

205/30

P.M.B. 205 / 30

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 AS 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 REQUEST THE ABANDONMENT OF THAT CERTAIN EASEMENT KNOWN AS AS "BLANKET P.U.E." PER SECTION 66445) OF THE SUBDIVISION MAP ACT, AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 RIV. CO. WITHIN THE BOUNDARY OF PARCEL MAP 31164.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "E" INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, WATERLINE FACILITIES AND SIDEWALK PURPOSES THE EASEMENTS DESIGNATED AS "7' P.U.E., WATER & SIDEWALK EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

LA SIERRA UNIVERSITY, A CALIFORNIA NONPROFIT RELIGIOUS CORPORATION WHO ACQUIRED TITLE AS LA SIERRA COLLEGE, CALIFORNIA CORPORATION

Lawrence T. Geraty, President DAVID A. GERIGUIS, CFO Roy Ryan

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF RIVERSIDE) ON June 19, 2003 BEFORE ME, Nirma L. Carrera, Notary Public PERSONALLY APPEARED Lawrence T. Geraty and David A. Geriguis

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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY ACKNOWLEDGEMENT

STATE OF MARYLAND) COUNTY OF MONTGOMERY) ON THIS 23rd DAY OF JUNE, 2003, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Roy Ryan Associate Treasurer

SIGNATURE OMISSIONS

- 1. ONE-HALF OF ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND NATURE IN, UNDER OR PRODUCED FROM ALL OF THE ABOVE MENTIONED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL, MINE AND DEVELOP THE SAME, AS RESERVED IN THE DEED RECORDED JANUARY 7, 1955 IN BOOK 1676 PAGE 319 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 31164

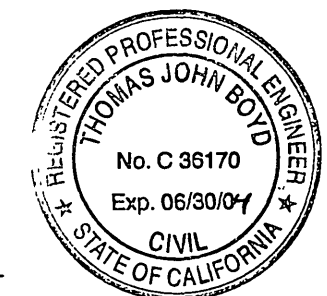
BEING A DIVISION OF LOTS 21 AND 22 OF TRACT 29058 PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, IN SECTION 15, T.3S., R.6W., SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CA MARCH, 2003

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 19th DAY OF July, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 6, 2003 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.

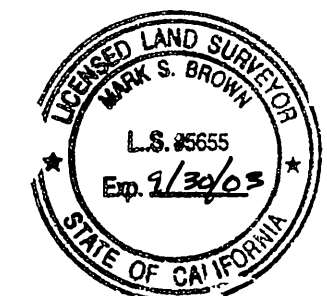
THOMAS J. BOYD RCE 36170 LIC EXP. 6/30/04 CITY ENGINEER BY: Thomas Boyd



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 19th DAY OF July, 2003 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. 9/30/03 CITY SURVEYOR BY: Mark S. Brown



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.

PAUL C. SUNDEEN, CITY TREASURER BY: Paul C. Sundeen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HERBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31164.

THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445) OF THE SUBDIVISION MAP ACT: THAT CERTAIN "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 RIV. CO. WITHIN THE BOUNDARY OF PARCEL MAP 31164.

LOTS "A" THROUGH "E" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "7' P.U.E., WATER & SIDEWALK EASEMENT" ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, WATERLINE FACILITIES AND SIDEWALK PURPOSES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE 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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF July, 2003.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE BY: Colleen J. Nicol

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- 1. EASEMENT FOR ELECTRIC ENERGY TO CITY OF RIVERSIDE, RECORDED 3/15/2001 INST. NO. 2001-106452, O.R.
- 2. RIGHT OF WAY AND WATER RIGHTS TO LA SIERRA HEIGHTS WATER COMPANY BY DEED RECORDED MAY 17, 1911 IN BOOK 327 PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 3. RIGHT OF WAY AND WATER RIGHTS TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGES 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY: Peter P. Witzfeld

RECORDER'S STATEMENT

FILED THIS 24th DAY OF July, 2003 AT 8 A.M. IN BOOK 205 OF PARCEL MAPS AT PAGES 30-33 AT THE REQUEST OF THE CITY CLERK. FEE \$13.00 NUMBER 2003-552337 GARY L. ORSO COUNTY ASSESSOR-CLERK-RECORDER

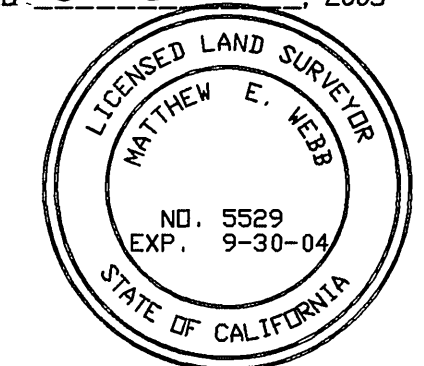
BY: Gary L. Orso DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 TURNER DEVELOPMENT ON DECEMBER 18, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED JUNE 27, 2003



Matthew E. Webb L.S. 5529 L.S. EXPIRES SEPT. 30, 2004

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 REAL 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 \$68,300.

DATED 7/10, 2003

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Matthew J. Ferris DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$68,300 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 7/10, 2003

CASH TAX BOND

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: DEPUTY

BY: Matthew J. Ferris DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT 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 WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED JULY 14, 2003

Peter P. Witzfeld THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

SOILS REPORT

A SOILS REPORT BY GEOSOILS, INC. DATED MAY 19, 2000 AND SEPTEMBER 22, 2000 W.O. 2875-A-SC AND 2875-B-SC HAS BEEN PREPARED AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 (T-29059).

P.M.B. 205 / 30

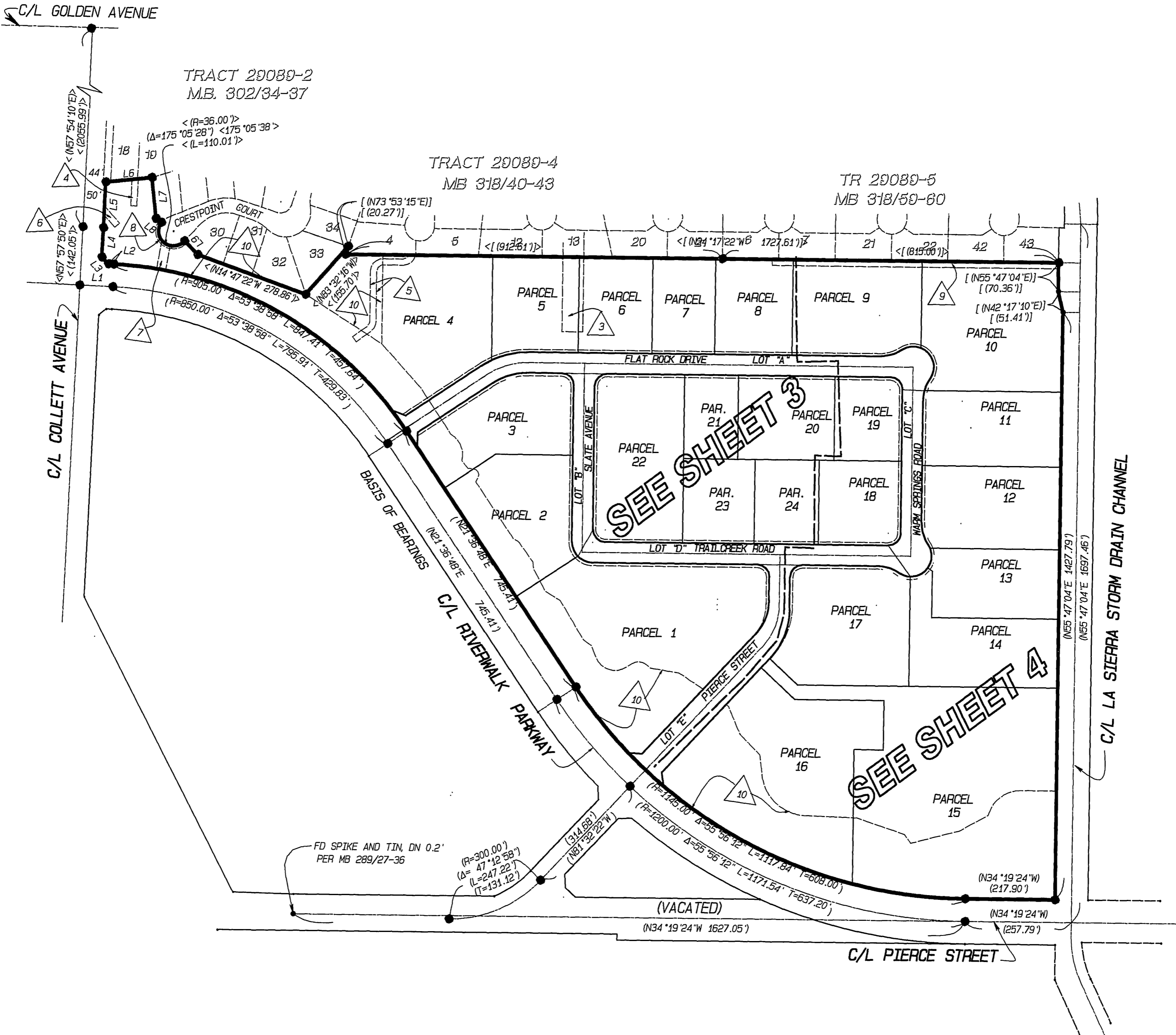
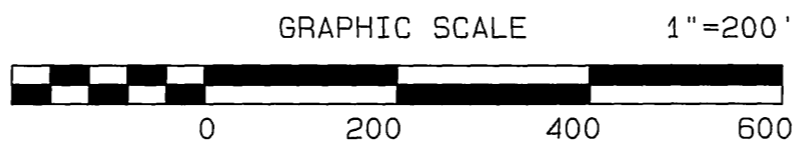
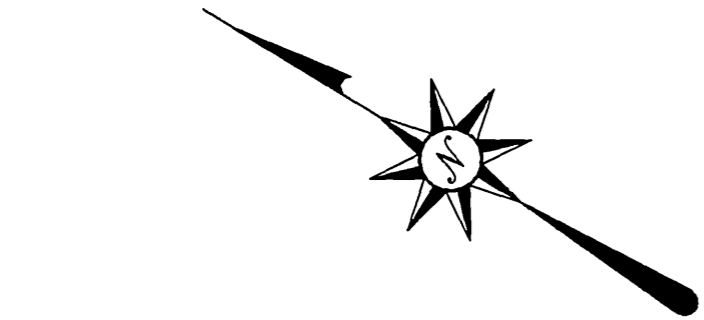
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 4 SHEETS

PARCEL MAP NO. 31164

BEING A DIVISION OF LOTS 21 AND 22 OF TRACT 29058
PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF
RIVERSIDE COUNTY, IN SECTION 15, T.3S., R.6W., SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA MARCH, 2003



LINE	BEARING	DISTANCE
L1	<(N32°02'10"W)>	80.42
L2	<(N32°02'10"W)>	13.42
L3	<(N10°21'41"E)>	23.02
L4	<(N57°57'50"E)>	71.54
L5	<(N57°54'10"E)>	110.98
L6	<(N40°35'39"W)>	112.75
L7	<(N49°24'21"E)>	100.00
L8	<(N01°25'45"E)>	16.12
L9	<(N10°52'45"E)>	46.37

EASEMENT NOTES:

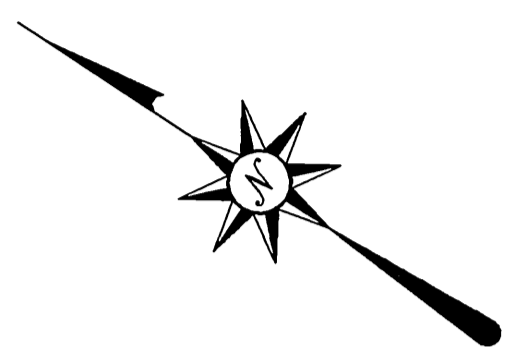
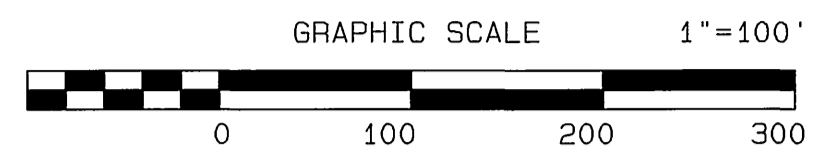
- RIGHTS OF WAY TO LA SIERRA HEIGHTS WATER CO. RECORDED 5/17/1911 IN BOOK 327, PAGE 227 OF DEEDS. CANNOT BE LOCATED FROM THE RECORD.
- RIGHTS OF WAY TO TWIN BUTTES WATER CO. RECORDED 8/11/1919 IN BOOK 508, PAGE 101 OF DEEDS. CANNOT BE LOCATED FROM THE RECORD.
- EASEMENT FOR TRANSMISSION OF ELECTRIC ENERGY TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 7/10/1948 IN BOOK 993, PAGE 175, O.R.
- EASEMENT FOR STORM DRAIN FACILITIES TO GHG RIVERWALK, LLC, RECORDED 10/12/2000 INST. NO. 2000-402065, O.R.
- EASEMENT FOR STORM DRAIN FACILITIES TO GHG RIVERWALK, LLC, RECORDED 10/12/2000 INST. NO. 2000-402065, O.R.
- EASEMENT FOR STORM DRAIN FACILITIES TO CITY OF RIVERSIDE, RECORDED 3/15/2001 INST. NO. 2001-106444, O.R.
- EASEMENT FOR SANITARY SEWER FACILITIES TO CITY OF RIVERSIDE, RECORDED 3/15/2001 INST. NO. 2001-106451, O.R.
- EASEMENT FOR ELECTRIC ENERGY TO CITY OF RIVERSIDE, RECORDED 3/15/2001 INST. NO. 2001-106452, O.R.
- EASEMENT FOR STORM DRAIN FACILITIES TO GHG RIVERWALK, LLC, RECORDED 6/20/2002 INST. NO. 2002-340670, O.R.
- EASEMENT FOR RECREATIONAL PURPOSES TO PUBLIC USE, RECORDED 4/12/2002 INST. NO. 2002-189832, O.R.

SURVEYOR'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF RIVERWALK PARKWAY TAKEN AS NORTH 21°35'48" EAST PER TRACT NO. 29058 PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND 1" IP WITH PLASTIC PLUG, PCE 17550, FLUSH PER M.B. 289/27-36 UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IP, TAGGED LS 5529, FLUSH.
- () INDICATES RECORD AND MEASURED DATA PER M.B. 289/27-36.
- < > INDICATES RECORD DATA PER M.B. 302/34-37.
- [] INDICATES RECORD DATA PER M.B. 318/59-60.
- THE AREA OF THIS MAP IS 47.97 ACRES GROSS.

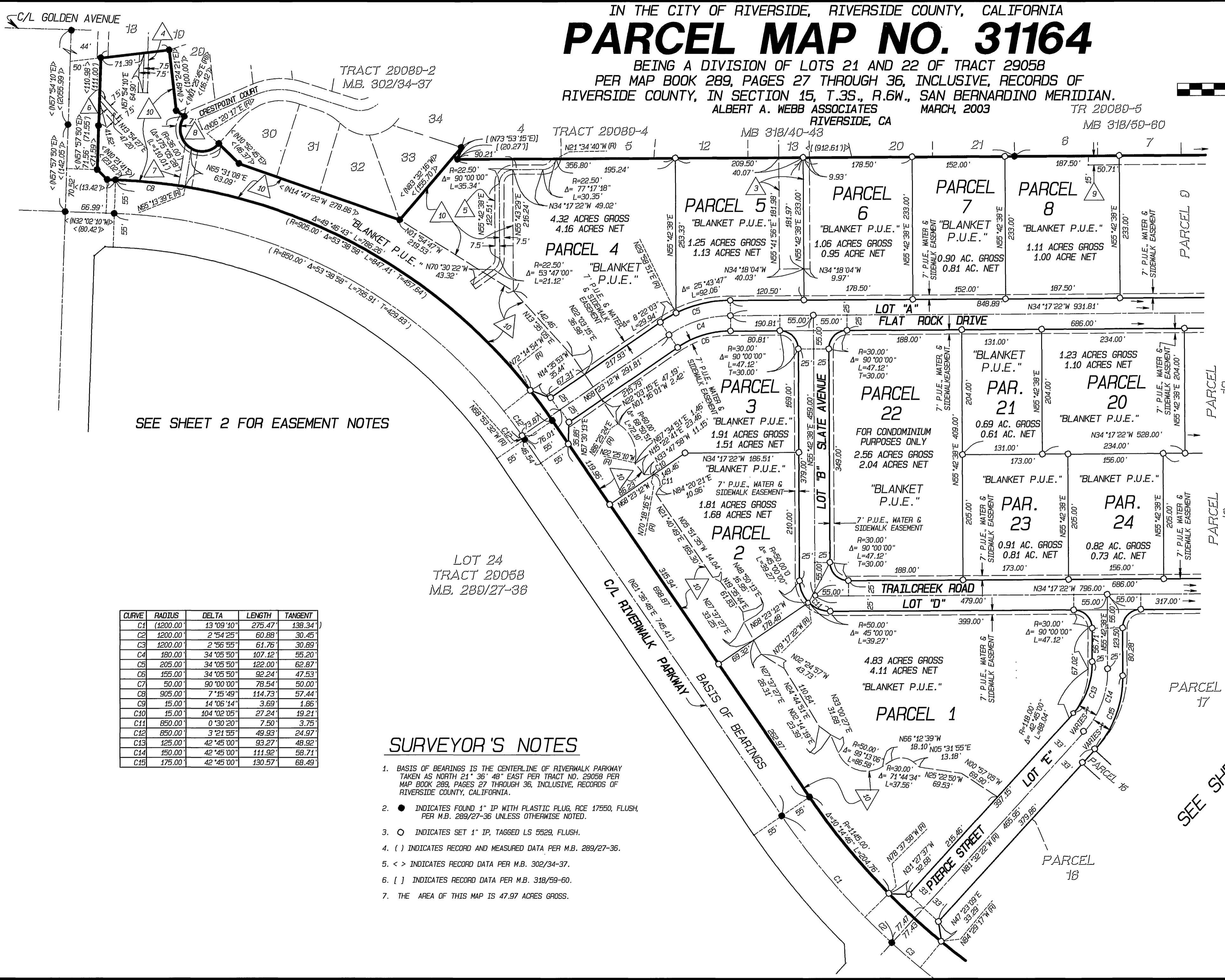
PARCEL MAP NO. 31164

BEING A DIVISION OF LOTS 21 AND 22 OF TRACT 29058
PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF
RIVERSIDE COUNTY, IN SECTION 15, T.3S., R.6W., SAN BERNARDINO MERIDIAN.
ALBERT A. WEBB ASSOCIATES RIVERSIDE, CA MARCH, 2003



SEE SHEET 4

SEE SHEET 4



SEE SHEET 2 FOR EASEMENT NOTES

LOT 24
TRACT 29058
M.B. 289/27-36

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1200.00'	13°09'10"	275.47'	138.34'
C2	1200.00'	2°54'25"	60.88'	30.45'
C3	1200.00'	2°56'55"	61.76'	30.89'
C4	180.00'	34°05'50"	107.12'	55.20'
C5	205.00'	34°05'50"	122.00'	62.87'
C6	155.00'	34°05'50"	92.24'	47.53'
C7	50.00'	90°00'00"	78.54'	50.00'
C8	905.00'	7°15'49"	114.73'	57.44'
C9	15.00'	14°06'14"	3.69'	1.86'
C10	15.00'	104°02'05"	27.24'	19.21'
C11	850.00'	0°30'20"	7.50'	3.75'
C12	850.00'	3°21'55"	49.93'	24.97'
C13	125.00'	42°45'00"	93.27'	48.92'
C14	150.00'	42°45'00"	111.92'	58.71'
C15	175.00'	42°45'00"	130.57'	68.49'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF RIVERWALK PARKWAY TAKEN AS NORTH 21° 36' 48" EAST PER TRACT NO. 29058 PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" IP WITH PLASTIC PLUG, RCE 17550, FLUSH, PER M.B. 289/27-36 UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" IP, TAGGED LS 5529, FLUSH.
4. () INDICATES RECORD AND MEASURED DATA PER M.B. 289/27-36.
5. < > INDICATES RECORD DATA PER M.B. 302/34-37.
6. [] INDICATES RECORD DATA PER M.B. 318/59-60.
7. THE AREA OF THIS MAP IS 47.97 ACRES GROSS.

P.M.B. 205 / 32

P.M.B. 205 / 32

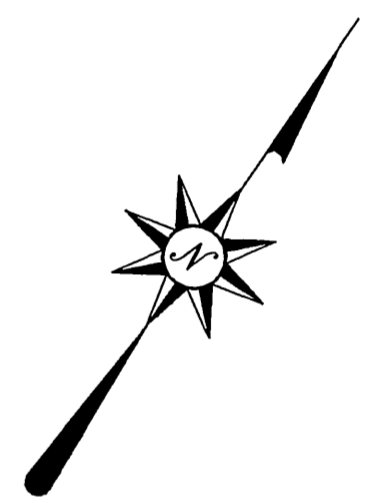
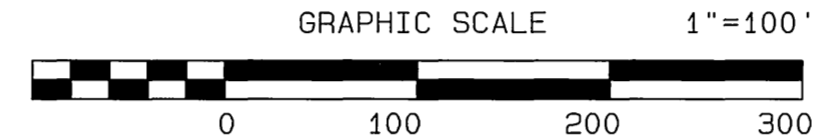
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 31164

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA MARCH, 2003

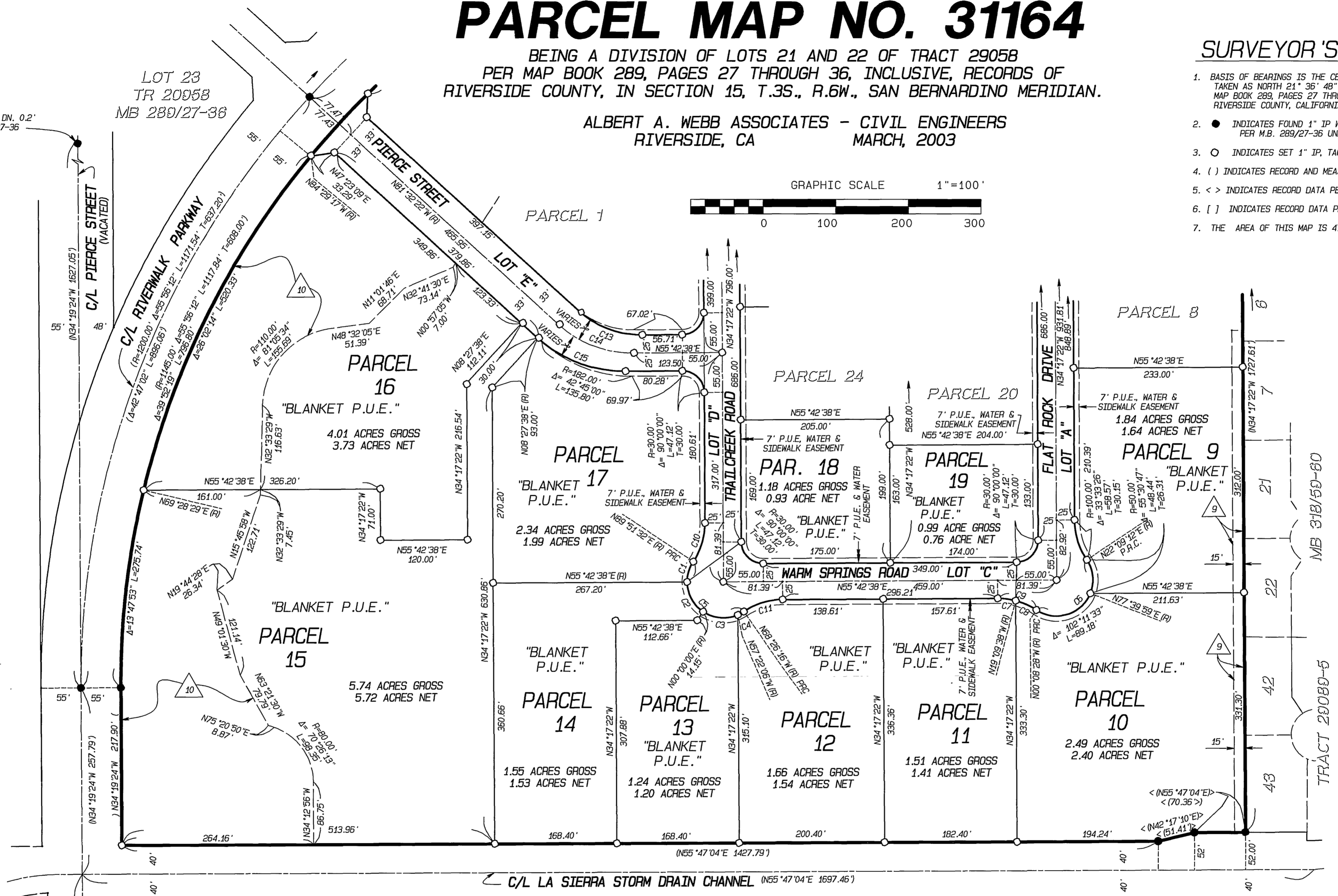
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FD. SPIKE & TIN, DN. 0.2"
PER MB 289/27-36

LOT 23
TR 20058
MB 289/27-36



FD. 60d SPIKE & CITY ENG. TAG
DN. 0.5" PER MB 162/9-11 & CITY
OF RIV. F.B. 1038/21 & MB 289/27-28
FOR C/L INT.

SEE SHEET 2 FOR EASEMENT NOTES

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	50.00'	34°08'54"	29.80'	15.36'
C2	50.00'	55°42'38"	48.62'	26.42'
C3	50.00'	57°22'06"	50.06'	27.36'
C4	50.00'	11°04'10"	9.66'	4.85'
C5	50.00'	158°17'49"	138.14'	260.83'
C6	50.00'	157°42'21"	137.62'	253.75'
C7	95.00'	15°07'44"	25.08'	12.62'
C8	95.00'	19°01'10"	31.54'	15.91'
C9	95.00'	34°08'54"	56.62'	29.18'
C10	95.00'	34°08'54"	56.62'	29.18'
C11	95.00'	34°08'54"	56.62'	29.18'
C12	30.00'	90°00'00"	47.12'	30.00'
C13	125.00'	42°45'00"	93.27'	48.92'
C14	150.00'	42°45'00"	111.92'	58.71'
C15	175.00'	42°45'00"	130.57'	68.49'