

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 public use for street and public utility purposes, Lot "A". We further dedicate for the construction and maintenance of drainage facilities, the easements designated as "DRAINAGE EASEMENT" and "20' WIDE DRAINAGE EASEMENT". We further dedicate for construction and maintenance of electrical distribution facilities, in, under, upon, over, and along Parcels 1-16, inclusive, the easements designated as "Blanket P.U.E.", reserving, to the undersigned owners, successors, and assigns in interest, the right to construct improvements on Parcels 1-16, including private streets; provided, that such easements shall not interfere with the use and enjoyment of Parcels 1-16 and improvements, by the owners; and provided, that no improvements shall be constructed upon Parcels 1-20, unless the locations have been approved by the City of Riverside, so as not to interfere with the easements hereby dedicated; Approval by the City of Riverside, shall not be unreasonably withheld. We hereby dedicate for the planting and maintenance of street trees, the easements designated as "6' STREET TREE EASEMENT".

MISSION GROVE PLAZA, L.P., a California limited partnership
REGIONAL PROPERTIES INC., a California Corporation, General Partner
[Signature]
REGIONAL FINANCIAL CORPORATION, a California Corporation, General Partner
[Signature]

SIGNATURE OMISSIONS

- Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.
- (2) An easement for the purpose of public utilities and rights incidental thereto, in favor of Western Municipal Water District of Riverside County recorded April 22, 1965 as Instrument No. 47066, Official Records of Riverside County, California. (SEE SHEETS 4 AND 5)
 - (3) An easement for the waterline purposes in favor of SANTA ANA WATERSHED PROJECT AUTHORITY as condemned by Judgement in Condemnation pursuant to stipulation in the Superior Court, Riverside County, Case No. 184964, a certified copy was recorded July 22, 1988 as Instrument No. 204863, Official Records of Riverside County, California. (SEE SHEETS 4 AND 5)
 - (4) An easement for the purpose of construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of drainage facilities in favor of the City of Riverside, a Municipal Corporation recorded February 2, 1990 as Instrument No. 43668, Official Records of Riverside County, California. (SEE SHEETS 4 AND 5)
 - (5) The centerline of a 20' wide easement for waterline purposes in favor of Western Municipal Water District, recorded JUNE 27 1991 as inst. no. 217840 Official Records of Riverside County, California. (SEE SHEETS 4 AND 5)
 - (6) An easement for the purpose of public utilities and rights incidental thereto, in favor of Southern California Edison Company, recorded July 30, 1968 as Instrument No. 73638 Official Records of Riverside County, California. (SEE SHEET 4)

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 26320

BEING A DIVISION OF A PORTION OF PARCELS 14, 15 AND 16 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 17, T. 3 S., R. 4 W., S.B.M.

JANUARY 1991

J.F. DAVIDSON ASSOCIATES, 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.

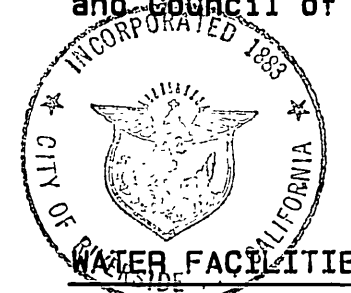
This certificate does not include any special assessments, the bonds of which have not become a lien upon said property, except for special taxes to be levied for C.F.D.#86-1 of the City of Riverside.

Dated 11/8/91
BARBARA J. STECKEL
City Treasurer
By *[Signature]*

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five (5) sheets be, and the same is hereby accepted as the final map of Parcel Map 26320 and the streets and easements are hereby accepted as public streets and 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 said 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 November 1991.
KAREN E. LINDQUIST
City Clerk of the City of Riverside, California
By *[Signature]*



WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each parcel. The easements shown are sufficient for all requirements of water distribution.

Dated: 11/7/91
DAVID W. HANSEN R.C.E. 17984, CHIEF ENGINEER

UTILITIES CERTIFICATE

I hereby certify as follows:
Water Facilities
No Water Fees and Charges collected for Parcel Map 26320. Arrangements for water service must be made with the Western Municipal Water District.
Electric Facilities
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 all Parcels.
Easements
All Public Utility easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN
Director of Public Utilities
Dated Nov 8, 91
By *[Signature]*

RECORDER'S STATEMENT

Filed this 22nd day of NOVEMBER 1991, at 12:30 P.M. in Book 173 of Parcel Maps at Pages 46-50 at the request of the CITY CLERK

Fee: \$1400
No. 407948
WILLIAM E. CONERLY, County Recorder
By: *[Signature]* Deputy

Subdivision Guarantee: CONTINENTAL LAWYERS TITLE COMPANY

CITY ENGINEER'S STATEMENT

This map has been examined this 12th day of Nov. 1991, and it conforms with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900
City Engineer Lic. Exp. 9-30-93
By *[Signature]*

TENTATIVE MAP APPROVED AUGUST 23, 1990.

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 \$~~

Date November 7, 1991
R. WAYNE WATTS
County Tax Collector
by *[Signature]* 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.

Date _____
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector
by _____ Deputy

SURVEYOR'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 ordinances at the request of Regional Properties, Inc. on January 13, 1989. I hereby state that all monuments are of the character and occupy the positions indicated, or will be in place within one year from the recordation of this map, and that said monuments are or will be sufficient to enable the survey to be retraced. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

8-2-91 DATE
JAMES R. DAVIDSON, JR. L.S. 3018
[Signature]
STATE OF CALIFORNIA

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 26320

BEING A DIVISION OF A PORTION OF PARCELS 14, 15 AND 16 OF
PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL
MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA. - IN SECTION 17, T. 3 S., R. 4 W., S.B.M.

JANUARY 1991

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

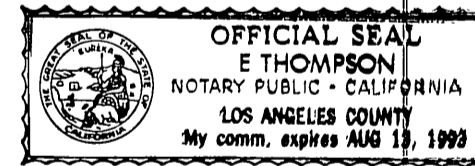
STATE OF CALIFORNIA)
Los Angeles SS
COUNTY OF RIVERSIDE

On this 8th day of October, 1991, before me, E Thompson
a Notary Public in and for said State, personally
appeared Mark Rubin (personally known to
me) (proved to me on the basis of satisfactory evidence) to be the
President, and Jack A Sweeney (personally
known to me) (proved to me on the basis of satisfactory evidence) to be
the Secretary, of Regional Properties, Inc.
a California Corporation, 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, said corporation
being known to me to be the general partner of Mission Grove
Plaza, L.P. the limited partnership that executed the within
instrument and acknowledged to me that such corporation executed the same
as such general partner and that said limited partnership executed the
same.

Witness my hand: My commission expires 8/13/93

E Thompson E Thompson
Notary Public in and for said State Print Name

My principal place of business is in Los Angeles County.



NOTARY ACKNOWLEDGEMENT

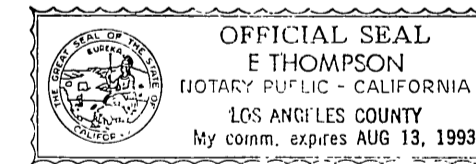
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me) (proved to me on the basis of satisfactory evidence) to be the
President, and Mark Rubin (personally
known to me) (proved to me on the basis of satisfactory evidence) to be
the Secretary, of Regional Financial Corporation
a California Corporation, 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, said corporation
being known to me to be the general partner of Mission Grove
Plaza, L.P. the limited partnership that executed the within
instrument and acknowledged to me that such corporation executed the same
as such general partner and that said limited partnership executed the
same.

Witness my hand: My commission expires 8/13/93

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Notary Public in and for said State Print Name

My principal place of business is in Los Angeles County.



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JANUARY 1991

SCALE: 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

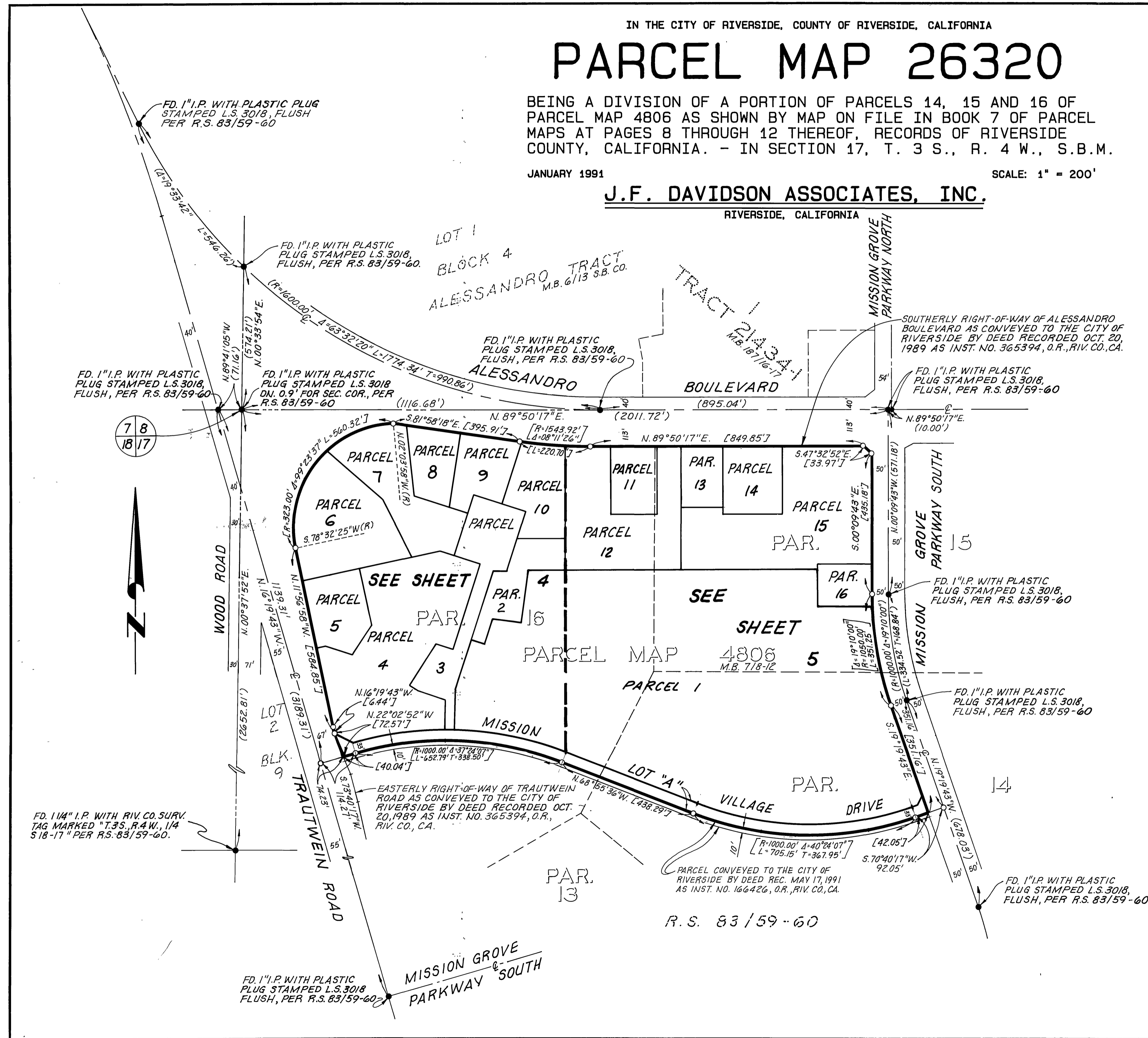
SURVEYOR'S NOTES

Bearings are based upon the Westerly line of Section 17, T.3.S., R.4 W., S.B.M. as being N.00°37'52"E. as shown by Parcel Map 4806 by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
- (~) Indicates measured & record data per R.S. 83/59-60.
- [~] Indicates measured & record data per Parcel Map Waiver with Certificate of Compliance recorded July 20, 1990 as inst. no. 269242, Official Records of Riverside County, California.

Set 1" I.P. with plastic plug stamped L.S. 3018 at all parcel corners, angle points, in side parcel lines and corner cut-backs, flush, unless otherwise noted.
All distances are in feet and decimals thereof.
Total Area = 43.430 Acres

P.M.B. 173/48



P.M.B. 173/48

PARCEL MAP 26320

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JANUARY 1991

SCALE: 1" = 80'

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

—CONTINUED FROM RIGHT—

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE WESTERLY LINE OF SEC. 17, T.3 S., R.4 W., S.B.M. AS BEING N.00°37'52"E. AS SHOWN BY PARCEL MAP 4806 BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

● INDICATES FOUND MONUMENTS AS NOTED.

○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.

SET 1" I.P. WITH PLASTIC PLUGS STAMPED L.S. 3018 AT ALL PARCEL CORNERS, ANGLE POINTS IN SIDE PARCEL LINES AND CORNER CUT-BACKS, FLUSH, UNLESS OTHERWISE NOTED. (~) INDICATES MEASURED & RECORD DATA PER R.S. 83/59-60.

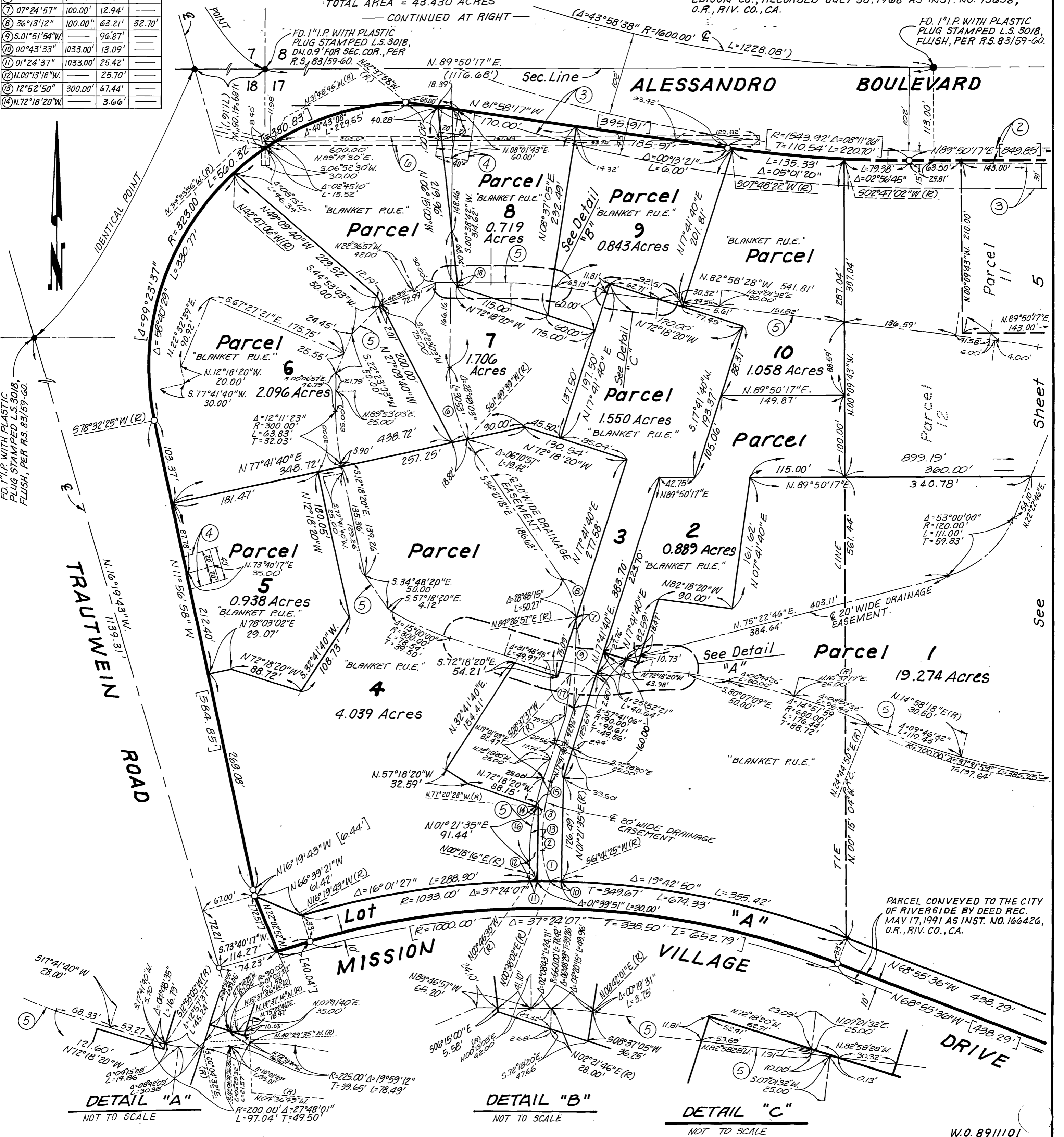
[~] INDICATES MEASURED & RECORD DATA PER PARCEL MAP WAIVER WITH CERTIFICATE OF COMPLIANCE RECORDED JULY 20, 1990 AS INST. NO. 269242, O.R., RIV. CO., CA.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
TOTAL AREA = 43.430 ACRES

—CONTINUED AT RIGHT—

- ② AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED APRIL 22, 1965 AS INST. NO. 47066, O.R., RIV. CO., CA.
- ③ AN EASEMENT FOR WATERLINE PURPOSES AS CONDEMNED BY JUDGEMENT IN CONDEMNATION PURSUANT TO STIPULATION IN THE SUPERIOR COURT, RIVERSIDE COUNTY CASE NO. 184964. A CERTIFIED COPY WAS REC. JULY 22, 1988 AS INST. NO. 204863 O.R., RIV. CO., CA.
- ④ AN EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF DRAINAGE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CO., REC. FEBRUARY 2, 1990 AS INST. NO. 43668, O.R., RIV. CO., CA.
- ⑤ THE CENTERLINE OF A 20' WIDE EASEMENT FOR WATERLINE PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT, RECORDED JUNE 27, 1991 AS INST. NO. 217840, O.R., RIV. CO., CA.
- ⑥ AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 30, 1968 AS INST. NO. 73638, O.R., RIV. CO., CA.

NO./A OR BRG.	R.	L.	T.	NO./A OR BRG.	R.	L.	T.
①	28°05'17"	80.00'	39.22'	⑩	06°21'31"	300.00'	33.29'
②	N.00°13'18"W	—	17.51'	⑪	19°14'21"	300.00'	100.74'
③	17°54'58"	219.00'	68.48'	⑫	N.08°37'37"E	—	50.00'
④	—	—	—	⑬	S.06°15'00"E	—	5.58'
⑤	—	—	—	⑭	—	—	—
⑥	35°00'00"	180.00'	109.95'	⑮	—	—	—
⑦	07°24'57"	100.00'	12.94'	⑯	—	—	—
⑧	36°13'12"	100.00'	63.21'	⑰	—	—	—
⑨	S.01°51'54"W	—	96.87'	⑱	—	—	—
⑩	00°43'33"	1033.00'	13.09'	⑲	—	—	—
⑪	01°24'37"	1033.00'	25.42'	⑳	—	—	—
⑫	N.00°13'18"W	—	25.70'	㉑	—	—	—
⑬	12°52'50"	300.00'	67.44'	㉒	—	—	—
⑭	N.72°18'20"W	—	3.66'	㉓	—	—	—



PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. MAY 17, 1991 AS INST. NO. 166426, O.R., RIV. CO., CA.

W.O. 8911101

PARCEL MAP 26320

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JANUARY 1991

SCALE: 1" = 80'

—CONTINUED FROM LEFT—

SURVEYOR'S NOTES

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- [~] INDICATES MEASURED & RECORD DATA PER PARCEL MAP WAIVER WITH CERTIFICATE OF COMPLIANCE RECORDED JULY 20, 1990 AS INST. NO. 269242, O.R., RIV. CO., CA.

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

—CONTINUED FROM LEFT—

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

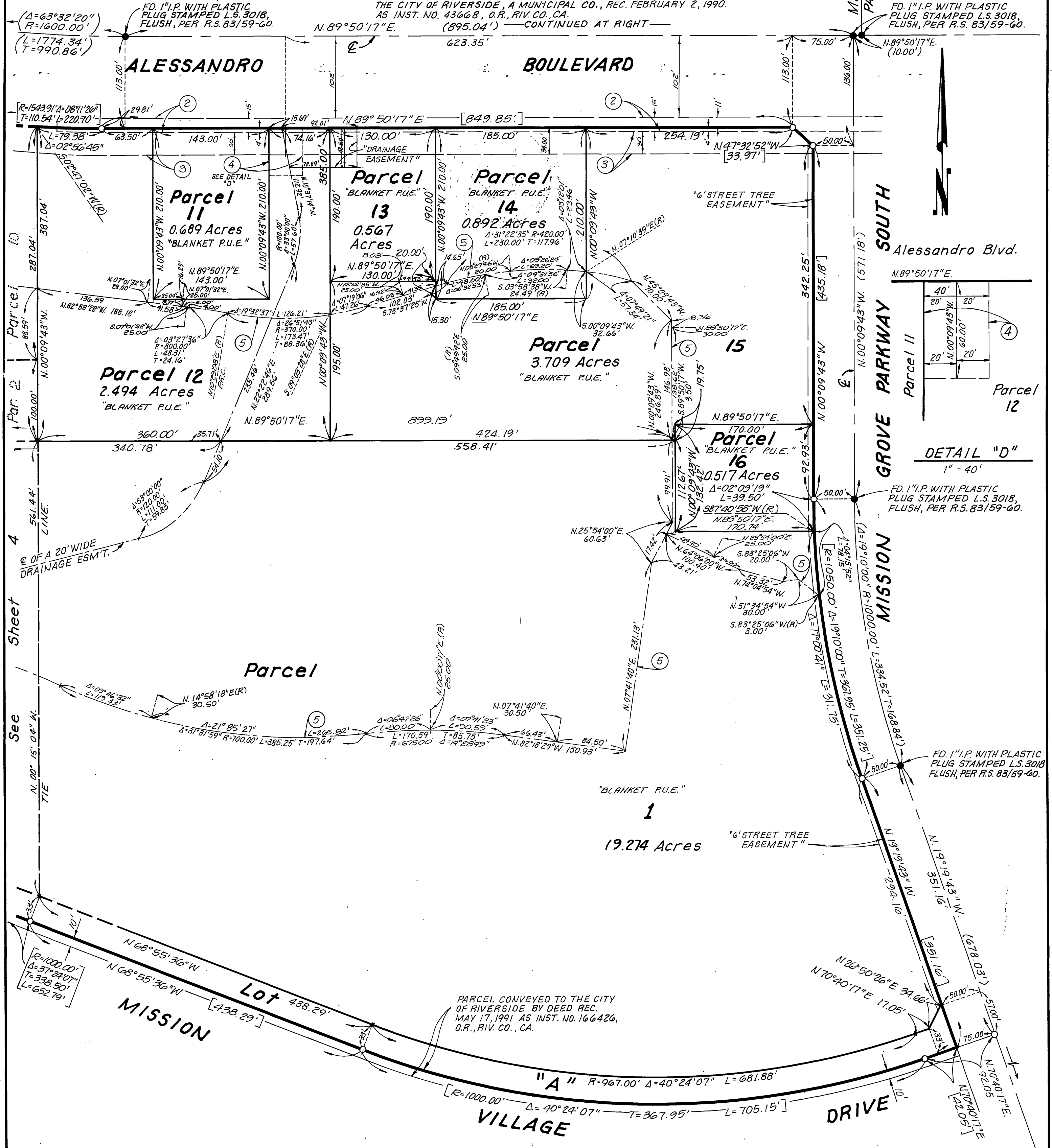
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DETAIL "D" 1" = 40'

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. MAY 17, 1991 AS INST. NO. 166426, O.R., RIV. CO., CA.

W.O. 891101