

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

MISSION GROVE CENTER V, L.P.

By: REGIONAL PROPERTIES, INC., its General Partner

[Signature]
Mark Rubin, President

[Signature]
Alexander S. Lowy, Vice President

NOTARY ACKNOWLEDGEMENT

State of California
County of Los Angeles SS

On 4/9/98 before me, Catherine Tong
A Notary Public in and for said County and State, personally appeared Mark Rubin and Alexander S. 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 August 14 1999

[Signature] Catherine Tong
Notary Public in and for said State (Print Name)

My principal place of business is in Los Angeles County

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities
No Water Fees and Charges will be collected for any Parcels as shown on this Map. Arrangements for water services must be made with Western Municipal Water District.

Electric Facilities
No Electric Fees collected for Parcel No. 5. 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 No.1 through No.4.

Date: 5/28/98
BILL D. CARNAHAN
Director of Public Utilities
By: [Signature]
Dieter P. Witzfeld

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 not deposited with Western Municipal Water District of Riverside County (District), sufficient funds to cover required fees. Once service laterals and any other service appurtenances have been installed and accepted by the District, and all 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: 5/18/98
[Signature]
JEFFREY D. SIMS R.C.E. 46212

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

PARCEL MAP 28704

BEING A DIVISION OF PARCEL 5 OF PARCEL MAP 23178 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3S., R.4W., S.B.M.

NOVEMBER 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 Communities Facilities District 86-1.

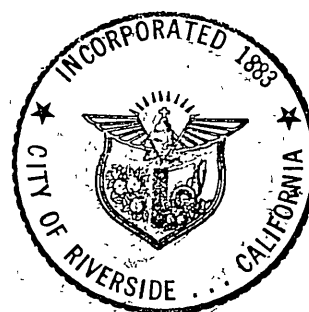
This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Date: 5/19/98
JERRY ROGERS
City Treasurer
By: [Signature]
unc Hannon

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two (2) Sheets be, and the same is hereby accepted as the final map of Parcel Map 28704. The easements designated as "BLANKET 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 9th day of June, 1998.



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

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 Mar. 4, 1955 in Book 1702, Page 467; Book 1702, Page 552; Book 1702, Page 559; recorded Mar. 23, 1959 as inst. no. 24049; and recorded Nov. 12, 1969 as inst. no. 115832, all Official Records of Riverside County, California. (Said easement being blanket in nature)

- (A) Indicates an easement for a gas pipeline in favor of ARCO PIPELINE COMPANY, formerly Four Corners Pipe Line Company, recorded Jan. 10, 1958 in Book 2205, Page 147, Official Records of Riverside County, Ca. (See Sheet 2)
- (B) Indicates an easement for drainage facilities in favor of the City of Riverside, recorded Feb. 2, 1990 as inst. no. 43668, Official Records of Riverside County, California. (See Sheet 2)

RECORDER'S STATEMENT

Filed this 12th day of JUNE, 1998
at 8:00AM in Book 191 of Parcel Maps at
Pages 92-93 at the request of the
City Clerk.
Fee: \$8.00
No. 240703
GARY L. ORSO, County Assessor - Clerk - Recorder
By: [Signature]
Deputy

Subdivision Guarantee:
FIDELITY NATIONAL TITLE INSURANCE COMPANY

CITY ENGINEER'S CERTIFICATE

This map has been examined this 3rd day of June, 1998 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

RICHARD D. McGRATH
R.C.E. 31952 Lic. Exp. 12/31/00
City Engineer

By: [Signature]
Richard D. McGrath

TENTATIVE MAP APPROVED DECEMBER 18, 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 \$ 44,700.00.

Date: May 13, 1998
PAUL McDONNELL
County Tax Collector
By: [Signature]
Deputy

TAX BOND STATEMENT

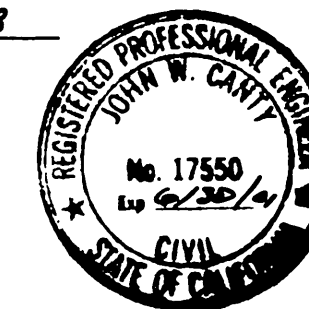
I hereby state that a bond in the sum of \$ 44,700.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing 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: 6-11-98
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 compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinances at the request of Regional Properties on October 24, 1997. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

Date: 5/18/98
[Signature]
JOHN W. CANTY R.C.E. 17550



191/93

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

PARCEL MAP 28704

BEING A DIVISION OF PARCEL 5 OF PARCEL MAP 23178 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3S., R.4W., S.B.M.

NOVEMBER 1997

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the Southerly line of Parcel 5 of Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California, as being N.73°40'17"E.

● Indicates Found 1" I.P. with plastic plug stamped L.S.3018, Flush per P.M. 158/20-22, unless otherwise noted.

() Indicates Measured Data, also Record Data per P.M. 158/20-22.

○ Indicates Easements as designated in Signature Omission on Sheet 1.

Total Area = 7.265 Acres.

TRACT
27289
M.B. 242/80-85

LOT 132
OPEN SPACE

PARCEL 1
1.42 ACRES
BLANKET P.U.E.

PARCEL 3
0.73 ACRES
BLANKET P.U.E.

PARCEL 4
0.40 ACRES
BLANKET P.U.E.

PARCEL 2
1.27 ACRES
BLANKET P.U.E.

PARCEL 5
3.45 ACRES
BLANKET P.U.E.

PARCEL MAP 4806
PAR 17
P.M. 7/8-12

ROAD

TRAUTWEIN

TRACT

23178
P.M. 158/20-22

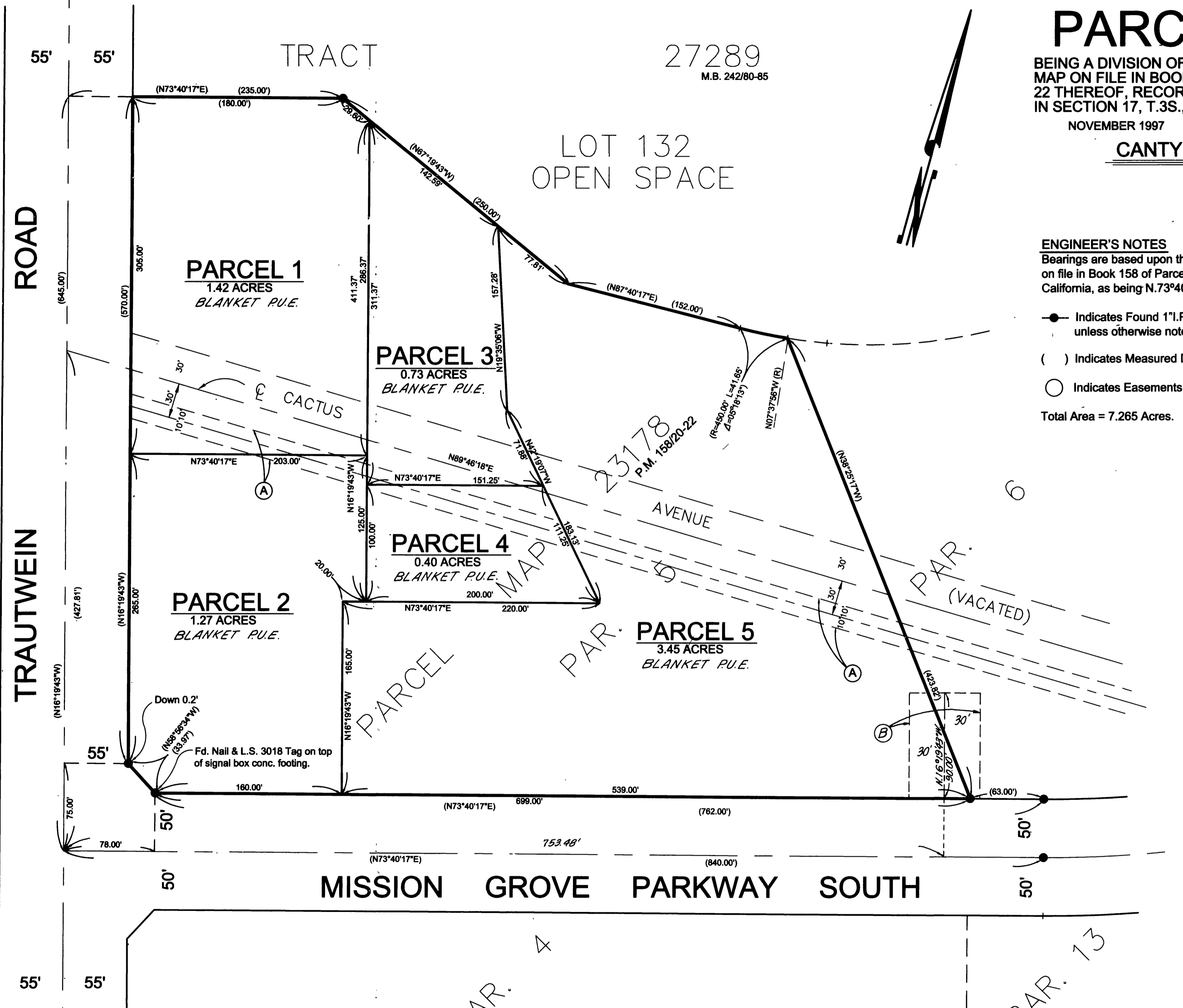
AVENUE

MISSION GROVE PARKWAY SOUTH

PAR. (VACATED)

PAR. 4

PAR. 13



P.M.B. 191 / 93

P.M.B. 191 / 93