

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

# TRACT MAP NO. 35004

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 24758  
RECORDED IN BOOK 184 OF PARCEL MAPS, PAGES 68 THROUGH 70, INCLUSIVE,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

AMPAK SURVEYING, INC.  
CHATSWORTH, CA

JULY 2006

### RECORDER'S STATEMENT

FILED THIS 29<sup>th</sup> DAY OF February, 2008  
AT 8:04 A.M. IN BOOK 428 OF MAPS AT  
PAGES 67-69 AT THE REQUEST OF THE  
CITY CLERK OF THE CITY OF RIVERSIDE.  
FEE \$ 11.00  
NUMBER 2008-0100229

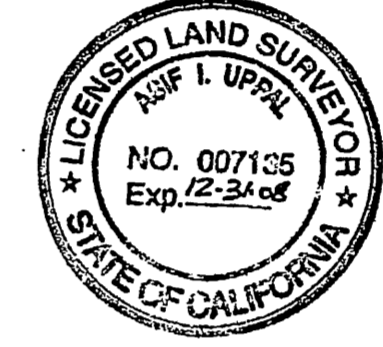
LARRY W. WARD  
COUNTY ASSESSOR/CLERK/RECORDER

BY: Lanni Roberts  
DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OMNIWEST INC. ON JANUARY 10, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



ASIE I. UPPAL  
P.L.S. 7135  
LIC. EXPIRES 12-31-08

### 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. 35004 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 19, 2006 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: 11/2/07

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/08  
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 REPLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: Nov 2 '07

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/09  
CITY SURVEYOR



BY: Mark S. Brown

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY JOHN R. BYERLY, INC. ON 5-12-2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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.

DATE: 11/16/07

PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/ TREASURER

BY: Brent A. Hanson

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM \$ 9,700.00 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 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: \_\_\_\_\_

NANCY ROMERO,  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_

### CASH TAX BOND

DATE: 01-24-2008

PAUL MCDONNELL,  
COUNTY TAX COLLECTOR

BY: Paul McDonnell

### 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 \$ 9,700.00.

DATE: 01-24-2008

PAUL MCDONNELL,  
COUNTY TAX COLLECTOR

BY: Paul McDonnell

### OWNERS 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 SHOWN WITHIN THE DITICTIVE BORDER LINE.

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

OMNI WEST GROUP RIVERSIDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

PRINT: KIP DUBBS  
TITLE: MANAGING MEMBER

PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

TEMECULA VALLEY BANK, BENEFICIARY  
UNDER A DEED OF TRUST RECORDED DECEMBER 15, 2006 AS INSTRUMENT NO. 2006-0922379, OFFICIAL RECORDS.

PRINT: MARY MCNABB  
TITLE: VICE PRESIDENT

PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 35004.

THE EASEMENT DESIGNATED AS 20' SEWER EASEMENT IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER 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 COUNCIL OF THE CITY OF RIVERSIDE THIS 20th DAY OF November, 2007.

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

BY: Coleen J. Nicol

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

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CHATSWORTH, CA

JULY 2006

### 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 PERMITS.

### 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.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AS GRANTED ON PARCEL MAP NO. 24758, FILED IN BOOK 184 OF PARCEL MAPS, PAGES 68 THROUGH 70, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO RIVERSIDE LAND AND IRRIGATING COMPANY, HOLDER OF AN EASEMENT FOR PUMPS, PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1916 IN BOOK 440 OF DEEDS, AT PAGE 345 OF OFFICIAL RECORDS.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OF UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1961 AS INSTRUMENT NO. 36863 OF OFFICIAL RECORDS.

DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

DATE: October 29, 2007

BY: [Signature]  
MM SJ

### 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 RIVERSIDE.

DATE: October 29, 2007

BY: [Signature]  
DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER  
MM SJ

### 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 INTEREST CANNOT RIPEN INTO A FEE:

~~CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, AS SHOWN ON PARCEL MAP NO. 24758 AS "22.60' P.U.E.", FILED IN BOOK 184, PAGES 68-70 OF MAPS.~~

~~RIVERSIDE LAND AND IRRIGATING COMPANY, HOLDER OF AN EASEMENT FOR PUMPS, PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1916 IN BOOK 440 OF DEEDS, PAGE 345, OF OFFICIAL RECORDS. THIS EASEMENT IS BLANKET IN NATURE.~~

DAVID F. PIPES, HOLDER OF AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MAY 1, 1916 IN BOOK 544 OF DEEDS, PAGE 466, OF OFFICIAL RECORDS. THIS EASEMENT IS BLANKET IN NATURE.

COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR RIVER CHANNEL AND INCIDENTAL PURPOSES, RECORDED JUNE 1, 1931 IN BOOK 421, PAGE 11 OF OFFICIAL RECORDS. THIS EASEMENT IS BLANKET IN NATURE.

~~SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1961 AS INSTRUMENT NO. 36863 OF OFFICIAL RECORDS.~~

THE TERMS & PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR ACCEPTANCE OF DRAINAGE WATERS AND MAINTENANCE OF DRAINAGE FACILITIES" RECORDED MARCH 4, 1999 AS INSTRUMENT NO. 089548 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON THIS 7<sup>th</sup> DAY OF June 2007, BEFORE ME D.K. Shah, A NOTARY PUBLIC, PERSONALLY APPEARED Kip 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND

[Signature]  
SIGNATURE

D. K. SHAH  
PRINT NAME

June 22, 2008  
MY COMMISSION EXPIRES

Orange  
MY PRINCIPAL PLACE OF BUSINESS (COUNTY)



STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON THIS 9<sup>th</sup> DAY OF June 2007, BEFORE ME Michelle S. Carrasco, A NOTARY PUBLIC, PERSONALLY APPEARED Mary McWabb, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND

[Signature]  
SIGNATURE

Michelle S. Carrasco  
PRINT NAME

January 31, 2009  
MY COMMISSION EXPIRES

Riverside  
MY PRINCIPAL PLACE OF BUSINESS (COUNTY)

M.B. 428 / 68

M.B. 428 / 68

