

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this subdivision map as shown within the colored border line.

PIERCE STREET ASSOCIATES LTD., a California limited partnership

BY: CONCORDIA DEVELOPMENT CORPORATION, a California corporation general partner

O. Randolph Hall Jr. President MICHAEL B. Van Daele Vice President

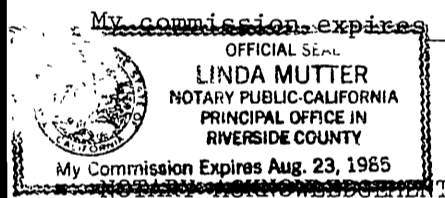
PROVIDENT FINANCIAL CORPORATION, a California corporation as Trustee under Deed of Trust rec. 7-10-84 as Inst. No. 148143 O.R. Riv. Co.

William M. O'Leary V.P. Matt From ABST. SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Riverside) SS

On this 18th day of June, 1984, before me, Linda Mutter, a Notary Public in and for said State, personally appeared O. Randolph Hall Jr. (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Michael B. Van Daele (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President / Secretary, of Concordia Development Corp., a California Corporation, 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, said corporation being known to me to be the general partner of Pierce Street Associates LTD, the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

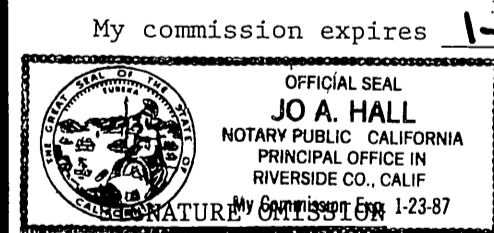


Witness my hand and official seal

Linda Mutter Notary Public in and for said State

STATE OF CALIFORNIA) COUNTY OF Riverside) SS

On this 7 day of June, 1984, before me, Jo A. Hall, a Notary Public in and for said State, personally appeared William M. O'Leary (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Matt From (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of Provident Financial Corp., a California Corporation, 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.



Witness my hand and official seal.

Jo A. Hall Notary Public in and for said State

In accordance with Section 66436(C)(1) 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.

An easement in favor of Southern California Gas Company of California, as to an undivided 3/4 interest and Southern Counties Gas Company of California, as to an undivided 1/4 interest, in Instrument recorded March 20, 1948 in Book 902 page 250 of Official Records of Riverside County, California. Said easement is for pipe lines, ingress and egress.

(A) Indicates an easement for sanitary sewer facilities in favor of the City of Riverside by Deed rec. Oct. 29, 1977 as Inst. No. 215663, O.R. Riv. Co., Calif. (See sheet 2)

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

TRACT 10366

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 3, 6, 7 & 8 IN BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA JUNE 1983

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 10366 which was approved by the Riverside City Planning Commission on JULY 7, 1977 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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 June 26, 1984

ROBERT C. WALES, R.C.E. 18793 City Engineer

By 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 utilities 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 June 25, 1984

FRED KRAY Director of Public Utilities

By Fred Kray

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 June 11, 1984

H. E. BREWER City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 5th day of July, 1983, as required by the Health and Safety Code of California, Section 17953 by MEDALL, ARAGON, WORSWICK & ASSOCIATES, INC. Project No. P 2167.

RECORDER'S CERTIFICATE

Filed this 10th day of July, 1984, at 11:30 AM in Book 142 of Maps at Pages 77+78 at the request of the City

Clerk Fee: \$300 No. 148772

WILLIAM E. CONERLY County Recorder

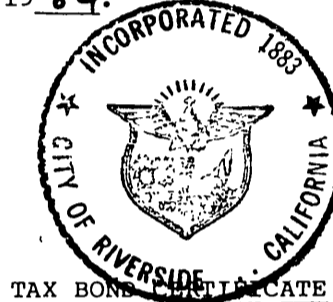
By: Sireta Rogan, Deputy

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA Subdivision Guarantee

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 10366 and the streets and easements are hereby accepted as public streets and easements, LOT 6 which is accepted as a 10' Barrier Strip to deny access from adjoining private property to LOT 5, 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 June, 1984.



ALICE A. HARE City Clerk of the City of Riverside, California

By Alice A. Hare

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 33,600.00 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 July 2, 1984

GERALD A. MALONEY Clerk of the Board of Supervisors

By G. A. Maloney Deputy

TAX COLLECTOR CERTIFICATE

I hereby certify 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 \$33,600.00.

Dated June 13, 1984

R. WAYNE WATTS County Tax Collector

By Marie R. Torres

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Two (2) sheets correctly represents a survey made under my supervision during APRIL, 1983 and that all monuments shown thereon actually exist and their positions are shown or will be in place within one year from the recording of this map. The monuments will be sufficient to enable the boundaries to be retraced. The survey is true and complete as shown.

Dated 6-7-84

James F. Davidson, Jr. L.S. 3018 STATE OF CALIFORNIA

M.B. 142/77

M.B. 142/77

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

TRACT 10366

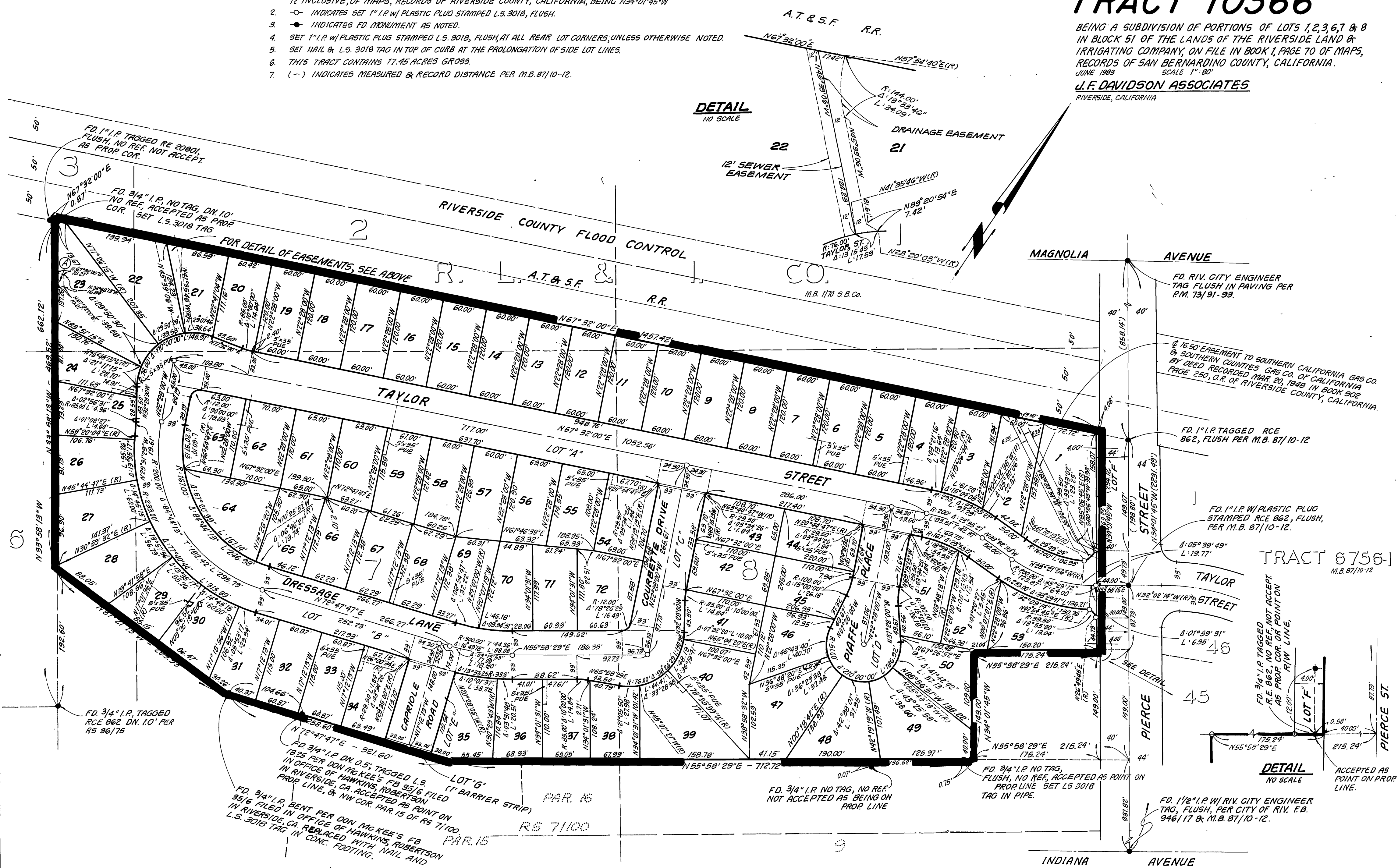
BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 3, 6, 7 & 8 IN BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY, ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. JUNE 1983 SCALE 1"=80'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

1. BASIS OF BEARINGS - BEARINGS ARE BASED ON THE CENTERLINE OF PIERCE STREET, AS SHOWN BY MAP OF TRACT 6756-1 ON FILE IN BOOK 87, PAGES 10 THRU 12 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N34°01'45"W
2. -O- INDICATES SET 1" I.P.W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH.
3. ● INDICATES FD. MONUMENT AS NOTED.
4. SET 1" I.P.W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. SET NAIL & L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
6. THIS TRACT CONTAINS 17.45 ACRES GROSS.
7. (-) INDICATES MEASURED & RECORD DISTANCE PER M.B. 87/10-12.

DETAIL
NO SCALE



FD. RIV. CITY ENGINEER TAG FLUSH IN PAVING PER P.M. 73/91-93.

16.50' EASEMENT TO SOUTHERN CALIFORNIA GAS CO. BY DEED RECORDED MAR. 20, 1948 IN BOOK 902 PAGE 250, O.R. OF RIVERSIDE COUNTY, CALIFORNIA.

FD. 1" I.P. TAGGED RCE 862, FLUSH PER M.B. 87/10-12

FD. 1" I.P. W/ PLASTIC PLUG STAMPED RCE 862, FLUSH, PER M.B. 87/10-12.

TRACT 6756-1
M.B. 87/10-12

FD. 3/4" I.P. TAGGED R.E. 862, NO REF. NOT ACCEPT. AS PROP. COR. OR POINT ON R/W LINE.

DETAIL
NO SCALE

FD. 1 1/2" I.P. W/ RIV. CITY ENGINEER TAG, FLUSH, PER CITY OF RIV. F.B. 946/17 & M.B. 87/10-12.

INDIANA AVENUE

M.B. 142/78

M.B. 142/78