

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 THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

- 1. THAT CERTAIN PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES DESCRIBED AS PARCELS "C", "F", AND "G" IN EXHIBIT "A" IN DOCUMENT RECORDED APRIL 12, 2002 AS INSTRUMENT NO. 189832, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT KNOWN AS "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289 / 27-36 WITHIN THE BOUNDARY OF PARCEL MAP NO. 34975.
3. THAT CERTAIN STREET AND PUBLIC UTILITY EASEMENT BEING PORTIONS OF COLLETT AVENUE RECORDED JULY 25, 2003 AS INSTRUMENT NO. 556783, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE BENEFIT OF THE PUBLIC A PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES ON, OVER, UNDER AND ACROSS LOTS A AND C. SAID DEDICATION IS SUBJECT TO THE CONDITIONS CONTAINED IN THE ORIGINAL AGREEMENT RECORDED APRIL 12, 2002 AS INSTRUMENT NO. 189832, OFFICIAL RECORDS OF RIVERSIDE COUNTY

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT D.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE 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 AN EASEMENT FOR PUBLIC MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THAT EASEMENT DESIGNATED AS "TRAIL EASEMENT". SAID EASEMENT SHALL BE MAINTAINED IN ITS IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

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

TURNER RIVERWALK-1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Rusty Turner, Manager

BY: Sean A. Sheward, Manager

ROGER EUGENE TURNER TRUST

BY: Roger Eugene Turner, Trustee

See Sheet 2 for Notary Acknowledgment

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 6, 2006 AS INSTRUMENT NO. 2006-0496125 O.R.

C.K. Goodfellow
NAME: Cynthia Goodfellow
TITLE: Senior Vice President
See Sheet 2 for Notary Acknowledgment

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON April 2, 2007, before me, Christy L. Clow, a Notary Public personally appeared Rusty Turner and Sean A. Sheward, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.
My Commission Number: 1664007
My Commission Expires: 01-20-08

My Principal Place of Business: Christy L. Clow, Christy L. Clow
IS IN Orange County, Notary Public in and for said State, Print

SOILS REPORT

A SOILS REPORT BY NORCAL ENGINEERING DATED MARCH 21, 2006 PROJECT NUMBER 12838-06 HAS BEEN PREPARED FOR THIS SUBDIVISION AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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

PARCEL MAP NO. 34975

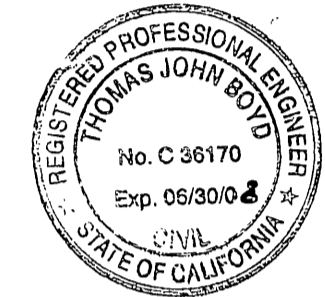
BEING A SUBDIVISION OF A PORTION OF LOT 24 OF TRACT MAP NO. 29058, AS FILED IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, AND THAT PORTION OF PIERCE STREET VACATED PER DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384135, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 15, T.3S., R.6W., S.B.M.

FOR CONDOMINIUM PURPOSES
PATRICK R. MERCADO L.S. 6382
OCTOBER, 2006
CANYON CONSULTING
RIVERSIDE, CA

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 21st DAY OF May, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 5, 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
CITY ENGINEER
R.C.E. 36170, EXP. 6-30-2008



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 21 DAY OF May, 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.

Mark S. Brown
CITY SURVEYOR
L.S. 5655, EXP. 9-30-2007



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 34975.

THE PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES ON, OVER, UNDER AND ACROSS PARCEL A AND C IS HEREBY ACCEPTED. SAID DEDICATION IS SUBJECT TO THE CONDITIONS CONTAINED IN THE ORIGINAL AGREEMENT RECORDED APRIL 12, 2002 AS INSTRUMENT NO. 189832, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

LOT D IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS "20' SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENT DESIGNATED AS "TRAIL EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR PUBLIC MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

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

THAT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

- 1. THAT CERTAIN PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES DESCRIBED AS PARCELS "C", "F", AND "G" IN EXHIBIT "A" IN DOCUMENT RECORDED APRIL 12, 2002 AS INSTRUMENT NO. 189832, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT KNOWN AS "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289 / 27-36 WITHIN THE BOUNDARY OF PARCEL MAP NO. 34975.
3. THAT CERTAIN STREET AND PUBLIC UTILITY EASEMENT BEING PORTIONS OF COLLETT AVENUE RECORDED JULY 25, 2003 AS INSTRUMENT NO. 556783, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 2nd DAY OF May, 2007.

Sherry Weston-Ellis, Asst. City Clerk
COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

RECORDER'S STATEMENT

FILED THIS 25th DAY OF June 2007 AT 8:00 A.M. IN BOOK 222 OF PARCEL MAPS, AT PAGES 16-21. AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE. FEE: \$17.00. NO. 2007-041185. LARRY W. WARD COUNTY ASSESSOR, CLERK, RECORDER.

BY: Shih-Z Zavalu DEPUTY

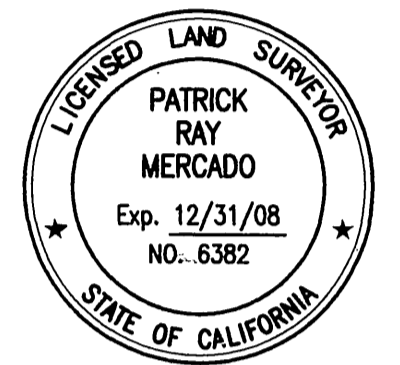
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY.

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 OCTOBER 4, 2006. 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.

Patrick R. Mercado
L.S. 6382
EXPIRES 12-31-08

DATED: 3/22/07



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 \$ 166,500.

DATE: May 30 2007
BY: Keiston MacPhillis DEPUTY
PAUL MCDONNELL
COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 166,500 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: June 18, 2007

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
Dina Ten-Smith DEPUTY

CASH TAX BOND
DATE:

PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: DEPUTY

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.
Annual special assessments for Riverside LMD

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY

Paul C. Sundeen
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

DATED: 5/16/07

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
DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER

DATED: 5/16/07

NOTE: SEE SHEET 2 FOR SIGNATURE OMISSIONS & ADDITIONAL NOTARY ACKNOWLEDGMENT

P.M.B. 222 / 16

P.M.B. 222 / 16

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

PARCEL MAP NO. 34975

BEING A SUBDIVISION OF A PORTION OF LOT 24 OF TRACT MAP NO. 29058, AS FILED IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, AND THAT PORTION OF PIERCE STREET VACATED PER DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384135, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 15, T.3S., R.6W., S.B.M. FOR CONDOMINIUM PURPOSES

PATRICK R. MERCADO L.S. 6382

OCTOBER, 2006

CANYON CONSULTING

RIVERSIDE, CA

UTILITIES 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.

AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384136, O.R., RIVERSIDE COUNTY.

DATED: 5/10/07

DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
M M S S

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON APRIL 5, 2007 BEFORE ME, JENNIFER L. FONDRY A NOTARY PUBLIC PERSONALLY APPEARED CYNTHIA K. GOODSELL AND [Signature]

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION NUMBER: 1439822
MY COMMISSION EXPIRES 9-16-07 WITNESS MY HAND:

MY PRINCIPAL PLACE OF BUSINESS

IS IN ORANGE COUNTY

[Signature] JENNIFER L. FONDRY
NOTARY PUBLIC IN AND FOR SAID STATE PRINT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON April 2 2007 BEFORE ME, Christyl Clow A NOTARY PUBLIC PERSONALLY APPEARED ROGER EUGENE TURNER AND [Signature]

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION NUMBER: 1464007
MY COMMISSION EXPIRES 01-20-08 WITNESS MY HAND:

MY PRINCIPAL PLACE OF BUSINESS

IS IN ORANGE COUNTY

Christyl Clow CHRISTYL CLOW
NOTARY PUBLIC IN AND FOR SAID STATE PRINT

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 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.
- AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE WITH NO SURFACE RIGHT OF ENTRY TO THE PREMISES AS RESERVED BY MITWORTH CORPORATION, A CALIFORNIA CORPORATION, ET AL. RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO. 113293 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED 5/6/2003 AS INST. NO. 2003-324042, O.R., RIVERSIDE COUNTY, IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION,

P.M.B. 222/17

P.M.B. 222/17

SURVEYOR'S NOTES:

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF RIVERWALK PARKWAY TAKEN AS NORTH 21°36'48" EAST PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 1) ○ SET 1" I.P. AND TAG "LS 6382", FLUSH.
- 2) ● FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 17550" FLUSH PER M.B. 289 / 27-36
- 3) ▲ INDICATES FOUND MONUMENT AS NOTED
- 4) C1 INDICATES CURVE NUMBER, SEE CURVE TABLE
- 5) L1 INDICATES LINE NUMBER, SEE LINE TABLE
- 6) (RAD) INDICATES RADIAL BEARING
- 7) THIS PARCEL MAP CONTAINS 25.14 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
- 8) () MEASURED & RECORD DATA PER M.B. 289 / 27-36
- 9) [] RECORD DATA PER INST. NO. 2003-556783 O.R.
- 10) { } RECORD DATA PER INST. NO. 2003-409856 O.R.

PARCEL MAP NO. 34975

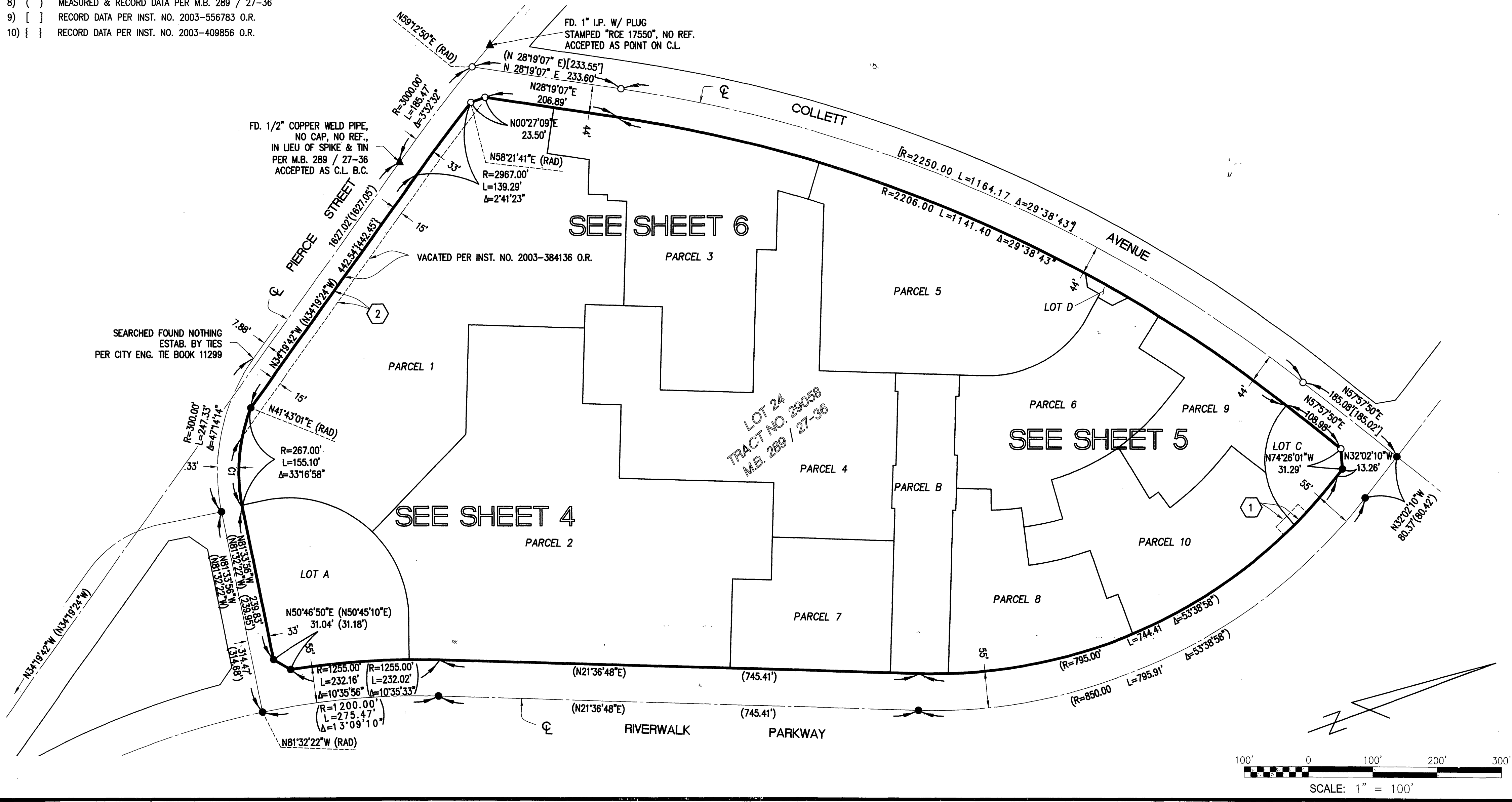
BEING A SUBDIVISION OF A PORTION OF LOT 24 OF TRACT MAP NO. 29058, AS FILED IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, AND THAT PORTION OF PIERCE STREET VACATED PER DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384135, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 15, T.3S., R.6W., S.B.M. FOR CONDOMINIUM PURPOSES

PATRICK R. MERCADO L.S. 6382
 OCTOBER, 2006
CANYON CONSULTING
 RIVERSIDE, CA

EASEMENT NOTES:

- ① EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, RECORDED 5/06/2003 INST. NO. 2003-324042, O.R.
- ② EASEMENTS FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE CITY OF RIVERSIDE, RECORDED 5/29/2003 INST. NO. 2003-384136 O.R.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	(267.00)	23°20'41" (23°19'17")	108.79 (108.68')



P.M.B. 222 / 18

P.M.B. 222 / 18

SURVEYOR'S NOTES:

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF RIVERWALK PARKWAY TAKEN AS NORTH 21°36'48" EAST PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 1) ○ SET 1" I.P. AND TAG "LS 6382", FLUSH.
- 2) ● FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 17550" FLUSH PER M.B. 289 / 27-36
- 3) ▲ INDICATES FOUND MONUMENT AS NOTED
- 4) C1 INDICATES CURVE NUMBER, SEE CURVE TABLE
- 5) L1 INDICATES LINE NUMBER, SEE LINE TABLE
- 6) (RAD) INDICATES RADIAL BEARING
- 7) THIS PARCEL MAP CONTAINS 25.14 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.

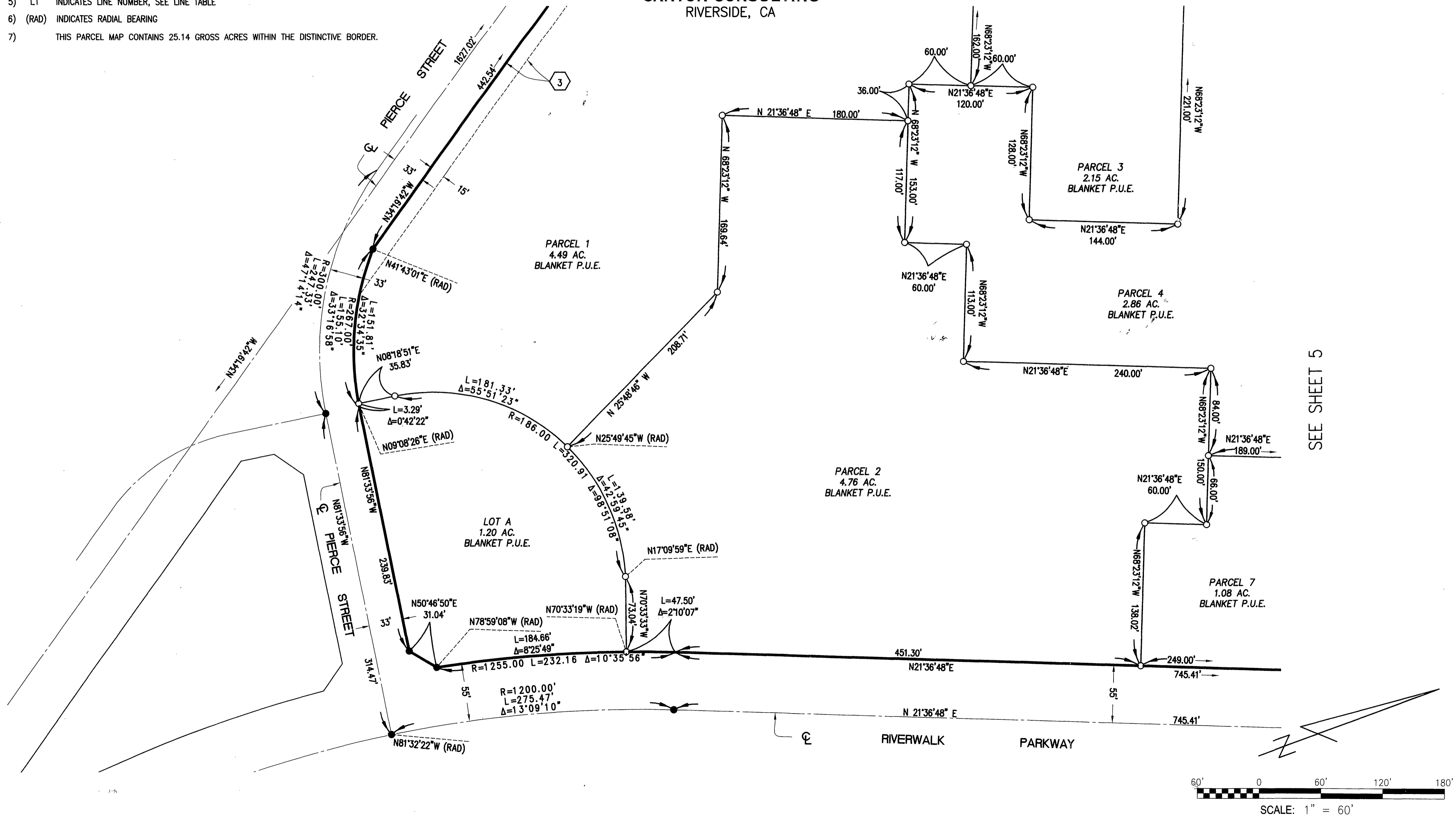
PARCEL MAP NO. 34975

BEING A SUBDIVISION OF A PORTION OF LOT 24 OF TRACT MAP NO. 29058, AS FILED IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, AND THAT PORTION OF PIERCE STREET VACATED PER DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384135, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 15, T.3S., R.6W., S.B.M.

FOR CONDOMINIUM PURPOSES
 PATRICK R. MERCADO L.S. 6382
 OCTOBER, 2006
CANYON CONSULTING
 RIVERSIDE, CA

EASEMENT NOTES:

- ① EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, RECORDED 5/06/2003 INST. NO. 2003-324042, O.R.
- ② EASEMENTS FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE CITY OF RIVERSIDE, RECORDED 5/29/2003 INST. NO. 2003-384136 O.R.



SEE SHEET 6

SEE SHEET 5

P.M.B. 222 / 19

P.M.B. 222 / 19

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

PARCEL MAP NO. 34975

BEING A SUBDIVISION OF A PORTION OF LOT 24 OF TRACT MAP NO. 29058, AS FILED IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, AND THAT PORTION OF PIERCE STREET VACATED PER DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384135, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 15, T.3S., R.6W., S.B.M. FOR CONDOMINIUM PURPOSES

PATRICK R. MERCADO L.S. 6382
 OCTOBER, 2006
CANYON CONSULTING
 RIVERSIDE, CA

SURVEYOR'S NOTES:

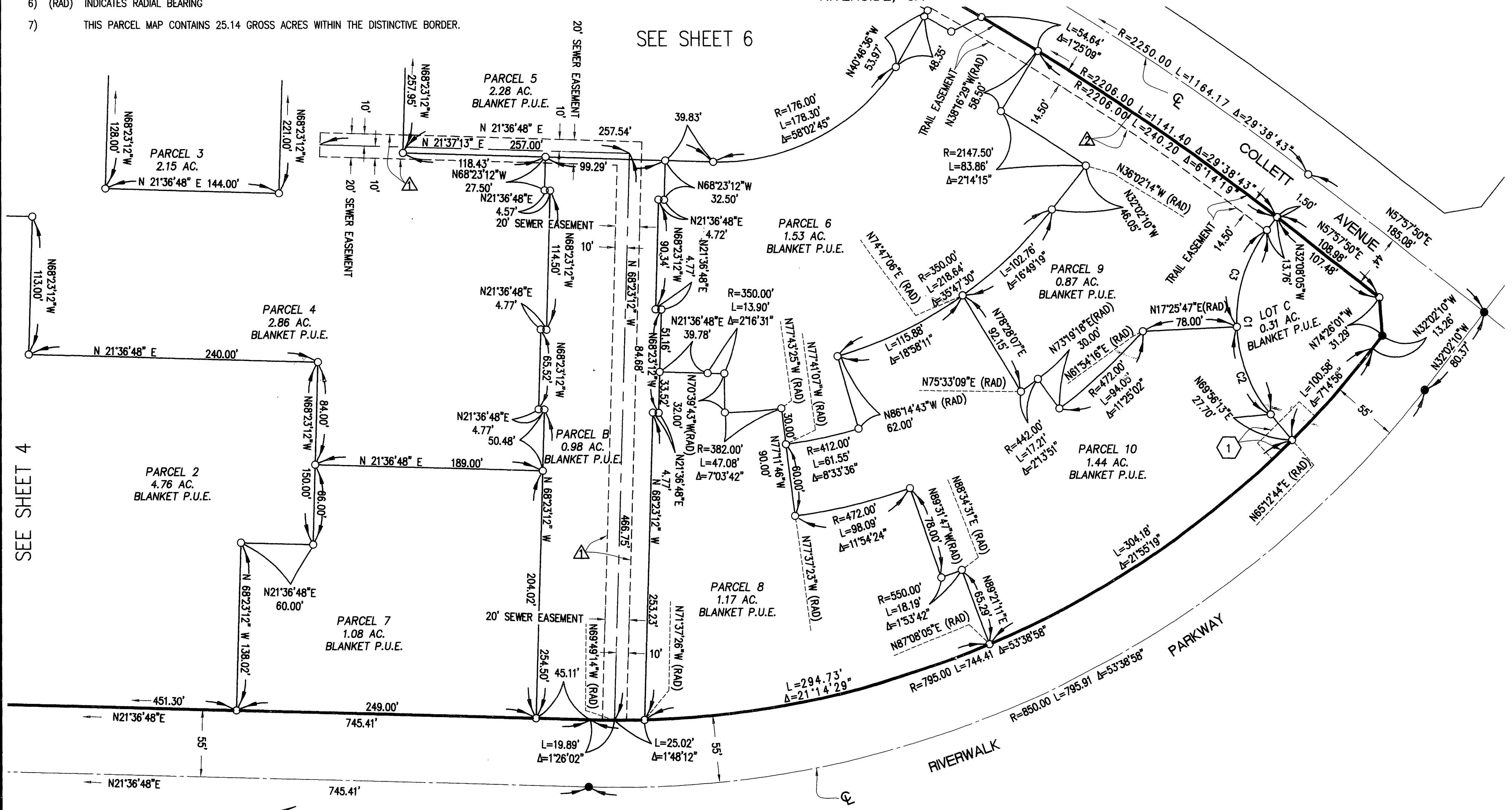
BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF RIVERWALK PARKWAY TAKEN AS NORTH 21°36'48" EAST PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 1) ○ SET 1" I.P. AND TAG "LS 6382", FLUSH.
- 2) ● FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 17550" FLUSH PER M.B. 289 / 27-36
- 3) ▲ INDICATES FOUND MONUMENT AS NOTED
- 4) C1 INDICATES CURVE NUMBER, SEE CURVE TABLE
- 5) L1 INDICATES LINE NUMBER, SEE LINE TABLE
- 6) (RAD) INDICATES RADIAL BEARING
- 7) THIS PARCEL MAP CONTAINS 25.14 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.

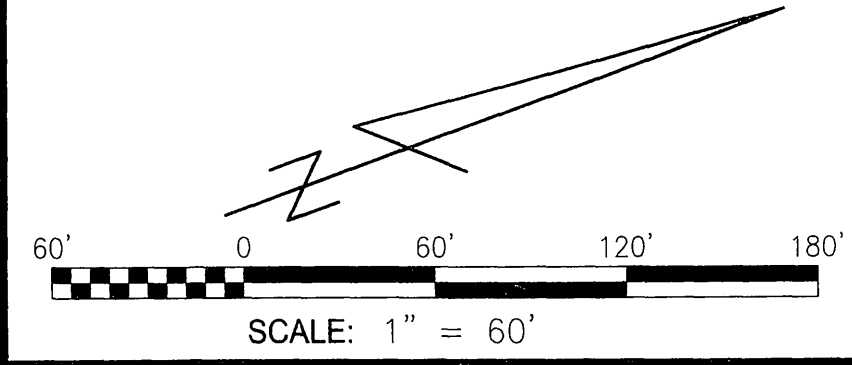
EASEMENT NOTES:

- ① EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, RECORDED 5/06/2003 INST. NO. 2003-324042, O.R.
- ② EASEMENTS FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE CITY OF RIVERSIDE, RECORDED 5/29/2003 INST. NO. 2003-384136 O.R.
- ▲ INDICATES AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
- △ INDICATES AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR TRAIL AND RECREATIONAL PURPOSES

SEE SHEET 6



SEE SHEET 4



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	120.00	77°55'43"	163.21'
C2	120.00	37°29'34"	78.52'
C3	120.00	40°26'09"	84.69'

P.M.B. 222 / 20

P.M.B. 222 / 20

SURVEYOR'S NOTES:

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF RIVERWALK PARKWAY TAKEN AS NORTH 21°36'48" EAST PER MAP BOOK 289, PAGES 27 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 1) ○ SET 1" I.P. AND TAG "LS 6382", FLUSH.
- 2) ● FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 17550" FLUSH PER M.B. 289 / 27-36
- 3) ▲ INDICATES FOUND MONUMENT AS NOTED
- 4) C1 INDICATES CURVE NUMBER, SEE CURVE TABLE
- 5) L1 INDICATES LINE NUMBER, SEE LINE TABLE
- 6) (RAD) INDICATES RADIAL BEARING
- 7) THIS PARCEL MAP CONTAINS 25.14 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.

PARCEL MAP NO. 34975

BEING A SUBDIVISION OF A PORTION OF LOT 24 OF TRACT MAP NO. 29058, AS FILED IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, AND THAT PORTION OF PIERCE STREET VACATED PER DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-384135, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 15, T.3S., R.6W., S.B.M.

FOR CONDOMINIUM PURPOSES
PATRICK R. MERCADO L.S. 6382

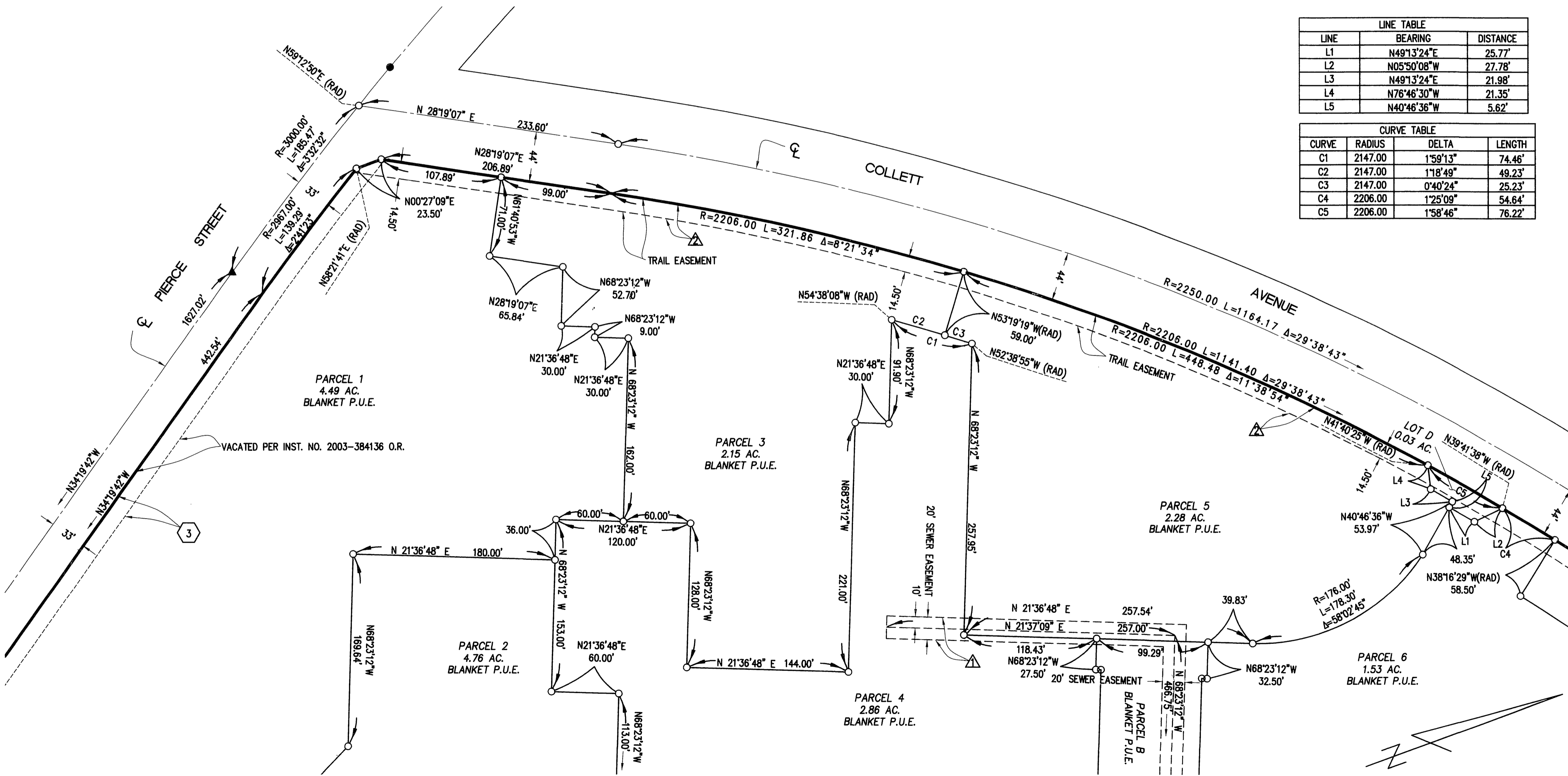
OCTOBER, 2006
CANYON CONSULTING
RIVERSIDE, CA

EASEMENT NOTES:

- ① EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, RECORDED 5/06/2003 INST. NO. 2003-324042, O.R.
- ② EASEMENTS FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE CITY OF RIVERSIDE, RECORDED 5/29/2003 INST. NO. 2003-384136 O.R.
- ▲ INDICATES AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
- △ INDICATES AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR TRAIL AND RECREATIONAL PURPOSES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°13'24"E	25.77'
L2	N05°50'08"W	27.78'
L3	N49°13'24"E	21.98'
L4	N76°46'30"W	21.35'
L5	N40°46'36"W	5.62'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2147.00	1°59'13"	74.46'
C2	2147.00	1°18'49"	49.23'
C3	2147.00	0°40'24"	25.23'
C4	2206.00	1°25'09"	54.64'
C5	2206.00	1°58'46"	76.22'



SEE SHEET 4

SEE SHEET 5

P.M.B. 222 / 21

P.M.B. 222 / 21