

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

PARCEL MAP 29616

BEING A DIVISION OF A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

MARCH 2000

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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 easement designated as "10' AERIAL P.U.E.". Said easement shall commence twenty-one (21) feet above ground and allow encroachments below for the existing building.

SPRUCE STREET REAL ESTATE, LLC, a limited liability company

Karl B. McMillen Jr.
Karl B. McMillen JR Sole MANAGER

NOTARY ACKNOWLEDGEMENT

State of California
County of San Diego) SS

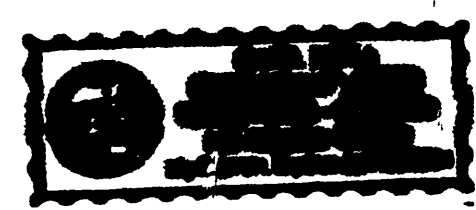
On _____ before me, Isabel Sorria
A Notary Public in and for said County and State, personally appeared Karl B. McMillen JR

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 June 16, 2004

Isabel Sorria Isabel Sorria
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

Parcel No. 1 - No Water Fees and Charges collected. Existing Water Service to this Parcel.
Parcel No. 2 - Distribution System Fee and Elevation Fee previously paid with Parcel No. 1.
Water Connection Fee (1-Inch Service Lateral - 1-Inch Water Meter) and Backup Facility Capacity Charge (1-Inch Water Meter) paid for this Parcel.

Electric Facilities

That the subdivider named on this Parcel Map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of Electric Facilities necessary to provide service to Parcels No.1 and No. 2 on this Parcel Map.

Easements

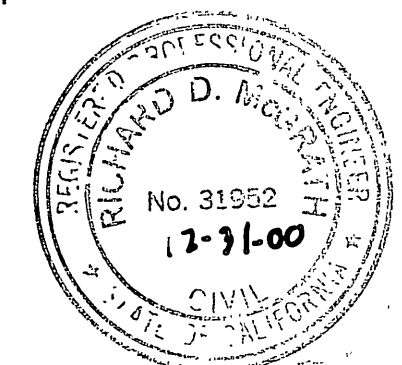
All Public Utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

Date: 10/27/2000

David H. Wright
Interim Public Utilities Director
By: Deeter P. Westfeld

CITY ENGINEER'S CERTIFICATE

This map has been examined this 30th day of OCTOBER, 2000 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 FEBRUARY 17, 2000

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 29616. The easement designated as "10' AERIAL P.U.E." is 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 7th day of November, 2000.

COLLEEN J. NICOL
City Clerk of the City of Riverside, California

By: Colleen Nicol

SIGNATURE OMISSION

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

(A) Indicates an easement for a road purposes, and incidental purposes, recorded April 16, 1953 in Book 1462, Page 460, Official Records of Riverside County, Ca. (See Sheet 2)

The right to use any and all pipe lines larger than four (4) inches diameter in favor of Charles R. John, recorded May 25, 1907 in Book 247 Page 283, of Deeds, Records of Riverside County, Ca. (Blanket in Nature)

RECORDER'S STATEMENT

Filed this 28th day of NOV, 2000
at 8:00AM in Book 198 of Parcel Maps at
Pages 1-2 at the request of the
City Clerk.
Fee: \$ 8.00
No. 2000-472159
GARY L. ORSO, County Assessor - Clerk - Recorder

By: J. Ragan
Deputy

Subdivision Guarantee:
STEWART TITLE OF CALIFORNIA, INC.

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: 9/5/00

WILLIAM R. HANSEN
City Treasurer

By: Mr Hansen

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: 11-22-2000

PAUL McDONNELL
County Tax Collector

By: Paul Ashburn
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
PAUL McDONNELL
County Tax Collector

By: _____
Deputy

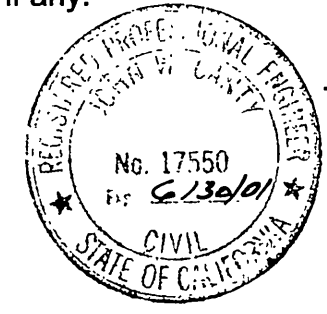
ENGINEER'S STATEMENT

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 Spruce Street Real Estate, LLC, on March 9, 2000.

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.

Date: 9/5/00



John W. Canty
JOHN W. CANTY R.C.E. 17550

P.M.B. 198 / 1

P.M.B. 198 / 1

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THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH,
RANGE 5 WEST, S.B.M.

MARCH 2000

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

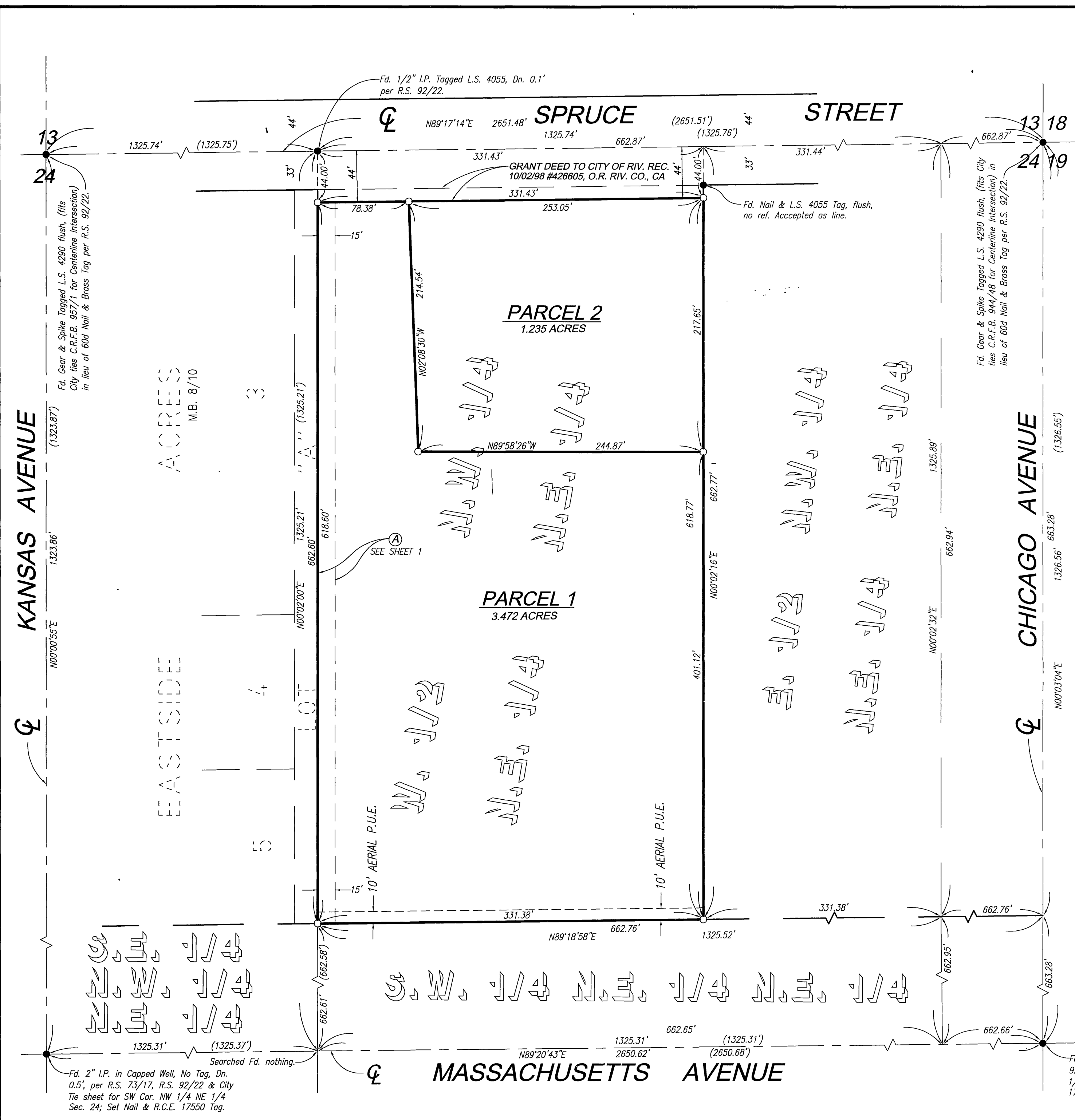
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the Centerline of Massachusetts Avenue as being N.89°20'43"E.
as shown on Record of Survey on file in Book 92, at Pages 22 thereof, Records of
Riverside County, California.

- Indicates Found Monuments as noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.
- () Indicates Record Data per R.S. 92 / 22.

This Parcel Map contains 4.707 Acres.



Fd. 2" I.P. in Capped Well, No Tag, Dn. 0.5', per R.S. 73/17, R.S. 92/22 & City Tie sheet for SW Cor. NW 1/4 NE 1/4 Sec. 24; Set Nail & R.C.E. 17550 Tag.

Fd. 3/4" I.P., No Tag, Dn. 0.1', per R.S. 92/22 & C.R.F.B. 963/76 for SE Cor. NE 1/4 NE 1/4 Sec. 24; Set Nail & R.C.E. 17550 Tag.

P.M.B. 198 / 2

P.M.B. 198 / 2