

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, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Signature of Andrei Miclea

Signature of Daniela Miclea

PARCEL MAP NO. 29900 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LOT 16 IN BLOCK 51 OF LA GRANADA, AS PER MAP RECORDED IN BOOK 12, PAGES 42 THROUGH 51 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AGUIRRE & ASSOCIATES RIVERSIDE, CALIFORNIA

MIKE SANCHEZ, L.S. #5508 FEBRUARY 2003

RECORDER'S STATEMENT:

FILED THIS 9th DAY OF June, 2003, AT 8:00 A.M. IN BOOK 204 OF PARCEL MAPS, AT PAGES 96-99, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE NO. 2003-414079 FEE \$13.00

GARY L. ORSO, COUNTY RECORDER, CLERK AND ASSESSOR

BY: Signature, DEPUTY

SUBDIVISIONS GUARANTEE BY: ~~FIRST AMERICAN TITLE INSURANCE COMPANY~~ OLD REPUBLIC TITLE CO.

NOTARY ACKNOWLEDGMENT:

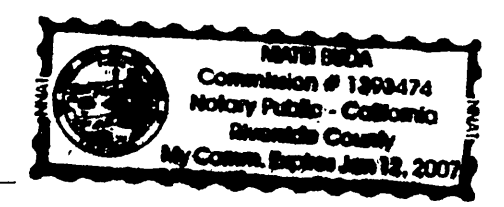
STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) SS

ON 03/07/2003 BEFORE ME, Notary Public

PERSONALLY APPEARED Andrei & Daniela Miclea

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENTS THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: Signature of Matej Buba, NOTARY PUBLIC IN AND FOR SAID STATE, MATEJ BUBA



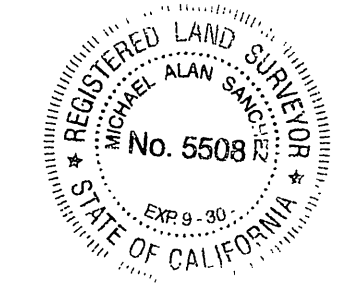
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

MY COMMISSION EXPIRES 01/12/2007

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 SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF ANDREI AND DANIELA MICLEA ON MAY 23, 2001.

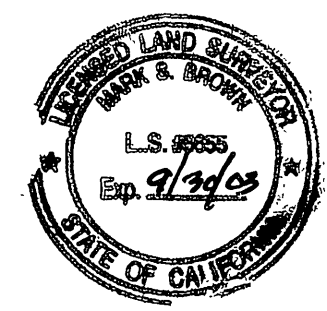
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Signature of Mike Sanchez, MIKE SANCHEZ L.S. #5508 DATE 4/30/03 EXP. 09/30/04

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 6th DAY OF May, 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. 09/30/03 CITY SURVEYOR BY: Signature

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THAT 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 BECOME LIEN UPON SAID PROPERTY.

DATE: 5/12/03

CITY TREASURER: PAUL C. SUNDEEN

BY: Signature of Paul C. Sundeen

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 8th DAY OF May, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 5, 2001 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISIONS 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 R.C.E. 36170 LIC. EXP. 06/30/04 CITY ENGINEER BY: Signature of Tom Boyd

TAX BOND CERTIFICATE:

I HEREBY STATE THAT A BOND IN THE SUM OF \$3,600 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA CONDITION 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 6/4/2003

NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS

PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: DEPUTY

BY: Signature of Matt Jennings, DEPUTY

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 \$3,600

DATED April 16, 2003

PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: Signature of Bernice Arnold, DEPUTY

PARCEL MAP NO. 29900
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

LOT 16 IN BLOCK 51 OF LA GRANADA, AS PER MAP RECORDED
IN BOOK 12, PAGES 42 THROUGH 51 INCLUSIVE, OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AGUIRRE & ASSOCIATES
RIVERSIDE, CALIFORNIA

MIKE SANCHEZ, L.S. #5508
FEBRUARY 2003

UTILITIES EASEMENT CERTIFICATE:

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS,
HEREBY CONSENTS TO THE PREPARATION AND RECORDATION 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 PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDED SUCH ELECTRICITY SHALL BE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, CORPORATION, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES, AS SET OUT IN THE DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. 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 FITTING 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.
4. AN EAEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCEDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

AN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPAIR, REPLACEMENT, RELOCATION, RENWAL, AND REMOVAL OF ELECTRIC DISTRIBUTION FACILITIES. RECORDED MAY 12, 1995 IN OFFICIAL RECORDS, AS INSTRUMENT #154033 AND AFFECTS THE SOUTHERLY 90.00 FEET OF THE WESTERLY 5.00 FEET OF SAID LAND.

DATED MAY 6, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld VB
~~DEPUTY~~
ASST. DIRECTOR

UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS 1 AND 2.
EXISTING WATER SERVICE TO THESE PARCELS.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCELS 1 AND 2.
EXISTING ELECTRIC SERVICE TO THESE PARCELS.

EASEMENTS

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

DATED: MAY 6, , 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld VB
~~DEPUTY~~
ASST. DIRECTOR

SIGNATURE OMISSIONS:

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

1. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCEDENTAL PURPOSES AS PROVIDED IN THE FOLLOWINF INSTRUMENT:

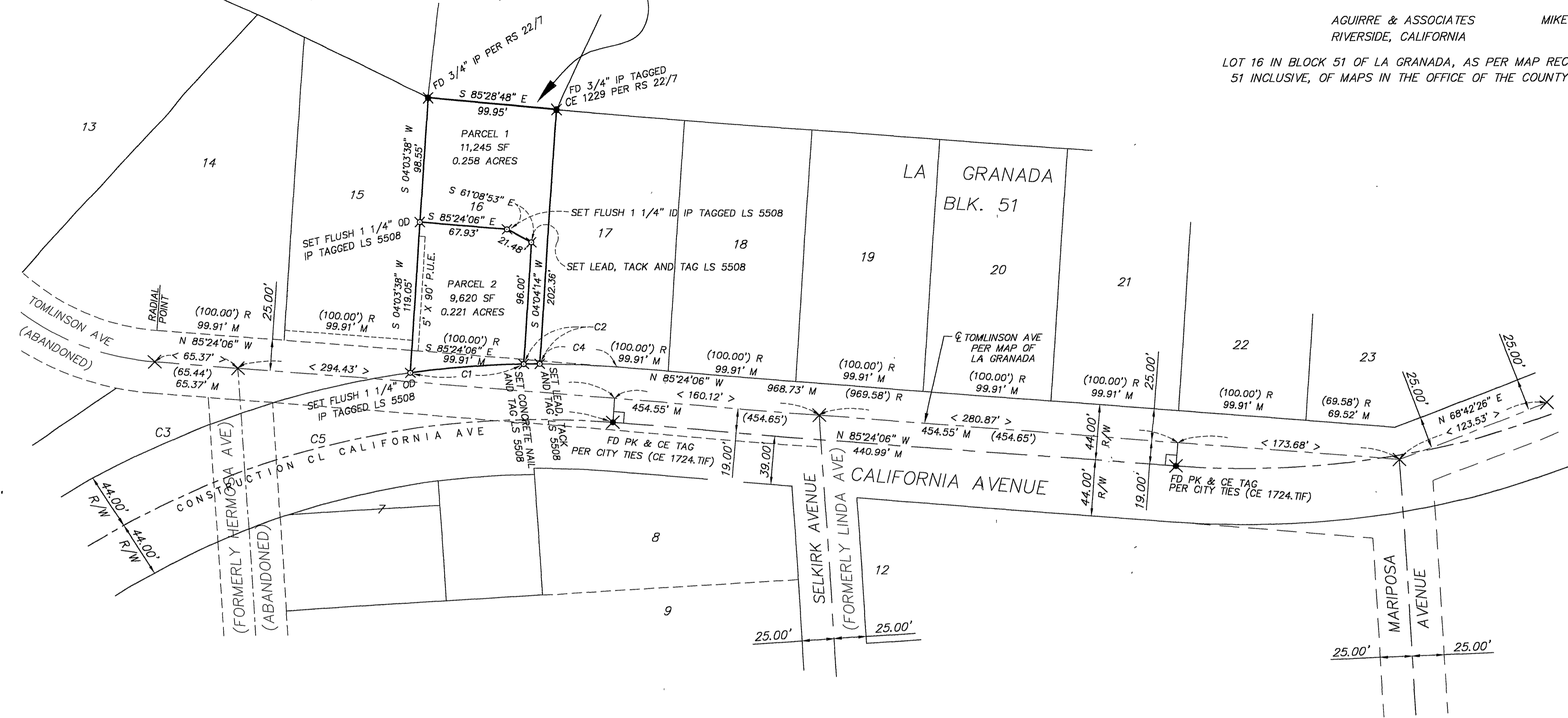
AN EASEMENT GRANTED TO THE SECURITY TRUST AND SALVAGE BANK FOR DRAINAGE PIPES, PIPELINES, AND POLELINES, DITCHES, CANALS. RECORDED JANUARY 17, 1928 IN BOOK 749 OF DEEDS, PAGE 331 AND AFFECTS SAID LAND, RIVERSIDE COUNTY RECORDS.

PARCEL MAP 29900
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

AGUIRRE & ASSOCIATES
RIVERSIDE, CALIFORNIA
MIKE SANCHEZ, L.S. #5508
FEBRUARY 2003

LOT 16 IN BLOCK 51 OF LA GRANADA, AS PER MAP RECORDED IN BOOK 12, PAGE 42 THROUGH
51 INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

SEE PARCEL DETAIL
(SHEET 4 of 4)



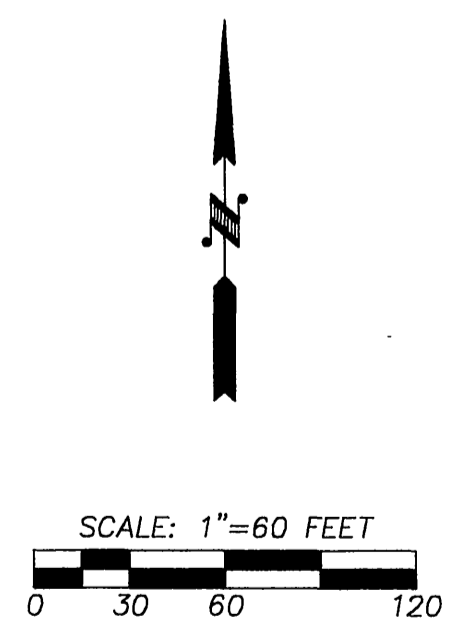
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TOMLINSON AVENUE SHOWN AS N 85° 24' 00" W AS SHOWN ON MAP OF LA GRANADA, MB 12/42-51 RECORDS OF RIVERSIDE COUNTY CALIFORNIA. ROTATED, 6 SECONDS COUNTER CLOCKWISE, AS SHOWN ON THIS MAP.

SURVEYOR'S NOTES:

- FOUND MONUMENTATION
- (0.00') REC. PER MAP OF LA GRANADA MB 12/42-51 RIV. CO.
- R RECORD
- SET MONUMENT AS NOTED
- M MEASURED
- POINT ESTABLISHED PER CITY OF RIVERSIDE TIE SHEET(S) AND CITY OF RIVERSIDE CENTER LINE ALIGNMENT NOTES C.R.F.B. LL40/1
- < 0.00' > CITY OF RIVERSIDE CENTER LINE ALIGNMENT NOTES C.R.F.B. LL40/1

NO.	DELTA	RADIUS	LENGTH
C1	07°00'10"	724.00'	88.49'
C2	00°59'33"	724.00'	12.54'
C3	24°36'16"	724.00'	310.90'
C4	04°45'42"	724.00'	60.17'
C5	37°21'40"	680.00'	443.41'



PARCEL MAP 29900
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA


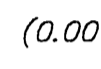
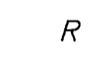
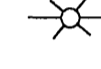



AGUIRRE & ASSOCIATES RIVERSIDE, CALIFORNIA
MIKE SANCHEZ, L.S. #5508 FEBRUARY 2003

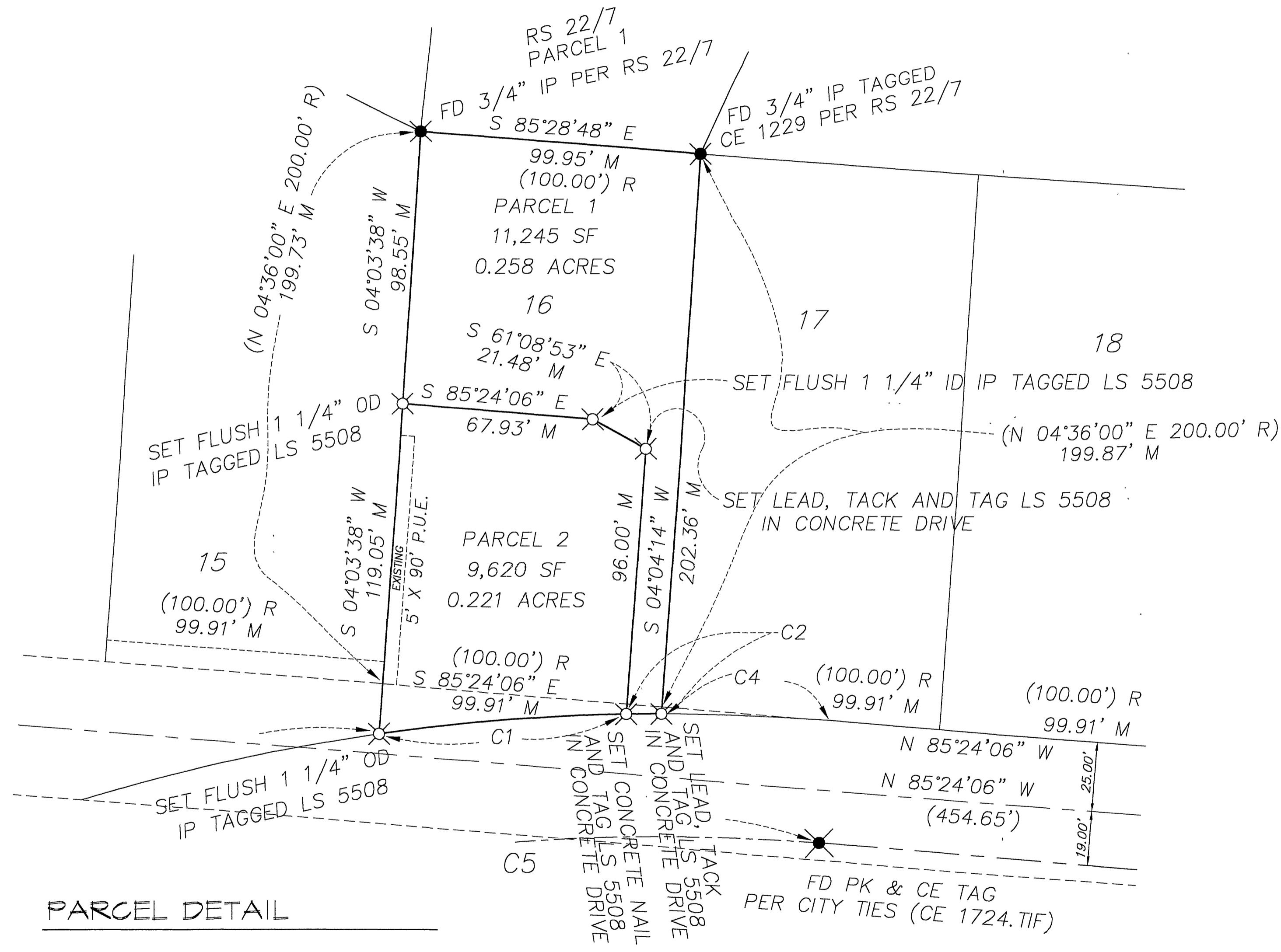
LOT 16 IN BLOCK 51 OF LA GRANADA, AS PER MAP RECORDED IN BOOK 12, PAGE 42 THROUGH 51 INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TOMLINSON AVENUE SHOWN AS N 85° 24' 00" W AS SHOWN ON MAP OF LA GRANADA, MB 12/42-51 RECORDS OF RIVERSIDE COUNTY CALIFORNIA. ROTATED, 6 SECONDS COUNTER CLOCKWISE, AS SHOWN ON THIS MAP.

SURVEYOR'S NOTES:

-  FOUND MONUMENTATION
-  (0.00') REC. PER MAP OF LA GRANADA MB 12/42-51 RIV. CO.
-  R RECORD
-  SET MONUMENT AS NOTED
-  M MEASURED
-  POINT ESTABLISHED PER CITY OF RIVERSIDE TIE SHEET(S) AND CITY OF RIVERSIDE CENTER LINE ALIGNMENT NOTES C.R.F.B. LL40/1
-  < 0.00' > CITY OF RIVERSIDE CENTER LINE ALIGNMENT NOTES C.R.F.B. LL40/1



PARCEL DETAIL

