

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" AND "B" AND FURTHER HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE BASEMENT DESIGNATED A "S" PIPE", AND WE FURTHER HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE AREA DESIGNATED AS "SPECIAL DRAINAGE BASEMENT", AND WE FURTHER HEREBY OFFER FOR DEDICATION FOR THE USE AND BENEFIT OF THE PUBLIC AN EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP.

TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIRSPACE SUCH NOISE AND EMISSION OF SUCH FUMES AS MAY BE INHERENT IN THE AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIR, USING SAID AIRSPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE RIVERSIDE MUNICIPAL AIRPORT; HEREBY ACKNOWLEDGING THAT THE RIVERSIDE MUNICIPAL AIRPORT IS AN OPERATING AIRPORT SUBJECT TO INCREASES IN THE INTENSITY OF USE AND OPERATION, INCLUDING PRESENT AND FUTURE NOISE, DUST, SMOKE, FUMES AND OTHER RELATED CONDITIONS.

THE FOREGOING SHALL NOT BE CONSIDERED AS OTHERWISE PROHIBITING THE USE OF SAID PROPERTY FOR ANY LAWFUL PURPOSE BELOW THE MINIMUM FLIGHT ALTITUDES FOR AIRCRAFT PRESENTLY AUTHORIZED OR HEREAFTER AUTHORIZED BY THE APPROPRIATE FEDERAL AUTHORITY, PROVIDED ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO BUILDING HEIGHT RESTRICTIONS ARE ADHERED TO.

Doris Martin Thomas W. Martin  
DORIS MARTIN AKA DORIS C. MARTINI THOMAS W. MARTIN

MYRON R. MARTIN FAMILY TRUST AGREEMENT, DATED MAY 9, 1979.

Myron R. Martin Elizabeth C. Martin  
MYRON R. MARTIN CO-TRUSTEE ELIZABETH C. MARTIN CO-TRUSTEE

E.L. YEAGER CONSTRUCTION COMPANY, INC., A CALIF. CORP.

E.L. Yeager  
E.L. YEAGER PRES.

NOTARY ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.  
COUNTY OF CHURCHILL

ON THIS 11 DAY OF JAN, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, THOMAS W. MARTIN,

MYRON R. MARTIN CO-TRUSTEE AND ELIZABETH C. MARTIN CO-TRUSTEE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

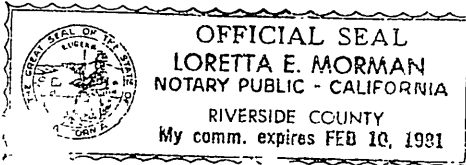
Aubree Evans - Churchill County, Nevada  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES Sept 30, 1980

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE

ON THIS 329 DAY OF JANUARY, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED U.S. YEAGER, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.  
Loretta E. Morman  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 2-10-81



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 14011-1

BEING A SUBDIVISION OF PORTIONS OF LOT 1, BLOCK 30, LOT 1, BLOCK 34, LOT 14, BLOCK 31 AND PORTIONS OF KINCAID AVE. (VACATED) AND FREMONT ST. (VACATED) OF TRACT NO. 5 OF THE RIVERVIEW ADDITION, PER MAP ON FILE IN BOOK 7, PAGE 7 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 31, T.2 S., R.5 W., S.B.M.

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 14011, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 19, 1979, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE BASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: JANUARY 31, 1980 ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

Robert C. Wales

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT 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 SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED Jan 31, 1980 EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

CITY TREASURER

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 1-29, 1980 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 18TH DAY OF JULY 1979, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.J. MATERIALS LABORATORY, INC.

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. A 1650' EASEMENT FOR PIPELINES GRANTED TO SOUTHERN CALIF. GAS CO. AND SOUTHERN COUNTIES GAS CO. BY DEED RECORDED APRIL 10, 1950 IN BOOK 1163 PAGE 195 OF O.R. RIVERSIDE CO., CALIF.

2. A 1650' EASEMENT FOR PIPELINES GRANTED TO SOUTHERN CALIF. GAS CO. AND SOUTHERN COUNTIES GAS CO. BY DEED RECORDED NOV. 8, 1950, IN BOOK 1218 PAGE 265 OF O.R. RIVERSIDE CO., CALIF.

FILED  
ON 2-11, 1980

AT 2:00, P.M.  
DONALD D. SULLIVAN  
COUNTY RECORDER

BY: D.A. Stogee

FEE \$ 7.00

NR 28117

FILED BY CITY CLERK

SUBD'N G'TEE FIRST  
AMERICAN TITLE INSURANCE CO.

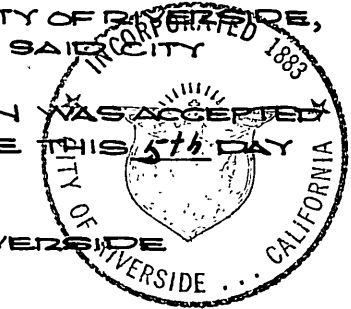
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 14011-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "B" WHICH IS ACCEPTED AS "1" BARRIER STRIP " TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A", AND 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 26th DAY OF February, 1980.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED JANUARY 29, 1980

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold M. Larson  
DEPUTY

TAX BOND

I HEREBY CERTIFY 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 \_\_\_\_\_, 19\_\_\_\_ DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK  
OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING AUGUST, 1979; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Dec 14, 1979 ERNEST N. WEBB, R.C.E. 9676

BY: Ernest N. Webb

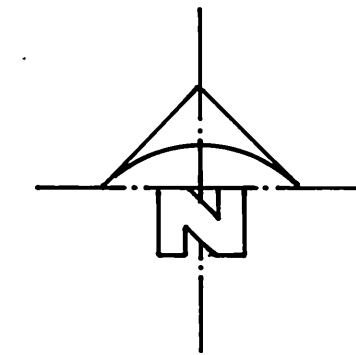
# TRACT NO. 14,011-1

BEING A SUBDIVISION OF PORTIONS OF LOT 1, BLOCK 30, LOT 1, BLOCK 34, LOT 14, BLOCK 31 AND PORTIONS OF KINCAID AVE. (VACATED) AND FREMONT ST. (VACATED) OF TRACT NO. 5 OF THE RIVERVIEW ADDITION PER MAP BOOK 7, PAGE 7, RIV. CO. REC., IN SEC. 31, T.2.S., R.5.W., S.B.M.

ALBERT A. WEBB ASSOC. - CIVIL ENGINEERS

NOVEMBER 1979

SCALE: 1" = 100'



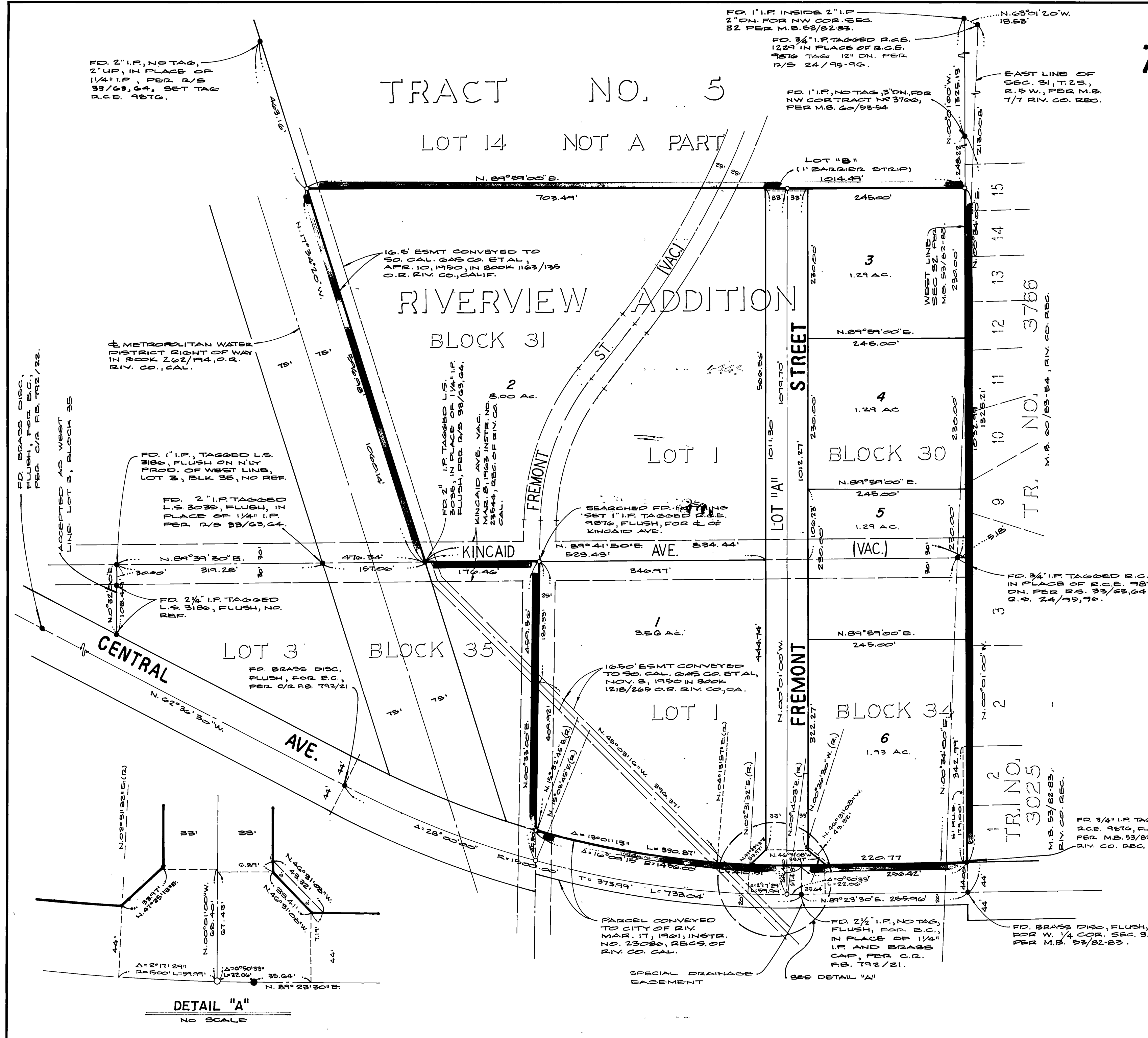
### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE WESTERLY BOUNDARY OF TRACT NO. 3025 TAKEN AS NO. 00°01'00"W. PER M.B. 53/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT COR. AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 18.98 ACRES.
7. THE EAST LINE OF SECTION 31, T.2.S., R.5.W. PER M.B. 7/7 IS SHOWN ONLY FOR THE PURPOSE OF DETERMINING THE BEARING OF FREMONT ST. PER M.B. 7/7 SLY OF KINCAID AVE.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA S.S.  
 COUNTY OF RIVERSIDE S.S.  
 ON THIS 15<sup>th</sup> DAY OF January, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DORIS MARTIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.  
 WITNESS MY HAND AND OFFICIAL SEAL

*Martha G. Villarreal*  
 NOTARY PUBLIC IN AND FOR SAID STATE  
 MY COMMISSION EXPIRES June 3, 1980  
 OFFICIAL SEAL  
 MARTHA G. VILLARREAL  
 RIVERSIDE, CALIFORNIA



DETAIL "A"  
NO SCALE

M.B. 111/58

M.B. 111/58