

4 NUMBERED PARCELS
TOTAL GROSS AREA: 1.63 ACRES

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

PARCEL MAP NO. 36589

BEING A DIVISION OF LOT 17 IN BLOCK 11, AND A PORTION OF COOK AVENUE (LOT Z) VACATED OF LA GRANADA,
ON FILE IN BOOK 12 OF MAPS, AT PAGES 42 THROUGH 51 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY,
STATE OF CALIFORNIA. LOCATED IN SECTION 11, T.3S., R.6W., RANCHO LA SIERRA M.B. 6/70
JNL ENGINEERING, RANCHO CUCAMONGA NOVEMBER 2014

RECORDER'S STATEMENT

SHEET 1 OF 2

FILED THIS 3rd DAY OF March, 2016, AT 11:46 AM
IN BOOK 240 OF PARCEL MAPS AT PAGES 5-6 AT THE
REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE \$ 12.00
NO. 2016-0085381
PETER ALDANA
ASSESSOR, COUNTY CLERK, RECORDER

BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNERS' STATEMENT

I HEREBY STATE THAT I AM THE OWNER OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B", INCLUSIVE.

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

RE FUND 51, LLC, A LIMITED LIABILITY COMPANY

[Signature]
MANAGING MEMBER, THOMAS ANTHONY

JAVIER DUARTE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED NOVEMBER 30, 2015 AS DOCUMENT NO. 2015-0521436 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: [Signature]
JAVIER DUARTE

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

ON Dec. 30, 2015 BEFORE ME, BRIGETTE CHARPENTIER Notary Public
PERSONALLY APPEARED, THOMAS E. ANTHONY + JAVIER DUARTE

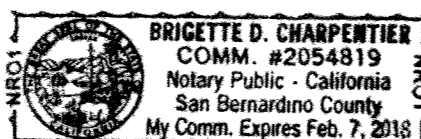
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR 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

[Signature] BRIGETTE CHARPENTIER
NOTARY SIGNATURE PRINT NAME

MY COMMISSION EXPIRES FEB. 7, 2018



COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN BERNARDINO

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 Noted

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATE: 1/23/16
BRENT A. MASON
FINANCE DIRECTOR / TREASURER

BY: [Signature]

CITY SURVEYOR'S STATEMENT

I HEREBY STATE 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: 1/28/16

CURTIS C. STEPHENS
LS 7519, LIC. EXP: 12-31-17
CITY SURVEYOR

BY: [Signature]



TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 2,500.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.

DON KENT, COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,500.00 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 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. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.

DATED: MARCH 1, 2016 CASH SURETY TAX BOND
DON KENT, COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 36589.

LOTS "A" AND "B", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A" AND "B", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES. THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

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 23rd DAY OF February, 2016.

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

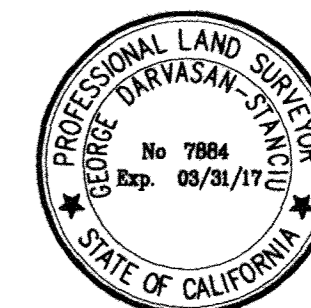
BY: [Signature]

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 JAVIER DUARTE ON NOVEMBER 15TH, 2014. 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 BEFORE 12/31/2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 12/31/15

[Signature]
GEORGE DARVASAN-STANCIU
LS 7884 EXP: 3-31-2017

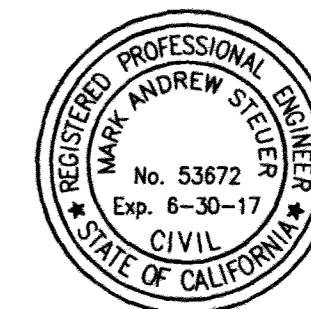


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP 36589 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON NOVEMBER 11, 2014 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 1/28/16 MARK ANDREW STEUER
RCE 53672 LIC. EXP. 6/30/17
CITY ENGINEER

BY: [Signature]



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 RIPEN INTO A FEE:

AN EASEMENT RESERVED IN FAVOR OF SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, A NATIONAL BANKING ASSOCIATION, FOR PUBLIC UTILITIES AND THE CONSTRUCTION, MAINTENANCE AND OPERATION THEREIN OR THEREON OF DRAINAGE PIPES, PIPES OR CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING GAS, ELECTRICITY, POWER, WATER, TELEPHONE, TELEGRAPH, DRAINAGE SERVICE AND INCIDENTAL PURPOSES AS SET OUT IN DEED RECORDED FEBRUARY 1, 1940 IN BOOK 442, PAGE 559, ET SEQ., RECORDS OF RIVERSIDE COUNTY.

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.

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1919 IN BOOK 508 OF DEEDS, PAGE 101, IN FAVOR OF: CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY. AFFECTS: THE LAND

AN EASEMENT FOR PIPES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1925 BOOK 629 OF DEEDS, PAGE 218. IN FAVOR OF: CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY. AFFECTS: THE LAND

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 18, 1926 IN BOOK 663 OF DEEDS, PAGE 591. IN FAVOR OF: CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY. AFFECTS: THE LAND

AN EASEMENT FOR PUBLIC UTILITY FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 13, 1966 AS INSTRUMENT NO. 50667, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: 1-26-2016

BY: [Signature] EHE#13-031

4 NUMBERED PARCELS
TOTAL GROSS AREA: 1.63 ACRES

SURVEYORS NOTES

1. ● DENOTES MONUMENT FOUND AS NOTED
2. ○ DENOTES SET 1" IRON PIPE W/LS 7884 TAG
3. () DENOTES RECORD DATA PER LA GRANADA, MB 12/42-51
4. [] DENOTES RECORD AND MEASURED DATA PER PM 27455, PMB 180/25-26, UNLESS OTHERWISE NOTED
5. ✖ DENOTES SEARCHED AND FOUND NOTHING, CALCULATED POSITION PER PM 27455.
6. BC DENOTES CALCULATED BEGIN CURVE POSITION
7. EC DENOTES CALCULATED END CURVE POSITION

EASEMENT NOTES

1. RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH THE RIGHT FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, 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, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.
2. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 581 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.
3. AN EASEMENT FOR PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY BY DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.
4. AN EASEMENT FOR PUBLIC UTILITY FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 13, 1986 AS INSTRUMENT NO. 50667, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATE: 1-26-2016

BY: *[Signature]*

PARCEL MAP NO. 36589

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A DIVISION OF LOT 17 IN BLOCK 11, AND A PORTION OF COOK AVENUE (LOT Z) VACATED OF LA GRANADA, ON FILE IN BOOK 12 OF MAPS, AT PAGES 42 THROUGH 51 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 11, T.3S., R.6W., RANCHO LA SIERRA M.B. 6/70
JNL ENGINEERING, RANCHO CUCAMONGA
NOVEMBER 2014

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY HILLTOP GEOTECHNICAL, INC. ON JULY 19TH, 2013 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

BASIS OF BEARING

BASIS OF BEARING TAKEN FROM CENTERLINE OF COOK AVENUE PER PM 27455, P.M.B. 180/25-26 BEING N45°33'04"E.

