

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 hereby dedicate for public use for street and public utility purposes, Lots "A" through "M" inclusive. 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 1 through 12 inclusive, on, over and across Cole Avenue adjoining said Lots, and all vehicular access rights appurtenant to Lots 12 through 34 inclusive, on, over and across Van Buren Boulevard adjoining said Lots, all shown on the annexed map. We further dedicate for the construction and maintenance of landscaping, slopes and blockwalls, the easements designated as "LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT". We further dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as "6' P.U.E."

WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., a California corporation

Frederick R. Moore Vice President

CONTINENTAL LAND TITLE COMPANY, a California corporation as Trustee, under Deed of Trust recorded December 31, 1986 as Inst. No. 338362, O.R. Riv. Co., Ca.

Lina R. Shaw Vice President Sharon J. Bauden Asst. Vice President

LINGOLEN SAVINGS AND LOAN ASSOCIATION, a California state chartered savings and loan association as Beneficiary, under Deed of Trust rec. as Inst. No. O.R. Riv. Co., Ca.

By: President By: Secretary

WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has posted securities with the Western Municipal Water District of Riverside County, adequate to cover required improvements. Once the fire hydrants, water mains, off-site facilities and service laterals have been installed and accepted by the District, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated 6.16.87 David W. Hansen R.C.E. 19984, Chief Engineer

SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded April 29, 1963 as Instrument No. 42998, in Book 3380, page 88, Official Records of Riverside County, California.

An easement of undisclosed width for slope, drainage and public utilities in favor of the City of Riverside, successor in interest to the County of Riverside by Deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California, said easement is adjacent to Van Buren Boulevard, 110.00 feet wide. The exact location cannot be located by the record data.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19958-1

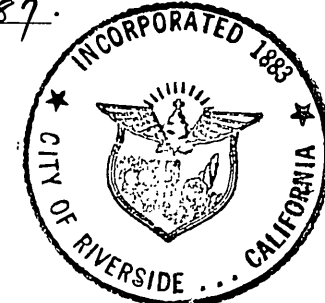
BEING A SUBDIVISION OF PORTIONS OF BLOCKS 35, 36, 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 19 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986

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 19958-1 and the streets and easements are hereby accepted as public streets and easements, except Lots "I" through "M" inclusive, which are hereby accepted as "1" Barrier Strips to deny access from adjoining private property to Lots "A", "B" and "C", 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 7th day of July, 19 87.



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

By: Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared on Sept. 28, 1984 as required by the Health and Safety Code of California, Section 17953 by ARRAGON GEOTECHNICAL CONSULTANTS, INC.

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 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 Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

BILL D. CARNAHAN Director of Public Utilities

Dated: 6/18/87 By: Bill D. Carnahan

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 19958 which was approved by the Riverside City Planning Commission on Feb. 6, 1986 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 7/7/87 BARRY BECK R.C.E. 20900 City Engineer

By: Barry Beck

RECORDER'S CERTIFICATE

Filed this 10th day of July, 19 87, at 8:30 A.M. in Book 170 of Maps at Pages 67-71 at the request of the City Clerk

No. 197421

Fee: 714.00

WILLIAM E. CONERLY, County Recorder

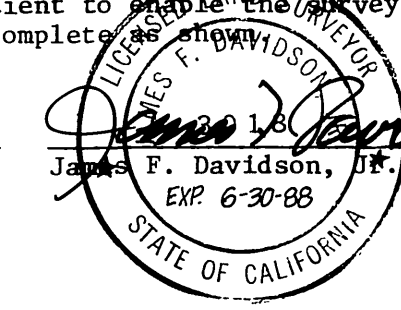
By: Gina Huntley, Deputy

Subdivision Guarantee: Continental Land Title Company

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 June, 19 84 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.

Dated 7-17-86



James F. Davidson, Jr. 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 \$54,500.00.

Dated June 16, 1987

R. WAYNE WATTS County Tax Collector

By: Patty A. Crislip

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 54,500.00 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 9, 1987

GERALD A. MALONEY Clerk of the Board of Supervisors

By: Maria Broos 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 June 15, 1987

H. E. BREWER City Treasurer

By: H.E. Brewer

City Copy

170/68

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19958-1

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 35, 36, 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986

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

M.B. 170/68

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 11th day of June, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey R. Moore (personally known to me) (proved to me on the basis of satisfactory evidence) to be the vice President, and (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., 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 4-21-89 Witness my hand and official seal.



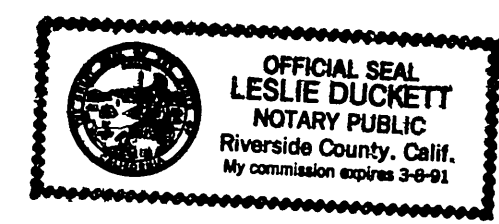
Colleen M. Carnine
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 17th day of March, 1987, before me, Leslie Duckett, a Notary Public in and for said State, personally appeared Tina R Shaw (personally known to me) (proved to me on the basis of satisfactory evidence) to be the vice President, and Sharon A. Bewley (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President of CONTINENTAL LAND TITLE COMPANY, 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 3-8-91 Witness my hand and official seal.



Leslie Duckett
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

On this ___ day of ___, 19__ before me, _____, a Notary Public in and for said State, personally appeared _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ President, and _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ secretary of Lincoln Savings and Loan Association, a California Association, the Association that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Association therein named, and acknowledged to me that such Association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My Commission expires _____ Witness my hand and official seal

Notary Public in and for said State

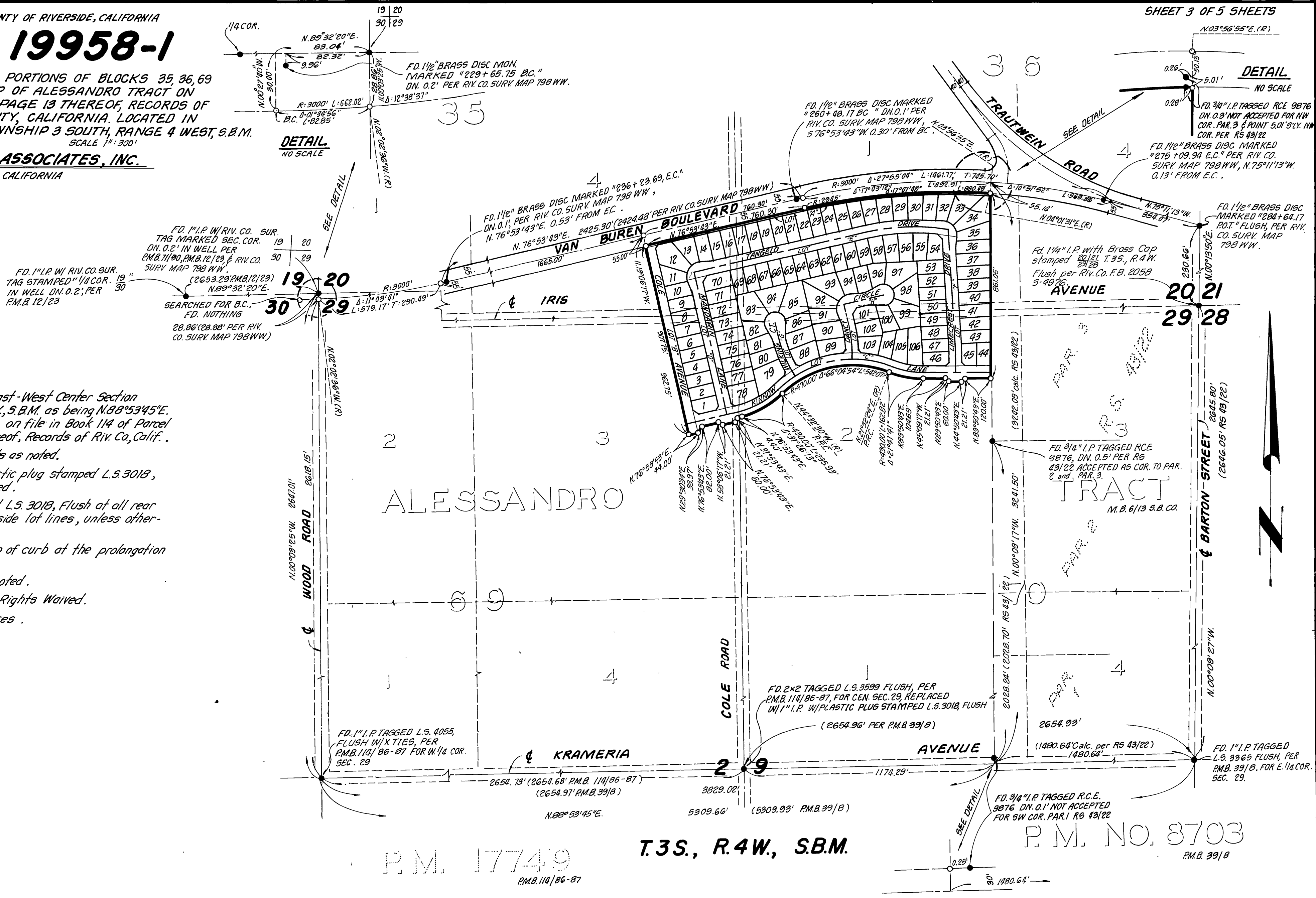
M.B. 170/68

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19958-1

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 35, 36, 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986
SCALE 1" = 300'

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



SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section line of Section 29, T.3S., R.4W., S.B.M. as being N.88°53'45"E. as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps at Pages 86 and 87 thereof, Records of Riv. Co., Calif.

- Indicates Found Monuments as noted.
 - 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 at the prolongation of side lot lines.
 - (~) Indicates Record Data as noted.
 - /// Indicates Vehicular Access Rights Waived.
- This Tract contains 29.70 Acres.

P.M. 17749
P.M.B. 114/86-87

T.3S., R.4W., S.B.M.

P.M. NO. 8703
P.M.B. 39/8

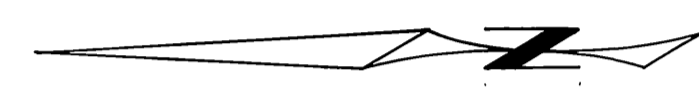
M.B. 170/69

M.B. 170/69

TRACT 1958-1

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 35, 36, 69 AND 70 AS SHOWN ON MAP OF ALEXANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986 SCALE: 1"=60'

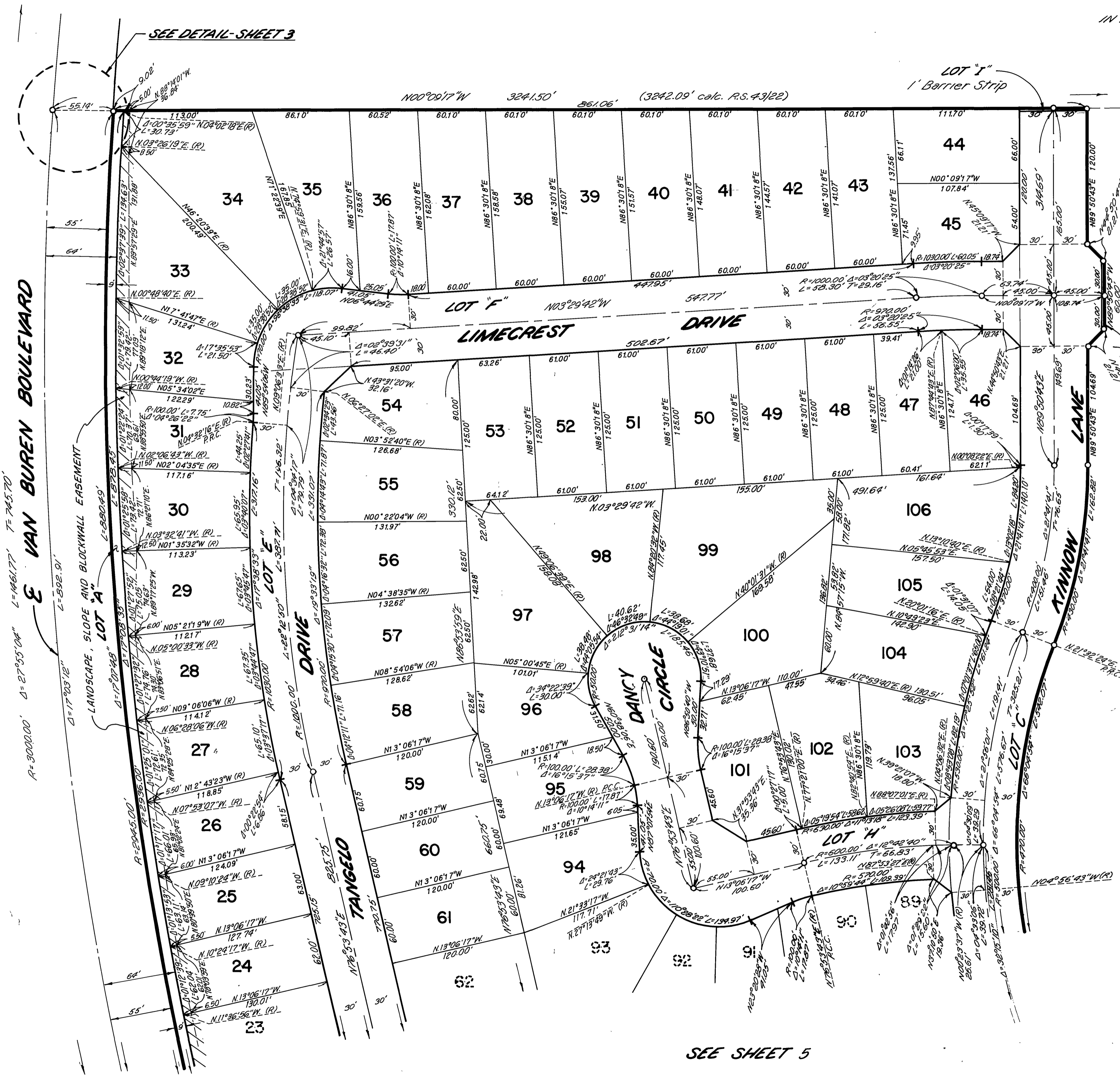
J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section line of Section 29, T.3S., R.4W., S.B.M. as being N88°53'45"E as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps at Pages 86 and 87 thereof, Records of Riv. Co., Calif.

- Indicates Found Monuments as noted.
 - 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 at the prolongation of side lot lines
 - (~) Indicates Record Data as noted.
 - ||||| Indicates Vehicular Access Rights Waived.
- This Tract contains 29.70 Acres.



SEE DETAIL-SHEET 3

SEE SHEET 5

E VAN BUREN BOULEVARD

M.B. 170/70

M.B. 170/70

TRACT 19958-1

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 35, 36, 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.
 FEBRUARY 1986

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

SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section line of Section 29, T.3S, R.4W, S.B.M. as being N88°53'45"E as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps at Pages 86 and 87 thereof, Records of Riv. Co., Calif.

- Indicates Found Monuments as noted.
 - 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 at prolongation of side lot lines.
 - (~) Indicates Record Data as noted.
 - ||||| Indicates Vehicular Access Rights Waived.
- This Tract contains 29.70 Acres.

