

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30794
BEING A SUBDIVISION OF A PORTION OF LOT 265 OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING CO. MAP, ON FILE IN BOOK 4, PAGE 75, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SEC. 28, T2S., R5W., S.B.M.

IW CONSULTING ENGINEERS, INC. OCTOBER 2002
RIVERSIDE, CA.

RECORDER'S STATEMENT

FILED THIS 5TH DAY OF JUNE, 2003, AT
B.A.M. IN BOOK 204 OF PARCEL MAPS AT PAGES
92-93 AT THE REQUEST OF THE CITY CLERK

FEE \$9.00
NO. 2003-405000

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY [Signature]
DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

OWNER'S STATEMENT

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

K & C VENTURES, INC., A NEVADA CORPORATION

[Signature] GERALD A. CORSI, PRESIDENT
[Signature] WAYNE L. KEENE, VICE PRESIDENT

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1. AN EASEMENT FOR PUBLIC UTILITIES IN OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED NOVEMBER 18, 1992, AS INSTRUMENT NO. 440493, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY
- 2. THE CITY OF RIVERSIDE FOR AN AVIGATION EASEMENT RECORDED MARCH 20, 1992, AS INSTRUMENT NO. 106603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED THE 13TH OF JULY, 1989, BY AAKO GEOTECHNICAL ENGINEERING CONSULTANTS, INC. FOR TRACT MAP NO. 23391.

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

- 1. THE CITY OF RIVERSIDE FOR A PUBLIC UTILITIES EASEMENT RECORDED JUNE 6, 1991, AS INSTRUMENT NO. 190344, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 2. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY. THE LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATED JUNE 3, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY [Signature]

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: 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 SERVICES TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT 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.

DATED JUNE 3, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY [Signature]

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 \$ 700
THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.
DATED May 20, 2003 PAUL McDONNELL
COUNTY TAX COLLECTOR

BY [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 700 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 May 20, 2003

NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY _____
DEPUTY

BY [Signature]
DEPUTY

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 9/27/03

PAUL C. SUNDEEN
CITY TREASURER

BY [Signature]

ENGINEER'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 FRANK GEORGE SANTISTEVAN, LORRAINE MARTHA SANTISTEVAN AND LINDA ANN COFF IN OCTOBER 2002. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATED 5/14/2003

[Signature]
BRIAN G. ESCATE, C.E. 21884
LICENSE EXPIRES 9/30/05



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 2ND DAY OF June, 2003 AND THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPT. 19, 2002 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 HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD
RCE 36170 LIC EXP 6/30/04
CITY ENGINEER

BY [Signature]



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 2ND DAY OF JUNE, 2003 AND 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.

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/03
CITY SURVEYOR

BY [Signature]



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 15TH DAY OF May, 2003, BEFORE ME, M. Edwards,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

[Signature] [Signature]
Gerald A. Corsi and Wayne L. Keene

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/IT/HEY EXECUTED THE SAME IN THEIR THEIR AUTHORIZED CAPACITY (IES), AND THAT BY THEIR THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT

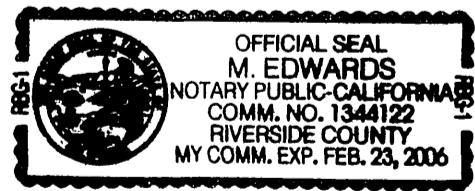
MY COMMISSION EXPIRES 2-23-06

MY PRINCIPAL PLACE OF BUSINESS
IS IN Riverside COUNTY

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

[Signature]
PRINT NAME



P.M.B. 204 / 92

204 / 92
P.M.B. 204 / 92

ENGINEER'S NOTES

BASIS OF BEARINGS - TAKEN FROM THE CENTERLINE OF GRAND AVENUE BEING N54°45'00"E AS PER MAP OF TRACT NO. 23391 ON FILE IN M.B. 235/7&8, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND 1" I.P. W/ PLASTIC PLUG STAMPED RCE 13116 UNLESS OTHERWISE NOTED
- DENOTES FOUND NAIL & TAG STAMPED RCE 13116 IN BACK OF CONC SIDEWALK.
- DENOTES SET 3/4" I.P. TAGGED RCE 21884, FLUSH, UNLESS OTHERWISE NOTED
- () DENOTES RECORD DATA PER MAP OF TRACT NO 23391, M.B. 235/7&8, RIV. CO.

THIS PARCEL MAP CONTAINS 0.569 ACRES.

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

PARCEL MAP NO. 30794

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IW CONSULTING ENGINEERS, INC. OCTOBER 2002
RIVERSIDE, CA.

