

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

PARCEL MAP NO. 30646

BEING ALL OF LOT 11 AND A PORTION OF LOT 12 OF MAP OF GRAND AVENUE ACRES AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY IN SEC. 28, T2S., R5W., S.B.M.

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, THAT I CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. I HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B".

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

I HEREBY REQUEST THAT LOT 'D' OF TRACT 3191 OF M.B. 56/8-9, RIVERSIDE COUNTY, WHICH WAS ACCEPTED AS A 1' BARRIER STRIP BY CITY COUNCIL RESOLUTION NO. 12177, RECORDED AUGUST 20, 1973, AS INSTRUMENT NO. 109204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, BE ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

Laura L. Bainbridge
LAURA L. BAINBRIDGE

I.W. CONSULTING ENGINEERS, INC.
RIVERSIDE, CA.

AUGUST 2002

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 \$ 1,900

PAUL McDONNELL
COUNTY TAX COLLECTOR
BY [Signature] DEPUTY

RECORDER'S STATEMENT

FILED THIS 29th DAY OF AUG, 2003, AT 8:00 AM. IN BOOK 205 OF PARCEL MAPS AT PAGES 67-68 AT THE REQUEST OF THE CITY CLERK

FEE \$9.00
NO. 2003-671409
GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY [Signature] DEPUTY
SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE

ENGINEERS 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 LAURA L. BAINBRIDGE IN APRIL 2002. 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.



DATED 5/01/2003
Brian G. Esquite
BRIAN G. ESGATE, R.C.E. 21884
LICENSE EXPIRES 9/30/05

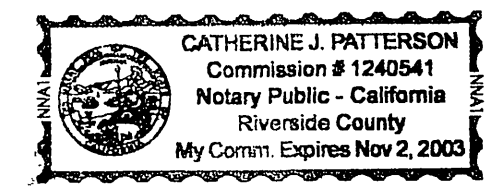
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 1st DAY OF April, 2003, BEFORE ME, CATHERINE J. PATTERSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

- LAURA L. BAINBRIDGE -
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 THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT

MY COMMISSION EXPIRES 11/2/03
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

WITNESS MY HAND AND OFFICIAL SEAL
CATHERINE J. PATTERSON
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME



TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$1,900 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 May 20, 2003
NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY [Signature] DEPUTY

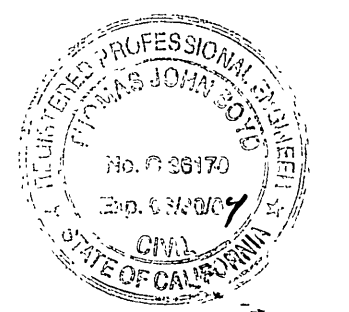
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 30646.
LOTS A AND B ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
THE BARRIER STRIP DESIGNATED AS LOT 'D' ON M.B. 56/8-9 IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
THE EASEMENTS DESIGNATED "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE MAINTENANCE AND CONSTRUCTION OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.
THE 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF June, 2003

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.
BY [Signature]

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 2nd DAY OF June, 2003 AND THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JUNE 20, 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.



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

SIGNATURE OMISSIONS

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

- 1. AN EASEMENT FOR WATER PIPELINES AND DITCHES IN FAVOR THE ORANGE HEIGHTS WATER COMPANY, BY DEED RECORDED MARCH 9, 1918 IN BOOK 476 PAGE 351 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

UTILITIES EASEMENTS

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

- 1. AN EASEMENT FOR WATER DITCHES, PIPES AND FLUMES IN FAVOR OF THE RIVERSIDE WATER COMPANY, BY DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 12, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

DATE MAY 28, 2003
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED THE 20th DAY OF MARCH, 2003, BY SID GEOTECHNICAL, INC. FOR PARCEL MAP NO. 30646.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: 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 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 MAY 28, 2003
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY [Signature]

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 28th 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. 9/30/03
CITY SURVEYOR
BY [Signature]

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 5/27/03
PAUL C. SUNDEEN
CITY TREASURER
BY [Signature]

ENGINEER'S NOTES

BASIS OF BEARINGS - TAKEN FROM THE CENTERLINE OF CHARLOTTE WAY BEING N60°52'00"W AS PER MAP OF GRAND AVENUE ACRES FILED IN BOOK 11, PAGE 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND MONUMENTS AS NOTED
- DENOTES SET 3/4" I.P. TAGGED RCE 21884, FLUSH, UNLESS OTHERWISE NOTED
- () DENOTES RECORD DATA PER MAP OF GRAND AVENUE ACRES, MB 11/57 RIV. CO.
- [] DENOTES RECORD DATA PER TRACT NO. 3191, M.B. 56/9 RIV. CO.

THIS PARCEL MAP CONTAINS 1.02 ACRES.

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

PARCEL MAP NO. 30646

BEING ALL OF LOT 11 AND A PORTION OF LOT 12 OF MAP OF GRAND AVENUE ACRES AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, SEC. 28., T2S, R5W, S.B.M.

IW CONSULTING ENGINEERS, INC. AUGUST 2002
RIVERSIDE, CA.

BENEFICIARY

COUNTRYWIDE HOME LOANS, INC., A NEW YORK CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 19, 2001 AS INSTRUMENT NO. 2001-630098 AND BY DEED OF TRUST RECORDED DECEMBER 19, 2001 AS INSTRUMENT NO. 2001-630099, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Jane Steen
COUNTRYWIDE HOME LOANS, INC., A NEW YORK CORPORATION

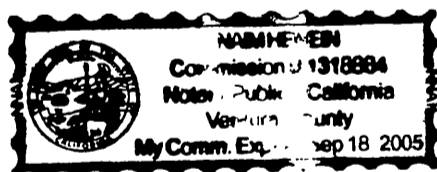
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
ON THIS 21ST DAY OF AUGUST 2003, BEFORE ME, NAIM HENEIN,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

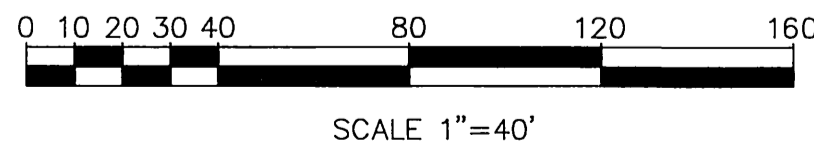
TERRI STALLINGS
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT

MY COMMISSION EXPIRES 9-18-2005
MY PRINCIPAL PLACE OF BUSINESS
IS IN VENTURA COUNTY WITNESS MY HAND AND OFFICIAL SEAL

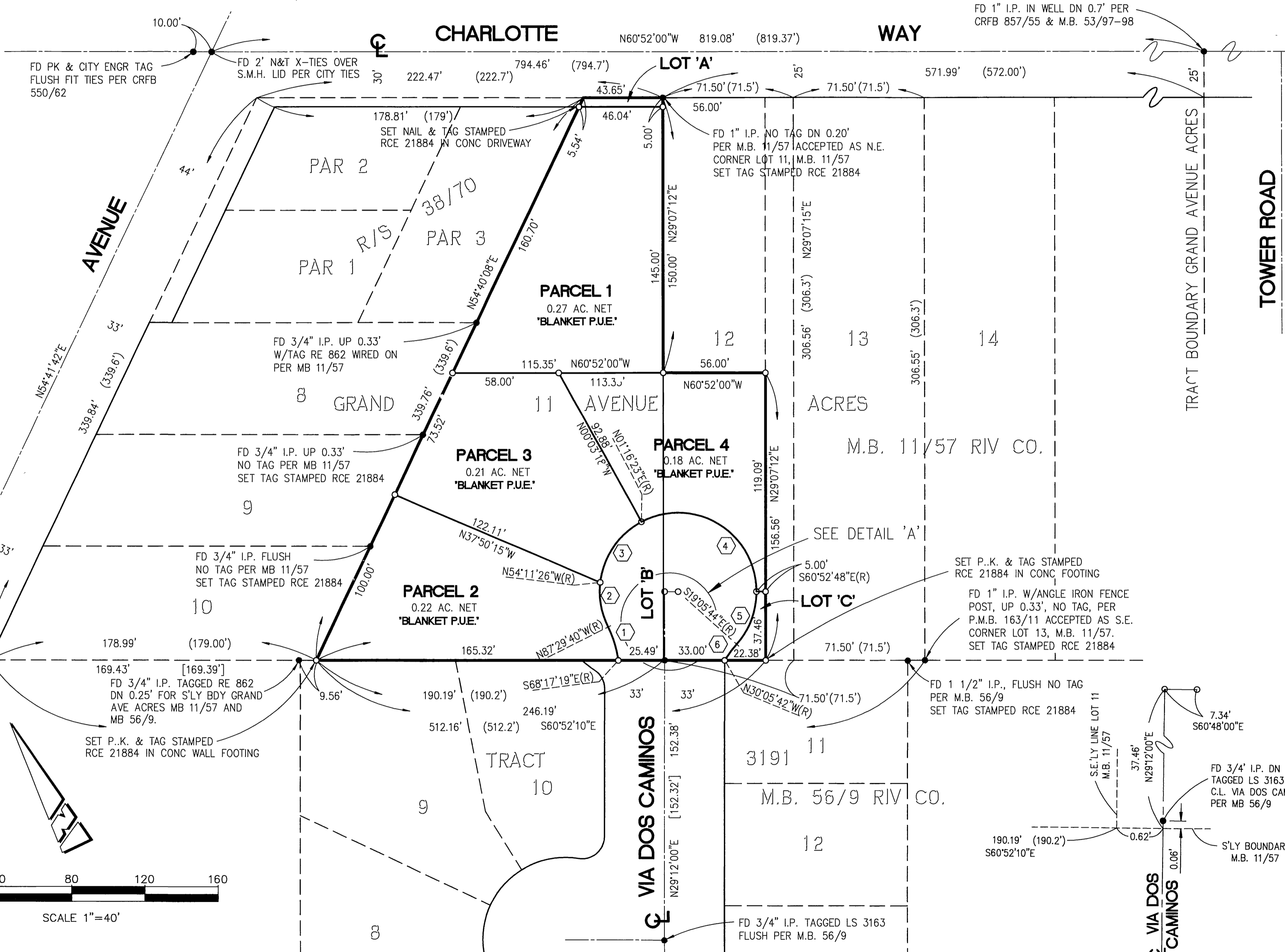
Naim Henein
NOTARY PUBLIC IN AND FOR SAID STATE
NAIM HENEIN
PRINT NAME



No.	DELTA	RADIUS	LENGTH	TANGENT
①	19°12'21"	57.00'	19.11'	9.64'
②	33°18'14"	43.00'	24.99'	12.86'
③	55°27'49"	43.00'	41.62'	22.61'
④	117°50'49"	43.00'	88.44'	71.35'
⑤	41°47'05"	43.00'	31.56'	16.41'
⑥	10°59'58"	57.00'	10.94'	5.49'



RUBIDOUX AVENUE



DETAIL 'A'
N.T.S.

P.M.B. 205/68

P.M.B. 205/68