

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

TRACT 20393-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2, 3 & 4 IN BLOCK 36 OF 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 20, T.35., R.4W., S.B.M.

NOVEMBER 1986

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

RECORDER'S CERTIFICATE

Filed this 26th day of FEB 19 88, at 8:30 A.M. in Book 180 of Maps at Pages 99-102 at the request of the City Clerk No. 50173 Fee: 4/22 WILLIAM E. CONERLY, County Recorder By: Santa Ragon, Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INS. CO

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: FEB 9, 1988 By: Dieter P. Wintzfeld, 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 20393 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 Feb. 11, 1988 BARRY BECK RCE 20900 City Engineer By: Barry Beck, Deputy

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 BILL D. CARNAHAN Director of Public Utilities By

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 2/8/88 BARBARA J. STECKEL City Treasurer By: Barbara Steckel

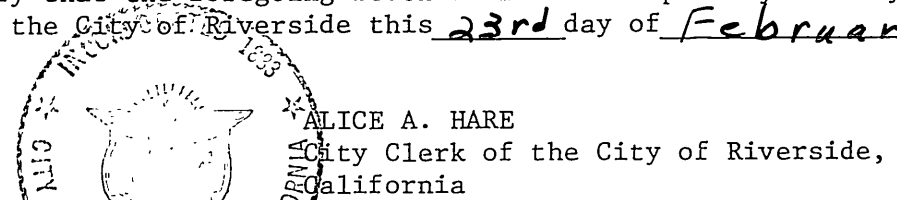
SOIL REPORT

A preliminary soil report was prepared on NOVEMBER 7, 1986 as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of four (4) sheets be, and the same is hereby accepted as the final map of Tract 20393-1 and the streets and easements are hereby accepted as public streets and easements except Lot "I" through "L" inclusive, which are hereby accepted as "I" Barrier Strips to deny access from adjoining private property to Lots "B", "D", "G" and "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 23rd day of February, 19 88.



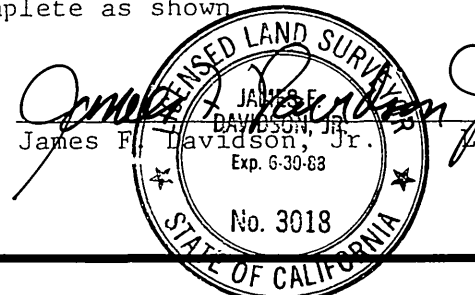
Alice A. Hare City Clerk of the City of Riverside, California

By: Alice A. Hare

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of four (4) sheets correctly represents a survey made under my supervision during OCTOBER, 19 86 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 2-5-88 James F. Davidson, Jr. S.S. 3018



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 to 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 and 94 through 112 on, over and across Van Buren Boulevard, Lot "M" and Trautwein Road, adjoining said lots as shown on the annexed map. We hereby dedicate for the construction and maintenance of electrical energy distribution facilities, easements designated as 4' P.U.E., 5' P.U.E., 5' x 30' P.U.E. & 5' x 35' P.U.E.

HOMESTEAD LAND DEVELOPMENT CORPORATION A California Corporation

BY: Ronald J. Demnis VICE-PRESIDENT RONALD J. DEMNIS

BY: Richard L. Crook VICE-PRESIDENT RICHARD L. CROOK

TAX COLLECTOR'S 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.

Date February 8, 1988 R. WAYNE WATTS County Tax Collector By: Dickie L. Mooneyham Deputy

SIGNATURE OMISSIONS

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.

A right of way over, under, through and upon said land and every part thereof, for all necessary pipelines, ditches and flumes; also, the right to enter upon said land at any and all times, to lay, construct and repair said pipelines, ditches and flumes, together with the right to conduct water in and through same, as reserved to the Bear Valley and Alessandro Development Company; the exact location thereof not being disclosed by the records.

An easement over said land for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, a Municipal Water District, by Instruments recorded March 4, 1955 in Book 1702, page 552, March 23, 1959 in Book 2436, page 241 and November 12, 1969 as Instrument No. 115832, all of Official Records, Riv Co., Ca. The exact location and extent of said easement is not disclosed of record.

An easement for road ingress and egress purposes in favor of Mary H. Trautwein, et al, recorded April 29, 1963 in Book 3380, page 88 of Official Records of Riverside County, California.

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

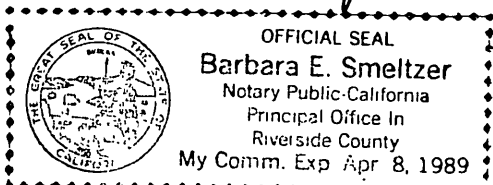
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF Riverside)

On this 5th day of February, 1988, before me, Barbara E. Smeltz, a Notary Public in and for said State, personally appeared Ronald J. Demnis (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Richard L. Crook (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE-PRESIDENT of Homestead Land 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, 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 April 8, 1989

Witness my hand and official seal.



Barbara E. Smeltz Notary Public in and for said State

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NOVEMBER 1986

SCALE: 1" = 200'

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

SURVEYOR'S NOTES

BASIS OF BEARINGS: Bearings are based on the centerline of Van Buren Boulevard, being N.75°11'3"W, as shown on Tract 19958-1 in M.B. 170/67-71 Records of Riverside County, California.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.

SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S.3018 FLUSH, UNLESS OTHERWISE NOTED, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.

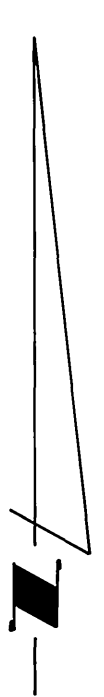
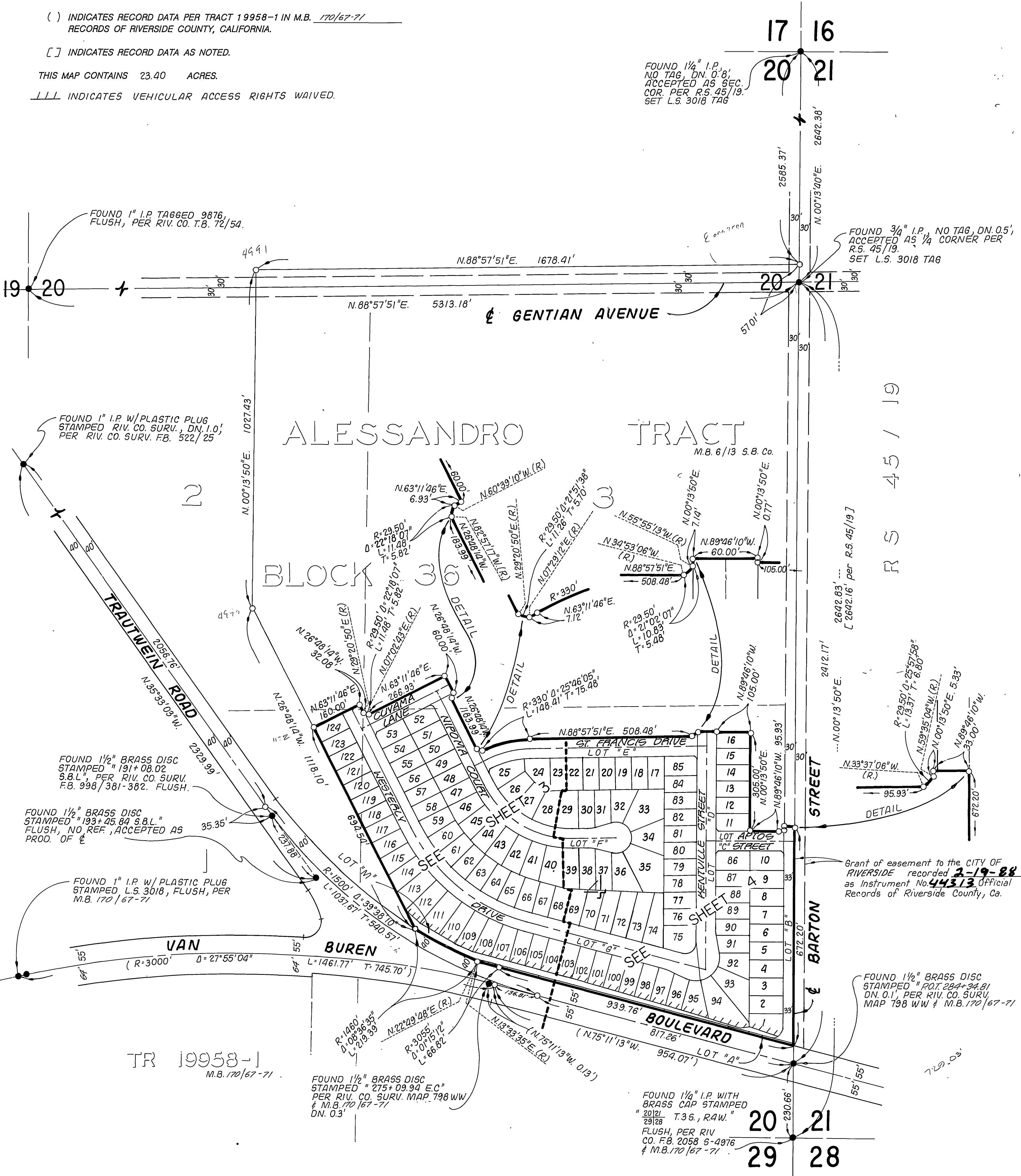
SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.

() INDICATES RECORD DATA PER TRACT 19958-1 IN M.B. 170/67-71 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[] INDICATES RECORD DATA AS NOTED.

THIS MAP CONTAINS 23.40 ACRES.

LLL INDICATES VEHICULAR ACCESS RIGHTS WAIVED.



City Copy

180/100

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NOVEMBER 1986

SCALE: 1" = 60'

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RIVERSIDE, CALIFORNIA

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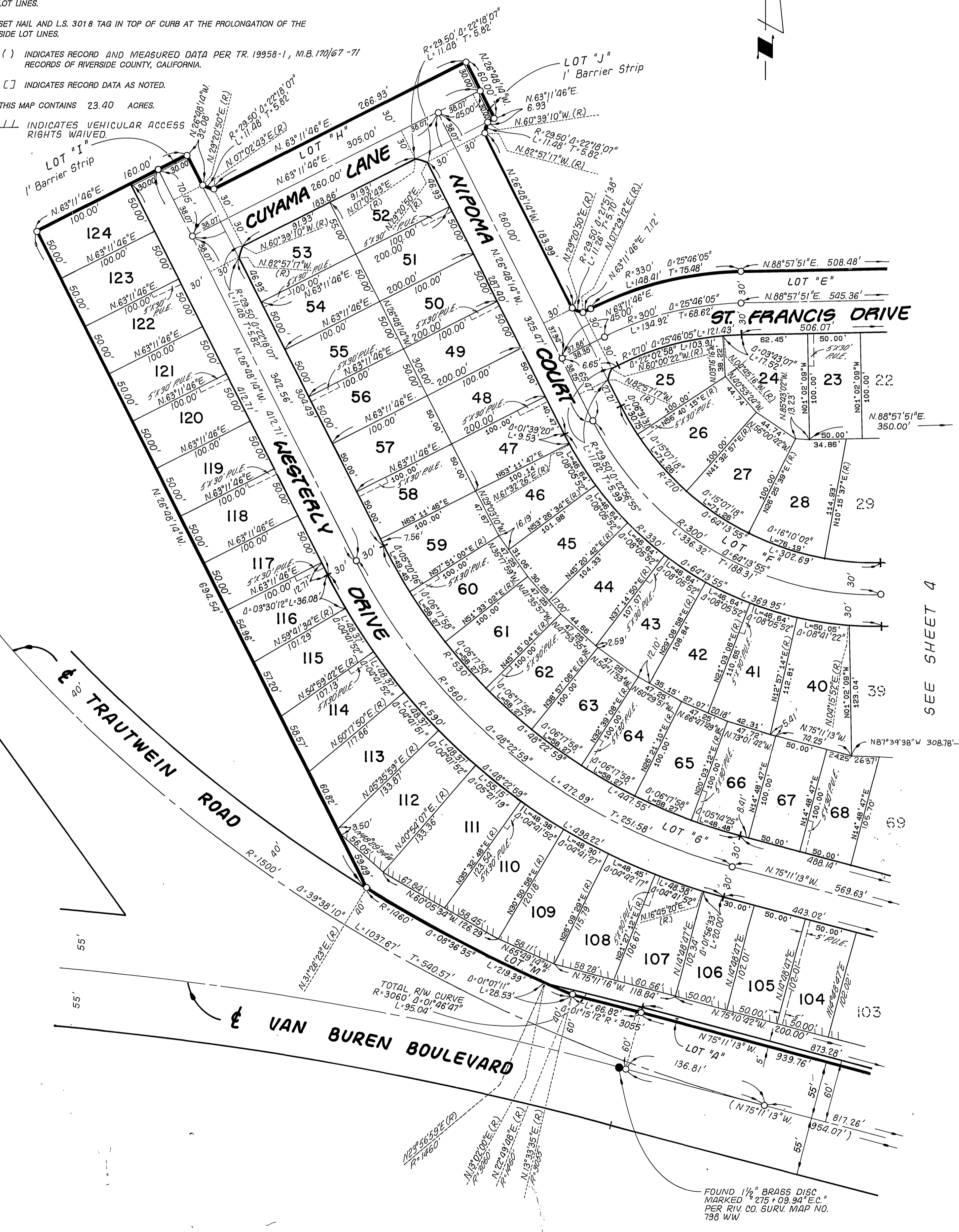
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SEE SHEET 4

FOUND 1 1/2" BRASS DISC MARKED "275 + 09.94" E.C." PER RIV. CO. SURV. MAP NO. 798 WW

CITY COPY

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NOVEMBER 1986

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RIVERSIDE, CALIFORNIA

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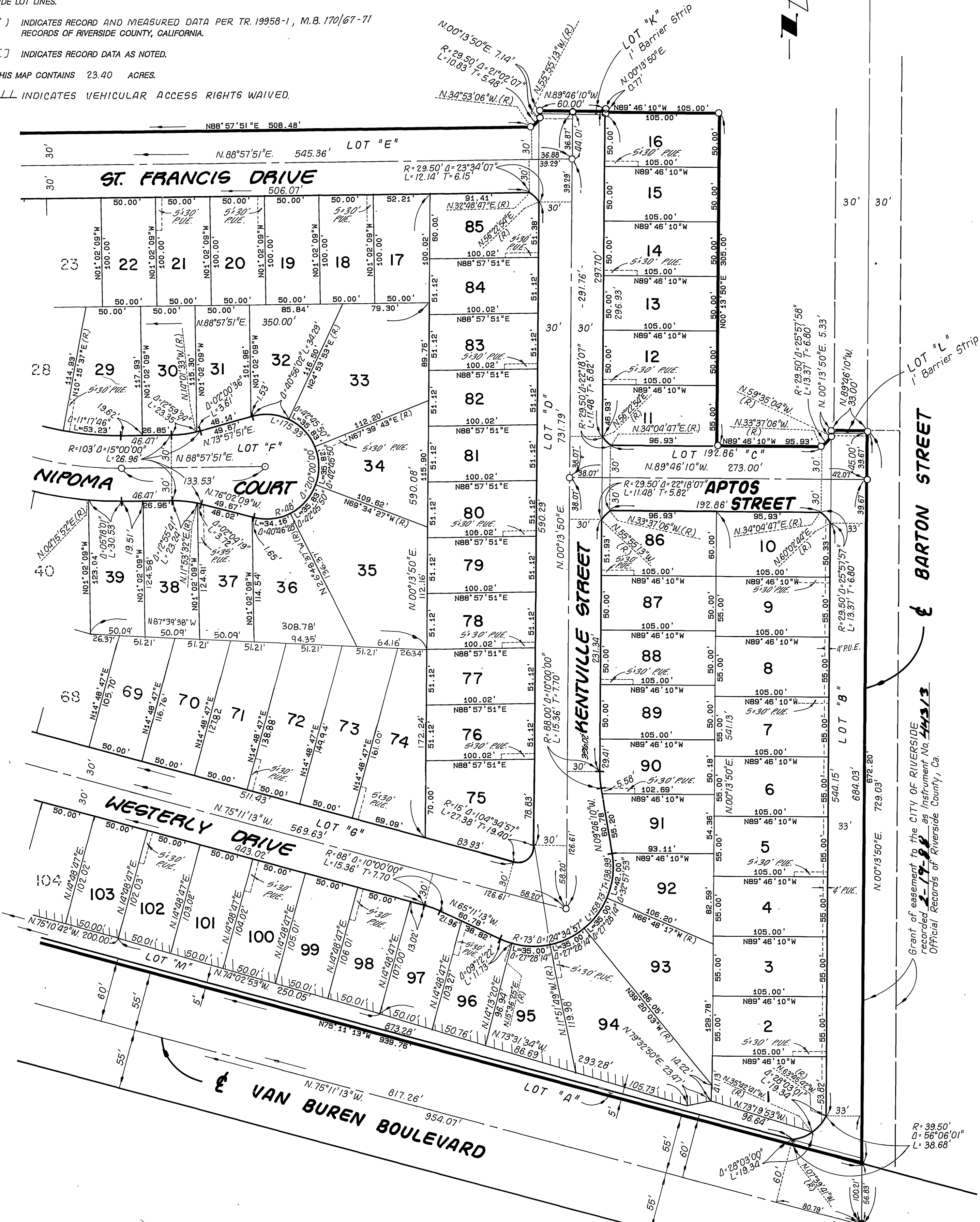
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SEE SHEET 3

FOUND 1 1/2" BRASS DISC STAMPED 284+64.17 P.O.T., DN O.L. PER RIV. CO. SURV. MAP 198 WW & M.B. 170/67-71.

W.O. 86-9447

M.B. 180/102

CITY COPY