

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided 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 Subdivision Map as shown within the distinctive border line.

We also hereby dedicate for the construction and maintenance of landscaping, slopes and blockwalls, the easements designated as "LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT". We also hereby dedicate for the construction and maintenance of slopes and walls, the easement designated as "SLOPE AND WALL EASEMENT".

VIA VISTA ASSOCIATES LIMITED, a California limited partnership
By: Concordia Development Corporation, a California corporation,
General Partner
O. Randolph Hall, Jr., President Michael B. Van Daele, Vice President

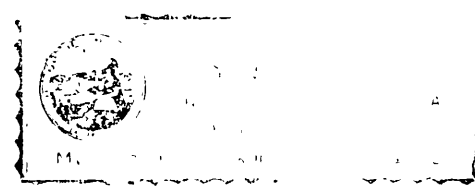
Edward J. Goepfinger
EDWARD J. GOEPPINGER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF BEAUFORT)

On this 20th day of FEBRUARY, 1987, before me, DONA FRACASSO, 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 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 Via Vista 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.

My commission expires MAY 11, 1990 Witness my hand and official seal



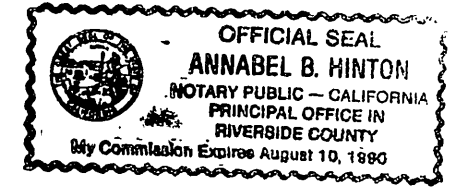
Dona Fracasso
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF)

On this 9th day of MARCH, 1987, before me, ANNABEL B. HINTON, a Notary Public in and for said State, personally appeared EDWARD J. GOEPPINGER (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires AUGUST 10, 1990 Witness my hand and official seal.



Annabel B. Hinton
Notary Public in and for said State

SOIL REPORT

A preliminary soil report was prepared on MAY 27, 1986 as required by the Health and Safety Code of California, Section 17953 by JOHN R. BYERLY, INC.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20312

BEING A SUBDIVISION OF A PORTION OF BLOCKS 3 AND 4, A PORTION OF IOWA AVENUE, OLIVE RIDGE ROAD, VIOLET STREET AND LILAC STREET, ALL BEING VACATED, AND A PORTION OF COLUMBINE AVENUE, ALL BEING IN OLIVE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS AT PAGE 163 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF PARCEL 2 OF PARCEL MAP 8335 AS SHOWN BY MAP ON FILE IN BOOK 35 OF PARCEL MAPS AT PAGES 9 AND 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO ALL OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, T.3S., R.4 W., S.B.M. - ALL BEING WITHIN SECTION 6, T.3S., R.4 W., S.B.M. - JULY 1986

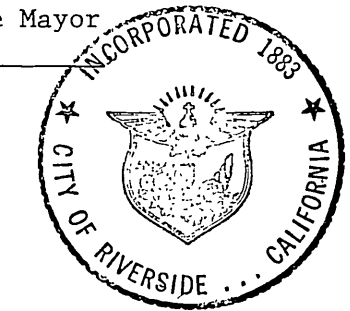
J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five sheets be, and the same is hereby accepted as the final map of Tract 20312 and the streets and easements are hereby accepted as public streets and easements, except lot 'I' which is hereby accepted as 1' Barrier Strip to deny access from adjoining private property to lot 'I', 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 21st day of April 1987.

ALICE A. HARE
City Clerk of the City of Riverside, California
By: Karen E. Oakley
Asst. City Clerk



UTILITIES CERTIFICATE

Electric: All Lots
Water: Lots 1-82 ONLY
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 electric service to all lots and water service to lots 1 through 82 ONLY 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.

BILL D. CARNAHAN
Director of Public Utilities
Dated: 4/11/87
By: Dieter P. Witzfeld

WATER FACILITIES CERTIFICATE

Lots 83-114 ONLY
I hereby certify that the subdivider named on this map has deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District will supply water to lots 83 through 114 ONLY. The easements shown are sufficient for all requirements of water distribution.

Dated 3-9-87 DAVID W. HANSEN R.C.E. 17984, Chief Engineer

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 20312 which was approved by the Riverside City Planning Commission on JUNE 6, 1985 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 APRIL 16, 1987 ROBERT C. WALES, R.C.E. 18793 City Engineer

By: William D. Gardner
Deputy R.C.E. 11405

RECORDER'S CERTIFICATE

Filed this 12th day of May 1987, at 11:00 A.M. in Book 168 of Maps at Pages 78-82 at the request of the City Clerk.

No. 132491
Fee: \$14.00

WILLIAM E. CONERLY, County Recorder
By: Gina Huntley, Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

SIGNATURE OMISSIONS

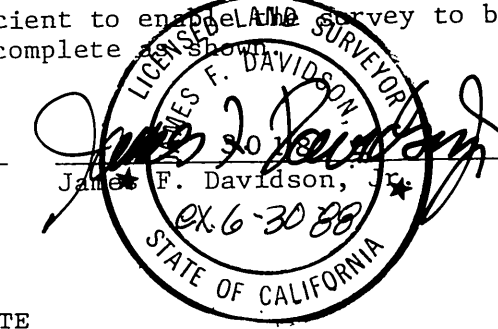
Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted:

Easement for pipe lines in favor of Southern California Gas Company and Southern Counties Gas Company by deed recorded February 28, 1950 in Book 1151, page 132, Official Records of Riverside County, California.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Five (5) sheets correctly represents a survey made under my supervision during May, 1986 and that all monuments shown hereon 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.

Dated 2-16-87



James F. Davidson, L.S. 3018

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 \$6,900.00.

Dated March 12, 1987

R. WAYNE WATTS
County Tax Collector

By: Bette A. Crisly

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$6,900.00 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 May 8, 1987

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: Maria Bros
Deputy

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 3/13/87

H. E. BREWER
City Treasurer

By: W.R. Hansen

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20312

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JULY 1986

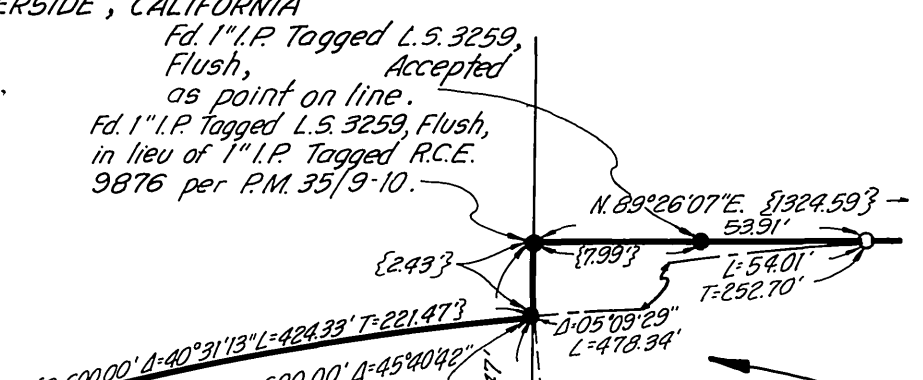
J. F. DAVIDSON ASSOCIATES, INC.

SCALE: 1"=200'

RIVERSIDE, CALIFORNIA

BOUNDARY DATA

- ① N.43°51'10"W. §90.393
- ② N.45°38'41"W. §75.043
- ③ N.64°56'54"W. §68.913
- ④ N.58°07'45"W. (R) §23.003
- ⑤ §P-310.00' L=41.25'3
L=0-07'37"29"3
- ⑥ N.50°30'16"W. (R) §150.623
- ⑦ N.45°18'01"E. §81.583
- ⑧ N.68°07'46"W. §30.543
- ⑨ N.54°08'07"W. (R) §23.263
- ⑩ §P-210.00' L=94.90'3
L=25°51'55"3
- ⑪ N.28°16'12"W. (R) §90.053
- ⑫ N.74°13'00"W. §162.003
- ⑬ N.29°50'46"E. §83.203
- ⑭ N.89°26'07"E. §566.643
- ⑮ N.81°22'43"W. (R) §23.003
- ⑯ §P-490.00' L=10.77'3
L=1-01°15'34"3
- ⑰ N.88°38'17"W. (R) §43.003
- ⑱ N.89°47'20"W. §162.113



SURVEYOR'S NOTES

Bearings are based upon the southerly line of the Southeast One-Quarter of Section 6, T.35, R.4 W., S.B.M. as being N.89°30'45"E. as shown on Tract 9078-1 by map on file in Book 91 of Maps at Pages 82 through 85 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted and per Tract 20312-1 M.B. 165/46-50.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 20312-1 M.B. 165/46-50.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.

Set 1" I.P. with 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 top of curb on the prolongation of the side lot lines.

{ } Indicates Measured Data and Record Data per Tract 20312-1 M.B. 165/46-50.

(~) Indicates Record Data per M.B. 91/82-85.

[~] Indicates Record Data per P.M. 35/9-10.

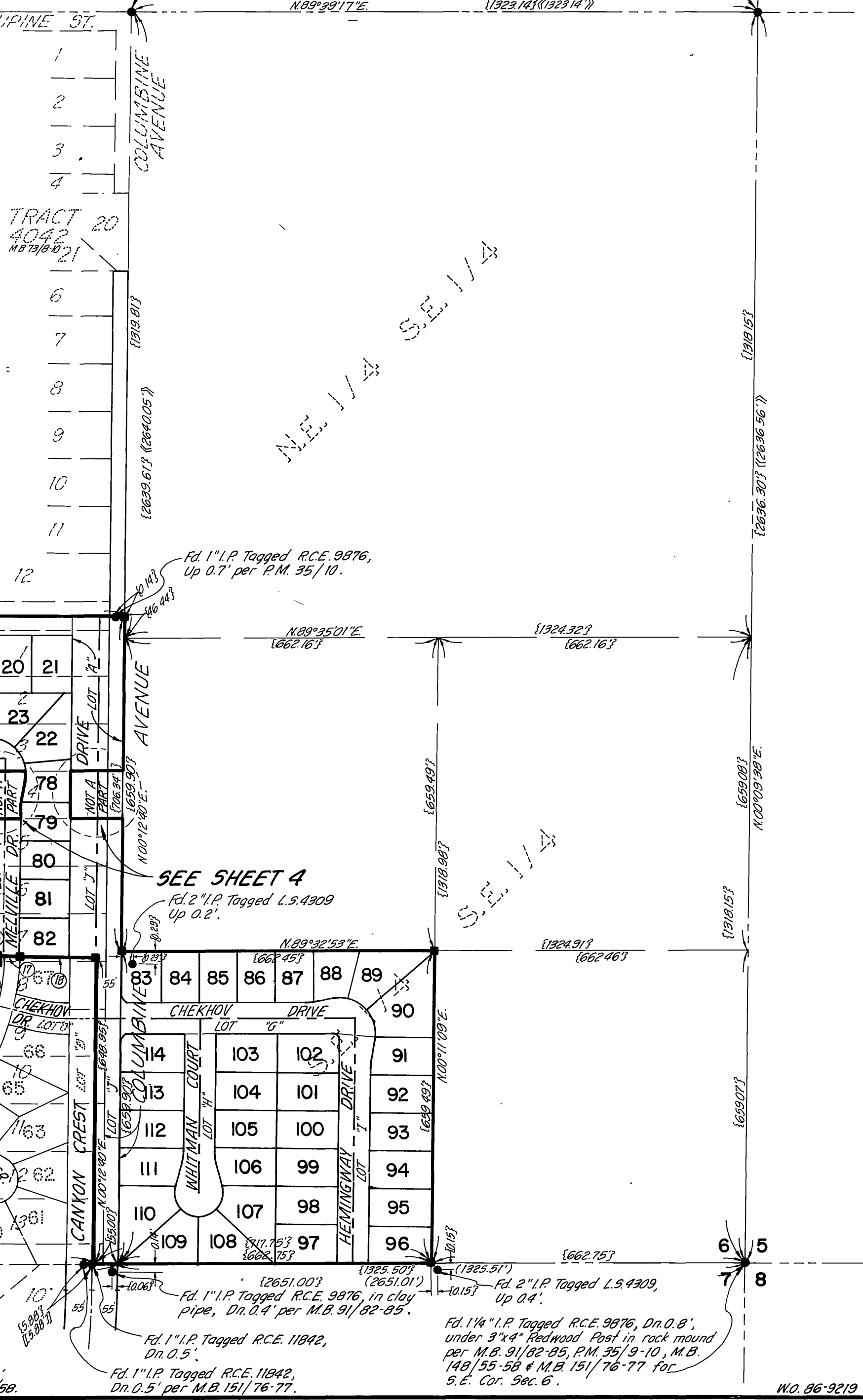
(~) Indicates Record Data per M.B. 148/55-58.

[~] Indicates Record Data per M.B. 151/76-77.

[~] Indicates Record Data per M.B. 73/8-10.

/// Indicates Vehicular Access Rights Waived.

This Tract contains 36.38 Acres.



Fd. 1" I.P. Tagged R.C.E. 9876, Dn. 0.4', in clay pipe per M.B. 73/8-10 for 1/16 Sec. Cor. Sec. 6.

Fd. 2 1/2" x 4" Post, Flush, No Nail, per M.B. 73/8-10 for E 1/4 Cor. Sec. 6.

Fd. 1" I.P. Tagged R.C.E. 9876, Up 0.7' per P.M. 35/10.

SEE SHEET 4

Fd. 2" I.P. Tagged L.S. 4309 Up 0.2'.

Fd. 1" I.P. Tagged R.C.E. 9876, in clay pipe, Dn. 0.4' per M.B. 91/82-85.

Fd. 1 1/4" I.P. Tagged R.C.E. 9876, Dn. 0.8', under 3"x4" Redwood Post in rock mound per M.B. 91/82-85, P.M. 35/9-10, M.B. 148/55-58 & M.B. 151/76-77 for S.E. Cor. Sec. 6.

Fd. 1" I.P. Tagged R.C.E. 11842, Dn. 0.5'.

Fd. 1" I.P. Tagged R.C.E. 11842, Dn. 0.5' per M.B. 151/76-77.

Fd. 1" I.P. Tagged R.C.E. 9876, Up 0.4' per M.B. 91/82-85.

Fd. 1" I.P. Tagged R.C.E. 9876, Dn. 0.1' per M.B. 91/82-85.

Fd. 1" I.P. Tagged R.C.E. 9876, Flush per M.B. 91/82-85.

Fd. 3/4" I.P. Tagged L.S. 1825, Up 0.2' per M.B. 91/82-85 & P.M. 35/9-10.

Fd. Nail and L.S. 3018 Tag in top of Conc Wall per Tr. 20312-1 M.B. 165/46-50.

Fd. Conc. Nail in pavement, Accepted as Int.

Fd. 1 1/4" Brass Cap in well stamped 'City of Riv.', Dn. 15" per M.B. 91/82-85, M.B. 148/55-58 & P.M. 35/9-10, for S 1/4 Cor. Sec. 6.

Fd. 1" I.P. Tagged R.C.E. 11842, Flush per M.B. 148/55-58.

Fd. 1" I.P. Tagged R.C.E. 11842, Dn. 0.3', 0.08' North of line per M.B. 148/55-58.

M.B. 168/79

M.B. 168/79

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20312

BEING A SUBDIVISION OF A PORTION OF BLOCKS 3 AND 4, A PORTION OF IOWA AVENUE, OLIVE RIDGE ROAD, VIOLET STREET AND LILAC STREET, ALL BEING VACATED, AND A PORTION OF COLUMBINE AVENUE, ALL BEING IN OLIVE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS AT PAGE 163 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF PARCEL 2 OF PARCEL MAP 8335 AS SHOWN BY MAP ON FILE IN BOOK 35 OF PARCEL MAPS AT PAGES 9 AND 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO ALL OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M. - ALL BEING WITHIN SECTION 6, T.3S., R.4W., S.B.M.

JULY 1986 SCALE: 1"=60'
J. F. DAVIDSON ASSOCIATES, INC.
 RIVERSIDE, CALIFORNIA

Set Nail and Tag stamped "Riv. City Eng.", Flush, in lieu of 1" I.P. Tagged R.C.E. 9876 per M.B. 91/82-85 & P.M. 35/9-10

SURVEYOR'S NOTES

Bearings are based upon the southerly line of the Southeast One-Quarter of Section 6, T.3S., R.4W., S.B.M. as being N89°30'45"E as shown on Tract 2078-1 by map on file in Book 91 of Maps at Pages 82 through 85 thereof, Records of Riverside County, California.

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○ Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.

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Set Nail and L.S. 3018 Tag in top of curb on the prolongation of the side lot lines.

{~} Indicates Measured Data and Record Data per Tract 20312-1 M.B. 165/46-50.

(~) Indicates Record Data per M.B. 91/82-85.

[~] Indicates Record Data per P.M. 35/9-10.

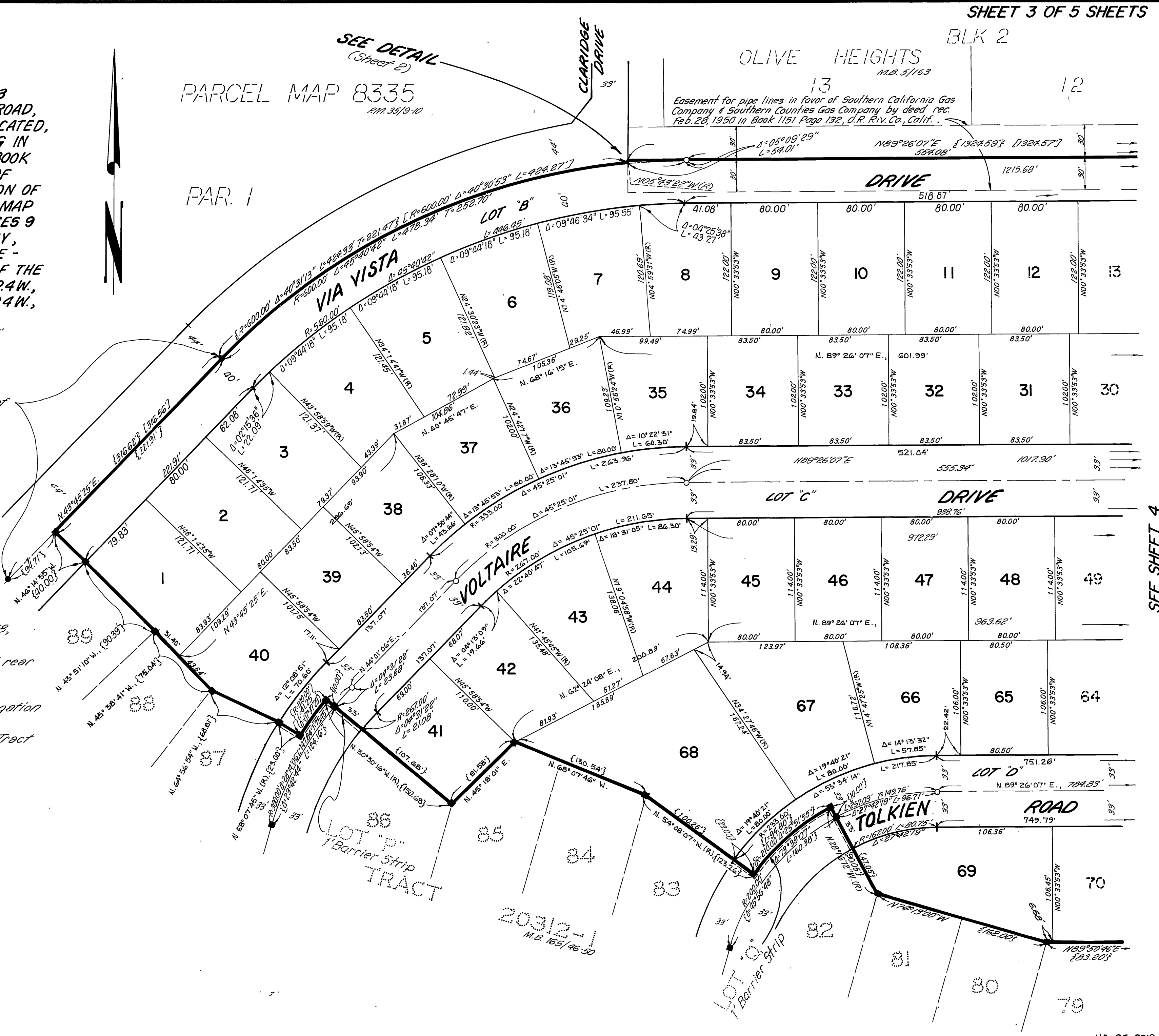
(~) Indicates Record Data per M.B. 148/55-58.

⌈~⌋ Indicates Record Data per M.B. 151/76-77.

⌈~⌋ Indicates Record Data per M.B. 73/8-10.

|||| Indicates Vehicular Access Rights Waived.

This Tract contains 36.38 Acres.



SEE SHEET 4

M.B. 168/80

M.B. 168/80

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20312

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JULY 1986 SCALE: 1"=60'
J.F. DAVIDSON ASSOCIATES, INC.
 RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

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 - (~) Indicates Record Data per M.B. 9/182-85.
 - [~] Indicates Record Data per P.M. 35/9-10.
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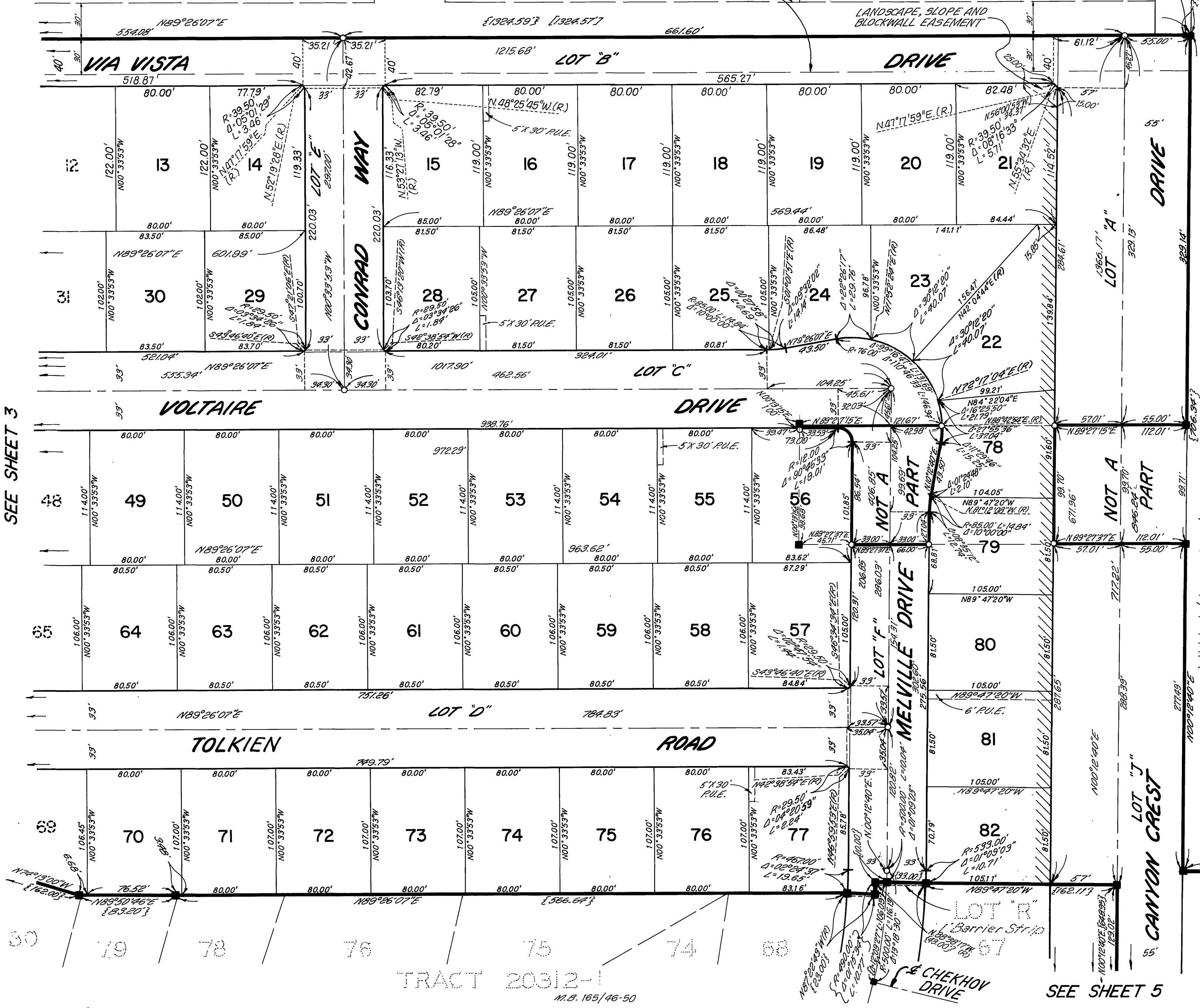
BLK 2

BLK 1

OLIVE HEIGHTS
 M.B. 5/163

Easement for pipe lines in favor of Southern California Gas Company & Southern Counties Gas Company by deed rec. Feb. 28, 1950 in Book 1151 Page 192, C.R. Riv. Co., Calif.

12
 Fd. 1" I.P. Tagged R.C.E. 9876, Up 0.7' per P.M. 35/10



SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

M.B. 168/81

M.B. 168/81

TRACT 20312-1
 M.B. 165/46-50

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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JULY 1986 SCALE: 1"=60'
J. F. DAVIDSON ASSOCIATES, INC.
 RIVERSIDE, CALIFORNIA

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[~] Indicates Record Data per P.M. 35/9-10.

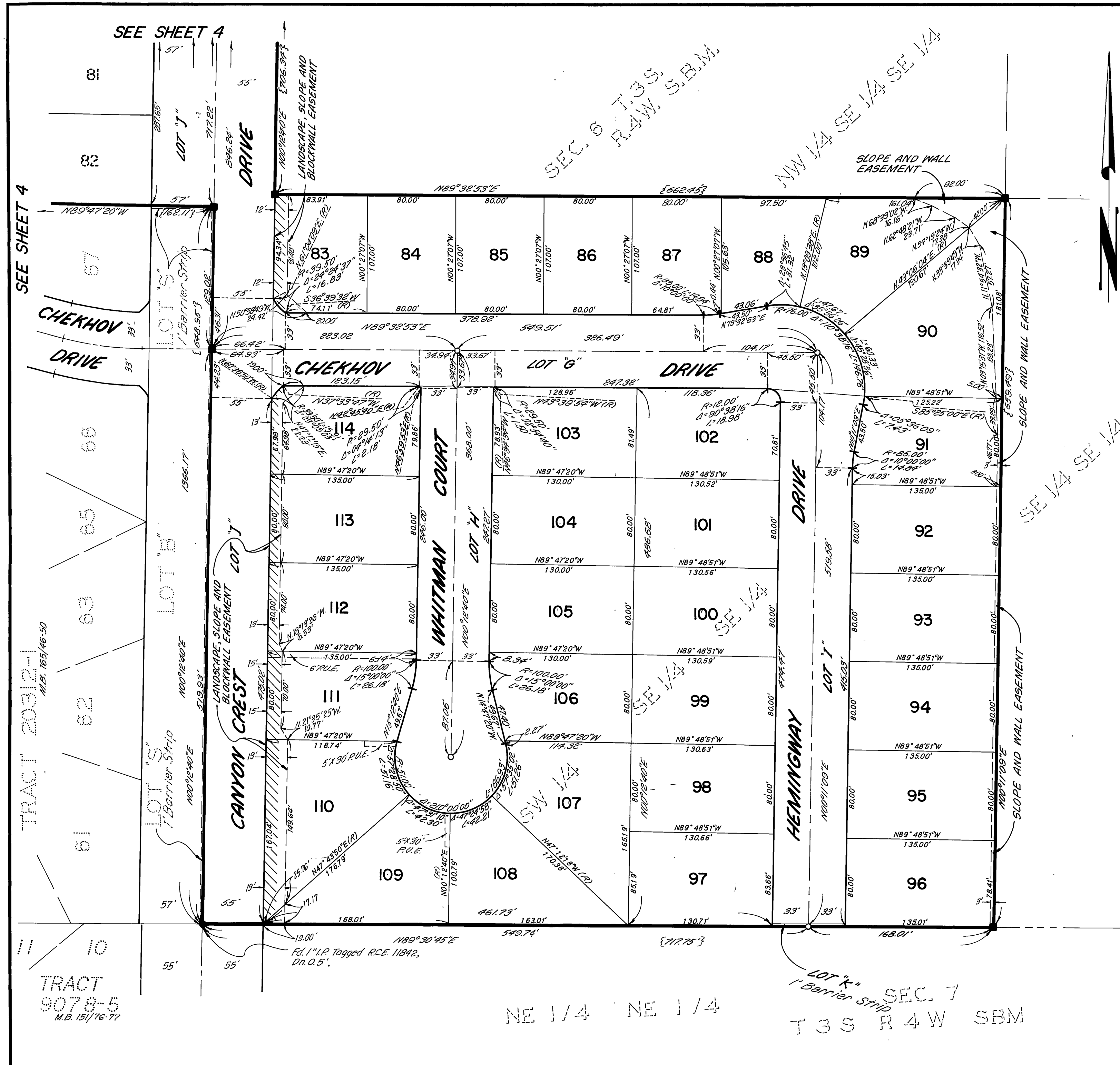
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< ~ > Indicates Record Data per M.B. 73/8-10.

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M.B. 168/82

M.B. 168/82