

CITY

221

93

P.M.B. 221 / 93

PARCEL MAP NO. 34195

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

BEING A SUBDIVISION OF PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-0481 AS PER DOCUMENT RECORDED SEPTEMBER 15, 2005 AS INSTRUMENT NO. 2005-0763248 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIENES ENGINEERING, INC., LA MIRADA, CA AUGUST 2005

FOR CONDOMINIUM PURPOSES (PARCEL 3 ONLY)

RECORDER'S STATEMENT:

FILED THIS 15th DAY OF June 2007, AT 8:00 AM IN BOOK 221 OF PARCEL MAPS, AT PAGES 93-96 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO. 2007-0394471 FEE \$13.00 LARRY W. WARD, COUNTY ASSESSOR CLERK AND RECORDER BY: Shilw 29 Paul DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "20' SEWER EASEMENT".

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

WE HEREBY RESERVE FOR OURSELVES, OUR HEIRS AND ASSIGNS THE FOLLOWING NON-BUILDABLE AREAS AND EASEMENTS:

RESERVATION FOR A 10' WIDE SANITARY SEWER AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCEL 5, A 10' AND 70' WIDE STORM DRAIN AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 5, A 10' WIDE WATER LINE AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 5, A VARIABLE WIDTH INGRESS, EGRESS AND ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2, A RECIPROCAL 30' WIDE INGRESS, EGRESS AND ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 5, A RECIPROCAL 26' WIDE INGRESS, EGRESS AND ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 4 AND 5, A NON-BUILDABLE AREA FOR THE BENEFIT OF PARCEL 5, A NON-BUILDABLE AREA FOR THE BENEFIT OF PARCEL 4 AND A 10' WIDE FIRE WATER AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 5. THE USES, CONDITIONS AND RESTRICTIONS OF WHICH IS SPECIFIED IN A COVENANT AND AGREEMENT, RECORDED June 19, 2007, AS INSTRUMENT NO. 2007-0394472

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES THE EASEMENTS DESIGNATED HEREON AS "BLANKET P.U.E."

OAKMONT RIVERSIDE HUNTER PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] PRINT NAME: Stephen L. Nelsen

PRINT TITLE: Executive VP

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER A DEED OF TRUST RECORDED, SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0789529 OF OFFICIAL RECORDS

BY: [Signature] PRINT NAME: JEFFREY HAY

PRINT TITLE: SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF Georgia) ss COUNTY OF Fulton)

ON THIS April 25, 2007 BEFORE ME Sydney Kaigler A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Stephen L. Nelsen PERSONALLY KNOWN TO ME (OR PROVED TO ME 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: Sydney Kaigler SIGNATURE Sydney Kaigler PRINT NAME January 31, 2010 MY COMMISSION EXPIRES Fulton MY PRINCIPLE PLACE OF BUSINESS (COUNTY)

NOTARY ACKNOWLEDGMENT:

STATE OF TEXAS) ss COUNTY OF HARRIS)

ON THIS APRIL 25 TH BEFORE ME GLENNA DOBSKY A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY HAY, SENIOR VICE PRESIDENT PERSONALLY KNOWN TO ME (OR PROVED TO ME 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: Glenna Dobsky SIGNATURE GLENNA DOBSKY PRINT NAME 4-21-09 MY COMMISSION EXPIRES HARRIS MY PRINCIPLE PLACE OF BUSINESS (COUNTY)

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:

THE SIGNATURE OF TSUI SU. LIN, AS TRUSTEE FOR THE PI CHAO YEH 1994 TRUST FOR ISSUE DATED AUGUST 24, 1994, HOLDER OF NON-BUILDABLE AREAS, RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0789527 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (d)(3A)(i-viii) OF THE SUBDIVISION MAP ACT.

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: 5/29/07 BY: [Signature] DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER

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 OAKMONT INDUSTRIAL, IN AUGUST, 2005. 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.

[Signature] 4/19/07 DATE BRIAN L. THIENES P.L.S. NO. 5750 REG. EXPIRES 12/31/07

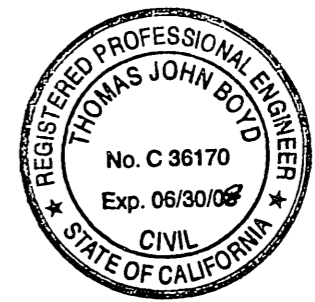


CITY ENGINEER'S STATEMENT:

THIS MAP HAS BEEN EXAMINED BY ME THIS 4th DAY OF June, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 23, 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.

DATED 6/4, 2007

[Signature] THOMAS J. BOYD R.C.E. 36170 LIC. EXP. 6/30/08 CITY ENGINEER



CITY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED BY ME THIS 4th DAY OF June, 2007 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.

[Signature] MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/07 CITY SURVEYOR



TAX COLLECTOR'S STATEMENT:

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 \$ 48,400.

DATE: June 7, 2007 PAUL McDONNELL COUNTY TAX COLLECTOR BY: Keaton Margillis

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: 6/4/07 PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER / TREASURER BY: Brent A. Mason

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 48,400 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: June 7, 2007 NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS BY: Keaton Margillis

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 34195. THE EASEMENT DESIGNATED AS "20' SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC DISTRIBUTION AND TELECOMMUNICATION 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.

THE EASEMENT DESIGNATED HEREON AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR PUBLIC UTILITIES.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF June, 2007. COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA BY: [Signature] CITY CLERK

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTHERN CALIFORNIA GEOTECHNICAL ON DECEMBER 20, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SCALE: 1" = 120'

SHEET 2 OF 4 SHEETS

PARCEL MAP NO. 34195

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

BEING A SUBDIVISION OF PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-0481 AS PER DOCUMENT RECORDED SEPTEMBER 15, 2005 AS INSTRUMENT NO. 2005-0763248 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIENES ENGINEERING, INC., LA MIRADA, CA AUGUST, 2005

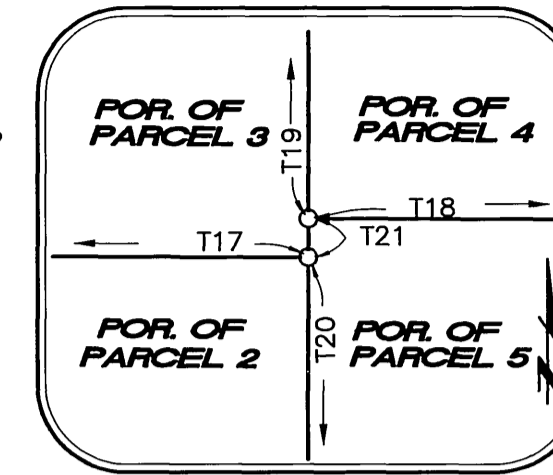
FOR CONDOMINIUM PURPOSES (PARCEL 3 ONLY)

CITY 221/94

P.M.B. 221 / 94



DETAIL "A" N.T.S.



CITRUS STREET

N 89°54'41" W 1769.07' (1769.10' R1)
1719.08'

CERTIFICATE OF COMPLIANCE FOR

LOT LINE ADJUSTMENT

PARCEL 3
72,703 SQ. FT.
BLANKET P.U.E.

PARCEL 4
86,874 SQ. FT.
BLANKET P.U.E.

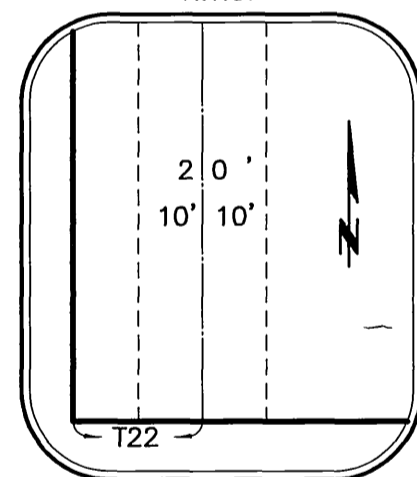
PARCEL 2
71,481 SQ. FT.
BLANKET P.U.E.

PARCEL 5
87,633 SQ. FT.
BLANKET P.U.E.

PARCEL 1
290,089 SQ. FT.
BLANKET P.U.E.

NO. LL-P05-0481, RECORDED
09/15/2005

DETAIL "B" N.T.S.



TANGENT TABLE:

(THIS SHEET ONLY)

NUMBER	DISTANCE	BEARING
T1	102.49'	N 34°58'52" E (102.54' R1)
T2	33.87'	N 47°24'49" W (M & R1)
T3	42.50'	N 00°11'07" W (M & R7)
T4	33.16'	N 89°50'10" E (M)
T4	(33.17')	(N 89°49'58" E) (R7)
T5	69.60'	N 89°48'53" E (M & R1)
T6	263.20'	N 00°11'07" W (M & R1)
T7	92.62'	N 01°47'07" E
T8	102.86'	N 28°43'33" E
T9	36.44'	N 89°54'41" W
T10	98.55'	N 89°54'41" W
T11	171.11'	N 34°58'52" E
T12	140.35'	N 00°11'07" W
T13	209.03'	N 01°47'07" E
T14	214.09'	N 01°47'07" E
T15	210.00'	N 00°11'07" W
T16	212.97'	N 00°11'07" W
T17	340.89'	N 89°54'48" W
T18	412.68'	N 89°54'48" W
T19	208.95'	N 00°05'12" E
T20	210.00'	N 00°05'12" E
T21	4.00'	N 00°05'12" E
T22	20.5'	N 89°50'10" E

CURVE TABLE:

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	55°06'15"	93.00'	89.44'	48.52' (M & R1)

EASEMENT NOTES: (THIS SHEET ONLY)

(A) 20' SEWER EASEMENT DEDICATED TO THE CITY OF RIVERSIDE, HEREOF

ESTABLISHMENT NOTES:

- FD. 1-1/2" BRASS DISK STAMPED "23+16.65", DN 0.1', PER R2.
- FD. 1" IRON PIPE W/PLASTIC PLUG STAMPED "LS 3018" PER R2, FLUSH, IN LIEU OF BEING IN MONUMENT WELL AS SHOWN ON R2. ACCEPTED AS CENTERLINE INTERSECTION.
- FD. 1-1/4" IRON PIPE W/RIVERSIDE CO. SURVEYOR TAG MARKED "WC 11", 11 FEET WEST OF CENTERLINE INTERSECTION PER R2, R3, R4, R5 AND R6, DN. 2.0'.
- FD. 1" IRON PIPE W/PLASTIC PLUG STAMPED "LS 3018", FLUSH, PER R1, R2 AND R3.
- FD. 1" IRON PIPE W/PLASTIC PLUG STAMPED "LS 4628", FLUSH, PER R2.
- ESTABLISHED AT 50 FEET EAST OF AND PARALLEL TO THE LINE FROM 4 TO 5 PER R1 AND R2.
- SEARCHED, NOTHING FD. ESTABLISHED BY INTERSECTION.
- SEARCHED, NOTHING FD. ESTABLISHED BY INTERSECTION OF THE OFFSET LINES FROM 2 AND 23.
- SEARCHED, NOTHING FD. ESTABLISHED BY INTERSECTION HOLDING CENTERLINE OF EXISTING TRACKS.
- SEARCHED, NOTHING FD. ESTABLISHED HOLDING CALCULATED RECORD DISTANCE FROM P.I. PER R1.
- ESTABLISHED AT RECORD DISTANCE FROM 10 PER R1. FD. 1" IRON PIPE W/PLASTIC PLUG STAMPED "KIPPER LS 4628", FLUSH, PER R2 BEARING N 66°24'21" W AT 0.13'.
- ESTABLISHED AT RECORD DISTANCE FROM POINT 5 PER R1. FD. 1" IRON PIPE W/PLASTIC PLUG STAMPED "KIPPER LS 4628", FLUSH, PER R2 BEARING N 43°09'47" W AT 0.13'.
- ESTABLISHED S'LY LINE OF PARCELS 3 AND 4 OF R1 BY COMPASS RULE ADJUSTMENT FROM 17 TO 12.
- SEARCHED, NOTHING FD. ESTABLISHED BY PROPORTION PER R1.
- ESTABLISHED NW'LY LINE OF PARCEL 4 OF R1 PARALLEL WITH THE CENTERLINE OF THE A. T. & S. F. RAILROAD AS ESTABLISHED HEREOF, 100 SET SE'LY THEREOF PER R1.
- ESTABLISHED HOLDING RECORD RADIUS PER R1.
- ESTABLISHED PER 16. FD. 1" IRON PIPE W/PLASTIC PLUG STAMPED "LS 3018", FLUSH, PER R1, R2 AND R3 BEARING N 31°58'01" W AT 0.12'.
- SEARCHED, NOTHING FD. ESTABLISHED BY PROPORTION PER R1.
- ESTABLISHED COMMON BOUNDARY OF PARCELS 3 AND 4 OF R1 BY COMPASS RULE ADJUSTMENT FROM 14 TO 18.
- ESTABLISHED COMMON LINE OF PARCELS B AND C PER R7 PARALLEL WITH THE WESTERLY LINE OF PARCEL 3 OF R1 AS SHOWN THEREON.
- ESTABLISHED COMMON LINE OF PARCELS A AND B PER R7 PARALLEL WITH THE SOUTHERLY LINE OF PARCEL 3 OF R1 AS SHOWN THEREON, HOLDING RECORD CENTRAL ANGLE PER R7 FOR CURVED PORTION.
- ESTABLISHED BY INTERSECTION.
- ESTABLISHED BY THE INTERSECTION OF LINE 6 AND 8 LINE.

MAP LEGEND:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2 INCH I.P.
- INDICATES SET 1 INCH I.P.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREOF ARE BASED ON THE CENTERLINE OF IOWA AVENUE BEING N 00°11'07" W AS PER PARCEL MAP NO. 31897, P.M.B. 210/38-40, IN THE CITY OF RIVERSIDE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

MAP & OTHER REFERENCES:

- R1 PARCEL MAP NO. 31897 10-22-2004 P.M.B. 210 PG. 38-40
- R2 PARCEL MAP NO. 29081 11-03-199 P.M.B. 195 PG. 32-33
- R3 RECORD OF SURVEY 11-02-1990 R.S.B. 87 PG. 23
- R4 RECORD OF SURVEY 04-18-1957 R.S.B. 26 PG. 46
- R5 RECORD OF SURVEY 10-03-1963 R.S.B. 40 PG. 73
- R6 PARCEL MAP NO. 21814 06-03-1987 P.M.B. 143 PG. 25-26
- R7 CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-0481, RECORDED 09-15-05 AS INSTR. NO. 0763248, O.R.

NOTE:

SEE SHEETS 3 AND 4 FOR DETAIL OF PROPOSED PARCELS 1 THROUGH 5.

B.N. & S.F. R.R.

IOWA AVENUE

PALMYRITA AVENUE

AVENUE

PARCEL MAP NO. 21814
P.M.B. 143 / 25-26

RECORD OF SURVEY
R.S.B. 40 / 73

S.P. R.R. & NORTHGATE STREET OR CALIFORNIA AVENUE

P.M.B. 221 / 94

CITY 221/95

SCALE: 1" = 60'

SHEET 3 OF 4 SHEETS

PARCEL MAP NO. 34195

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

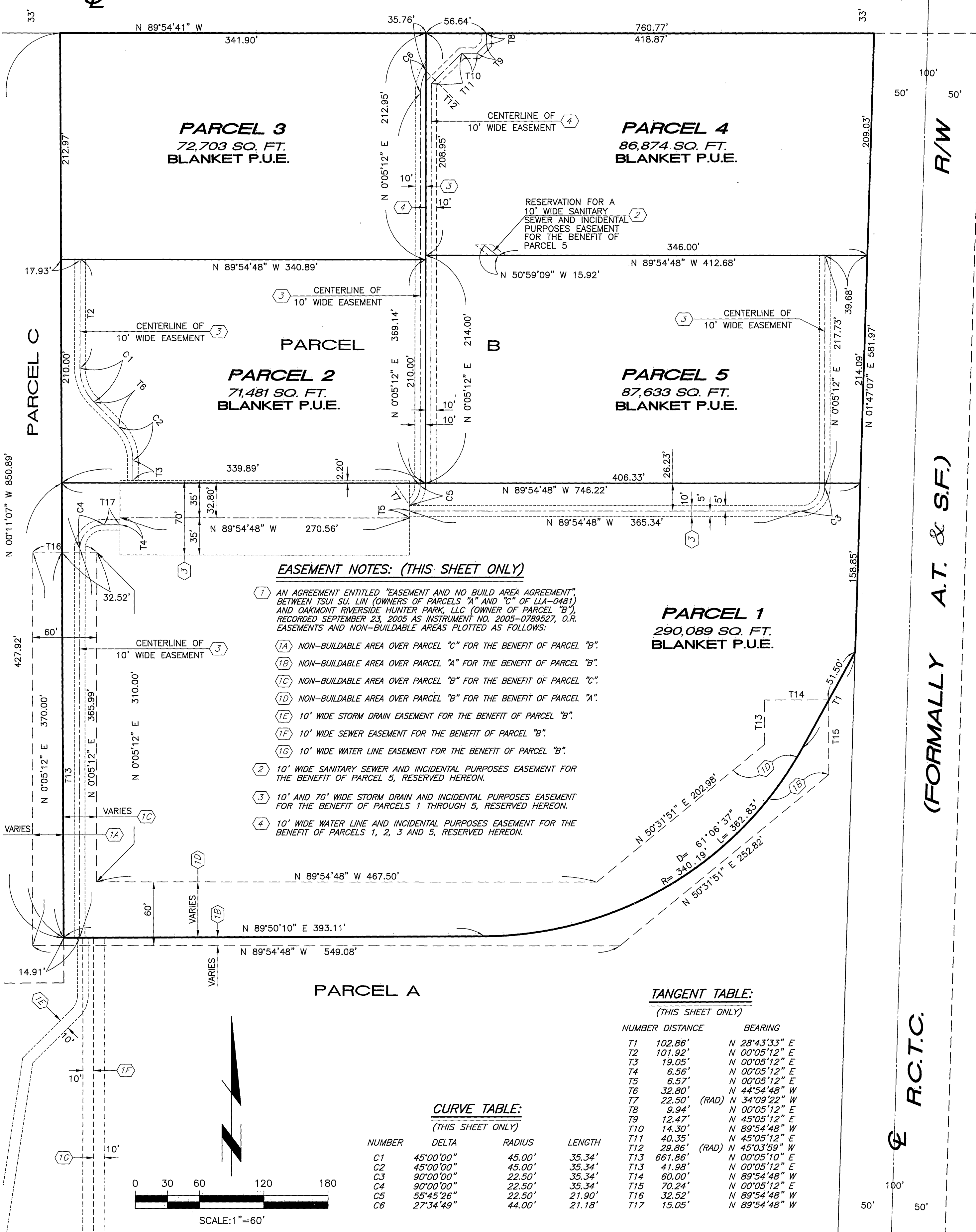
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THIENES ENGINEERING, INC., LA MIRADA, CA AUGUST, 2005

FOR CONDOMINIUM PURPOSES (PARCEL 3 ONLY)

CITRUS STREET

STREET



EASEMENT NOTES: (THIS SHEET ONLY)

- 1 AN AGREEMENT ENTITLED "EASEMENT AND NO BUILD AREA AGREEMENT", BETWEEN TSUI SU. LIN (OWNERS OF PARCELS "A" AND "C" OF LLA-0481) AND OAKMONT RIVERSIDE HUNTER PARK, LLC (OWNER OF PARCEL "B"), RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0789527, O.R. EASEMENTS AND NON-BUILDABLE AREAS PLOTTED AS FOLLOWS:
 - 1A NON-BUILDABLE AREA OVER PARCEL "C" FOR THE BENEFIT OF PARCEL "B".
 - 1B NON-BUILDABLE AREA OVER PARCEL "A" FOR THE BENEFIT OF PARCEL "B".
 - 1C NON-BUILDABLE AREA OVER PARCEL "B" FOR THE BENEFIT OF PARCEL "C".
 - 1D NON-BUILDABLE AREA OVER PARCEL "B" FOR THE BENEFIT OF PARCEL "A".
 - 1E 10' WIDE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL "B".
 - 1F 10' WIDE SEWER EASEMENT FOR THE BENEFIT OF PARCEL "B".
 - 1G 10' WIDE WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL "B".
- 2 10' WIDE SANITARY SEWER AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCEL 5, RESERVED HEREON.
- 3 10' AND 70' WIDE STORM DRAIN AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 5, RESERVED HEREON.
- 4 10' WIDE WATER LINE AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 5, RESERVED HEREON.

PARCEL 1
290,089 SQ. FT.
BLANKET P.U.E.

PARCEL 2
71,481 SQ. FT.
BLANKET P.U.E.

PARCEL 3
72,703 SQ. FT.
BLANKET P.U.E.

PARCEL 4
86,874 SQ. FT.
BLANKET P.U.E.

PARCEL 5
87,633 SQ. FT.
BLANKET P.U.E.

TANGENT TABLE:

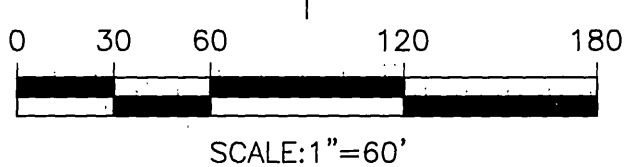
(THIS SHEET ONLY)

NUMBER	DISTANCE	BEARING
T1	102.86'	N 28°43'33" E
T2	101.92'	N 00°05'12" E
T3	19.05'	N 00°05'12" E
T4	6.56'	N 00°05'12" E
T5	6.57'	N 00°05'12" E
T6	32.80'	N 44°54'48" W
T7	22.50'	(RAD) N 34°09'22" W
T8	9.94'	N 00°05'12" E
T9	12.47'	N 45°05'12" E
T10	14.30'	N 89°54'48" W
T11	40.35'	N 45°05'12" E
T12	29.86'	(RAD) N 45°03'59" W
T13	661.86'	N 00°05'10" E
T14	41.98'	N 00°05'12" E
T15	60.00'	N 89°54'48" W
T16	70.24'	N 00°05'12" E
T17	32.52'	N 89°54'48" W
T18	15.05'	N 89°54'48" W

CURVE TABLE:

(THIS SHEET ONLY)

NUMBER	DELTA	RADIUS	LENGTH
C1	45°00'00"	45.00'	35.34'
C2	45°00'00"	45.00'	35.34'
C3	90°00'00"	22.50'	35.34'
C4	90°00'00"	22.50'	35.34'
C5	55°45'26"	22.50'	21.90'
C6	27°34'49"	44.00'	21.18'



R/W

(FORMALLY A.T. & S.F.)

R.C.T.C.

CITY 221/96

P.M.B. 221 / 96

SCALE: 1" = 60'

PARCEL MAP NO. 34195

SHEET 4 OF 4 SHEETS

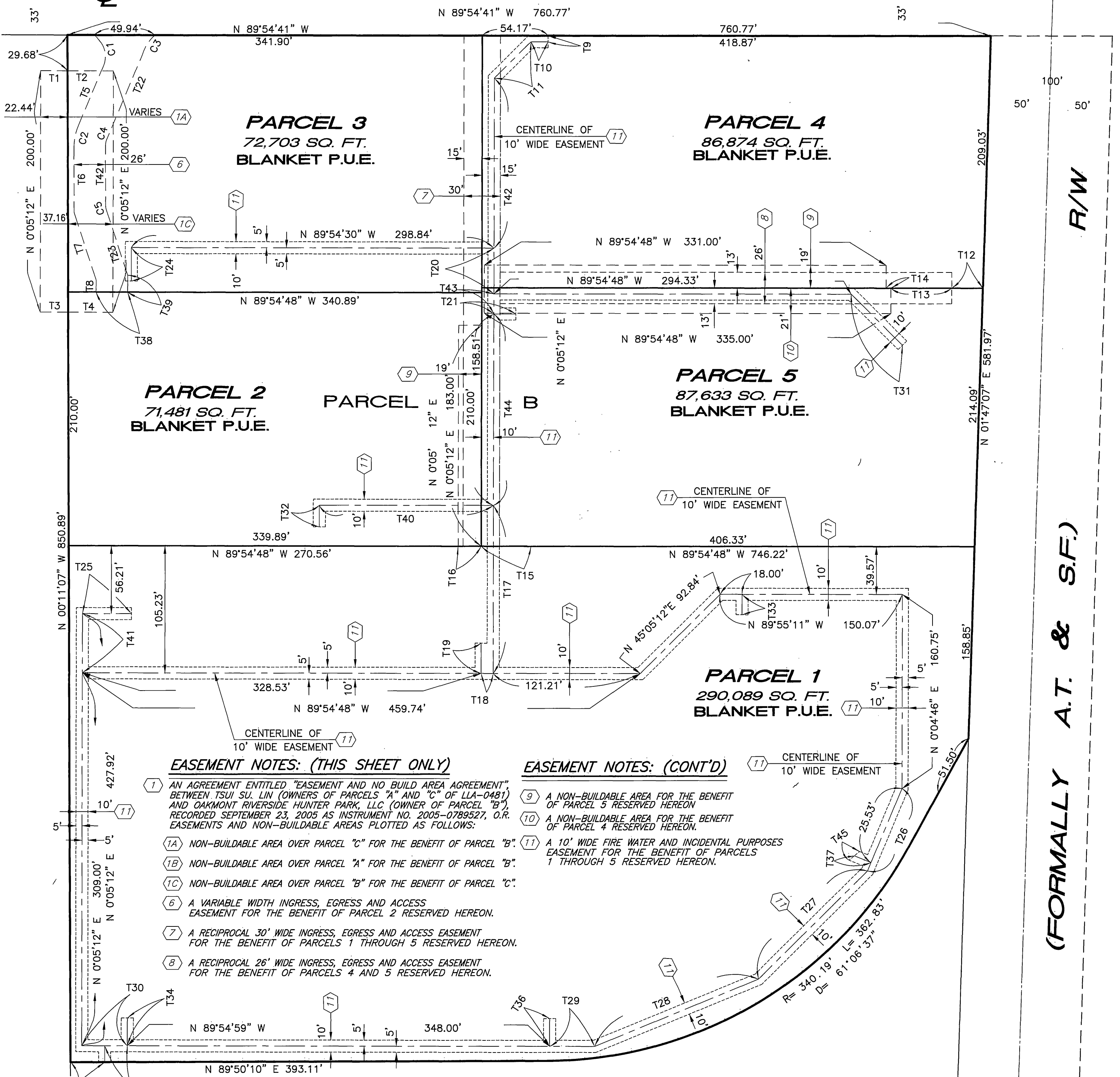
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO.
 LL-P05-0481 AS PER DOCUMENT RECORDED SEPTEMBER 15, 2005 AS INSTRUMENT NO. 2005-0763248
 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIENES ENGINEERING, INC., LA MIRADA, CA AUGUST, 2005

FOR CONDOMINIUM PURPOSES (PARCEL 3 ONLY)

CITRUS

STREET



EASEMENT NOTES: (THIS SHEET ONLY)

- 1 AN AGREEMENT ENTITLED "EASEMENT AND NO BUILD AREA AGREEMENT" BETWEEN TSUI SU LIN (OWNERS OF PARCELS "A" AND "C" OF LLA-0481) AND OAKMONT RIVERSIDE HUNTER PARK, LLC (OWNER OF PARCEL "B"), RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0789527, O.R. EASEMENTS AND NON-BUILDABLE AREAS PLOTTED AS FOLLOWS:
- 1A NON-BUILDABLE AREA OVER PARCEL "C" FOR THE BENEFIT OF PARCEL "B".
- 1B NON-BUILDABLE AREA OVER PARCEL "A" FOR THE BENEFIT OF PARCEL "B".
- 1C NON-BUILDABLE AREA OVER PARCEL "B" FOR THE BENEFIT OF PARCEL "C".
- 6 A VARIABLE WIDTH INGRESS, EGRESS AND ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2 RESERVED HEREON.
- 7 A RECIPROCAL 30' WIDE INGRESS, EGRESS AND ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 5 RESERVED HEREON.
- 8 A RECIPROCAL 26' WIDE INGRESS, EGRESS AND ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 4 AND 5 RESERVED HEREON.

EASEMENT NOTES: (CONT'D)

- 9 A NON-BUILDABLE AREA FOR THE BENEFIT OF PARCEL 5 RESERVED HEREON.
- 10 A NON-BUILDABLE AREA FOR THE BENEFIT OF PARCEL 4 RESERVED HEREON.
- 11 A 10' WIDE FIRE WATER AND INCIDENTAL PURPOSES EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 5 RESERVED HEREON.

TANGENT TABLE:
(THIS SHEET ONLY)

PARCEL A

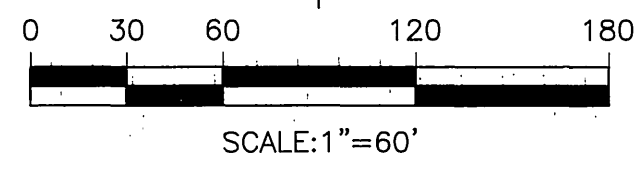
NUMBER	DISTANCE	BEARING
T1	22.24'	N 89°54'48" W
T2	37.76'	N 89°54'48" W
T3	23.19'	N 89°54'48" W
T4	36.81'	N 89°54'48" W
T5	53.16'	N 22°43'42" E
T6	53.18'	N 00°11'07" W
T7	58.88'	N 18°02'14" W
T8	9.85'	N 00°06'22" E
T9	5.00'	N 00°05'05" E
T10	13.96'	N 89°54'41" W
T11	42.72'	N 45°05'12" E
T12	25.68'	N 89°54'48" W
T13	50.00'	N 89°54'48" W
T14	4.00'	N 89°54'48" W
T15	41.00'	N 89°54'48" W
T16	19.00'	N 89°54'48" W
T17	139.09'	N 00°05'12" E
T18	10.00'	N 89°54'48" W
T19	24.99'	N 00°05'12" E
T20	37.99'	N 00°05'12" E
T21	18.07'	N 89°54'48" W
T22	76.59'	N 22°43'42" E

TANGENT TABLE:
(THIS SHEET ONLY)

NUMBER	DISTANCE	BEARING
T23	57.18'	N 18°02'14" W
T24	27.86'	N 00°05'12" E
T25	40.40'	N 89°54'48" W
T26	66.48'	N 22°35'12" E
T27	126.81'	N 45°05'12" E
T28	145.96'	N 67°35'12" E
T29	37.09'	N 89°54'59" W
T30	37.56'	N 89°54'59" W
T31	59.77'	N 44°54'48" W
T32	17.86'	N 00°05'12" E
T33	16.94'	N 00°05'12" E
T34	23.00'	N 00°05'12" E
T35	18.74'	N 89°54'59" W
T36	22.98'	N 00°05'12" E
T37	14.80'	N 67°24'48" W
T38	26.00'	N 89°53'38" W
T39	14.00'	N 00°06'22" E
T40	143.50'	N 89°54'48" W
T41	49.01'	N 00°05'12" E
T42	140.75'	N 00°05'12" E
T43	16.63'	N 00°05'12" E
T44	158.51'	N 00°05'12" E
T45	11.32'	N 50°31'51" E

CURVE TABLE:
(THIS SHEET ONLY)

NUMBER	DELTA	RADIUS	LENGTH
C1	56°41'53"	20.00'	19.79'
C2	22°54'49"	50.00'	20.00'
C3	31°34'38"	35.00'	19.29'
C4	22°54'49"	12.00'	4.80'



R/W
(FORMALLY A.T. & S.F.)

R.C.T.C.

P.M.B. 221 / 96