

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

TRACT NO. 21631

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 22348 AS SHOWN BY MAP ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LYING WITHIN SECTION 8.T. 3.S. R.4W., S.B.M.)

BAINBRIDGE INVESTMENTS, INC. ANAHEIM, CA.

JANUARY 1988

RECORDER'S CERTIFICATE: FILED THIS 10th DAY OF JAN, 1991 AT 12:30 P.M. IN BOOK 228 OF MAPS AT PAGES 49-57 AT THE REQUEST OF THE CITY CLERK. FEE: \$22.00 NO. 11700 WILLIAM E. CONERLY, COUNTY RECORDER BY: Santa Ragan, DEPUTY FIRST AMERICAN TITLE SUBDIVISION GUARANTEE

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 'L' FURTHER, WE THE UNDERSIGNED OWNERS OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 4 THROUGH 23 INCLUSIVE, ON, OVER AND ACROSS SYCAMORE CANYON PARK (PARCEL 3 OF P.M. 22348) ADJOINING SAID LOTS AND ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 THROUGH 4, INCLUSIVE, ON, OVER AND ACROSS PROPOSED SYCAMORE CANYON PARK ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "12' STORM DRAIN EASEMENT" AND "STORM DRAIN EASEMENT"; WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "20' PUBLIC UTILITIES EASEMENT" AND "25' PUBLIC UTILITIES EASEMENT";

BY: Elden W. Bainbridge ELDEN W. BAINBRIDGE

MORNING HILLS II, LTD., A CALIFORNIA LIMITED PARTNERSHIP BY: VAN DAELE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, ITS GENERAL PARTNER.

BY: Michael B. Van Daele MICHAEL B. VAN DAELE PRESIDENT

AS TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST DATED JUNE 13, 1968, AND AMENDED MAY 21, 1981.

WELLS FARGO BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY BY INSTRUMENT NO. 416974 RECORDED 9-17-90 OFFICIAL RECORDS OF RIVERSIDE COUNTY

NATIONAL BANK OF SOUTHERN CALIFORNIA BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 13, 1987 AS INSTRUMENT NO. 294763 O.R. RIV. CO.

BY: William Jacoby WILLIAM JACOBY PRESIDENT

MARK STUENKEL EXECUTIVE VICE PRESIDENT

BAINBRIDGE - FOURTEEN, A CALIFORNIA LIMITED PARTNERSHIP, ASSIGNEE UNDER ASSIGNMENT OF THE BENEFICIAL INTEREST, UNDER DEED OF TRUST RECORDED OCTOBER 27, 1983 AS INSTRUMENT NO. 283854, O.R. RIV. CO.

BY: Elden W. Bainbridge ELDEN W. BAINBRIDGE TRUSTEE, GENERAL PARTNER

BAINBRIDGE - SIXTEEN LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 19, 1986 AS INSTRUMENT NO. 113221, O.R. RIV. CO.

BY: Elden W. Bainbridge ELDEN W. BAINBRIDGE TRUSTEE, GENERAL PARTNER

STATE OF CALIFORNIA COUNTY OF ORANGE) SS

ON THIS 17th DAY OF November, 1988, BEFORE ME, CYNTHIA E. ROBINSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELDEN W. BAINBRIDGE PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES MAR. 20, 1992

WITNESS MY HAND AND OFFICIAL SEAL

Cynthia E. Robinson NOTARY PUBLIC IN AND FOR SAID STATE



STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

ON Nov. 17, 1988, BEFORE ME, CYNTHIA E. ROBINSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELDEN W. BAINBRIDGE, (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 GENERAL PARTNER(S) OF BAINBRIDGE-FOURTEEN LIMITED, THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES MAR. 20, 1992

WITNESS MY HAND AND OFFICIAL SEAL

Cynthia E. Robinson



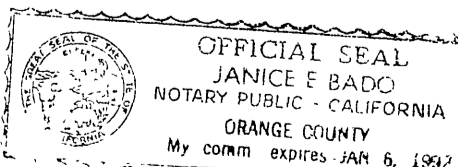
STATE OF CALIFORNIA) COUNTY OF ORANGE))

ON Nov. 21, 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM JACOBY KNOWN TO ME TO BE THE PRESIDENT, AND MARK STUENKEL KNOWN TO ME TO BE EXECUTIVE VICE PRESIDENT OF CORPORATION THAT EXECUTED THE INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF OF THE CORPORATION THERE ON 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 Jan. 6, 1992

WITNESS MY HAND AND OFFICIAL SEAL

Janice E. Bado



STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

ON Nov. 17, 1988, BEFORE ME, CYNTHIA E. ROBINSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELDEN W. BAINBRIDGE, (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 GENERAL PARTNER(S) OF BAINBRIDGE-SIXTEEN LIMITED, THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES MAR. 20, 1992

WITNESS MY HAND AND OFFICIAL SEAL

Cynthia E. Robinson NOTARY PUBLIC FOR IN AND FOR SAID STATE



CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREDON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 21631 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 5, 1987 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF 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 HAVE BEEN FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME 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: Jan. 7, 1990

BARRY BECK R.C.E. 20900 CITY ENGINEER EXP. 9/30/93

BY: Barry Beck

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: 12/17, 1990

BARBARA J. STECKEL CITY TREASURER

BY: Barbara J. Steckel

CITY CLERK'S CERTIFICATE:

RESOLVED, THAT THIS MAP, CONSISTING OF NINE (9) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 21631 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 17th DAY OF January, 1990.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Alice A. Hare



STATE OF CALIFORNIA) COUNTY OF RIVERSIDE))

ON Nov. 29, 1990, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL B. VAN DAELE, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT ON BEHALF OF VAN DAELE DEVELOPMENT CORPORATION, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, SAID CORPORATION BEING KNOWN TO ME TO BE THE ONE OF THE PARTNERS OF MORNING HILLS II, LTD. THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME. MY COMMISSION EXPIRES, Sept. 24, 1993

WITNESS MY HAND AND OFFICIAL SEAL

Densen M. Duke

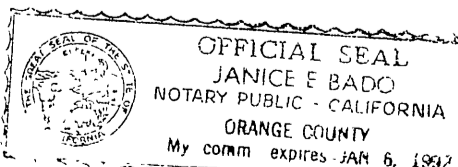
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

ON THIS 29th DAY OF November 1990, BEFORE ME Densen M. Duke A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY PRUITT (PERSONALLY KNOWN TO ME / PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID ASSOCIATION, AND ACKNOWLEDGED TO ME THAT SAID ASSOCIATION EXECUTED THE SAME.

MY COMMISSION EXPIRES Sept. 24, 1993

WITNESS MY HAND AND OFFICIAL SEAL Densen M. Duke NOTARY PUBLIC IN AND FOR SAID STATE.



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

TRACT NO. 21631

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 22348 AS SHOWN BY MAP ON FILE IN BOOK 152, PAGES 47,48 AND 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (LYING WITHIN SECTION 8.T. 3S., R.4W., S.B.M.)

BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988

SURVEYOR'S STATEMENT:

I, WALTER I. WILLIAMS HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF NINE (9) 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: Oct. 18, 1988

Walter I. Williams
WALTER I. WILLIAMS L.S. 3807



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 \$

DATED: 12-13, 1990

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Angela Conte DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE 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 THIS MAP WITH 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: _____, 1990

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH SECTION 66436 OF SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS IN FAVOR OF HALE FIELD AND GINGER LEE C. FILED, HUSBAND AND WIFE, RECORDED, SEPTEMBER 26, 1968 INSTRUMENT NO. 92796 OFFICIAL RECORDS.
- AVIGATION EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED, SEP. 22, 1988 INSTRUMENT NO. 273602 OFFICIAL RECORDS.

UTILITIES EASEMENTS:

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

- AN EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 20, 1964, BOOK 3698, PAGE 472 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- CITY OF RIVERSIDE HOLDER OF AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES PER PARCEL MAP 22348, P.M.B. 152 /47,48 AND 49

DATED: JAN 7, 1991

BY: Dieter P. Witzfeld
BILL CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

WATER FACILITIES STATEMENT:

I HEREBY STATE 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, WATERMANS, OFFSITE 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: 11/28/90

BY: David W. Hansen
DAVID W. HANSEN, R.C.E. 17984, CHIEF ENGINEER

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.

DATED: JAN 7, 1991

BY: Dieter P. Witzfeld
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

SOIL REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED BY EARTH RESEARCH ASSOCIATES INC., ON FEBRUARY 25, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

8/28/90
COPY

* CERTIFICATE OF CORRECTION
9-27-94 # 259597 S.R.
CC-94

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

TRACT NO. 21631

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BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988

SURVEYOR'S NOTES:

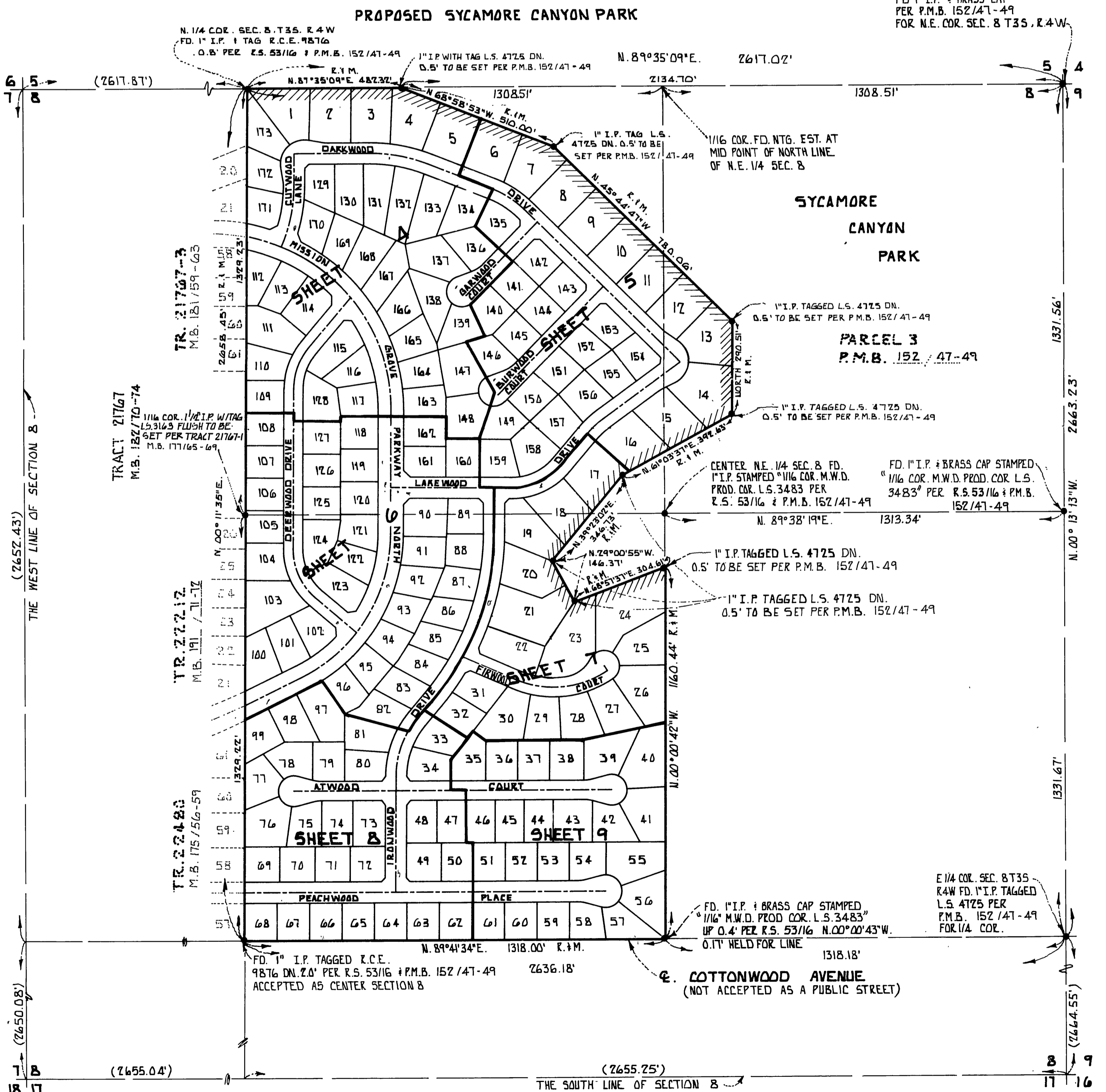
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED L.S. 3807 SET FLUSH.
- SET 1" I.P. TAGGED L.S. 3807 FLUSH @ ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED L.S. 3807 IN TOP OF CURB @ THE PROLONGATION OF SIDE PROPERTY LINES.
- THIS TRACT CONTAINS 76.73 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA PER R.S. 53/16 UNLESS NOTED OTHERWISE.
- R.I.M. INDICATES RECORDED MEASURED BEARINGS AND/OR DISTANCES PER PARCEL MAP 22348, P.M.B. 152/47-49
- INDICATES WAIVED PEDESTRIAN AND VEHICULAR ACCESS RIGHTS

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS BEING N 0° 13' 13"W PER PARCEL MAP 22348 IN FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



NO SCALE



INDEX AND BOUNDARY MAP

City Copy

*CERTIFICATE OF CORRECTION
C-27-94 #299597 C.R.
C.C.-94

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

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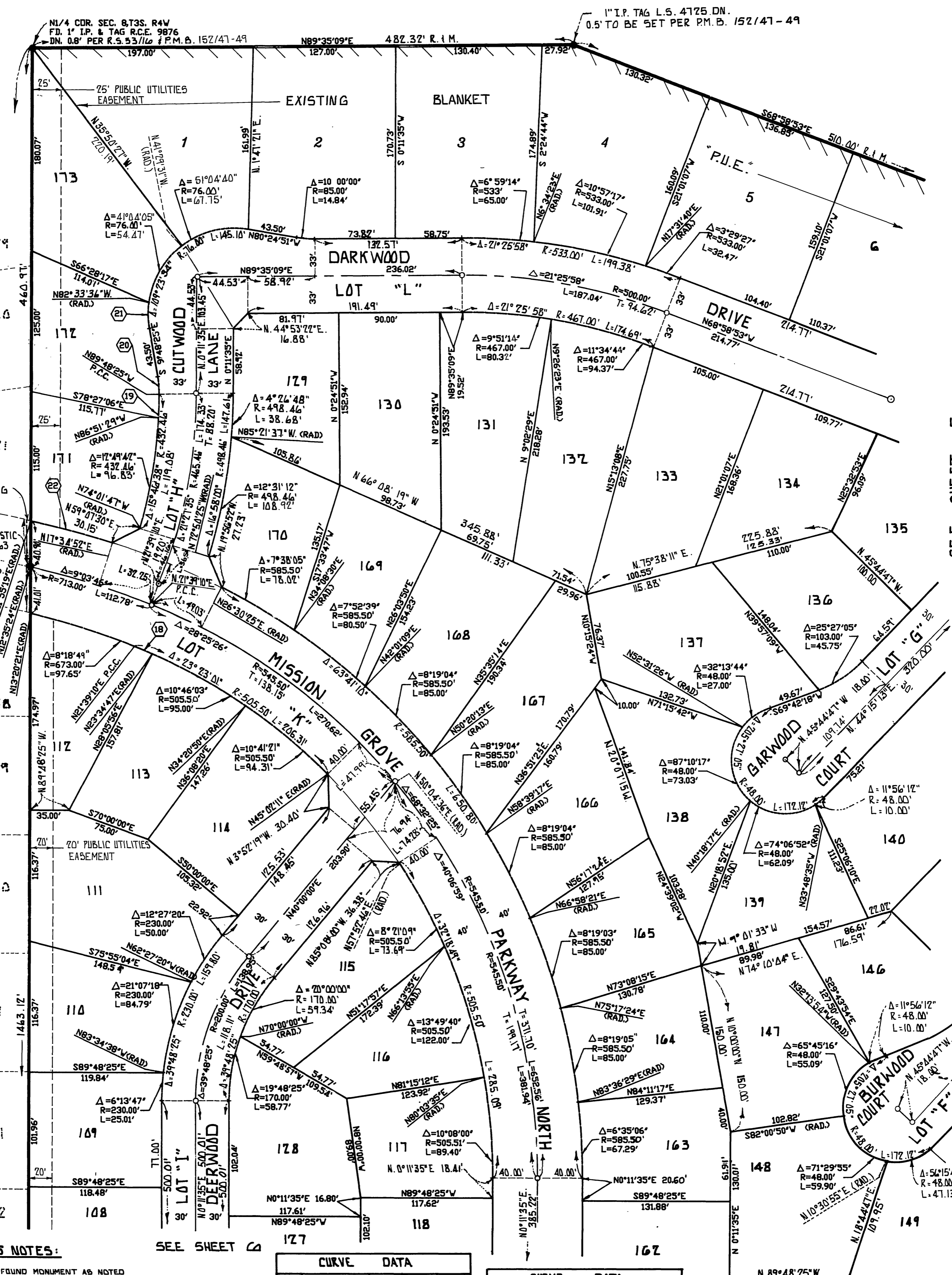
BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN BEING N 0° 13' 13" W PER PARCEL MAP 22348 ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

* CERTIFICATE OF CORRECTION
6-27-94 ± 289597 O.R.
C.C.-94



SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1" I.P. TAGGED L.S. 3807 SET FLUSH.
- SET 1" I.P. TAGGED L.S. 3807. FLUSH OR ALL REAL LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED L.S. 3807 IN TOP OF CURB OR THE PROLONGATION OF SIDE PROPERTY LINES.
- THIS TRACT CONTAINS 76.23 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
- () INDICATES RECORDED DATA PER R.S. 53/116 UNLESS NOTED OTHERWISE.
- R.I.M. INDICATES RECORD & MEASURED BEARINGS AND/OR DISTANCE PER P.M. 22348

CURVE DATA				
Δ	R	L	T	
1° 55' 37"	505.50'	17.00'	8.50'	
2° 56' 56"	432.46'	22.26'	11.13'	
10° 00' 00"	85.00'	14.84'	7.44'	

CURVE DATA				
Δ	R	L	T	
11° 14' 49"	76.00'	22.88'	11.53'	
5° 39' 33"	763.00'	74.31'	37.22'	

SURVEYOR'S NOTES CONTINUED:

- INDICATES WAIVED PEDESTRIAN AND VEHICULAR ACCESS RIGHTS.

SCALE 1"=60'

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

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BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988



City Copy

CERTIFICATE OF CORRECTION
6-27-94 RES997 O.R.
C.C. - 94

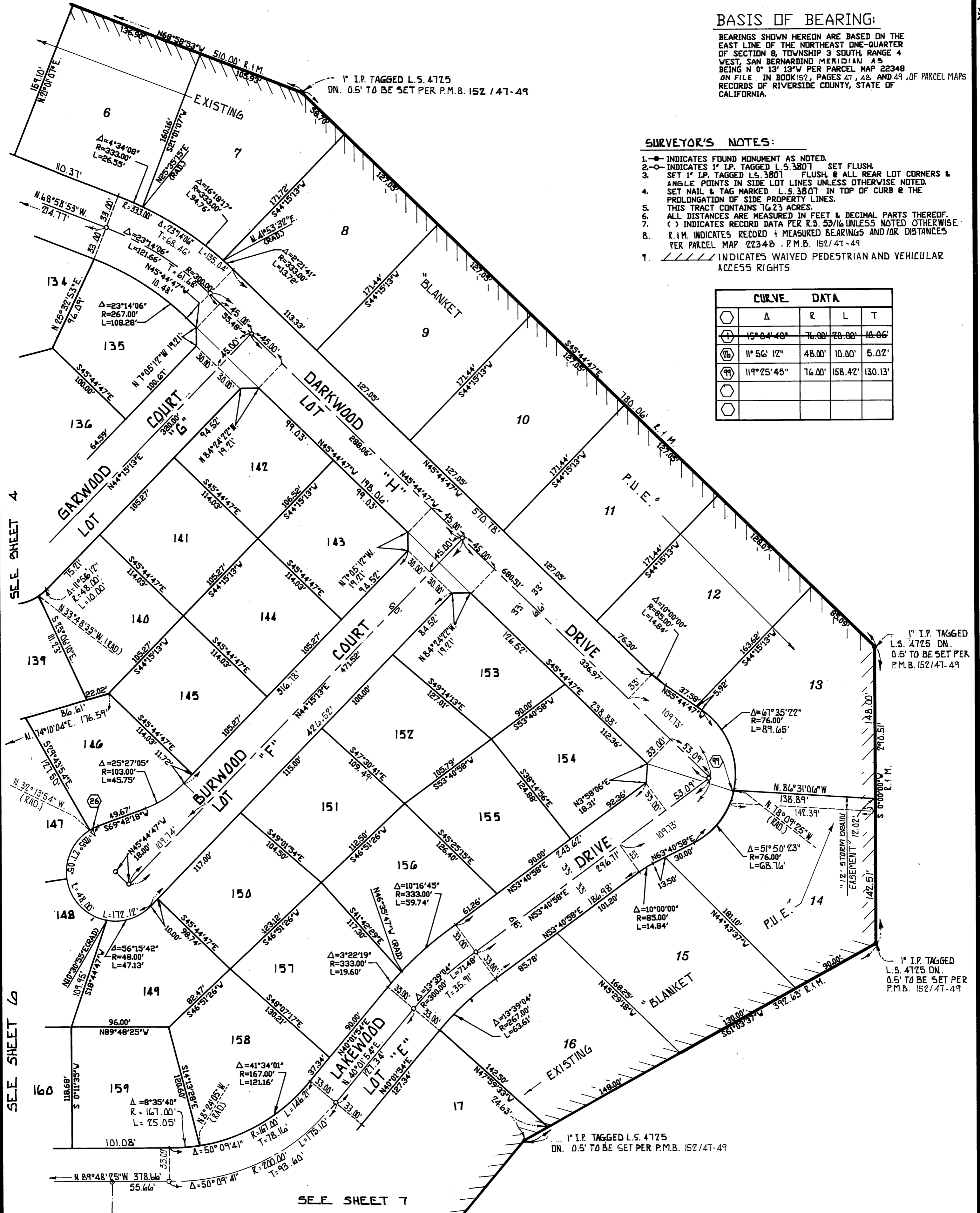
BASIS OF BEARING:

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SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED L.S. 3807 SET FLUSH.
- SET 1" I.P. TAGGED L.S. 3801 FLUSH @ ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED L.S. 3801 IN TOP OF CURB @ THE PROLONGATION OF SIDE PROPERTY LINES.
- THIS TRACT CONTAINS 16.23 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
- INDICATES RECORD DATA PER R.S. 53/16 UNLESS NOTED OTHERWISE.
- R.I.M. INDICATES RECORD & MEASURED BEARINGS AND/OR DISTANCES PER PARCEL MAP 22348, P.M.B. 152/47-49
- INDICATES WAIVED PEDESTRIAN AND VEHICULAR ACCESS RIGHTS

CURVE DATA				
Symbol	Δ	R	L	T
⊕	15° 04' 40"	76.00'	20.00'	10.00'
⊖	11° 56' 12"	48.00'	10.00'	5.02'
⊙	119° 25' 45"	76.00'	158.42'	130.13'
⊗				
⊘				



SEE SHEET 4

SEE SHEET 6

SEE SHEET 7

1" I.P. TAGGED L.S. 4725 DN. 0.5' TO BE SET PER P.M.B. 152/47-49

1" I.P. TAGGED L.S. 4725 DN. 0.5' TO BE SET PER P.M.B. 152/47-49

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BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING N 0° 13' 13" W PER PARCEL MAP 22348 ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

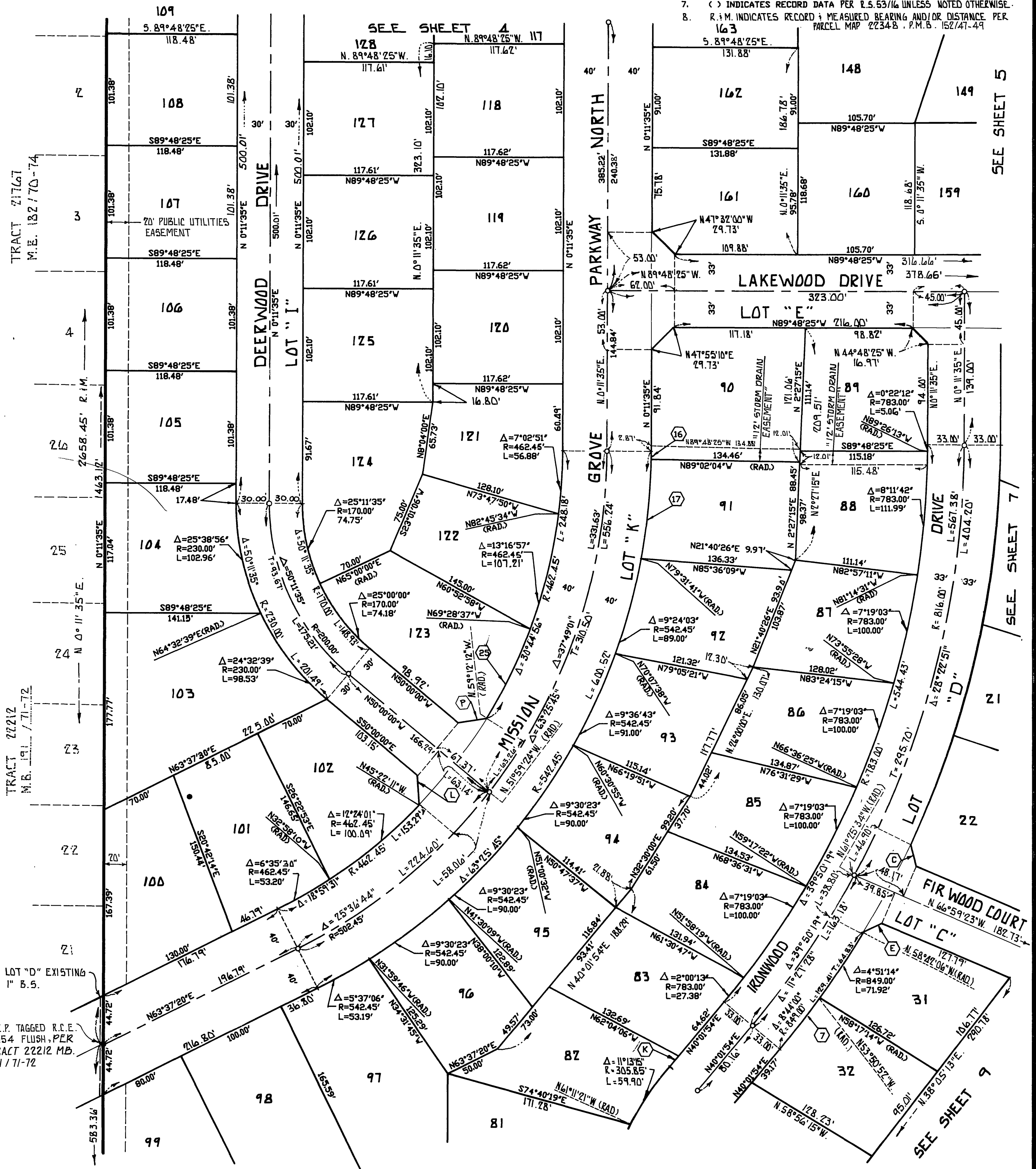
* CERTIFICATE OF CORRECTION
6-27-94 # 259597 C.R.
C.C.-94

CURVE DATA	
Δ	R L T
3° 52' 46"	849.00 57.49' 78.75'
0° 46' 21"	542.45 7.31' 3.66'
9° 30' 23"	542.45 90.00' 45.10'
10° 16' 25"	462.45 82.92' 41.57'

LINEAR DATA	
BEARING	L
N 14° 45' 31" W	19.58'
N 64° 50' 01" E	17.81'
N 40° 01' 54" E	15.54'
N 1° 30' 39" W	33.09'
N 79° 18' 54" E	34.28'

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED L.S. 3807 SET FLUSH.
- SET 1" I.P. TAGGED L.S. 3807 FLUSH @ ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED. SET NAIL & TAG MARKED L.S. 3807 IN TOP OF CURB @ THE PROLONGATION OF SIDE PROPERTY LINES.
- THIS TRACT CONTAINS 16.23 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA PER 2.5.53/16 UNLESS NOTED OTHERWISE.
- R.I.M. INDICATES RECORD & MEASURED BEARING AND/OR DISTANCE PER PARCEL MAP 22348, P.M.B. 152/47-49



SEE SHEET 8

SEE SHEET 5

SEE SHEET 7

SEE SHEET 9

SCALE: 1"=60'

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

TRACT NO. 21631

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 22348 AS SHOWN BY MAP ON FILE IN BOOK 15Z, PAGES 47, 48 AND 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LYING WITHIN SECTION 8, T. 3S., R. 4W., S.B.M.)

BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988



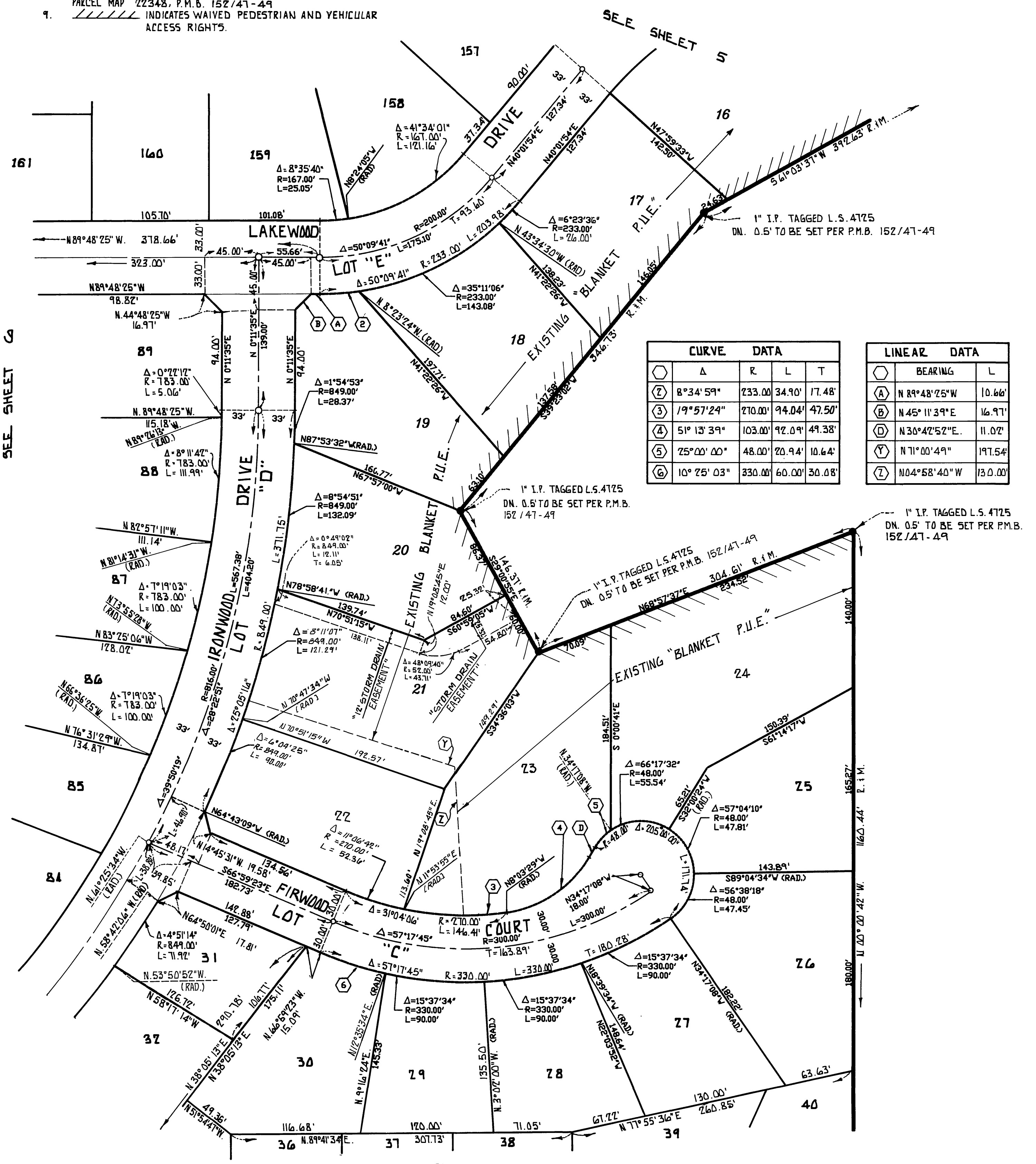
SURVEYOR'S NOTES:

1. ● INDICATES FOUND MONUMENT AS NOTED.
2. ○ INDICATES 1" I.P. TAGGED L.S. 3807 SET FLUSH.
3. SET 1" I.P. TAGGED L.S. 3807 FLUSH @ ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
4. SET NAIL & TAG MARKED L.S. 3807 IN TOP OF CURB @ THE PROLONGATION OF SIDE PROPERTY LINES.
5. THIS TRACT CONTAINS 76.23 ACRES.
6. ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
7. () INDICATES RECORD DATA PER R.S. 53/16 UNLESS NOTED OTHERWISE.
8. R.I.M. INDICATES RECORD 1 MEASURED BEARINGS AND/OR DISTANCES PER PARCEL MAP 22348, P.M.B. 152/47-49
9. // INDICATES WAIVED PEDESTRIAN AND VEHICULAR ACCESS RIGHTS.

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS BEING N 0° 13' 13" W PER PARCEL MAP 22348 ON FILE IN BOOK 15Z, PAGES 47, 48 AND 49, OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

* CERTIFICATE OF CORRECTION
6-27-94 # 259597 O.R.
C.C.-94



CURVE DATA				
Curve No.	Δ	R	L	T
2	8°34'59"	233.00'	34.90'	17.48'
3	19°57'24"	270.00'	94.04'	47.50'
4	51°13'39"	103.00'	92.09'	49.38'
5	75°00'00"	48.00'	20.94'	10.64'
6	10°25'03"	330.00'	60.00'	30.08'

LINEAR DATA		
Point	BEARING	L
A	N 89°48'25"W	10.66'
B	N 45°11'39"E	16.97'
D	N 30°42'52"E	11.02'
Y	N 71°00'49"	197.54'
Z	N 04°58'40"W	13.00'

SEE SHEET 6

SEE SHEET 5

SEE SHEET 9

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

TRACT NO. 21631

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 22348 AS SHOWN BY MAP ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LYING WITHIN SECTION 8, T. 3 S., R. 4 W., S.B.M.)

BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988

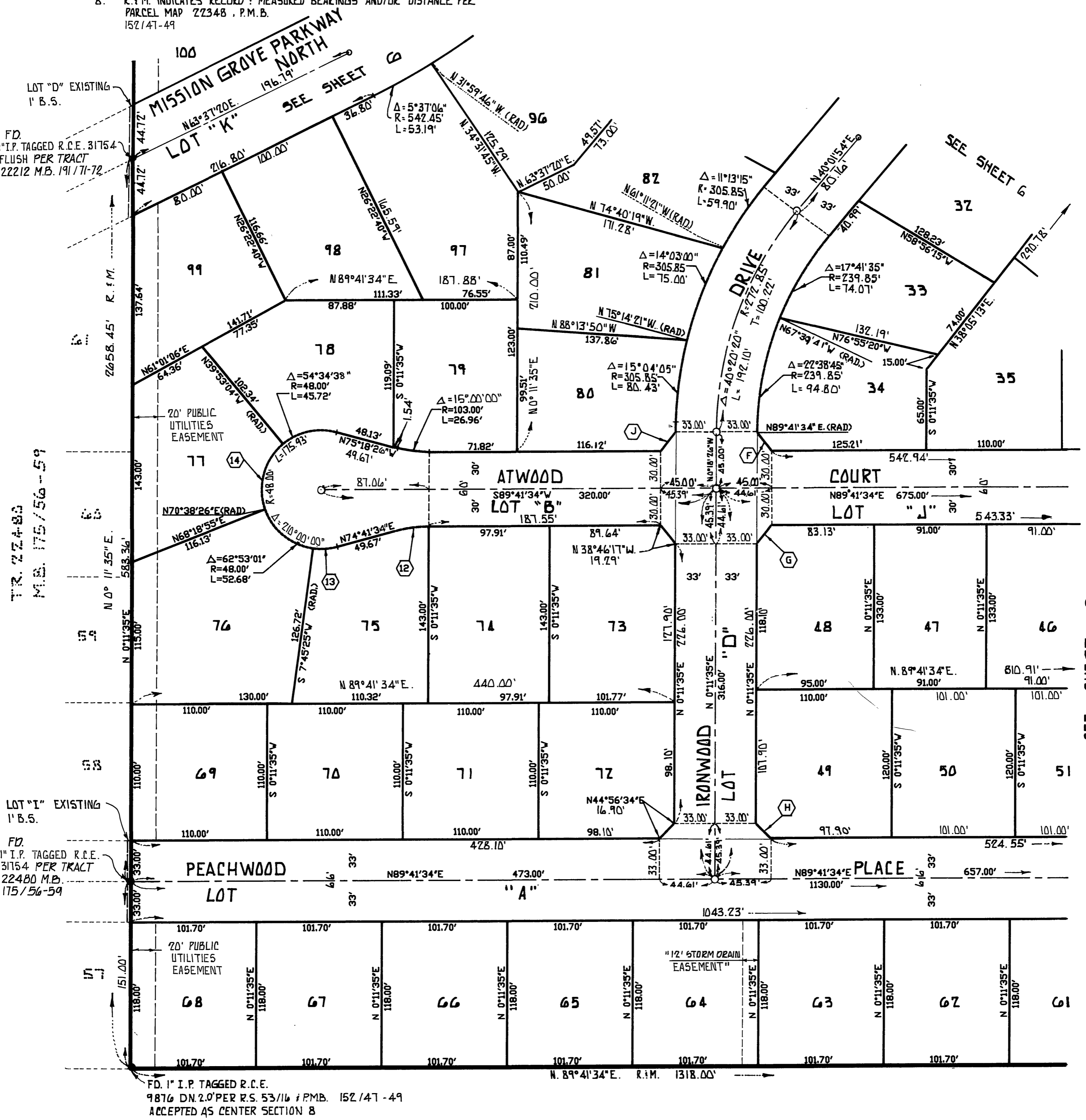


SURVEYOR'S NOTES:

1. - INDICATES FOUND MONUMENT AS NOTED.
2. - INDICATES 1" I.P. TAGGED L.S. 3801 SET FLUSH.
3. SET 1" I.P. TAGGED L.S. 3801 FLUSH @ ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
4. SET NAIL & TAG MARKED L.S. 3801 IN TOP OF CURB @ THE PROLONGATION OF SIDE PROPERTY LINES.
5. THIS TRACT CONTAINS 16.23 ACRES.
6. ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
7. () INDICATES RECORD DATA PER R.S. 53/16 UNLESS NOTED OTHERWISE.
8. R. & M. INDICATES RECORD MEASURED BEARINGS AND/OR DISTANCE PER PARCEL MAP 22348, P.M.B. 152/47-49

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS BEING N 0° 13' 13" W PER PARCEL MAP 22348 ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



CURVE	Δ	R	L	T
(12)	Δ=15°00'00"	103.00'	26.96'	13.56'
(13)	Δ=23°03'51"	48.00'	19.32'	9.79'
(14)	Δ=69°28'30"	48.00'	58.20'	33.28'
(15)				
(16)				

LINEAR	DATA
(17)	BEARING L
(18)	N. 38° 58' 01" W. 19.21'
(19)	N. 38° 33' 34" E. 19.12'
(20)	N. 45° 03' 26" W. 17.04'
(21)	N. 38° 21' 09" E. 19.21'
(22)	

CITY COPY

*CERTIFICATE OF CORRECTION
G-27-94 #259597 O.R.
C.C.-94

228 / 57
City Copy

SCALE 1"=60'

SHEET 9 OF 9 SHEETS

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

TRACT NO. 21631

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 22348 AS SHOWN BY MAP ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (LYING WITHIN SECTION 8, T. 3S., R. 4W., S.B.M.)

BAINBRIDGE INVESTMENTS, INC.
ANAHEIM, CA.

JANUARY 1988



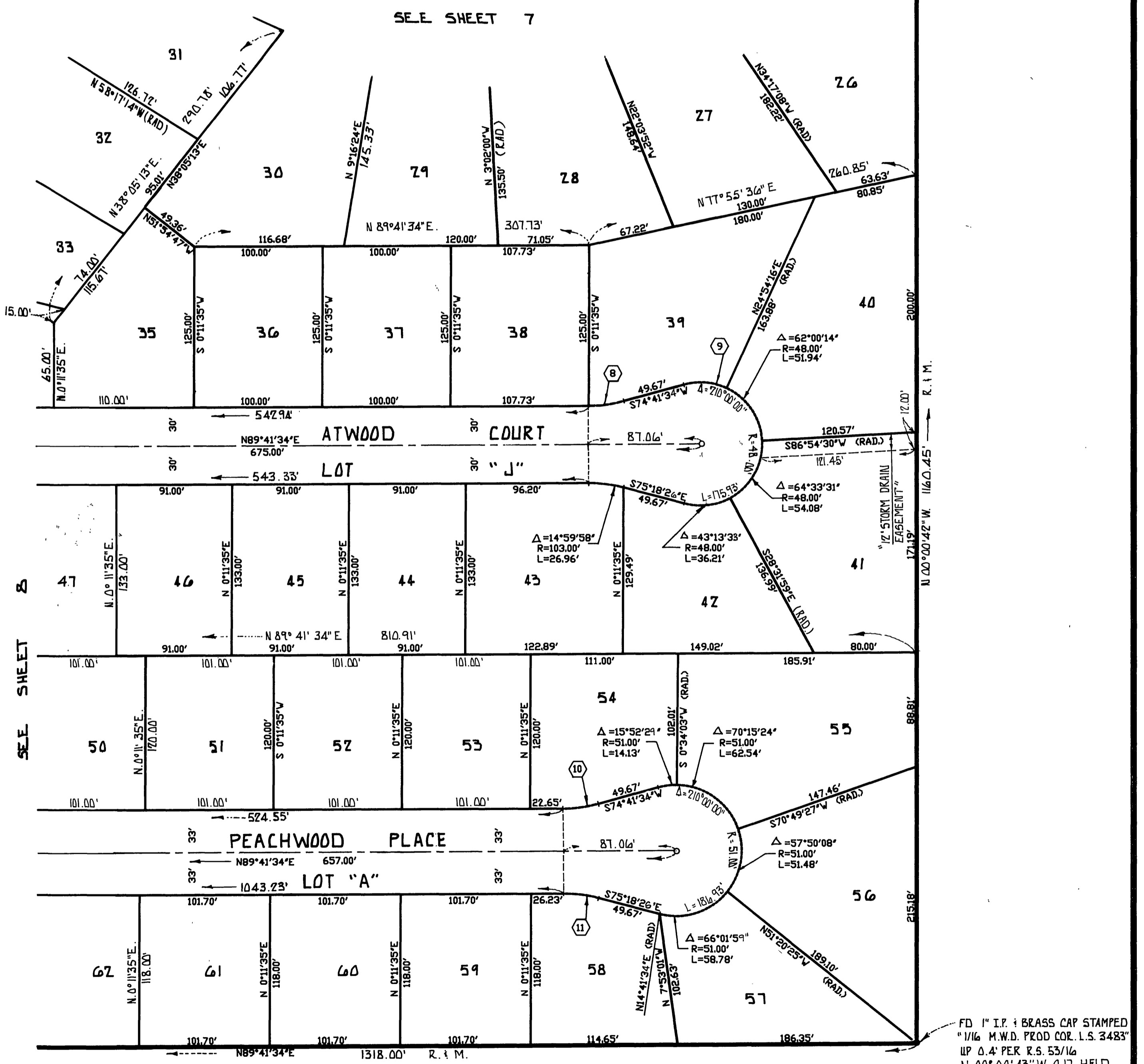
BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS BEING N 0° 13' 13" W PER PARCEL MAP 22348 ON FILE IN BOOK 152, PAGES 47, 48 AND 49, OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED L.S. 3807 SET FLUSH.
- SET 1" I.P. TAGGED L.S. 3807 FLUSH @ ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED L.S. 3807 IN TOP OF CURB @ THE PROLONGATION OF SIDE PROPERTY LINES.
- THIS TRACT CONTAINS 16.23 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET & DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA PER R.S. 53/16 UNLESS NOTED OTHERWISE.
- R. & M. INDICATES RECORD MEASURED BEARING AND/OR DISTANCE PER PARCEL MAP 22348, P.M.B.

*CERTIFICATE OF CORRECTION
C-27-84 #259597 O.R.
C.C.-94



CURVE DATA				
Symbol	Δ	R	L	T
⊙	$14^{\circ}59'58''$	103.00'	26.96'	13.56'
⊙	$40^{\circ}12'42''$	48.00'	33.69'	17.57'
⊙	$15^{\circ}00'00''$	100.00'	26.18'	13.16'
⊙	$15^{\circ}00'00''$	100.00'	26.18'	13.16'