

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 Parcel Map as shown within the distinctive border line. We hereby dedicate for construction and maintenance of sewer and electrical facilities, the easements designated as "SEWER AND ELECTRIC EASEMENT". We hereby Offer for Dedication to public use for street and public utility purposes, the easements designated as "PUBLIC STREET EASEMENT". WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR DRAINAGE PURPOSES, THE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT".

T.M.M. REALTY SERVICES, a California corporation

Beth Fischer, Vice President; Michelle Diep, Vice President

FIRST INTERSTATE BANK OF CALIFORNIA, a California corporation as Beneficiary, under Deed of Trust Rec. May 5, 1991 as Inst. No. 81289, O.R. Riv. Co., Calif.

James W. Brown, Jr., Vice President; Eileen M. Smith, Vice President

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 24582

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK 28, LOTS 1 AND 2 IN BLOCK 29, LOTS 1, 3 AND 4 IN BLOCK 38, AND LOTS 1 AND 2 IN BLOCK 39, ALSO A PORTION OF GENTIAN AVENUE (VACATED), BROWN STREET (VACATED), AND IRIS STREET (VACATED), ALL BEING 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 SECTIONS 21 AND 22, T.3 S., R. 4 W., S.B.M. MAY 1989

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 5th day of DECEMBER 1994 at 8:00 A.M. in Book 251 of Maps at Pages 13-16 at the request of the CITY CLERK

Fee: \$12.00; No. 455011

FRANK K. JOHNSON, County Recorder; By: Tara Logan, Deputy; Subdivision Guarantee: COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA; COUNTY OF Los Angeles

On this 22nd day of November, 1994, before me, Maria B. Naguit, a Notary Public in and for said State personally appeared BETH FISCHER and MICHELLE DIEP personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires 11/9/97; Witness my hand and official seal; MARIA B. NAGUIT, Notary Public in and for said State

My principal place of business is in Los Angeles County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA; COUNTY OF L.A.

On this 24th day of April, 1992, before me, Rhonda Rowlands, a Notary Public in and for said State, personally appeared James W. Brown, Jr. (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Eileen M. Smith (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President Secretary of First Interstate Bank of California 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 10/8/94; Witness my hand; Rhonda Rowlands, Notary Public in and for said State

Principal place of business in L.A. County

FIRST INTERSTATE BANK OF CALIFORNIA, a California Corporation as BENEFICIARY under Deed of Trust Rec. June 19, 1991 as Inst. No. 206174, O.R. Riv. Co., Ca.

James W. Brown, Jr., Vice President; Eileen M. Smith, Assistant Vice President

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 24582 and the streets and easements are hereby accepted as public streets and easements, except the Offer for Dedication of the easements designated as "PUBLIC STREET EASEMENT" which are hereby not accepted at this time 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 25th day of February, 1992.



KAREN E. LINDQUIST, City Clerk of the City of Riverside, California; By: Karen E. Lindquist

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, or the special taxes of The City of Riverside Community Facilities District 86-1.

Dated 12-16-91; BARBARA J. STECKEL, City Treasurer; By: Barbara Steckel

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 24582 which was approved by the Riverside City Planning Commission on May 18, 1989 and any approved alteration 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; and that the subdivider has executed an agreement providing for the completion of all improvements and specifying the time for the same dated February 24, 1992 and recorded February 25, 1992 as inst. no. 063149, Official Records of Riverside County, California, wherein the subdivider has agreed to complete plans for drains, drainage works and sewers sufficient to protect all lots in the subdivision from flood, to prepare a complete set of plans covering all improvements, and to complete all improvements to the satisfaction of the Public Works director at the times therein stated.

Dated: 2/26/92; BARRY BECK R.C.E. 20900, City Engineer Lic. Exp. 8/30/93; By: Barry Beck

SOIL REPORT

A preliminary soil report was prepared on MAY 23, 1988 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 provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of the Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated Feb-10, 1992; BILL D. CARNAHAN, Director of Public Utilities; By: Dieter P. Witzfeld

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, now a lien but not yet payable, which are estimated to be \$; This certification excludes any supplemental tax assessment not yet extended.

Date 12-1-94; R. WAYNE WATTS, County Tax Collector; By: Dail Ashlund, 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 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; By: Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of four sheets correctly represents a survey made under my supervision during May of 1989; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one 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: 11-1-89; JAMES F. DAVIDSON, JR., L.S. 3018

M.B. 251/13

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 24582

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK 28, LOTS 1 AND 2 IN BLOCK 29, LOTS 1, 3 AND 4 IN BLOCK 38, AND LOTS 1 AND 2 IN BLOCK 39, ALSO A PORTION OF GENTIAN AVENUE (VACATED), BROWN STREET (VACATED), AND IRIS STREET (VACATED), ALL BEING 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 SECTIONS 21 AND 22, T.3S., R.4W., S.B.M. MAY 1989

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

M.B. 251/14

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles)

On this 8th day of November, 1991, before me, Rhonda Rowlands, a Notary Public in and for said State, personally appeared Charles B. Cline (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Eileen M. Smith (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice Pres. Secretary of First Interstate Bank of California, 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.

Witness my hand: My commission expires 10/8/94

Rhonda Rowlands Rhonda Rowlands
Notary Public in and for said State Print Name

My principal place of business is in Los Angeles County.

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

51 percent of the oil, gas, hydrocarbon and mineral substance underlying said land below 500 feet from the surface of the same, without right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded August 7, 1964 as Instrument No. 96956, Official Records of Riverside County, California.

- ① Indicates an easement for sewer facilities in favor of the CITY OF RIVERSIDE by deed recorded Sept. 22, 1989 as Instrument No. 328296, O.R. Riverside County, Ca. (See Sheet 3)
- ② Indicates an easement for drainage facilities in favor of the CITY OF RIVERSIDE by deed recorded Sept. 22, 1989 as Instrument No. 328297, O.R. Riverside County, Ca. (See Sheet 3)
- ③ Indicates an easement for sewer facilities in favor of the CITY OF RIVERSIDE by deed recorded Nov. 18, 1988 as Instrument No. 338602, O.R. Riverside County, Ca. (See Sheets 3 and 4)
- ④ Indicates an easement for drainage facilities in favor of the CITY OF RIVERSIDE by deed recorded May 1, 1989 as Instrument No. 139123, O.R. Riverside County, Ca. (See Sheet 4)

SIGNATURE OMISSION (CONT.)

- ⑤ Indicates the centerline of an easement 10' wide for a telephone line in favor of California Water and Telephone Company by deed recorded August 5, 1952 in book 1390 page 300, O.R. Riv. Co., Ca. (SEE SHEET 4)

An easement for conduits and rights incidental thereto in favor of Easterly Municipal Water District by deed recorded March 4, 1955 in book 1702 page 559 and as set out in Memo of Agreement and in Supplemental Agreement recorded March 4, 1955 in book 1702 pages 467 and 552 and by deed recorded November 12, 1969 as Inst. No. 115832, all being Official Records of Riverside County, Ca. (SAID EASEMENT BEING BLANKET IN NATURE)

An easement for excavation slopes at a ratio of 1:1 and embankment slopes at a ratio of 1-1/2:1 and drainage structures adjoining Van Buren Boulevard by deed recorded May 29, 1970 as Inst. No. 50422, O.R. Riv. Co., Ca. (SAID EASEMENT CANNOT BE PLOTTED BY THE RECORD DATA)

WATER FACILITIES STATEMENT

I hereby state that once the fire hydrants, water mains and service laterals have been installed by the developer and accepted by the District, and all related fees have been paid, Western Municipal Water District will supply water to each lot shown hereon. The easements shown are sufficient for all requirements of water distribution.

Date Feb 4, 92

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

M.B. 251/14

TRACT 24582

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK 28, LOTS 1 AND 2 IN BLOCK 29, LOTS 1, 3 AND 4 IN BLOCK 38, AND LOTS 1 AND 2 IN BLOCK 39, ALSO A PORTION OF GENTIAN AVENUE (VACATED), BROWN STREET (VACATED) AND IRIS STREET (VACATED), ALL BEING 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 SECTIONS 21 AND 22, T. 3 S., R. 4 W., S.B.M.

MAY 1989

SCALE: 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as shown on Tract 21834 by map on file in Book 197 of Maps at Pages 42-47 thereof, Records of Riverside County, California; as being N.37°50'26"E.

● Indicates Found I.P. with plastic plug stamped L.S. 3018, Flush, per M.B.187/62-66, unless otherwise noted.

■ Indicates Found I.P. with plastic plug stamped L.S. 3018, Flush, per PARCEL MAP 23403 P.M.B.156 / 69-70

○ Indicates Set I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.

(mm) Indicates Measured Data, also Record Data per M.B.187/62-66, unless otherwise noted.

<mm> Indicates Measured Data, also Record Data per PARCEL MAP 23403 P.M.B.156 / 69-70

(A) Indicates Offer of Dedication for PUBLIC STREET EASEMENT.

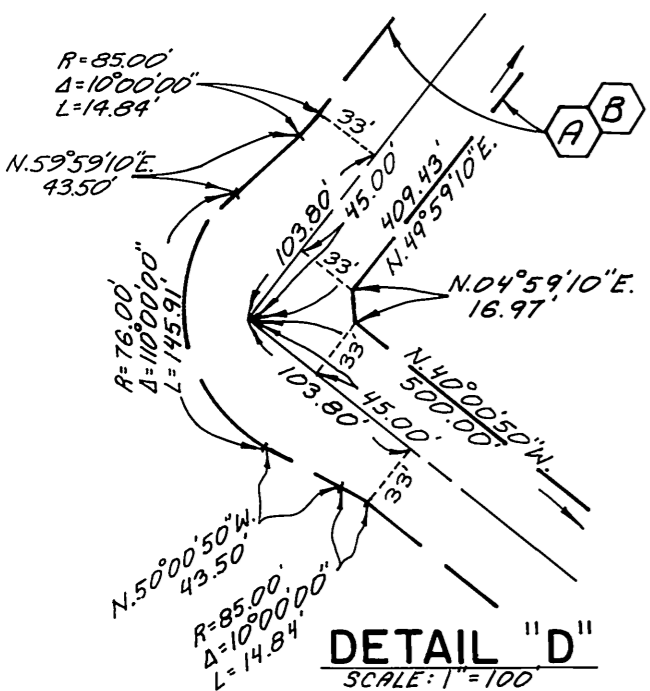
(B) Indicates SEWER and ELECTRIC EASEMENT.

(3) Indicates sewer easement to the City of Riv..(see Sheet 2)

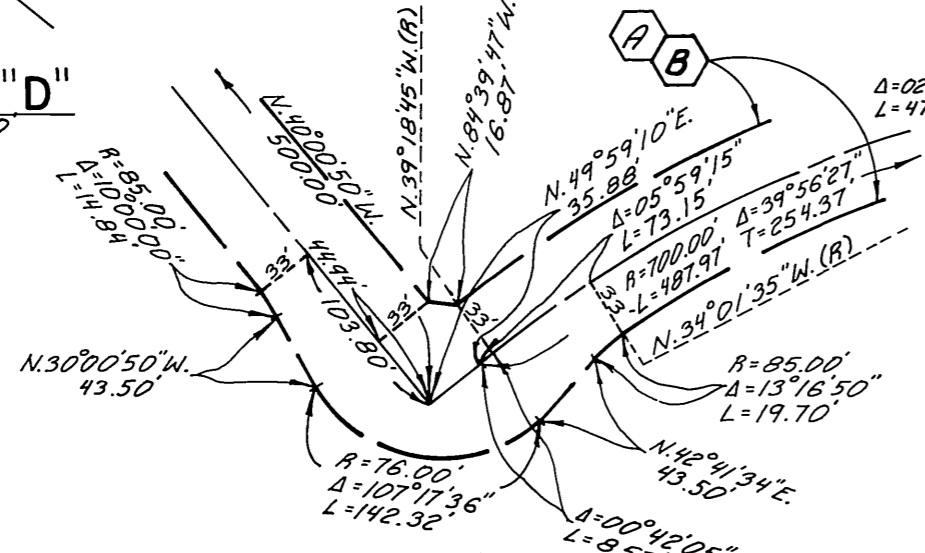
(1) Indicates sewer easement to the City of Riv..(see Sheet 2)

(2) Indicates drainage easement to the City of Riv..(see Sheet 2)

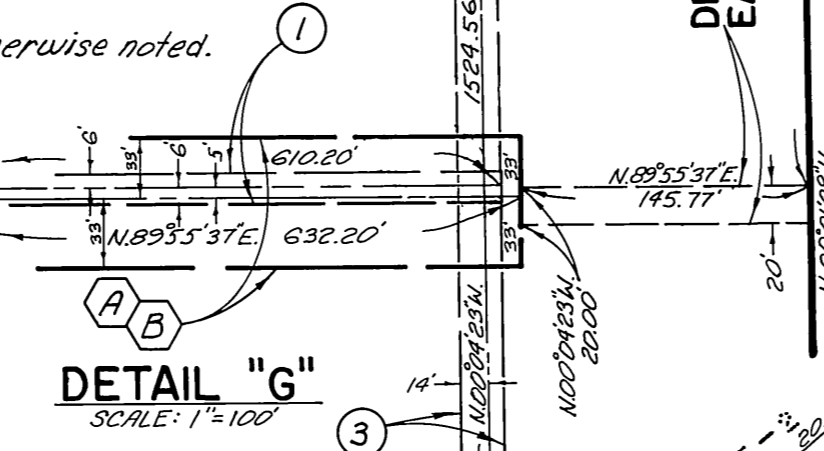
This Tract contains 208.102 Acres.



DETAIL "D" SCALE: 1"=100'



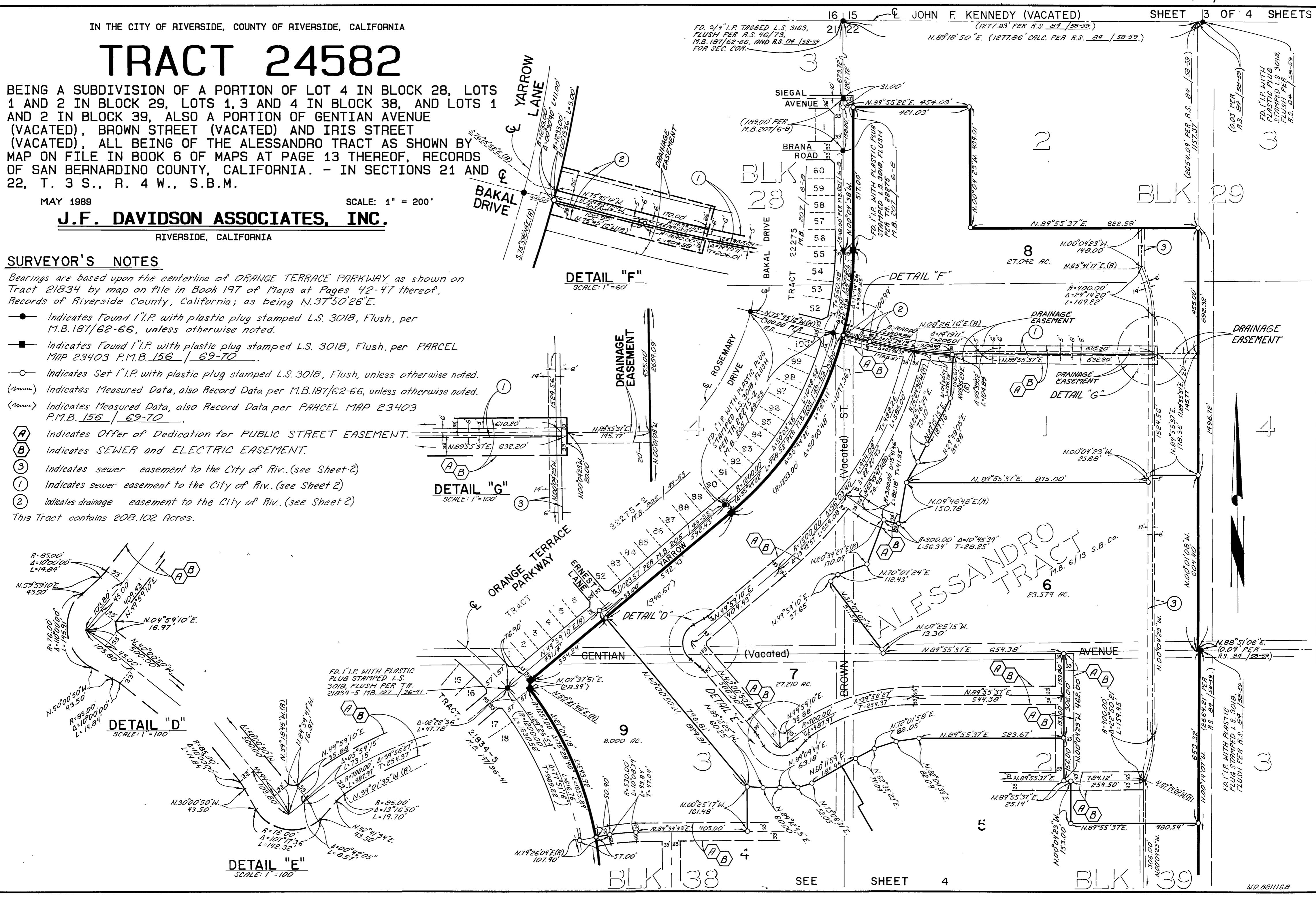
DETAIL "E" SCALE: 1"=100'



DETAIL "G" SCALE: 1"=100'

DETAIL "F" SCALE: 1"=60'

DETAIL "F" SCALE: 1"=60'



FD. 3/4" I.P. TAPPED L.S. 3163, FLUSH PER R.S. 84 / 58-59. M.B.187/62-66, AND R.S. 84 / 58-59 FOR SEC. COA. N.89°18'50"E. (1277.86' CALC. PER R.S. 84 / 58-59.)

M.B. 251/15

M.B. 251/15

TRACT 24582

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK 28, LOTS 1 AND 2 IN BLOCK 29, LOTS 1, 3 AND 4 IN BLOCK 38, AND LOTS 1 AND 2 IN BLOCK 39, ALSO A PORTION OF GENTIAN AVENUE (VACATED), BROWN STREET (VACATED) AND IRIS STREET (VACATED), ALL BEING 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 SECTIONS 21 AND 22, T. 3 S., R. 4 W., S.B.M.

MAY 1989

SCALE: 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

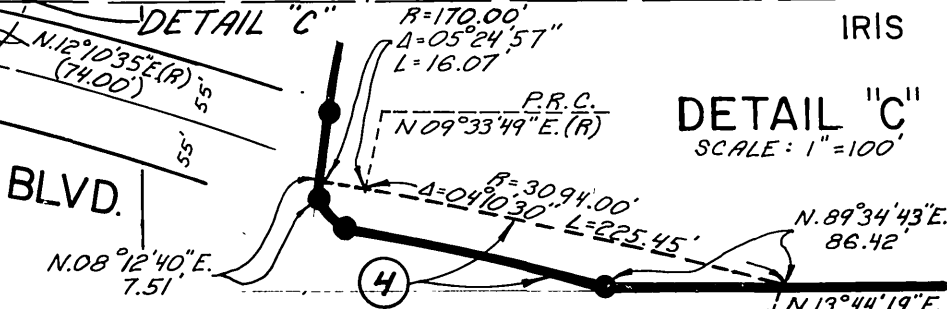
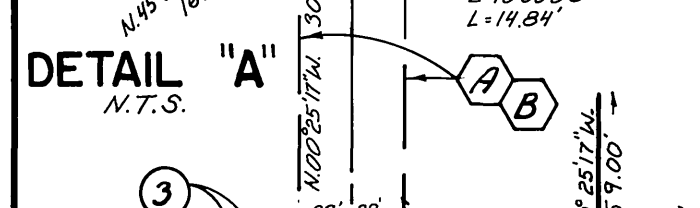
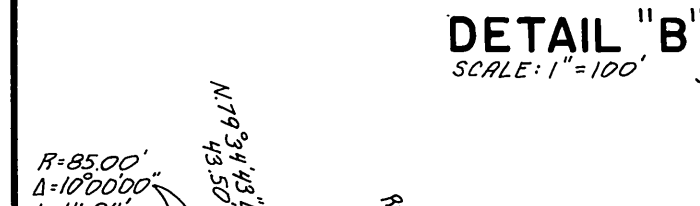
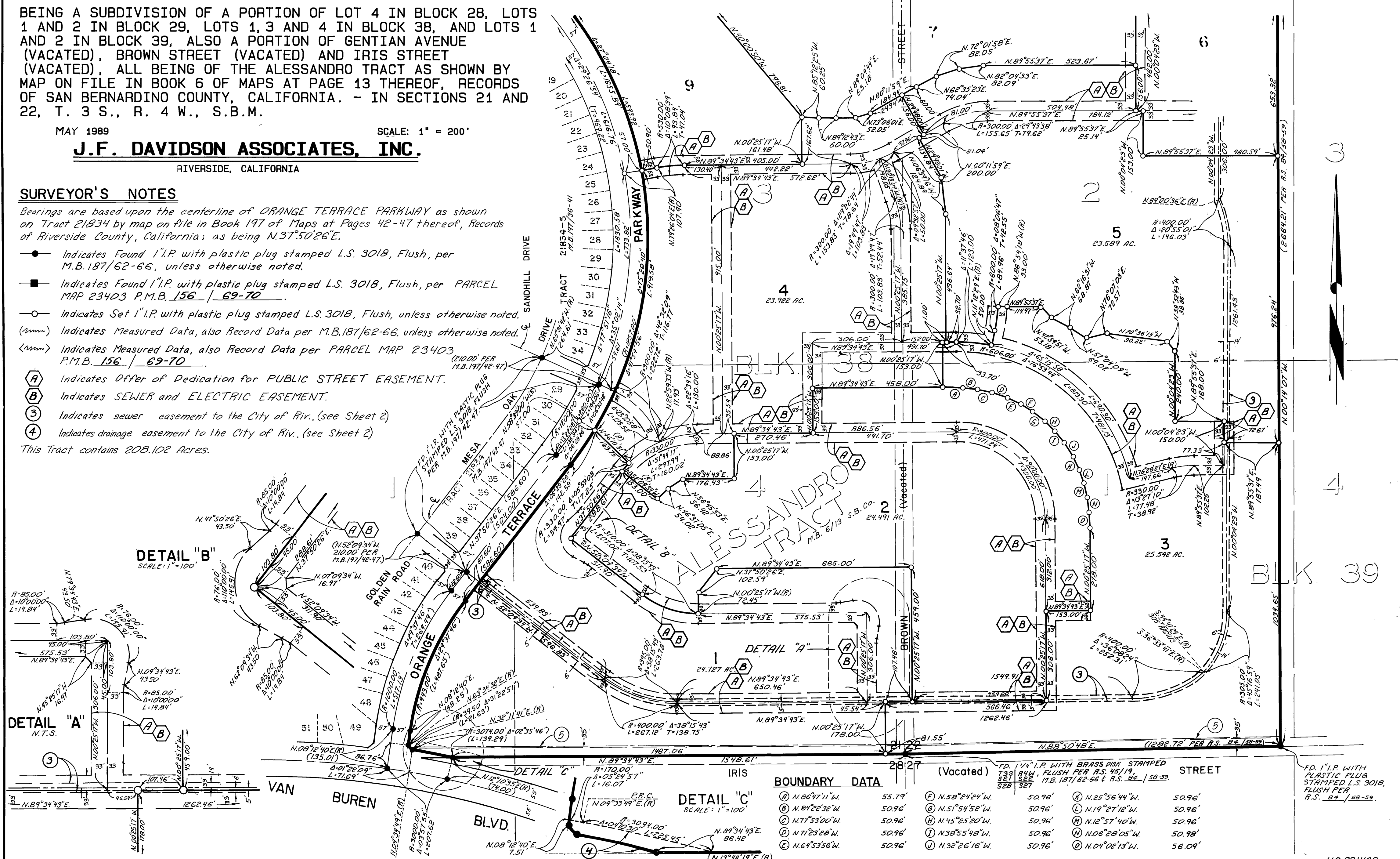
SURVEYOR'S NOTES

Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as shown on Tract 21834 by map on file in Book 197 of Maps at Pages 42-47 thereof, Records of Riverside County, California; as being N.37°50'26"E.

- Indicates Found I.P. with plastic plug stamped L.S. 3018, Flush, per M.B. 187/62-66, unless otherwise noted.
- Indicates Found I.P. with plastic plug stamped L.S. 3018, Flush, per PARCEL MAP 23403 P.M.B. 156 / 69-70
- Indicates Set I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
- (mm) Indicates Measured Data, also Record Data per M.B. 187/62-66, unless otherwise noted.
- (MM) Indicates Measured Data, also Record Data per PARCEL MAP 23403 P.M.B. 156 / 69-70
- (A) Indicates Offer of Dedication for PUBLIC STREET EASEMENT.
- (B) Indicates SEWER and ELECTRIC EASEMENT.
- (3) Indicates sewer easement to the City of Riv. (see Sheet 2)
- (4) Indicates drainage easement to the City of Riv. (see Sheet 2)

This Tract contains 208.102 Acres.

SEE SHEET 3



BOUNDARY DATA

(A) N.86°47'11\"W.	55.79'	(F) N.58°24'24\"W.	50.96'	(M) N.25°56'44\"W.	50.96'
(B) N.84°22'32\"W.	50.96'	(G) N.51°54'52\"W.	50.96'	(N) N.19°27'12\"W.	50.96'
(C) N.77°53'00\"W.	50.96'	(H) N.45°25'20\"W.	50.96'	(O) N.12°57'40\"W.	50.96'
(D) N.71°29'28\"W.	50.96'	(I) N.38°55'48\"W.	50.96'	(P) N.06°28'05\"W.	50.98'
(E) N.64°53'56\"W.	50.96'	(J) N.32°26'16\"W.	50.96'	(Q) N.04°02'13\"W.	56.09'

FD. 1\" I.P. WITH BRASS DISK STAMPED T39 R44, FLUSH PER R.S. 45/19, 52/1, 52/2, M.B. 187/62-66 & R.S. 84 / 58-59, 52/8, 52/7

W.D. 881168

M.B. 251/16

M.B. 251/16