

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

PARCEL MAP 31897

BEING A DIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 29081 AS SHOWN BY MAP ON FILE IN BOOK 195 OF PARCEL MAPS AT PAGES 32 AND 33 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

FEBRUARY 2004

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 Subdivision Map as shown within the distinctive border line.

Tsui Su S. Lin - Trustee 5-24-04
TSUI SU S. LIN, as trustee of the Pi Chao Yeh
1994 Trust for issue dated August 24, 1994

STEWART TITLE OF CALIFORNIA, INC., a California corporation, as Trustee under Deed of Trust recorded March 12, 2004 as inst. no. 173572, Official Records of Riverside County, Ca.

[Signature]
Vice President 5-24-04

NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside SS

On 5-24-04 before me, Millie Arnold
A Notary Public in and for said County and State, personally appeared
TSUI SU S. LIN

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 7-12-07

Millie Arnold MILLIE ARNOLD
Notary Public in and for said State (Print Name)
My principal place of business is in Riverside County

NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside SS

On 5-24-04 before me, Millie Arnold
A Notary Public in and for said County and State, personally appeared
Norman Purdick

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 7-12-07

Millie Arnold MILLIE ARNOLD
Notary Public in and for said State (Print Name)
My principal place of business is in Riverside County

CITY ENGINEER'S CERTIFICATE

This map has been examined by me this 27th day of September, 2004 and the subdivision as shown hereon is substantially the same as approved by the City of Riverside Planning Commission on January 8, 2004 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.

Date 9/27/04

THOMAS J. BOYD
R.C.E. 36170 Lic. Exp. 6/30/06
City Engineer

By: Tom Boyd



CITY SURVEYOR'S CERTIFICATE

This map has been examined by me this 21st day of Sept, 2004 and I am satisfied that the map is technically correct.

Date _____

MARK S. BROWN
L.S. 5655 Lic. Exp. 9/30/05
City Surveyor

By: [Signature]



NOTARY ACKNOWLEDGEMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, personally appeared _____

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 _____

Notary Public in and for said State (Print Name)
My principal place of business is in _____ County

RECORDER'S STATEMENT

Filed this 27 day of October, 2004
at 8 A.M. in Book 210 of Parcel Maps at
Pages 38-40 at the request of the
City Clerk.

Fee: \$11.00
No. 2004-0835805

GARY L. ORSO, County Assessor - Clerk - Recorder

By: [Signature] 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 9/14/04

PAUL C. SUNDEEN
City Treasurer

By: [Signature]

TAX COLLECTOR'S CERTIFICATE

I hereby certify 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 \$158,600.

Date ~~September 13, 2004~~
October 20, 2004

PAUL McDONNELL
County Tax Collector

By: [Signature] Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$138,600 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 _____

NANCY ROMERO
Clerk to the Board of Supervisors

CASH TAX BOND
PAUL McDONNELL
County Tax Collector

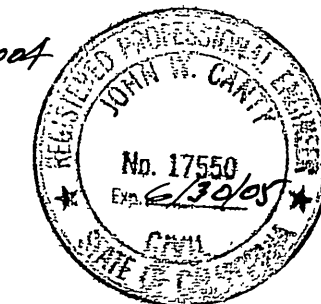
By: _____ Deputy

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Pi Chao Yeh, on February 23, 2004.

I hereby state that this Parcel Map substantially conforms to the conditionally approved Tentative Map, if any. I hereby state that all monuments shown are of the character and occupy the positions indicated. The monuments are sufficient to enable the survey to be retraced.

Date September 14, 2004



[Signature]
JOHN W. CANTY R.C.E. 17550

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FEBRUARY 2004
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

PUBLIC UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has ~~not~~ deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Public Utilities Department of the City of Riverside.

Date 9/24/04

Thomas P. Evans
Public Utilities Director

By: David H. Wright

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted since their interests cannot ripen into a fee:

- (A) Indicates the centerline of an easement 10.00 feet in width for public utilities in favor of Pacific Telephone and Telegraph Company, recorded January 2, 1958 in Book 2200, Page 468, and modified by instrument recorded December 11, 1958 in Book 2379, Page 242, both being Official Records of Riverside County, California. (See Sheet 3)
- (B) Indicates an easement for public utilities in favor of Southern California Gas Company, recorded May 9, 1958 in Book 2268, Page 459, Official Records of Riverside County, California. (See Sheet 3)
- (D) Indicates an easement for street tree planting and landscaping in favor of the City of Riverside, recorded May 18, 1999 as inst. no. 213896, Official Records of Riverside County, California. (See Sheet 3)

SOILS REPORT

A preliminary soils report WAS NOT prepared for this subdivision. A preliminary soils report and final compaction report may be required prior to the issuance of a grading permit or building permit for the parcels shown hereon.

UTILITIES EASEMENT STATEMENT

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

- (C) Indicates an easement for public utilities in favor of Southern California Edison Company, recorded August 25, 1958 in Book 2323, Page 167, Official Records of Riverside County, California. Rights being conveyed to the City of Riverside by Assignment recorded January 27, 1989 as inst. no. 27869, Official Records of Riverside County, California. (See Sheet 3)
- (D) Indicates an easement for public utilities in favor of the City of Riverside, recorded May 18, 1999 as inst. no. 213896, Official Records of Riverside County, California. (See Sheet 3)

Date 9/24/04

Thomas P. Evans
Public Utilities Director

By: David H. Wright

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FEBRUARY 2004
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

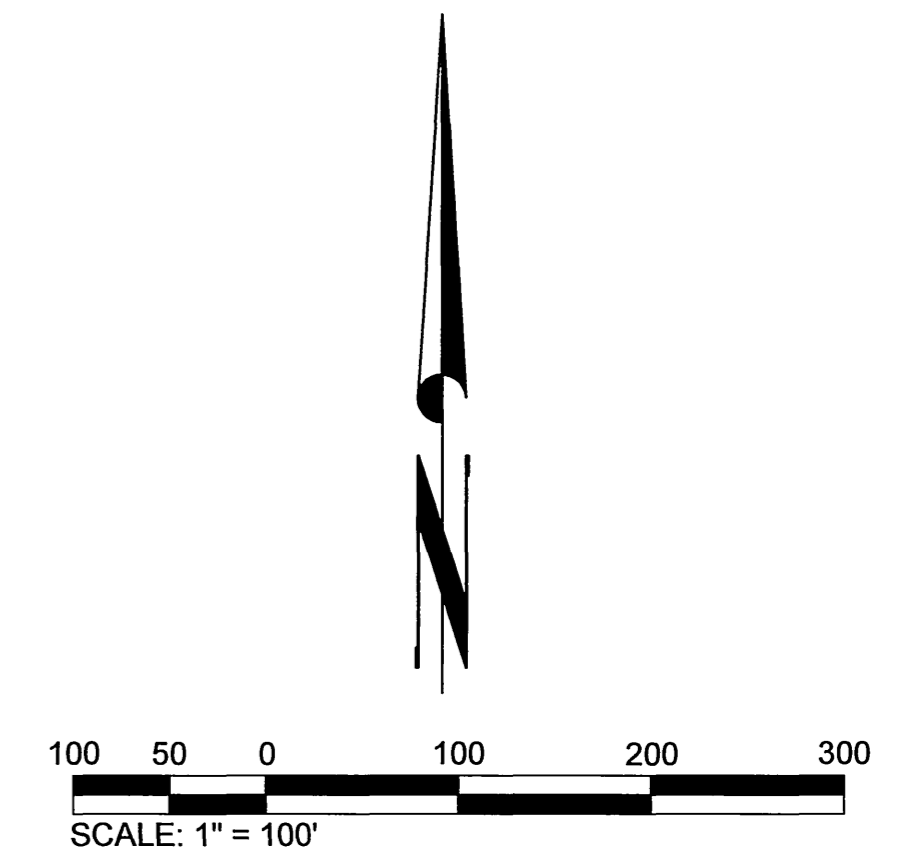
Bearings are based upon the North line of Parcel 2 as being N.89°54'48"W. as shown on Parcel Map 29081 by map on file in Book 195 of Parcel Maps at Pages 32 and 33 thereof, Records of Riverside County, California.

● Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Parcel Map 29081 P.M. 195/33-33.

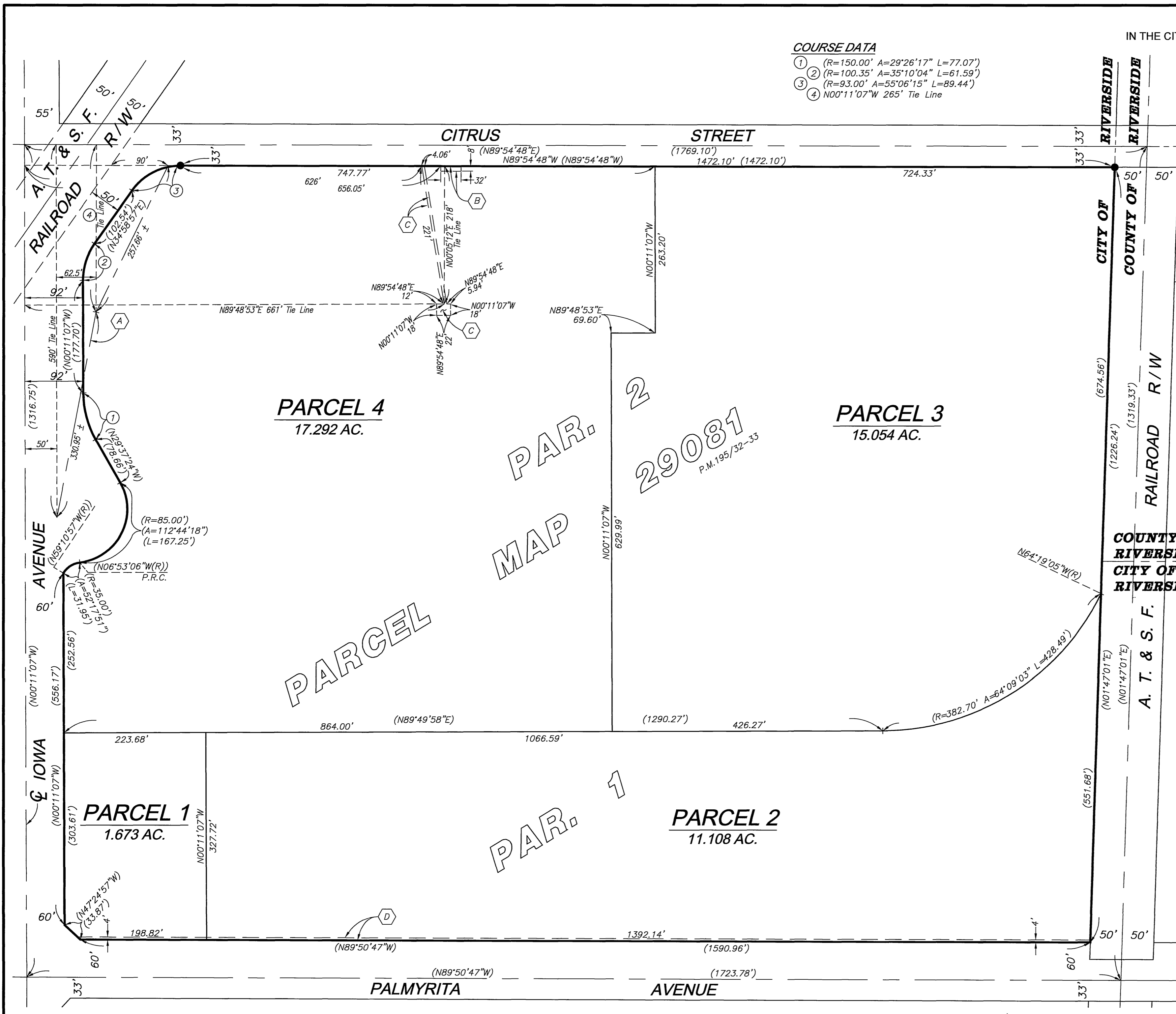
() Indicates Record Data per Parcel Map 29081 P.M. 195/32-33.

⬡ Indicates easements noted under Utilities Easements and Signature Omission on Sheet 2.

This Parcel Map contains 45.127 Acres.



- COURSE DATA**
- ① (R=150.00' A=29°26'17" L=77.07')
 - ② (R=100.35' A=35°10'04" L=61.59')
 - ③ (R=93.00' A=55°06'15" L=89.44')
 - ④ N00°11'07"W 265' Tie Line



P.M.B. 210/40

P.M.B. 210/40