

OWNER'S STATEMENT

We hereby state 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 "C" inclusive.

VICTORIA HEIGHTS VENTURE II,
a California limited partnership

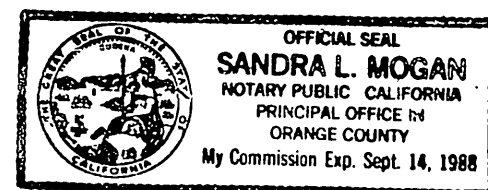
James C. Manning

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 18TH day of FEBRUARY, 1988, before me, SANDRA L. MOGAN, a Notary Public in and for said State, personally appeared JAMES C. MANNING (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the General Partner of VICTORIA HEIGHTS VENTURE II, the Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My commission expires SEPT. 14, 1988 WITNESS my hand and Official Seal



Sandra L. Mogan
Notary Public in and for said State

UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federally chartered savings and loan association as Beneficiary under Deed of Trust rec. January 29, 1988 as Inst. No. 26257, O.R., Riv. Co., California.

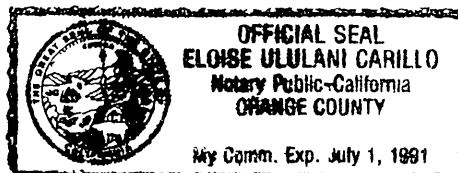
John K. MacCabe, Senior Vice President
Phyllis M. Barrientos, Asst. Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF Orange)

On this 22nd day of FEBRUARY, 1988, before me, Eloise Ululani Carillo, a Notary Public in and for said State, personally appeared JOHN K. MACCABE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the SA Vice President, and PHYLLIS M. BARRIENTOS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federally chartered savings and loan 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 July 1, 1991 Witness my hand and official seal.



Eloise Ululani Carillo
Notary Public in and for said State

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20798

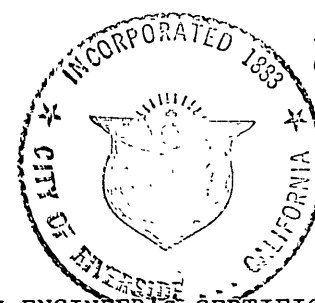
BEING A SUBDIVISION OF A PORTION OF THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 14, T. 3S., R. 5W., S.E.M. September 1987

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

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 20798 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 15th day of March, 1988.



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

Alice A. Hare

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 20798 which was approved by the Riverside City Planning Commission on JULY 18, 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 Mar. 7, 1988

BARRY BECK R.C.E. 20900
City Engineer

Barry Beck

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 MARCH 3, 1988

BILL D. CARNAHAN
Director of Public Utilities

Dieter P. Wintzfeld

UTILITY EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

A right-of-way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use; the exact location thereof not being disclosed by the records.

Dated MARCH 3, 1988

Bill D. Carnahan
Director of Public Utilities

Dieter P. Wintzfeld

RECORDER'S STATEMENT

Filed this 24th day of March 19 88, at 1:00 P.M. in Book 181 of Maps at Pages 66-67 at the request of the

CITY CLERK
No. 77685
Fee: \$ 8.00

WILLIAM E. CONERLY, County Recorder

By: Gina Huntley, Deputy

Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE COMPANY

TAX COLLECTOR'S STATEMENT

I hereby state 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 \$ 6,300.00.

Date February 23, 1988

R. WAYNE WATTS
County Tax Collector

By: Robin S. Mooneyham, Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 6,300.00 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 March 23, 1988

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By: Patti Ganga, 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 2/23/88

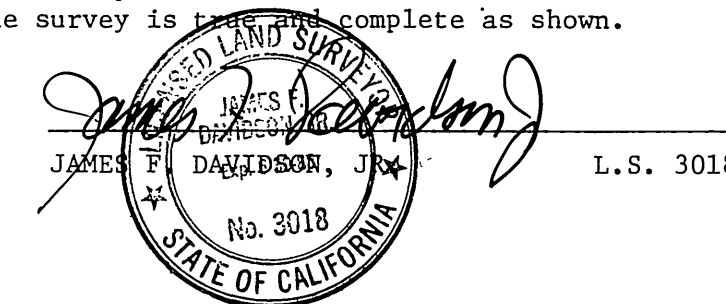
BARBARA J. STECKEL
City Treasurer

Barbara Steckel

SURVEYOR'S STATEMENT

I hereby state 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 MAY, 1987 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.

Date 29-88



SOIL REPORT

A preliminary soil report was prepared on APRIL 2, 1987 as required by the Health and Safety Code of California, Section 17953 by JOHN A. BYERLY, INC.

M.B. 181/66

M.B. 181/66

TRACT 20798

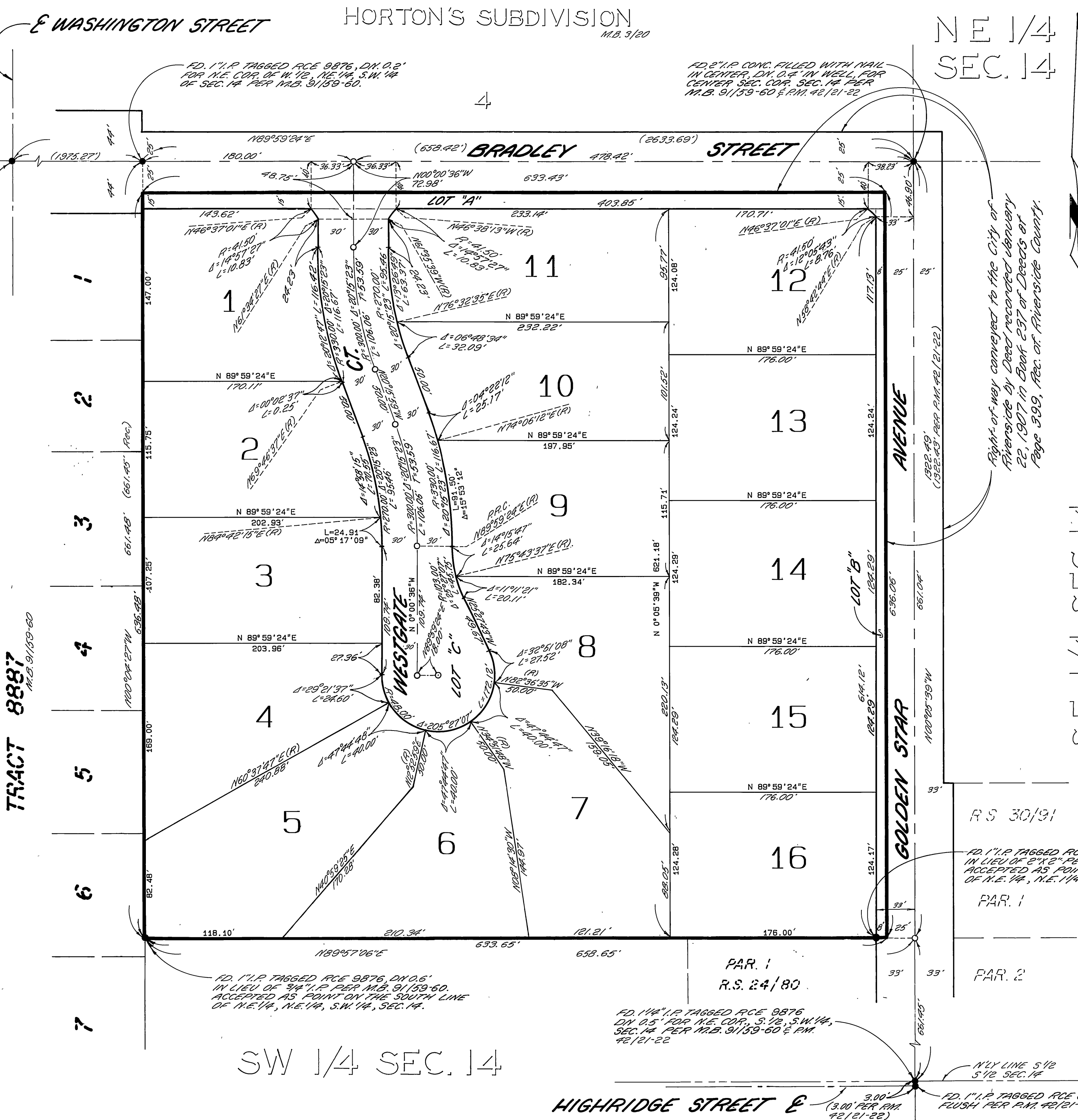
BEING A SUBDIVISION OF A PORTION OF THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTH WEST QUARTER OF SEC. 14, T. 3S., R. 5W., S.B.M. September 1987 Scale: 1"=60'

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

SURVEYOR'S NOTES

Bearings are based upon the centerline of BRADLEY STREET as being N89°59'24"E as shown on Tract 8887 by map on file in Book 91 of Maps at Pages 59 and 60 thereof, Records of Riverside Co., Calif.

- Indicates Found Monuments as noted.
 - Indicates Set 1" I.P. with plastic plug stamped L.S. 301B, Flush unless otherwise noted.
 - Set 1" I.P. with plastic plug stamped L.S. 301B, Flush unless otherwise noted at all rear lot corners and angle points in side lot lines.
 - Set Nail and L.S. 301B Tag in top of curb at the prolongation of side lot lines.
 - (M) Indicates Measured Data, also Record Data per M.B. 91/59-60, unless otherwise noted.
- This Tract contains 9.254 Acres.



SE 1/4 SEC. 14

NE 1/4 SEC. 14

HORTON'S SUBDIVISION
M.B. 3/20

WASHINGTON STREET

4

LOT "A"

LOT "B"

LOT "C"

TRACT 8887
M.B. 91/59-60

M.B. 181/67

SW 1/4 SEC. 14

HIGHRIDGE STREET

GOLDEN STAR AVENUE