

**OWNERS 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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE WE HEREBY RESERVE TO OURSELVES AND OUR SUCCESSORS AND ASSIGNS IN INTEREST, THE EASEMENTS DESIGNATED AS "PRIVATE UTILITIES EASEMENT" AS SHOWN ON THE ATTACHED MAP, FOR SEWER AND WATER PURPOSES

J.E.D. FAMILY TRUST

John E. DeGennaro  
JOHN E. DEGENNARO, TRUSTEE  
Gloria J. DeGennaro  
GLORIA J. DEGENNARO, TRUSTEE

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
ON JANUARY 20, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN E. DEGENNARO + GLORIA J. DEGENNARO, 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 CAPACITIES, 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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature]  
MY COMMISSION EXPIRES DEC. 30, 2005

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE

- EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1990 AS INSTRUMENT NO 469154 OF OFFICIAL RECORDS IN FAVOR OF THE CITY OF RIVERSIDE
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1965 AS INSTRUMENT NO 92028 OF OFFICIAL RECORDS IN FAVOR OF RALPH V ARNOLD, A MARRIED MAN AFFECTS THE LAND
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 19, 1969 AS INSTRUMENT NO 129472 OF OFFICIAL RECORDS IN FAVOR OF LADO DEL RIO LTD, A LIMITED PARTNERSHIP AFFECTS THE LAND
- AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1990 AS INSTRUMENT NO 469154 OF OFFICIAL RECORDS IN FAVOR OF CITY OF RIVERSIDE AFFECTS THE LAND
- ALSO EXCEPTING THEREFROM ALL RIGHTS TO OIL, GAS OR OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET WITH NO SURFACE RIGHT OF ENTRY FOR DRILLING AS RESERVED BY RALPH V ARNOLD, A MARRIED MAN ET AL, IN DEED RECORDED AUGUST 10, 1965 AS INSTRUMENT NO 92028 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,
- AVIGATION EASEMENT IN FAVOR OF MARCH AIR RESERVE BASE/MARCH INLAND PORT, RECORDED OCT 17, 2002, AS INST NO 2002-579517, O.R., RIV CO

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ACADEMY CONSULTING CORPORATION, ON AUGUST 1, 1990, AND WAS UPDATED ON OCTOBER 3, 2002, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 31527**  
BEING A DIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.  
PATRICK BUSBY & ASSOCIATES RIVERSIDE, CA  
AUGUST, 2003

**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 \$14,800

DATED JANUARY 21, 2004  
PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY [Signature]  
DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$14,800 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 JANUARY 21, 2004  
CASH TAX BOARD  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
DATED \_\_\_\_\_, 2004  
NANCY ROMERO  
CLERK TO THE BOARD OF SUPERVISOR'S

BY [Signature]  
DEPUTY

**PUBLIC UTILITIES CERTIFICATE**

I HEREBY CERTIFY THAT 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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP, AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT

THOMAS P EVANS  
PUBLIC UTILITIES DIRECTOR

DATED FEB 24, 04 BY [Signature]  
CITY SURVEYOR

**CITY SURVEYOR'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED BY ME THIS 24th DAY OF FEB, 2004 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 9/30/05  
CITY SURVEYOR

BY [Signature]



**WATER FACILITIES STATEMENT**

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH PARCEL CREATED BY THIS SUBDIVISION THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION MAP UPON PAYMENT BY THE OWNER OF APPLICABLE WATER CONNECTION FEES AND PURIFICATION OF APPROPRIATE EASEMENTS AND/OR RIGHTS-OF-WAYS.

JEFFREY D SIMS  
RCE 46212  
WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY.

DATED 2/19/04 BY [Signature]

**RECORDER'S STATEMENT**

FILES THIS 1st DAY OF MARCH, 2004, AT 8:00AM IN BOOK 208 OF PARCEL MAPS, AT PAGE 1-2, AT THE REQUEST OF THE CITY CLERK NO 2004-0141302  
FEE \$9.00

GARY L ORSO, COUNTY ASSESSOR - CLERK-RECORDER  
BY [Signature], DEPUTY  
SUBDIVISION GUARANTEE FIRST AMERICAN 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 DJD GROUP INCORPORATED IN AUGUST 2003, AND ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY

DATED JAN 5, 2004

[Signature]  
PATRICK R BUSBY, L.S. 5097



**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF FEB, 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 7, 2003 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]



**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 AND SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY

DATED 2/26/04, 2004  
PAUL C SUNDEEN  
CITY TREASURER

BY [Signature]

P.M.B. 208/1

P.M.B. 208/1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 31527**  
 BEING A DIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER  
 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.  
 PATRICK BUSBY & ASSOCIATES RIVERSIDE, CA  
 AUGUST, 2003

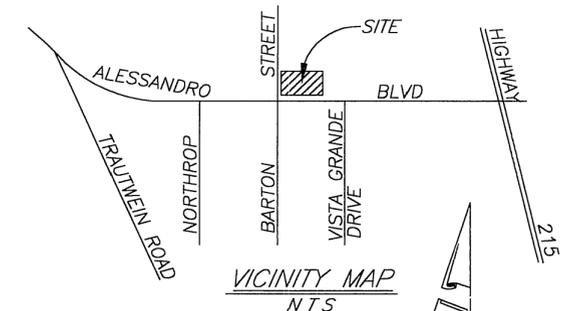
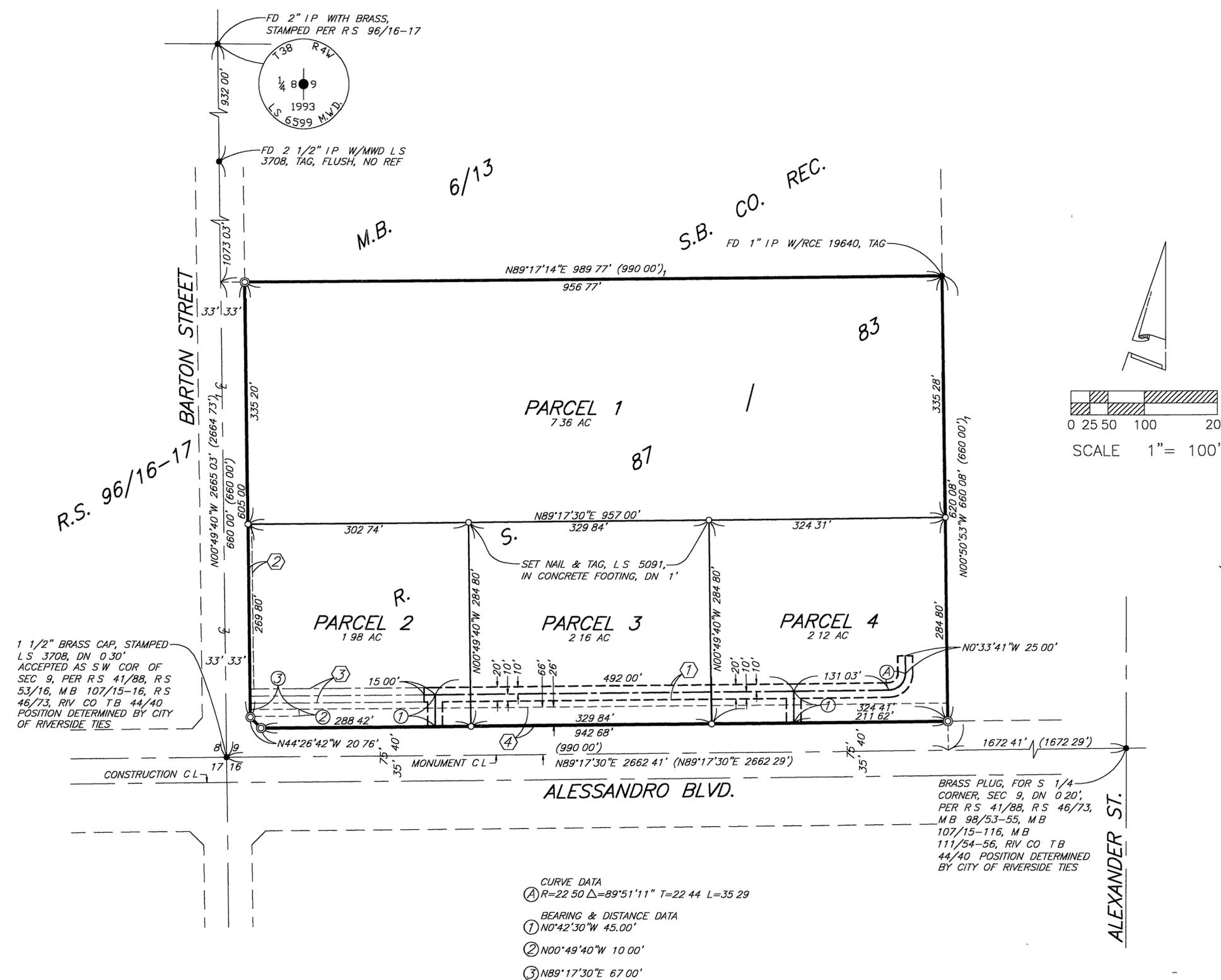
**SURVEYOR'S NOTES**

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF THE S W QUARTER OF SECTION 9, BEING THE CENTERLINE OF ALESSANDRO BLVD, BEING N89°17'30"E, PER RECORD OF SURVEY RECORDED AS R S 87/83, RECORDS OF RIVERSIDE COUNTY, CA

- INDICATES FD MONUMENTS AS NOTED
- INDICATES SET 1" IRON PIPE, FLUSH, WITH PLASTIC PLUG & BRASS TAG, STAMPED L S 5091 UNLESS OTHERWISE NOTED
- ⊙ INDICATES SEARCHED, FOUND NOTHING SET 1" IRON PIPE, FLUSH, WITH PLASTIC PLUG & BRASS TAG, STAMPED L S 5091
- ( ) INDICATES RECORD & MEASURED DATA PER INST # 129472, REC DEC 19, 1969
- ( ) INDICATES RECORD DATA PER R S 87/83

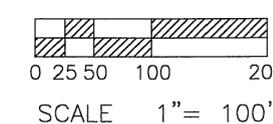
**EASEMENT NOTES**

- ① EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1990 AS INSTRUMENT NO 469154 OF OFFICIAL RECORDS
- ② 5' PRIVATE UTILITY EASEMENT FOR SEWER AND WATER PURPOSES
- ③ 20' PRIVATE UTILITY EASEMENT FOR SEWER AND WATER PURPOSES
- ④ EASEMENT FOR PIPELINE & INCIDENTAL PURPOSES, PER DEED RECORDED IN BOOK 2233 AT PAGE 196 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- ⑤ EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 17, 2002 AS INSTRUMENT NO 2002-579517 OF OFFICIAL RECORDS AFFECTS ALL OF PARCELS 1 THROUGH 4



R.S. 96/16-17  
BARTON STREET

M.B. 6/13  
S.B. CO. REC.



P.M.B. 208/12

P.M.B. 208/12