

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 30758

BEING A DIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 33 T.2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA

JUNE, 2003

RECORDER'S STATEMENT

FILED THIS 30th DAY OF AUGUST, 2004 AT 8
P.M. IN BOOK 258 OF PARCEL MAPS AT PAGES 93-95 AT THE
REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
FEE \$11.00 GARY L. ORSO
NUMBER 2604-0685022 COUNTY ASSESSOR-CLERK-RECORDER

BY: Arkiva DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, SANITARY SEWER FACILITIES, WATERLINE FACILITIES AND STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "ELECTRIC, WATER, SEWER AND STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 THROUGH 4 INCLUSIVE.

RAINCROSS SENIOR PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Sanford J. Fleschman Michael M. Grabendike
SANFORD J. FLESCHEMAN, MEMBER MICHAEL M. GRABENDIKE, MEMBER
TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED AUGUST 26, 2003 AS INSTRUMENT NO. 2003-657994, AND INSTRUMENT NO. 2003-657998, BOTH OF OFFICIAL RECORDS.

Craig B. Gordin Gary Francis
ASST. VICE PRESIDENT ASST. SECRETARY
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

ON August 4th, 2004 BEFORE ME, Andrew MARGO
PERSONALLY APPEARED SANFORD J. FLESCHEMAN AND
MICHAEL M. GRABENDIKE

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/HEY 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

Andrew MARGO
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

Andrew MARGO
(PRINTED NAME)
MY COMMISSION EXPIRES May 10, 2007

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

ON August 4, 2004 BEFORE ME, Andrew MARGO
PERSONALLY APPEARED CRAIG B. GORDIN AND
GARY FRANCIS

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/HEY 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.

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Andrew MARGO
(PRINTED NAME)
MY COMMISSION EXPIRES May 10, 2007

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF _____)

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

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/HEY 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

NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

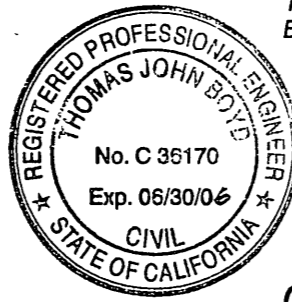
(PRINTED NAME)
MY COMMISSION EXPIRES _____

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 11th DAY OF 8, 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 4, 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. 6/30/06
CITY ENGINEER

BY: Thomas Boyd



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS _____ DAY OF _____, 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
L.S. 5655 LIC. EXP. 9/30/05
CITY SURVEYOR

BY: Mark S. Brown



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.

PAUL C. SUNDEEN, CITY TREASURER

BY: Paul C. Sundeen

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 NO. 30758.

THE EASEMENTS DESIGNATED AS "ELECTRIC, WATER, SEWER AND STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, WATER DISTRIBUTION, SANITARY SEWER FACILITIES AND STORM DRAIN FACILITIES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 THROUGH 4 INCLUSIVE IS HEREBY ACCEPTED.

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 24th DAY OF August, 2004.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen J. Nicol

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING ON JULY 15, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 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 A FEE.

AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1958 IN BOOK 2325, PAGE 454 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF RIVERSIDE.

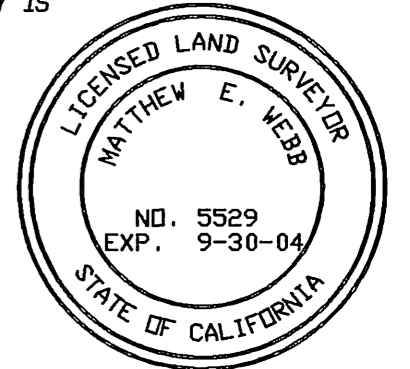
AN EASEMENT FOR SEWER LINE RECORDED MAY 22, 1959 INSTRUMENT NO. 44521, OFFICIAL RECORDS, IN FAVOR OF CITY OF RIVERSIDE.

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 TG PROPERTIES, LTD. ON JUNE 1, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED AUGUST 3, 2004

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2004



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 REAL 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 \$ 23,500.

DATED 8/6, 2004

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Matthew Jernig
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 23,500 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 8/6, 2004

CASH TAX BOND

NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

BY: Matthew Jernig DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT 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 THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: 8/11/04

Deeter P. Wentzfeld
for THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR MM JB

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

1. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES, DITCHES AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS, PAGES 294 AND 296.
2. AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, IN FAVOR OF RIVERSIDE LAND AND IRRIGATING COMPANY RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS PAGE 294.
3. AN EASEMENT FOR PUBLIC UTILITIES RECORDED JULY 20, 1959 AS INSTRUMENT NO. 62745, O.R.

DATED 8/11, 2004

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Wentzfeld MM JB

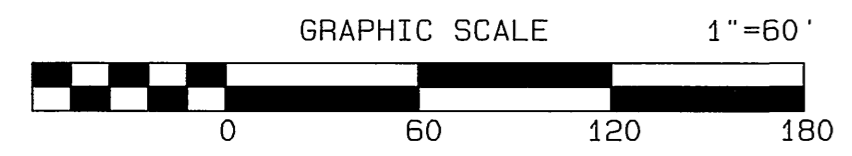
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 30758

BEING A DIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 T.2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA

JUNE, 2003



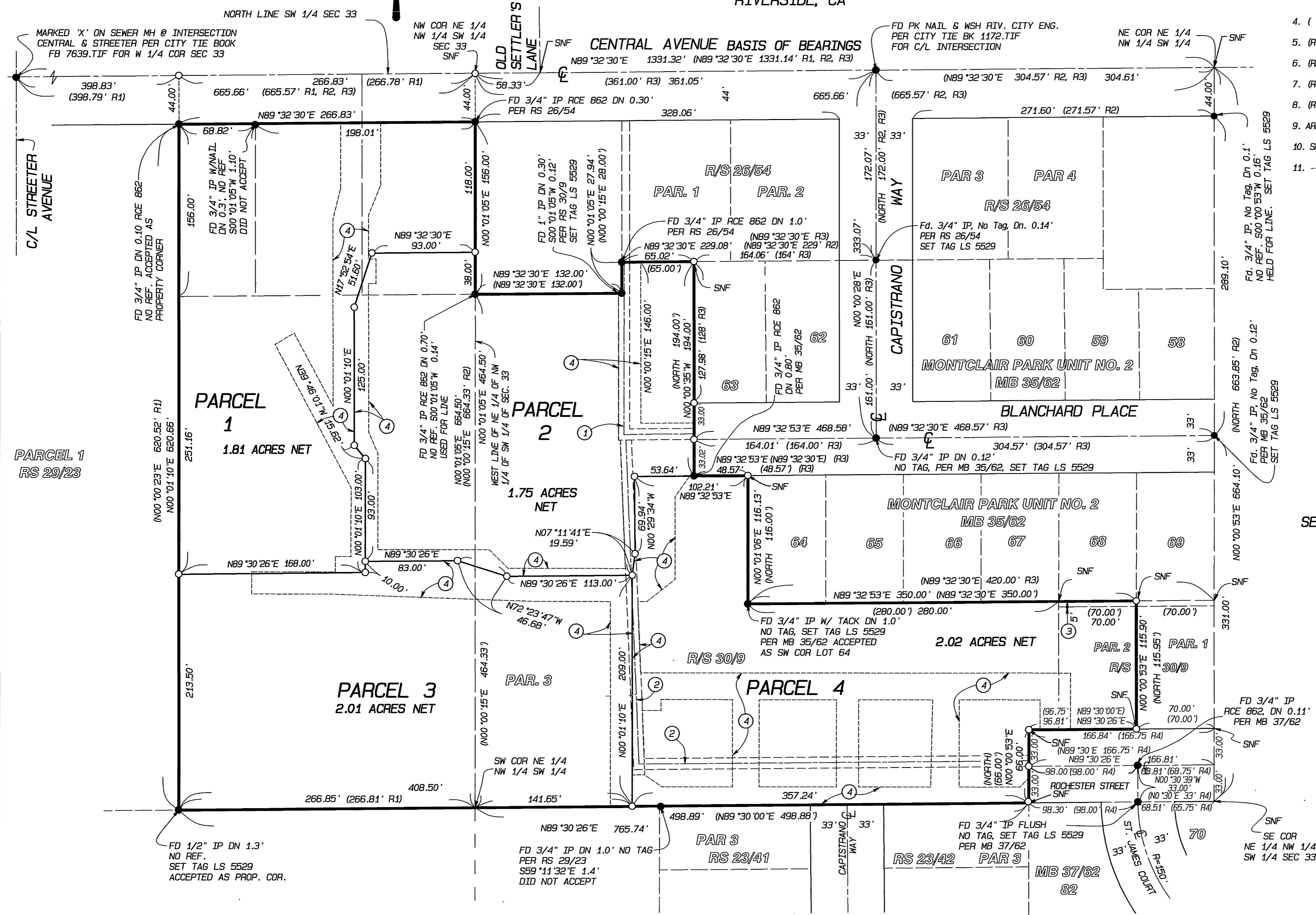
SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF CENTRAL AVENUE TAKEN AS NORTH 89° 32' 30" EAST, AS SHOWN BY RECORD OF SURVEY IN BOOK 26/54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" IP, TAGGED LS 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. () INDICATES RECORD OR CALCULATED DATA PER R.S. 30/9.
5. (R1) INDICATES RECORD OR CALCULATED DATA PER R.S. 29/23.
6. (R2) INDICATES RECORD OR CALCULATED DATA PER R.S. 26/54.
7. (R3) INDICATES RECORD OR CALCULATED DATA PER MB 35/62.
8. (R4) INDICATES RECORD OR CALCULATED DATA PER MB 37/62.
9. AREA OF SITE IS 7.59 ACRES GROSS.
10. SNF INDICATES SEARCHED NOT FOUND.
11. - - - - INDICATES PUBLIC EASEMENTS FOR ELECTRIC ENERGY, WATERLINE AND SANITARY SEWER FACILITIES DEDICATED HEREON.

EASEMENT NOTES

- ① C/L 10' SEWER EASEMENT TO THE CITY OF RIVERSIDE RECORDED 8/28/1958 IN BOOK 2325, PAGE 454, O.R.
- ② C/L 10' SEWER EASEMENT TO THE CITY OF RIVERSIDE RECORDED 5/22/59 IN BOOK 2477, PAGE 271, O.R.
- ③ 5' PUBLIC UTILITY EASEMENT RECORDED 7/20/59 AS INST. NO. 62745, O.R.
- ④ ELECTRIC, WATER, SEWER AND STORM DRAIN EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.

SEE SHEET 3 FOR EASEMENT DETAILS



P.M.B. 209/94

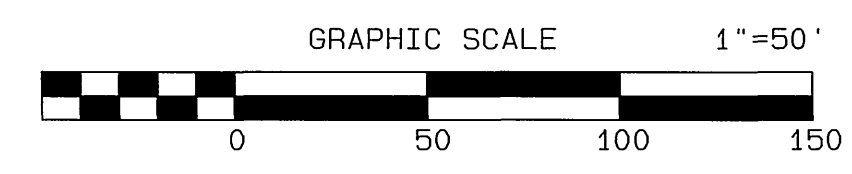
P.M.B. 209/94

PARCEL MAP NO. 30758

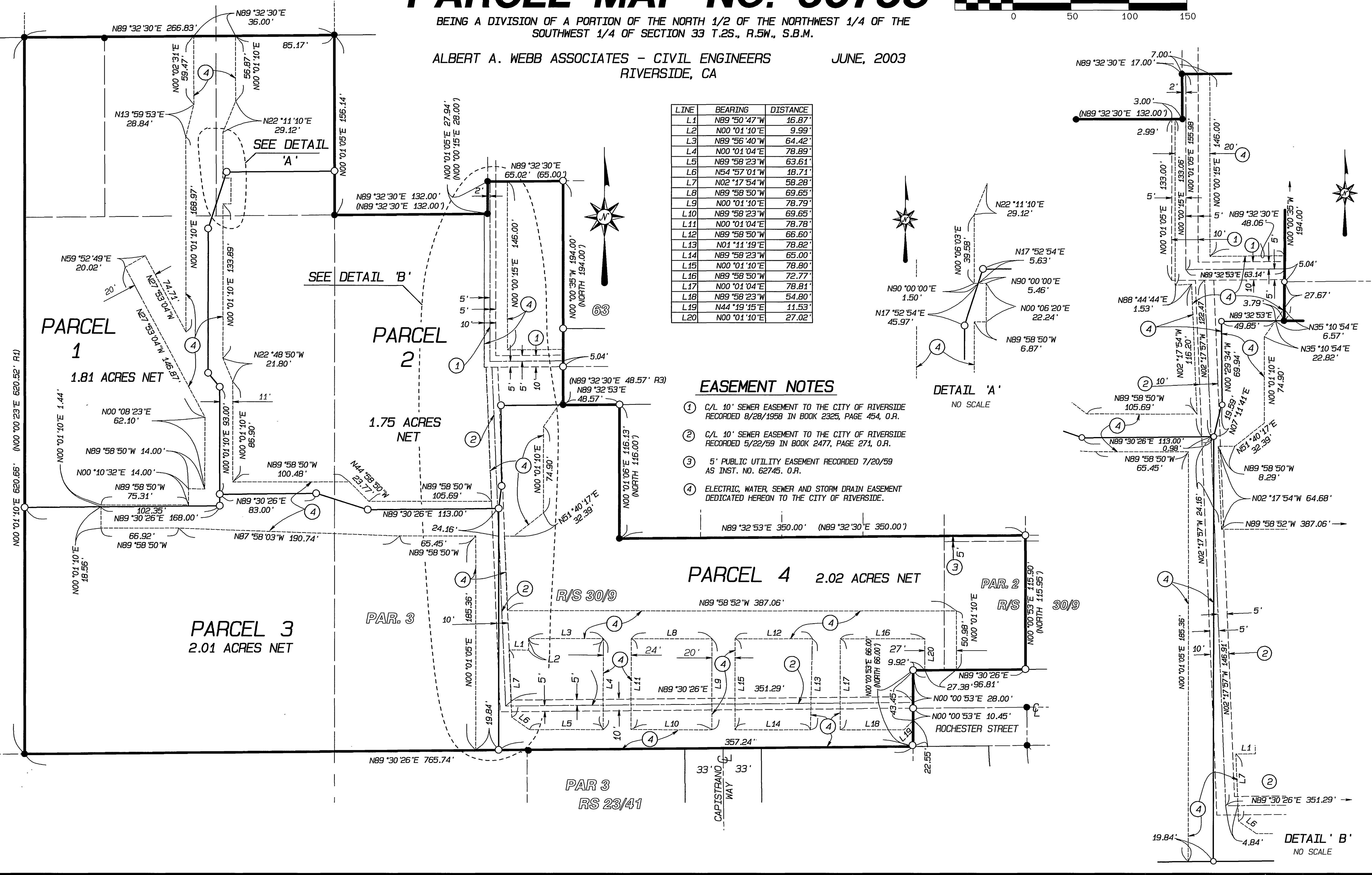
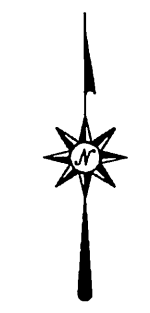
BEING A DIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 T.2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA

JUNE, 2003



LINE	BEARING	DISTANCE
L1	N89°50'47"W	16.87'
L2	N00°01'10"E	9.99'
L3	N89°56'40"W	64.42'
L4	N00°01'04"E	78.89'
L5	N89°58'23"W	63.61'
L6	N54°57'01"W	18.71'
L7	N02°17'54"W	58.28'
L8	N89°58'50"W	69.65'
L9	N00°01'10"E	78.79'
L10	N89°58'23"W	69.65'
L11	N00°01'04"E	78.78'
L12	N89°58'50"W	66.60'
L13	N01°11'19"E	78.82'
L14	N89°58'23"W	65.00'
L15	N00°01'10"E	78.80'
L16	N89°58'50"W	72.77'
L17	N00°01'04"E	78.81'
L18	N89°58'23"W	54.80'
L19	N44°19'15"E	11.53'
L20	N00°01'10"E	27.02'



EASEMENT NOTES

- ① C/L 10" SEWER EASEMENT TO THE CITY OF RIVERSIDE RECORDED 8/28/1958 IN BOOK 2325, PAGE 454, O.R.
- ② C/L 10" SEWER EASEMENT TO THE CITY OF RIVERSIDE RECORDED 5/22/59 IN BOOK 2477, PAGE 271, O.R.
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- ④ ELECTRIC, WATER, SEWER AND STORM DRAIN EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.

DETAIL 'A'
NO SCALE

