

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

PARCEL MAP 30214

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP 28496 AS SHOWN BY MAP ON FILE IN BOOK 190 OF PARCEL MAPS AT PAGES 13 AND 14 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

JULY 2001

CANTY ENGINEERING GROUP, INC.

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 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 Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for public street and public utility purposes, Lot "A". We hereby dedicate to the City of Riverside for the construction and maintenance of electric energy distribution facilities, easements designated as "BLANKET P.U.E." over all of Parcels 1 through 17 of the Annexed Map. We hereby dedicate to the City of Riverside for the construction and maintenance of traffic signal facilities, the easement designated as "TRAFFIC SIGNAL EASEMENT". We hereby request that Lot "B" as offered for dedication to public use for public street and public utility purposes on Parcel Map 28267 P.M. 187/38-39 be hereby accepted for public street and public utility purposes.

MISSION VILLAGE SHOPPING CENTER, L.P., a California Limited Partnership
By: REGIONAL PROPERTIES, INC., a California corporation, General Partner

[Signature]
MARK RUBIN, President

[Signature]
ALEX LOWY, Secretary

NOTARY ACKNOWLEDGEMENT

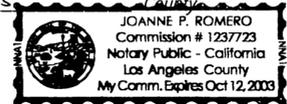
State of California
County of Los Angeles) SS

On January 31, 2002 before me, Joanne P. Romero
A Notary Public in and for said County and State, personally appeared Mark Rubin
and Alex Lowy.

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 October 12, 2003
Joanne P. Romero Joanne P. Romero

Notary Public in and for said State (Print Name)
My principal place of business is in Los Angeles County



NOTARY ACKNOWLEDGEMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, personally appeared _____

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 _____

Notary Public in and for said State (Print Name)
My principal place of business is in _____ 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 30214. Lot "A" is hereby accepted for public street and public utility purposes. The easements designated as "BLANKET P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities. The easement designated as "TRAFFIC SIGNAL EASEMENT" is hereby accepted for the construction and maintenance of traffic signal facilities. Lot "B" of Parcel Map 28267 P.M. 187/38-39 is hereby accepted for public street and public utility 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 foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 26th day of March, 2002.

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

CITY ENGINEER'S CERTIFICATE

This map has been examined this 18th day of MARCH, 2002 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

ROBERT C. WALES
R.C.E. 18793 Lic. Exp. 6/30/05
City Engineer
By: *[Signature]*



TENTATIVE MAP APPROVED JULY 19, 2001

SOIL REPORT

A preliminary soils report was prepared on August 28, 2001 as required by the Health and Safety Code of California, Section 1794.3 by SID GEOTECHNICAL, INC.

RECORDER'S STATEMENT

Filed this 8th day of APRIL, 2002
at 8:00 A.M. in Book 201 of Parcel Maps at
Pages 37-39 at the request of the
City Clerk.

Fee: \$ 11.00
No. 2002-177833
GARY L. ORSO, County Assessor - Clerk - Recorder

By: *[Signature]*
Deputy

Subdivision Guarantee: LAWYERS TITLE INSURANCE 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 the bonds of Communities Facilities District 86-1.

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

Date 2/21/02 PAUL C. SUNDEEN
City 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 \$ 90,800.

Date Feb. 20, 2002 PAUL McDONNELL
County Tax Collector

By: *[Signature]*
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$90,800.00 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 April 1, 2002 GERALD A. MALONEY
Clerk of the Board of Supervisors CASH TAX BOND
PAUL McDONNELL
County Tax Collector

By: *[Signature]*
Deputy

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and was 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 March 23, 2001. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

Date 2/1/02 JOHN W. CANTY
R.C.E. 17550



[Signature]
JOHN W. CANTY R.C.E. 17550

P.M.B. 201 / 37

P.M.B. 201 / 37

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

PARCEL MAP 30214

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP 28496 AS SHOWN BY MAP ON FILE IN BOOK 190 OF PARCEL MAPS AT PAGES 13 AND 14 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

JULY 2001

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION

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

An easement for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, recorded March 23, 1959 in Book 2436, Page 241, Official Records of Riverside County, California. (Said easement being blanket in nature)

(A) Indicates an easement for a pipeline in favor of Southern Trails Pipeline Company, formerly Four Corners Pipe Line Company, recorded January 10, 1958 in Book 2205, Pages 147 through 156 as inst. no. 2425, Official Records of Riverside County, California. (See Sheet 3)

(B) Indicates an easement for public utilities and rights incidental thereto in favor of Western Municipal Water District, recorded April 22, 1965 as inst. no. 47066, Official Records of Riverside County, California. (See Sheet 3)

(D) 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 inst. no. 204863, Official Records of Riverside County, California. (See Sheet 3)

An Avigation Easement in favor of the City of Riverside, recorded February 23, 1996 as inst. no. 64173, Official Records of Riverside County, California. (Said easement being blanket in nature)

(F) Indicates an easement for slope and drainage facilities in favor of the City of Riverside, recorded January 15, 1997 as inst. no. 14159, Official Records of Riverside County, California. (See Sheet 3)

(H) Indicates an easement for drainage facilities in favor of the City of Riverside, recorded March 4, 1999 as inst. no. 88125, Official Records of Riverside County, California. (See Sheet 3)

(I) Indicates an easement for common driveway in favor of Texaco Refining and Marketing, Inc., by Joint Access Agreement recorded October 11, 1996 as inst. no. 391141, Official Records of Riverside County, California. (See Sheet 3)

(J) Indicates an easement for common driveway in favor of Terry Brick and Nina Brick, by Joint Access Agreement recorded August 28, 1997 as inst. no. 314124, Official Records of Riverside County, California. (See Sheet 3)

WATER FACILITIES STATEMENT

I hereby state that offsite water facilities exist for the development of the parcels created by this parcel map. The subdivider named on this map has deposited with Western Municipal Water District of Riverside County (District), sufficient funds to cover require fees. Once service laterals and any other service appurtenances have been installed and accepted by the District, and required fees paid, the District will supply water to each parcel created by this subdivision. The easements and right-of-ways shown are sufficient for all requirements of water distribution to the parcel map boundary.

Date 2-1-02

Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

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 electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with Western Municipal Water District.

Date MARCH 12, 2002

Thomas P. Evans
Public Utilities Director

By: Deeter P. Wertzfeld *14*

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.

(C) Indicates the centerline of an easement 20.00 feet in width for electric transmission lines and cables in favor of the City of Riverside, recorded January 20, 1966 as inst. no. 7276, Official Records of Riverside County, California. (See Sheet 3)

(E) Indicates an easement for electric transmission facilities in favor of the City of Riverside, recorded July 29, 1993 as inst. no. 294950, and recorded August 25, 1993 as inst. no. 332543 and inst. no. 332544, all being Official Records of Riverside County, California. (See Sheet 3)

(G) Indicates an easement for traffic signals and related electrical facilities in favor of the City of Riverside, recorded January 14, 1998 as inst. no. 12309, Official Records of Riverside County, California. (See Sheet 3)

Date MARCH 12, 2002

Thomas P. Evans
Public Utilities Director

By: Deeter P. Wertzfeld *14*

P.M.B. 201 / 38

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

PARCEL MAP 30214

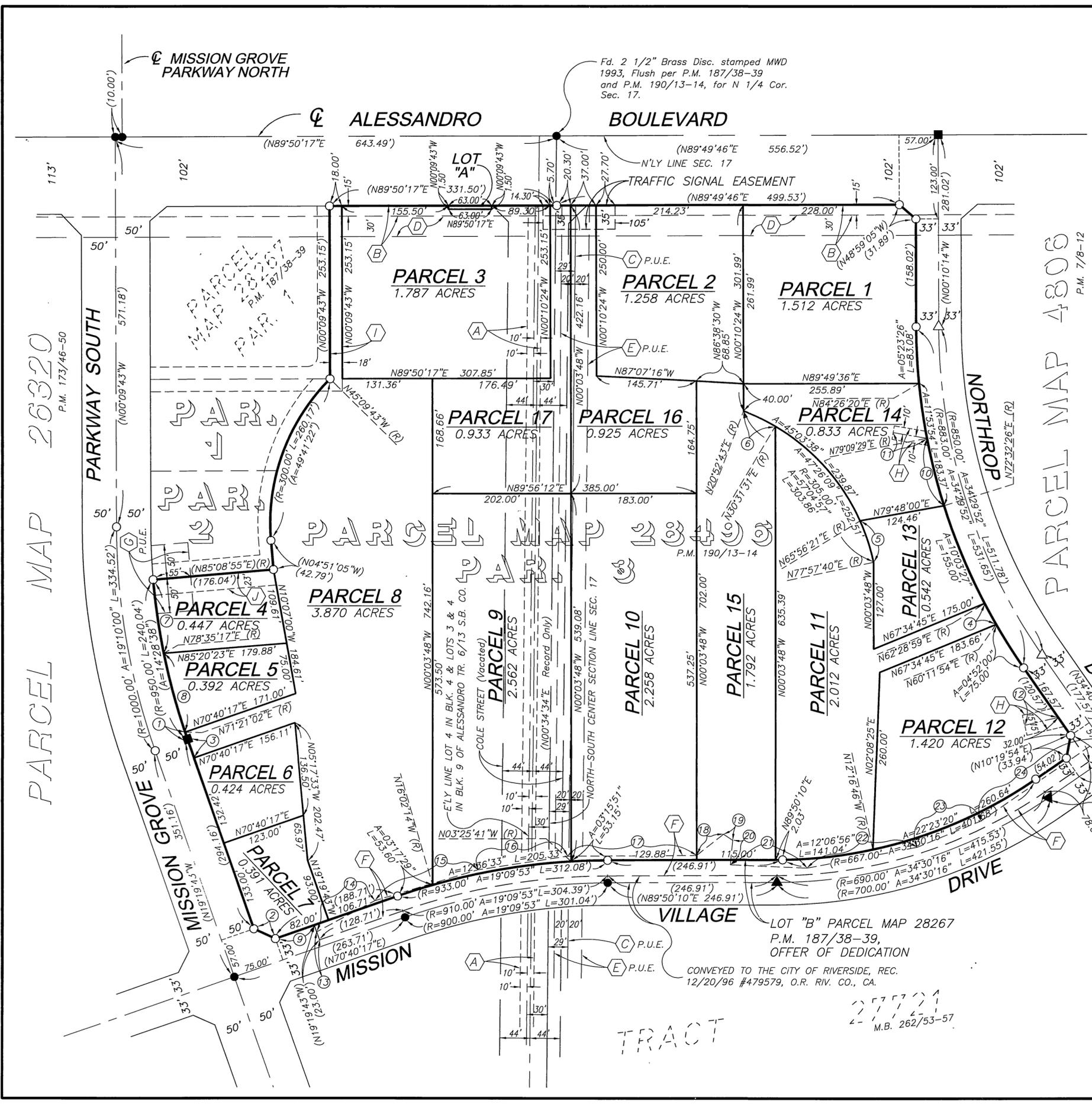
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IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

JULY 2001

SCALE: 1" = 100'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

Bearings are based upon the Centerline of Alessandro Boulevard as being N.89°50'17"E. as shown on Parcel Map 28496 by map on file in Book 190 of Parcel Maps at Pages 13 and 14 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Parcel Map 28496 P.M. 190/13-14, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 4628, Flush per Parcel Map 28496 P.M. 190/13-14.
- ▲ Indicates Found 1/2" Spike and R.C.E. 17550 Tag, Flush, in lieu of 1" I.P. with plastic plug stamped L.S. 3018 per Tract 27721 M.B. 262/53-57 and Parcel Map 28496 P.M. 190/13-14.
- Indicates Searched, Found Nothing, Set 1/2" Spike and R.C.E. 17550 Tag, Flush in A.C. paving; or Nail and R.C.E. 17550 Tag, Flush in concrete; or 1" I.P. with plastic plug stamped R.C.E. 17550, Flush in natural ground.
- △ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush.

Set 1/2" Spike and R.C.E. 17550 Tag, Flush in A.C. paving; or Nail and R.C.E. 17550 Tag, Flush in concrete; or 1" I.P. with plastic plug stamped R.C.E. 17550, Flush in natural ground at all Parcel corners.

() Indicates Measured Data, also Record Data per Parcel Map 28496 P.M. 190/13-14, unless otherwise noted.

⬡ Indicates easements noted under Utilities Easements and Signature Omission on Sheet 2.

Parcels 1 through 17 of the Annexed Map include a "BLANKET P.U.E."

This Parcel Map contains 23.359 Acres.

COURSE DATA

- | | |
|-----------------------------------|-----------------------|
| ① R=950.00' A=00°40'45" L=11.26' | ⑭ N61°39'56"E 95.67' |
| ② (N65°29'52"W 34.66') | ⑮ N73°10'27"E 157.69' |
| ③ N19°19'43"W 28.74' | ⑯ N81°16'38"E 132.24' |
| ④ R=883.00' A=02°17'05" L=35.21' | ⑰ N89°43'57"E 187.87' |
| ⑤ R=305.00' A=12°01'19" L=63.99' | ⑱ N51°28'14"E 50.20' |
| ⑥ R=305.00' A=09°38'48" L=51.35' | ⑲ N56°36'09"W 16.17' |
| ⑦ R=950.00' A=06°33'38" L=108.78' | ⑳ N05°25'39"E 36.09' |
| ⑧ R=950.00' A=07°14'15" L=120.00' | ㉑ N87°39'25"W 112.10' |
| ⑨ (N70°40'17"E 60.00') | ㉒ N79°12'12"E 163.33' |
| ⑩ R=883.00' A=06°37'03" L=101.98' | ㉓ N67°32'44"E 100.98' |
| ⑪ N80°21'28"W 50.00' | ㉔ N55°19'54"E 211.36' |
| ⑫ N76°49'54"E 50.00' | ㉕ N34°40'06"W 28.00' |
| ⑬ N19°19'43"W 12.52' | |