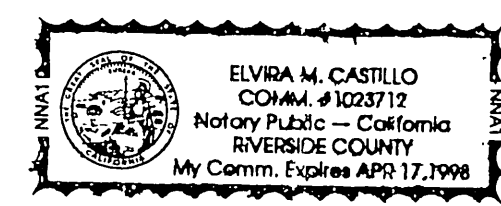


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.
PARCEL MAP 28040

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
RICK ENGINEERING COMPANY
RIVERSIDE, CA FEBRUARY, 1995

RECORDER'S STATEMENT
FILED THIS 28th DAY OF FEB. 1995
AT 2:00 P.M. IN BOOK 185 OF PARCEL MAPS AT PAGES 31 & 32 AT THE REQUEST OF THE CITY CLERK.
FEE: \$28.00
NO. 62699
Frank K. Johnson COUNTY RECORDER
BY: Santa Regan DEPUTY
SUBDIVISION GUARANTEE: CHICAGO TITLE INSURANCE COMPANY



OWNER'S STATEMENT
WE HEREBY STATE 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; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF Riverside)
ON 2-7-95 BEFORE ME, ELVIRA M. CASTILLO PERSONALLY APPEARED Raymond & Barbara Magnon PERSONALLY KNOWN TO ME (OR 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.

THE MAGNON COMPANIES / HUNTER, LTD-1, A CALIFORNIA LIMITED PARTNERSHIP AS OWNER
BY: Raymond Magnon RAYMOND MAGNON PRESIDENT
BY: Barbara Magnon VICE PRESIDENT

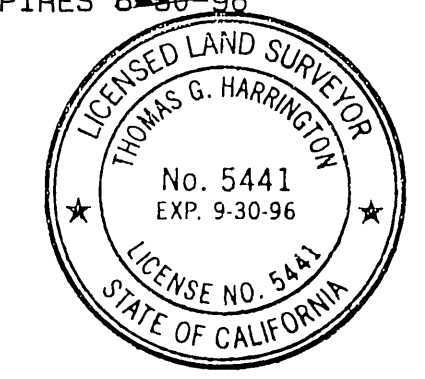
TAX COLLECTOR'S STATEMENT
I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$
DATED 2-23-95
R. Wayne Watts, COUNTY TAX COLLECTOR
BY: Nail Achenbust DEPUTY

SURVEYOR'S STATEMENT
I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 1994 ; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATE: 2-6-95
Thomas G. Harrington L.S. 5441
EXPIRES 6-30-96

BENEFICIARY
THE BENEFICIAL INTEREST OF RECORD UNDER DEED OF TRUST RECORDED ON AUGUST 4, 1988 AS INSTRUMENT NO. 219700, ASSIGNED TO SANWA BANK CALIFORNIA, A CALIFORNIA CORPORATION.
BY: PRESIDENT
BY: D. Thomas Herrman, VICE PRESIDENT

UTILITIES CERTIFICATE
I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES
PARCEL NO.1 NO WATER FEES AND CHARGES COLLECTED.
PARCEL NO.2 WATER MAIN EXTENSION (12"-INCH) AND WATER SERVICE CONNECTION (1"-INCH) REQUIREMENT BONDED FOR AND INSTALLATION THEREOF COVERED UNDER COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS.
ELECTRIC FACILITIES
PARCEL NO.1 NO ELECTRIC FEES COLLECTED.
PARCEL NO.2 NO ELECTRIC FEES COLLECTED.

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 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.
DATED
Gerald A. Maloney
CLERK OF THE BOARD OF SUPERVISORS
BY: DEPUTY



CITY ENGINEER'S STATEMENT
THIS MAP HAS BEEN EXAMINED THIS 27th DAY OF Feb, 1995, FOR CONFORMANCE 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. 9-30-97
BY: Barry Beck
TENTATIVE MAP APPROVED NOVEMBER 3, 1994

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
ON 2-14-95 BEFORE ME, the undersigned PERSONALLY APPEARED D. Thomas Herrman PERSONALLY KNOWN TO ME (OR 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.

EASEMENTS
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED: 2/27/95 BY: Dieter P. Wirtzfeld DEPUTY

CASH TAX BOND
R. Wayne Watts
COUNTY TAX COLLECTOR
BY: DEPUTY

NOTARY PUBLIC IN AND FOR SAID STATE
NOTARY PUBLIC Barbara A. Miller
MY COMMISSION EXPIRES 2-27-96
PRINCIPLE PLACE OF BUSINESS Sanwa Bank California

UTILITIES EASEMENT CERTIFICATE
THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.
6. AN EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION IN FAVOR OF THE CITY OF RIVERSIDE RECORDED AUGUST 25, 1989 AS INSTRUMENT NUMBER 290402.
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED: 2/27/95 BY: Dieter P. Wirtzfeld

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 ASSESSMENTS, THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.
DATED 2-24-95
Barbara J. Steckel
CITY TREASURER
BY: Barbara J. Steckel

P.M.B. 185/31

PARCEL MAP NO. 28040

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

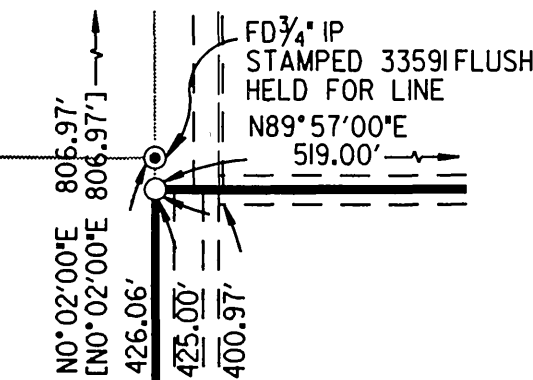
BEING A PORTION OF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

FEBRUARY, 1995

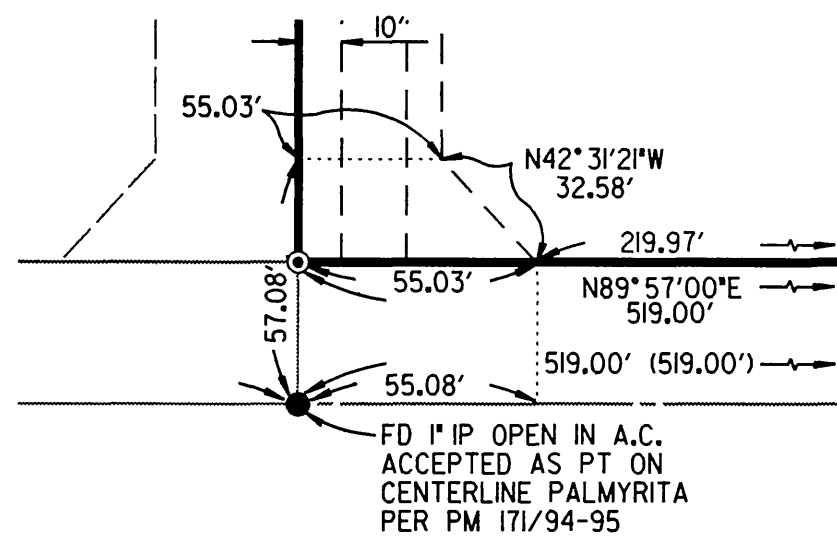
T. 2 S. R. 4 W.

FD 3/4" IP W/PLASTIC PLUG FLUSH LS 3018 HELD FOR LINE PER RS 67/48 & PM 171/94-95



DETAIL 'C'

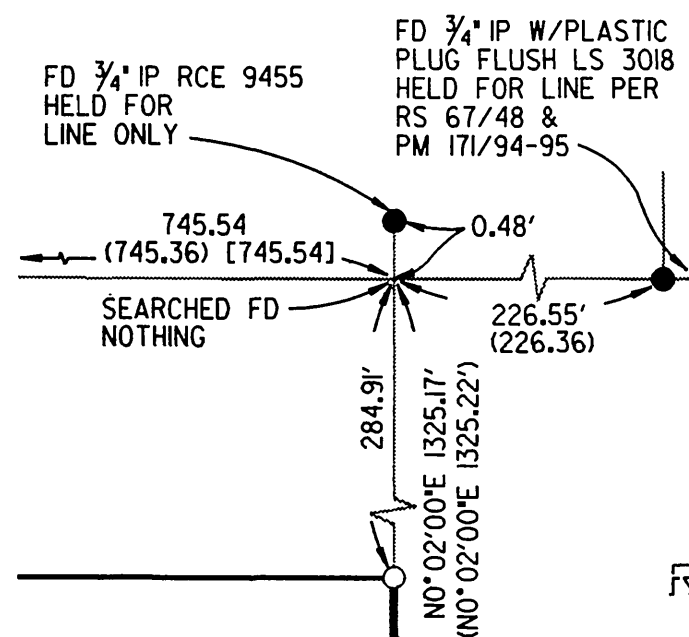
FD 3/4" IP W/PLASTIC PLUG STAMPED LS 3018 FLUSH HELD PER RS 67/48 & PM 171/94-95



DETAIL 'A'

N.T.S.

COUNTY OF RIVERSIDE
CITY OF RIVERSIDE



DETAIL 'B'

N.T.S.

FD 1/2" IP W/TAG DN. 0.2' LS 3018 ACCEPTED AS SOUTH WEST CORNER OF SEC. 8 PER R.S. 40/68, RS 67/48 & PM 171/94-95

SCALE 1" = 100'



COUNTY OF RIVERSIDE

CITY OF RIVERSIDE 579.30' (579.30) [579.30']

RS 12/52

RS 67/48

RS 40/73

NORTHGATE STREET

PALMYRITA AVENUE

PARCEL 1

PARCEL 2

PARCEL 1
2.68 AC

PARCEL 2
2.38 AC

SEE DETAIL 'A'

SEE DETAIL 'C'

SEE DETAIL 'B'

N89°54'50"W 1324.84' [N89°54'50"E 1324.84] 745.54 (745.36) [745.54]

519.00' (N89°55'00"E 519.00 PER INST. NO. 175688 RECORDED 8-21-1978)

SEARCHED FD NOTHING

FD 3/4" IP RCE 9455 HELD FOR LINE ONLY

486.43' [486.43]

226.55' (226.36)

284.91'

1325.17' [1325.221]

N0°02'00"E (N0°02'00"E)

1293.40" (N0°02'00"E 1293.40')

806.97' (N0°02'00"E 806.97')

1293.43' (N0°02'00"E 1293.40')

806.97' (N0°02'00"E 806.97')

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806.97' (N0°02'00"E 806.97')

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: BEARINGS ON THIS MAP ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN PER R OF S 40/68 AND R OF S 67/48 RIVERSIDE COUNTY RECORDS BEING: N89°57'00"E
2. RS INDICATES RECORD OF SURVEY.
3. ● INDICATES FOUND MONUMENT AS NOTED HEREON.
4. ○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5441 FLUSH, OR MONUMENT AS NOTED HEREON.
5. ⊙ INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED RCE 33591 PER PARCEL MAP 24869 RECORDED AS 171/94-95.
5. ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
6. THIS MAP CONTAINS 5.06 ACRES GROSS.
7. ○ INDICATES PARCEL NUMBER.
8. RAD INDICATES RADIAL BEARING.
9. () INDICATES RECORD PER R.S. MAP NO. 67/48 UNLESS OTHERWISE NOTED HEREON.
10. [] INDICATES RECORD PER PARCEL MAP 24869 RECORDED AS PMB 171/94-95

SIGNATURE OMISSIONS CERTIFICATE

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- 1 AN EASEMENT FOR TRANSPORTATION OF GAS TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED MAY 22 1989 AS INSTRUMENT NUMBER 169584 BLANKET IN NATURE.
- 2 AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES IN FAVOR OF PACIFIC BELL RECORDED APRIL 5, 1989 AS INSTRUMENT NUMBER 107493 O.R. RIVERSIDE COUNTY.
- 3 RESTRICTED WATER RIGHTS ISSUES IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED JANUARY 21, 1890 IN BOOK C PAGE 507 OF PATENTS BLANKET IN NATURE.
- 4 A NON-EXCLUSIVE EASEMENT FOR PRIVATE STREET AND PRIVATE UTILITY PURPOSES IN FAVOR OF MAGNON COMPANIES HUNTER LTD. RECORDED SEPTEMBER 9, 1988 AS INSTRUMENT NUMBER 269214 O.R. RIVERSIDE COUNTY.
- 5 AN EASEMENT FOR PRIVATE STREET AND UTILITY PURPOSES PER CC&R RECORDED JULY 8, 1988 AS INSTRUMENT NUMBER 190058 O.R. RIVERSIDE COUNTY.

FD NAIL & TAG DN 0.2' (CITY ENGINEER) IN A.C. PER RS 67/48 & PM 171/94-95