

8 LOTS
TOTAL AREA: 1.90 ACRES

TRACT NO. 31866

SHEET 1 OF 3 SHEETS

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 17 OF CASTLEMAN'S
ADDITION, AS PER MAP FILED IN BOOK 3, PAGE 19 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

LOCATED IN SECTION 25, T.2S., R.5W., S.B.M.

LANDEVELOPMENT ENGINEERING, INC.
CIVIL ENGINEERING * LAND SURVEYING
PICO RIVERA, CA. JANUARY 2006

RECORDER'S STATEMENT

FILED THIS 20th DAY OF March,
2007 AT 8:00 A.M. IN BOOK 417 OF MAPS AT
PAGES 87-89. AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF RIVERSIDE.
FEE \$11.00
NUMBER 2007-0188716

LARRY W WARD,
COUNTY ASSESSOR / CLERK / RECORDER
BY: Amel Santin
DEPUTY

SUBDIVISION GUARANTEE
STEWART TITLE COMPANY

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
SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION
AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE
EASEMENTS DESIGNATED AS "5.00' P.U.E." AND "10.00' P.U.E."

WE ALSO DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION, WATER, SEWER AND
STORM DRAIN FACILITIES, LOT "A".

WE RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS
SUBDIVISION FOR PRIVATE STREET PURPOSES, LOT "A".

A & M PROPERTY VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
ABEL HERNANDEZ, MANAGER

1-27-07
DATE

PACIFIC MERCANTILE BANK, AS SUCCESSOR BENEFICIARY UNDER DEED OF TRUST RECORDED
MARCH 30, 2006 AS INSTRUMENT No. 2006-0227110, OFFICIAL RECORDS.

BY: [Signature]
NAME: Douglas J. Auer
ITS: Senior Vice President

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAX ENGINEERING
INC. ON APRIL 19, 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 OF 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.

DATE February 7, 2007 BY: [Signature]
FOR DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
MM

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING IN THREE (3) SHEETS BE, AND THE SAME IS HEREBY
ACCEPTED AS THE FINAL MAP OF TRACT NO. 31866.

THE EASEMENTS DESIGNATED AS 5.00' P.U.E." AND "10.00 P.U.E." ARE HEREBY ACCEPTED AS
EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND
TELECOMMUNICATION FACILITIES.

LOT A IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF
ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION, WATER, SEWER AND STORM DRAIN
FACILITIES.

THE CITY CLERK IS HERBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER
NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE STATE OF CALIFORNIA.

I HERBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND
COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF Feb., 2007

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

BY: [Signature]

SIGNATURE OMISSIONS

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

LA GOLONDRINA ENTERPRISES, EASEMENT HOLDER FOR COMMON DRIVEWAY BY DEED RECORDED
JANUARY 27, 1986 AS INSTRUMENT No. 18917, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEED
RECORDED JANUARY 30, 2007 AS INSTRUMENT No. 2007-0067574, OFFICIAL RECORDS.

ENGINEER'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 ALEXIS PROPERTIES INC. AND ABEL HERNANDEZ IN OCTOBER
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.

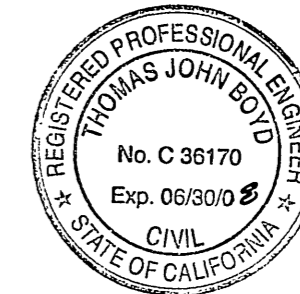
11-03-06
DATE
[Signature]
PABLO B. SANCHEZ R.C.E. 29664
EXP. 3-31-07



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 31866
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.

DATE 2/12/07
BY: [Signature]
THOMAS J. BOYD R.C.E. 36170
CITY ENGINEER LIC. EXP. 6/30/08



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 2/12/07
BY: [Signature]
MARK S. BROWN L.S. 5655
CITY SURVEYOR LIC. EXP. 9/30/07



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 FOR THOSE NOTED BELOW.

NONE

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

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

DATE 2/9/07
BY: [Signature]

UTILITIES EASEMENT STATEMENT

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

THE CITY OF RIVERSIDE, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DEED RECORDED
NOVEMBER 25, 1959 AS INSTRUMENT Nos. 100798, 100799 AND 100800, ALL OF OFFICIAL
RECORDS.

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

DATE February 7, 2007
BY: [Signature]

86-505488

174
88
City

8 LOTS
TOTAL AREA: 1.90 ACRES

TRACT NO. 31866

SHEET 2 OF 3 SHEETS

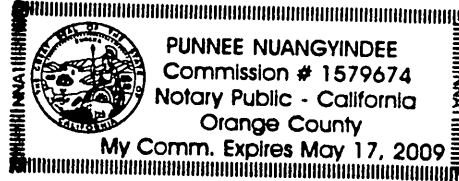
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 17 OF CASTLEMAN'S
ADDITION, AS PER MAP FILED IN BOOK 3, PAGE 19 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

LOCATED IN SECTION 25, T.2S., R.5W., S.B.M.

LANDEVELOPMENT ENGINEERING, INC.
CIVIL ENGINEERING * LAND SURVEYING
PICO RIVERA, CA. JANUARY 2006

NOTARY ACKNOWLEDGMENT

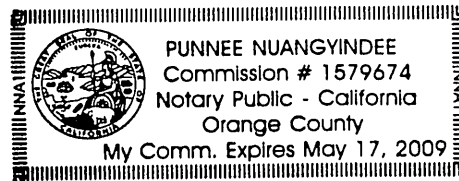


STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

ON THIS 23RD DAY OF JANUARY 2008, BEFORE ME, PUNNEE NUANGYINDEE
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED, ~~ALEXIS PROPERTIES INC~~
~~AND ABEL HERNANDEZ~~, 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
INSTRUMENTS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR
AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS,
ON THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND MY COMMISSION EXPIRES: MAY 17, 2009
P. Nuangyindee
NOTARY PUBLIC IN AND FOR SAID STATE IN COSTA MESA COUNTY ORANGE

Punnee Nuangyindee
PRINT NAME



STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

ON 1/23/2009 BEFORE ME, PUNNEE NUANGYINDEE A NOTARY PUBLIC IN AND
FOR SAID STATE PERSONALLY APPEARED, DOUGLAS J. AUER AND
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
INSTRUMENTS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR
AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE
PERSONS, ON THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND MY COMMISSION EXPIRES: MAY 17, 2009
P. Nuangyindee
NOTARY PUBLIC IN AND FOR SAID STATE IN COSTA MESA COUNTY ORANGE

Punnee Nuangyindee
PRINT NAME

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,500 HAS BEEN EXECUTED AND
FILLED 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 DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____ CASH TAX BOND
NANCY ROMERO DATE Keisten MacGillis 3/14/2007
CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL
COUNTY TAX COLLECTOR

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 \$ 1,500 THIS CERTIFICATION EXCLUDES
ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATE 3/14/2007 BY: Keisten MacGillis
PAUL McDONNELL
COUNTY TAX COLLECTOR

SCALE 1"=50'

TRACT NO. 31866

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 17 OF CASTLEMAN'S
ADDITION, AS PER MAP FILED IN BOOK 3, PAGE 19 OF SAN
BERNARDINO COUNTY, CALIFORNIA.
LOCATED IN SECTION 25, T.2S., R.5W., S.B.M.

LANDEVELOPMENT ENGINEERING, INC.
CIVIL ENGINEERING * LAND SURVEYING
PICO RIVERA, CA. JANUARY 2006

EASEMENTS:

- ① AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE A MUNICIPAL CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 25, 1959 AS INSTRUMENT NOS. 100798, 100799 AND 100800, ALL OF OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF LA GOLONDRINA ENTERPRISES FOR COMMON DRIVEWAY, RECORDED JANUARY 27, 1986 AS INSTRUMENT NO. 18917, OF OFFICIAL RECORDS.

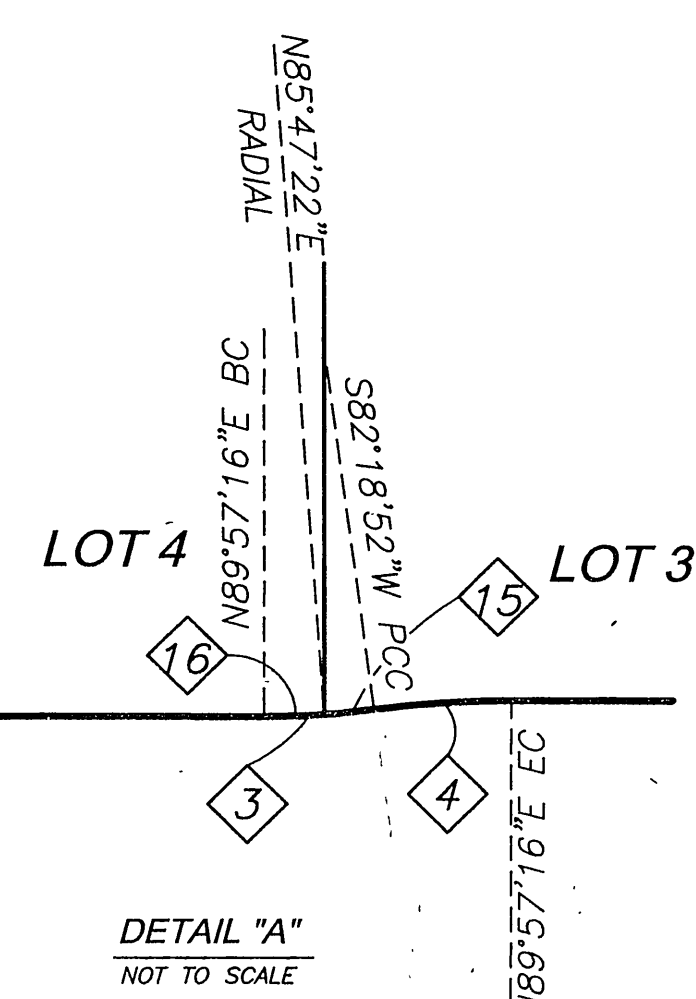
CURVE SCHEDULE

NUMBER	RADIUS	ANGLE	LENGTH
①	36.00'	130° 15' 24"	81.84'
②	40.00'	40° 15' 24"	28.10'
③	142.00'	07° 38' 24"	18.93'
④	178.00'	07° 38' 24"	23.74'
⑤	40.00'	53° 34' 12"	37.40'
⑥	30.00'	15° 18' 46"	8.02'
⑦	45.00'	105° 33' 01"	82.90'
⑧	45.00'	75° 40' 04"	59.43'
⑨	160.00'	07° 38' 24"	21.33'
⑩	160.00'	07° 38' 24"	21.33'
⑪	15.00'	41° 24' 30"	10.64'
⑫	20.00'	89° 59' 32"	31.41'
⑬	230.00'	03° 12' 09"	12.86'
⑭	200.00'	13° 15' 19"	46.27'
⑮	142.00'	3° 28' 30"	8.61'
⑯	142.00'	4° 09' 54"	10.32'
⑰	40.00'	36° 55' 11"	25.77'
⑱	40.00'	3° 20' 13"	2.33'
⑲	45.00'	81° 36' 04"	64.09'

ENGINEER'S NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S 89° 56' 30" W FOR THE CENTERLINE OF PENNSYLVANIA AVENUE AS SHOWN ON STREETER TRACT, AS PER MAP RECORDED IN BOOK 24, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.

- INDICATES FOUND MONUMENTS AS NOTED
- SET 2" IRON PIPE WITH TAG R.C.E. 29664, FLUSH.
- 200 INDICATES MEASURED DATA
- {200} INDICATES RECORD DATA PER STREETER TRACT M.B. 24/14
- {200} INDICATES RECORD DATA PER NESGREN TRACT M.B. 40/2
- [200] INDICATES RECORD DATA PER RECORD OF SURVEY 30/78
- <200> INDICATES RECORD DATA PER DOCUMENT RECORDED JUNE 28, 1985, AS INSTRUMENT NO. 142134, O.R. RIVERSIDE COUNTY



SEDGEWICK STREET FD SPK&W PER CRFB-717, PAGE 47

