

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 distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "D". Further, we, the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lots 3 through 16 inclusive, on, over, and across Indiana Avenue adjoining said lots, and Lots 16 and 17, on, over, and across Pierce Street adjoining said lots as shown on the annexed map. We also hereby dedicate for the planting and maintenance of trees, the easement designated as "5' TREE PLANTING EASEMENT." We also hereby dedicate for the construction and maintenance of landscaping, the easement designated as "LANDSCAPE EASEMENT." We also hereby dedicate for construction and maintenance of electrical facilities, the areas designated as "5' x 35' P.U.E." and "5' P.U.E.". We also hereby dedicate for construction and maintenance of waterlines, the easement designated as "20' WATERLINE EASEMENT."

PIERCE STREET ASSOCIATES, LTD. II, a California Limited Partnership  
By: Concordia Development Corporation, a California corporation, General Partner

O. Randolph Hall, Jr. Michael B. Van Daele  
O. Randolph Hall, Jr., President Michael B. Van Daele, Vice President

PROVIDENT FINANCIAL CORPORATION, a California corporation as Trustee under Deed of Trust Rec. Feb. 25, 1985 as Inst. No. 37844, O.R. Riv. Co., Co.

Craig G. Blunden Matt Frost  
Craig G. Blunden, Vice President MATT FROST Asst. Sec. Lot's

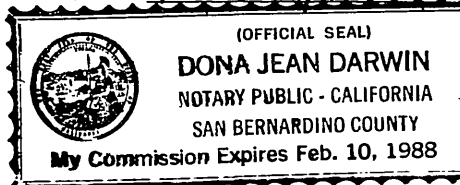
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF San Bernardino

On this 18th day of January, 1985, before me, the undersigned 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, of Concordia Development Corporation, 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., II 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.

My commission expires Feb. 10, 1988

Witness my hand and official seal



Dona Jean Darwin  
Notary Public in and for said State

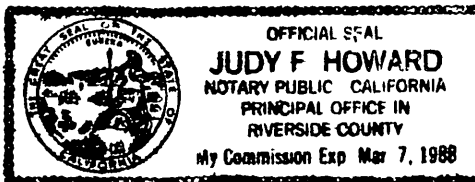
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF Riverside

On this 23rd day of January, 1985, before me, Judy F. Howard appeared Craig G. Blunden (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Matt Frost (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of PROVIDENT FINANCIAL CORPORATION, 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.

My commission expires 3-7-88

Witness my hand and official seal.



Judy F. Howard  
Notary Public in and for said State

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19568

BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14, IN BLOCK 46 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 23, T.35, R.6 W, S.B.M. AUGUST 1984 SCALE 1"=60'

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

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 19568 which was approved by the Riverside City Planning Commission on September 8, 1983 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 4/5/85

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 APRIL 5, 1985

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 Jan. 14, 1985

H. E. BREWER  
City Treasurer

By H.E. Brewer

PUBLIC UTILITIES EASEMENTS

The City of Riverside being the owner of the below described easement hereby consents to the making and filing of the annexed map.

A right of way over said land for construction and maintenance of all necessary water ditches, pipes for flumes for irrigation or domestic purposes, as granted to Riverside Canal Company and Riverside Water Company, their successors or assigns, in deeds recorded April 26, 1882 in Book 28 page 635 and August 14, 1885 in Book 42 pages 294 and 296 respectively, both of Deeds, Records of San Bernardino County, California, the exact location is not disclosed by the records.

Date APRIL 5, 1985

FRED KRAY  
Director of Public Utilities

By Fred Kray

SOIL REPORT

A preliminary soil report was prepared by ARAGON GEOTECHNICAL CONSULTANTS, INC. on October 3, 1984 as required by the Health and Safety Code.

RECORDER'S CERTIFICATE

Filed this 10th day of April, 1985, at 3:00 pm in Book 149 of Maps at Pages 31+32 at the request of the CITY CLERK

Fee: \$500  
No. 74823

WILLIAM E. CONERLY, County Recorder

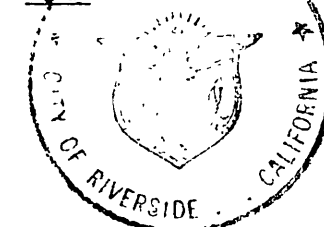
By: Santa Regan, Deputy

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 19568 and the streets and easements are hereby accepted as public streets and easements, 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 4th day of April, 1985.



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

By Alice A. Hare

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 \$ 5,700.00

Dated January 25, 1985

R. WAYNE WATTS  
County Tax Collector

By Maná R. Torres  
Larry Kerow

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 5,700.00 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 APR-10, 1985

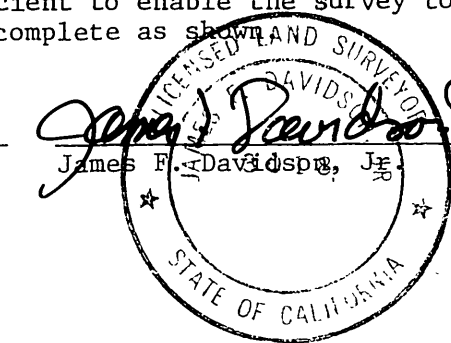
GERALD A. MALONEY  
Clerk of the Board of Supervisors

By G. A. Maloney  
Deputy

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 OCTOBER, 1983 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown and recorded.

Dated 1-10-85



James F. Davidson, Jr. L.S. 3018

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 19568

BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14, IN BLOCK 46 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 23, T.35, R.6 W., S.B.M. AUGUST 1984 SCALE 1"=60'

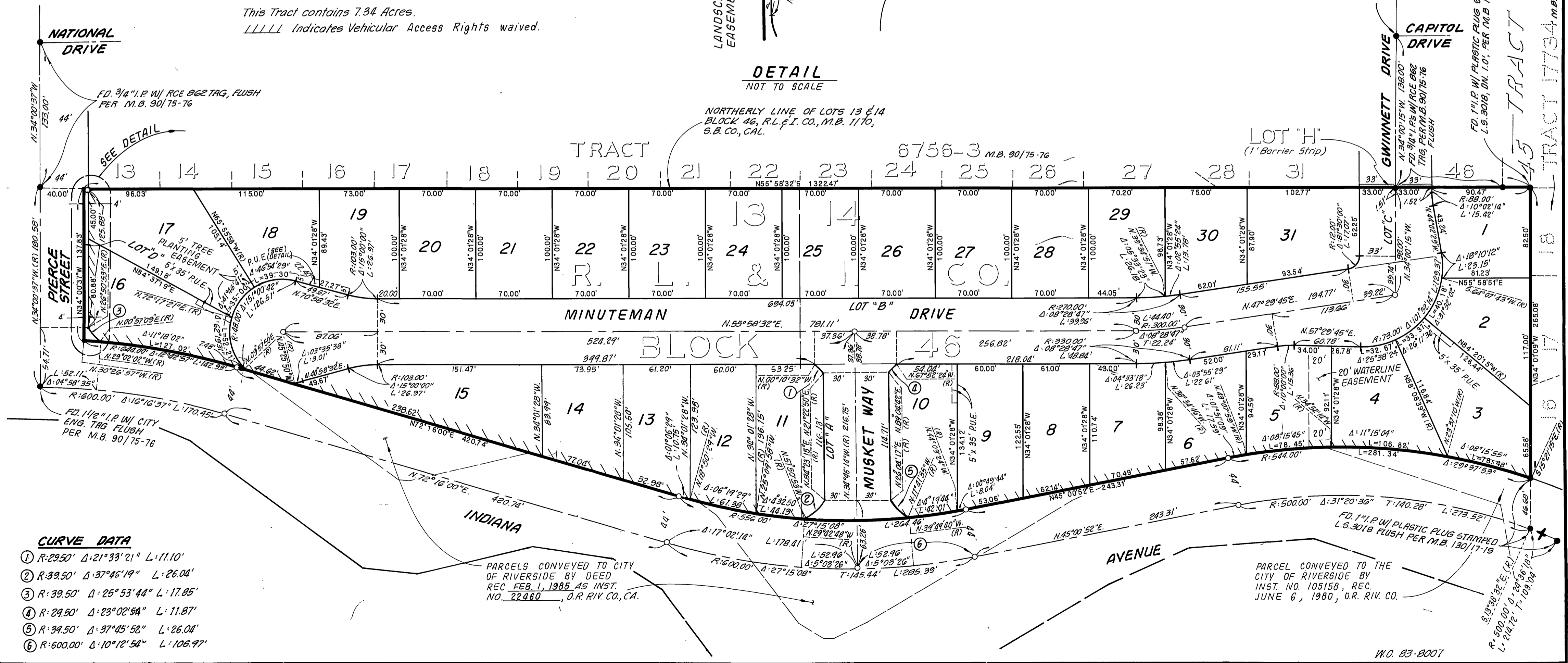
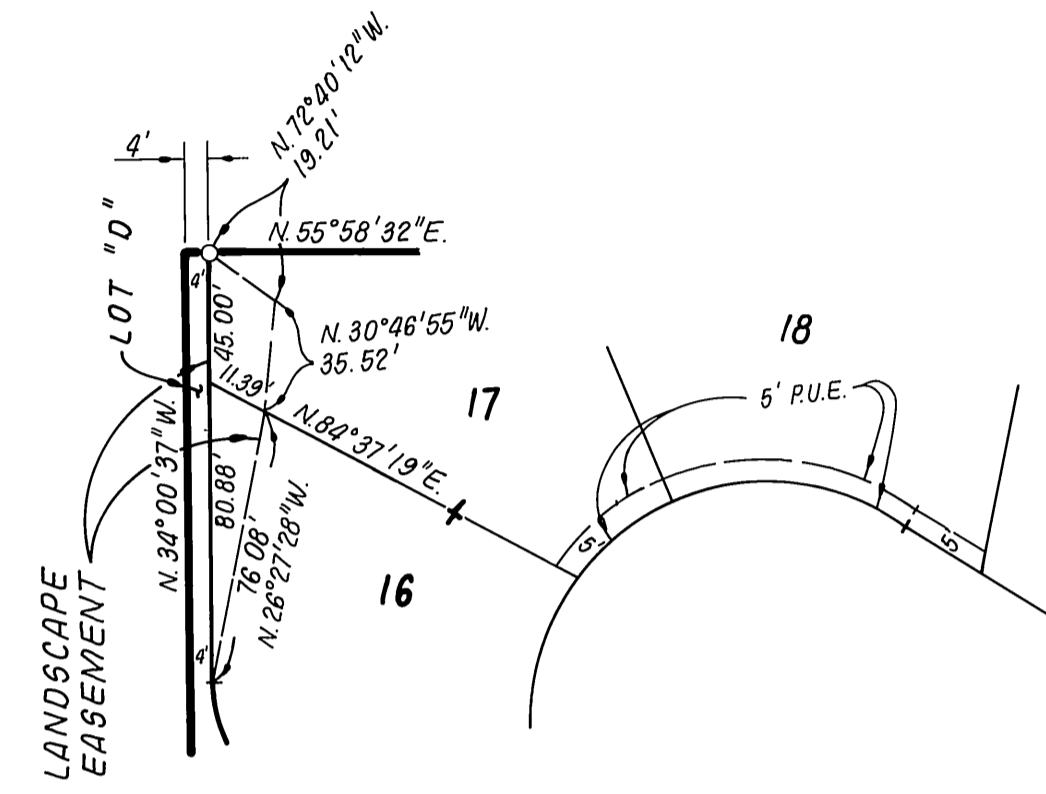
**U. F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

Basis of Bearing: Bearings are based on the westerly line of lots 16, 17 and 18 of Tract 17734, recorded in Book 130, Pages 17 thru 19 inclusive, of Maps, Records of Riverside County, California, taken as N.34°01'09"W.

- Indicates fd. monument as noted.
  - Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush.
- Set 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Set nail and L.S. 3018 tag in curb at prolongation of side lot lines in lieu of front lot corners.

This Tract contains 7.34 Acres.  
LLLLL Indicates Vehicular Access Rights waived.



**CURVE DATA**

- R:29.50' Δ:21°33'21" L:11.10'
- R:39.50' Δ:37°45'19" L:26.04'
- R:39.50' Δ:25°53'44" L:17.85'
- R:29.50' Δ:23°02'54" L:11.87'
- R:39.50' Δ:37°45'58" L:26.04'
- R:600.00' Δ:10°12'54" L:106.97'

PARCELS CONVEYED TO CITY OF RIVERSIDE BY DEED REC FEB. 1, 1985 AS INST. NO. 22460, O.R. RIV. CO., CA.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO. 105156, REC. JUNE 6, 1980, O.R. RIV. CO.

M.B. 149/32

M.B. 149/32

TRACT 6756-3 M.B. 90/75-76  
TRACT 17734 M.B. 130/17-19