

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 34679

PORTION OF BLOCK 2, RANGE 7 AND A PORTION OF SECOND STREET OF THE TOWN OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING WITHIN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST.

RICK ENGINEERING COMPANY RIVERSIDE, CA. NOVEMBER 2008
 "FOR CONDOMINIUM PURPOSES"

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 FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT".

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR SIDEWALK PURPOSES THE EASEMENT DESIGNATED AS "SIDEWALK EASEMENT".

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.

DATE: 1/21/09 BY: David H. Wright
 DAVID H. WRIGHT MM ST
 PUBLIC UTILITIES GENERAL MANAGER

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 34679.

THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

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

THE EASEMENT DESIGNATED AS "SIDEWALK EASEMENT" IS HEREBY ACCEPTED AS EASEMENT FOR SIDEWALK PURPOSES.

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 3rd DAY OF February, 2009.

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

BY: Colleen J. Nicol

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: 1/21/09 PAUL C. SUNDEEN
 CHIEF FINANCIAL OFFICER/TREASURER
 BY: Paul C. Sundeen

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 \$ 17,200.00.

DATE: March 4, 2009
 DON KENT COUNTY TAX COLLECTOR
 BY: Don Kent
 DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 17,200.00 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 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.

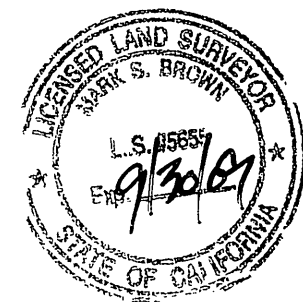
DATE: _____ NANCY ROMERO
 CLERK TO THE BOARD OF SUPERVISORS
 BY: _____
 DEPUTY

CASH TAX BOND

DATE: March 4, 2009
 DON KENT COUNTY TAX COLLECTOR
 BY: Don Kent
 DEPUTY

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.



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

BY: Mark S. Brown
 DATE: 2/3/09

RECORDER'S STATEMENT

FILED THIS 4th DAY OF March, 2009, AT 8:00 AM IN BOOK 432 OF MAPS, AT PAGES 15-17, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
 NO. 2009-0108947 LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER.
 FEE: \$ 14 BY: Larry W. Ward
 DEPUTY

SUBDIVISION GUARANTEE: LANDAMERICA LAWYERS TITLE COMPANY

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 REGIONAL PROPERTIES, INC. ON JANUARY 26, 2007. 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.

DATE: 1/21/09
 ROBERT A. STOCKTON R.C.E. 33591
 EXPIRES 6-30-2010

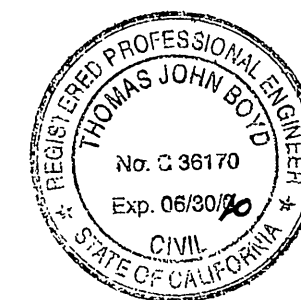


CITY ENGINEER'S CERTIFICATE

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 34679 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE CITY COUNCIL ON MAY 15, 2007 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 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
 RCE 36170 LIC. EXP. 6/30/10
 CITY ENGINEER

BY: Thomas J. Boyd
 DATE: 2/2/09



M.B. 432 / 15

432 / 15
 M.B. 432 / 15

City

432/16

TRACT MAP NO. 34679

PORTION OF BLOCK 2, RANGE 7 AND A PORTION OF SECOND STREET OF THE TOWN OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING WITHIN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST.
RIVERSIDE, CA.

RICK ENGINEERING COMPANY NOVEMBER 2008
"FOR CONDOMINIUM PURPOSES"

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON January 14, 2009 BEFORE ME, Ruby Barba, A
NOTARY PUBLIC PERSONALLY APPEARED
Mark Rubin

WHO 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 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE Ruby Barba
Ruby Barba



NAME:
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: Los Angeles County
COMMISSION EXPIRES: June 1, 2009
COMMISSION # OF NOTARY: 1576017

SIGNATURE OMISSIONS

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

THE EFFECTS OF A COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS ON FUTURE USES OF THIS PROPERTY BY AND BETWEEN DALE A ZIKRATCH AND LINDA E. ZIKRATCH, HUSBAND AND WIFE AND DALES AUTO REPAIR PER DOCUMENT RECORDED DECEMBER 19, 2002 AS INSTRUMENT NO. 2002-762236 OF OFFICIAL RECORDS.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME, _____, A
NOTARY PUBLIC PERSONALLY APPEARED

WHO 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 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE _____

NAME:
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____

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:

AN EASEMENT FOR WATER PIPES, DITCHES, OTHER CONDUITS IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION RECORDED AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, OF DEEDS.

AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED JANUARY 14, 1974 AS INSTRUMENT NO. 5167, O.R.

DATE: 1/21/09

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: DA HW
MM ST

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.

DATE: _____

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOIL EXPLORATION COMPANY, INC. ON SEPTEMBER 18, 2006, PROJECT NO. 6100-01 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

M.B. 432 / 16

M.B. 432 / 16

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 34679

City
 432
 17

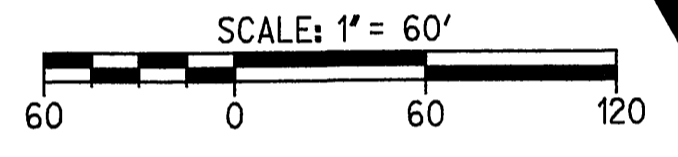
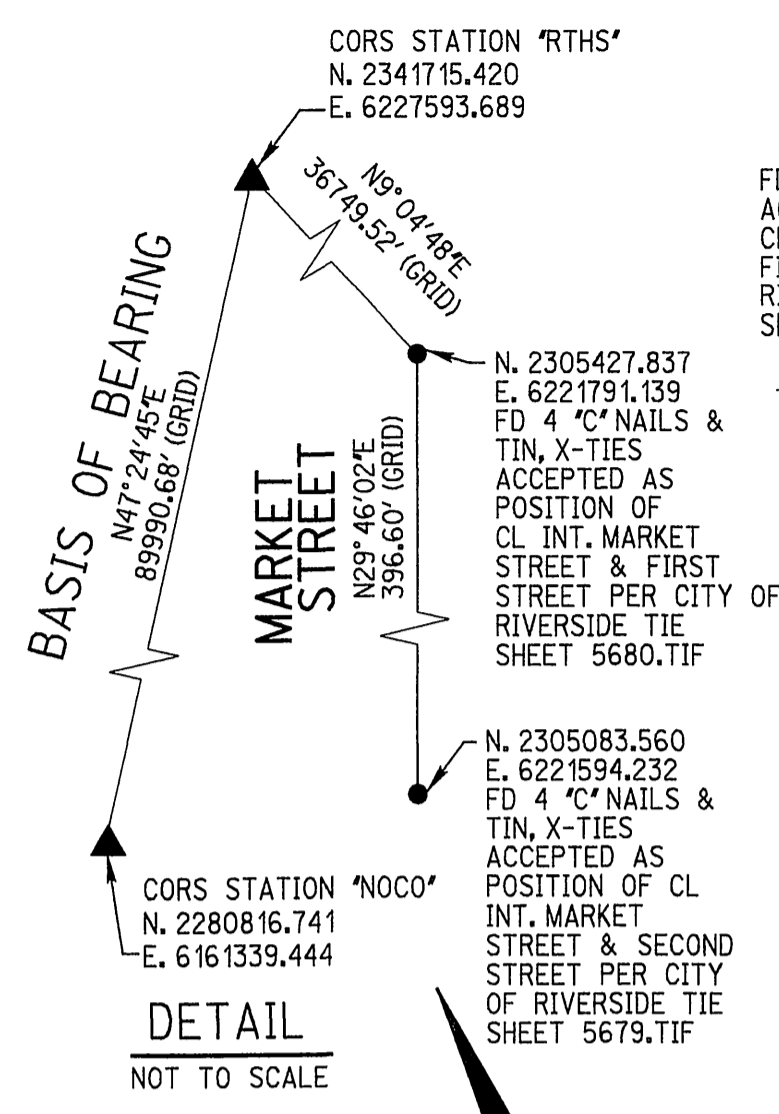
SHEET 3 OF 3 SHEETS
 ENGINEER'S NOTES

PORTION OF BLOCK 2, RANGE 7 AND A PORTION OF SECOND STREET OF THE TOWN OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING WITHIN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST.
 RICK ENGINEERING COMPANY
 NOVEMBER 2008

1. THE BASIS OF BEARING FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS "NORCO" AND "RTHS" BOTH AS PUBLISHED ON SCRIPPS ORBIT & PERMANENT ARRAY CENTER DATA SHEETS BEING N47°24'45"E (EPOCH: 2005-8918). BEARINGS SHOWN HEREON ARE GROUND QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. COMBINATION FACTOR GROUND TO GRID = 0.99998517.
2. ● - - INDICATES A FOUND POINT AS NOTED
3. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 33591, FLUSH.
4. ▲ - - INDICATES CORS STATION AS NOTED.
5. THIS TRACT CONTAINS 2.98 ACRES.
6. ----- INDICATES SUBDIVISION BOUNDARY.
7. RAD INDICATES RADIAL BEARING.
8. △ INDICATES EASEMENT.

EASEMENT NOTES

1. AN EASEMENT FOR WATER PIPES, DITCHES, OTHER CONDUITS IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION RECORDED AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, OF DEEDS. NOT PLOTTABLE FROM RECORD.
2. AN EASEMENT FOR PUBLIC UTILITIES IN GRANTED TO CITY OF RIVERSIDE RECORDED JANUARY 14, 1974 AS INSTRUMENT NO. 5167, O.R.

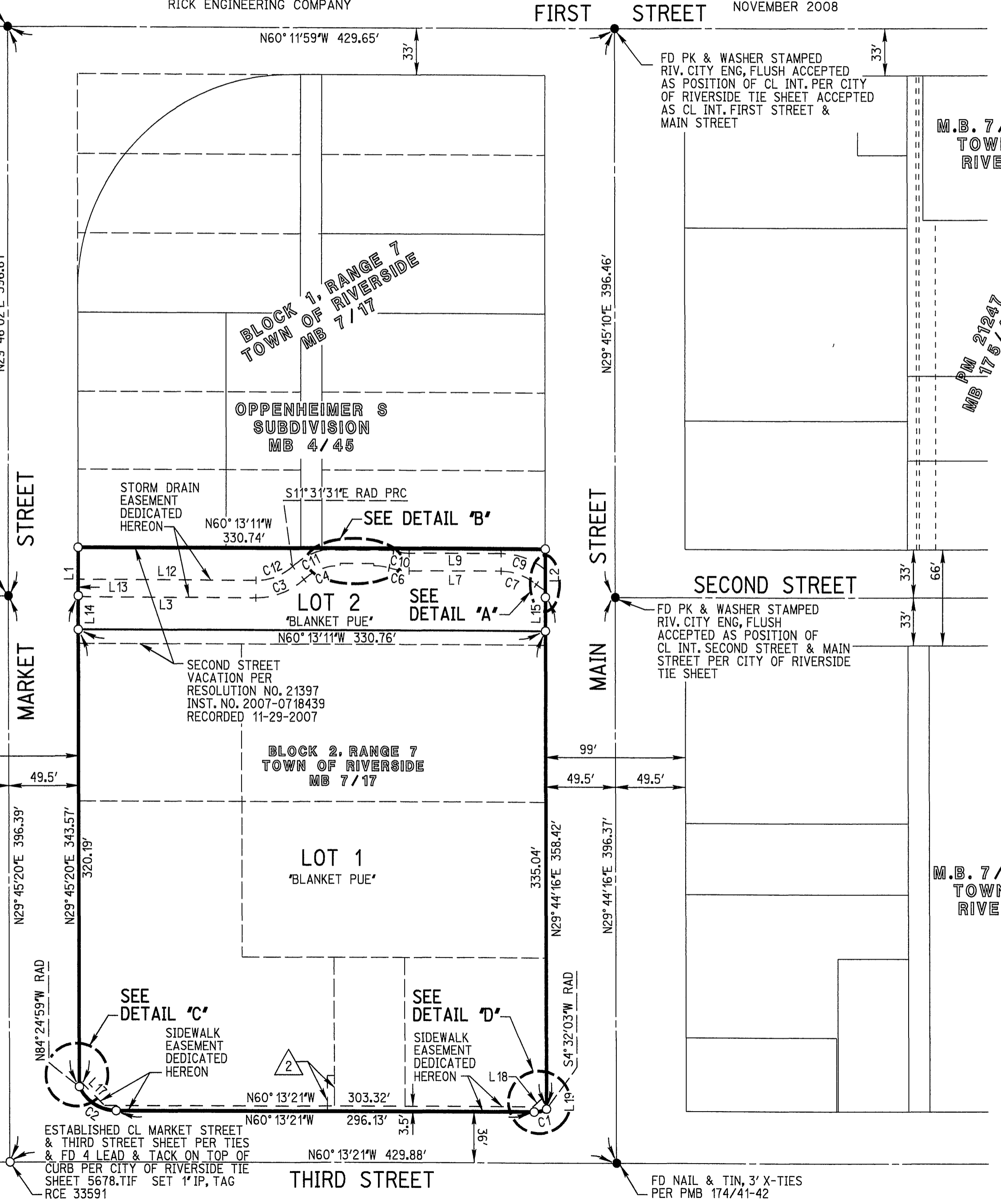


FD 4 "C" NAILS & TIN, X-TIES ACCEPTED AS POSITION OF CL INT. MARKET STREET & FIRST STREET PER CITY OF RIVERSIDE TIE SHEET 5680.TIF

M.B. 4/30 S.B. C.G. MILLER'S SUBDIVISION

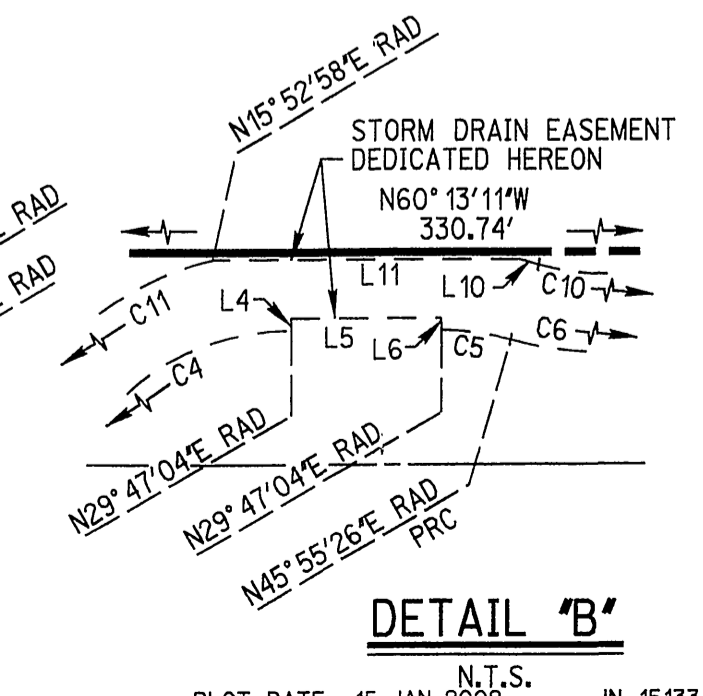
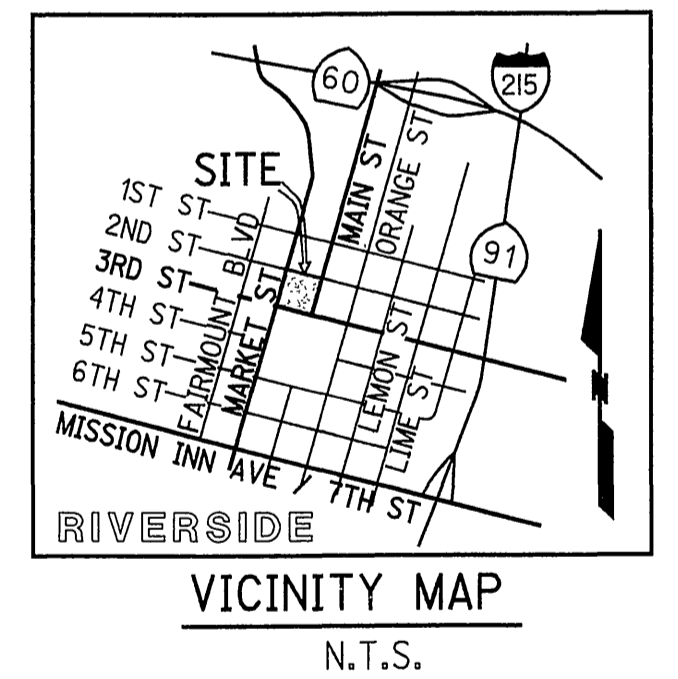
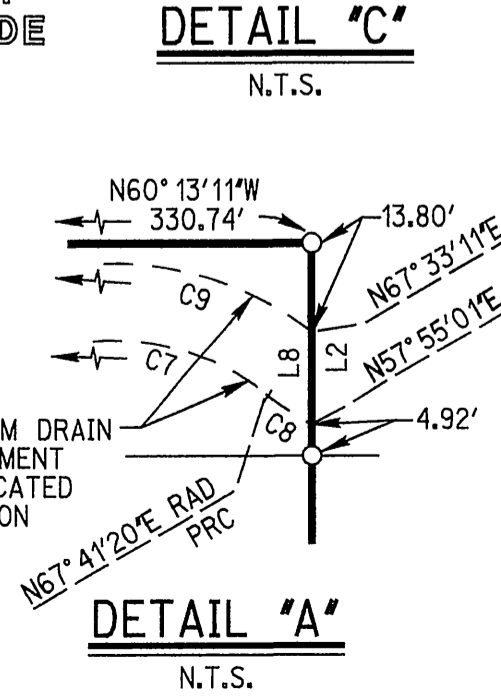
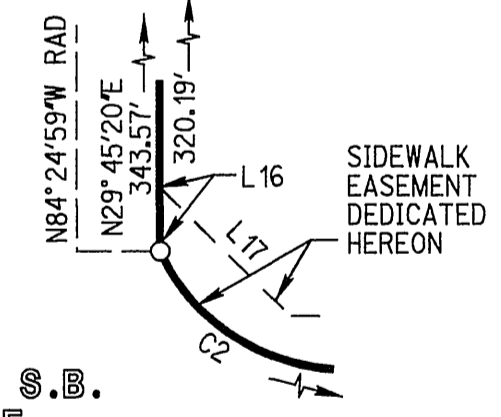
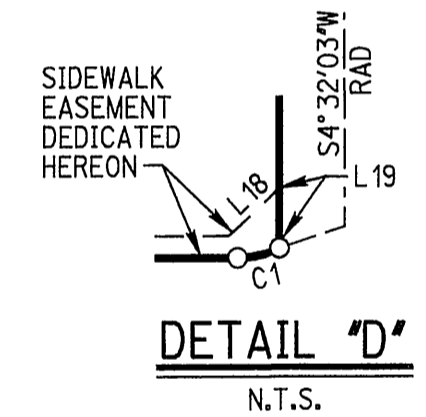
FD 4 "C" NAILS & TIN, X-TIES ACCEPTED AS POSITION OF CL INT. MARKET STREET & SECOND STREET PER CITY OF RIVERSIDE TIE SHEET 5679.TIF

M.B. 5/156 GREENSHAW SUBDIVISION



NAME	DIRECTION	LENGTH
L1	N 29° 46' 02" E	33.00'
L2	N 29° 45' 10" E	33.00'
L3	N 60° 02' 52" W	126.10'
L4	N 29° 47' 04" E	1.40'
L5	N 60° 12' 56" W	23.67'
L6	S 29° 47' 04" W	1.40'
L7	S 60° 18' 00" W	65.03'
L8	N 29° 45' 10" W	14.28'
L9	N 60° 18' 00" W	65.03'
L10	N 44° 04' 34" W	1.86'
L11	N 60° 12' 56" W	48.31'
L12	N 60° 02' 52" W	126.14'
L13	S 29° 46' 02" W	12.00'
L14	N 29° 45' 20" E	23.38'
L15	N 29° 44' 16" E	23.38'
L16	N 29° 45' 20" E	4.53'
L17	N 15° 14' 01" W	25.25'
L18	N 77° 07' 32" E	13.16'
L19	N 29° 44' 16" E	10.46'

NAME	DELTA	RADIUS	LENGTH
C1	25° 14' 36" / 25° 16' 05"	20.50	9.03' / 9.04'
PER INST. NO. 58769, 6-19-1970			
C2	65° 48' 22" / 65° 48' 38"	28.50	32.73' / 32.74'
PER INST. NO. 59411, 6-13-1969			
C3	41° 28' 39"	51.00	36.92'
C4	41° 18' 39"	39.00	28.12'
C5	16° 08' 22"	39.00	10.99'
C6	16° 13' 26"	51.00	14.44'
C7	37° 59' 20"	39.00	25.86'
C8	9° 46' 19"	51.00	8.70'
C9	37° 51' 11"	51.00	33.69'
C10	16° 13' 26"	39.00	11.04'
C11	27° 24' 30"	51.00	24.40'
C12	41° 28' 39"	39.00	28.23'



M.B. 432 / 17

M.B. 432 / 17