

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 SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A 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, LOTS "A" AND "B".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED "20' SEWER AND STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATIONS FACILITIES, THE EASEMENTS DESIGNATED AS 5' P.U.E. AND 8' P.U.E.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR OVERFLOW DRAINAGE WATERS, THE EASEMENT DESIGNATED AS A 10' SURFACE DRAINAGE EASEMENT. SUCH 10' SURFACE DRAINAGE EASEMENT DOES NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF STREET TREES, THE EASEMENTS DESIGNATED 5' LANDSCAPE ESMT.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

- 1. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES DEDICATED AND ACCEPTED PER RESOLUTION NO. 15984, RECORDED DECEMBER 19, 1985 AS INSTRUMENT NO. 286665, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MARY STREET, FRANCES STREET AND LOT "A" FROM LOTS 1, 2, 3 AND 6.

NICHOLAS E. TAVAGLIONE

FIRST MOUNTAIN BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED June 14, 2005 AS INSTRUMENT NO. 2005-0469307 O.R.

Guy A. Bovee, EVP/CCO

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Riverside

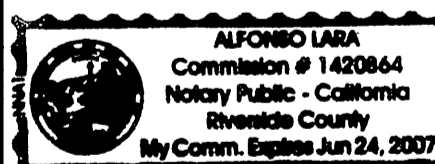
ON THIS 26th DAY OF May, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

Nicholas E. Tavaglione

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) EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES June 24, 2007 WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY



Alfonso Lara

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 \$ -0-

DATED June 9, 2005

PAUL McDONNELL COUNTY TAX COLLECTOR

BY Bernice Arnold DEPUTY

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

TRACT NO. 32713

BEING A SUBDIVISION OF A PORTION OF BLOCK 65 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SEC. 10, T.3S., R.5W., S.B.M.

IW CONSULTING ENGINEERS, INC. RIVERSIDE, CA.

CIVIL ENGINEERING * LAND SURVEYING MAY 2005

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. 32713.

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED "20' SEWER AND STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND STORM DRAIN FACILITIES.

THE EASEMENT DESIGNATED AS A 10' SURFACE DRAINAGE EASEMENT IS HEREBY ACCEPTED AS AN EASEMENT FOR OVERFLOW DRAINAGE.

THE EASEMENTS DESIGNATED AS 8' P.U.E. AND 5' P.U.E. ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATIONS FACILITIES.

THE EASEMENTS DESIGNATED AS 5' LANDSCAPE ESMT. ARE HEREBY ACCEPTED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF STREET TREES.

THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

- 1. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES DEDICATED AND ACCEPTED PER RESOLUTION NO. 15984, RECORDED DECEMBER 19, 1985 AS INSTRUMENT NO. 286665, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A", MARY STREET AND FRANCES STREET FROM LOTS 1, 2, 3 AND 6 IS HEREBY ACCEPTED.

THE 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 COUNCIL OF THE CITY OF RIVERSIDE THIS 27th DAY OF June, 2005.

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

BY Colleen Nicol

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF San Bernardino

ON THIS 27 DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

Guy A. Bovee

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) EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES June 5, 2008 WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY

Kathleen M. Hayes NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINT NAME KATHLEEN M. HAYES

RECORDER'S STATEMENT

FILED THIS 16 DAY OF June, 2005, AT 8:00A M. IN BOOK 383 OF PARCEL MAPS AT PAGES 35-36 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

FEE \$ 9.00 NO. 2005-0479826

LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER

BY [Signature] DEPUTY

SUBDIVISION GUARANTEE: FRIST AMERICAN TITLE COMPANY

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 NO. 32713 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 9, 2004 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.

DATED 6/3/05

THOMAS J. BOYD RCE 36170 LIC EXP 6/30/06 CITY ENGINEER

BY [Signature]

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ -0- HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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.

DATED

DATED June 9, 2005

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS

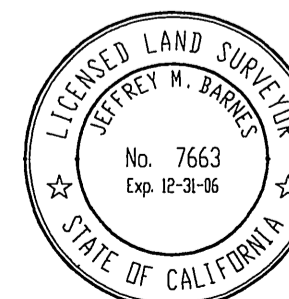
PAUL McDONNELL COUNTY TAX COLLECTOR

BY DEPUTY

BY Bernice Arnold DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NICHOLAS E. TAVAGLIONE AND SALLY B. TAVAGLIONE IN SEPTEMBER 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATED 5/31/05

JEFFREY M. BARNES, L.S. 7663 LICENSE EXPIRES 12/31/06

City 383/36

SURVEYOR'S NOTES

- 1 BASIS OF BEARINGS IS THE CENTERLINE OF MARY STREET TAKEN AS N33°59'39"W AS SHOWN ON PARCEL MAP 29358, RECORDED IN PARCEL MAP BOOK 201, PAGE 24 & 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 2 ● INDICATES FOUND 1" I.P., TAGGED LS 3018, FLUSH, PER M B 155/23-24, UNLESS OTHERWISE NOTED
- 3 ○ INDICATES SET 1" I.P. TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED
- 4 △ INDICATES SET SPIKE AND TAG, LS 7663, FLUSH, UNLESS OTHERWISE NOTED
- 5 SET 1" I.P., FLUSH TAGGED LS 7663 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES
- 6 SET NAIL AND LS 7663 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED
- 7 () DENOTES RECORD DATA PER TRACT 20811, MB 155/23-24 RIV CO
- 8 (R) DENOTES RADIAL BEARING
- 9 // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED
- 10 [] INDICATES RECORD DATA PER PARCEL MAP 29358, P M B 201/24-25 RIV CO REC
- 11 THIS MAP CONTAINS 2.18 ACRES

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

TRACT NO. 32713

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IW CONSULTING ENGINEERS, INC.
RIVERSIDE, CA.

CIVIL ENGINEERING • LAND SURVEYING
MAY 2005

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

DATED 6/3/05

MARK S. BROWN
L.S. 5655 LIC EXP 9/30/05
CITY SURVEYOR

BY [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST, INC ON MARCH 22, 2005, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

PUBLIC 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 SERVICES TO ALL LOTS AS SHOWN ON THIS MAP, AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE

DATED 6/03/05

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

BY [Signature]
MM Jc

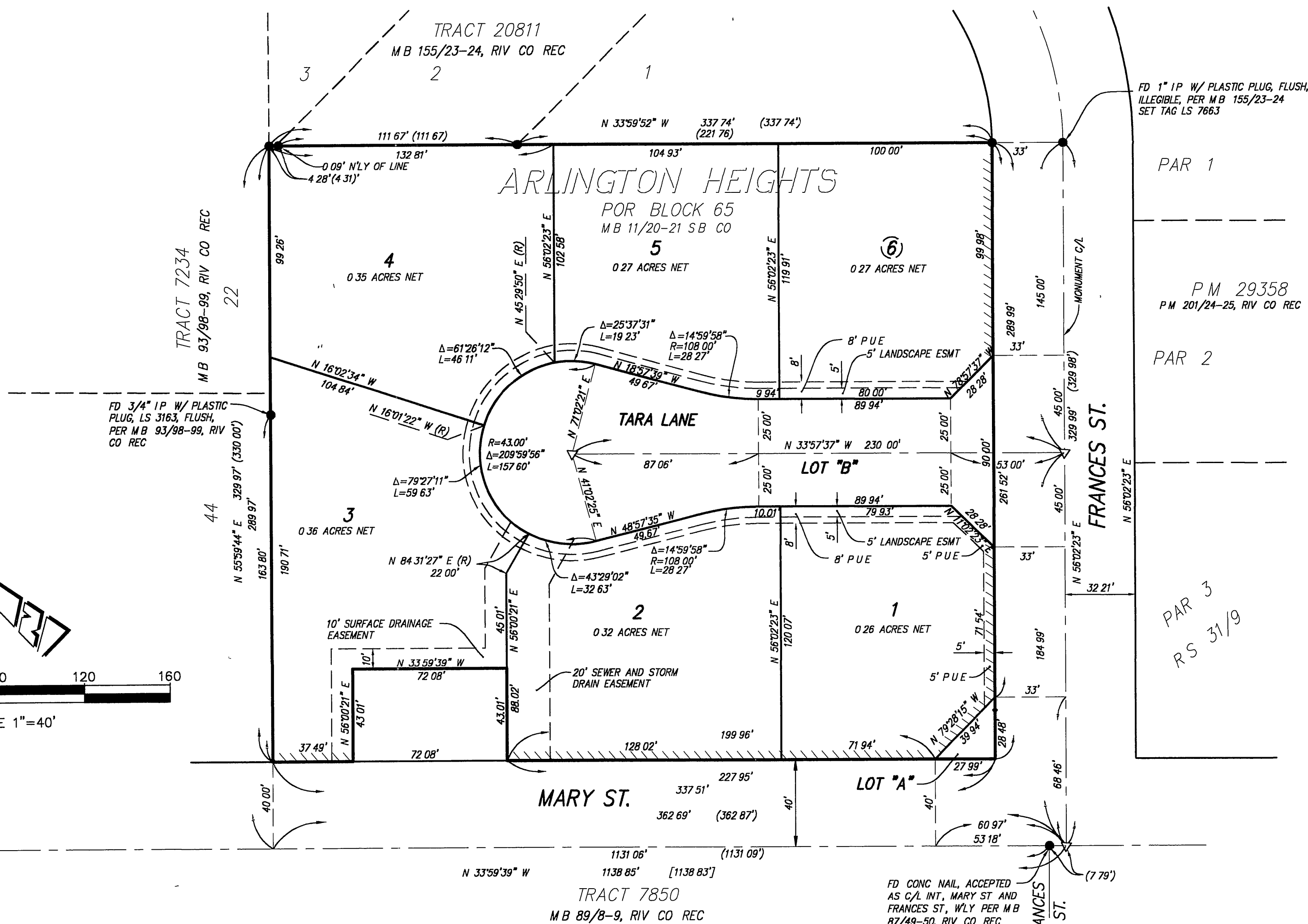
CITY TREASURER'S CERTIFICATE

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 6/2/05

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/ TREASURER

BY [Signature]



M.B. 383 / 36

M.B. 383 / 36