

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.

ORANGECREST HILLS PARTNERS, a California joint venture
By: McMillin Project Services, Inc., a California corporation as its Attorney-in-Fact Agent

Virgil E. Elliott Patti Basile
Exec. V.P. Asst. V.P.

NOTARY ACKNOWLEDGEMENT

State of California
County of San Diego) SS

On January 9, 1998 before me, Dawn B. Mendoza
A Notary Public in and for said County and State, personally appeared Virgil E. Elliott and Patti Basile

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 January 30, 2001
Commission # 1125049

California Dawn B. Mendoza
Notary Public in and for said State (Print Name)

My principal place of business is in San Diego 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
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 services for all Parcels as shown on this Map.

Date: JAN 15, 1998
BILL D. CARNAHAN
Director of Public Utilities
By: Dieter P. Wirtzfeld

WATER CERTIFICATION

I hereby state that the subdivider named on this map has not deposited with 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 lot. The easements as shown are sufficient for all requirements of water distribution.

Date: 1/13/98
Jeffrey B. Sims
JEFFREY B. SIMS R.C.E. 46212

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

PARCEL MAP 28690

BEING A DIVISION OF LOTS 6 AND 8 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22, 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: 1/14/98
BARBARA J. STECKEL
City Treasurer
By: W. Hansen

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement, hereby consents to the preparation and recordation of the annexed map.

(D) Indicates an easement for electric facilities in favor of the City of Riverside as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca. (See Sheet 2)

Date: JAN 15, 1998
BILL D. CARNAHAN
Director of Public Utilities
By: Dieter P. Wirtzfeld

SIGNATURE OMISSION

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

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al, in Deed Recorded August 7, 1964 as Inst. No. 96956, O. R. Riv. Co., Ca.

- (A) Indicates an easement for sewer facilities in favor of the City of Riverside, Recorded Nov. 18, 1988 as Inst. No. 338602, O. R., Riv. Co., Ca. (See Sheet 2)
- (B) Indicates an easement for sewer facilities in favor of the City of Riverside, Recorded Sept. 22, 1989 as Inst. No. 328296, O. R., Riv. Co., Ca. (See Sheet 2)
- (C) Indicates an easement for drainage facilities in favor of the City of Riverside, Recorded Sept. 22, 1989 as Inst. No. 328297, O. R., Riv. Co., Ca. (See Sheet 2)
- (D) Indicates an easement for sewer facilities in favor of the City of Riverside as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca. (See Sheet 2)
- (E) Indicates "Offer of Dedication" for public street purposes as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca. (See Sheet 2)
- (F) Indicates "Offer of Dedication" for drainage purposes as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca. (See Sheet 2)

RECORDER'S STATEMENT

Filed this 20th day of JAN., 1998
at 8:00AM in Book 191 of Parcel Maps at
Pages 13-14 at the request of the
City Clerk.
Fee: \$8.00
No. 12890
GARY L. ORSO, County Assessor - Clerk - Recorder

By: B. Agan
Deputy

Subdivision Guarantee:
COMMONWEALTH LAND TITLE INSURANCE COMPANY

CITY ENGINEER'S CERTIFICATE

This map has been examined this 19th day of January, 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: Richard D. McGrath

TENTATIVE MAP APPROVED DECEMBER 4, 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 \$ 114,900.00.

Date: 1-15-98
R. WAYNE WATTS
County Tax Collector
By: Marilyn Hope
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 114,900.00 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: 1/20/1998
GERALD A. MALONEY
Clerk of the Board of Supervisors
By: Marie Brass, Deputy

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

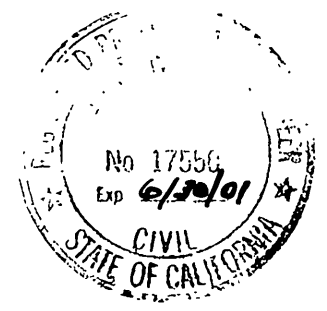
By: _____
Deputy

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 McMillin Companies on October 24, 1997.

I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

Date: Jan. 7, 1998
John W. Canty
JOHN W. CANTY R.C.E. 17550



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

PARCEL MAP 28690

BEING A DIVISION OF LOTS 6 AND 8 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22, T.3S., R.4W., S.B.M.

NOVEMBER 1997

SCALE = 200'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the Southerly line of Lot 6 of Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, California, as being N.89°55'37"E.

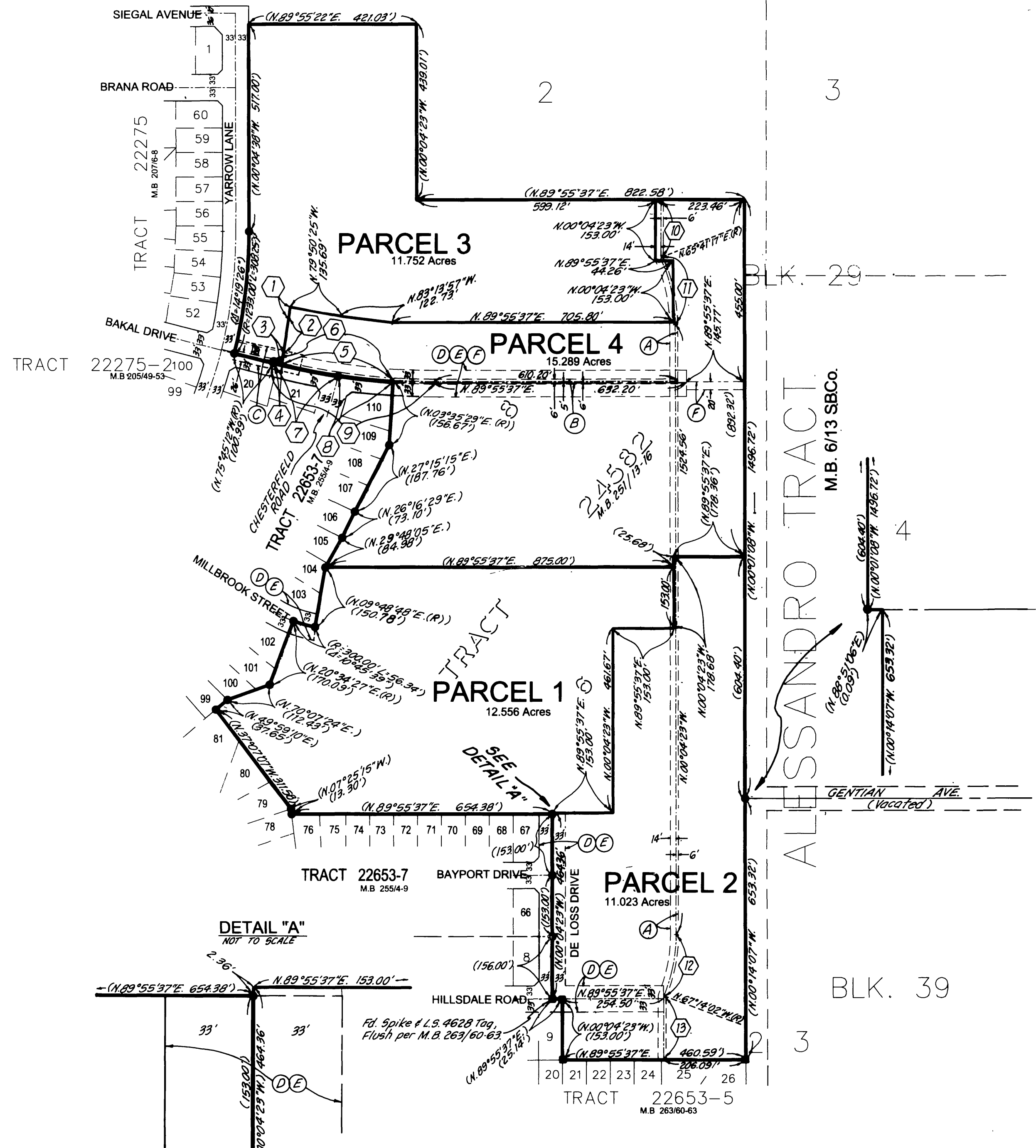
● Indicates Found 1" I.P. with plastic plug stamped L.S.3018, Flush per M.B. 251/13-16, unless otherwise noted.

■ Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per M.B. 263/60-63, unless otherwise noted.

() Indicates Record Data per M.B. 251/13-16.

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

Total Area = 50.620 Acres.

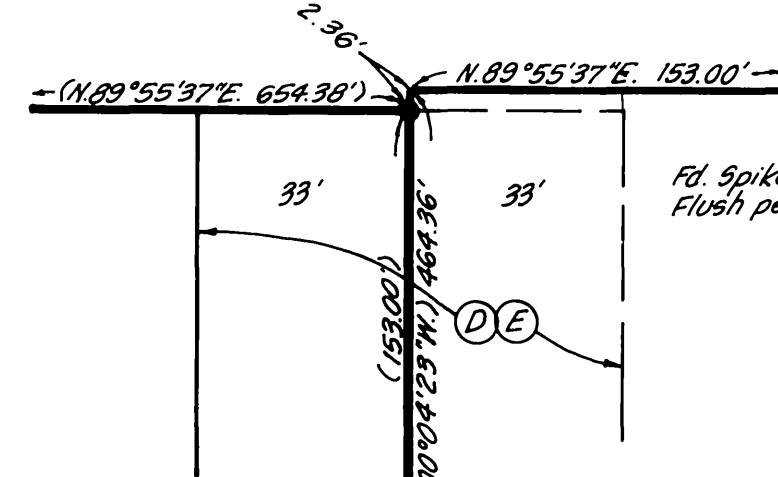


BOUNDARY DATA

- ① N.07°40'19"E. 29.76'
- ② N.09°14'53"E. 84.85'
- ③ N.13°35'43"E. (R) 33.00'
- ④ R=1640.00' Δ=00°39'05" L=18.65'
- ⑤ R=1640.00' Δ=10°00'14" L=286.34'
- ⑥ R=1640.00' Δ=10°39'19" L=304.99'
- ⑦ R=1640.00' Δ=05°48'32" L=166.27'
- ⑧ R=1640.00' Δ=04°50'47" L=138.72'
- ⑨ R=1640.00' Δ=14°19'11" L=409.88'
- ⑩ N.00°04'23"W. 148.00'
- ⑪ R=400.00' Δ=24°14'20" L=169.22'
- ⑫ R=400.00' Δ=22°50'21" L=159.45'
- ⑬ N.00°04'23"W. 158.00'

DETAIL "A"

NOT TO SCALE



191/14

P.M.B. 191/14

P.M.B. 191/14