

FOR CONDOMINIUM PURPOSES

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 Subdivision 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 construction and maintenance of electric energy distribution facilities, the easement designated as "Blanket P.U.E." We hereby dedicate for construction and maintenance of sanitary sewer facilities, the easement designated as "SEWER EASEMENT."

MISSION GROVE, LTD., a California limited partnership
By: JAMCO DEVELOPMENT CORPORATION, General partner

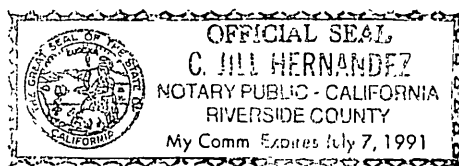
ALEXANDER S. LOWY PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 4th day of April, 1988, before me, C. Jill Hernandez, a Notary Public in and for said State, personally appeared Alexander S. Lowy (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Secretary of JAMCO DEVELOPMENT 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, LTD. the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

My commission expires July 7, 1991 WITNESS my hand and Official Seal



Notary Public in and for said State

Signature Omissions

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted:

- A. Indicates an easement for drainage facilities in favor of the City of Riverside, recorded December 19, 1986, as Instrument No. 325652, Official Records of Riverside County, California.
B. Indicates an easement for storm drain maintenance facility in favor, City of Riverside, Recorded April 10, 1987 as Instrument No. 100216, Official Records of Riverside County, California.
C. Indicates an easement for sewer facilities in favor of the City of Riverside, recorded March 6, 1987, as Instrument No. 62963, Official Records of Riverside County, California.
D. Indicates an easement for public road and public utility purposes in favor of the City of Riverside, Recorded December 19, 1986 as Instrument No. 325653, Official Records of Riverside County, California.
E. Indicates an easement for drainage facilities in favor of the City of Riverside, recorded APRIL 8, 1988, as Instrument No. 32683, Official Records of Riverside County, California.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21434-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 4 IN BLOCK 4 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTION 8, T.35., R.4W., S.B.M.

AUGUST 1987

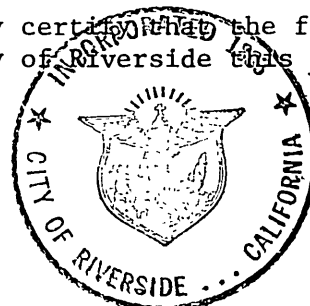
J F DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

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 Tract 21434-1 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 on the 28th day of June, 1988.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has 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, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated 6.9.88

DAVID W. HANSEN R.C.E. 17984, Chief Engineer

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this 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 all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated: JUNE 15, 1988

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 21434 which was approved by the Riverside City Planning Commission on February 6, 1986 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated June 15, 1988

BARRY BECK R.C.E. 20900
City Engineer

By Barry Beck

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 \$43,200.00.

Date May 3, 1988

R. WAYNE WATTS
County Tax Collector

By Dickie D. Monaghan
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$43,200.00 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 July 13, 1988

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By Cheri Andelkovic
Deputy

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.

Dated 5-5-88

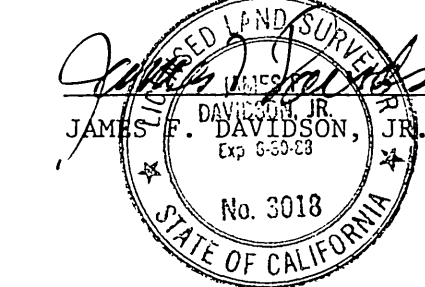
BARBARA J. STECKEL
City Treasurer

By Barbara Steckel

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during February, 1986 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date 3.29.88



L.S. 3018

SOIL REPORT

A preliminary soil report was prepared by Pioneer Consultants on the 1st day of April, 1988 as required by the Health and Safety Code of California, Section 17953.

CITY Copy

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M.B.187/16

M.B.187/16

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21434-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 4 IN BLOCK 4 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTION 8, T.3S., R.4W., S.B.M.

AUGUST 1987

SCALE: 1"=100'

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

FOR CONDOMINIUM PURPOSES

SURVEYOR'S NOTES

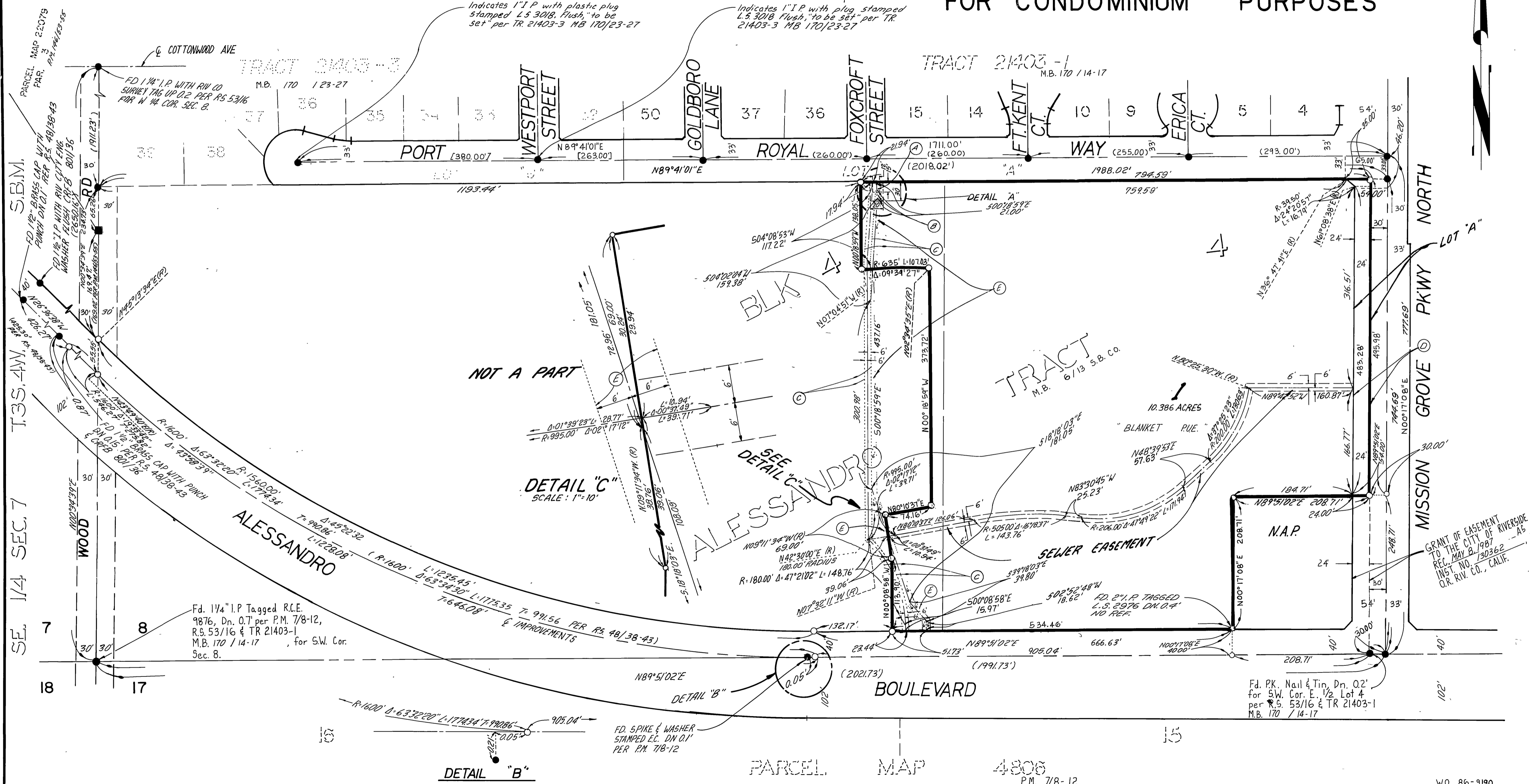
Bearings are based upon the southerly line of the Southwest one-quarter of Section 8, T.3S., R.4W., S.B.M. as being N89°51'02"E as shown on Tract 21403-1 by map on file in Book 170 of Maps at Pages 14-17 thereof, Records of Riverside County, California.

- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH TO BE SET, PER TR. 21403-1 MB 170/14-17 UNLESS OTHERWISE NOTED
 - INDICATES 1" I.P. TAGGED R.C.E. 10842 PER PARCEL MAP 22079 P.M. 146/53-55, FLUSH UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH UNLESS OTHERWISE NOTED
 - SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED
 - SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED
 - (-) INDICATES MEASURED AND RECORDED DATA PER M.B. 170/14-17, UNLESS OTHERWISE NOTED.
 - [] INDICATES MEASURED AND RECORDED DATA PER M.B. 170/23-27.
- THIS TRACT CONTAINS 10.661 ACRES

DETAIL "A"
SCALE: 1"=20'

Indicates 1" I.P. with plastic plug stamped L.S. 3018. Flush, to be set per TR. 21403-3 MB 170/23-27

Indicates 1" I.P. with plastic plug stamped L.S. 3018. Flush, to be set per TR. 21403-3 MB 170/23-27



M.B.187/17

M.B.187/17