

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 35763

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AS SHOWN BY PARCEL MAP 28264, ON FILE IN BOOK 186, PAGES 82 AND 83 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS).

JUNE 2008 W.J. MCKEEVER, INC RCE 22502 RIVERSIDE, CALIFORNIA

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 WHO 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 EASEMENT DESIGNATED AS "BLANKET P.U.E."

MVP PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: [Signature] PRINT: DONALD B. VOGT TITLE: PRESIDENT
BY: [Signature] PRINT: CHARLES J. BROWN TITLE: SECRETARY / VP

INLAND EMPIRE NATIONAL BANK, TRUSTEE UNDER DEED OF TRUST RECORDED ON AUGUST 14, 2007 AS INSTRUMENT NO. 07-523855 AND AUGUST 14, 2007 AS INSTRUMENT NO. 07-523858 OF O.R. OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature] PRINT: DONALD MC CRINK TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Riverside)
ON June 19, 2008 BEFORE ME, Claudia Escobedo, Notary Public
PERSONALLY APPEARED Charles Jerry Brown and Donald Gregory Vogt

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 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.

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

WITNESS MY HAD AND OFFICIAL SEAL. SIGNATURE: [Signature] (SEAL)
Principal Place of Business: San Diego County
Commission Expires: 06/17/2010 Commission # 1675784

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Riverside)
ON June 19, 2008 BEFORE ME, Claudia Escobedo, Notary Public
PERSONALLY APPEARED Donald Gerald McCrink

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 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.

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

WITNESS MY HAD AND OFFICIAL SEAL. SIGNATURE: [Signature] (SEAL)
Principal Place of Business: San Diego County
Commission Expires: 06/17/2010 Commission # 1675784

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 35763.

THE EASEMENT DESIGNATED AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 8th DAY OF July, 2008.

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

BY: [Signature]

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 35763 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 8, 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 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: 7/8, 2008



THOMAS J. BOYD
RCE 36170 LIC. EXPIRES JUNE 30, 2008
CITY ENGINEER

BY: [Signature]

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: 7/7, 2008



MARK S. BROWN
L.S. 5655 LIC. EXPIRES SEPTEMBER 30, 2009
CITY SURVEYOR

BY: [Signature]

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 MVP PROPERTIES, LLC OCTOBER OF 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 WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM RECORDATION OF THE MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6/18/08, 2008

[Signature]
WILLIAM J. MCKEEVER, R.C.E. 22502
EXPIRATION DATE: DECEMBER 31, 2009

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: 7/1, 2008

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER
BY: [Signature]



City

430
36

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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JUNE 2008 W.J. McKEEVER, INC RCE 22502 RIVERSIDE, CALIFORNIA

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY JOHN R. BYERLY ON DECEMBER 30, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 ELECTRICAL ENERGY DISTRIBUTION, SANITARY SEWERS AND INCIDENTAL PURPOSES RECORDED JUNE 6, 1991 AS INSTRUMENT No. 91-188901 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATE: June 25, 2008

DAVID WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: *[Signature]*
mm 8/17

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 ELECTRIC AND WATER DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: June 25, 2008

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: *[Signature]*
mm 8/17

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 \$ 5,900.00

DATE: 6/23, 2008

PAUL MCDONNELL,
COUNTY TAX COLLECTOR

BY: *[Signature]*

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 5,900.00 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: _____, 2008

CASH TAX BOND

NANCY ROMERO,
CLERK OF THE BOARD OF SUPERVISORS

DATE: 6/23, 2008

PAUL MCDONNELL,
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

BY: *[Signature]*
DEPUTY

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:

- (A) THE CITY OF RIVERSIDE, BEING THE OWNER OF AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION, SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1991 AS INSTRUMENT NO. 91-188901 OF OFFICIAL RECORDS.

M.B. 430 / 36

M.B. 430 / 36

