

PARCEL MAP NO. 23114

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A", WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SIDE-WALKS, LANDSCAPING, PUBLIC UTILITIES AND WATERLINE FACILITIES THE AREA DESIGNATED AS "SIDEWALK, LANDSCAPE, PUBLIC UTILITIES AND WATER-LINE EASEMENT." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENTS DESIGNATED AS "WATERLINE EASEMENT." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "P.U.E.". WE ALSO FURTHER HEREBY OFFER FOR DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES, THE EASEMENT DESIGNATED AS "PUBLIC STREET AND HIGHWAY EASEMENT."

AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, WHO ACQUIRED TITLE AS THE NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY, A TENNESSEE CORPORATION.

BY: Huber Randall BY: Rambert R. O'Neil Jr.
 HUBER RANDALL, REAL ESTATE INVESTMENT OFFICER RAMBERT R. O'NEIL JR., Real Estate Investment Officer

CIGNA PROPERTY AND CASUALTY INSURANCE COMPANY, WHO ACQUIRED TITLE AS AETNA INSURANCE COMPANY, A CONNECTICUT CORPORATION.

BY: CIGNA INVESTMENTS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

BY: John R. Schuman, V.P. BY: [Signature]

RIVERSIDE CALIFORNIA ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP.

BY: Miriam M. Weiss BY: _____

CIGNA PROPERTY AND CASUALTY INSURANCE COMPANY, A CONNECTICUT CORPORATION, BY CIGNA INVESTMENTS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT.

BY: John R. Schuman, V.P. BY: [Signature]

MAY CENTERS, INC., A MISSOURI CORPORATION, WHO ACQUIRED TITLE AS THE MAY STORES SHOPPING CENTERS, INC., A MISSOURI CORPORATION.

BY: William D. Johnson ATTEST: Michael R. Caton
 CHAIRMAN Assistant Secretary

SECURITY UNION TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SECURITY TITLE INSURANCE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 4, 1971 AS INSTRUMENT NO. 11509 OF OFFICIAL RECORDS, RIV. CO.

BY: _____ BY: _____

STEWART TITLE GUARANTY COMPANY, A TEXAS CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 3, 1988 AS INSTRUMENT NO. 285975 OF OFFICIAL RECORDS, RIV. CO.

BY: Janet L. Colley BY: _____
 VICE PRESIDENT

TICOR TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 24, 1986 AS INSTRUMENT NO. 265884 OF OFFICIAL RECORDS, RIV. CO.

BY: Vm Johnson BY: Delando R. Martinez
 VICE PRESIDENT ASSISTANT SECRETARY

LAWYERS TITLE INSURANCE CORPORATION, BY CONTINENTAL LAWYERS TITLE COMPANY, A CALIFORNIA CORPORATION, ITS AUTHORIZED AGENT, AS TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 26, 1983 AS INSTRUMENT NO. 16322 OF OFFICIAL RECORDS, RIV. CO.

BY: Sid Phain BY: _____
 ASST. SEC.

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

BEING A DIVISION OF PORTIONS OF LOTS 3,4,5,6,11,12,13, AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T3S, R6W, S.B.M. AND SECTION 18, T3S, R5W, S.B.M.

FEBRUARY 1990
 PALLER-ROBERTS ENGINEERING, INC.
 CULVER CITY, CA.

CARTER HAWLEY HALE STORES, INC., A DELAWARE CORPORATION, FORMERLY KNOWN AS BROADWAY HALE STORES, INC.

BY: [Signature] BY: James J. Vandenberg
 AS LESSEE, PER MEMORANDUM RECORDED DECEMBER 17, 1970 AS INSTRUMENT NO. 126402 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J.C. PENNEY COMPANY, INC., A DELAWARE CORPORATION

BY: [Signature] ATTEST: Cornelius [Signature]
 AS LESSEE, PER MEMORANDUM RECORDED DECEMBER 13, 1984 AS INSTRUMENT NO. 144225 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION

BY: [Signature] ATTEST: Steven M. Weinstein
 AS LESSEE, PER MEMORANDUM RECORDED SEPTEMBER 18, 1975 AS INSTRUMENT NO. 114377, AND AS OPTIONEE, PER MEMORANDUM RECORDED OCTOBER 3, 1988 AS INSTRUMENT NO. 285974, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

INTERSTATE CONSOLIDATED INDUSTRIES, A CALIFORNIA LIMITED PARTNERSHIP

BY: [Signature] BY: [Signature]
 LEO DAVID SIMON DAVID
 R. SCOTT BELL

AS LESSEE, PER MEMORANDUM RECORDED APRIL 1, 1985 AS INSTRUMENT NO. 66437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TYLER MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNER

BY: CIGNA PROPERTY AND CASUALTY INSURANCE COMPANY, A SPECIALLY CHARTERED CONNECTICUT CORPORATION CREATED BY A SPECIAL ACT OF THE LEGISLATURE, GENERAL PARTNER

BY: CIGNA INVESTMENTS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

BY: John R. Schuman, V.P. BY: [Signature]

BY: TYLER MALL PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, GENERAL PARTNER

BY: DONAHUE SCHRIBER, A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: Thomas L. Schneider, PRESIDENT

BY: David W. Donahue, SECRETARY

AS LESSEE PER MEMORANDUM RECORDED FEBRUARY 4, 1971 AS INSTRUMENT NO. 11508 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY VARIOUS ASSIGNMENTS OF RECORD, AND OWNER IN FEE PER GRANT DEED RECORDED DECEMBER 26, 1990 AS INST. No. 464448 OFFICIAL RECORDS

RECORDER'S STATEMENT

FILED THIS 28th DAY OF Feb. 1991 AT 4:00 P.M.
 IN BOOK 169 OF PARCEL MAPS AT PAGES 74-82
 AT THE REQUEST OF THE CITY CLERK.

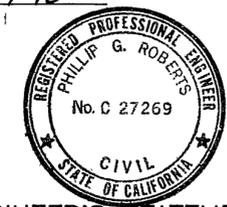
FEE: \$22.00
 NO. 68310
 WILLIAM E. CONERLY
 COUNTY RECORDER
 BY: Sarita Ragan

SUBDIVISION GUARANTEE BY: STEWART 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 DONAHUE-SCHRIBER IN NOVEMBER 1989. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE MAY 1991; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 10-19-90
 PHILLIP G. ROBERTS R.C.E. 27269
 EXPIRES MARCH 31, 1993



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME THIS 18th DAY OF Feb., 1991 AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON AUGUST 17, 1989.

BARRY BECK, CITY ENGINEER
 R.C.E 20900 (EXPIRES 09-30-93)
 BY: Barry Beck

CITY CLERKS CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF NINE (9) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 23114 AND THAT THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT FOR THE EASEMENT DESIGNATED AS "PUBLIC STREET AND HIGHWAY EASEMENT" WHICH IS HEREBY NOT ACCEPTED AT THIS TIME, HOWEVER, THE CITY RESERVES THE RIGHT TO ACCEPT SAID EASEMENT AT ANY TIME HEREAFTER, AND 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 THE CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 19th DAY OF February, 1990.



BY: Alice A. Hare
 ALICE A. HARE
 CITY CLERK OF THE CITY OF RIVERSIDE

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 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.

DATED _____, 1990
 GERALD A. MALONEY
 CLERK OF THE BOARD OF SUPERVISORS
 BY: _____

P.M.B. 169/74

P.M.B. 169/74

PARCEL MAP NO. 23114

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

STATE OF Texas } s.s.
 COUNTY OF Harris }

ON THIS 1 DAY OF November 19 90 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Rider Randall AND Rembert R. Owen, Jr. PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Alycia A. Fieno

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON 4-30-94

PRINCIPAL PLACE OF BUSINESS IN Harris COUNTY.

BEING A DIVISION OF PORTIONS OF LOTS 3,4,5,6,11,12,13, AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T3S, R6W, S.B.M. AND SECTION 18, T3S, R5W, S.B.M.

FEBRUARY 1990
 PALLER-ROBERTS ENGINEERING, INC.
 CULVER CITY, CA.

STATE OF _____ } s.s.
 COUNTY OF _____ }

ON THIS _____ DAY OF _____ 19 _____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF SECURITY UNION TITLE INSURANCE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES ON _____

PRINCIPAL PLACE OF BUSINESS IN _____ COUNTY.

STATE OF Connecticut } s.s.
 COUNTY OF Hartford }

ON THIS 29th DAY OF October 19 90 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John R. Schumann AND Thomas M. Smith PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF CIGNA INVESTMENTS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Meryl Hanley

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON 3-31-94

PRINCIPAL PLACE OF BUSINESS IN Stromfield COUNTY.
Hartford

STATE OF Connecticut } s.s.
 COUNTY OF Hartford }

ON THIS 29th DAY OF October 19 90 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John R. Schumann AND Thomas M. Smith PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF CIGNA INVESTMENTS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Meryl Hanley

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON 3-31-94

PRINCIPAL PLACE OF BUSINESS IN Stromfield COUNTY.
Hartford

STATE OF California } s.s.
 COUNTY OF Los Angeles }

ON THIS 5th DAY OF FEBRUARY 19 91 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Thomas J. Salas AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF STEWART TITLE GUARANTY COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Linda Mendez

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON 10-13-91

PRINCIPAL PLACE OF BUSINESS IN Los Angeles COUNTY.

STATE OF New York } s.s.
 COUNTY OF Dutchess }

ON THIS 3rd DAY OF DECEMBER IN THE YEAR 1990 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED MARVIN M. REISS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THIS INSTRUMENT ON BEHALF OF THE GENERAL PARTNERSHIP NAMED HEREIN AND ACKNOWLEDGED TO ME THAT THE GENERAL PARTNERSHIP EXECUTED IT.

WITNESS MY HAND:
Rowen Hinchley

31-6912125
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON SEPT 30 1992

PRINCIPAL PLACE OF BUSINESS IN NEW YORK COUNTY.

STATE OF Missouri } s.s.
 COUNTY OF St. Louis }

ON THIS 30th DAY OF October 19 90 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William Shapiro AND Michael Caton PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF MAY CENTERS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Maria A. Greenwell

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON 10-4-92

PRINCIPAL PLACE OF BUSINESS IN St. Louis COUNTY.

STATE OF CA } s.s.
 COUNTY OF LA }

ON THIS 5 DAY OF FEB. 19 91 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KIRK NICHOLSON AND ORLANDO R. MARTINEZ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF TIGOR TITLE INSURANCE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Orlando R. Orlando

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES ON JAN. 15, 1994

PRINCIPAL PLACE OF BUSINESS IN L.A. COUNTY.

P.M.B. 169/76

P.M.B. 169/76

PARCEL MAP NO. 23114

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

BEING A DIVISION OF PORTIONS OF LOTS 3,4,5,6,11,12,13, AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T3S, R6W, S.B.M. AND SECTION 18, T3S, R5W, S.B.M.

FEBRUARY 1990
PALLER-ROBERTS ENGINEERING, INC.
CULVER CITY, CA.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 25 DAY OF January 19 91, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SID PHAIR AND [Signature] PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF ~~CONTINENTAL~~ LAWYERS TITLE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON 3-11-94
PRINCIPAL PLACE OF BUSINESS IN RIVERSIDE COUNTY.

STATE OF ~~Connecticut~~ } S.S.
COUNTY OF ~~Newford~~

ON THIS 29th DAY OF October 19 90, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED [Signature] PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF CIGNA INVESTMENTS, INC., A DELAWARE CORPORATION, AUTHORIZED SIGNATORY FOR CIGNA PROPERTY AND CASUALTY INSURANCE COMPANY, A SPECIALLY CHARTERED CONNECTICUT CORPORATION CREATED BY A SPECIAL ACT OF THE LEGISLATURE, SAID CORPORATION BEING ONE OF THE GENERAL PARTNERS OF TYLER MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS A GENERAL PARTNER OF SAID GENERAL PARTNERSHIP, AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON 3-31-94
PRINCIPAL PLACE OF BUSINESS IN Storrsfield COUNTY.

STATE OF ~~Missouri~~ } S.S.
COUNTY OF ~~St. Louis~~
CITY

ON THIS 30th DAY OF October 19 90, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Louis S. Sam, Jr. AND Steven M. Weinstein PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF THE MAY DEPARTMENT STORES COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]

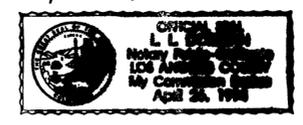
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON 10-4-92
PRINCIPAL PLACE OF BUSINESS IN St. Louis COUNTY.

STATE OF ~~California~~ } S.S.
COUNTY OF ~~Los Angeles~~

ON THIS 15th DAY OF November 19 90, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R. J. Silvestri AND [Signature] PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY, RESPECTIVELY, OF CARTER HAWLEY HALE STORES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON April 26, 1994
PRINCIPAL PLACE OF BUSINESS IN Los Angeles COUNTY.



STATE OF California } S.S.
COUNTY OF Orange

ON THIS 18th DAY OF October 19 90, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Thomas L. Schriber AND Daniel W. Donahue PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF DONAHUE SCHRIBER, A CALIFORNIA CORPORATION, SAID CORPORATION BEING THE GENERAL PARTNER OF TYLER MALL PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, SAID LIMITED PARTNERSHIP BEING ONE OF THE GENERAL PARTNERS OF TYLER MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS THE GENERAL PARTNER OF SAID LIMITED PARTNERSHIP, AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME AS A GENERAL PARTNER OF SAID GENERAL PARTNERSHIP, AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON March 26, 1993
PRINCIPAL PLACE OF BUSINESS IN Orange COUNTY.

STATE OF TEXAS } S.S.
COUNTY OF DALLAS

ON THIS 31st DAY OF October 19 90, BEFORE ME, A NOTARY PUBLIC IN FOR SAID STATE, PERSONALLY APPEARED Michael Todres PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT OF J.C. PENNEY COMPANY, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON 4/14/93
PRINCIPAL PLACE OF BUSINESS IN Dallas COUNTY.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 22 DAY OF JANUARY IN THE YEAR 1991 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED LEO DAVID AND R. SCOTT BELL

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THIS INSTRUMENT ON BEHALF OF THE GENERAL PARTNERSHIP NAMED HEREIN AND ACKNOWLEDGED TO ME THAT THE GENERAL PARTNERSHIP EXECUTED IT.

WITNESS MY HAND:
[Signature]

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON JULY 12, 1991
PRINCIPAL PLACE OF BUSINESS IN _____ COUNTY.

P.M.B. 169/77

P.M.B. 169/77

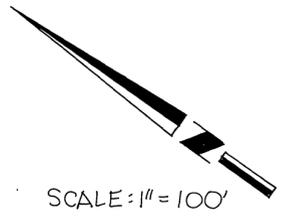
PARCEL MAP NO. 23114

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

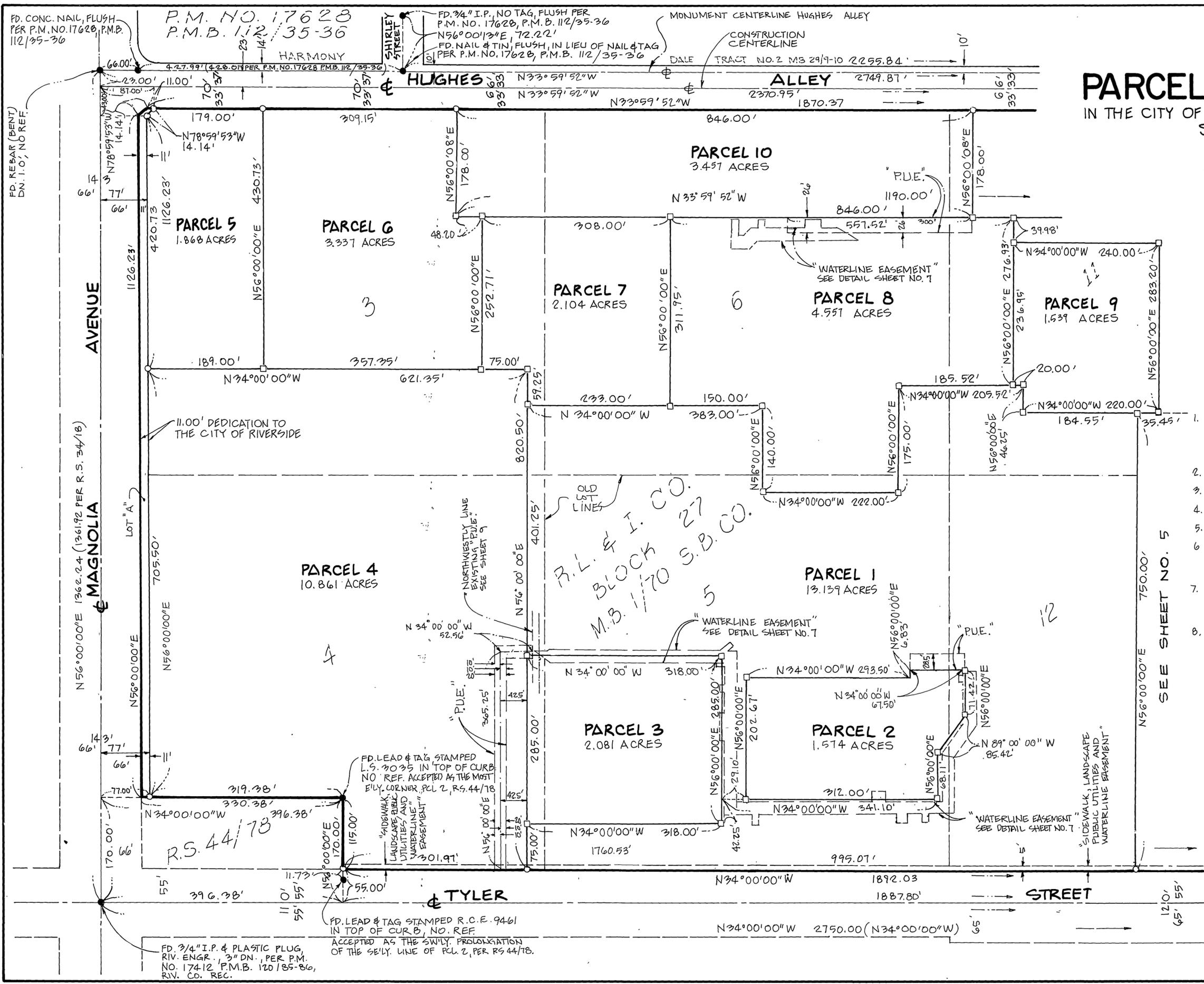
BEING A DIVISION OF PORTIONS OF LOTS 3, 4, 5, 6, 11, 12, 13 AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T35, R6W, S.B.M. AND SECTION 18, T35, R5W, S.B.M. FEBRUARY, 1990
PALLER-ROBERTS ENGINEERING, INC.
CULVER CITY, CA.

- ENGINEER'S NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TYLER STREET BEING N34°00'00"W PER PARCEL MAP NO. 17412, P.M.B. 120/85-86.
 2. ● DENOTES FOUND MONUMENTS AS NOTED
 3. □ DENOTES SET LEAD AND TAG R.C.E. 27269 IN CONCRETE.
 4. ○ DENOTES SET 1" IRON PIPE TAGGED R.C.E. 27269, FLUSH.
 5. THIS PARCEL MAP CONTAINS 64.229 ACRES GROSS.
 6. (---) DENOTES RECORD BEARINGS AND DISTANCES PER P.M. NO. 17412, P.M.B. 120/85-86 UNLESS OTHERWISE NOTED.
 7. [---] DENOTES RECORD BEARINGS AND DISTANCES PER R.S. 82119.
 8. ///// INDICATES ACCESS RIGHTS RESTRICTED

NOTE:
FOR EXISTING EASEMENTS SEE SHEETS 8 AND 9.



SCALE: 1" = 100'



P.M.B. 169/79

FD. REBAR (BENT) DN. 1.0', NO REF.

FD. CONC. NAIL, FLUSH PER P.M. NO. 17628, P.M.B. 112/35-36

P.M. NO. 17628
P.M.B. 112/35-36

FD. 3/4" I.P. NO TAG, FLUSH PER P.M. NO. 17628, P.M.B. 112/35-36

MONUMENT CENTERLINE HUGHES ALLEY

CONSTRUCTION CENTERLINE

DALE TRACT NO. 2 M.B. 29/9-10 2295.84'

AVENUE

MAGNOLIA

TYLER STREET

STREET

SEE SHEET NO. 5

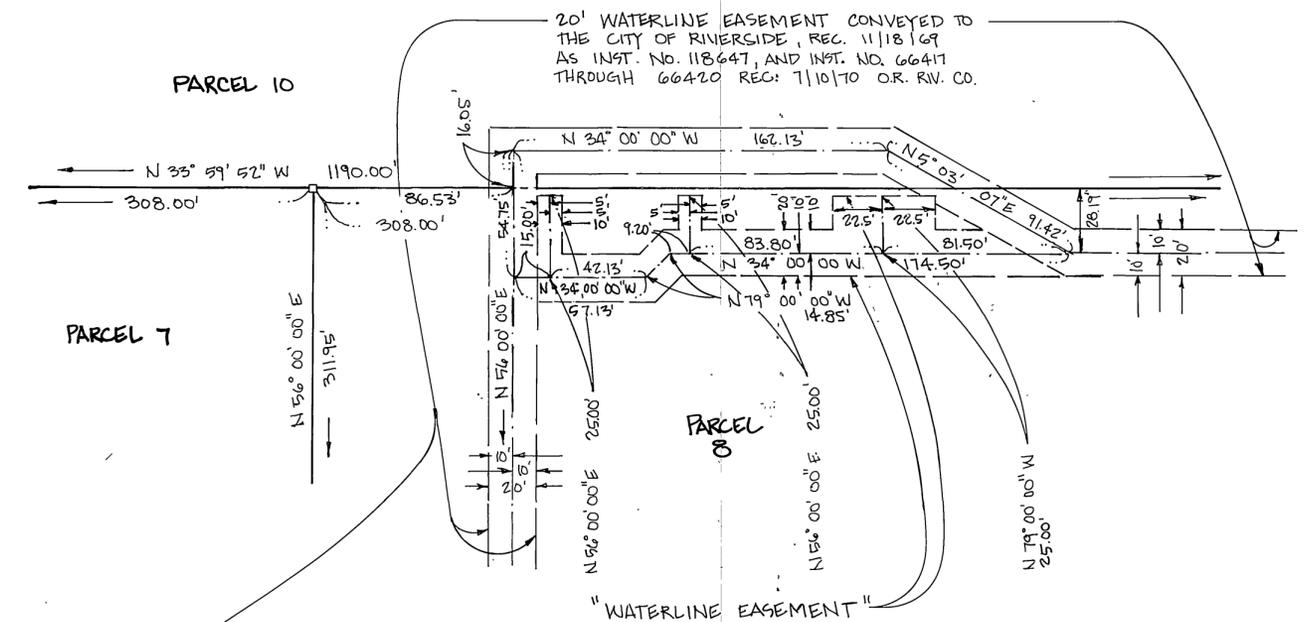
PARCEL MAP NO. 23114

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

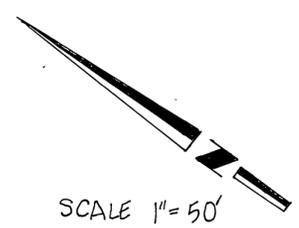
BEING A DIVISION OF PORTIONS OF LOTS 3, 4, 5, 6, 11, 12, 13 AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T35, R6W, S.B.M. AND SECTION 18, T35, R5W, S.B.M.

FEBRUARY, 1990
PALLER-ROBERTS ENGINEERING, INC.
CULVER CITY, CA.

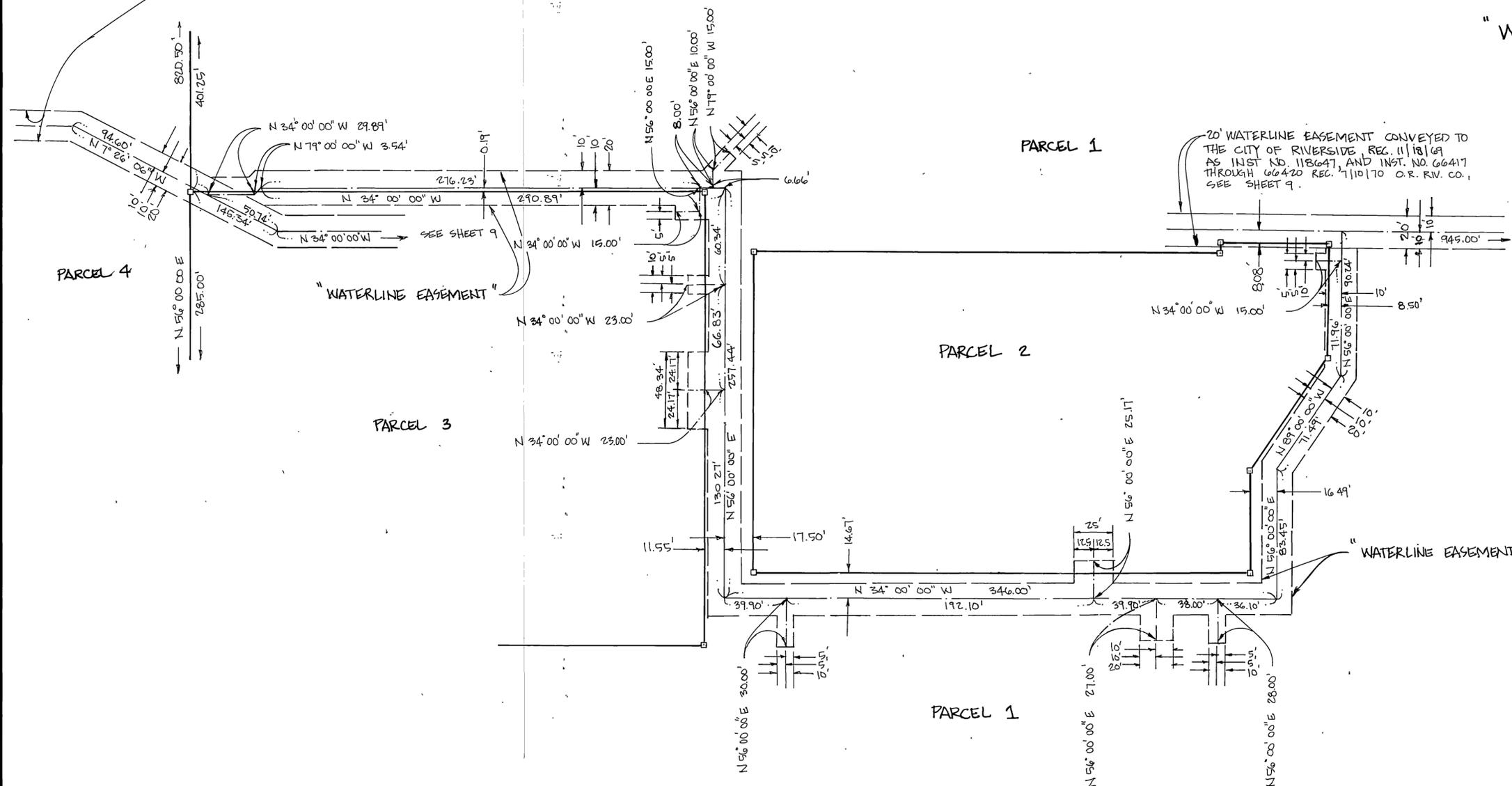
P.M.B. 169/80



20' WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE, REC. 11/18/69 AS INST. NO. 118647, AND INST. NO. 66417 THROUGH 66420 REC. 7/10/70 O.R. RIV. CO.



"WATERLINE EASEMENT" DETAIL SHEET



20' WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE, REC. 11/18/69 AS INST. NO. 118647, AND INST. NO. 66417 THROUGH 66420 REC. 7/10/70 O.R. RIV. CO., SEE SHEET 9.

P.M.B. 169/80

PARCEL MAP NO. 23114

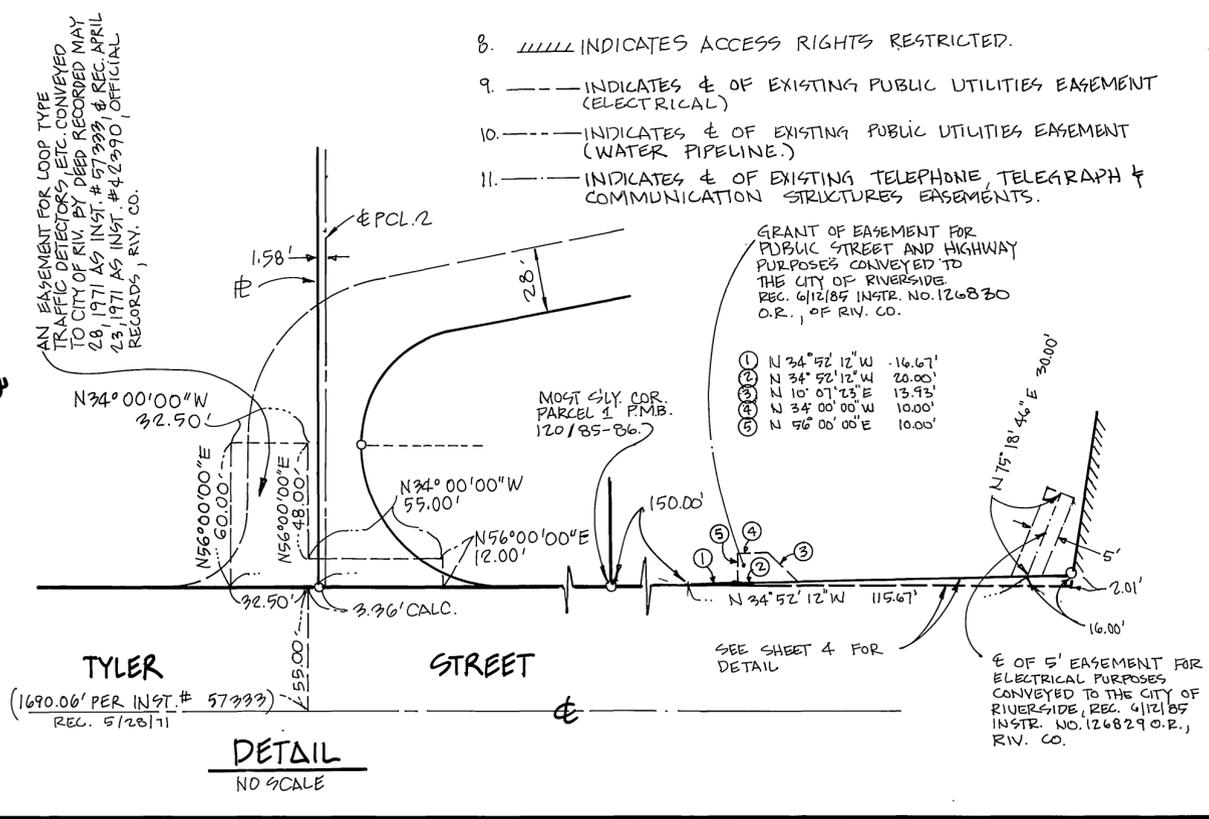
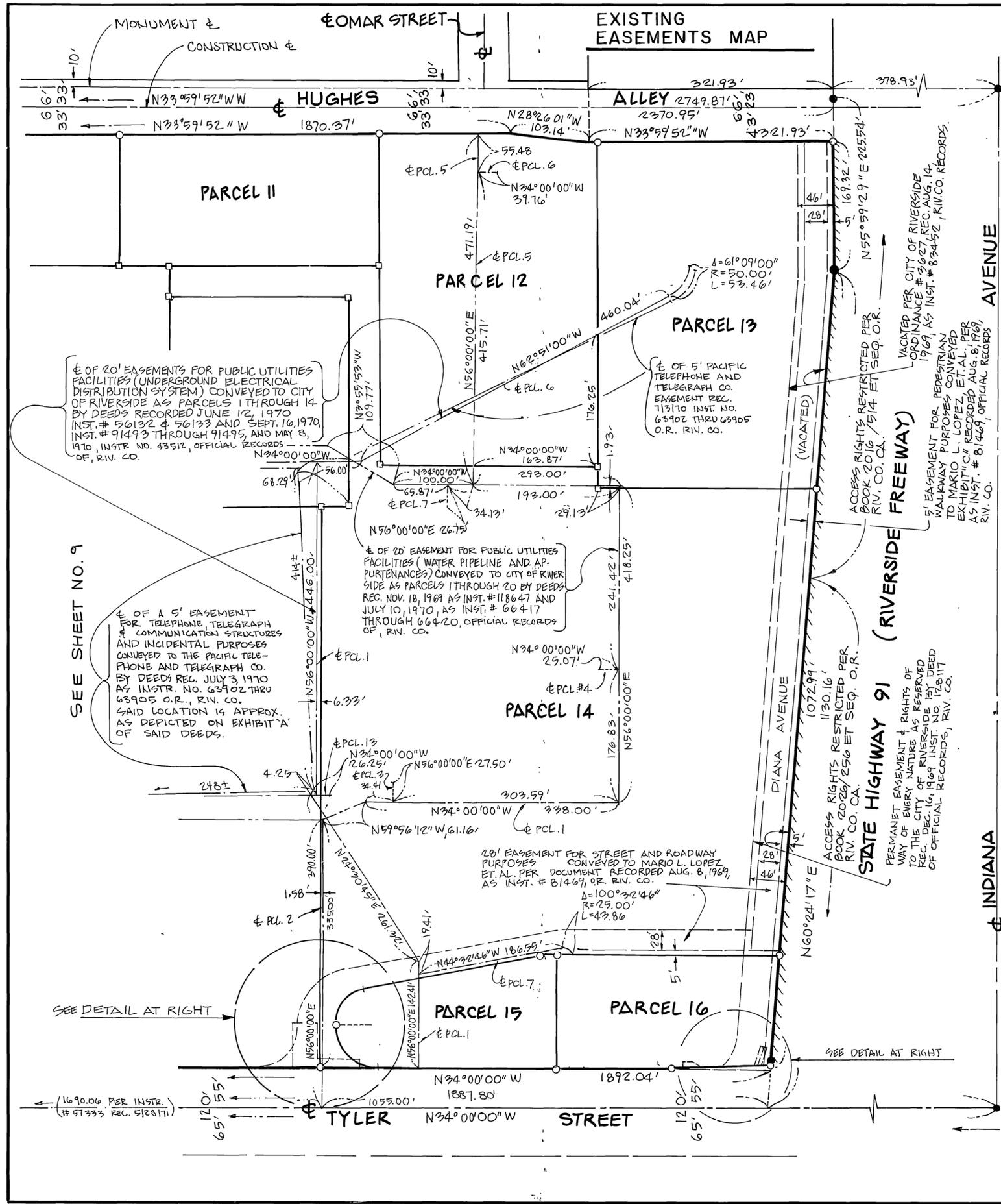
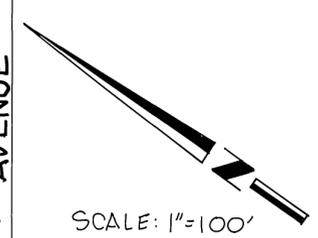
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

BEING A DIVISION OF PORTIONS OF LOTS 3, 4, 5, 6, 11, 12, 13 AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T35, R6W, S.B.M. AND SECTION 18, T35, R5W, S.B.M.

FEBRUARY, 1990
 PALLER-ROBERTS ENGINEERING, INC.
 CULVER CITY, CA.

ENGINEER'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TYLER STREET BEING N 34° 00' 00" W PER PARCEL MAP NO. 17412, P.M.B. 120/85-86.
- DENOTES SET LEAD AND TAG R.C.E. 27269, 1/4 CONCRETE.
- DENOTES SET 1" IRON PIPE TAGGED R.C.E. 27269, FLUSH.
- THIS PARCEL MAP CONTAINS 64.229 ACRES GROSS.
- (—) DENOTES RECORD BEARINGS AND DISTANCES PER P.M. NO. 17412, P.M.B. 120/85-86 UNLESS OTHERWISE NOTED.
- [—] DENOTES RECORD BEARINGS AND DISTANCES PER R.S. 82/19.
- ||||| INDICATES ACCESS RIGHTS RESTRICTED.
- INDICATES E OF EXISTING PUBLIC UTILITIES EASEMENT (ELECTRICAL)
- - - INDICATES E OF EXISTING PUBLIC UTILITIES EASEMENT (WATER PIPELINE.)
- — — INDICATES E OF EXISTING TELEPHONE, TELEGRAPH & COMMUNICATION STRUCTURES EASEMENTS.



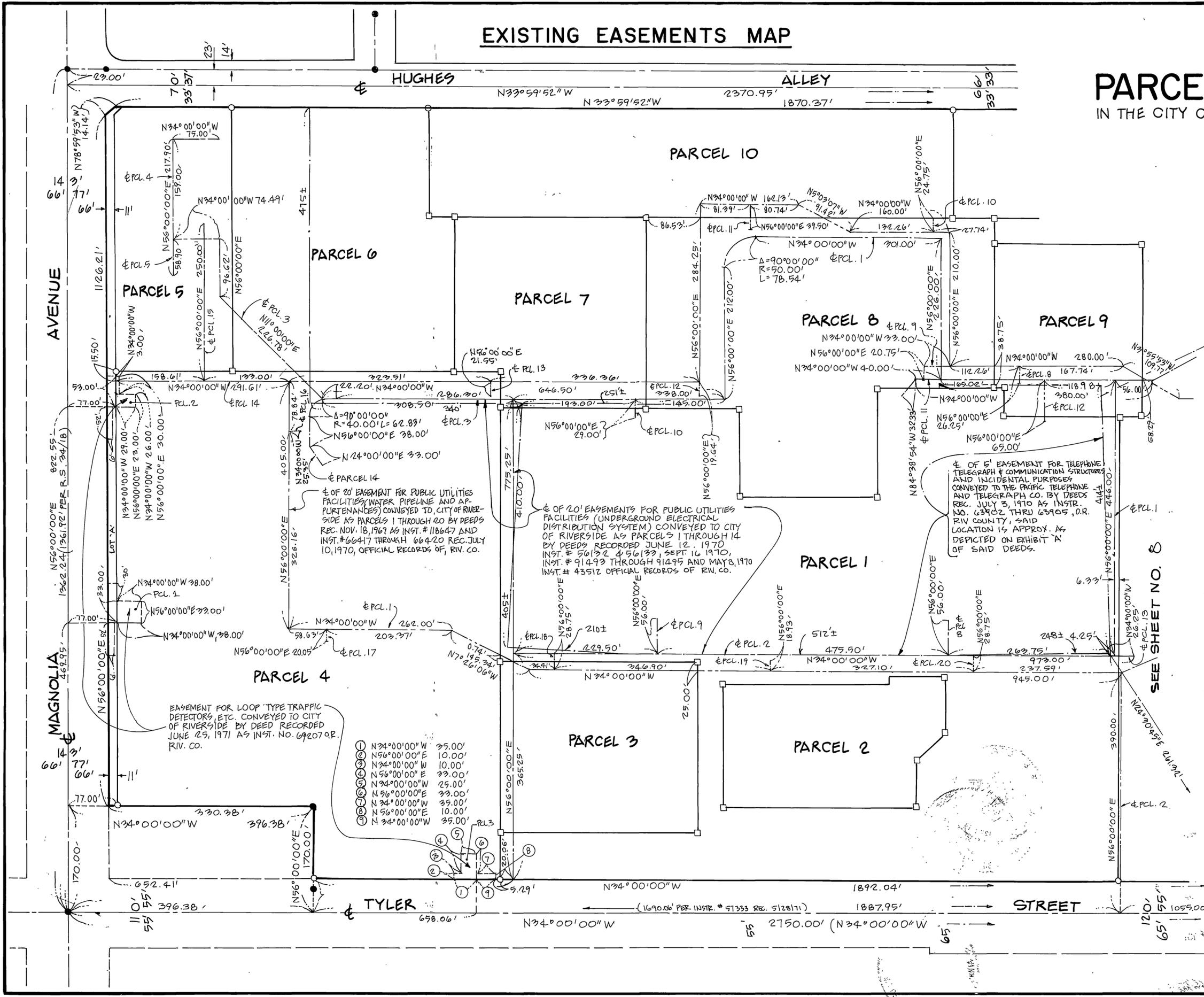
EXISTING EASEMENTS MAP

PARCEL MAP NO. 23114
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A DIVISION OF PORTIONS OF LOTS 3, 4, 5, 6, 11, 12, 13 AND 14 IN BLOCK 27 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 17412, AS SHOWN BY MAP ON FILE IN BOOK 120, PAGES 85 AND 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T35, R6W, S8N AND SECTION 10, T35, R5W, S8N. FEBRUARY, 1990
PALLER-ROBERTS ENGINEERING, INC.
CULVER CITY, CA.

ENGINEER'S NOTES:

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- INDICATES E OF EXISTING PUBLIC UTILITIES EASEMENTS (ELECTRICAL)
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- INDICATES E OF EXISTING TELEPHONE, TELEGRAPH & COMMUNICATION STRUCTURES EASEMENTS.



P.M.B. 169/82

P.M.B. 169/82

SEE SHEET NO. 8

SCALE: 1" = 100'