

CITY Copy

180/80

M.B. 180/80

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 "I" inclusive. We further dedicate for construction and maintenance of electrical distribution facilities, the easements designated as "25' P.U.E." We further dedicate for construction and maintenance of pedestrian walkway facilities, lots "J" through "M" inclusive. We also dedicate for the construction and maintenance of drainage facilities, the easement designated as "DRAINAGE EASEMENT".

ORANGECREST COLE, LTD., a California Limited Partnership
By: VAN DAELLE DEVELOPMENT CORPORATION, a California Corporation, General Partner

Michael B. Van Daele, President
Blaise J. Van Daele, Secretary

AMERICAN SECURITIES COMPANY, a California corporation
as Trustee by deed Rec. Jan. 5, 1988 as Inst. No. 2210
O. R. Riv. Co., Calif.

David E. Ritchie, V.P.
Linda A. Fiduccia, V.P.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-5

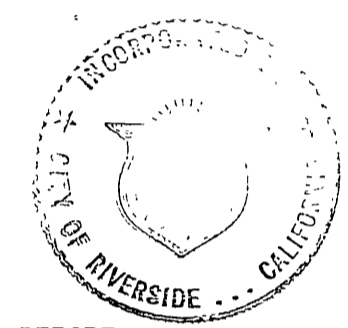
BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 69,
AND A PORTION OF COLE AVENUE OF THE ALESSANDRO TRACT
AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13
THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
IN SECTION 29, T.3S., R.4W., S.B.M.
NOVEMBER 1986

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 21638-5 and the streets and easements are hereby accepted as public streets and easements except Lot "I" which is hereby accepted as a 1' Barrier Strip to deny access from adjoining private property to Lot "H" 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 2nd day of February, 1988.



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

By Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared on June 16, 1986 as required by the Health and Safety Code of California, Section 17953 by ARAGON 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 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 JAN 26, 1988

By Dieter P. Witzfeld

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 21638 which was approved by the Riverside City Planning Commission on May 8, 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 1/27/88

BARRY BECK R.C.E. 20900
City Engineer

By Barry Beck

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 for water pipelines in favor of Western Municipal Water District of Riverside County, recorded June 4, 1987, as Inst. No. 157817, O. R. Riv. Co., Calif.

An easement for water pipelines in favor of Western Municipal Water District of Riverside County, recorded Jan. 19, 1988, as Inst. No. 13187, O. R. Riv. Co., Calif.

WATER FACILITIES CERTIFICATE

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, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated 1-21-88

DAVID W. HANSEN R.C.E. 17984, Chief Engineer

RECORDER'S CERTIFICATE

Filed this 23rd day of FEBRUARY 1988, at 8:30 A.M. in Book 180 of Maps at Pages 80-84 at the request of the City Clerk
No. 46697
Fee: \$14.00

WILLIAM E. CONERLY, County Recorder
By: Sarita Ragon, 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, 1984 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 as shown.

Dated 12-29-87



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 not a lien but not yet payable, which are estimated to be \$

Dated January 19, 1988

R. WAYNE WATTS
County Tax Collector

By Dickie L. Mooneyham

TAX BOND CERTIFICATE

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.

Date

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By 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 1/13/88

BARBARA J. STECKEL
City Treasurer

By George T. Swartz

M.B. 180/80

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-5

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 69,
AND A PORTION OF COLE AVENUE OF THE ALESSANDRO TRACT
AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13
THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
IN SECTION 29, T.3S., R.4W., S.B.M.
NOVEMBER 1986

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 15th day of JANUARY, 1988, before me,
Erlinda Inaie Ramirez, a Notary Public in and for said State, personally
appeared DAVID E. Ritchie (personally known to me) (proved to me
on the basis of satisfactory evidence) to be the Vice President, and
Linda A. Fiduczia (personally known to me) (proved to me on the
basis of satisfactory evidence) to be the V. P. Secretary of AMERICAN SECURITIES
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 MAY 26, 1990 Witness my hand and official seal.

Erlinda Inaie Ramirez
Notary Public in and for said State

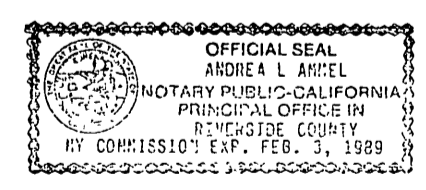
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 19th day of JANUARY, 1988, before me, Andrea L.
Amme, a Notary Public in and for said State, personally
appeared Michael B. Van Daele (personally known to me) (pro-
ved to me on the basis of satisfactory evidence) to be the President, and
Patrick G. Van Daele (personally known to me) (proved to me
on the basis of satisfactory evidence) to be the Secretary, of
VAN DAELE 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 ORANGECREST COLE, 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 2/3/89 Witness my hand and official seal

Andrea L. Amme
Notary Public in and for said State



TRACT 21638-5

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 69, AND A PORTION OF COLE AVENUE OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 29, T. 3 S., R. 4 W., S. B. M. NOVEMBER 1986

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

SCALE: 1"=200'

CITY COPY

M.B. 180/82

SURVEYOR'S NOTES

Bearings are based upon the centerline of KRAMERIA AVENUE, being the East-West center section line of Section 29, T. 3 S., R. 4 W., S. B. M. as being N. 88° 53' 45" E. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67 through 71 thereof, Records of Riverside County, Calif.

- Indicates Found Monuments as noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-1 M.B. 170/85-89
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-2 M.B. 170/90-93

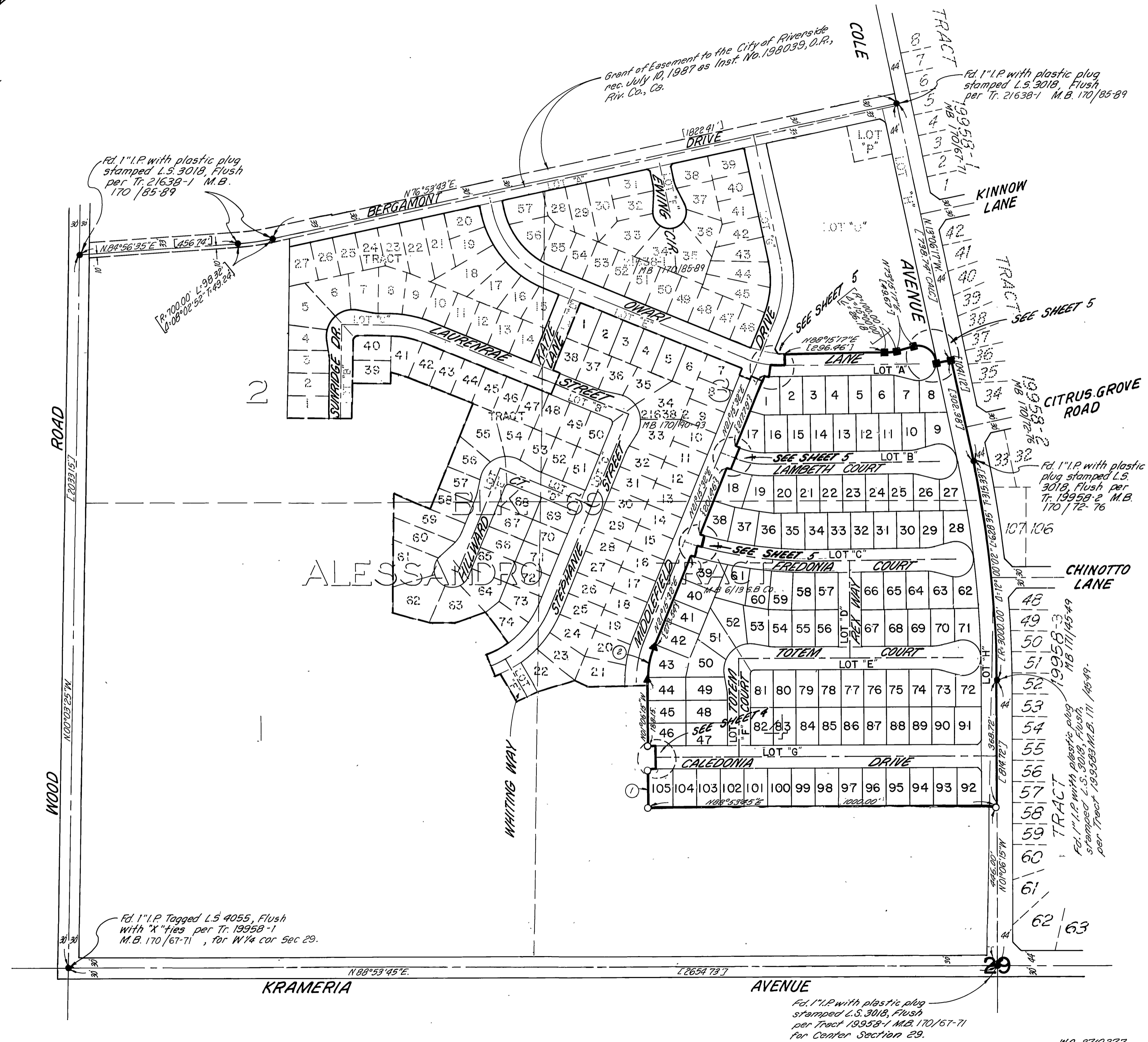
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
- Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted at all rear lot corners and angle points in side lot lines.
- Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.

- (~) Indicates Measured Data, also Record Data per Tract 19958-3 M.B. 171/45-49.
- [~] Indicates Measured Data, also Record Data per Tract 21638-1 M.B. 170/85-89.
- {~} Indicates Measured Data, also Record Data per Tract 21638-2 M.B. 170/90-93.

This Tract contains 25.04 Acres.

BOUNDARY DATA

- ① N 01° 06' 15" W 106.70'
- ② {A=267.00' Δ=22° 21' 47" L=104.21'}



M.B. 180/82

SURVEYOR'S NOTES

Bearings are based upon the centerline of KRAMERIA AVENUE, being the East-West center section line of Section 29, T 3 S., R. 4 W., S. 6 B.M. as being N88°53'45"E. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67 through 71 thereof, Records of Riverside County, Calif.

- Indicates Found Monuments as noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-1 M.B. 170/85-89
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-2 M.B. 170/90-93

- 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 unless otherwise noted at all rear lot corners and angle points in side lot lines.
- Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.

- (~) Indicates Measured Data, also Record Data per Tract 19958-3 M.B. 171/45-49
- [~] Indicates Measured Data, also Record Data per Tract 21638-1 M.B. 170/85-89
- [-] Indicates Measured Data, also Record Data per Tract 21638-2 M.B. 170/90-93

This Tract contains 25.04 Acres.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-5

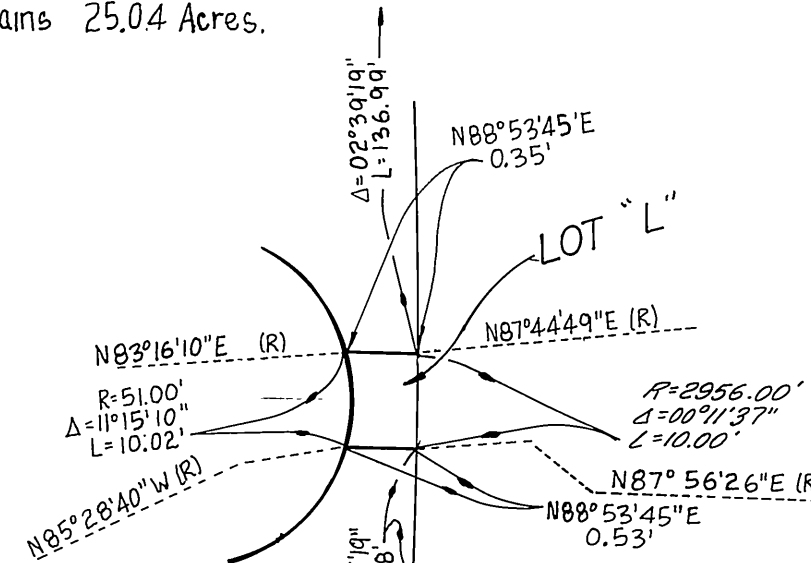
BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 69, AND A PORTION OF COLE AVENUE OF THE ALEXANDER TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOVEMBER 1986

SCALE: 1" = 60'

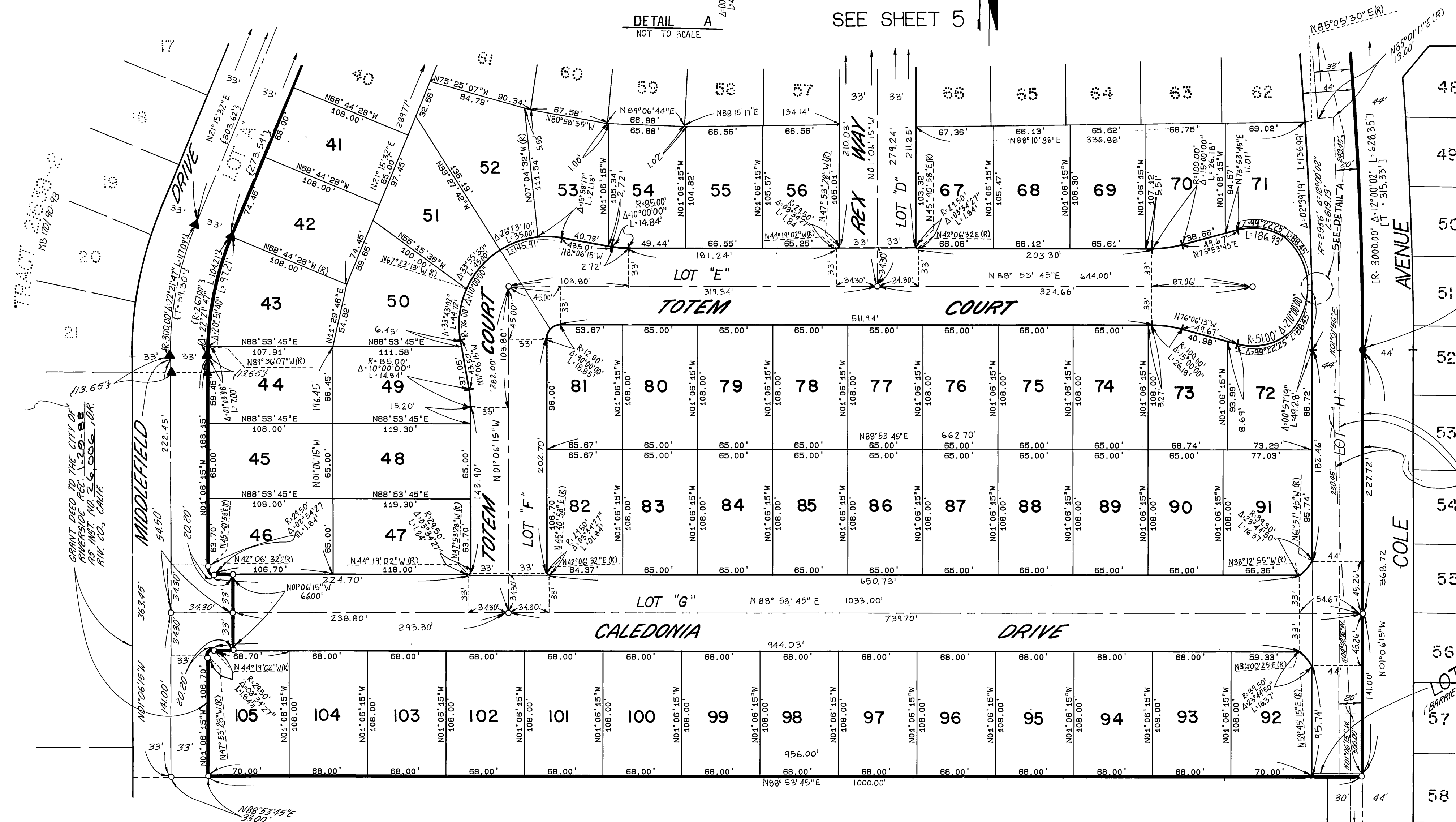
J. F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA



DETAIL A
NOT TO SCALE

SEE SHEET 5



1" I.P. with plastic plug stamped L.S. 3018 Flush per Tr 19958-3 M.B. 171/45-49

DECLARATION OF DEDICATION
Slope Easement, Rec. July 2, 1985 as
Inst. No. 145290, O.R. Riv. Co., Calif.

An easement for water pipelines in favor of
Western Municipal Water District of Riverside
County, rec. 6/14/87, as Inst. No. 157817,
O.R. Riv. Co., California.

WB 8710377

CITY COPY

80
83

M.B. 180/83

M.B. 180/83

CITY COPY

80/84

M.B.180/84

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-5

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 69, AND A PORTION OF COLE AVENUE OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 29, T. 36., R. 4 W., S. 8 M. NOVEMBER 1986

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

SCALE: 1" = 60'

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145286, O.R. Riv. Co., Calif.

SURVEYOR'S NOTES

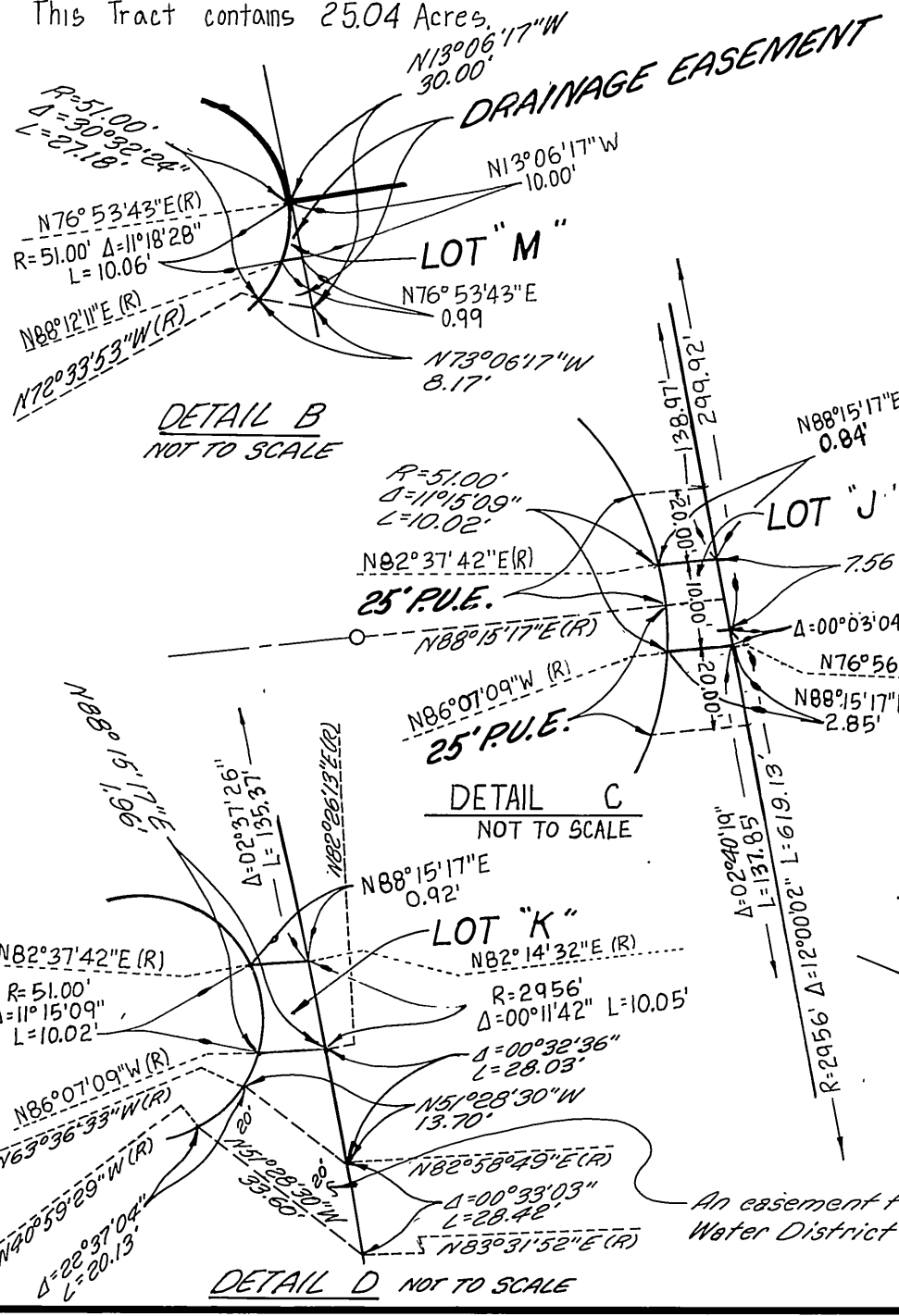
Bearing are based upon the centerline of KRAMERIA AVENUE, being the East-West center section line of Section 29, T. 36., R. 4 W., S. 8 M. as being N88°53'45"E as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67 through 71 thereof, Records of Riverside County, Calif.

- Indicates Found Monuments as noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-1 M.B. 170/85-89
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-2 M.B. 170/90-93

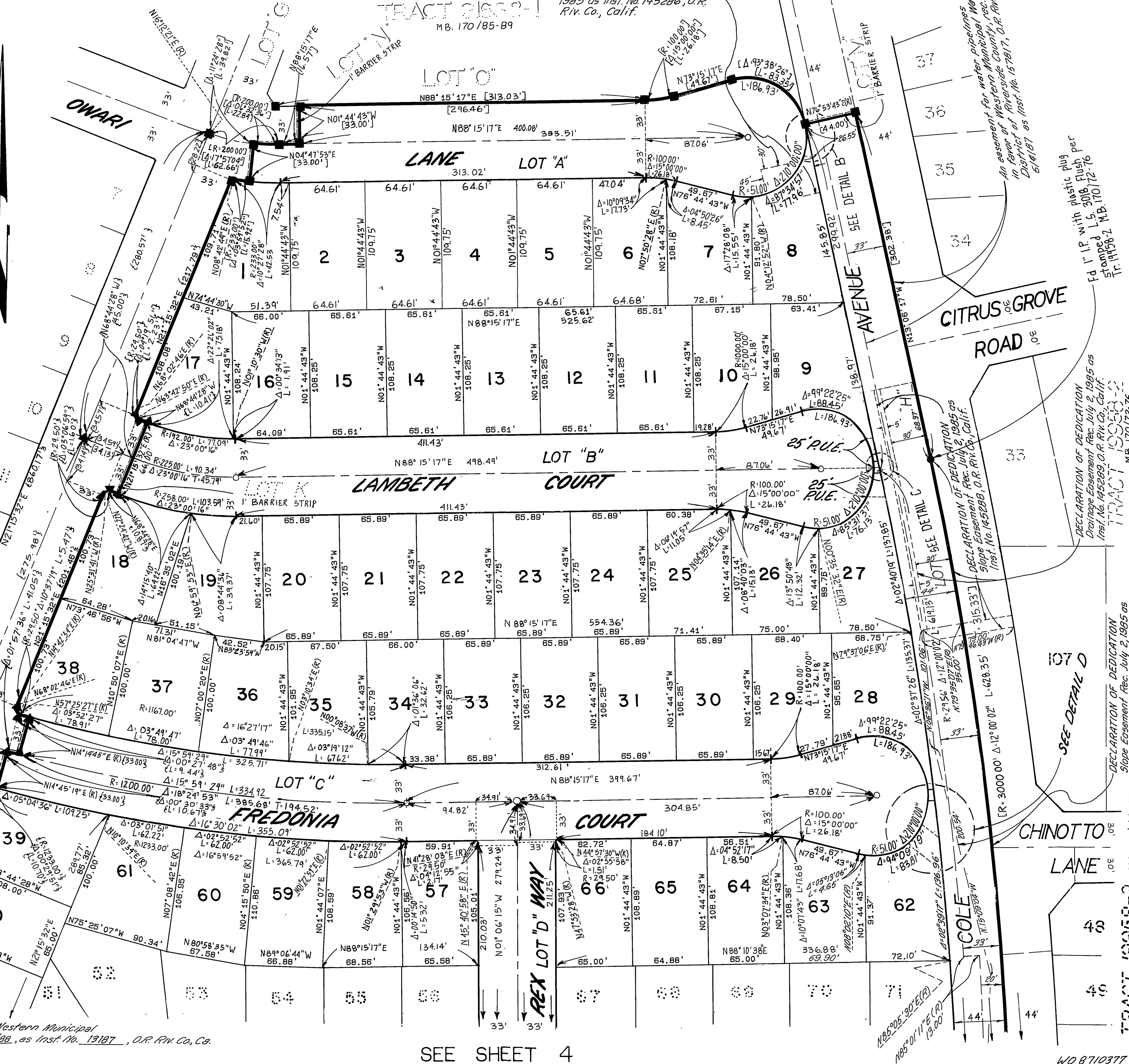
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted. Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted at all rear lot corners and angle points in side lot lines. Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.

- (~) Indicates Measured Data, also Record Data per Tract 19958-3 M.B. 171/45-49
- [~] Indicates Measured Data, also Record Data per Tract 21638-1 M.B. 170/85-89
- £~ Indicates Measured Data, also Record Data per Tract 21638-2 M.B. 170/90-93

This Tract contains 25.04 Acres.



An easement for water pipelines in favor of Western Municipal Water District of Riverside County rec. 11/19/88, as Inst. No. 13187, O.R. Riv. Co., Calif.



DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

DECLARATION OF DEDICATION
Drainage Easement Rec. July 2, 1995 as Inst. No. 145289, O.R. Riv. Co., Calif.

SEE SHEET 4

WD 8710377

M.B.180/84