

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

TRACT NO. 29405-2

SHOWING THE DIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 12935, AS SHOWN BY MAP FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5'x22' P.U.E.

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 8.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNEES, FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS THE EASEMENTS DESIGNATED AS PRIVATE 3' SIDEWALK EASEMENT.

HARRISON / JACKSON, A CALIFORNIA LIMITED PARTNERSHIP

Mike Conway *Kirk David Bowlus*
Mike Conway Kirk David Bowlus

TRUSTEE

UPLAND BANK, A CALIFORNIA BANKING CORPORATION, AS TRUSTEE UNDER CONSTRUCTION DEED OF TRUST RECORDED OCTOBER 5, 2000 AS INSTRUMENT NO. 2000-393123, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

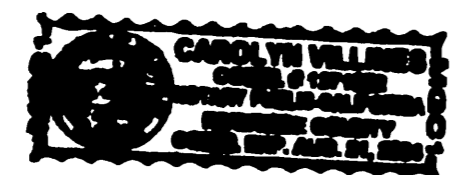
Mike Conway *Jeanne Pro*
EXECUTIVE VICE PRESIDENT ASSISTANT VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA] S.S.
COUNTY OF

ON 8/15/01 BEFORE ME, *Carolyn Hillines* NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED *Mike Conway and Kirk David Bowlus* 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 *Harrison Jackson, a Chief* LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

1271882
MY COMMISSION EXPIRES 8/21/04



WITNESS MY HAND AND OFFICIAL SEAL

Carolyn Hillines

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 ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: 5-31-02

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

By: *P. Hall for T.E.*

J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JANUARY 2001

CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 NO. 29405, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 14, 1999 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND 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 PUBLIC WORKS 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 AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: _____, 2001.

RICHARD D. MC GRATH, CITY ENGINEER
R.C.E. 31952 EXPIRES 12/31/2004

BY: _____

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 OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS OR BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 4/24, 2002

PAUL C. SUNDEEN, CITY TREASURER

By: *WR Hansen*

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 12,935 ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 2000-486540, RECORDED DECEMBER 7, 2000 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 5-31-02, 2001

THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

By: *P. Hall for T.E.*

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY OF 1999; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE WITHIN ONE (1) YEAR OF THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 6/1, 2001

Joseph N. Beeler
JOSEPH N. BEELER
P.L.S. 4055 EXPIRES 6/30/2004



RECORDER'S STATEMENT

FILED THIS 13th DAY OF JUNE, 2002
AT 8:00 A.M. IN BOOK 320 OF MAPS, AT
PAGES 16-18, AT THE REQUEST OF THE CITY
CLERK.

NO. 2002-324420
FEE \$ 11.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

By: *Chas. H. Nguyen* DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 29405-2.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 8 IS HEREBY ACCEPTED.

THE EASEMENTS DESIGNATED AS 5'x22' P.U.E. ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 11th DAY OF June, 2001: 2002.

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

By: *Colleen Nicol*

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 \$ 800.

DATE: 4/22/02

PAUL MC DONNELL COUNTY TAX COLLECTOR

By: *Paul McDonnell* DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$800 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 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: 4/22/02, 2001

Paul McDonnell
Paul McDonnell, Treasurer-Tax Collector

By: *Paul McDonnell* DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON SEPTEMBER 21, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. BYERLY.

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.

M.B. 320 / 16

CITY 320 / 17

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

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J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JANUARY, 2001

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF) S.S.

ON _____, BEFORE ME, _____ A NOTARY PUBLIC
IN AND FOR SAID STATE, PERSONALLY APPEARED _____
(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
_____ LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP
EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL
SEAL.

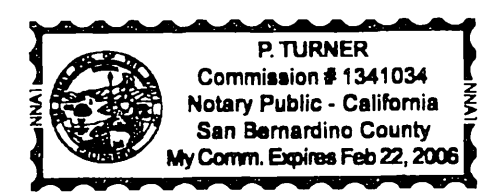
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF) S.S.

ON 4-26-02, BEFORE ME, P. Turner, Notary Public
PERSONALLY APPEARED Robert W. Pinsky and Sean L. Smith
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.

MY COMMISSION EXPIRES 02-22-06

WITNESS MY HAND AND OFFICIAL
SEAL.



CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this map, that the subdivision as shown hereon is substantially the same as it appears on the tentative map of Tract _____ which was approved by the City of Riverside Planning Commission on _____, 20____ and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that the easements for sewer and drainage facilities as shown on the map have been approved; that the plans for drains, drainage works, and sewers sufficient to mitigate flood damage to all lots in the subdivision have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department 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 6/3/02

Thomas J. Boyd
RCE 36170 Lic. Exp. 6/30/04
City Engineer

By: Thomas Boyd

CITY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map, and that I am satisfied that the map is technically correct, and that all monuments have been set or a cash deposit sufficient to cover their placement has been deposited with the City of Riverside.

Date 6/3/02

Mark S. Brown
L.S. 5655 Lic. Exp. 9/30/03
City Surveyor

By: Mark S. Brown

M.B. 320 / 17

M.B. 320 / 17

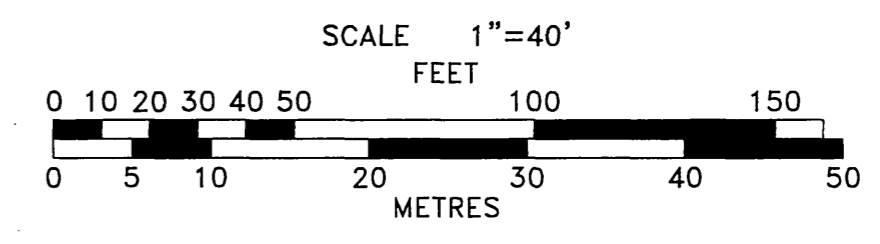
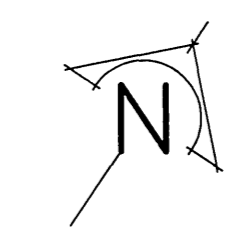
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J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JANUARY 2001

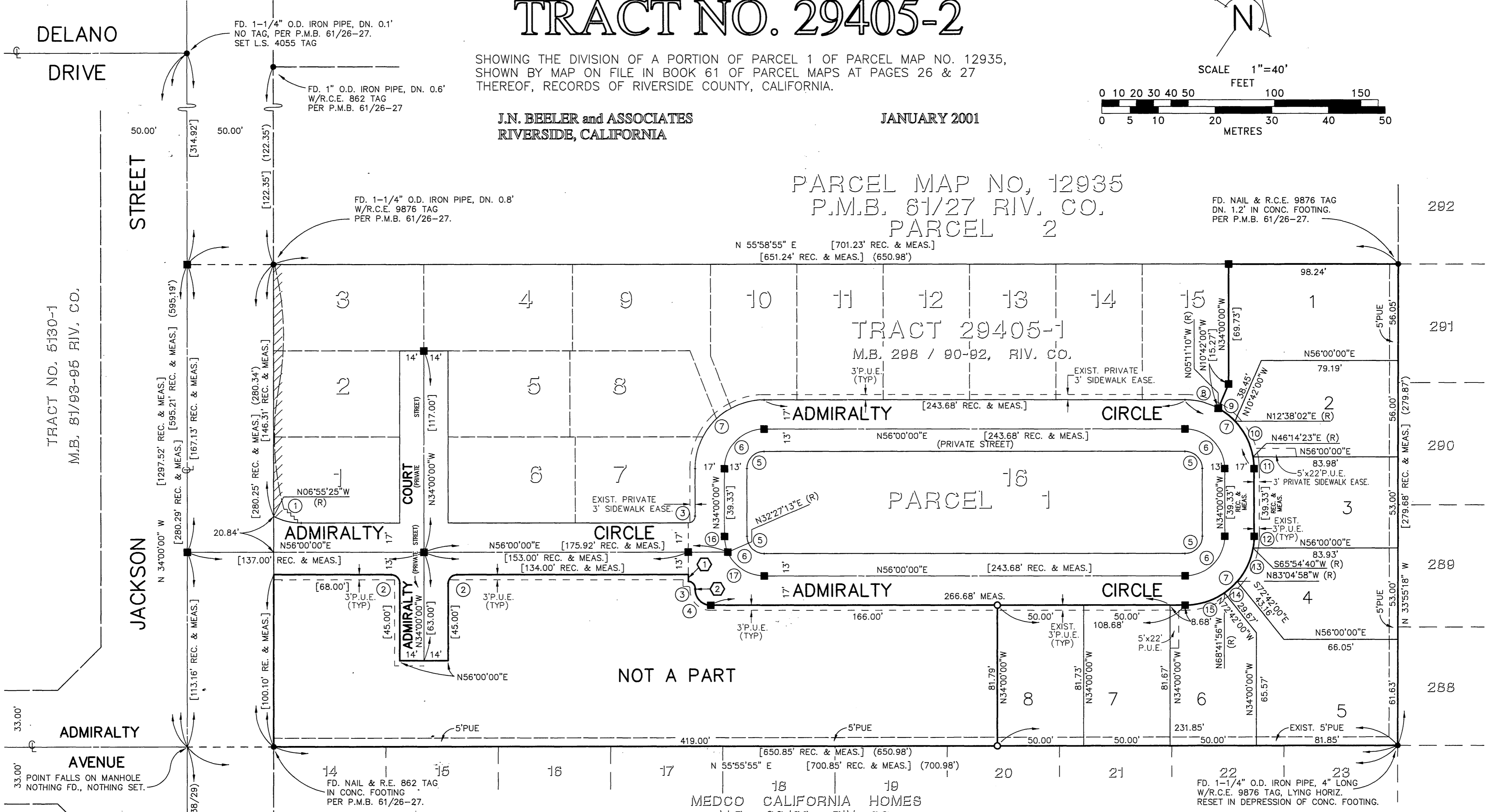


PARCEL MAP NO. 12935
P.M.B. 61/27 RIV. CO.
PARCEL 2

TRACT 29405-1
M.B. 298 / 90-92, RIV. CO.

PARCEL 1

NOT A PART



CURVE DATA

RADIUS	DELTA	LENGTH	TANGENT	RADIUS	DELTA	LENGTH	TANGENT
① R=35.00'	Δ=27°04'35"	L=16.54'	T=8.43'	⑫ R=40.00'	Δ=09°54'40"	L=6.92'	T=3.47'
② R=5.00'	Δ=90°00'00"	L=7.85'		⑬ R=40.00'	Δ=31°00'22"	L=21.65'	T=11.10'
③ R=4.00'	Δ=90°00'00"	L=6.28'		⑭ R=40.00'	Δ=14°23'02"	L=10.04'	T=5.05'
④ R=9.00'	Δ=90°00'00"	L=14.14'		⑮ R=40.00'	Δ=34°41'56"	L=24.22'	T=12.50'
⑤ R=10.00'	Δ=90°00'00"	L=15.71'		⑯ R=23.00'	Δ=23°32'47"	L=9.45'	T=4.79'
⑥ R=23.00'	Δ=90°00'00"	L=36.13'		⑰ R=23.00'	Δ=66°27'13"	L=26.68'	T=15.07'
⑦ R=40.00'	Δ=90°00'00"	L=62.83'					
⑧ R=40.00'	Δ=28°48'50"	L=20.12'	T=10.28'				
⑨ R=40.00'	Δ=17°49'12"	L=12.44'	T=6.27'				
⑩ R=40.00'	Δ=33°36'21"	L=23.46'	T=12.08'				
⑪ R=40.00'	Δ=09°45'37"	L=6.81'	T=3.42'				

LINE DATA

- ① N.34°00'00"W, 4.00'
- ② N.34°00'00"W, 0.81'

SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JACKSON STREET TAKEN AS NORTH 34°00'00" WEST AS SHOWN BY MAP ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 AND 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND MONUMENTS AS NOTED.
- DENOTES FOUND 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 4055 TAG, UNLESS OTHERWISE NOTED, PER MB 298/90-92.
- DENOTES SET 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 4055 TAG, UNLESS OTHERWISE NOTED.
- [] DENOTES RECORD DATA PER M.B. 298/90-92 UNLESS OTHERWISE NOTED.
- () DENOTES RECORD DATA PER P.M.B. 61/26-27 UNLESS OTHERWISE NOTED.

SET 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 4055 TAG AT ALL REAL LOT CORNERS OR OFFSETS AS NOTED THERETO AND ANGLE POINTS IN SIDE LOT LINES. NAIL AND L.S. 4055 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

////// DENOTES VEHICULAR ACCESS RIGHTS WAIVED
THIS TRACT CONTAINS 0.8561 ACRES.
PRIVATE STREETS: BLANKET ELECTRIC, WATER AND SANITARY SEWER EASEMENTS.

M.B. 320 / 18

M.B. 320 / 18

VILLA D' ESTE UNIT NO. FOUR
M.B. 35/60-61 RIV. CO.

FD. 60d NAIL & "CITY ENGINEER" TAG, FLUSH PER CITY OF RIVERSIDE TIE-SHEET ACCEPTED AS C/L INTERSECTION

FD. NAIL & R.E. 862 TAG IN CONC. FOOTING PER P.M.B. 61/26-27.

FD. 1-1/4" O.D. IRON PIPE, 4" LONG W/R.C.E. 9876 TAG, LYING HORIZ. RESET IN DEPRESSION OF CONC. FOOTING.