

M.B. 412 / 43

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 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 TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES "LOT A", LOT "B" AND LOT "C" INCLUSIVE.

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 7 INCLUSIVE.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, HEIRS, AND ASSIGNS AS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SEWER, WATER, ELECTRIC, AND TELEPHONE FOR THE USE AND BENEFIT OF LOTS 4, 6, AND 7 THE EASEMENT DESIGNATED AS "20' ACCESS EASEMENT" SHOWN HEREON. THE USE OF THE ABOVE EASEMENT AS STIPULATED IN A COVENANT AND AGREEMENT RECORDED WITH THIS MAP.

OWNER Felipe Olvera FELIPE OLVERA

OWNER Jose A. Gamboa JOSE A. GAMBOA

TRUSTEE:

AVAILABLE HOME LOANS, INC. A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED:

SEPTEMBER 27, 2001 AS DOCUMENT NUMBER 2001-468527 and; SEPTEMBER 12, 2003 AS DOCUMENT NUMBER 2003-709265 and; FEBRUARY 15, 2005 AS DOCUMENT NUMBER 2005-0121743 JULY 31, 2006 AS DOCUMENT NUMBER 2006-0558064

ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: Donald Callahan

BY: _____

TITLE: PRESIDENT

TITLE: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) SS

ON: September 26, 2006

BEFORE ME, Eren A. Burch Notary Public

PERSONALLY APPEARED Felipe Olvera & Jose A. Gamboa

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENTS THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Eren A. Burch CALIFORNIA NOTARY PUBLIC IN AND FOR SAID STATE

EREN A. BURCH PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

MY COMMISSION EXPIRES MAY 2, 2008

TRACT MAP NO. 31067

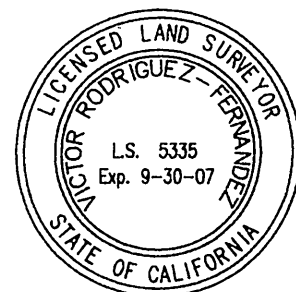
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AGUIRRE & ASSOCIATES RIVERSIDE, CALIFORNIA VICTOR RODRIGUEZ-FERNANDEZ, L.S. 5335

PORTION OF LOT 7 BLOCK 39 OF LA GRANADA OF TRACT, IN THE CITY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 12, PAGE(S) 42-51 OF MAPS, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY. LOCATED IN SEC. 2, T.3S, R.6W, S.B.M.

SURVEYOR'S STATEMENT:

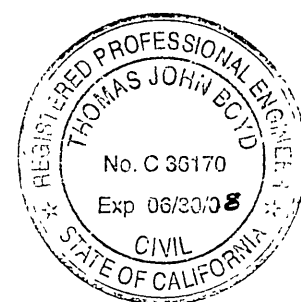
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FELIPE OLVERA ON MARCH 14, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED 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.



VICTOR RODRIGUEZ-FERNANDEZ, DATE 09/20/06 L.S. 5335 LICENSE EXPIRES 09/30/2007

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 31067 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 8, 2003 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.



THOMAS J. BOYD R.C.E. 36170 LIC. EXP. 06/30/08 CITY ENGINEER

DATE: October 19, 2006

BY: [Signature]

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY EARTHTECNICS ON APRIL 25, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

RECORDER'S STATEMENT:

FILED THIS 7th DAY OF November, 2006, AT 8 A.M. IN BOOK 412 OF MAPS, AT PAGES 43-45, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. INSTRUMENT NO. 2006-0819696 FEE \$11-

LARRY W. WARD, COUNTY RECORDER, CLERK AND ASSESSOR BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE BY: TICOR TITLE COMPANY

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 MAP NO. 31067;

"LOT A", LOT "B" AND LOT "C" INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 7 INCLUSIVE IS HEREBY ACCEPTED.

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 24th DAY OF October, 2006.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

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 THOSE NOTED BELOW.

NONE

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE BECOME LIEN UPON SAID PROPERTY.

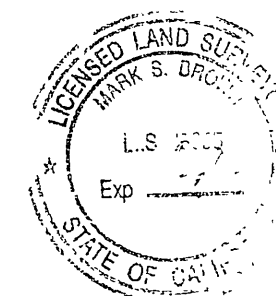
DATE: 10/11/06 PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER/TREASURER

BY: Brent G. Mason

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: MARK S. BROWN L.S. 5655 LIC. EXP. 09/30/07



CITY SURVEYOR

BY: _____

M.B. 412 / 43

TRACT MAP NO. 31067

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

AGUIRRE & ASSOCIATES RIVERSIDE, CALIFORNIA
VICTOR RODRIGUEZ-FERNANDEZ, L.S. 5335

PORTION OF LOT 7 BLOCK 39 OF LA GRANADA OF TRACT, IN THE CITY OF RIVERSIDE,
AS PER MAP RECORDED IN BOOK 12, PAGE(S) 42-51 OF MAPS, INCLUSIVE
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
LOCATED IN SEC. 2, T.3S, R.6W, S.B.M.

UTILITIES EASEMENT STATEMENT:

THE CITY OF RIVERSIDE BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED
EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

AN EASEMENT FOR ELECTRIC LINES IN FAVOR OF THE CITY OF RIVERSIDE,
SUCCESSOR IN INTEREST TO THE SOUTHERN CALIFORNIA EDISON COMPANY
RECORDED NOVEMBER 20, 1953, IN BOOK 1528, PAGES 137, OFFICIAL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR WATER PIPELINES, DITCHES, AND FLUMES IN FAVOR OF THE CITY
OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE CITIZENS DOMESTIC WATER
COMPANY, RECORDED MARCH 18, 1926, IN BOOK 663, PAGE 591 OF DEEDS,
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR WATER PIPELINES, DITCHES, AND FLUMES IN FAVOR OF THE CITY
OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE TWIN BUTTES WATER COMPANY,
RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, OFFICIAL RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA.

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 SERVICE 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: 10/16/06 BY: [Signature]
DAVID H. WRIGHT MM VS
PUBLIC UTILITIES GENERAL MANAGER

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA,
THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTERESTS
CANNOT RIPEN INTO A FEE:

AN EASEMENT FOR POLES, CANALS, DITCHES, and OTHER MEANS FOR THE
CONVEYANCE OF ELECTRICITY, POWER, AND WATER IN FAVOR OF SECURITY TRUST
AND SAVING BANK, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER
COMPANY PER DEED RECORDED FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF
DEEDS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY

DATED 10/16/06 DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: [Signature]
MM VS

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
ON September 27, 2006
BEFORE ME, Tamara Jo Taylor, a Notary
Public
PERSONALLY APPEARED Donald Allgor, Jr.
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/they EXECUTED THE SAME IN
HIS/HER/their AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/their SIGNATURES
ON THE INSTRUMENTS THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Tamara Jo Taylor California
NOTARY PUBLIC IN AND FOR SAID STATE
Tamara Jo Taylor
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY
MY COMMISSION EXPIRES March 14, 2007

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4,600 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.

~~DATED September 28, 2006
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]
DEPUTY~~

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

~~\$ 4,600~~
PAUL MCDONNELL
COUNTY TAX COLLECTOR
DATED September 28, 2006
OCTOBER 27, 2006
BY: [Signature]
Keisten MacGillis, Deputy

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
ON _____
BEFORE ME, _____
PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/they EXECUTED THE SAME IN
HIS/HER/their AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/their SIGNATURES
ON THE INSTRUMENTS THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

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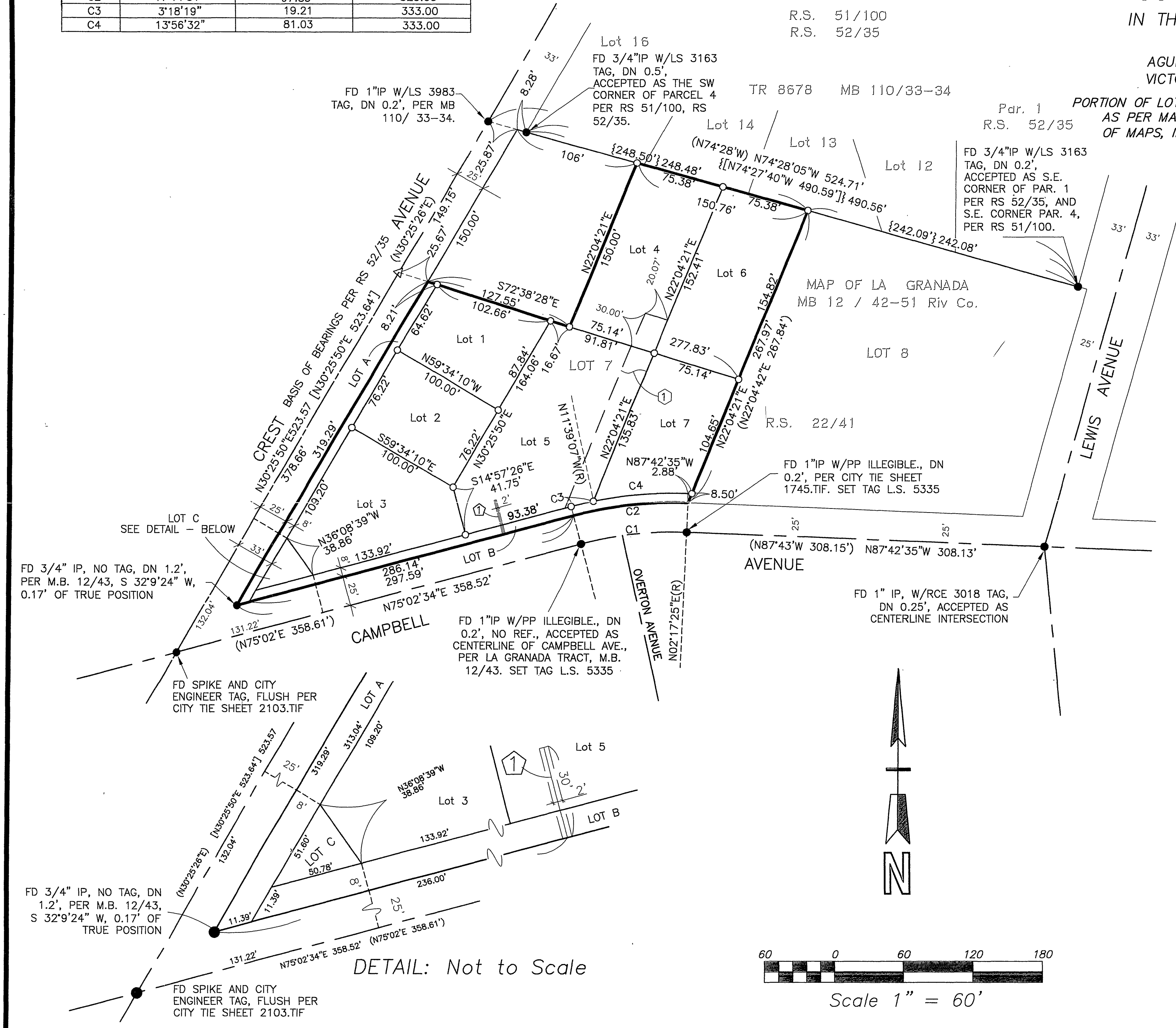
CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	17°14'51" (17°15')	90.31' (90.32')	300.00 (300.00)
C2	17°14'51"	97.83	325.00
C3	3°18'19"	19.21	333.00
C4	13°56'32"	81.03	333.00

TRACT MAP NO. 31067

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

AGUIRRE & ASSOCIATES RIVERSIDE, CALIFORNIA
VICTOR RODRIGUEZ-FERNANDEZ, L.S. 5335

PORTION OF LOT 7 BLOCK 39 OF LA GRANADA OF TRACT, IN THE CITY OF RIVERSIDE,
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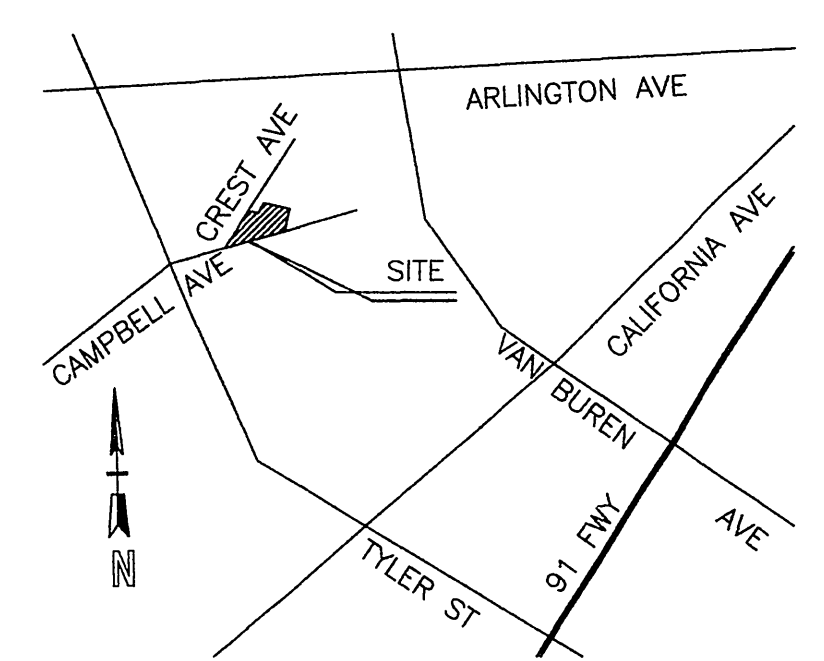
SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CREST AVENUE AS SHOWN ON R.S. 52/35 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. AND BEING N 30°25'50" E.

- INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5335 TAG, UNLESS OTHERWISE NOTED.
- △ INDICATES SET SPIKE AND TAG, FLUSH, WITH LS 5335 TAG,
- INDICATES FOUND AS NOTED
- () = RECORD INFORMATION PER M.B. 12/43.
- [] = RECORD INFORMATION PER R.S. 52/35.
- { } = RECORD INFORMATION PER R.S. 51/100.
- ① = 20' ACCESS EASEMENT RESERVED HEREON
- ② = EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOV. 20 1953 IN BOOK 1528, PAGE 137, OFFICIAL RECORDS OF RIVERSIDE COUNTY

VICINITY MAP

(NOT TO SCALE)



M.B. 412 / 45

M.B. 412 / 45

DETAIL: Not to Scale

Scale 1" = 60'