 0.00' MEASURED DISTANCE
 - R&M RECORD & MEASURED
 - SET FLUSH 1 1/4" OD IPTAGGED LS 5508 UNLESS OTHERWISE NOTED
 - ||||| WAIVER OF VEHICULAR ACCESS



NO.	DELTA	RADIUS	LENGTH
C1	63° 58' 59"	41.50'	46.34'
C2	27° 39' 44"	41.50'	20.04'
C3	11° 40' 47"	680.00'	138.62'
C4	05° 41' 27"	719.00'	71.41'
C5	07° 12' 56"	724.00'	91.18'



1 inch = 40'
Prepared 03/18/2003