

PARCEL MAP NO. 30418

PARCELS 2-5 AND PORTION OF LOTS "F" AND "G" OF PARCEL MAP NO. 13044, AS SHOWN BY MAP ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68, PORTIONS OF LOTS 5, 6, 11 AND 12 OF HAYS-FLUKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, PAGE 93, AND A PORTION OF THE NORTH ONE-HALF OF SECTION 34, T. 2 S., R. 5 W., S.B.B.M. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.

AUGUST 2003 RIVERSIDE, CA.

City

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE WATER EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF PARCEL 4, THEIR SUCCESSORS AND ASSIGNEES.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED APRIL 15, 1949 IN BOOK 1068 PAGE 417, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT FOR DRAINAGE PURPOSES GRANTED FEBRUARY 10, 1948 IN BOOK 894 PAGE 49, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED SEPTEMBER 5, 1957 IN BOOK 2143 PAGE 449, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
4. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED JANUARY 28, 1966 AS INSTRUMENT NO. 10382, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
5. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED JULY 29, 1966 AS INSTRUMENT NO. 77861, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
6. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED JULY 29, 1966 AS INSTRUMENT NO. 77862, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
7. THAT CERTAIN EASEMENT FOR WATERLINE PURPOSES GRANTED AUGUST 26, 1966 AS INSTRUMENT NO. 86932, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
8. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED DECEMBER 19, 1968 AS INSTRUMENT NO. 123677, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
9. THAT CERTAIN EASEMENT FOR WATERLINE FACILITIES PURPOSES GRANTED FEBRUARY 17, 1984 AS INSTRUMENT NO. 33319, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
10. THAT CERTAIN EASEMENT FOR ELECTRICAL FACILITY PURPOSES AS DEDICATED ON PARCEL MAP NO. 13044, P.M. 109/66-68.
11. THAT CERTAIN EASEMENT FOR SIDEWALK PURPOSES GRANTED NOVEMBER 2, 1984 AS INSTRUMENT NO. 238145, RE-RECORDED DECEMBER 9, 1985 AS INSTRUMENT NO. 276455, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.
12. THAT CERTAIN EASEMENT FOR TRAFFIC SIGNAL PURPOSES GRANTED DECEMBER 11, 1985 AS INSTRUMENT NO. 279026, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
13. THAT CERTAIN EASEMENT FOR WATER FLUMES, DITCHES OR PIPES PURPOSES, AS SHOWN PER PM 13044, P.M. 109/66-68. (NO RECORDING DATA.)

WE HEREBY REQUEST THAT THE OFFER OF DEDICATION RECORDED 10/11/02 INST. 569290 BE ACCEPTED FOR PUBLIC PURPOSES.

WESTMINSTER CENTRAL, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: WESTMINSTER FUND II LP,
AN ILLINOIS LIMITED PARTNERSHIP, MANAGER

BY: WESTMINSTER ADVISORS II, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY, GENERAL MANAGER

George W. Carroll

ROBERT T. E. LANSTING George W. Carroll
MANAGER

3545 CENTRAL, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: WESTMINSTER FUND II LP,
AN ILLINOIS LIMITED PARTNERSHIP, MANAGER

BY: WESTMINSTER ADVISORS II, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY, GENERAL MANAGER

George W. Carroll

ROBERT T. E. LANSTING George W. Carroll
MANAGER

THE VONS COMPANIES, INC.
A MICHIGAN CORPORATION

Diana Waller

DIANA WALLER Diana Waller
ASSISTANT VICE-PRESIDENT of Real Estate

JEROME P. HARRISON
ASSISTANT SECRETARY

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

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 UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

THOMAS P. EVANS
DIRECTOR OF PUBLIC UTILITIES

DATE: 12/5/03

BY: *Dieter P. Witzfeld*
nm 12/5/03

UTILITIES EASEMENTS STATEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

- 8 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617470, O.R.
- 9 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617471, O.R.
- 12 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 27, 2003, INSTRUMENT NO. 661508, O.R.

THOMAS P. EVANS
DIRECTOR OF PUBLIC UTILITIES

DATE: 12/5/03

BY: *Dieter P. Witzfeld*
nm 12/5/03

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- 8 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617470, O.R. (SEE SHEET 3)
- 9 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617471, O.R. (SEE SHEET 3)
- 10 A STREET OFFER OF DEDICATION IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 11, 2002, INSTRUMENT NO. 02-569290, O.R. (SEE SHEET 3)
- 11 AN EASEMENT FOR ENCROACHMENT PURPOSES IN FAVOR OF CITIBANK, RECORDED MAY 22, 2003, INSTRUMENT NO. 03-371194, O.R. (SEE SHEET 6)
- 12 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 27, 2003, INSTRUMENT NO. 03-661508, O.R. (SEE SHEET 3)
- 13 EASEMENTS FOR UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AND PARKING PURPOSES OVER COMMON AREAS, AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR RIVERSIDE PLAZA, RECORDED MAY 22, 2003, INSTRUMENT NO. 2003-371193, O.R. (CANNOT BE PLOTTED.)

CITY CLERK'S CERTIFICATE CONTINUED

THE OFFER OF DEDICATION RECORDED 10/11/2002 AS INST. NO 569290 O.R. RIV. CO. IS HEREBY ACCEPTED FOR PUBLIC UTILITIES SEWERS STORM DRAINS AND PUBLIC STREET AND HIGHWAY PURPOSES.

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 ARE ESTIMATED TO BE

DATE: 12-29-03

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: *Bernice Arnold*
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.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BY: _____ DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

DATE: _____

BY: _____ DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 6 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 30418.

THAT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED APRIL 15, 1949 IN BOOK 1068 PAGE 417, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
 2. THAT CERTAIN EASEMENT FOR DRAINAGE PURPOSES GRANTED FEBRUARY 10, 1948 IN BOOK 894 PAGE 49, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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 12. THAT CERTAIN EASEMENT FOR TRAFFIC SIGNAL PURPOSES GRANTED DECEMBER 11, 1985 AS INSTRUMENT NO. 279026, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
 13. THAT CERTAIN EASEMENT FOR WATER FLUMES, DITCHES OR PIPES PURPOSES, AS SHOWN PER PM 13044, P.M. 109/66-68. (NO RECORDING DATA.)
- (SEE CONTINUATION OF CERTIFICATE AT LEFT)
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 16th DAY OF December, 2003.

DATE: 12-16-2003

COLLEEN J. NIEMI
CITY CLERK

BY: *Colleen Niemi*

RECORDER'S STATEMENT

FILED THIS 29th DAY OF December 2003, AT 8 A.M. IN BOOK 207 OF PARCEL MAPS AT PAGES 20-25 AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE
FEE: \$ 17.00
NO. 2503-1007930

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER

BY: *Gary Orso* DEPUTY

SUBDIVISION GUARANTEE:
STEWART TITLE OF CALIFORNIA, INC.

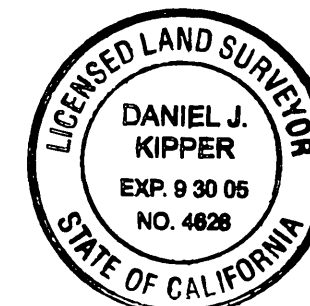
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WESTMINSTER CENTRAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IN AUGUST, 2003.

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

Daniel J. Kipper
DANIEL J. KIPPER L.S. 4628

DATE: 12-5-03



SOILS REPORT

AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17943, A PRELIMINARY SOILS REPORT WAS PREPARED ON JULY 2, 2001 BY CHJ, INCORPORATED.

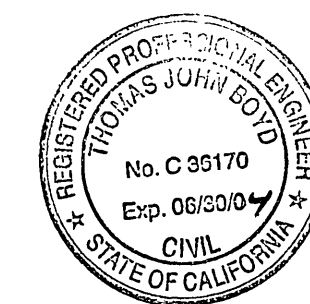
CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NO. 30418, WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 3, 2003 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 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: 12/8/03

THOMAS J. BOYD, CITY ENGINEER
RCE 36170 LIC. EXP. 6/30/04

BY: *Tom Boyd*



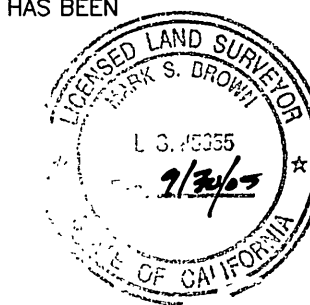
CITY SURVEYOR'S CERTIFICATE

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: 12/8/03

MARK S. BROWN, CITY SURVEYOR
L.S. 5655 LIC. EXP. 9/30/05

BY: *Mark Brown*



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. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS. THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 12/5/03

PAUL C. SUNDEEN
CITY TREASURER

BY: *Paul Sundeen*

P.M.B. 207 / 20

P.M.B. 207 / 20

207
20

CITY

207
21

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30418

PARCELS 2-5 AND PORTION OF LOTS "F" AND "G" OF PARCEL MAP NO. 13044, AS SHOWN BY MAP ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68, PORTIONS OF LOTS 5, 6, 11 AND 12 OF HAYS-FLUKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, PAGE 93, AND A PORTION OF THE NORTH ONE-HALF OF SECTION 34, T. 2 S., R. 5 W., S.B.B.M.
ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.
AUGUST 2003 RIVERSIDE, CA.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF Los Angeles |
ON 12-4-03 BEFORE ME, Jennifer Moreno
PERSONALLY APPEARED George W. Carroll

~~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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 9, 2007
NOTARY PUBLIC IN OR FOR SAID STATE Jennifer Moreno
California PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF _____ |
ON _____ BEFORE ME, _____
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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____
NOTARY PUBLIC IN OR FOR SAID STATE _____

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF _____ |
ON _____ BEFORE ME, _____
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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____
NOTARY PUBLIC IN OR FOR SAID STATE _____

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF Los Angeles |
ON 12-4-03 BEFORE ME, Jennifer Moreno
PERSONALLY APPEARED David Zystra

~~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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 9, 2007
NOTARY PUBLIC IN OR FOR SAID STATE Jennifer Moreno
California PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

P.M.B. 207 / 21

P.M.B. 207 / 21

PARCEL MAP NO. 30418

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCELS 2-5 AND PORTION OF LOTS "F" AND "G" OF PARCEL MAP NO. 13044, AS SHOWN BY MAP ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68, PORTIONS OF LOTS 5, 6, 11 AND 12 OF HAYS-FLUKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, PAGE 93, AND A PORTION OF THE NORTH ONE-HALF OF SECTION 34, T. 2 S., R. 5 W., S.B.B.M.
ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

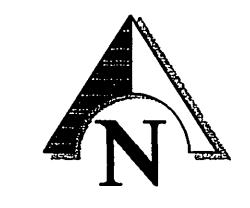
KCT CONSULTANTS, INC.
AUGUST 2003 RIVERSIDE, CA.

SURVEYOR'S NOTES

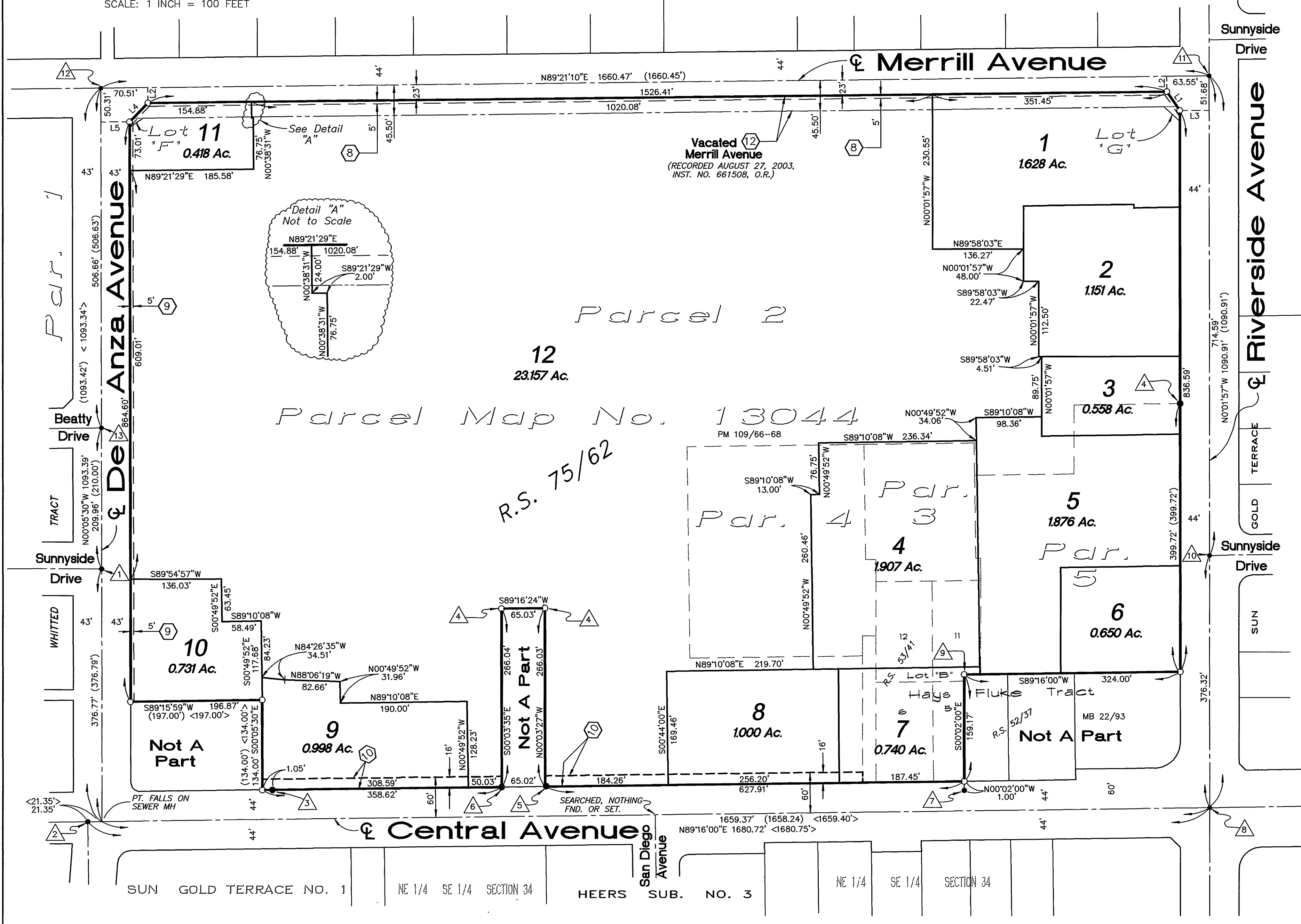
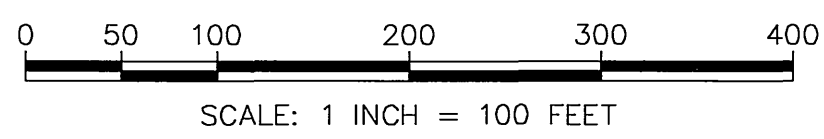
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE AS SHOWN BY PARCEL NO. 13044 ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°16'00"E.
○ INDICATES SET 1" IP AND LS 4826 TAG, FLUSH
● INDICATES FOUND MONUMENT AS NOTED

() INDICATES RECORD DATA PER PARCEL MAP NO. 13044, P.M. 109/66-68
< > INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 75/62
C.R.T.B. CITY OF RIVERSIDE TIE BOOK
SET 1" IP AND LS 4826 TAG, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
THIS MAP CONTAINS 34.82 ACRES GROSS

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N34°36'45"W | 34.01' |
| L2 | N00°38'31"W | 23.00' |
| L3 | N89°58'03"E | 44.00' |
| L4 | N44°37'50"E | 39.41' |
| L5 | N89°54'57"E | 43.00' |



SCALE: 1"=100'



EASEMENT NOTES

- EXISTING EASEMENTS:
- 8 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617470, O.R.
 - 9 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617471, O.R.
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EASEMENTS RESERVED HEREON:

- A "PRIVATE WATER EASEMENT" (SEE SHEET 5)

MONUMENT NOTES

- 1 FND. 3/4" IP (TAG MISSING), DN. 0.20", PER PM 109/66-68, SET LS 4826 TAG. ACCEPTED AS CENTERLINE INTERSECTION.
- 2 FND. 3/4" BOLT, DN. 0.5", PER PM 109/66-68 AND RS 75/62.
- 3 FND. N&TAG, LS 3090, IN TOP OF 6" CONC. CURB WALL, PER PM 109/66-68.
- 4 10-9-01 FND. 1" IP W/TAG, LS 3018, PER RS 75/62
8-22-03 FND. MONUMENT DESTROYED BY CONSTRUCTION.
- 5 FND. N&TAG, LS 3018, FLUSH IN SIDEWALK, PER RS 75/62.
- 6 FND. N&TAG, RCE 862, IN CONC., PER PM 109/66-68.
- 7 FND. L&TAG, RCE 15964, FLUSH IN SIDEWALK, NO REF.
- 8 FND. 1-1/2" IP W/ TAG, ILLEGIBLE, DN. 0.4", IN LIEU OF 1" IP W/ PLASTIC PLUG, PER CITY TIES.
- 9 10-9-01 FND. 3/4" IP W/TAG, RCE 862, FLUSH, PER RS 53/41
8-22-03 FND. MONUMENT DESTROYED BY CONSTRUCTION.
- 10 FND. SPK&W, FLUSH, NO REFERENCE.
- 11 FND. PK&W, STAMPED "RIV. CITY ENGR.", FLUSH, PER CITY TIES.
- 12 FND. RR SPK, DN. 0.35", PER PM 109/66-68 & RS 75/62.
- 13 FND. 1" IP, NO TAG, DN. 0.35", IN LIEU OF 3/4" IP W/TAG, RCE 862, PER PM 109/66-68. ACCEPTED AS CENTERLINE INTERSECTION.

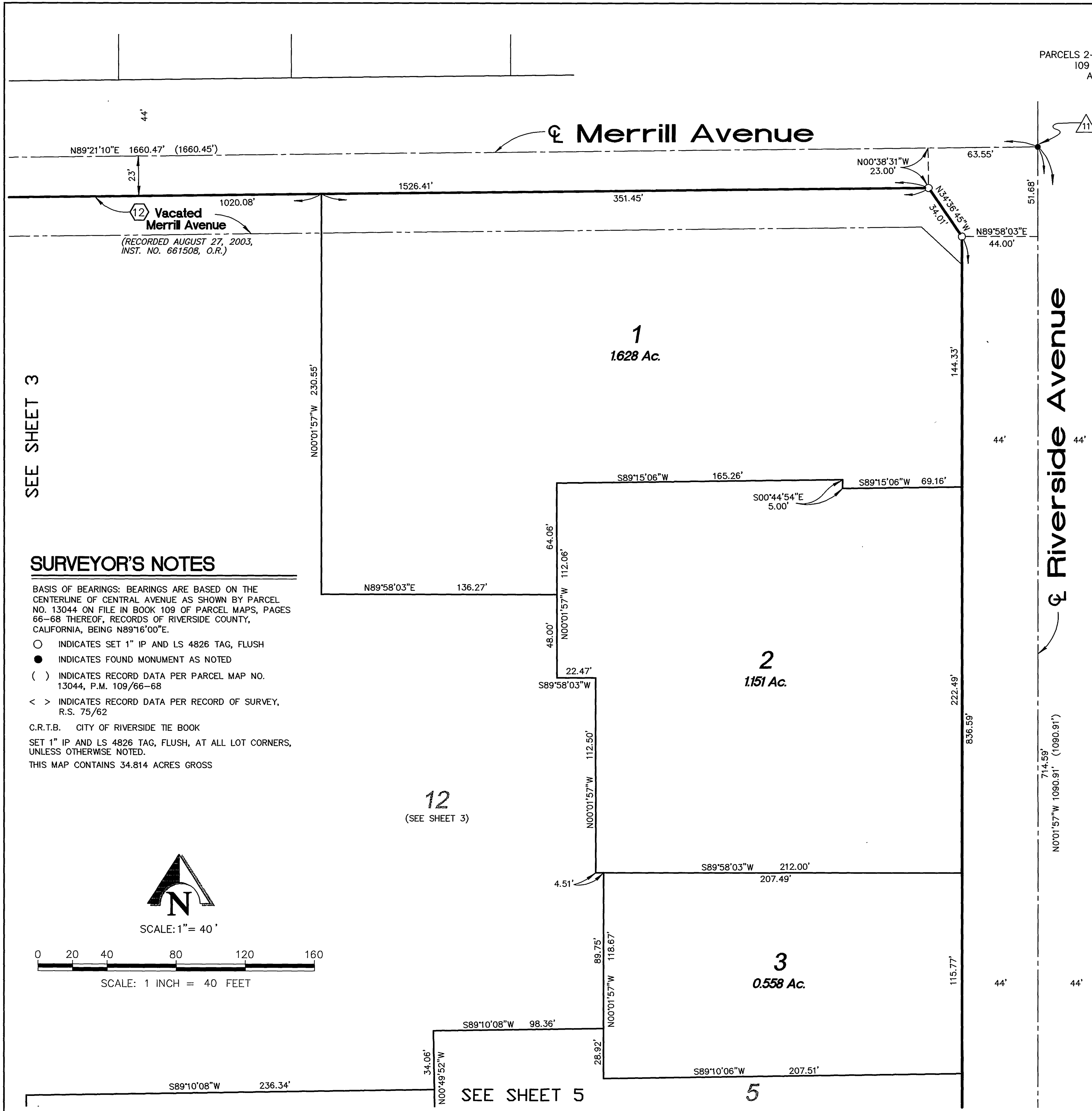
P.M.B. 207 / 22

P.M.B. 207 / 22

PARCEL MAP NO. 30418

PARCELS 2-5 AND PORTION OF LOTS "F" AND "G" OF PARCEL MAP NO. 13044, AS SHOWN BY MAP ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68, PORTIONS OF LOTS 5, 6, 11 AND 12 OF HAYS-FLUKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, PAGE 93, AND A PORTION OF THE NORTH ONE-HALF OF SECTION 34, T. 2 S., R. 5 W., S.B.B.M. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.
AUGUST 2003 RIVERSIDE, CA.



SEE SHEET 3

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE AS SHOWN BY PARCEL NO. 13044 ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°16'00"E.

- INDICATES SET 1" IP AND LS 4826 TAG, FLUSH
- INDICATES FOUND MONUMENT AS NOTED

() INDICATES RECORD DATA PER PARCEL MAP NO. 13044, P.M. 109/66-68

< > INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 75/62

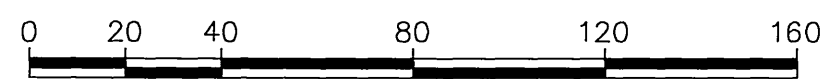
C.R.T.B. CITY OF RIVERSIDE TIE BOOK

SET 1" IP AND LS 4826 TAG, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

THIS MAP CONTAINS 34.814 ACRES GROSS



SCALE: 1" = 40'



SCALE: 1 INCH = 40 FEET

EASEMENT NOTES

EXISTING EASEMENTS:

- ⑧ AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617470, O.R.
- ⑨ AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617471, O.R.
- ⑩ A STREET OFFER OF DEDICATION IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 11, 2002, INSTRUMENT NO. 02-569290, O.R.
- ⑪ AN EASEMENT FOR ENCROACHMENT PURPOSES IN FAVOR OF CITIBANK, RECORDED MAY 22, 2003, INSTRUMENT NO. 03-371194, O.R. (SEE SHEET 6)
- ⑫ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 27, 2003, INSTRUMENT NO. 2003-661508, O.R.
- 13 EASEMENTS FOR UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AND PARKING PURPOSES OVER COMMON AREAS, AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR RIVERSIDE PLAZA, RECORDED MAY 22, 2003, INSTRUMENT NO. 2003-371193, O.R. (CANNOT BE PLOTTED.)

EASEMENTS RESERVED HEREON:

- Ⓐ "PRIVATE WATER EASEMENT" (SEE SHEET 5)

MONUMENT NOTES

- ① FND. 3/4" IP (TAG MISSING), DN. 0.20', PER PM 109/66-68, SET LS 4826 TAG. ACCEPTED AS CENTERLINE INTERSECTION.
- ② FND. 3/4" BOLT, DN. 0.5', PER PM 109/66-68 AND RS 75/62.
- ③ FND. N&TAG, LS 3090, IN TOP OF 6" CONC. CURB WALL, PER PM 109/66-68.
- ④ ~~10-9-01~~
FND. 1" IP W/TAG, LS 3018, PER RS 75/62
~~8-22-03~~
FND. MONUMENT DESTROYED BY CONSTRUCTION.
- ⑤ FND. N&TAG, LS 3018, FLUSH IN SIDEWALK, PER RS 75/62.
- ⑥ FND. N&TAG, RCE 862, IN CONC., PER PM 109/66-68.
- ⑦ FND. L&TAG, RCE 15964, FLUSH IN SIDEWALK, NO REF.
- ⑧ FND. 1-1/2" IP W/TAG, ILLEGIBLE, DN. 0.4', IN LIEU OF 1" IP W/ PLASTIC PLUG, PER CITY TIES.
- ⑨ ~~10-9-01~~
FND. 3/4" IP W/TAG, RCE 862, FLUSH, PER RS 53/41.
~~8-22-03~~
FND. MONUMENT DESTROYED BY CONSTRUCTION.
- ⑩ FND. SPK&W, FLUSH, NO REFERENCE.
- ⑪ FND. PK&W, STAMPED "RIV. CITY ENGR.", FLUSH, PER CITY TIES.
- ⑫ FND. RR SPK, DN. 0.35', PER PM 109/66-68 & RS 75/62.
- ⑬ FND. 1" IP, NO TAG, DN. 0.35', IN LIEU OF 3/4" IP W/TAG, RCE 862, PER PM 109/66-68. ACCEPTED AS CENTERLINE INTERSECTION.

P.M.B. 207/23

P.M.B. 207/23

City

207/24

PARCEL MAP NO. 30418

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCELS 2-5 AND PORTION OF LOTS "F" AND "G" OF PARCEL MAP NO. 13044, AS SHOWN BY MAP ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68, PORTIONS OF LOTS 5, 6, 11 AND 12 OF HAYS-FLUKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, PAGE 93, AND A PORTION OF THE NORTH ONE-HALF OF SECTION 34, T. 2 S., R. 5 W., S.B.B.M. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.
AUGUST 2003 RIVERSIDE, CA.

12
(SEE SHEET 3)

SEE SHEET 4

3

EASEMENT NOTES

EXISTING EASEMENTS:

- 8 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617470, O.R. (SEE SHEET 3)
- 9 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617471, O.R. (SEE SHEET 3)
- 10 A STREET OFFER OF DEDICATION IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 11, 2002, INSTRUMENT NO. 02-569290, O.R.
- 11 AN EASEMENT FOR ENCROACHMENT PURPOSES IN FAVOR OF CITIBANK, RECORDED MAY 22, 2003, INSTRUMENT NO. 03-371194, O.R. (SEE SHEET 6)
- 12 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 27, 2003, INSTRUMENT NO. 2003-661508, O.R. (SEE SHEET 3)

- 13 EASEMENTS FOR UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AND PARKING PURPOSES OVER COMMON AREAS, AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR RIVERSIDE PLAZA, RECORDED MAY 22, 2003, INSTRUMENT NO. 2003-371193, O.R. (CANNOT BE PLOTTED.)

EASEMENTS RESERVED HEREON:

- A "PRIVATE WATER EASEMENT"

MONUMENT NOTES

- 1 FND. 3/4" IP (TAG MISSING), DN. 0.20', PER PM 109/66-68, SET LS 4628 TAG. ACCEPTED AS CENTERLINE INTERSECTION.
- 2 FND. 3/4" BOLT, DN. 0.5', PER PM 109/66-68 AND RS 75/62.
- 3 FND. N&TAG, LS 3090, IN TOP OF 6" CONC. CURB WALL, PER PM 109/66-68.
- 4 10-9-01 FND. 1" IP W/TAG, LS 3018, PER RS 75/62 8-22-03 FND. MONUMENT DESTROYED BY CONSTRUCTION.
- 5 FND. N&TAG, LS 3018, FLUSH IN SIDEWALK, PER RS 75/62.
- 6 FND. N&TAG, RCE 862, IN CONC., PER PM 109/66-68.
- 7 FND. L&TAG, RCE 15964, FLUSH IN SIDEWALK, NO REF.
- 8 FND. 1-1/2" IP W/ TAG, ILLEGIBLE, DN. 0.4', IN LIEU OF 1" IP W/ PLASTIC PLUG, PER CITY TIES.
- 9 10-9-01 FND. 3/4" IP W/TAG, RCE 862, FLUSH, PER RS 53/41. 8-22-03 FND. MONUMENT DESTROYED BY CONSTRUCTION.
- 10 FND. SPK&W, FLUSH, NO REFERENCE.
- 11 FND. PK&W, STAMPED "RIV. CITY ENGR.", FLUSH, PER CITY TIES.
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- 13 FND. 1" IP, NO TAG, DN. 0.35', IN LIEU OF 3/4" IP W/TAG, RCE 862, PER PM 109/66-68. ACCEPTED AS CENTERLINE INTERSECTION.

SURVEYOR'S NOTES

SEE SHEET 3

Not A Part
SEE SHEET 6

12
(SEE SHEET 3)

8
1000 Ac.

4
1907 Ac.

7
0.740 Ac.

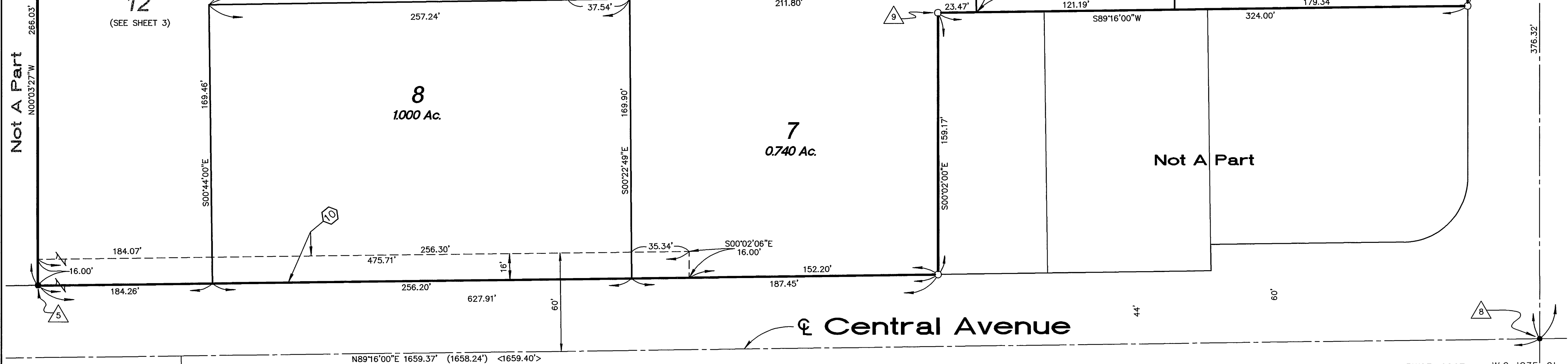
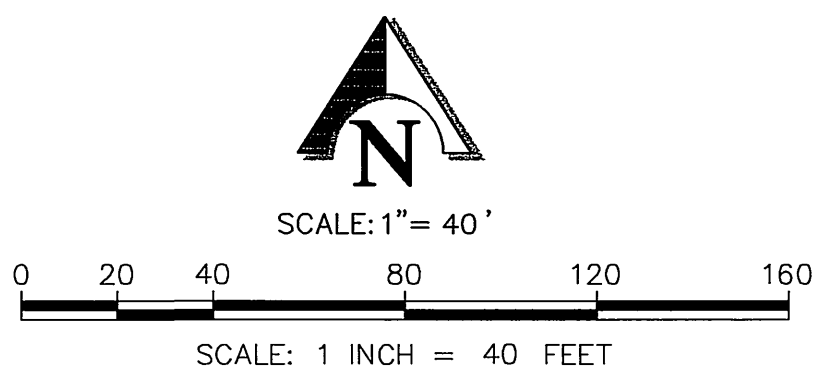
5
1876 Ac.

6
0.650 Ac.

Not A Part

Central Avenue

Riverside Avenue



P.M.B. 207 / 24

P.M.B. 207 / 24

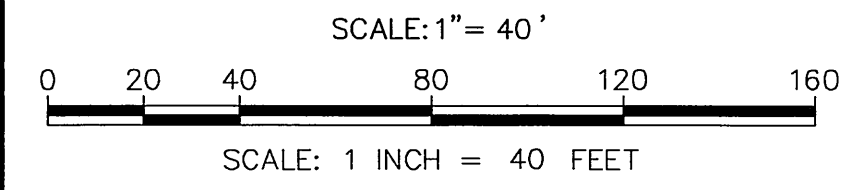
City

207
25

PARCEL MAP NO. 30418

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCELS 2-5 AND PORTION OF LOTS "F" AND "G" OF PARCEL MAP NO. 13044, AS SHOWN BY MAP ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68, PORTIONS OF LOTS 5, 6, 11 AND 12 OF HAYS-FLUKE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, PAGE 93, AND A PORTION OF THE NORTH ONE-HALF OF SECTION 34, T. 2 S., R. 5 W., S.B.B.M. ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KCT CONSULTANTS, INC.
AUGUST 2003 RIVERSIDE, CA.



MONUMENT NOTES

- 1 FND. 3/4" IP (TAG MISSING), DN. 0.20', PER PM 109/66-68, SET LS 4628 TAG. ACCEPTED AS CENTERLINE INTERSECTION.
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- 4 ~~10-9-01~~
FND. 1" IP W/TAG, LS 3018, PER RS 75/62
~~8-22-03~~
FND. MONUMENT DESTROYED BY CONSTRUCTION.
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- 9 ~~10-9-01~~
FND. 3/4" IP W/TAG, RCE 862, FLUSH, PER RS 53/41.
~~8-22-03~~
FND. MONUMENT DESTROYED BY CONSTRUCTION.
- 10 FND. SPK&W, FLUSH, NO REFERENCE.
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SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE AS SHOWN BY PARCEL NO. 13044 ON FILE IN BOOK 109 OF PARCEL MAPS, PAGES 66-68 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°16'00"E.

○ INDICATES SET 1" IP AND LS 4826 TAG, FLUSH
● INDICATES FOUND MONUMENT AS NOTED
() INDICATES RECORD DATA PER PARCEL MAP NO. 13044, P.M. 109/66-68
< > INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 75/62

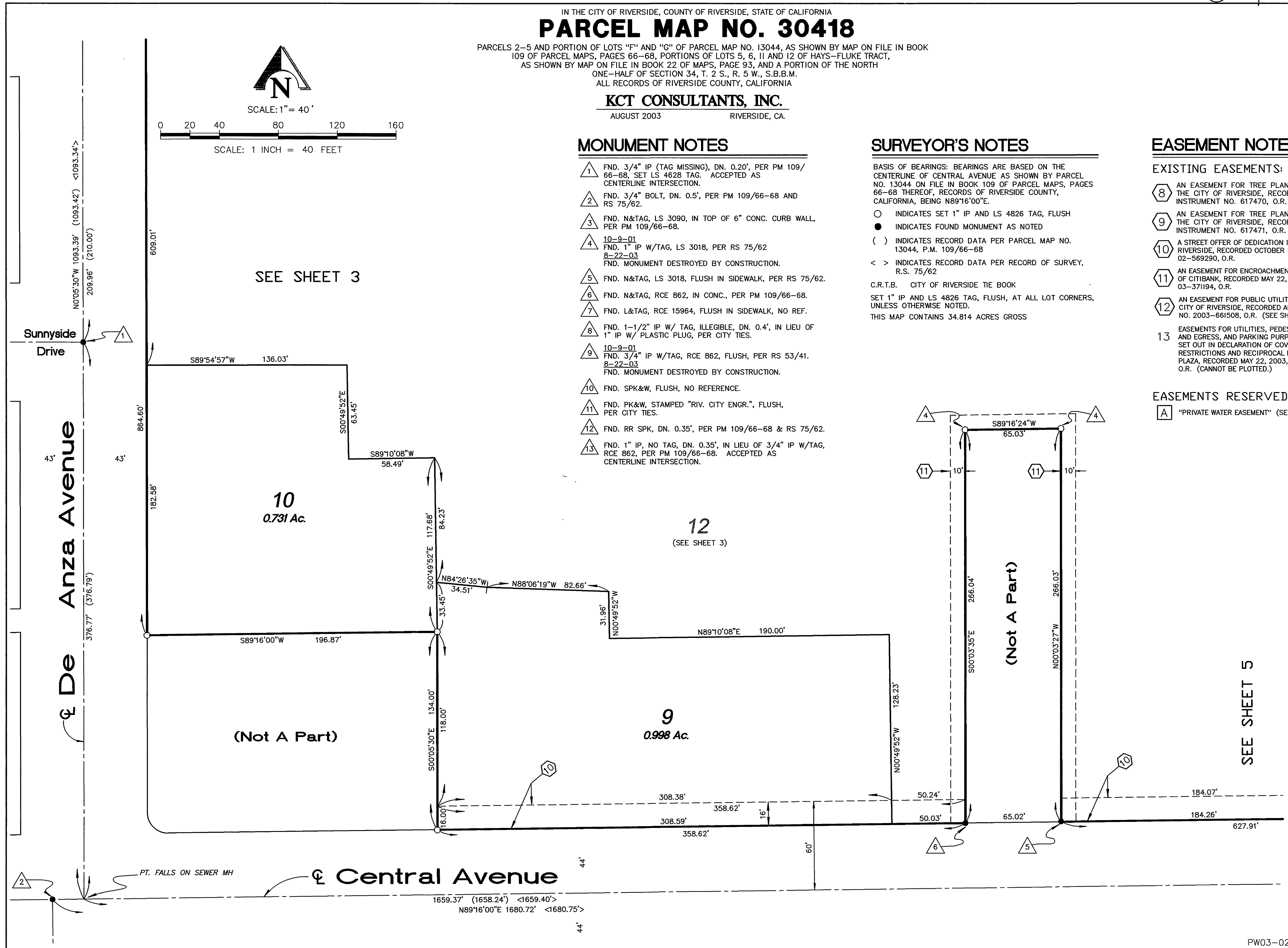
C.R.T.B. CITY OF RIVERSIDE TIE BOOK
SET 1" IP AND LS 4826 TAG, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
THIS MAP CONTAINS 34.814 ACRES GROSS

EASEMENT NOTES

- EXISTING EASEMENTS:
- 8 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617470, O.R. (SEE SHEET 3)
 - 9 AN EASEMENT FOR TREE PLANTING PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 13, 2003, INSTRUMENT NO. 617471, O.R. (SEE SHEET 3)
 - 10 A STREET OFFER OF DEDICATION IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 11, 2002, INSTRUMENT NO. 02-569290, O.R.
 - 11 AN EASEMENT FOR ENCROACHMENT PURPOSES IN FAVOR OF CITIBANK, RECORDED MAY 22, 2003, INSTRUMENT NO. 03-371194, O.R.
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EASEMENTS RESERVED HEREON:

- A "PRIVATE WATER EASEMENT" (SEE SHEET 5)



SEE SHEET 3

12
(SEE SHEET 3)

(Not A Part)

(Not A Part)

9
0.998 Ac.

SEE SHEET 5

P.M.B. 207 / 25

P.M.B. 207 / 25