

210/4
CITY

P.M.B. 210 / 4

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

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 31699

BEING A DIVISION OF PARCEL 2 OF A PARCEL MAP AS PER MAP RECORDED IN BOOK 11 OF PARCEL MAPS, PAGE 15, AND A DIVISION OF PARCEL 4 OF PARCEL MAP NO. 7818 AS PER MAP IN BOOK 25 OF PARCEL MAPS, PAGES 85 THROUGH 86, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA FEBRUARY 2004

RECORDER'S STATEMENT

FILED THIS 13th DAY OF September 2004,
AT 8 A. M. IN BOOK 210 OF PARCEL
MAPS AT PAGES 4-6 AT THE REQUEST OF THE
CITY CLERK, CITY OF RIVERSIDE
FEE: \$ 11.-
NO. 2004-0727120

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER

By: Akhiev DEPUTY

SUBDIVISION GUARANTEE:
FIDELITY NATIONAL TITLE COMPANY

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 REQUEST THAT THE FOLLOWING PUBLIC EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

I. THAT CERTAIN EASEMENT FOR PIPES, DITCHES AND CONDUITS PURPOSES GRANTED AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND 296, OF DEEDS, RIVERSIDE COUNTY.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "ELECTRICAL EASEMENT" P.U.E.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "RECIPROCAL ACCESS EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP.

MARLBOROUGH JP/PI, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

IT'S MANAGING MEMBER
BY: PHELAN PROPERTIES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

Jeff Phelan
JEFF PHELAN
SOLE PARTNER

TRUSTEE:

FIDELITY NATIONAL TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST,
RECORDED AUGUST 6, 2003, INST. NO. 03-598693, O.R. RIV. CO., CA.

John Glance
ANP - JOHN GLANCE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF Orange

ON April 14, 2004 BEFORE ME, Heather Jimenez
PERSONALLY APPEARED Jeff Phelan

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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 14, 2007

NOTARY PUBLIC IN OR FOR SAID STATE
Heather Jimenez Heather Jimenez
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF Orange

ON April 21, 2004 BEFORE ME, V.E. Kalinowski
PERSONALLY APPEARED John Glance

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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 8/16/06

NOTARY PUBLIC IN OR FOR SAID STATE
V.E. Kalinowski V.E. Kalinowski
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
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/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.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN OR FOR SAID STATE

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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 AN EASEMENT FOR AERIAL ELECTRIC LINES AND CABLES PURPOSES, RECORDED APRIL 28, 1961 AS INST. NO. 36673, O.R.
- ② AN EASEMENT FOR AERIAL PUBLIC UTILITIES PURPOSES, RECORDED JULY 21, 1976 ON PARCEL MAP 7818, PM 25/85-86, O.R.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATE: MAY 25, 04 BY: Dieter P. Witzfeld MM 2AM

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 WATER AND 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 WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATE: MAY 25, 04 BY: Dieter P. Witzfeld MM 2AM

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 \$ 13,800.
SUPPLEMENTAL STATEMENT: THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX CONSENT NOT YET EXTENDED.
DATE: SEP 10, 2004

PAUL MCDONNELL
COUNTY TAX COLLECTOR

By: Bernice D. Dink DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 13,800 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.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

DATE: September 10, 2004 BY: Carol Keller DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

DATE: _____ BY: _____ DEPUTY

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- ③ AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 14, 1977 AS INST. NO. 24242, O.R.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31699.

THE EASEMENT DESIGNATED AS "ELECTRICAL EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THAT THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

I. THAT CERTAIN EASEMENT FOR PIPES, DITCHES AND CONDUITS PURPOSES GRANTED AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296, OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 22nd DAY OF June, 2004.

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

DATED: July 8, 2004 BY: Colleen Nicol

SOILS REPORT

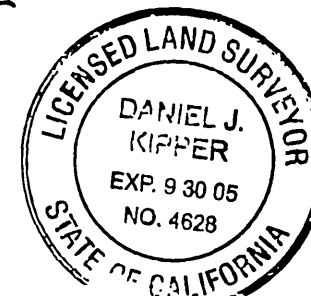
AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, A PRELIMINARY SOILS REPORT WAS PREPARED ON FEBRUARY 27, 2003 BY NORCAL ENGINEERING.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MARLBOROUGH JP/PI, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN MAY 2003.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

Daniel J. Kipper
DANIEL J. KIPPER L.S. 4628
DATE: 4.30.04



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF May, 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON DECEMBER 6, 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, CITY ENGINEER
RCE 36170 LIC. EXP. 6/30/04

By: Tom Boyd



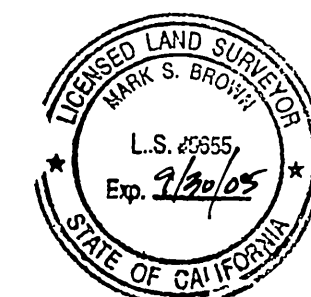
CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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.

DATE: 5/26/04

MARK S. BROWN, CITY SURVEYOR
L.S. 5655 LIC. EXP. 9/30/05

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

DATED: 5/27/04 BY: Paul C. Sundeen

P.M.B. 210 / 4

CITY 210 / 5

P.M.B. 210 / 5

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

SHEET 2 OF 3 SHEETS

PARCEL MAP NO. 31699

BEING A DIVISION OF PARCEL 2 OF A PARCEL MAP AS PER MAP RECORDED IN BOOK 11 OF PARCEL MAPS, PAGE 15, AND A DIVISION OF PARCEL 4 OF PARCEL MAP NO. 7818 AS PER MAP IN BOOK 25 OF PARCEL MAPS, PAGES 85 THROUGH 86, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

EASEMENT NOTES

EXISTING EASEMENTS:

- AN EASEMENT FOR PIPES, DITCHES AND CONDUITS PURPOSES, IN FAVOR OF RIVERSIDE WATER CO. CANNOT BE PLOTTED AND IS NOTED HEREON. (TO BE ABANDONED)
- ① AN EASEMENT FOR ELECTRIC LINES AND CABLES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 28, 1961 AS INST. NO. 36673, O.R.
- ② AN EASEMENT FOR AERIAL PUBLIC UTILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JULY 21, 1976 ON PARCEL MAP 7818, PM 25/85-86, O.R.
- ③ AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 14, 1977 AS INST. NO. 24242, O.R.

EASEMENTS RESERVED HEREON:

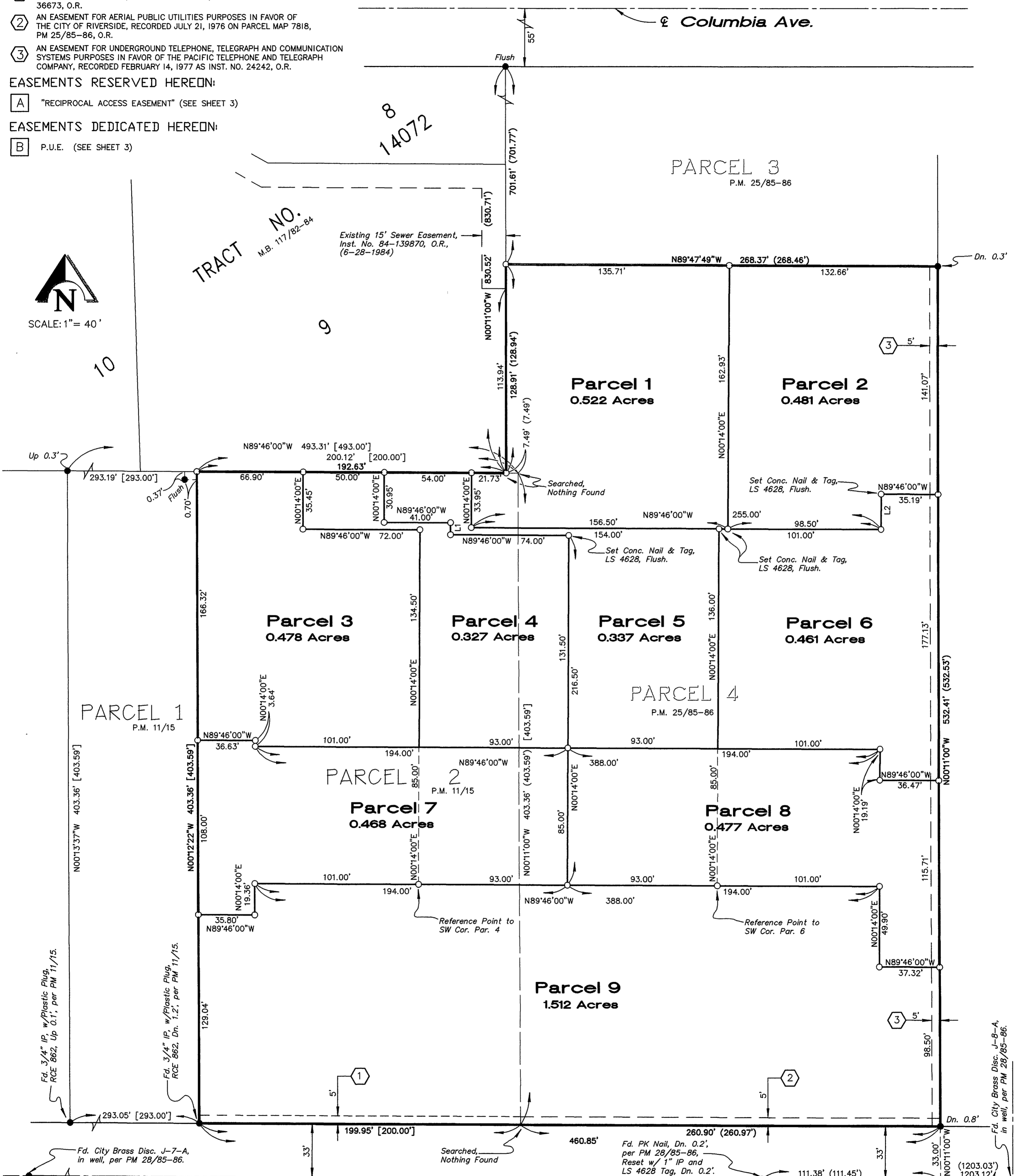
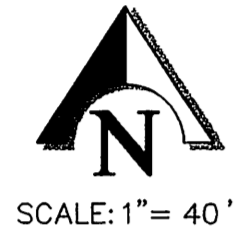
- A "RECIPROCAL ACCESS EASEMENT" (SEE SHEET 3)

EASEMENTS DEDICATED HEREON:

- B P.U.E. (SEE SHEET 3)

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA FEBRUARY 2004



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF MARLBOROUGH AVENUE, AS SHOWN ON PARCEL MAP NO. 7818, ON FILE IN BOOK 25, PAGES 85 & 86 THEREOF, RECORDS OF OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°46'00"W.

- INDICATES SET 1" IP AND LS 4628 TAG, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 3/4" IP W/ PLASTIC PLUG, RCE 862, PER PM 25/85-86, OR AS NOTED HEREON.

- () INDICATES RECORD DATA PER PARCEL MAP 7818, PM 25/85-86.
- [] INDICATES RECORD DATA PER PARCEL MAP 11/15.

THIS MAP CONTAINS 5.063 ACRES GROSS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°14'00"E	7.50'
L2	N00°14'00"E	21.94'

CITY 210/6

P.M.B. 210 / 6

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

SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 31699

BEING A DIVISION OF PARCEL 2 OF A PARCEL MAP AS PER MAP RECORDED IN BOOK 11 OF PARCEL MAPS, PAGE 15, AND A DIVISION OF PARCEL 4 OF PARCEL MAP NO. 7818 AS PER MAP IN BOOK 25 OF PARCEL MAPS, PAGES 85 THROUGH 86, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA FEBRUARY 2004

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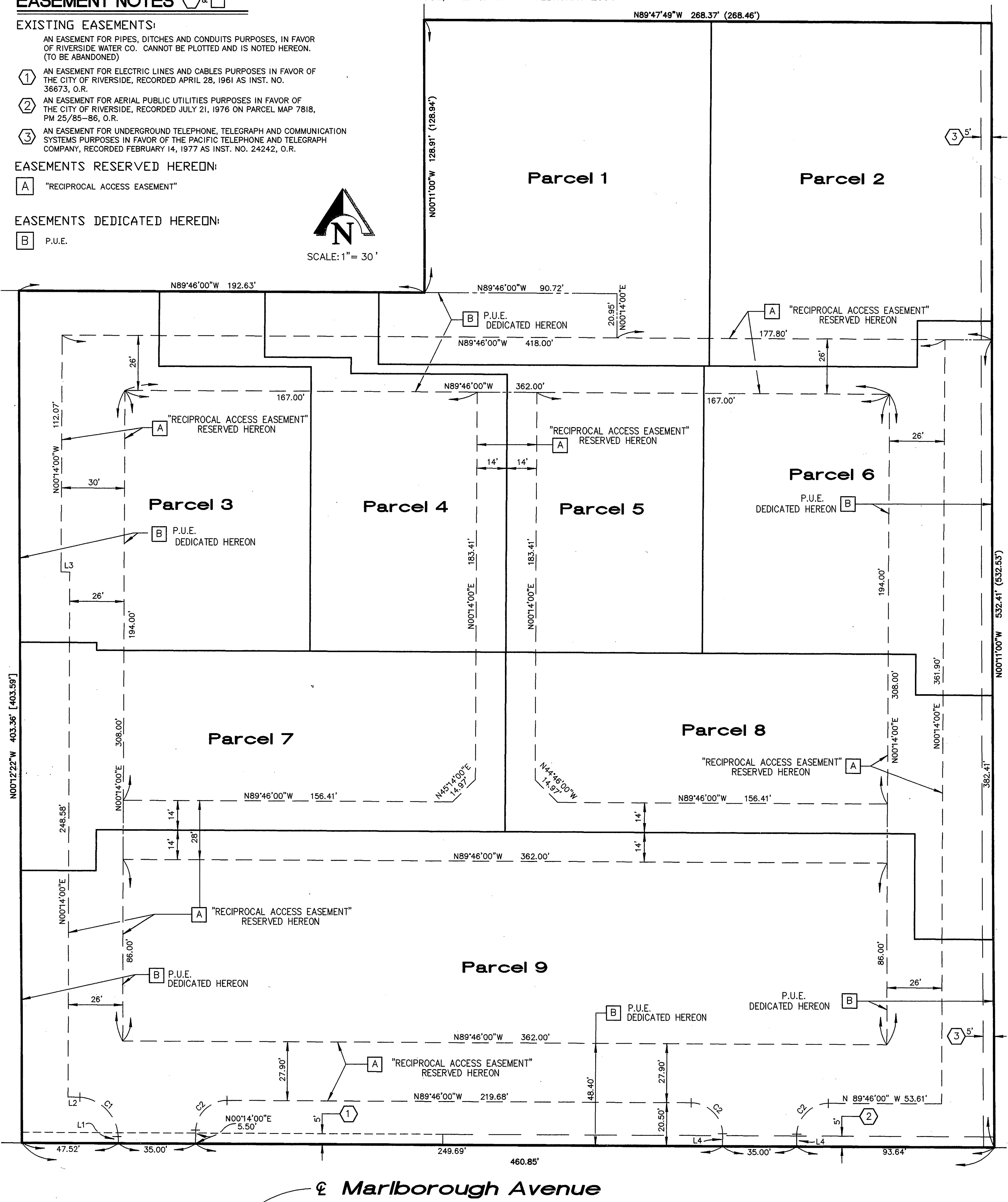
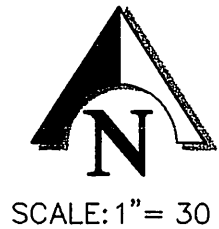
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- ③ AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 14, 1977 AS INST. NO. 24242, O.R.

EASEMENTS RESERVED HEREON:

- A "RECIPROCAL ACCESS EASEMENT"

EASEMENTS DEDICATED HEREON:

- B P.U.E.



COURSE TABLE			
LINE	BEARING	DISTANCE	
L1	N00°14'00"E	1.74'	
L2	N89°46'00"W	5.71'	
L3	N89°46'00"W	4.00'	
L4	N00°14'00"E	5.50'	
CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	23.56'	15.00'	90°00'00"

Atlanta Ave.