

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

PARCEL MAP 34774

BEING A DIVISION OF A PORTION OF LOT 9 AND ALL OF LOT 10 OF TRACT 29058 AS SHOWN BY ON FILE IN BOOK 289 OF MAPS AT PAGES 27 THROUGH 36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN RANCHO LA SIERRA.

AUGUST 2006
PSOMAS
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 subdivision 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.

LA SIERRA UNIVERSITY, a California Non-profit Religious Corporation, who acquired title as LA SIERRA COLLEGE, a California Corporation.

By: Lawrence Geraty David A. Geriguis
Lawrence Geraty David A. Geriguis

NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside SS

On December 15, 2006 before me, Carmen J. Cordero
A Notary Public in and for said County and state personally appeared Lawrence 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/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) or 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 February 5, 2009
Carmen J. Cordero Carmen J. Cordero
Notary Public in and for said State (Print Name)
My principal place of business is in Riverside County

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.

An easement for water facilities in favor of the City of Riverside, successor in interest to La Sierra Heights Water Company, recorded May 17, 1911 in Book 327, Page 227 of Deeds, Official Records of Riverside County, California.

An easement for water ditches, canals and pipelines in favor of the City of Riverside, successor in interest to Twin Buttes Water Company, recorded August 11, 1919 in Book 508 Page 101 of Deed, Official Records of Riverside County, California.

An easement for construction and maintenance of electric energy distribution facilities, designated as "BLANKET P.U.E." on Tract 29058 as shown by map on file in Book 289 of Maps at Pages 87 through 36 thereof, Records of Riverside County, California.

Date March 16, 2007
David H. Wright
Public Utilities General Manager
By: D.H. Wright
RHS BH

PUBLIC 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 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 March 16, 2007
David H. Wright
Public Utilities General Manager
By: D.H. Wright
RHS BH

CITY ENGINEER'S CERTIFICATE

This map has been examined by me this 19th day of March, 2007 and the subdivision as shown hereon is substantially the same as approved by the City of Riverside Planning Commission on August 21, 2006 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
R.C.E. 36170 Lic. Exp. 6/30/08
City Engineer
By: Tom Boyd

CITY SURVEYOR'S CERTIFICATE

This map has been examined by me this 19th day of MAR., 2007 and I am satisfied that the map is technically correct.



MARK S. BROWN
L.S. 5655 Lic. Exp. 9/30/07
City Surveyor
By: Mark S. Brown

SOILS REPORT

A preliminary soils report was prepared for this Division by Gorian and Associates, Inc. on May 9, 2006 as required by the Health and Safety Code of the State of California, Section 17953.

RECORDER'S STATEMENT

Filed this 23 day of MARCH, 2007
at 8:00 A.M. in Book 220 of Parcel Maps at
Pages 72-73 at the request of the
City Clerk of the City of Riverside.
No. 2007-0200591
Fee: \$9.00
LARRY W. WARD, County Assessor - Clerk - Recorder

By: M. Ward Deputy

Subdivision Guarantee: CHICAGO TITLE COMPANY

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.

Date 12/19/06
PAUL C. SUNDEEN
Chief Financial Officer/Treasurer
By: Paul C. Sundeen

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 \$30,200.

Date 2/28/2007
PAUL McDONNELL
County Tax Collector
By: Keisten MacGillis Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$30,200 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 March 20, 2007
NANCY ROMERO
Clerk of the Board of Supervisors
By: Nancy Romero Deputy
DATE
CASH TAX BOND
PAUL McDONNELL
County Tax Collector

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 The Griffin Homebuilding Group, LLC, on August 1, 2006.

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 Dec. 29, 2006
JOHN W. CANTY
R.C.E. 17550
Lic. Exp. C/30/07
By: John W. Canty



P.M.B. 220 / 72

P.M.B. 220 / 72

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP 34774

BEING A DIVISION OF A PORTION OF LOT 9 AND ALL OF LOT 10 OF TRACT 29058 AS SHOWN BY ON FILE IN BOOK 289 OF MAPS AT PAGES 27 THROUGH 36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN RANCHO LA SIERRA.

AUGUST 2006

PSOMAS

RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

This map has been compiled from record data in compliance with the Subdivision Map Act and local ordinance.

The Parcel and Boundary Lines shown hereon should not be used for the monumentation of any parcel or boundary without first conducting a thorough field survey to determine the actual location of the property and adjoining parcels.

All dimensions shown hereon have been compiled and/or calculated from record data, unless otherwise noted.

Bearings are based upon the centerline of Sierra Vista Avenue as being N.55°02'48"W. as shown on Tract 29058 by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

● Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, per Tract 29058 M.B. 289/27-36.

() Indicates Record Data per Tract 29058 M.B. 289/27-36.

[] Indicates Record Data per Lot Line Adjustment No. P05-1384, recorded April 3, 2006 as inst. no. 236225 Official Records of Riverside County, California.

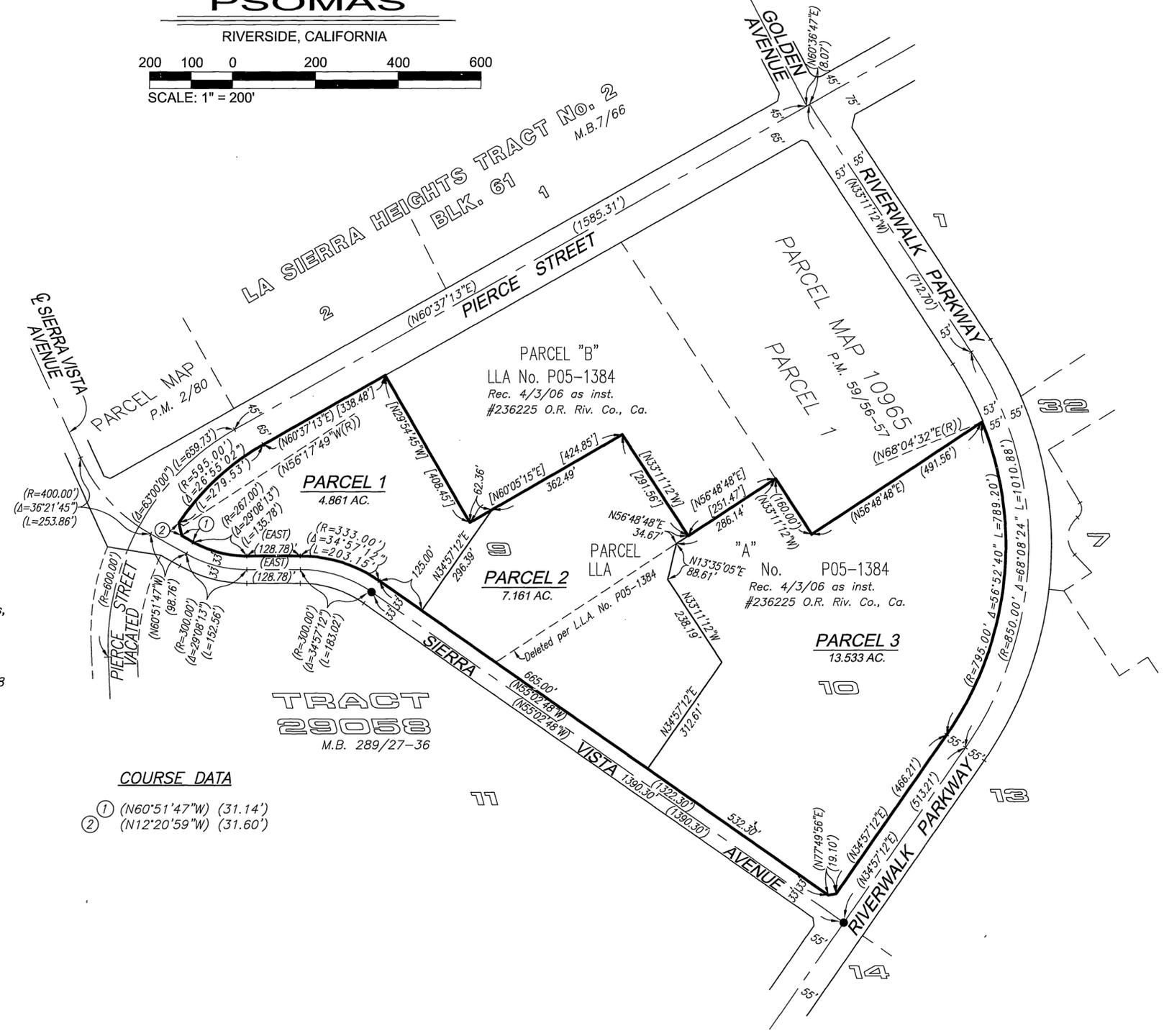
This Parcel Map contains 25.555 Acres.

EASEMENT NOTES

An easement for water facilities in favor of the City of Riverside, successor in interest to La Sierra Heights Water Company, recorded May 17, 1911 in Book 327, Page 227 of Deeds, Official Records of Riverside County, California. (Said easement cannot be located by the record data.)

An easement for water ditches, canals and pipelines in favor of the City of Riverside, successor in interest to Twin Buttes Water Company, recorded August 11, 1919 in Book 508 Page 101 of Deed, Official Records of Riverside County, California. (Said easement cannot be located by the record data.)

An easement for construction and maintenance of electric energy distribution facilities, designated as "BLANKET P.U.E." on Tract 29058 as shown by map on file in Book 289 of Maps at Pages 87 through 36 thereof, Records of Riverside County, California. (Said easement being blanket in nature)



COURSE DATA

- ① (N60°51'47"W) (31.14')
- ② (N12°20'59"W) (31.60')

P.M.B. 220/73

P.M.B. 220/73