

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

PARCEL MAP 35341

BEING A DIVISION OF A PORTION OF LOT 9 IN BLOCK D HOLDEN AVENUE TRACT, AS SHOWN ON MAP FILED AT BOOK 11, PAGE 67 THROUGH 69
ALSO BEING A DIVISION OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 15 AT PAGE 70, BOTH BEING IN RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
IN SECTION 11, T.3S.,R.6W., RANCHO LA SIERRA, M.B. 6/70.

JIM D. WILLIAMS LAND SURVEYOR, YUCAIPA CALIFORNIA, MARCH 2007

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 DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT "A".

Ken Nitao
KEN NITAO

TRUSTEE'S STATEMENT

CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP., TRUSTEE UNDER DEED OF TRUST RECORDED MAY 31, 2006 AS INSTRUMENT No. 06-396194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

Wendy A. Buchner
Wendy A. Buchner

TRUSTEE'S STATEMENT

CALIFORNIA RECONVEYANCE COMPANY, A PENNSYLVANIA CORPORATION TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 12, 2007 AS INSTRUMENT No.07-27235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

Derek Dutcher
Derek Dutcher

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN 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 GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 35341.
LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF October, 2008

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.

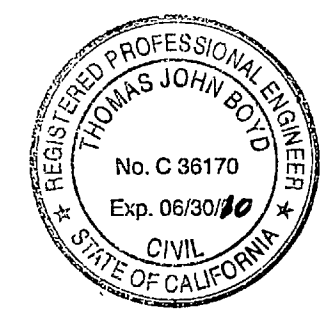
NONE

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

DATE: 9/23/09
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/ TREASURER
BY: *Paul Sundeen*

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 2nd DAY OF October, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 22, 2007 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
R.C.E. 36170 LIC. EXP. 6/30/10
CITY ENGINEER
BY: *Thomas Boyd*

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 30th DAY OF Sept, 2008 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. 9/30/09
CITY SURVEYOR
BY: *Mark S. Brown*

RECORDERS STATEMENT

Filed this 24th day of October, 2008 at 8:00 AM, in Book 227 of Parcel Maps at Pages 20-22 at the request of the City Clerk of the City of Riverside

NO. 2008-05701e1
Fee: \$14.00
LARRY W. WARD, County Assessor - Clerk - Recorder
By: *M. Garcia* Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE COMPANY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$_____ 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 THE 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

DATE: _____ NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
DATE: _____ PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____

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 \$_____

DATE: OCTOBER 21, 2008
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: *Paul McDonnell*

SURVEYORS 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 KEN NITAO ON MARCH 15th, 2007. 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 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.



Jim D. Williams
JIM D. WILLIAMS L.S. 7432
EXPIRES: 12-31-09

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

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ALSO BEING A DIVISION OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 15 AT PAGE 70, BOTH BEING IN RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
IN SECTION 11, T.3S.,R.6W., RANCHO LA SIERRA, M.B. 6/70.

JIM D. WILLIAMS LAND SURVEYOR, YUCAIPA CALIFORNIA, MARCH 2007

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
ON 4/11/08 , BEFORE ME, NATALIE LAM, Notary Public

PERSONALLY APPEARED KEN NI ZAO WHO
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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND AND OFFICIAL SEAL.



Natalie Lam
NOTARY SIGNATURE Natalie Lam
Principal Place of Business: Los Angeles Co.
Commission expires: 08/12/2010 Commission No.: 1687675

NOTARY ACKNOWLEDGEMENT

STATE OF South Carolina)
COUNTY OF Florence) SS: Catherine Smith, Notary Public
ON 4th day of June, 2008 BEFORE ME, Wendy A Buchner

PERSONALLY APPEARED Wendy A Buchner WHO
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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Catherine Smith
NOTARY SIGNATURE
Catherine Smith
My Commission Expires: 12-3-2017
County of Principal Place of Business: Florence County

NOTARY ACKNOWLEDGEMENT

STATE OF South Carolina)
COUNTY OF Florence) SS:
ON 4th day of June 2008 , BEFORE ME, Catherine Smith, Notary Public

PERSONALLY APPEARED Derek Dutcher WHO
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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Catherine Smith
NOTARY SIGNATURE
Catherine Smith
My Commission Expires: 12-3-2017
County of Principal Place of Business: Florence County

SOILS REPORT

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

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 SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER
COMPANY, OWNERS OF AN EASEMENT FOR PIPELINES AND PIPELINE MAINTENANCE,
RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF
RIVERSIDE COUNTY CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON
COMPANY, OWNERS OF AN EASEMENT FOR CONVEYING ELECTRIC ENERGY AND
TELEPHONE PURPOSES RECORDED MARCH 15, 1966, AS INSTRUMENT No. 27403,
OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

DATE: 9/6/08 DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: DS Mill
ST MM

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: 9/6/08 BY: DS Mill
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
ST MM

P.M.B. 227 / 21

P.M.B. 227 / 21

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IN SECTION 11, T.3S.,R.6W., RANCHO LA SIERRA, M.B. 6/70.

JIM D. WILLIAMS LAND SURVEYOR, YUCAIPA CALIFORNIA, MARCH 2007

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 9 AS BEING N 60°37'00" E AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 15 OF RECORDS OF SURVEYS AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

● DENOTES MONUMENT FOUND AS NOTED

○ DENOTES SET 1" I.P. TAGGED L.S.7432, UP 0.20', UNLESS OTHERWISE NOTED.

() DENOTES RECORD INFORMATION, ALSO MEASURED INFORMATION PER RECORD OF SURVEY RECORDED IN BOOK 15 AT PAGE 70, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, UNLESS OTHERWISE NOTED.

[[]] DENOTES RECORD INFORMATION PER RECORD OF SURVEY RECORDED IN BOOK 47 AT PAGES 66 THROUGH 68, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

[[[]]] DENOTES RECORD INFORMATION PER HOLDEN AVENUE TRACT RECORDED MAP BOOK 11 AT PAGES 67 THROUGH 69, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

THIS PARCEL MAP CONTAINS 0.66 ACRES WITHIN THE DISTINCTIVE BORDER LINE



P.M.B. 227 / 22

P.M.B. 227 / 22

EASEMENT NOTES

▲ THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY OWNERS OF AN EASEMENT FOR CONVEYING ELECTRIC ENERGY AND TELEPHONE PURPOSES RECORDED MARCH 15, 1966, AS INSTRUMENT 27403, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, OWNERS OF AN EASEMENT FOR PIPELINES AND PIPELINE MAINTENANCE RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SAID EASEMENT CANNOT BE LOCATED BY THE RECORD DATA)

