

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 public street and public utility purposes, Lot "A".

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "BLANKET P.U.E."

We hereby dedicate to the public an Avigation Easement and right of flight for the passage of aircraft over Lots 1, 2 and 3.

We hereby dedicate to the City of Riverside for public purposes, the easement designated as "WATER COURSE EASEMENT". This easement area is subject to periodic flooding and accompanying hazards and should be kept free from particular structures or improvements that may endanger life or property, or significantly restrict the capacity of the water course, and which uses and limitations are further defined in Section 19.51 of the Riverside Municipal Code.

We hereby request that the following public streets and easements, which are not shown on the attached map, be abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: 1) Cole Street as shown on Parcel Map 4806 per P.M. 7/8-12, described in Declaration of Dedication for public road and public utility purposes, recorded December 21, 1972 as inst. no. 168363, O.R. Riv. Co., Ca.

We hereby request that the Southerly 20.44 feet of Lot "F" and all of Lot "G" accepted as Barrier Strips on P.M. 158/20-22, be hereby accepted for public street and public utility purposes.

REGIONAL PROPERTIES, INC., a California corporation

Handwritten signatures of Mark R. ... and Alex ...

NOTARY ACKNOWLEDGEMENT

State of California County of Los Angeles

On January 29, 2001 before me, Joanne P. Romero A Notary Public in and for said County and State, personally appeared Mark R. ... and Alex ...

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires October 12, 2003

Joanne P. Romero Notary Public in and for said State My principal place of business is in Los Angeles County



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

TRACT 28491

BEING A SUBDIVISION OF A PORTION OF PARCELS 6 THROUGH 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. -- IN SECTION 17, T.3 S., R.4 W., S.B.M.

NOVEMBER 2000

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three (3) Sheets be, and the same is hereby accepted as the final map of Tract 28491.

Lot "A" is hereby accepted for public street and public utility purposes.

The easements designated as "BLANKET P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities.

The Avigation Easement and right of flight for the passage of aircraft over Lots 1, 2 and 3 are hereby accepted.

The easement designated as "WATER COURSE EASEMENT" is hereby accepted for water course and drainage purposes.

The following public streets and easements are hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: 1) Cole Street as shown on Parcel Map 4806 per P.M. 7/8-12, described in Declaration of Dedication for public road and public utility purposes, recorded December 21, 1972 as inst. no. 168363, O.R. Riv. Co., Ca.

The Barrier Strips designated as the Southerly 20.44 feet of Lot "F" and all of Lot "G" on P.M. 158/20-22 are hereby accepted for public street and public utility purposes.

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.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 9th day of October, 2001.

COLLEEN J. NICOL City Clerk of the City of Riverside, California

By: [Signature]

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 28491 which was approved by the City of Riverside Planning Commission on April 22, 1997 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 sewer 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.

Date 9/29/01

ROBERT C. WALES R.C.E. 18793 Lic. Exp. 6/20/05 City Engineer

By: [Signature]

RECORDER'S STATEMENT

Filed this 13th day of Nov, 2001 at 8:00 AM in Book 311 of Maps at Pages 6-8 at the request of the City Clerk.

Fee: \$10.00

No. 2001-559847

GARY L. ORSO, County Assessor - Clerk - Recorder

By: [Signature] Deputy

Subdivision Guarantee: LAWYERS TITLE INSURANCE CO.

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, except the bonds of Communities Facilities District 86-1.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Date 2/13/01

PAUL C. SUNDEEN City Treasurer

By: [Signature]

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 \$.

Date 11-8-01

PAUL McDONNELL County Tax Collector

By: [Signature] 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

CASH TAX BOND PAUL McDONNELL County Tax Collector

By: [Signature] Deputy

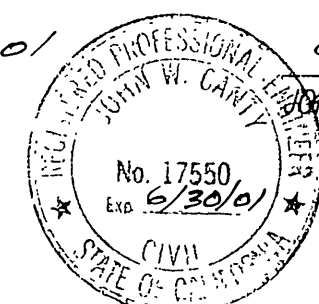
ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Three (3) Sheets correctly represents a survey made under my supervision during October of 2000; 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.

Date February 12, 2001

JOHN W. CANTY R.C.E. 17550

By: [Signature]



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M.B. 311/6

M.B. 311/6

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

TRACT 28491

BEING A SUBDIVISION OF A PORTION OF PARCELS 6 THROUGH 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. -- IN SECTION 17, T.3 S., R.4 W., S.B.M.

NOVEMBER 2000

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires _____

Notary Public in and for said State _____ (Print Name)
My principal place of business is in _____ County

NOTARY ACKNOWLEDGEMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

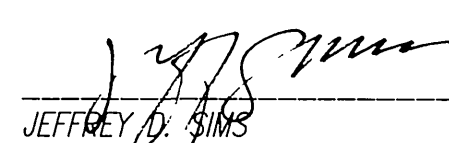
WITNESS my hand: My commission expires _____

Notary Public in and for said State _____ (Print Name)
My principal place of business is in _____ County

WATER FACILITIES STATEMENT

I hereby state that off-site water facilities exist for the development of the lots created by this tract map. The subdivider named on this map has not deposited with Western Municipal Water District of Riverside County (District), sufficient funds to cover required fees. Once service laterals and any other service appurtenances have been installed and accepted by the District, and all required fees paid, the District will supply water to each lot created by this subdivision. The easements and right-of-ways shown are sufficient for all requirements of water distribution to the tract map boundary.

Date February 15, 2001

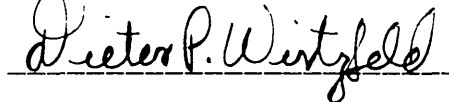
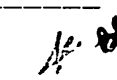

JEFFREY D. SIMS R.C.E. 46212

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 Public Utilities of the City of Riverside. Arrangements for water service must be made with Western Municipal Water District.

Date July 16, 2001

Thomas P. Evans
Public Utilities Director

By:  

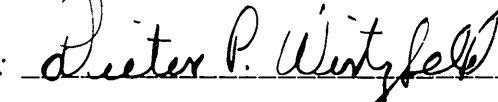

UTILITIES EASEMENTS

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

- (B) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded January 20, 1966 as inst. no. 7276, Official Records of Riverside County, California. (See Sheet 3)
- (C) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded July 29, 1993 as inst. no. 294950, and recorded August 25, 1993 as inst. no. 332543 and inst. no. 332544, all being Official Records of Riverside County, California. (See Sheet 3)
- (D) Indicates an easement for public utility facilities in favor of the City of Riverside, recorded May 7, 1998 as inst. no. 180832, Official Records of Riverside County, California. (See Sheet 3)

Date JULY 16, 2001

Thomas P. Evans
Public Utilities Director

By:  

SOIL REPORT

A preliminary soils report was prepared on June 6, 1997 as required by the Health and Safety Code of California, Section 17943 by SID GEOTECHNICAL, INC.

SIGNATURE OMISSION

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

An easement for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, by Quitclaim Deed recorded March 4, 1955 in Book 1702, Page 559, and by Deed recorded March 23, 1959 in Book 2436, Page 241, as set out in Memo of Agreement recorded March 4, 1955 in Book 1702, Page 467, and in Supplemental Agreement recorded March 4, 1955 in Book 1702, Page 552 and November 12, 1969 as inst. no. 115832, all being Official Records of Riverside County, California. (Said easement being blanket in nature)

- (A) Indicates an easement for a gas line in favor of Southern California Gas Company, recorded June 5, 1948 in Book 911, Page 345, Official Records of Riverside County, California. (See Sheet 3)
- (E) Indicates an easement for a retention basin and access in favor of DMB/AEW Land Holdings Three, LLC., recorded July 2, 1998 as inst. no. 273924, Official Records of Riverside County, California. (See Sheet 3)
- (F) Indicates an easement for storm drain facilities and access in favor of the City of Riverside, recorded August 28, 1999 as inst. no. 383968, Official Records of Riverside County, California. (See Sheet 3)

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DEPT. OF PUBLIC WORKS

W.O. 1004-014

M.B. 311 / 7

M.B. 311 / 7

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

TRACT 28491

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NOVEMBER 2000

SCALE: 1" = 100'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

SHEET 3 OF 3 SHEETS

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DEPT. OF PUBLIC WORKS

ENGINEER'S COPY

ENGINEER'S NOTES

Bearings are based upon the Centerline of Trautwein Road as being N.16°19'43"W. as shown on Tract 28491-1 on file in Book 282 of Maps at Pages 94 through 98 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28491-3 M.B. 283/45-48.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 28491-1 M.B. 282/94-98. unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.
- [] Indicates Measured Data, also Record Data per Tract 28491-3 M.B. 283/45-48.
- () Indicates Measured Data, also Record Data per Tract 28491-1 M.B. 282/94-98.
- < > Indicates Measured Data, also Record Data per Certificate of Compliance (LL-021-978) recorded July 2, 1998 as inst. no. 274028, O.R. Riv. Co., Ca.
- [[]] Indicates Measured Data, also Record Data per Parcel Map 23178 P.M. 158/20-22.
- (()) Indicates Measured Data, also Record Data per Grant of Easement recorded May 8, 1998 as inst. no. 180833, O.R. Riv. Co., Ca.

This Tract contains 14.890 Acres.

