

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 land subdivided 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 Parcel Map as shown within the distinctive border line.

We hereby dedicate to the public for construction and maintenance of electric energy distribution facilities, the easements designated as 10' P.U.E.

MISSION VILLAGE, A CALIFORNIA CORPORATION

Handwritten signatures of Jack A. Sweeney and Mark Rubin.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Los Angeles) SS

On June 11, 1997 before me, E. Thompson, Notary Public personally appeared Jack A. Sweeney + Mark Rubin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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) acted, executed the instrument.

WITNESS my hand: My commission expires 8/13/97

E. Thompson Notary Public in and for said State E. Thompson Print Name

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

- (A) Indicates an easement for a pipeline in favor of Arco Pipe Line Company, formerly Four Corners Pipe Line Company, recorded January 10, 1958 in Book 2205 Pages 147-156 as Instrument No. 2426, O.R. Riverside County, California. (See Sheet 2)
(B) Indicates an easement for public utilities and rights incidental thereto in favor of Western Municipal Water District, recorded April 22, 1965 as Instrument No. 47066, O.R. Riverside, County, CA. (See Sheet 2)
(C) Indicates an easement for waterline purposes in favor of Santa Ana Watershed Project Authority as condemned by judgement in condemnation recorded July 22, 1988 as Instrument No. 204863, O.R. Riverside, County, CA. (See Sheet 2)
(F) Indicates an easement for slope and drainage facilities in favor of the City of Riverside, recorded January 15, 1997 as Instrument No. 14159, O. R. Riverside County, CA. (See Sheet 2)

An Avigation Easement in favor of the City of Riverside, recorded Feb. 23, 1996 as Instrument No. 64173, O. R. Riv. Co., Ca. (Said easement being blanket in nature)

A Joint Access Agreement between Mission Village, Inc. and Texaco Refining and Marketing Inc., recorded Oct. 11, 1996 as Instrument No. 391141, O. R. Riv. Co., Ca.

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- (D) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded January 20, 1966 as Instrument No. 7276. O.R. Riverside, County, CA (See Sheet 2)
(E) Indicates an easement for electric transmission facilities in favor of the City of Riverside, recorded July 29, 1993 as Instrument No. 294950, Recorded August 25, 1993 as Instrument No. 332543 and 332544, all O.R. Riverside, County, CA. (See sheet 2)

BILL D. CARNAHAN Director of Public Utilities Dated JUNE 26, 1997 By Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 28496

BEING A DIVISION OF PARCEL 2, LOT "C" AND PORTION OF LOT "B" OF PARCEL MAP 28267 AS SHOWN BY MAP ON FILE IN BOOK 187 OF PARCEL MAPS AT PAGES 38 AND 39 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3S., R.4W., S.B.M.

JUNE 1997

CANTY ENGINEERING GROUP, INC. RIVERSIDE, CALIFORNIA

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 the bonds of community facilities district 86-1. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 6/10/97 BARBARA J. STECKEL City Treasurer By WC Hamney

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of TWO (2) sheets be, and the same is hereby accepted as the final map of PARCEL MAP 28496. The easements designated as 10' P.U.E. are hereby accepted for the construction and maintenance of electric energy distribution 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, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 22nd day of July, 1997.

COLLEEN J. NICOL City Clerk of the City of Riverside, California By Colleen Nicol



WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each parcel. The easements shown are sufficient for all requirements of water distribution.

Dated: June 10, 1997 JEFFREY D. SIMS R.C.E. 46212

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for parcels 1, 2 and 3. Arrangements for water service must be made with the Western Municipal Water District.

Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to parcels 1, 2 and 3.

Easements

All Public Utility Easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN Director of Public Utilities Dated: JUNE 26, 1997 By: Dieter P. Witzfeld

SHEET 1 OF 2 SHEETS

RECORDER'S STATEMENT

Filed this 28th day of Aug, 1997 at 2:00 P.M. in Book 190 of Parcel Maps at Pages 13-14 at the request of the CITY CLERK

Fee: \$8 No. 314122 County Recorder By: B. S. County Recorder Deputy Subdivision Guarantee: FIDELITY NATIONAL TITLE COMPANY

CITY ENGINEER'S CERTIFICATE

This map has been examined this 17th day of July, 1997 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900 City Engineer Lic. Exp. 9/30/97 By Barry Beck

TENTATIVE MAP APPROVED: MAY 22, 1997

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 \$ 97,700.00

Date 6-19-97 R. WAYNE WATTS County Tax Collector By Dail Ashburn Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of 97,700.00 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 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 August 5, 1997 Maria Brooks, Deputy GERALD A. MALONEY Clerk of the Board of Supervisors

CASH TAX BOND R. WAYNE WATTS County Tax Collector By Deputy

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 ordinances at the request of Regional Properties, Inc. on December 5, 1996.

I hereby state that all monuments are of the character and occupy the positions indicated, or will be in place within one year from the recordation of this map, and that said monuments are or will be sufficient to enable the survey to be retraced. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

Date June 10, 1997 JOHN W. CANTY R.C.E. 17550



W.O. 9713460 W.O. 1004-004

P.M.B. 190 / 13

P.M.B. 190 / 13

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 28496

BEING A DIVISION OF PARCEL 2, LOT "C" AND A PORTION OF LOT "B" OF PARCEL MAP 28267 AS SHOWN BY MAP ON FILE IN BOOK 187 OF PARCEL MAPS AT PAGES 38 AND 39 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R.4 W., S.B.M.

JUNE 1997

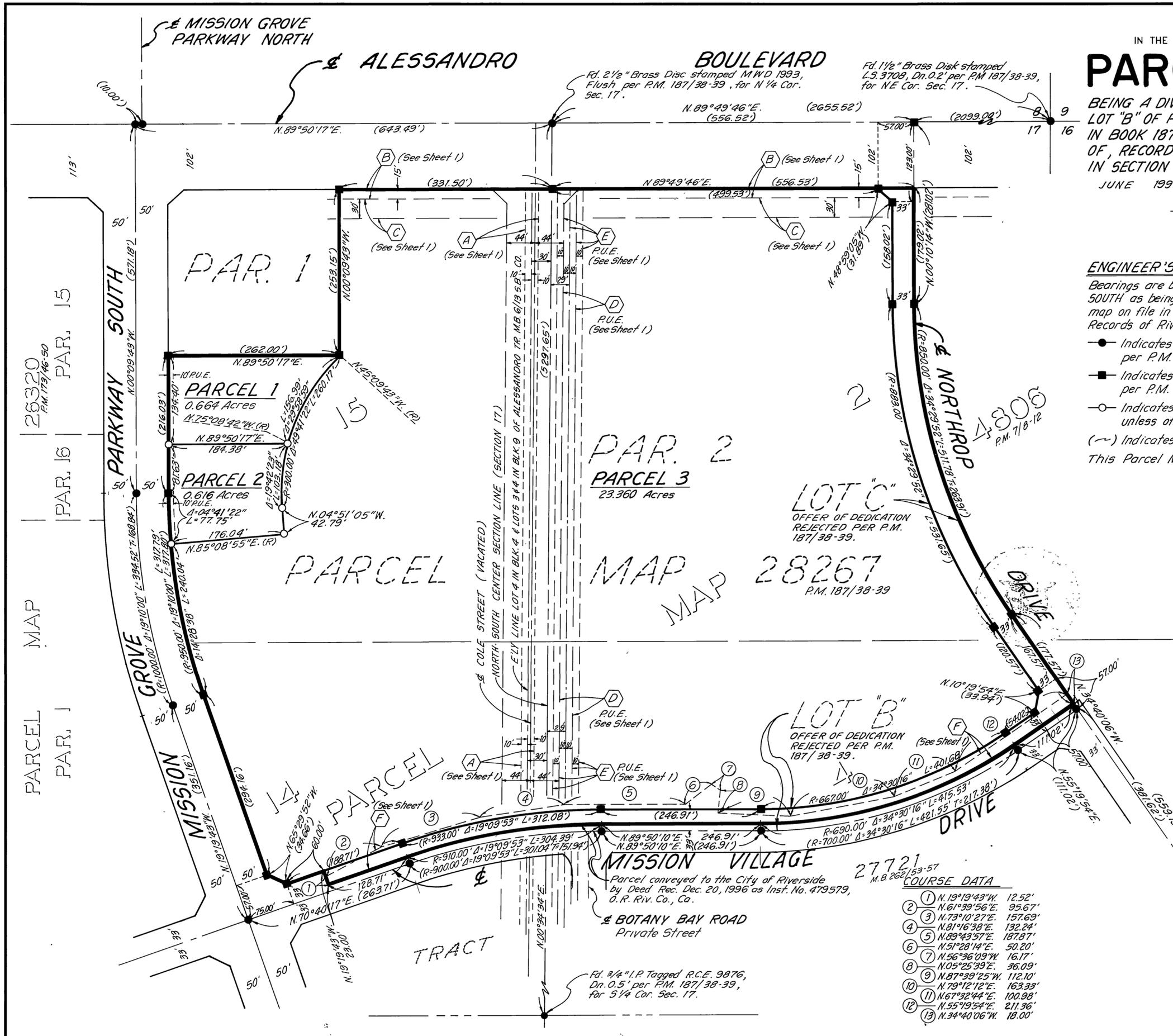
SCALE: 1"=100'

CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the centerline of MISSION GROVE PARKWAY SOUTH as being N.00°09'43"W. as shown on Parcel Map 28267 by map on file in Book 187 of Parcel Maps at Pages 38 and 39 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per P.M. 187/38-39, unless otherwise noted.
 - Indicates Found 1" I.P. with plastic plug stamped L.S. 4628, Flush per P.M. 187/38-39, unless otherwise noted.
 - Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush unless otherwise noted.
 - (~) Indicates Measured Data, also Record Data per P.M. 187/38-39.
- This Parcel Map contains 25.928 Acres.



COURSE DATA

1	N.19°19'43"W.	12.52'
2	N.61°39'56"E.	95.67'
3	N.73°10'27"E.	157.63'
4	N.81°16'38"E.	132.24'
5	N.89°43'57"E.	187.87'
6	N.51°28'14"E.	50.20'
7	N.56°36'09"W.	16.17'
8	N.05°25'39"E.	36.09'
9	N.87°39'25"W.	112.10'
10	N.79°12'12"E.	163.33'
11	N.67°32'44"E.	100.98'
12	N.55°19'54"E.	211.36'
13	N.34°40'06"W.	18.00'

P.M.B. 190/14

P.M.B. 190/14

190/14