

IN THE CITY OF RIVERSIDE
COUNTY OF CALIFORNIA

PARCEL MAP NO. 30663

BEING A DIVISION OF A PORTION OF LOT 23 OF BIXMILL TRACT, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S. B. M.

MAPCO
SAN BERNARDINO, CA

RECORDER'S STATEMENT:
FILED THIS 13th DAY OF MARCH, 2004 AT
8:00 AM IN BOOK 216 PAGES 43-44 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2004-0178335

FEES: \$ 9.00
LARRY W. WARD, COUNTY CLERK, ASSESSOR,
RECORDER

DECEMBER 2004

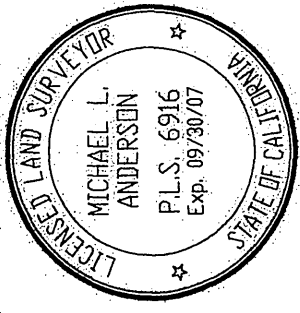
BY: Samuel Soto DEPUTY
SUBDIVISION GUARANTEE: _____
FIRST AMERICAN TITLE INSURANCE COMPANY

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 LARRY ROBILLARD IN APRIL 2002. I HEREBY STATE THAT THIS PARCEL 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 IN 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. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 1/11/06

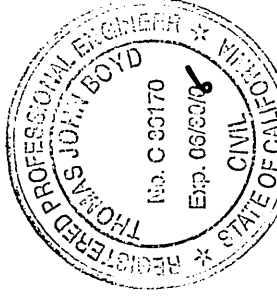
MLL
MICHAEL L. ANDERSON, P.L.S. 6916
EXPIRATION DATE: SEPTEMBER 30, 2007



CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 15th DAY OF February, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 3, 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.

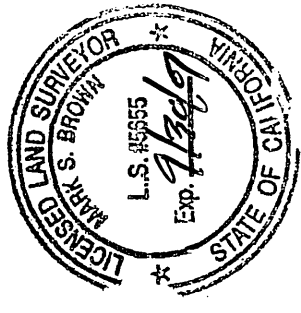
THOMAS J. BOYD, CITY ENGINEER
RCE, 36170, EXP. 6/30/06



CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 17th DAY OF Feb., 2006 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, CITY SURVEYOR
L.S. 5655, EXP. 9/30/07



CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTS OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 30663.

LOT A IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 THROUGH 3, INCLUSIVE, IS HEREBY ACCEPTED.

THE EASEMENTS, DESIGNATED AS 10' P.U.E., ARE HEREBY ACCEPTED AS EASEMENTS 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: THAT CERTAIN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES GRANTED SEPTEMBER 1949 AS DOCUMENT RECORDED IN BOOK 1107, PAGE 31, ET SEQ. OF OFFICIAL RECORDS.

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 28th DAY OF February, 2005.

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

BY: Colleen Nicol

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, EXCEPT FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 2/14/06 PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER / TREASURER

BY: Paul C. Sundeen

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$1,400.

DATE: 1-31-2006 PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: Paul McDonnell DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,400 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 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.

DATE: 1-31-2006 NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

CASH: TAX BOND
PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: Paul McDonnell

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 LAND SUBDIVIDED 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.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE 10 FEET WIDE PUBLIC UTILITY EASEMENT, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, DESIGNATED AS 10' P.U.E. AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 THROUGH 3, INCLUSIVE.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (J) OF THE SUBDIVISION MAP ACT: THAT CERTAIN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES GRANTED SEPTEMBER 1949 AS DOCUMENT RECORDED IN BOOK 1107, PAGE 31, ET SEQ. OF OFFICIAL RECORDS.

LAWRENCE J. ROBILLARD AND CHRISTI E. ROBILLARD, TRUSTEES OF
THE LAWRENCE J. ROBILLARD AND CHRISTI E. ROBILLARD TRUST DATED DECEMBER 20, 2000.

Christi E. Robillard
CHRISTI E. ROBILLARD, TRUSTEE

Lawrence J. Robillard
LAWRENCE J. ROBILLARD, TRUSTEE

NOTARY ACKNOWLEDGEMENT:

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

ON JANUARY 10, 2006 BEFORE ME, Adam Sparks
PERSONALLY APPEARED LAWRENCE J. ROBILLARD AND CHRISTI E. ROBILLARD, 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 ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: Adam Sparks
PRINT NAME: ADAM SPARKS
MY COMMISSION AND EXPIRATION: JAN 27, 2007
1396182
MY PRINCIPAL PLACE 6804 Inwoodway Ave. #101
OF BUSINESS IS: RIVERSIDE, CA 92506

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 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.

DATE: Feb 17, 2006 DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER

BY: David H. Wright DEPUTY
MM VB

UTILITIES EASEMENT STATEMENT:

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

THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DOCUMENT RECORDED SEPTEMBER 1949 IN BOOK 1107, PAGE 31, ET SEQ. OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET NATURE. THIS EASEMENT IS ABANDONED BY THIS MAP.

THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF LA GRANADA WATER CO., PER DOCUMENT RECORDED FEBRUARY 9, 1959 AS INSTRUMENT NO. 10739 OF OFFICIAL RECORDS.

THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF ARLINGTON UTILITY CO., PER DOCUMENT RECORDED FEBRUARY 9, 1959 AS INSTRUMENT NO. 10740 OF OFFICIAL RECORDS.

AN EASEMENT FOR SEWAGE TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 30054 OF OFFICIAL RECORDS.

AN EASEMENT FOR WATER TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 30056 OF OFFICIAL RECORDS.

THE 10 FEET WIDE PUBLIC UTILITY EASEMENT, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL LINES AND INCIDENTAL PURPOSES, DESIGNATED AS 10' P.U.E. AS SHOWN ON THE ANNEXED MAP.

DATE: Feb 17, 2006 DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER

BY: David H. Wright
MM VB

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTON REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

POTENTIAL LIQUEFACTION:

ALL OR A PORTION OF THE PROPERTY INCLUDED WITH THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF A BUILDING PERMIT.

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 INTERESTS CANNOT BE RIPEN INTO A FEE: GEORGE M. OSBORN AND LILLY A. OSBORN, RECORD OWNER OF AN EASEMENT FOR INGRESS AND EGRESS, PER DOCUMENT RECORDED JULY 29, 1982 AS INSTRUMENT NO. 129841 OF OFFICIAL RECORDS.

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

PARCEL MAP NO. 30663

BEING A DIVISION OF A PORTION OF LOT 23 OF BIXMILL TRACT, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S. B. M.

MAPCO
SAN BERNARDINO, CA

DECEMBER 2004

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE CENTERLINE OF ARLINGTON AVENUE PER RECORD OF SURVEY 20/54, BEING N 89° 30' 00" W

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 1" IRON PIPE TAGGED P.L.S. 6916, FLUSH
- () INDICATES RECORD DATA PER M.B. 26/40
- < > INDICATES RECORD DATA PER TRACT NO. 5002-1, M.B. 81/74-75
- [] INDICATES RECORD DATA PER RECORD OF SURVEY 20/54
- { } INDICATES RECORD DATA PER DOCUMENT NO. 2002-115694, RECORDED MARCH 6, 2002

P.U.E. INDICATES A PUBLIC UTILITY EASEMENT

THIS PARCEL MAP CONTAINS 3 PARCELS AND ONE LETTERED LOT

THIS PARCEL MAP CONTAINS 0.53 GROSS ACRES.

EASEMENTS OF RECORD:

- ① AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED SEPTEMBER 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE. THIS EASEMENT IS ABANDONED BY THIS MAP.
- ② INDICATES AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO L.A. GRANDA WATER COMPANY PER DOCUMENT RECORDED FEBRUARY 9, 1959 AS INSTRUMENT NO. 10739 OF OFFICIAL RECORDS.
- ③ INDICATES AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO ARLINGTON UTILITY COMPANY PER DOCUMENT RECORDED FEBRUARY 9, 1959 AS INSTRUMENT NO. 10740 OF OFFICIAL RECORDS.
- ④ INDICATES AN EASEMENT FOR SEWAGE TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 30054 OF OFFICIAL RECORDS.
- ⑤ INDICATES AN EASEMENT FOR WATER TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 30056 OF OFFICIAL RECORDS.
- ⑥ INDICATES AN EASEMENT FOR INGRESS AND EGRESS GRANTED TO GEORGE M. OSBORN AND LILLY A. OSBORN PER DOCUMENT RECORDED JULY 29, 1962 AS INSTRUMENT NO. 129844 OF OFFICIAL RECORDS.

