

208/031746  
228/96  
P.M.B.

2 PARCELS  
16,750 SQ. FT.

# PARCEL MAP NO. 35055

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

BEING A SUBDIVISION OF A PORTION OF LOT 12 IN BLOCK 17 OF LA SIERRA GARDENS, AS PER MAP FILED IN BOOK 11, PAGES 42 TO 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
LOCATED IN SECTION 23, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO

LANDEVELOPMENT ENGINEERING, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
JANUARY 2008  
PICO RIVERA, CA.

SHEET 1 OF 3 SHEETS

RECORDER'S STATEMENT

FILED THIS 2nd DAY OF July, 2008  
AT 8:45 A.M. IN BOOK 228 AT  
THE REQUEST OF THE CITY CLERK OF THE CITY  
OF RIVERSIDE  
NO. 2008-0341746  
FEE 14.00  
LARRY W WARD,  
COUNTY ASSESSOR-CLERK RECORDER  
BY [Signature], DEPUTY  
SUBDIVISION GUARANTEE BY:  
LAND AMERICA LAWYERS 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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS TO PARCEL 1 FROM MAGNOLIA AVENUE.

MOGD PROPERTIES, INC., A CALIFORNIA CORPORATION AS TO AN UNDIVIDED ONE-HALF INTEREST AND HERRERA BIENES RAICES & INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED ONE-HALF INTEREST.

[Signature] HECTOR HERRERA, PRESIDENT  
[Signature] MARCOS DIAZ, VICE-PRESIDENT

ARGUS REALTY MANAGEMENT COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 2, 2006 AS INSTRUMENT NO. 2006-0153683, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

[Signature] PRESIDENT  
[Signature] VICE-PRESIDENT

ARGUS REALTY MANAGEMENT COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 7, 2006 AS INSTRUMENT NO. 2006-0899467, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

[Signature] PRESIDENT  
[Signature] VICE-PRESIDENT

State of California,  
County of Los Angeles)  
On 2-3-09 before me, Gabriela Rodriquez personally  
appeared Hector Herrera & Marcos Diaz

who 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.

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.

Signature [Signature] (Seal)



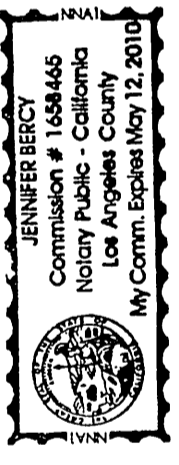
State of California  
County of Los Angeles)  
On February 4, 2009 before me, Jean E. Bercy, Mayor of Public, personally  
appeared Charles E. Bercy

who 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.

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.

Signature [Signature] (Seal)



State of California  
County of \_\_\_\_\_ )  
On \_\_\_\_\_ before me, \_\_\_\_\_, personally  
appeared \_\_\_\_\_

who 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.

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.

Signature \_\_\_\_\_ (Seal)

### SOILS REPORT:

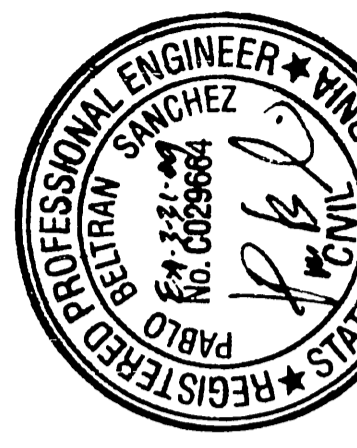
A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY THE SOIL GUYS ON JUNE 14, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

### ENGINEER'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 HECTOR HERRERA IN MAY 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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.

9-27-08  
DATE

[Signature]  
PABLO B. SANCHEZ  
R.C.E. 29664  
EXP. 3-31-09



### CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 6th DAY OF April, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 21, 2006 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.

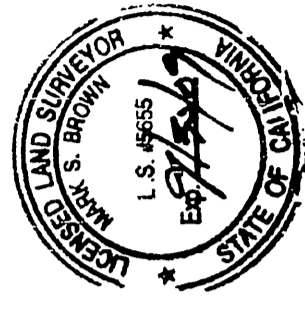
[Signature]  
THOMAS J. BOYD  
R.C.E. 36170  
EXP. 6/30/10  
CITY ENGINEER



### CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 3rd DAY OF April, 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.

[Signature]  
MARK S. BROWN  
L.S. 5655  
LIC. EXP. 9/30/09  
CITY SURVEYOR



### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35055.  
LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO PARCEL 1 FROM MAGNOLIA AVENUE 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 2nd DAY OF April, 2008

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

BY: [Signature]

### 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: 3/16/08  
DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]  
RES SJ

# PARCEL MAP NO. 35055

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

BEING A SUBDIVISION OF A PORTION OF LOT 12 IN BLOCK 17 OF LA SIERRA GARDENS, AS PER MAP FILED IN BOOK 11, PAGES 42 TO 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
LOCATED IN SECTION 23, T.35., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO

LANDEVELOPMENT ENGINEERING, INC.  
CIVIL ENGINEERING \* LAND SURVEYING  
PICO RIVERA, CA. JANUARY 2008

### 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: 3/19/09  
PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/TREASURER  
BY: Paul C. Maan

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 100.00 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  
BY: \_\_\_\_\_

### CASH TAX BOND

DATE: June 24, 2009  
DON KENT  
COUNTY TAX COLLECTOR  
BY: Andy S. Mt

### 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 \$ 100.00

DATE: June 24, 2009  
DON KENT  
COUNTY TAX COLLECTOR  
BY: Andy S. Mt

### 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 interests cannot ripen into a fee:

Security Trust and Savings Bank, easement holder for public utilities by deed recorded February 13, 1925 in Book 629, page 218 of Deeds, Records of Riverside County.

The City of Riverside, a Municipal Corporation, easement holder for sanitary sewer facilities recorded November 16, 1984 as Instrument No. 248429 of Official Records of Riverside County.

The City of Riverside, a Municipal Corporation, easement holder for public street and highway purposes, together with all rights to construct and maintain utilities, sewer, drains and other improvements, by grant of easement recorded April 12, 1996 as Instrument No. 96-133084 of Official Records of Riverside County.

Security-First National Bank of Los Angeles, easement holder for drainage pipes, poles, ditches and utilities by Deed Recorded October 9, 1929 in Book 828 of deeds, page 279, Records of Riverside County.

An easement in favor of the public over any existing roads lying within said land.  
(The exact location and/or extent of said easement are not disclosed in the public records.)

A Right of Way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use.  
(The exact location and/or extent of said easement are not disclosed in the public records.)

### 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.

Twin Buttes Water Company, easement holder for the purposes of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in deed recorded August 11, 1919 in Book 508, Page 101 of Deeds, Records of Riverside County.

Citizens Domestic Water Company easement holder for public utilities by deed recorded March 18, 1926 in Book 663, Page 591 of Deeds, Records of Riverside County.

DATE: 3/19/09  
David H. Wright  
Public Utilities General Manager  
BY: David H. Wright  
RBS S.

2004-0341746  
02161747

