

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 32977

BEING A SUBDIVISION OF PARCELS 1 THROUGH 5, INCLUSIVE, AND LOT 'A' AS SHOWN ON PARCEL MAP 28355 ON FILE IN BOOK 174, PAGES 68 THROUGH 69, INCLUSIVE, OF PARCEL MAPS AND BEING FURTHER DESCRIBED AS PARCEL 1 ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-008-967, RECORDED MAY 1, 1997 AS INSTRUMENT NO. 150859 OF OFFICIAL RECORDS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BV ENGINEERING
IRVINE, CALIFORNIA
DENNIS D. NELSON, R.C.E. 23434
NOVEMBER, 2005

RECORDER'S STATEMENT

FILED THIS 17th DAY OF May, 2006, AT 8:00 A.M.
IN BOOK 217 OF PARCEL MAPS, AT PAGES 28-29
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2006-0356935
FEE 99.00

LARRY W. WARD
COUNTY ASSESSOR - CLERK - RECORDER

BY: Shilpa Gavala
DEPUTY

SUBDIVISION GUARANTEE BY: STEWART TITLE OF CALIFORNIA, INC.

ENGINEER'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 B & YG HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN MARCH, 2004. 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.

Dennis D. Nelson
DENNIS D. NELSON, R.C.E. 23434
EXP. 12/31/07
March 27, 2006
DATE



CITY ENGINEERS CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 1st DAY OF May, 2006 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 17, 2005, 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 38170
LIC. EXP. 6/30/09
CITY ENGINEER
BY: Thomas J. Boyd

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 1st DAY OF May, 2006, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET ON A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.



MARK S. BROWN
L.S. 5855 LIC. EXP. 9/30/07
CITY SURVEYOR
BY: Mark S. Brown

BENEFICIARY

PFF BANK AND TRUST, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 23, 2005, AS INSTRUMENT NO. 2005-228547, OFFICIAL RECORDS.

BY: Jill Madjee Vice President
BY: Laurie Hand Vice President

86-510675

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 PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,700.

PAUL McDONNELL
COUNTY TAX COLLECTOR

DATE: May 5, 2006

BY: P. J. P.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,700. 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.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BY: _____

PAUL McDONNELL
COUNTY TAX COLLECTOR

CASH TAX BOND
DATE: May 5, 2006

BY: P. J. P.

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.

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

DATE: April 28, 2006

BY: D. H. Wright
MM VB

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.

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

DATE: May 2, 2006

BY: P. C. Sundeen

UTILITY EASEMENT STATEMENT

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

1. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES RECORDED MARCH 2, 1979 AS INSTRUMENT NO. 42841 OF OFFICIAL RECORDS.
2. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES DESIGNATED AS "BLANKET P.U.E." AS SHOWN ON AND DEDICATED PER PARCEL MAP NO. 28355, P.M.B. 174/68-69.

24337

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

DATE: April 28, 2006

BY: D. H. Wright
MM VB

SOILS REPORT

A PRELIMINARY SOILS REPORT No. 2331, WAS PREPARED FOR THIS SUBDIVISION BY COLEMAN GEOTECHNICAL, INC., ON APRIL 7, 2004, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 BORDERLINE.

B & YG HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Bharat D. Gala
BHARAT D. GALA, MEMBER OF B & YG HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Yogesh D. Gala
YOGESH D. GALA, MEMBER OF B & YG HOLDINGS, LLC,
DELAWARE LIMITED LIABILITY COMPANY

BY: Terry F. Mackprang
TERRY F. MACKPRANG, MEMBER OF B & YG HOLDINGS, LLC,
DELAWARE LIMITED LIABILITY COMPANY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange

ON 3/29/06, 2006, BEFORE ME, Hilda L. Ramirez
A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
BHARAT D. GALA, YOGESH D. GALA AND TERRY F. MACKPRANG

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 CAPACITIES, 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.

MY COMMISSION EXPIRES 4/20/09
WITNESS MY HAND.



Hilda L. Ramirez
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON MAY 5, 2006, BEFORE ME, LORI G. WIKSTEN, NOTARY PUBLIC
A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
JILL MADJEE AND LAURIE HAND

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 CAPACITIES, 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.

MY COMMISSION EXPIRES 6-13-09
WITNESS MY HAND.

Lori G. Wiksten
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY, CALIFORNIA

SIGNATURE OMISSIONS

PURSUANT TO SECTION 88438 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:

1. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES RECORDED MAY 18, 1979 AS INSTRUMENT NO. 103001 OF OFFICIAL RECORDS.
2. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE RIGHT OF FLIGHT AND THE PASSAGE OF AIRCRAFT RECORDED FEBRUARY 7, 1982 AS INSTRUMENT NO. 44771 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
3. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SEWER LINE PURPOSES RECORDED May 5th, 2006, AS INSTRUMENT No. 06-0328203, OF OFFICIAL RECORDS.
4. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES RECORDED May 5th, 2006, AS INSTRUMENT No. 06-0328209, OF OFFICIAL RECORDS.

P.M.B. 217/28

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

PARCEL MAP NO. 32977

BEING A SUBDIVISION OF PARCELS 1 THROUGH 5, INCLUSIVE, AND LOT 'A' AS SHOWN ON PARCEL MAP 26355 ON FILE IN BOOK 174, PAGES 66 THROUGH 68, INCLUSIVE, OF PARCEL MAPS AND BEING FURTHER DESCRIBED AS PARCEL 1 ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-006-967, RECORDED MAY 1, 1997 AS INSTRUMENT NO. 150859 OF OFFICIAL RECORDS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BV ENGINEERING
IRVINE, CALIFORNIA

DENNIS D. NELSON, R.C.E. 23434
NOVEMBER, 2005

R.S. 48/60-64

FD. 3/4" I.P. W/TAG, NO TAG, FLUSH,
PER TR. 13300-1, M.B. 114/74-75
SET TAG RCE 23434

FD. 3/4" I.P., NO TAG, FLUSH,
ACC. AS BC PER P.M. NO. 26355,
PMB 174/66-68. SET TAG RCE 23434

FD. 3/4" I.P., NO TAG, FLUSH,
ACC. AS C/L INTERSECTION MORRIS ST.
& VIEW PARK CT. SET TAG RCE 23434

FD. 3/4" I.P., NO TAG, FLUSH, ACC. AS ANGLE POINT
IN C/L MORRIS ST. PER P.M. NO. 26355,
PMB 174/66-68. SET TAG RCE 23434

FD. 3/4" I.P. NO TAG, DN. 0.1",
PER PM NO. 26355, P.M.B. 174/66-68
SET TAG RCE 23434

POTENTIAL LIQUEFACTION NOTE:

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED HEREON.
- INDICATES SET 1" I.P. W/TAG RCE 23434, FLUSH
- SET 1" I.P. W/TAG RCE 23434, FLUSH, AT ALL LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- <> INDICATES RECORD DATA PER TRACT No. 13300-1, M.B. 114/74-75.
- () INDICATES RECORD DATA PER PARCEL MAP No. 26355, P.M.B. 174/66-68.
- (R) INDICATES BEARING OF LINE RADIAL TO ADJACENT CURVE
- ALL I.P. DIMENSIONS ARE INSIDE DIAMETER.
- TOTAL GROSS ACRES: 2.944 ACRES

BASIS OF BEARINGS:

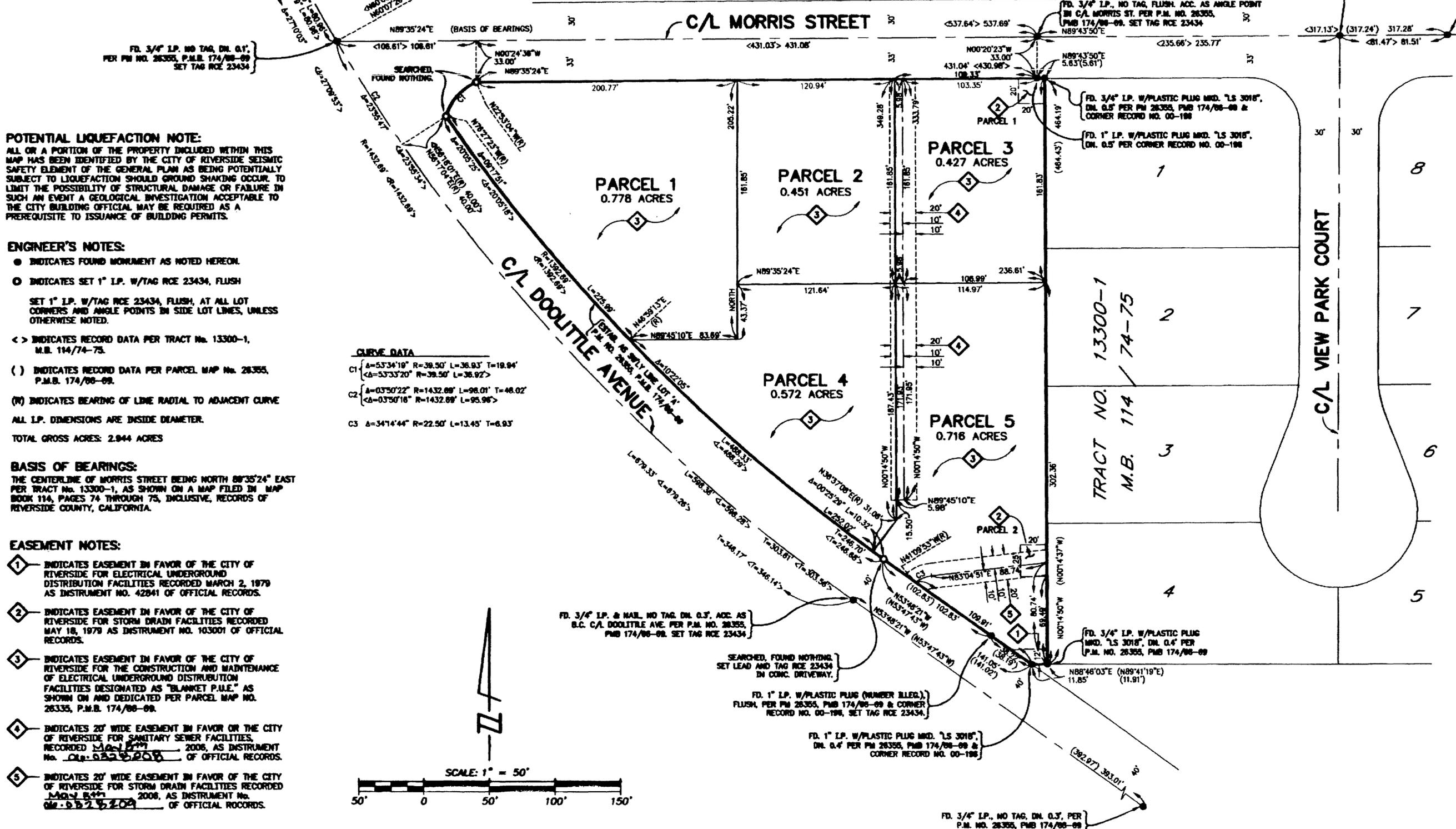
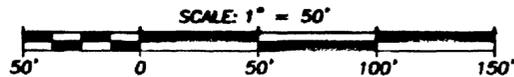
THE CENTERLINE OF MORRIS STREET BEING NORTH 89°35'24" EAST PER TRACT No. 13300-1, AS SHOWN ON A MAP FILED IN MAP BOOK 114, PAGES 74 THROUGH 75, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES:

- 1 INDICATES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES RECORDED MARCH 2, 1979 AS INSTRUMENT NO. 42641 OF OFFICIAL RECORDS.
- 2 INDICATES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES RECORDED MAY 18, 1979 AS INSTRUMENT NO. 103001 OF OFFICIAL RECORDS.
- 3 INDICATES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES DESIGNATED AS "BLANKET P.U.E." AS SHOWN ON AND DEDICATED PER PARCEL MAP NO. 26355, P.M.B. 174/66-68.
- 4 INDICATES 20' WIDE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES, RECORDED MAY 18, 1979 AS INSTRUMENT NO. 103001 OF OFFICIAL RECORDS.
- 5 INDICATES 20' WIDE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES RECORDED MAY 18, 1979 AS INSTRUMENT NO. 103001 OF OFFICIAL RECORDS.

CURVE DATA

C1	A=53°34'19" R=39.50' L=36.93' T=19.94'
	<A=53°33'20" R=39.50' L=36.92'>
C2	A=03°50'22" R=1432.69' L=98.01' T=48.02'
	<A=03°50'16" R=1432.69' L=95.96'>
C3	A=34°14'44" R=22.50' L=13.45' T=6.93'



P.M.B. 217/29

P.M.B. 217/29