

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DESTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES, LOT 'A'.

ROBERT DEAN COTTER EILEEN V. COTTER

TRUSTEE NationsCredit

FRANKLIN MORTGAGE CAPITAL CORPORATION, A VIRGINIA CORPORATION UNDER DEED OF TRUST RECORDED MARCH 31, 1999 AS INSTRUMENT NO. 135432 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JAMES G. DODD MICHELE ANNUNZIATO VICE PRESIDENT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF RIVERSIDE) ON THIS 1ST DAY OF NOVEMBER 1999, BEFORE ME, LESLIE G. DUKETT, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT DEAN COTTER AND EILEEN V. COTTER, (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. MY COMMISSION EXPIRES June 23, 2003 WITNESS MY HAND AND OFFICIAL SEAL Riverside County NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF Florida) S.S. COUNTY OF Duval) ON THIS 19th DAY OF NOV. 1999, BEFORE ME, Teresa Mead, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James G. Dodd and Michele Annunziato (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. MY COMMISSION EXPIRES 9-3-2002 Expires September 3, 2002 WITNESS MY HAND AND OFFICIAL SEAL Teresa W. Mead NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1.) AN EASEMENT FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF SECURITY TRUST AND SAVINGS BANK, IN INSTRUMENT RECORDED APRIL 21, 1930 IN BOOK 849 PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS FOR DRAINAGE PIPES AND CONDUITS, AND CAN NOT BE LOCATED FROM THE RECORDS.

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 KEVIN MARTIN ON JULY 1, 1998. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. DATE: Feb. 2, 1999 Douglas W. Beecroft



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

PARCEL MAP 28948

BEING A DIVISION OF LOT 14 IN BLOCK 10 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 42 TO 51, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN A PORTION OF SECTION 11, T35, R. 2 W., S. 8. M.

DOUGLAS W. BEECROFT - SURVEYOR NOVEMBER 1998 RIVERSIDE, CA

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 12/1/99 JERRY ROGERS CITY TREASURER BY WR Hansen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 28948 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS. 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 4th DAY OF JANUARY 19 2000 COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE BY [Signature]

UTILITIES EASEMENTS

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

- 1. ARLINGTON MUTUAL WATER CO - HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION THEREIN OR THEREON OF POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, RECORDED FEB. 13, 1925, IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. TWIN BUTTES WATER CO. - HOLDER OF A RIGHT OF WAY AND WATER RIGHTS FOR WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, RECORDED AUG. 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIV. CO., CALIFORNIA.
3. CITIZENS DOMESTIC WATER CO. - HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR PIPELINES, DITCHES, OR FLUMES, RECORDED MAR. 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: DEC 13, 1999 BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR BY: Dieter P. Wirtzfeld

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER FACILITIES DISTRIBUTION SYSTEM FEES, ELEVATION FEES, SERVICE AND METER CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 1, 2 & 3 AS SHOWN ON THIS MAP. EXISTING WATER SERVICE CONNECTION TO PARCEL 4 AS SHOWN ON THIS MAP. ELECTRIC FACILITIES THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP. 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 PUBLIC UTILITIES DIRECTOR DATE: DEC 13, 1999 BY: Dieter P. Wirtzfeld

RECORDER'S STATEMENT

FILED THIS 31st DAY OF JANUARY 2000 AT 8:00 AM IN BOOK 195 OF PARCEL MAPS AT PAGES 91-93 AT THE REQUEST OF THE CITY CLERK.

FEES: \$10.00 No. 2000-36515

GARY L ORSB, COUNTY ASSESSOR-CLERK-RECORDER BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF DECEMBER 1999 AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

RICHARD D. McGRATH, RCE 31952 CITY ENGINEER, LIC. EXP. 12/31/00 BY: Richard D. Mc Grath

TENTATIVE MAP APPROVED: NOV. 5, 1998

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 \$ 1,100

DATE 1-27-00 PAUL McDONNELL COUNTY TAX COLLECTOR BY: [Signature] DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A TAX BOND IN THE SUM OF \$ 1,100 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISOR'S 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.

DATE: 1-27-00 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS BY: [Signature]

CASH TAX BOND PAUL McDONNELL - COUNTY TAX COLLECTOR BY: [Signature] DEPUTY

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

PARCEL MAP 28948

BEING A DIVISION OF LOT 14 IN BLOCK 10 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 42 TO 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN A PORTION OF SECTION 11, T.3S., R.6W., S.B.M.

DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CA.

NOVEMBER 1998

TRUSTEE

PACIFIC MANAGEMENT AND MARKETING, INC.
UNDER DEED OF TRUST RECORDED DEC. 10, 1997, AS INST. NO. 587948 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.

[Signature]
PRESIDENT

[Signature]
SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SS.

ON THIS 28 DAY OF NOVEMBER, 2000, BEFORE ME, Violet Zubota A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Lewell H. Meyer (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES 10-28-01

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

"My principal place of business is Orange County, California."

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

PARCEL MAP 28948

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DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CA.

NOVEMBER 1998

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BASED ON THE CENTERLINE OF MULL AVE. HAVING A BEARING OF N47°54'21"E AS SHOWN ON P.M.B.82/56-58.
2. O = SET 3/4" I.P. (I.D.) W/L.S. 4502 TAG, FLUSH, UNLESS OTHERWISE NOTED.
3. ● = INDICATES FOUND MONUMENT AS NOTED.
4. () = RECORD PER M.B. 12/42-51
(()) = RECORD PER P.M.B. 82/56-58.
[] = RECORD & MEAS. PER P.M.B. 191/82-83.

P.M.B. 82 / 56 - 58

FD. 1" I.P. TAGGED L.S. 3983 FLUSH PER P.M. 82/56-58.

FD. 1" I.P. W/L.S. 5390 TAG, NO REF DOWN 12 ACCEPTED AS S.E. COR. PAR 3 PER P.M. 82/56-58.

FD. 3/4" I.P. FLUSH W/L.S. 4502 TAG PER P.M. 191/82-83

PARCEL 4
0.70 AC. NET

LA GRANADA - M.B. 12/42-51

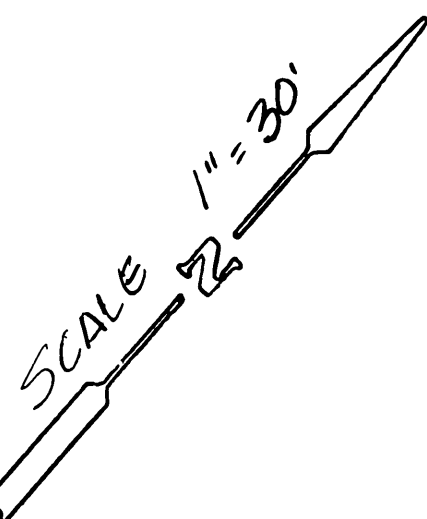
BLOCK 10

PAR 1
0.22 AC. NET

PAR 2
0.20 AC. NET

PAR 3
0.19 AC. NET

LOT "A"



MOBLEY AVE.

TYLER ST.

MULL AVE. [N47°54'21"E 1800.99']

FD. 2" I.P. DN. 8" W/L.S. 4502 TAG AS INT. PER P.M. 3/90 & P.M. 82/56-58, P.M. 191/82-83.

FD. "P.R." NAIL FLUSH IN. P.AVE. PER P.M. 191/82-83.

FD. GEAR SPIKE W/L.S. 5390 WASHER FLUSH, NO REF. ACCEPTED AS LOT CORNER (PROJECTED)

FD. 1" I.P. FLUSH W/ RIV. CO. SURV. TAG PER P.M. 82/56-58.

FD. 1" I.P. W/L.S. TAG 4502 PER P.M. 191/82-83 FLUSH.

FD. 1" I.P. W/L.S. 5390 PLASTIC PLUG, UP 0.1' NO REFERENCE.

FD. NOTHING

FOUND NOTHING