

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 CLEAR TITLE TO SAID LAND AND 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 AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE FURTHER HEREBY OFFER FOR DEDICATION FOR THE USE AND BENEFIT OF THE PUBLIC AN EASEMENT FOR RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE 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.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORP., AS TRUSTEE

[Signature]
ASST. VICE PRES.

[Signature]
ASST. SECRETARY

[Signature]
DORIS MARTIN AKA DORIS C. MARTINI

[Signature]
THOMAS W. MARTIN

MYRON R. MARTIN FAMILY TRUST AGREEMENT, DATED MAY 19, 1979

[Signature]
MYRON R. MARTIN CO-TRUSTEE

[Signature]
ELIZABETH C. MARTIN CO-TRUSTEE

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

[Signature]
J.S. YEAGER PRES.

NOTARY ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.
COUNTY OF CHURCHILL

ON THIS 20 DAY OF January, 1981, 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.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Sept. 13, 1984

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 8th DAY OF JANUARY, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.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.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Jan. 1, 1981

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 14011-2

BEING A SUBDIVISION OF PORTIONS OF LOT 1, BLOCK 30, LOT 14, BLOCK 31 AND A PORTION OF FREMONT STREET (VACATED) OF TRACT N° 5 OF THE RIVERVIEW ADDITION PER MAP BOOK 7, PAGE 7 RIVERSIDE COUNTY RECORDS, IN SECTION 31, T.2S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
NOVEMBER 1980

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 EASEMENTS 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: February 17, 1981

ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

[Signature]

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 Feb 10, 1981

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

[Signature]

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 Feb 10, 1981

H.E. BREWER, CITY TREASURER

[Signature]

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: BY C.H.J. MATERIALS LABORATORY, INC.

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE. 1. A 16' EASEMENT FOR GAS PIPELINES CONVEYED TO SO. CALIF. GAS CO. ET. AL. APR. 10, 1950 IN BOOK 1163/193 OR. DIV. CO.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 17th DAY OF FEBRUARY, 1981 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RODERICK W. JOHNSTON KNOWN TO ME TO BE THE ASST VICE PRES. AND WAYNE ROY KNOWN TO ME TO BE THE ASST SEC. OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 12-24-84
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 14011-2, 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 24th DAY OF February, 1981.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

[Signature]
Asst. City Clerk

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.

DATED 2-17, 1981

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

[Signature]
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 _____, 1981

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. 10, 1980

ERNEST N. WEBB, R.C.E. 2676

[Signature]

FILED
ON 2-26, 1981

AT 1:30 P.M.

DONALD D. SULLIVAN
COUNTY RECORDER

BY: *[Signature]*

FEE \$7.00

NO 34142

FILED BY CITY CLERK

SUB'DN G'TEE FIRST
AMERICAN TITLE INSURANCE CO.

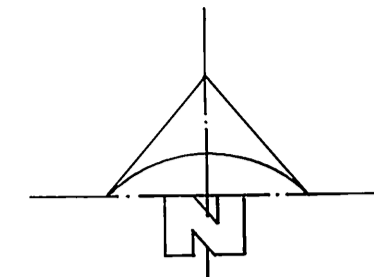
117/99
M.B. 117/99

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF FREMONT STREET TAKEN AS N. 0° 01' 00" W. AS SHOWN BY MAP ON FILE IN BOOK 111 OF MAPS PAGES 57 AND 58 THEREOF, RECORDS OF RIVERSIDE CO., CALIF.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 987G.
4. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 987G, FOR SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 987G, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. THIS TRACT CONTAINS 16.84 ACRES.
7. BEARINGS AND DISTANCES SHOWN () ARE CALCULATED TO RADIUS POINT OF SURVEYED CURVE IN JURUPA AVE. FROM EXISTING MONUMENTS AS A COMPARISON WITH CURVE RADIUS.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. ○ DENOTES FOUND 1" IRON PIPE TAGGED R.C.E. 987G, FLUSH, PER M.B. 111/57,58 RIV. CO. REC.

CURVE DATA				
NO.	Δ	R	L	T
1	90°55'00"	265.00	420.50	269.27
2	30°30'31"	575.00	306.17	156.81
3	90°55'00"	290.00	460.17	294.68
4	08°15'17"	575.00	82.84	41.49
5	22°15'14"	575.00	223.93	113.09
6	31°52'10"	3437.87	1912.24	981.56

TANGENT TABLE		
NO.	BEARING	DIST.
1	N. 89°13'30"E	81.07
2	N. 00°08'30"E	84.80
3	N. 89°13'30"E	49.22
4	N. 58°15'40"E	114.13
5	N. 58°15'40"E	115.43



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

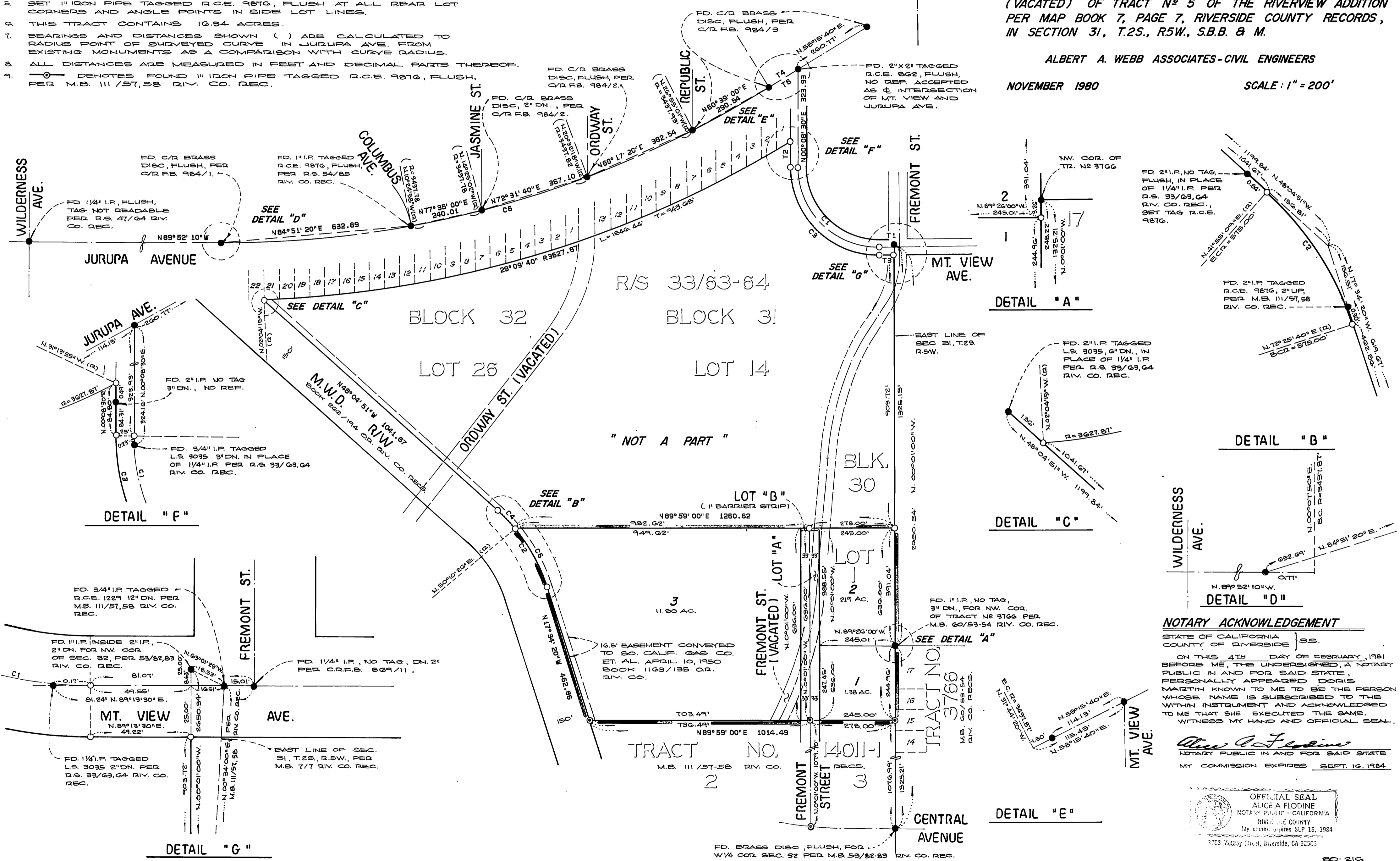
TRACT NO. 14011-2

BEING A SUBDIVISION OF PORTIONS OF LOT 1, BLOCK 30, LOT 14, BLOCK 31 AND A PORTION OF FREMONT STREET (VACATED) OF TRACT NO. 5 OF THE RIVERVIEW ADDITION PER MAP BOOK 7, PAGE 7, RIVERSIDE COUNTY RECORDS, IN SECTION 31, T.2S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

NOVEMBER 1980

SCALE: 1" = 200'

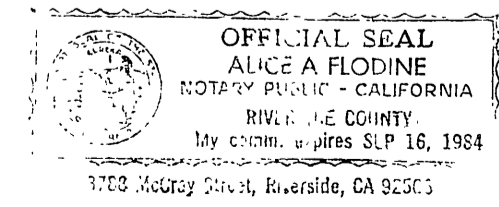


"NOT A PART"

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.
ON THIS 4TH DAY OF FEBRUARY, 1981
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
TO ME THAT SHE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

Doris Martin
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES SEPT. 16, 1984



M.B. 117/99