

OWNER'S STATEMENT

We hereby certify 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 and that we consent to the making and recording of this subdivision map as shown within the distinctive border line. We hereby dedicate for construction and maintenance of waterline facilities, the easement designated as "20' WATERLINE EASEMENT". We the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to Linden Street on, over and across Parcels 1 and 2 adjoining said street, except the 30.00' driveway opening, as shown on the attached map. We hereby dedicate for construction and maintenance of electrical energy facilities, the easements designated as 1.49' P.U.E., 10' P.U.E., 15' P.U.E., 17' P.U.E., and 18' P.U.E.

LINDEN STREET ASSOCIATES, a California General Partnership
By: CAL FED ENTERPRISES, a California Corporation, Partner

BARRY F. TOWNLEY JEAN D. STUEPEL
BARRY F. TOWNLEY, SENIOR VICE PRESIDENT JEAN D. STUEPEL, Assistant Secretary

By: POZZO DEVELOPMENT, INC., a California Corporation, Partner
LOUIS R. POZZO STEPHANIE POZZO
LOUIS R. POZZO, PRESIDENT STEPHANIE POZZO, Sec.

MITSUI MANUFACTURES BANK, a California banking corporation as Trustee under Deed of Trust Rec. July 25, 1990 as Inst. No. 273604, O.R. Riv. Co., Calif.

By: IRENE IWAMOTO PEARL JOYCE SMITH
IRENE IWAMOTO, VICE PRES. PEARL JOYCE SMITH, ASST. SECY.

UTILITIES CERTIFICATE

WATER FACILITIES
No Water Fees & Charges collected for Parcels #3, #4, #5, #7, #9, and #11. Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcels #6, #8 and #10. Distribution System Fees (Frontage Fees) have been paid with Parcel Maps #18249 & #18250. Water Main Replacement Requirement has been satisfied by payment of the normal Distribution System Fee for Parcels #1 and #2 (Linden Street) and for Parcel #12 (Cranford Street).

ELECTRIC FACILITIES
The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcels #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11 and #12.

EASEMENTS
All Public Utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN
Director of Public Utilities
Dated: JULY 10, 1990 By: Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 25070

BEING A DIVISION OF ALL OF PARCELS 1 THROUGH 5 OF PARCEL MAP 22081 AS SHOWN BY MAP ON FILE IN BOOK 145 OF PARCEL MAPS AT PAGES 1 AND 2 THEREOF; ALSO ALL OF PARCELS 9 THROUGH 12, AND LOT "D" OF PARCEL MAP 18250 AS SHOWN BY MAP ON FILE IN BOOK 105 OF PARCEL MAPS AT PAGES 36 AND 37 THEREOF; ALSO ALL OF PARCEL 5 OF PARCEL MAP 18249 AS SHOWN BY MAP ON FILE IN BOOK 105 OF PARCEL MAPS AT PAGES 34 AND 35 THEREOF, ALL BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - (IN SECTION 19, T. 2 S., R. 4 W., S.B.M.)

NOVEMBER 1989
J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

CITY ENGINEER'S STATEMENT

This map has been examined this 17th day of July, 1990, and it conforms with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900
City Engineer (Lic. Exp. 9/30/93)
By: Barry Beck

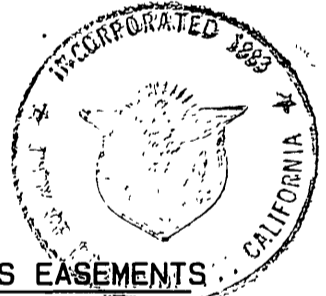
TENTATIVE MAP APPROVED -- SEPTEMBER 7, 1989

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 25070 and the easements are hereby accepted as public easements, and 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, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 7th day of August, 1990.

ALICE A. HARE
City Clerk of the City of Riverside, California
By: Alice A. Hare



UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- ① Indicates an easement for electrical facilities in favor of the City of Riverside, Recorded June 26, 1987 as Instrument No. 183488, O.R. Riverside County, California., (see sheet 3)
- ② Indicates an easement for waterline facilities in favor of the City of Riverside, Recorded May 28, 1982 as Instrument No. 93151, O.R. Riverside County, California., (see sheet 3)
- ③ Indicates an easement for waterline facilities in favor of the City of Riverside, Recorded May 28, 1982 as Instrument No. 93149, O.R. Riverside County, California., (see sheet 3)

BILL D. CARNAHAN
Director of Public Utilities

Dated: JULY 10, 1990 By: Dieter P. Witzfeld

RECORDER'S CERTIFICATE

Filed this 10th day of August, 1990
at 2:00 P.M. in Book 165 of Parcel
Maps at Pages 34-36 at the request of the
CITY CLERK

Fee: \$1000
No. 297699
WILLIAM E. CONERLY, County Recorder
By: Santa Kagan Deputy

Subdivision Guarantee:
TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

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.

Dated 6-8-90
BARBARA J. STECKEL
City Treasurer
By: Barbara Steckel

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 \$18,900.00.

Date June 8 1990
R. WAYNE WATTS
County Tax Collector
By: Angela M. Coate Deputy

TAX BOND STATEMENT

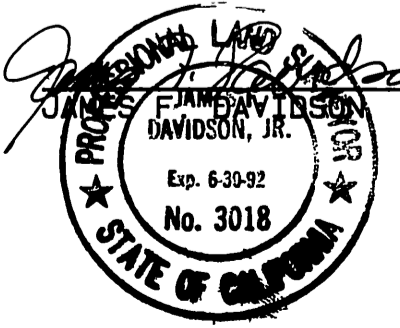
I hereby state that a bond in the sum of \$18,900.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing 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.

Date 8-8-1990
GERALD A. MALONEY
Clerk of the Board of Supervisors
Maria Brown, Deputy
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

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 ordinances at the request of Pozzo Development, Inc. on June 13, 1989. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all monuments are of the character and occupy the positions indicated, or will be in place within one year from the recordation of this map, and that said monuments are or will be sufficient to enable the survey to be retraced.

Dated: 6-6 1990



L.S. 3018

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 25070

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NOVEMBER 1989

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles SS

On this 26th day of JULY, 1990, before me, Jye Sheng Chang, a Notary Public in and for said State, personally appeared IRENE IWAMOTO (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and PEARL JOYCE SMITH (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASS'T Secretary of MITSUBI MANUFACTURERS BANK, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand: My commission expires 6-14-91

Jye Sheng Chang Notary Public in and for said State
Jye Sheng Chang Print Name
My principal place of business is in Los Angeles County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES SS
RIVERSIDE

On this 7th day of JUNE, 1990, before me, GINA E. KERR, a Notary Public in and for said State, personally appeared BARRY F. TOWNLEY (personally known to me) (proved to me on the basis of satisfactory evidence) to be the SR VICE President, and SEAN D. STUETZ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASS'T Secretary of CAL FED ENTERPRISES, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be a partner of LINDEN STREET ASSOCIATES, the general partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such general partnership executed the same.

My commission expires 4-23-91 Witness my hand
GINA E. KERR County of Los Angeles
Gina E. Kerr Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES SS
RIVERSIDE

On this 1st day of JUNE, 1990, before me, Mary S. Wong, a Notary Public in and for said State, personally appeared Louis R. Porro (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Suzanne Porro (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of Porro Development, Inc., a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be a partner of Linden Street Associates, the general partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such general partnership executed the same.

My commission expires 10-22-93 Witness my hand
MARY S. WONG County of Los Angeles
Mary S. Wong Notary Public in and for said State

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

- 4. Indicates an easement for tree planting in favor of the City of Riverside as dedicated on Parcel Map 18250 as shown by map on file in Book 105 of Parcel Maps, at pages 36 and 37 thereof, Records of Riverside County, California. (See Sheet 3)
- 5. Indicates an easement for tree planting in favor of the City of Riverside as dedicated on Parcel Map 18249 as shown by map on file in Book 105 of Parcel Maps, at pages 34 and 35 thereof, Records of Riverside County, California. (See Sheet 3)
- 6. Indicates an easement for tree planting in favor of the City of Riverside as dedicated on Parcel Map 22081 as shown by map on file in Book 145 of Parcel Maps, at pages 1 and 2 thereof, Records of Riverside County, California. (See Sheet 3)

P.M.B. 165 / 35

165/36

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 25070

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NOVEMBER 1989

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

SURVEYOR'S NOTES

Bearings are based upon the centerline of LINDEN STREET as being N89°47'24"W as shown on Parcel Map 18249 by map on file in Book 105 of Parcel Maps at Pages 34 and 35 thereof, records of Riverside County, California.

— Indicates Found monuments as noted.
— Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush.

Set 1" I.P. with plastic plug stamped L.S. 3018 at all parcel corners, Flush.

(~) Indicates Measured Data, also Record Data per Parcel Map 22081, P.M.B. 145/1-2, unless otherwise noted.

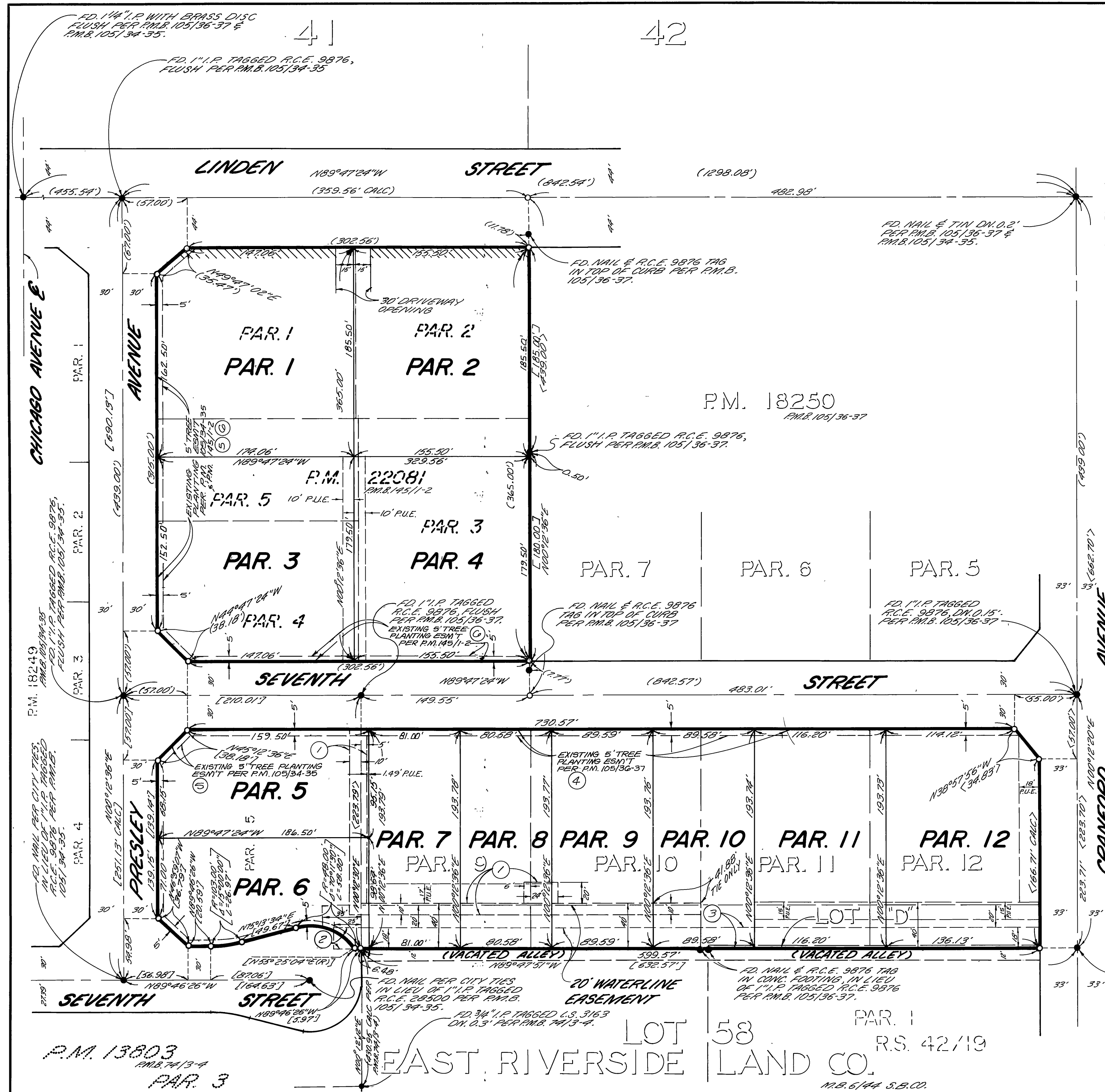
[~] Indicates Measured Data, also Record Data per Parcel Map 18249, P.M.B. 105/34-35, unless otherwise noted.

<~> Indicates Measured Data, also Record Data per Parcel Map 18250, P.M.B. 105/36-37, unless otherwise noted.

III Indicates vehicular access rights waived, except as noted.
Total Area = 6.153 Acres

EASEMENT NOTES

- ① ELECTRICAL FACILITIES EASEMENT (SEE SHEET 1)
- ② WATER LINE EASEMENT (SEE SHEET 1).
- ③ WATER LINE EASEMENT (SEE SHEET 1).



P.M.B. 165/36

P.M.B. 165/36