

TRACT NO. 34532

BEING A SUBDIVISION OF A PORTION OF LOTS 12 AND 13 OF ARLINGTON GARDENS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 84 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 6 WEST. S.B.M.

BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES TRANS AMERICAN ENGINEERING, EL MONTE, CA NOVEMBER 2006

RECORDER'S STATEMENT

FILED THIS 7th DAY OF September, 2007 AT 8 A.M. IN BOOK 425 OF MAPS, AT PAGE(S) 23-25 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NUMBER 2007-0512565

FEE \$11.00

LARRY W. WARD - COUNTY ASSESSOR - CLERK - RECORDER

BY: M. King DEPUTY

SUBDIVISION GUARANTEE BY: FIDELITY NATIONAL TITLE COMPANY

425 23
City

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 ARE 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.

RIVERSIDE GRAND INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
KEVIN Q. DENG (MANAGING MEMBER)

BENEFICIARY: [Signature]
American Continental
UNITED COMMERCIAL BANK, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY OF DEED OF TRUST RECORDED JULY 6 2007 AS INSTRUMENT NO. 2007-0441540 OF OFFICIAL RECORDS RIVERSIDE COUNTY.

[Signature]
PRINT NAME: Terry Lou
TITLE: C.E.O.
SEE NEXT PAGE FOR ACKNOWLEDGEMENTS

[Signature]
PRINT NAME: CARDI HO
TITLE: FVP/CREDIT MANAGER

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 BENNY YEN ON JULY 14, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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.

[Signature]
WILLIAM C. SHEN RCE 27460
EXPIRES: 6-30-2009



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 34532 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 3, 2006, AND ANY APPROVED ALTERATIONS THEREOF; THAT 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 OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND 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.

DATE 8/10/07 THOMAS J. BOYD
RCE 36170, LIC. EXP. 6/30/08
CITY ENGINEER

BY: [Signature]



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 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: 8/10/07 PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY CAL LAND ENGINEERING INC. ON AUGUST 3, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

UTILITIES EASEMENT STATEMENT

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

1. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO, WATER RIGHTS, CLAIMS OR TITLE TO WATER, A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER AND THROUGH THE LANDS HEREIN DESCRIBED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO, PUBLIC UTILITIES, INGRESS AND EGRESS, BY DEED RECORDED JULY 9, 1959 AS INSTRUMENT NO. 59738 OF DEEDS, RIVERSIDE COUNTY RECORDS.
3. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS PURPOSES, RECORDED JULY 9, 1959, AS INSTRUMENT NO. 59738, OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATE: 8/2/07 DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
MMEN

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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.

DATE 8/16/07 MARK S. BROWN
L.S. 5655, LIC. EXP. 9/30/07
CITY SURVEYOR

BY: [Signature]



SIGNATURE OMISSIONS

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:

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINES AND COMMUNICATION PURPOSES RECORDED AUGUST 15, 2006 AS INSTRUMENT NO. 2006-0432419, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 34532.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF AUGUST, 2007

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

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BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
TRANS AMERICAN ENGINEERING, EL MONTE, CA
NOVEMBER 2006

425/24
City

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$15,800 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 OF THE BOARD OF SUPERVISORS

BY: _____

DATE: 9.4.2007

PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: Hetalika Rbn

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, LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN NOT YET PAYABLE, ESTIMATED TO BE \$15,800.

DATE: 9.4.2007 PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: Hetalika Rbn

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 LOTS 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: 9/2/07 DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: Z.S. Malley
mm BK

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON 7-13-2007 BEFORE ME, Sandy Yang, A NOTARY PUBLIC, PERSONALLY APPEARED, KEVIN Q. PENG, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.



Sandy Yang
NAME PRINTED SANDY YANG
MY COMMISSION EXPIRES: 9-7-2007
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION NO: 1438160

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON 7-13-2007 BEFORE ME, Sandy Yang, A NOTARY PUBLIC, PERSONALLY APPEARED, Terry Lou & Carol Ho, 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.



Sandy Yang
NAME PRINTED SANDY YANG
MY COMMISSION EXPIRES: 9-7-2007
MY PRINCIPAL PLACE OF BUSINESS IS IN L.A. COUNTY.
MY COMMISSION NO: 1438160

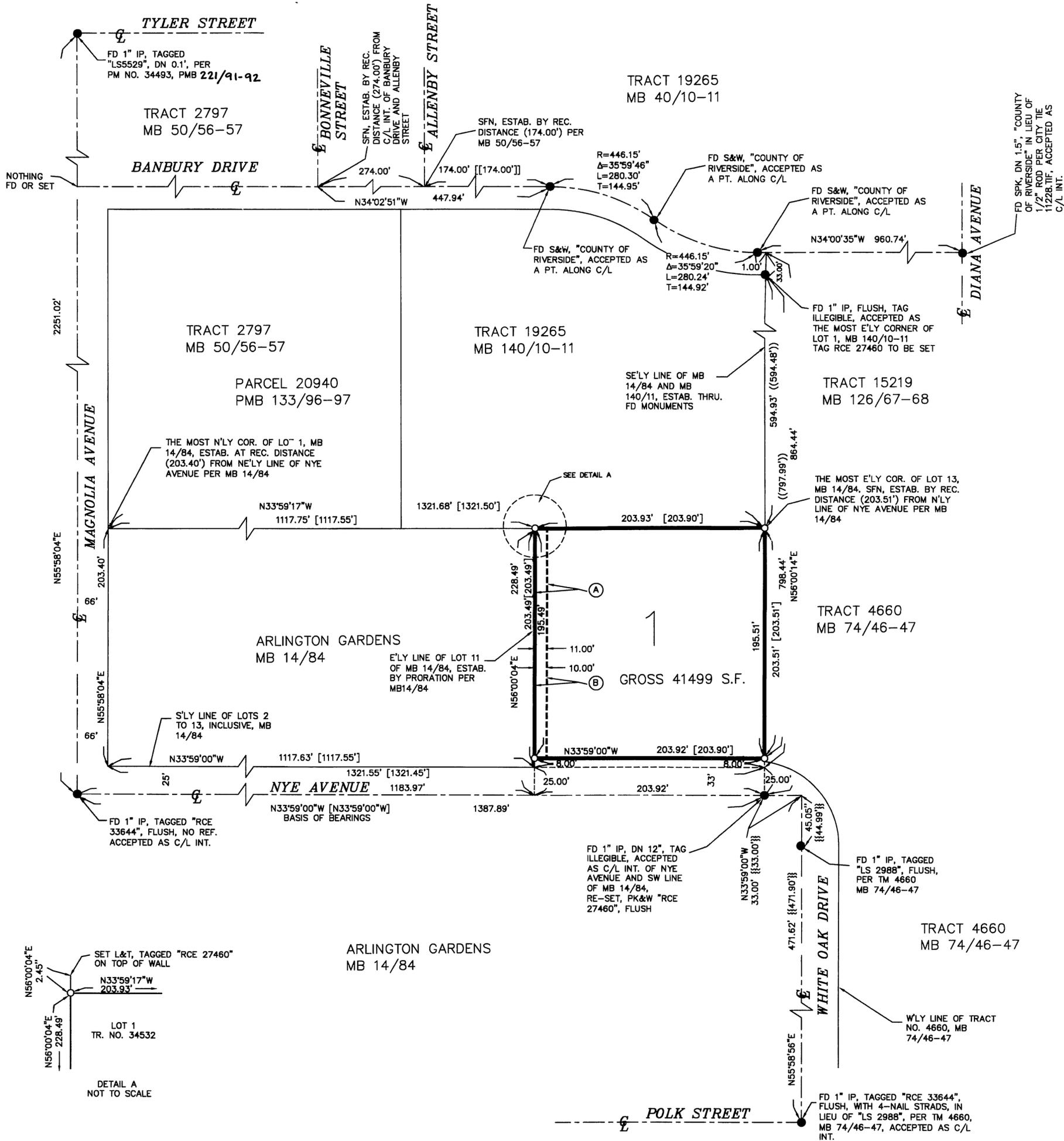
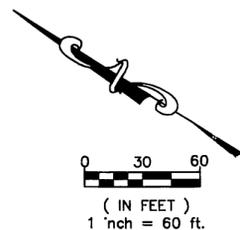
425/25
City

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 34532

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TRANS AMERICAN ENGINEERING, EL MONTE, CA
NOVEMBER 2006



ENGINEER'S NOTES:

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF NYE AVENUE TAKEN AS NORTH 33°59'00" WEST PER ARLINGTON GARDENS TRACT, MB 14/10-11
2. (()) INDICATES RECORD DATA PER PARCEL MAP, PMB 3/66
3. () INDICATES RECORD DATA PER TRACT MAP NO. 2797, MB 50/56-57
4. [] INDICATES RECORD DATA PER ARLINGTON GARDENS TRACT, MB 14/84
5. [] INDICATES RECORD DATA PER TRACT NO. 2797, MB 50/56-57
6. [] INDICATES RECORD DATA PER TRACT NO. 4660, MB 74/46-47
7. ● INDICATES FOUND MONUMENTS AS NOTED
8. ○ INDICATES SET 1" IP TAGGED RCE 27460, FLUSH
9. SFN INDICATED SEARCH AND FOUND NOTHING
10. THIS TRACT CONTAINS 0.953 ACRES.

EASEMENT NOTES:

- (A) 11.00' WIDE PUBLIC UTILITIES, INGRESS AND EGRESS EASEMENT PER DEED REC. 7-9-1959, AS INST. NO. 59738 OF DEEDS.
- (B) 10.00' WIDE PIPELINES AND COMMUNICATION EASEMENT PER DEED REC. 8-15-2006 AS INST. NO. 2006-0432419, O.R.