

OWNERS CERTIFICATE

WE HEREBY CERTIFY 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 COLORED BORDER LINE, AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS "12' P.U.E.", "6' P.U.E." AND "SPECIAL R.U.E."

VAN BUREN JOINT VENTURE, A CALIFORNIA JOINT VENTURE COMPRISED OF NATIONAL INVESTMENT PROPERTIES, INC., VAN BUREN INVESTMENT PARTNERSHIP, LTD., A CALIFORNIA LIMITED PARTNERSHIP AND VAN BUREN INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP.

NATIONAL INVESTMENT PROPERTIES, INC., VAN BUREN INVESTMENT PARTNERSHIP BY: NATIONAL INVESTMENT PROPERTIES, INC. A GENERAL PARTNER

Garnet E. Gahagan Thomas L. Channell II
GARNET E. GAHAGAN, PRESIDENT THOMAS L. CHANNELL II, SECRETARY

VAN BUREN INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP

Alice V. L. Wong
ALICE V.L. WONG, GENERAL PARTNER

STEWART TITLE OF RIVERSIDE COUNTY, A CALIFORNIA CORPORATION AS TRUSTEE

Patricia Secretary
VICE PRESIDENT SECRETARY
SOUTHERN CITIES ESCROW COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE

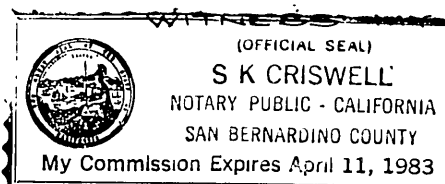
Mitzi A. Brown Secretary
ASST. VICE PRESIDENT SECRETARY
FIRST AMERICAN TITLE INSURANCE CO., A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST REC. FEBRUARY 3, 1982 AS INSTR. # 20317

Sal Thomas
ASST. VICE PRESIDENT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN BERNARDINO

ON THIS 19th DAY OF February, 1982, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED MITZI A. BROWN AND ASST. VICE PRESIDENT AND SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

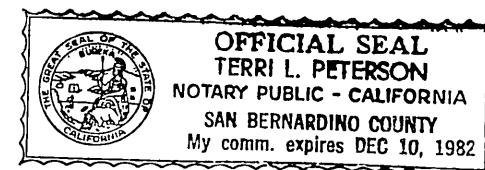


S K Criswell
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 4-11-83

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN BERNARDINO

ON THIS 19th DAY OF February, 1982, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Patricia SECRETARY AND VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.



Terri L. Peterson
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 12-10-82

PARCEL MAP NO. 16866

SHOWING A DIVISION OF A PORTION OF LOT 8, BLOCK 2 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER M.B. 1, PAGE 70, SAN BERNARDINO CO., ALSO BEING A PORTION OF PAR. 2 AS SHOWN BY MAP ON FILE IN BOOK 51 OF RECORDS OF SURVEY AT PAGE 83 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

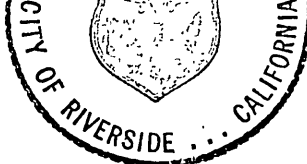
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

JULY, 1981

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 16866 AND THE EASEMENTS ADE HEREBY ACCEPTED AS PUBLIC EASEMENTS 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 THEREON.

HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 15th DAY OF June, 1982



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

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1, #2 AND #3.

ELECTRICAL FACILITIES
THE SUBDIVIDER HAS NOT INSTALLED ELECTRICAL FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1, #2 AND #3.

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

DATED 3-10-82 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 4th DAY OF February, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ALICE V.L. WONG, KNOWN TO ME TO BE THE GENERAL PARTNER OF VAN BUREN INVESTORS, LTD., A LIMITED PARTNERSHIP WHICH PARTNERSHIP IS KNOWN TO ME TO BE ONE OF THE JOINT VENTURES OF VAN BUREN JOINT VENTURE, A JOINT VENTURE; AND ACKNOWLEDGED TO ME THAT ALICE V.L. WONG, EXECUTED THE WITHIN INSTRUMENT BOTH AS A PARTNERSHIP AND AS A JOINT VENTURER OF SAID JOINT VENTURE. WITNESS MY HAND AND OFFICIAL SEAL.

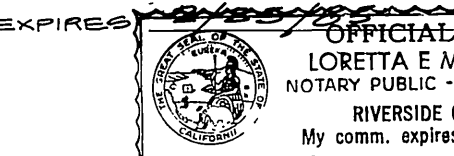


Loretta E. Morman
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 2-25-85

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 4th DAY OF February, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARNET E. GAHAGAN, KNOWN TO ME TO BE THE PRESIDENT, AND THOMAS L. CHANNELL II, KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, WHICH CORPORATION IS KNOWN TO ME TO BE THE GENERAL PARTNER OF NATIONAL INVESTMENT PROPERTIES, INC., VAN BUREN INVESTMENT PARTNERSHIP, A PARTNERSHIP WHICH PARTNERSHIP IS KNOWN TO ME TO BE ONE OF THE JOINT VENTURES OF VAN BUREN JOINT VENTURE, A JOINT VENTURE; AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS BOTH IN ITS CAPACITY AS A CORPORATION, AND IN ITS CAPACITY AS THE GENERAL PARTNER OF SAID PARTNERSHIP, AND THAT SAID PARTNERSHIP EXECUTED THE WITHIN INSTRUMENT BOTH IN ITS CAPACITY AS A PARTNERSHIP AND AS A JOINT VENTURER OF SAID JOINT VENTURE. WITNESS MY HAND AND OFFICIAL SEAL.



Loretta E. Morman
NOTARY PUBLIC IN AND FOR SAID STATE

RECORDER'S CERTIFICATE

FILED THIS 4 DAY OF JUNE, 1982 AT 12:45 P.M. IN BOOK 105 OF PARCEL MAPS AT PAGES 31+32 AT THE REQUEST OF THE CITY ENGINEER.

1800 WILLIAM E. CONERLY,
ACTING COUNTY RECORDER
96538 Debra Ann Steger DEPUTY
SUSAN G'IBBE FIRST AMERICAN TITLE INSURANCE CO.

ENGINEER'S CERTIFICATE

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 NATIONAL INVESTMENT PROP. JULY 21, 1980 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY

DATED 1/29/82 Ernest N. Webb
ERNEST N. WEBB R.C.B. 9876

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 21st DAY OF MAY, 1982 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
CITY ENGINEER

BY: Robert C. Wales
TENTATIVE MAP APPROVED JUNE 4, 1981

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY FOR A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIF. THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.
- 2. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, A CORPORATION FOR RIGHTS OF WAY AND WATER RIGHTS, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 3. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY FOR A PERPETUAL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, IN DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED 3-10-82 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

CYPRESS AVE. JACKSON ST.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

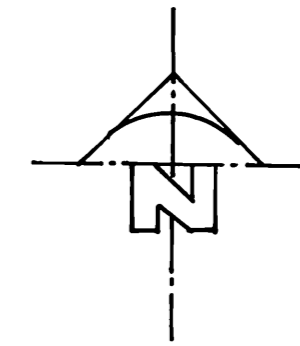
PARCEL MAP NO. 16866

SHOWING A DIVISION OF A PORTION OF LOT 8, BLOCK 2 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER M.B. 1, PAGE 70, SAN BERNARDINO CO., ALSO BEING A PORTION OF PAR. 2 AS SHOWN BY MAP ON FILE IN BOOK 51 OF RECORDS OF SURVEY AT PAGE 83 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

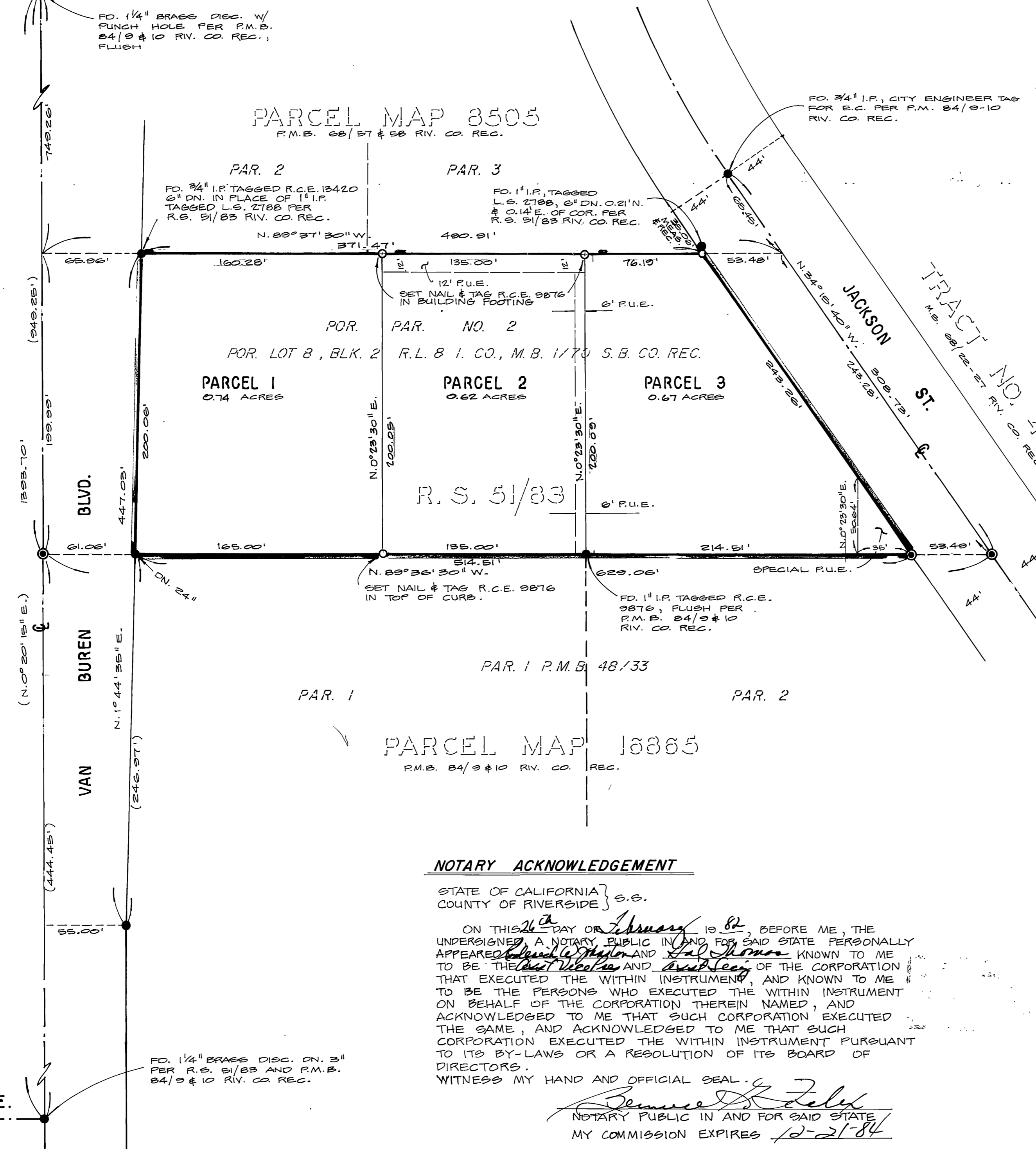
JULY, 1981

SCALE: 1" = 50'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JACKSON ST. AS TAKEN AS N. 34° 15' 40" W. AS SHOWN ON PARCEL MAP ON FILE IN BOOK 48 OF PARCEL MAPS AT PAGE 33 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND 1" IRON PIPE TAGGED L.S. 3259, FLUSH, PER P.M.B. 84/9,10 RIV. CO. REC.
3. INDICATES FOUND 1" IRON PIPE, TAGGED L.S. 2788, FLUSH, PER P.M.B. 84/9,10 RIV. CO. REC. UNLESS OTHERWISE NOTED.
4. INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, UNLESS OTHERWISE NOTED.
5. BEARINGS AND DISTANCES SHOWN THIS () REFER TO THOSE RECORDED ON PARCEL MAP BOOK 84, PAGES 9 & 10, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. THIS PARCEL MAP CONTAINS 2.03 ACRES NET.



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.e.
COUNTY OF RIVERSIDE }

ON THIS 26th DAY OF February 19 81, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Richard W. Taylor and Hal Thomas KNOWN TO ME TO BE THE last Walter AND and OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL. Benjamin K. Kelly
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 12-21-84