

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

OWNER'S STATEMENT

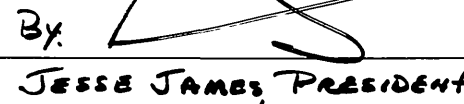

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS A, B & C. WE ALSO HEREBY DEDICATE FOR INSTALLATION AND MAINTENANCE OF STREET TREES THE EASEMENT DESIGNATED AS "4' ST. TREE EASEMENT". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS "6' X 36' P.U.E."

TRACT NO. 23397
BEING A SUBDIVISION OF A PORTION OF LOT 5 IN BLOCK 28 OF THE LANDS OF R.L. & I. CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE, CA.
MAY 1988

FILED THIS 13TH DAY OF MARCH 1989, AT 10:30 AM, IN BOOK 199 OF MAPS, AT PAGES 29 & 30 AT THE REQUEST OF THE CITY CLERK.
NO. 76281
FEE \$800
WILLIAM E. CONERLY, COUNTY RECORDER
BY: Santa Ragon, DEPUTY
SUBD'N. GUARANTEE BY: ORANGE CORSET TITLE COMPANY

TOZAI INVESTMENTS LTD., 07-IV
A CALIFORNIA LIMITED PARTNERSHIP
BY: TOZAI INC., A CALIFORNIA CORPORATION

By:  **JESSE JAMES, PRESIDENT**
 **OSAMU HASHIZU, SECRETARY**

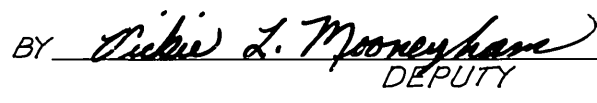
CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 23397 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON MARCH 3, 1988 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 AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED, THAT THE 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. 27, 1989
BARRY BECK, R.C.E. 20900
CITY ENGINEER
BY: 

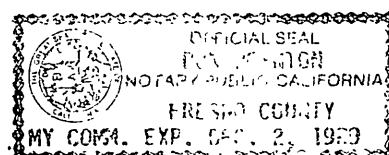
TAX COLLECTOR'S STATEMENT

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 \$ 3,100.00.

DATED: March 13, 1989.
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: 
DEPUTY

NOTARY ACKNOWLEDGEMENT

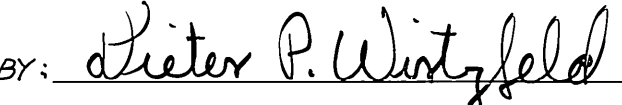
STATE OF CALIFORNIA }
COUNTY OF ORANGE } s.s.
ON Nov. 28TH 1988, BEFORE ME, **DON BOYNTON**, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED **JESSE D. JAMES** AND **OSAMU HASHIZU** (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE CORPORATION AND PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION BEING PERSONALLY KNOWN TO ME TO BE THE PARTNERS OF TOZAI INVESTMENT LTD, 07-IV THE PARTNERSHIP THAT EXECUTED THE WITHIN AND MY COMMISSION EXPIRES Dec. 2, 1989. I ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT AS SAID PARTNERS AND THAT SUCH PARTNERSHIP EXECUTED SAME.




NOTARY IN AND FOR SAID COUNTY AND STATE
DON BOYNTON

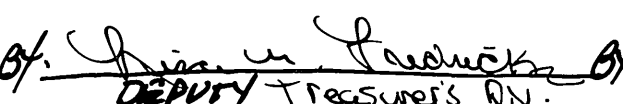
UTILITIES CERTIFICATE

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 UTILITY EASEMENTS SHOWN ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: FEB 24, 1989
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: 

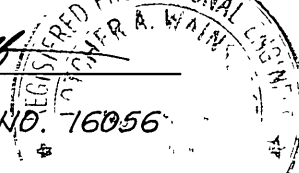
TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,100.00 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, IN FULL 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 3-13-1989
CASH TAX BOND
R. WAYNE WATTS
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY:  DEPUTY TREASURER'S OFF.
DEPUTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING January 1988, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM 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 May 20, 1988
L.A. WAINSCOTT
REGISTERED CIVIL ENGINEER NO. 76056
EXPIRATION DATE: 6/30/89


SOIL REPORT

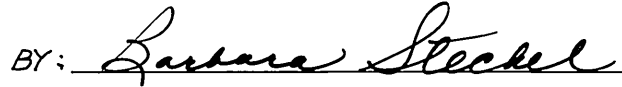
A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. GOILS INCORPORATED ON THE 31ST DAY OF MAY, 1988, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17069.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66009 (c)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
1. LLOYD G. COCHRAN AND LEAH M. COCHRAN, AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DEED RECORDED DECEMBER 4, 1947 IN BOOK 876, PAGE 467, OFFICIAL RECORDS, OF RIVERSIDE COUNTY.
2. THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES IN THE DEEDS RECORDED OCTOBER 4, 1968 AS INSTRUMENT NO. 96080 AND NOVEMBER 1, 1968 AS INSTRUMENT NO. 105433, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CITY TREASURER'S CERTIFICATE

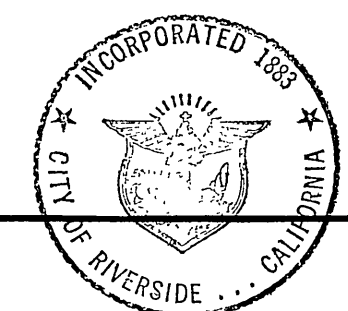
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

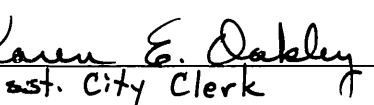
DATE: 1-23, 1989
BARBARA J. STECKEL
CITY TREASURER
BY: 

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 NO. 23397 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 28TH DAY OF February, 1989.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

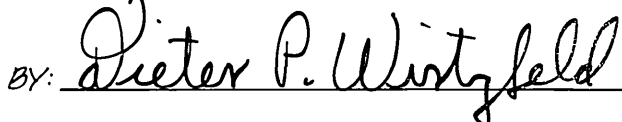


BY: 
Asst. City Clerk

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:

- 1) RIVERSIDE CANAL COMPANY & RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, A RIGHT-OF-WAY FOR CONSTRUCTION & MAINTENANCE OF WATER, DITCHES, PIPES, FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, IN DEEDS RECORDED APRIL 20, 1982 IN BOOK 28, PAGE 695 & AUGUST 14, 1985, IN BOOK 42, PAGE 196, RECORDS OF SAN BERNARDINO COUNTY.

DATED: FEB 24, 1989
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: 

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

TRACT NO. 23397

BEING A SUBDIVISION OF A PORTION OF LOT 5 IN BLOCK 28 OF THE LANDS OF R.L. & I. CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE, CA.
MAY 1988 SCALE: 1" = 50'

ENGINEER'S NOTES

1. BEARING OF BEARING IS THE CENTERLINE OF TYLER STREET BEING N. 33° 59' 26" W., PER TRACT 9297, M.B. 94/5-11, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 3/4" I.P., TAGGED R.C.E. 802, FLUSH, PER M.B. 94/5-11.
3. FOUND 3/4" I.P., TAGGED L.A. 9018, FLUSH, PER M.B. 125/88-89.
4. SET 1" I.P. TAGGED R.C.E. 18056, FLUSH.
5. SET 1" I.P. TAGGED R.C.E. 18056, FLUSH, AT ALL REAR LOT CORNERS, EXCEPT AS OTHERWISE NOTED.
6. SET NAIL AND TAG, R.C.E. 18056, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 9.977 ACRES.
8. (XX.XX) INDICATES RECORD INFORMATION PER M.B. 94/5-11.
9. <XX.XX> INDICATES RECORD INFORMATION PER M.B. 125/88-89.
10. FOUND MONUMENT AS NOTED.

CURVE DATA				
#	Δ	R	L	T
1	54° 26' 44"	48.00'	45.61'	22.69'
2	50° 33' 16"	48.00'	42.95'	22.67'

FD. 1/2" I.P. IN 2" I.P. CARVED MON. FLUSH PER M.B. 94/5-11

INDIANA AVENUE

COMANCHE AVENUE

TYLER STREET

CHICKASAW

MOHAWK TRAIL

SENECA PASSAGE

BLACKHAWK CIRCLE

PASSAGE

TOMAHAWK CIRCLE

GLENBROOK STREET

M.B. 199/30

TRACT NO 4603-1

88'

1131.68' (1131.68')

825.06' (824.98)

40'

N. 33° 59' 26" W.

292.67' (292.65')

54.99'

39.00'

40'

N. 56° 00' 34" E.

262.57'

39.00'

65.07'

110.93'

65.00'

46.50'

218.98'

110.95'

65.00'

46.50'

65.04'

262.55'

65.00'

68.51'

108.00'

108.00'

65.00'

96.00'

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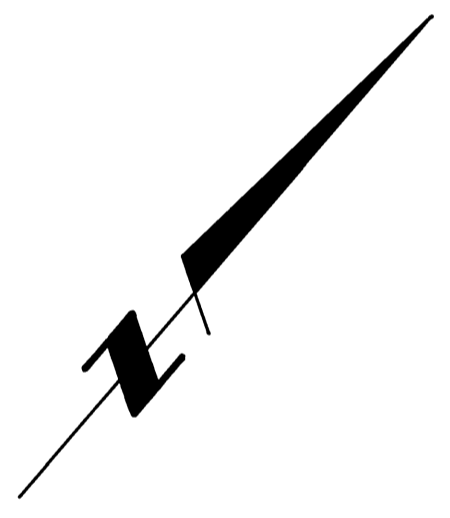
96.00'

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110.97'

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96.00'



TRACT NO 9297

TRACT NO 9297

TRACT NO 9297

M.B. 94/5-11

M.B. 94/5-11

M.B. 94/5-11

13' S.D. EASEMENT PER INST. NO. 106488, REC. NOV. 1, 1968 & INST. NO. 96060, REC. OCT. 4, 1968, BOTH RECORDS OF RIVERSIDE CO.