

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

PARCEL MAP 33238 FOR FINANCIAL PURPOSES

BEING A DIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

FEBRUARY 2006
PSOMAS
RIVERSIDE, CALIFORNIA

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, easements for the construction and maintenance of electric energy distribution and telecommunication facilities the easements designated as "BLANKET P.U.E."

IOWA AVENUE HOLDINGS, II, LLC, a California limited liability company
By: Janez Investments V - Riverside, LLC, a California limited liability company, Manager

By: [Signature]
John J. Kocmur, Manager

WCRT SELLER, LLC, an Illinois limited liability company, as Beneficiary under Deed of Trust recorded February 22, 2006 as inst. no. 129612, Official Records of Riverside County, California.

[Signature] Tom Jaekel, Vice President

NOTARY ACKNOWLEDGEMENT

State of California
County of San Diego) SS

On June 7, 2006 before me, Debra M. Curtis
A Notary Public in and for said County and State, personally appeared John J. Kocmur

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/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 05/25/09

Debra M. Curtis Debra M. Curtis
Notary Public in and for said State (Print Name)
My principal place of business is in San Diego County



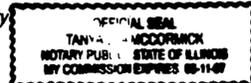
NOTARY ACKNOWLEDGEMENT

State of Illinois
County of Cook) SS

On May 24, 2006 before me, Tanya Lea McCornick
A Notary Public in and for said County and State, personally appeared Tom Jaekel

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/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 06-11-07

Tanya Lea McCornick Tanya Lea McCornick
Notary Public in and for said State (Print Name)
My principal place of business is in Cook County



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 Parcel Map 33238.

The easements designated as "BLANKET P.U.E." are hereby accepted as easements for the construction and maintenance of electric energy distribution and telecommunication 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 foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 25th day of July, 2006.

COLLEEN J. NICOL
City Clerk of the City of Riverside, California
By: [Signature]

CITY ENGINEER'S CERTIFICATE

This map has been examined by me this 17th day of July, 2006 and the subdivision as shown hereon is substantially the same as approved by the City of Riverside Planning Commission on June 23, 2005 and any approved alterations thereof; and 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 have been complied with.

Date 7/10/06
THOMAS J. BOYD
R.C.E. 36170 Lic. Exp. 6/30/08
City Engineer
By: [Signature]



CITY SURVEYOR'S CERTIFICATE

This map has been examined by me this 8th day of July, 2006 and I am satisfied that the map is technically correct.

MARK S. BROWN
L.S. 5655 Lic. Exp. 9/30/07
City Surveyor
By: [Signature]



RECORDER'S STATEMENT

Filed this 27th day of December, 2006
at 8:00 a.m. in Book 219 of Parcel Maps at
Pages 95-97 at the request of the
City Clerk of the City of Riverside.
No. 2006-094321
Fee: \$ 11.00
LARRY W. WARD, County Assessor - Clerk - Recorder

By: [Signature]
Deputy

Subdivision Guarantee: COMMONWEALTH LAND TITLE COMPANY

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.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Date 4/12/06
PAUL C. SUNDEEN
Chief Financial Officer/Treasurer
By: [Signature]

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 \$~~

Date 12/15/06
PAUL McDONNELL
County Tax Collector
By: [Signature]
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ _____ 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
CASH TAX BOND
PAUL McDONNELL
County Tax Collector
By: _____ Deputy By: _____ Deputy

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Janez Properties, Inc., on October 27, 2004.

I hereby state that this Parcel Map substantially conforms to the conditionally approved Tentative Map, if any. 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.

Date June 8, 2006
JOHN W. CANTY R.C.E. 17550



P.M.B. 219 / 95

P.M.B. 219 / 95

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FEBRUARY 2006

PSOMAS

RIVERSIDE, 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 parcels 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 June 29, 2006

David H. Wright
Public Utilities General Manager

By: [Signature]
MM 10

UTILITIES EASEMENT STATEMENT

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

- (A) Indicates an easement for electrical energy distribution facilities in favor of the City of Riverside, recorded March 20, 1987 as inst. no. 76854, Official Records of Riverside County, California. (See Sheet 3)

Date June 29, 2006

David H. Wright
Public Utilities General Manager

By: [Signature]
MM 10

SIGNATURE OMISSION

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:

- (B) Indicates an easement for fire access in favor of the Crow-Lane Riverside No. 1 Limited Partnership, recorded January 25, 1990 as inst. no. 31599, Official Records of Riverside County, California. (See Sheet 3)

A Right of Entry Agreement for the installation and maintenance of facilities in favor of Swiftcomm, Inc., recorded April 26, 2001 as inst. no. 177635, Official Records of Riverside County, California. (Said Right of Entry being Blanket in Nature)

SOILS REPORT

A preliminary soils report WAS NOT prepared for this subdivision. A preliminary soils report and final compaction report may be required prior to the issuance of a grading permit or building permit for the parcels shown hereon.

P.M.B. 219 / 96

PARCEL MAP 33238

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

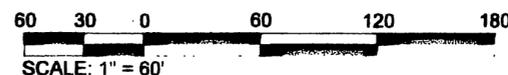
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RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

This map has been prepared for financial purposes and IS NOT based upon a field survey. This map has been compiled from record data in compliance with the Subdivision Map Act and local ordinance.

The Parcel and Boundary Lines shown hereon should not be used for the monumentation of any parcel or boundary without first conducting a thorough field survey to determine the actual location of the property and adjoining parcels.

All dimensions shown hereon have been compiled and/or calculated from record data, unless otherwise noted.

Bearings are based upon the centerline of Iowa Avenue as being N.00°14'50"W. as shown on Parcel Map 25073 by map on file in Book 163 of Parcel Maps at Pages 84 and 85 thereof, Records of Riverside County, California.

● Indicates Found Monuments as noted.

() Indicates Record Data per R.S. 50/81.

[] Indicates Record Data per P.M.B. 163/84-85.

[[]] Indicates Calculated Data from record data of R.S. 50/81 and P.M.B. 163/84-85.

< > Indicates Remainder Distance from subtraction of record data and/or calculated data of R.S. 50/81 and P.M.B. 163/84-85.

This Parcel Map contains 9.26 Acres.

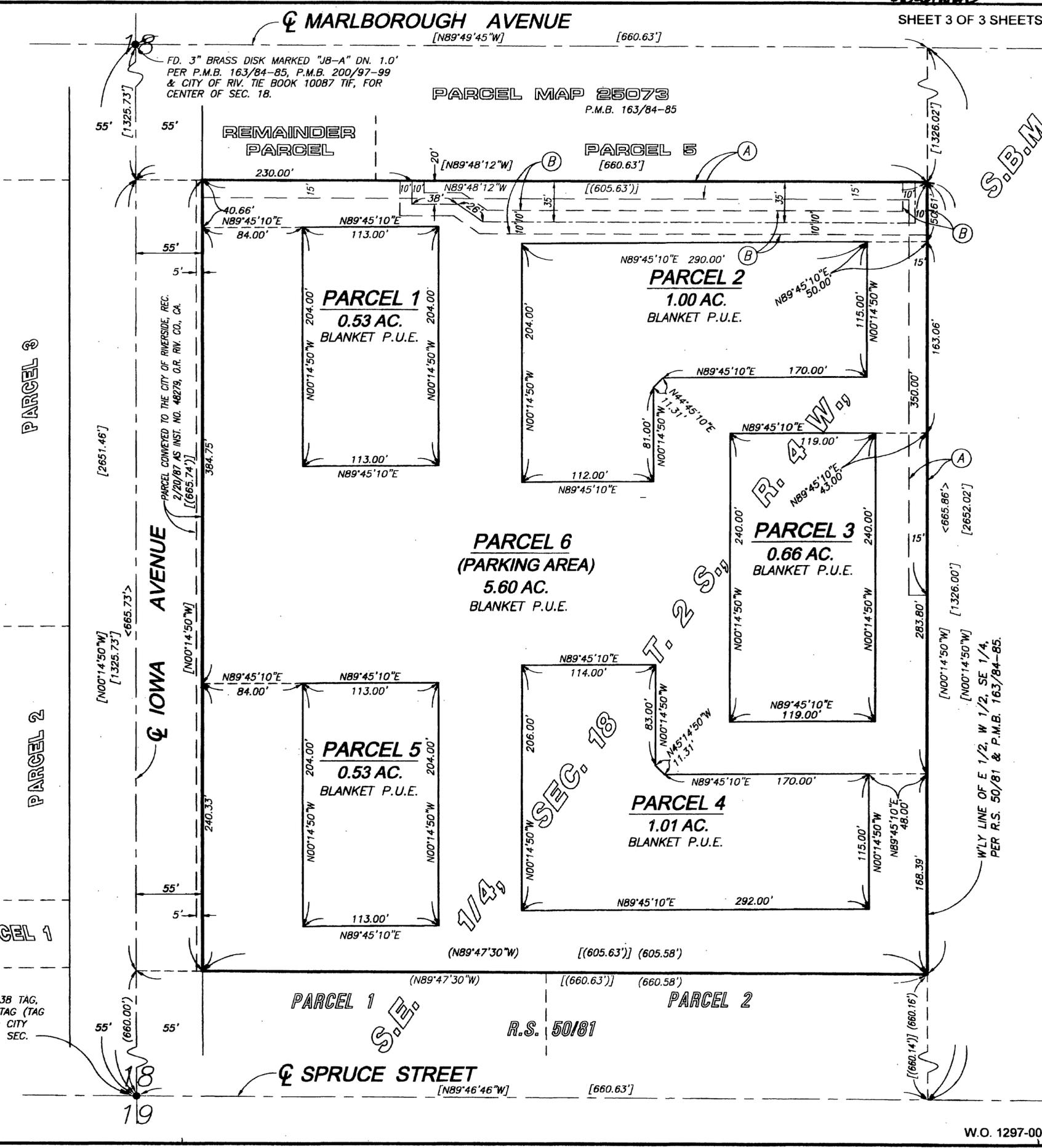
EASEMENT NOTES

(A) Indicates an easement for electrical energy distribution facilities in favor of the City of Riverside, recorded March 20, 1987 as inst. no. 76854, Official Records of Riverside County, California.

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FD. BOAT SPIKE WITH PUNCH MARK & L.S. 7038 TAG, DN. 0.2', IN LIEU OF 60D SPIKE WITH BRASS TAG (TAG ILLEGIBLE), DN 0.2' PER P.M.B. 200/97-99 & CITY OF RIV. TIE BOOK 10088 TIF, FOR S.1/4 COR. SEC. 18.



PARCEL MAP 28640 P.M.B. 159/74-75

PARCEL 3

PARCEL 2

PARCEL 1

S.B.M.

P.M.B. 219/97

P.M.B. 219/97