

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 27923

A PORTION OF LOT 27 OF THE ALHAMBRA ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK II OF MAPS PAGES 78 AND 79, RECORDS OF RIVERSIDE, RIVERSIDE, CALIFORNIA

RICHARD KLINE, RIVERSIDE, CALIFORNIA

DECEMBER, 1994

RECORDERS STATEMENT

FILED THIS 21st DAY OF Nov., 1995, AT 2:00 P.M. IN BOOK 186 OF MAPS, AT PAGE 80+81 AT THE REQUEST OF THE CITY CLERK NO. 289723 FEE \$8.00 FRANK K. JOHNSON, COUNTY RECORDER BY: Sarah Kagan, DEPUTY SUBDIVISION GUARANTY: QUALITY TITLE CO.

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 BORDERLINE

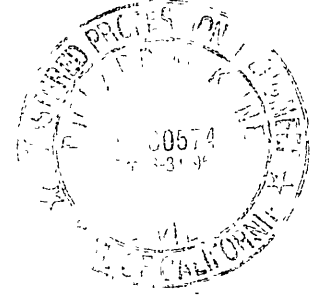
[Signature] LUIS TEJERA

[Signature] ANGIE TEJERA

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 LUIS TEJERA ON JUNE 15, 1994. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS INDICATED WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT THEY ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: JULY 17, 1995 Richard M. Kline RICHARD M. KLINE, RCE 30574 EXPIRES: MARCH 31, 1996

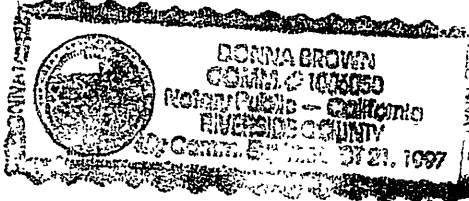


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF RIVERSIDE)

ON 7-25-95 BEFORE ME Donna Brown A NOTARY PUBLIC, PERSONALLY APPEARED Luis Tejera + Angie Tejera, 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.

WITNESS MY HAND AND OFFICIAL SEAL SIGNATURE Donna Brown (SEAL)



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME THIS 20th DAY OF Nov., 1995, AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON MAR. 17, 1994.

BY: [Signature] BARRY BECK, CITY ENGINEER R.C.E. 20900 (EXPIRES 9-30-97)

TRUSTEE

CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 6, 1992, AS INSTRUMENT NO. 42855, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

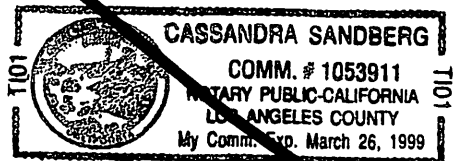
[Signature] Deborah Brignac DEBORAH BRIGNAC ASSISTANT VICE PRESIDENT [Signature] Helen Alailima HELEN ALAILIMA ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF RIVERSIDE)

ON 8-01-95 BEFORE ME CASSANDRA SANDBERG A NOTARY PUBLIC, PERSONALLY APPEARED Deborah Brignac + Helen Alailima, 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.

WITNESS MY HAND AND OFFICIAL SEAL SIGNATURE Cassandra Sandberg



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 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: _____, 1995 CASH TAX BOND DATED _____, 1995 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS R. WAYNE WATTS COUNTY TAX COLLECTOR BY: _____ DEPUTY BY: _____ DEPUTY

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL 1. ELEVATION FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL 2. DISTRIBUTION SYSTEM FEES CONSIDERED PAID WITH WATER SERVICE CONNECTION FOR 6531 VALLEY DRIVE.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCEL 1. 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 PARCEL 2.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

DATED: NOV 13, 1995

BY: [Signature] Dieter P. Witzfeld

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.

DATE: 10/18, 1995 BARBARA J. STECKEL CITY TREASURER BY: [Signature] Barbara Steckel

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

- 1. RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY 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
2. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED 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 IN, OVER AND ACROSS THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

DATED: NOV 13, 1995

BY: [Signature] Dieter P. Witzfeld

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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATE: 10-12, 1995 R. WAYNE WATTS COUNTY TAX COLLECTOR BY: [Signature] RAIL ASHBAUM DEPUTY



SCALE: 1" = 50'

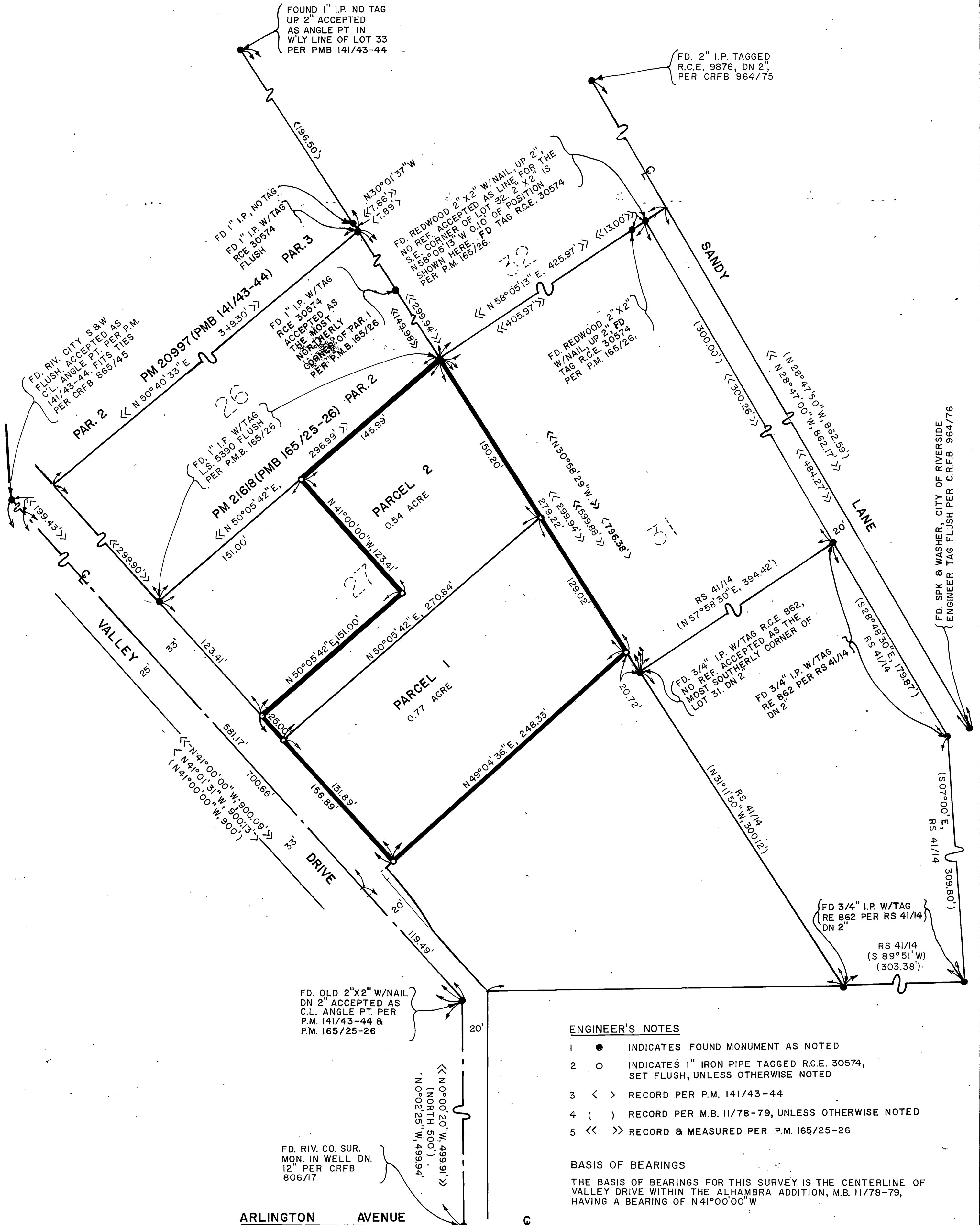
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RICHARD KLINE, RIVERSIDE, CALIFORNIA

DECEMBER, 1994



ENGINEER'S NOTES

- 1 ● INDICATES FOUND MONUMENT AS NOTED
- 2 ○ INDICATES 1" IRON PIPE TAGGED R.C.E. 30574, SET FLUSH, UNLESS OTHERWISE NOTED
- 3 < > RECORD PER P.M. 141/43-44
- 4 () RECORD PER M.B. 11/78-79, UNLESS OTHERWISE NOTED
- 5 << >> RECORD & MEASURED PER P.M. 165/25-26

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VALLEY DRIVE WITHIN THE ALHAMBRA ADDITION, M.B. 11/78-79, HAVING A BEARING OF N41°00'00\"

ARLINGTON AVENUE