

TRACT NO. 28262

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

BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 59, TRACT No. 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66, OF MAPS, RECORDS OF RIVERSIDE COUNTY

EDWARD G. SHWEIRI, R.C.E. 11284 DENN ENGINEERS TORRANCE, CA

FOR CONDOMINIUM PURPOSES AUGUST 1995

RECORDER'S STATEMENT

FILED THIS 17th DAY OF MARCH, 1998 AT 8:00 A.M. IN BOOK 268 OF MAPS AT PAGES 56-57 AT THE REQUEST OF THE CITY CLERK

FEE: \$ 8.00

No. 97310

GARY L. OLSD, COUNTY ASSESSOR-CLERK-RECORDER

BY: S. Pagan, DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN THEREON; 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 RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ANASTASI DEVELOPMENT CORPORATION (OWNER) Wayne G. Anastasi, WAYNE G. ANASTASI, PRESIDENT

CENFED BANK A FEDERAL SAVINGS BANK (BENEFICIARY) RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED JUNE 30, 1995 AS INSTRUMENT No. 214114 OF OFFICIAL RECORDS.

LARRY WINSLOW, PENN R. PATTON, RALPH GARLAND AND MARY GARLAND, TRUSTEES OF THE GARLAND FAMILY TRUST, ROBERT E. HUBBARD AND JANICE M. HUBBARD, TRUSTEES OF THE HUBBARD FAMILY TRUST, DONALD H. DEFORD AND CONNIE M. DEFORD (BENEFICIARIES)

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED FEBRUARY 27, 1996 AS INSTRUMENT No. 68408 OF OFFICIAL RECORDS.

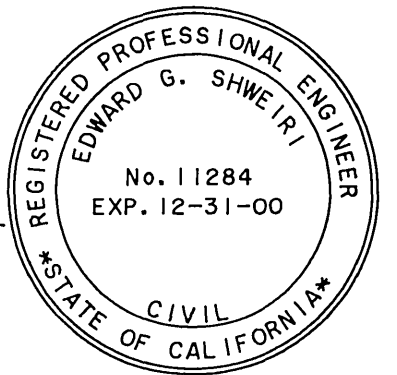
Mary Jane Garland, Robert E. Hubbard, Janice M. Hubbard, Donald H. Deford, Connie M. Deford

CIVIL ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST 1995. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE (1) 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: 12-3-97

Edward G. Shweiri, R.C.E. 11284 EXP. 12-31-00



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 28262 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 8, 1996 ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODES AND CHAPTER 22 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 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 ENGINEERING DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

3-3-98 Richard McBreath, CITY ENGINEER, CITY OF RIVERSIDE, RICHARD D. MCGRATH, RCE 31952 EXP. 12-31-00

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

2/13/98 W. Hammer, ACTING CITY TREASURER OF THE CITY OF RIVERSIDE, JERRY ROGERS

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 \$ 5400.00.

2-9-98 Dail Ashmunt, COUNTY TAX COLLECTOR, R. WAYNE WATTS

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 REQUIRE ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THE MAP, AND THAT ALL PUBLIC UTILITY 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 2-19-98, 1998, BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

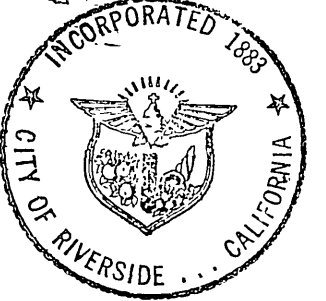
BY: Dieter P. Wirtzfeld

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. 28262 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 CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF MARCH, 1998.

COLLEEN J. NICOL, CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED: 1. SECURITY TRUST AND SAVINGS BANK, AN EASEMENT FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591, OF DEEDS.

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP. 1. A RIGHT OF WAY OVER SAID LAND FOR PIPES, POLES, CONDUITS, PIPELINES, AND INCIDENTAL PURPOSES, AS GRANTED TO TWIN BUTTES WATER COMPANY, BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101, OF DEEDS; CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 402 PAGE 88, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CERTAIN OF SAID RIGHTS AND RIGHTS OF WAY ARE NOW VESTED IN SOUTHWEST WATER COMPANY, AS SUCCESSOR IN INTEREST TO THE ABOVE DESCRIBED WATER COMPANIES.

DATED: 2-19-98, 1998, BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES)

ON July 15, 1997 BEFORE ME, Sherry Boardman, PERSONALLY APPEARED, Wayne G. Anastasi, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sherry Boardman, NAME: Sherry Boardman, MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, MY COMMISSION EXPIRES 10/14/97

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES)

ON Nov. 24, 1997 BEFORE ME, Alison Tan, PERSONALLY APPEARED, Larry Winslow and Penn R. Patton, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Alison Tan, NAME: Alison Tan, MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, MY COMMISSION EXPIRES 5/15/98

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES)

ON Aug. 18, 1997 BEFORE ME, Sherry Boardman, PERSONALLY APPEARED, Mary Jane Garland, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sherry Boardman, NAME: Sherry Boardman, MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, MY COMMISSION EXPIRES 10/14/97

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES)

ON Oct 6, 1997 BEFORE ME, PATRICIA WATTS, PERSONALLY APPEARED, ROBERT E. HUBBARD AND JANICE M. HUBBARD, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Patricia Watts, NAME: PATRICIA WATTS, MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, MY COMMISSION EXPIRES 4/23/98

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES)

ON Aug. 18, 1997 BEFORE ME, Sherry Boardman, PERSONALLY APPEARED, Donald H. Deford and Connie M. Deford, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sherry Boardman, NAME: Sherry Boardman, MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, MY COMMISSION EXPIRES 10/14/97

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 5400.00 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 THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 2-9, 1998, GERALD A. MALONEY, RIVERSIDE Co. Tax Dept., CLERK OF THE BOARD OF SUPERVISORS

BY: Dail Ashmunt, DEPUTY

SOILS REPORT STATEMENT

THE PRELIMINARY SOILS REPORT AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, HAS BEEN WAIVED DUE TO THE CITY OF RIVERSIDE HAVING EXISTING KNOWLEDGE OF THE SOIL QUALITY WITHIN THIS SUBDIVISION.

TOTAL GROSS AREA: 1.09 ACRES

EDWARD G. SHWEIRI R.C.E. 11284
DENN ENGINEERS

TRACT NO. 28262

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF
LOT 2, BLOCK 59, TRACT No. 2 OF LA
SIERRA HEIGHTS AS SHOWN BY MAP ON
FILE IN BOOK 7 PAGE 66, OF MAPS,
RECORDS OF RIVERSIDE COUNTY.

FOR CONDOMINIUM PURPOSES
AUGUST, 1995

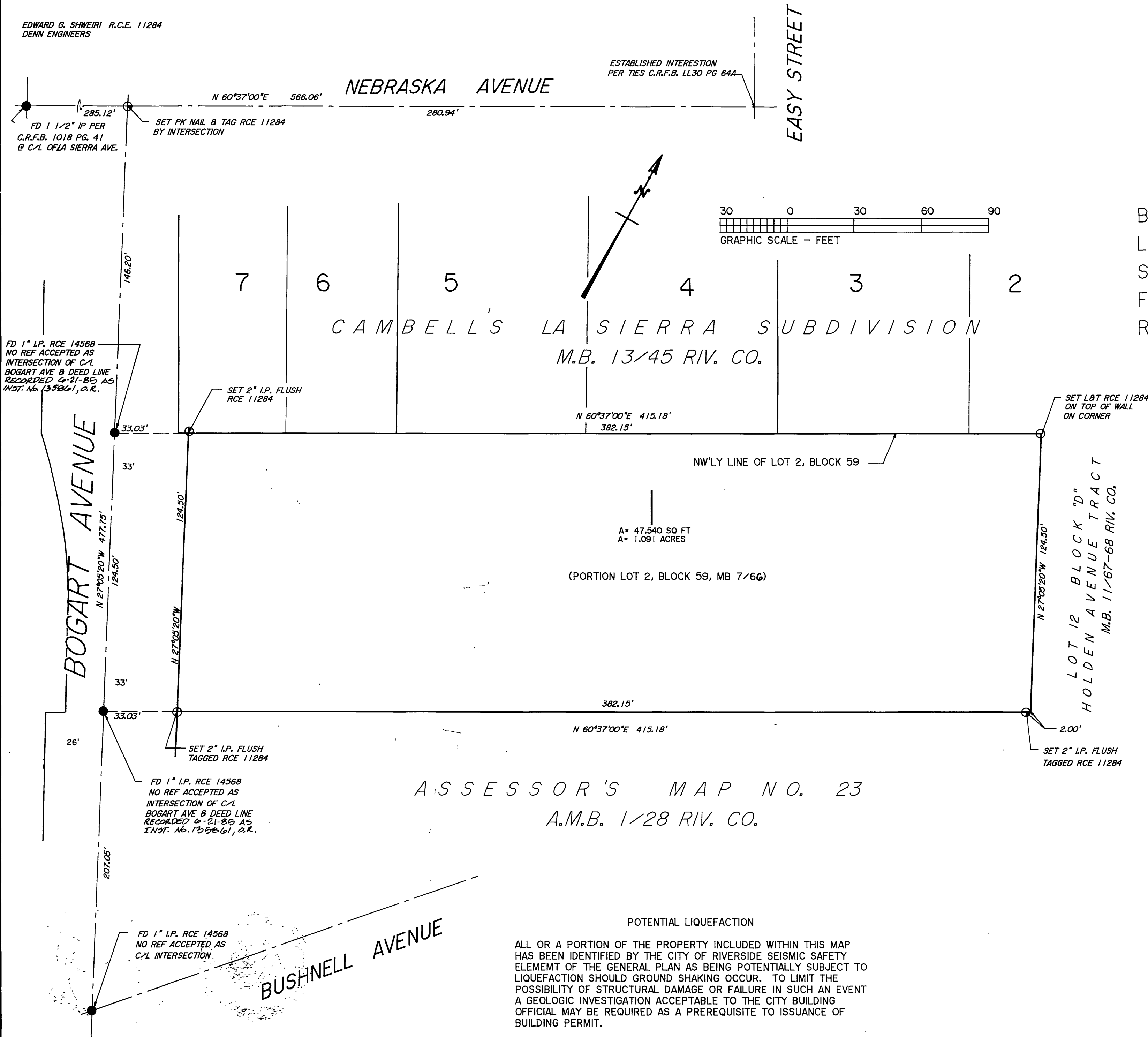
EDWARD G. SHWEIRI, R.C.E. 11284
DENN ENGINEERS
TORRANCE, CA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF NEBRASKA AVENUE TAKEN AS N 60°37'00" E AS SHOWN BY MAP OF CAMPBELL'S LA SIERRA SUBDIVISION, ON FILE IN BOOK 13 OF MAPS, AT PAGE 45 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
3. SET 2" IRON PIPE TAGGED R.C.E. 11284, FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 1.091 ACRES.

M.B. 268/57

M.B. 268/57



A = 47,540 SQ FT
A = 1.091 ACRES
(PORTION LOT 2, BLOCK 59, MB 7/66)

ASSESSOR'S MAP NO. 23
A.M.B. 1/28 RIV. CO.

POTENTIAL LIQUEFACTION
ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP
HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY
ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO
LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE
POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT
A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING
OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF
BUILDING PERMIT.