

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

PARCEL MAP NO. 35354

BEING A DIVISION OF A PORTION OF PARCEL 1, NORTH MAIN STREET, GARNER ROAD AND LOT "A" OF PARCEL MAP 12019, P.M. 62/39-40, ALSO SHOWN AS PARCEL 1 IN NOTICE OF LOT LINE ADJUSTMENT NO. 4413 RECORDED JANUARY 31, 2002 AS INSTRUMENT NO. 2002-057918, O.R. LYING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS)

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
SEPTEMBER, 2007

RECORDERS STATEMENT

FILED THIS 23rd DAY OF May 2008 AT 6 A.M. IN BOOK 225 OF PARCEL MAPS AT PAGES 72-74 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
FEE \$13-
NUMBER 2008-0281084

LARRY W. WARD
ASSESSOR - COUNTY CLERK-RECORDER
BY: [Signature]
Deputy

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

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 SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A 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 PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B".
WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."
WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENTS DESIGNATED AS "SEWER EASEMENT".
WE HEREBY RETAIN TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 3 AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 4, AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, THE EASEMENT DESIGNATED AS "PRIVATE SEWER EASEMENT".
WE HEREBY RETAIN TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, THE EASEMENT DESIGNATED AS "30' PRIVATE UTILITY INGRESS/EGRESS EASEMENT".

NORTH MAIN AGAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: O C REAL ESTATE MANAGEMENT, LLC
William H. Cunningham, Jr. - president
William H. Cunningham, Jr.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES

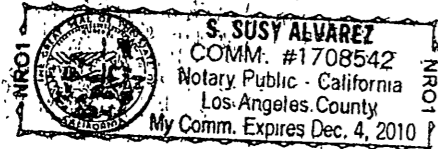
ON MARCH 19, 2008, BEFORE ME, S. SUSY ALVAREZ, NOTARY PUBLIC

PERSONALLY APPEARED WILLIAM H. CUNNINGHAM, JR., WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON OR WHOSE NAME OR NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN THIS/HER/THEIR AUTHORIZED CAPACITY (HE/SHE/IT), 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

S. Susy Alvarez
My principal place of business is Los Angeles County
My commission expires Dec. 4, 2010



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 ORDINANCE AT THE REQUEST OF OC REAL ESTATE MANAGEMENT, LLC, ON DECEMBER, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE 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 ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: MARCH 6 2008
[Signature]
MATTHEW E. WEBB, L.S.
5529 L.S. EXPIRES 9-30-2008

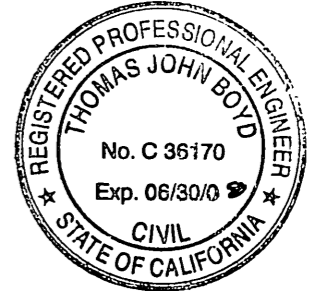


CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 14th DAY OF May 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 19, 2007 AND ANY APPROVED ALTERATIONS THEREOF; AND 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 HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD
RCE 36170 LIC EXP. 6/30/08
CITY ENGINEER

BY: [Signature]

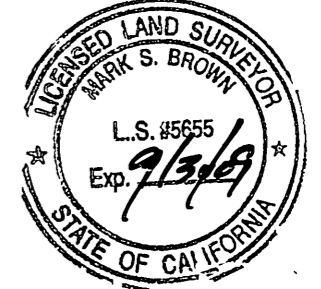


CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 12 DAY OF May 2008 AND 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.

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/09
CITY SURVEYOR

BY: [Signature]



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35354

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER 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

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 20th DAY OF May 2008.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: [Signature]

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 FOR THOSE NOTED BELOW.

None

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

DATED 5/9, 2008 PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: [Signature]

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 \$ 58,500.00

DATED: April 8 2008

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 58,500.00 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.

DATED: May 29, 2008
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

BY: _____
DEPUTY

SOILS REPORT

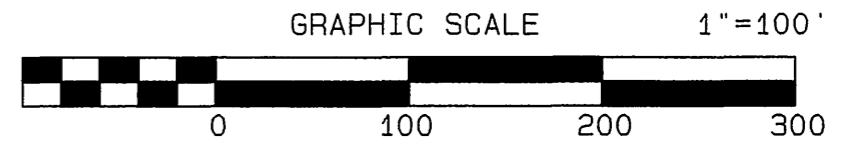
A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING AS PROJECT #13333-06 ON 10/27/06 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY,
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PARCEL MAP NO. 35354

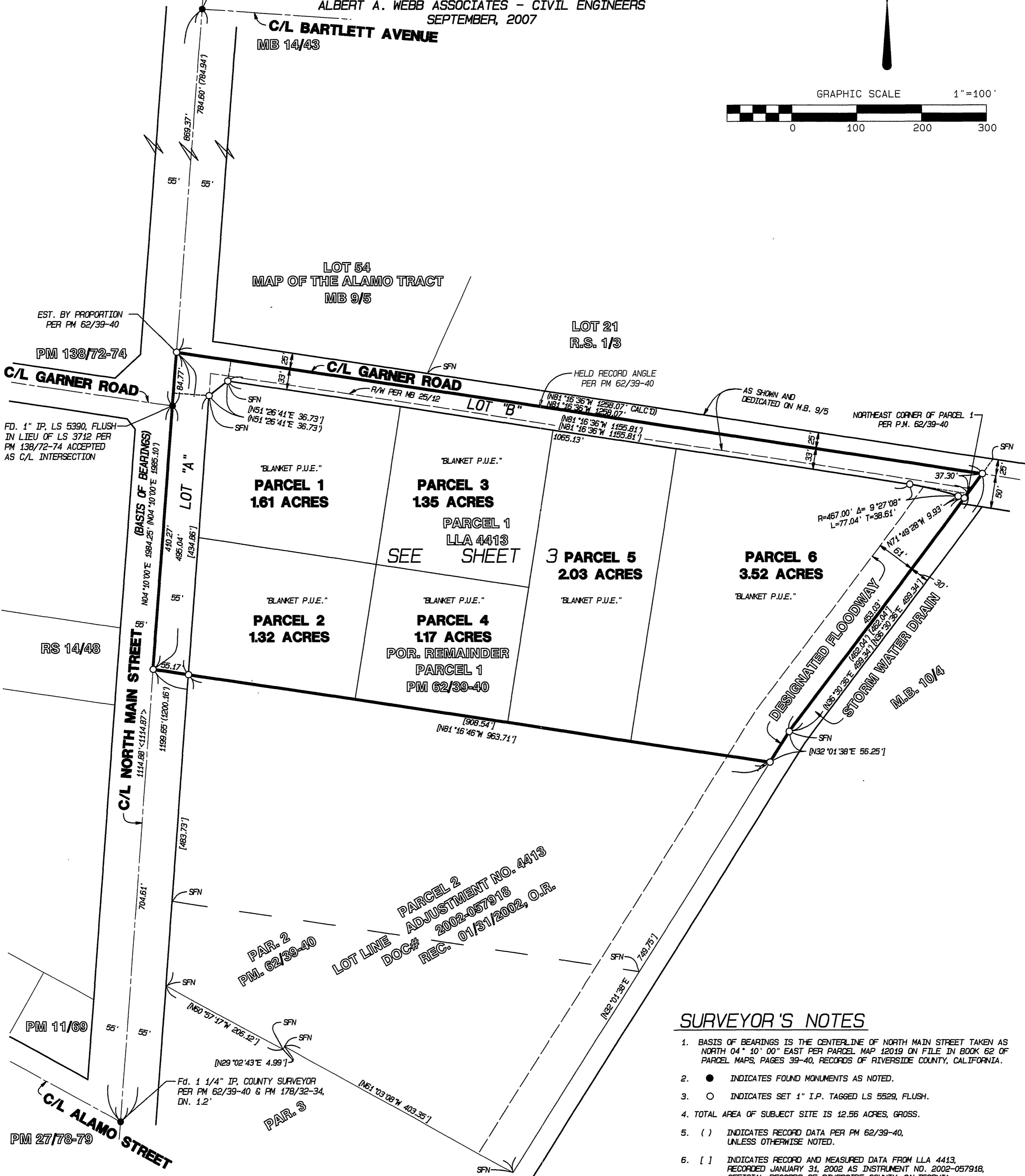
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AND LOT "A" OF PARCEL MAP 12019, P.M. 62/39-40, ALSO SHOWN AS PARCEL 1 IN NOTICE
OF LOT LINE ADJUSTMENT NO. 4413 RECORDED JANUARY 31, 2002 AS INSTRUMENT
NO. 2002-057918, O.R. LYING IN THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS)

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
SEPTEMBER, 2007



City

FD. 1 1/4" IP, COUNTY SURVEYOR
PER PM 62/39-40, DN. 1.2'



EST. BY PROPORTION
PER PM 62/39-40
PM 138/72-74

FD. 1" IP, LS 5390, FLUSH
IN LIEU OF LS 3712 PER
PM 138/72-74 ACCEPTED
AS C/L INTERSECTION

RS 14/48

PM 11/69

PM 27/78-79

PAR. 2
PM. 62/39-40
LOT LINE
DOC#
REC. 01/31/2002, O.R.

FD. 1 1/4" IP, COUNTY SURVEYOR
PER PM 62/39-40 & PM 178/32-34,
DN. 1.2'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF NORTH MAIN STREET TAKEN AS NORTH 04° 10' 00" EAST PER PARCEL MAP 12019 ON FILE IN BOOK 62 OF PARCEL MAPS, PAGES 39-40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
4. TOTAL AREA OF SUBJECT SITE IS 12.56 ACRES, GROSS.
5. () INDICATES RECORD DATA PER PM 62/39-40, UNLESS OTHERWISE NOTED.
6. [] INDICATES RECORD AND MEASURED DATA FROM LLA 4413, RECORDED JANUARY 31, 2002 AS INSTRUMENT NO. 2002-057918, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. < > INDICATES RECORD DATA PER PM 138/72-74.
8. SFN INDICATES SEARCHED, FOUND NOTHING.
9. THE "DESIGNATED FLOODWAY" MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS PER PARCEL MAP 12019 ON FILE IN BOOK 62 OF PARCEL MAPS, AT PAGES 39 AND 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

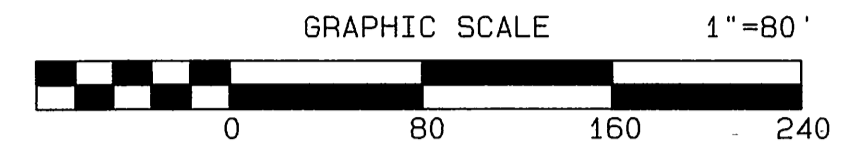
225
74

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY,
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PARCEL MAP NO. 35354

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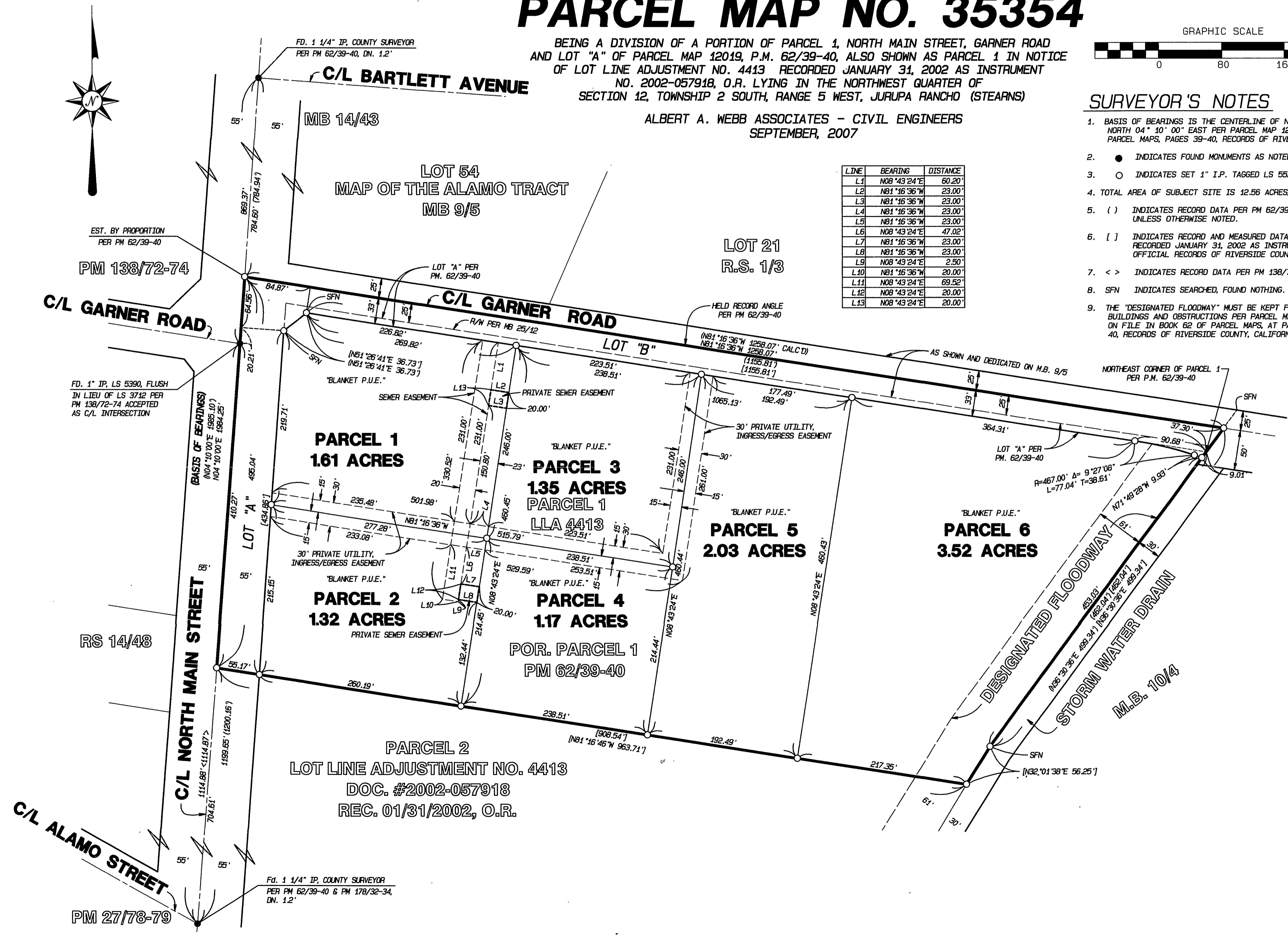
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
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LINE	BEARING	DISTANCE
L1	N08°43'24"E	60.20'
L2	N81°46'36"W	23.00'
L3	N81°46'36"W	23.00'
L4	N81°46'36"W	23.00'
L5	N81°46'36"W	23.00'
L6	N08°43'24"E	47.02'
L7	N81°46'36"W	23.00'
L8	N81°46'36"W	23.00'
L9	N08°43'24"E	2.50'
L10	N81°46'36"W	20.00'
L11	N08°43'24"E	69.52'
L12	N08°43'24"E	20.00'
L13	N08°43'24"E	20.00'



P.M.B. 225 / 74

P.M.B. 225 / 74