

PARCEL MAP NO. 34336

BEING A SUBDIVISION OF PARCEL 3 AS SHOWN ON MAP ON FILE IN BOOK 18
PAGE 70 OF PARCEL MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, SECTION 9, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

THIENES ENGINEERING, INC. LA MIRADA BRIAN L. THIENES P.L.S. NO. 5750 OCTOBER, 2005

RECORDER'S STATEMENT:

FILED THIS 20 DAY OF December
2007, AT 8:00 Am IN BOOK 223
OF PARCEL MAPS, AT PAGES 88-90 AT
THE REQUEST OF THE CITY CLERK OF THE
CITY OF RIVERSIDE.
NO. 2007-0757342
FEE \$11.00
LARRY W. WARD, COUNTY ASSESSOR,
CLERK, AND RECORDER
BY: Um Ruc, DEPUTY
SUBDIVISION GUARANTEE:
LandAmerica LAWYERS TITLE COMPANY

OWNERS 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 PUBLIC UTILITY FACILITIES THE EASEMENTS DESIGNED HEREON AS
"BLANKET P.U.E."

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

CLPF - SYCAMORE, L.P. A DELAWARE LIMITED PARTNERSHIP

BY: [Signature] BY: _____

PRINT NAME: Phil Bowman

PRINT TITLE: Senior Vice Preside

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF Orange } ss

ON THIS 10TH DAY OF MAY BEFORE ME RITA C. Webber, A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Phil Bowman
AND [Signature] 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.

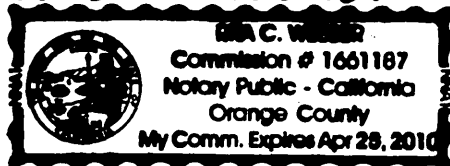
WITNESS MY HAND

SIGNATURE Rita C. Webber
NOTARY PUBLIC IN AND FOR SAID STATE

RITA C. Webber
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES 4-25-10
COMMISSION # 1601107



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:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDERS OF AN EASEMENT FOR PIPELINE PURPOSES,
RECORDED SEPTEMBER 5, 1950, IN BOOK 1201, PAGE 574, OFFICIAL RECORDS OF RIVERSIDE
COUNTY.

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, HOLDER OF AN EASEMENT FOR
UTILITY PURPOSES, RECORDED APRIL 13, 1995 AS INSTRUMENT NO. 115910 OF OFFICIAL RECORDS
OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STORM
DRAIN FACILITIES, RECORDED MARCH 4, 1998 AS INSTRUMENT NO. 77808 OF OFFICIALS RECORDS
OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES PURPOSES,
RECORDED MAY 11, 2005 AS INSTRUMENT NO. 2005-0370880, OF OFFICIAL RECORDS OF
RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, HOLDER OF AN AVIGATION EASEMENT AND RELEASE BY AND BETWEEN
APACHE COLONEL ROGERS FAMILY PARTNERSHIP, L.P. AND MAGNON HOLDINGS, LLC, RECORDED
SEPTEMBER 1, 2005 AS INSTRUMENT NO. 2005-0726602 OF OFFICIAL RECORDS OF RIVERSIDE
COUNTY.

~~THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, OF THE STATE OF CALIFORNIA, HOLDER
OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED MARCH 4, 1998 AS INSTRUMENT NO. 98-77807
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.~~

~~SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF A 10.00 FOOT
NON EXCLUSIVE EASEMENT RECORDED JUNE 15, 2006 AS INSTRUMENT NO. 2006-132422
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.~~

A RESERVATION AND/OR PROVISION CONTAINED IN THE PATENT FROM THE UNITED STATES OF
AMERICA, SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL,
MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN
CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE
LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; ALSO A RIGHT OF WAY FOR DITCHES OR CANALS
CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, RECORDED MARCH 11, 1897 IN BOOK
2, PAGE 27 OF PATENTS.

A DECLARATION OF RECIPROCAL EASEMENT FOR SEWAGE SYSTEM AND WATER LINES DATED
SEPTEMBER 26, 2005, BY AND BETWEEN THE APACHE COLONEL ROGERS' FAMILY PARTNERSHIP,
L.P., A CALIFORNIA LIMITED PARTNERSHIP AND MAGNON HOLDING, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY, AS TENANTS IN COMMON AND SYCAMORE EASTRIDGE LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY, RECORDED OCTOBER 5, 2005 AS INSTRUMENT NO. 2005-0826773
OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

A RECIPROCAL EASEMENT AGREEMENT FOR SEWER SYSTEM AND WATER LINES DATED DECEMBER
1, 2005 BY AND BETWEEN APACHE COLONEL ROGERS' FAMILY PARTNERSHIP, L.P., A CALIFORNIA
LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST AND MAGNON HOLDINGS, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 40% INTEREST, AS TENANTS IN
COMMON (KNOWN AS GRANTOR) AND SV PARTNERS SOUTH I, A CALIFORNIA GENERAL PARTNERSHIP
(KNOWN AS GRANTEE) RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005-1049246,
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY C.H.J. INCORPORATED
ON OCTOBER 26, 1998, AS REQUESTED BY THE HEALTH AND SAFETY CODE OF THE STATE OF
CALIFORNIA, SECTION 17953.

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 APACHE COLONEL ROGERS' FAMILY,
PARTNERSHIP, L.P., AND MAGNON HOLDINGS, LLC ON OCTOBER 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 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] 5/9/07
DATE
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP.: 12/31/07



CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 1st DAY OF November, 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.

BY: [Signature]
THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/08
CITY ENGINEER



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 NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE

DATED December 18, 2007.

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ 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 _____, 2007.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: _____, DEPUTY BY: _____, DEPUTY

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED
AS THE FINAL MAP OF PARCEL MAP NO. 34336.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY
SIGNING HER NAME HERETO 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 13th DAY OF November, 2007.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: [Signature]

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 12th DAY OF November, 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
L.S. 5655 LIC. EXP. 9/30/09
CITY SURVEYOR



BY: [Signature]

PARCEL MAP NO. 34336

BEING A SUBDIVISION OF PARCEL 3 AS SHOWN ON MAP ON FILE IN BOOK 18
PAGE 70 OF PARCEL MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, SECTION 9, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

THIENES ENGINEERING, INC. LA MIRADA BRIAN L. THIENES P.L.S. NO. 5750 FEBRUARY, 2006

City

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.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDERS OF AN EASEMENT FOR PUBLIC
STREET, UTILITY MAINTAINANCE, SEWERS, DRAINS AND OTHER IMPROVEMENTS, RECORDED
MARCH 21, 1996 AS INSTRUMENT NO. 101093 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, ITS SUCCESSORS
AND ASSIGNS HOLDERS OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED JUNE 7,
1996 AS INSTRUMENT NO. 96-212149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, HOLDERS OF AN
EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, RECORDED JANUARY 3,
1975 AS INSTRUMENT NO. 976 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, HOLDERS OF AN
EASEMENT FOR PUBLIC UTILITIES, RECORDED MARCH 4, 1998 AS INSTRUMENT NO. 98-77807
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATE: Oct. 1, 2007

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
mm um

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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT
OF THE CITY OF RIVERSIDE. ARRANGEMENT FOR WATER SERVICE MUST BE MADE
WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATE: _____

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
mm um

WATER FACILITIES STATEMENT

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES
ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
(DISTRICT) ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES.
ONE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED
OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED
BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER
TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS
SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATE: 9.28.2007

[Signature]
JEFFERY D. SAMS R.C.E. 46212
S.J. BERNOSKY M26589

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:

Sycamore Canyon CFD 92-1
Sycamore Canyon Assess. Dist.

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

DATE: 10/26/07

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: [Signature]

EASEMENT NOTES:

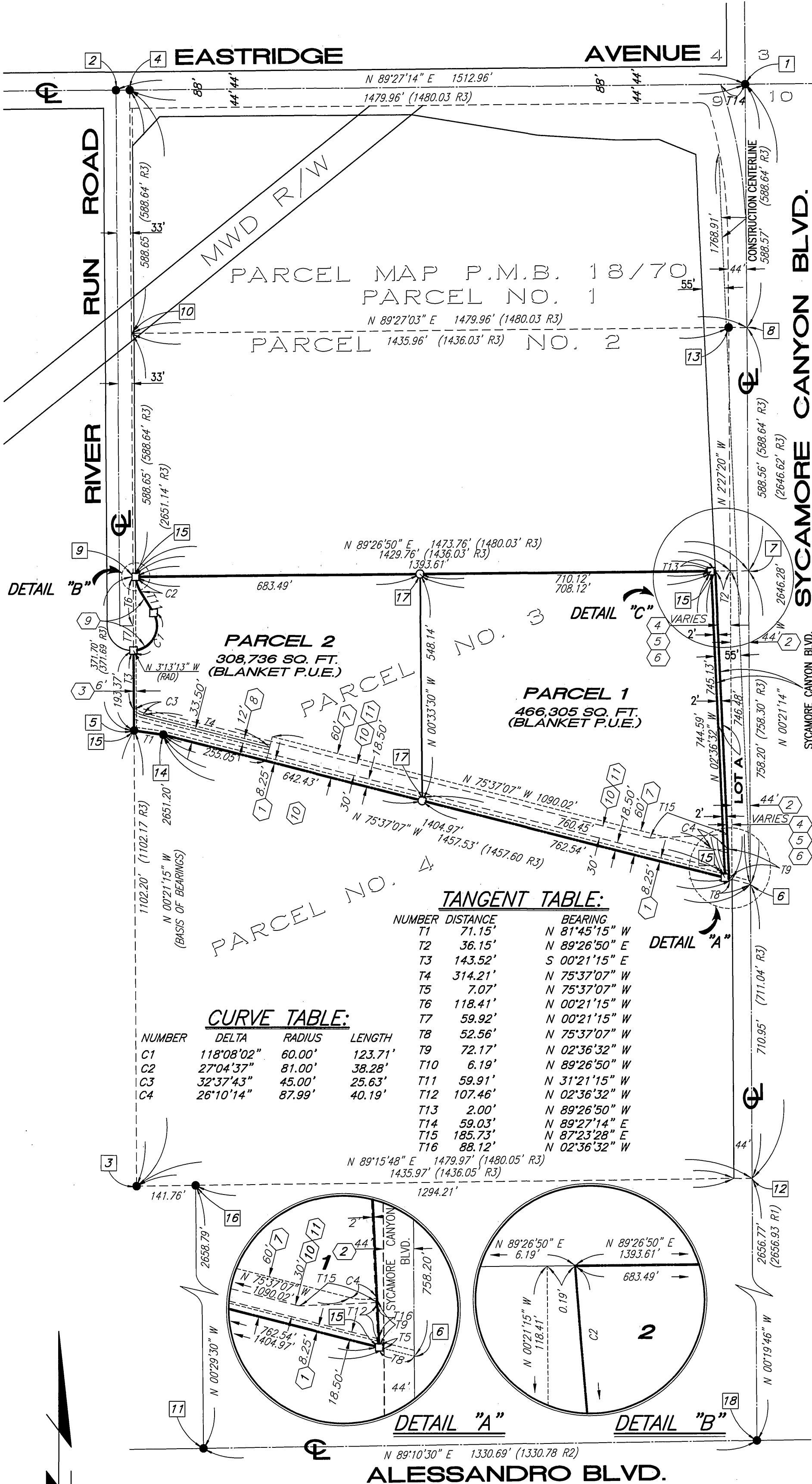
- ① AN EASEMENT FOR A GAS PIPE LINE, GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, RECORDED SEPTEMBER 5, 1950, IN BOOK 1201, PAGE 574, O.R.
- ② AN IRREVOCABLE OFFER OF DEDICATION FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, GRANTED TO THE CITY OF RIVERSIDE RECORDED JANUARY 10, 1975 AS INST. NO. 3442 AND ACCEPTED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 18283, RECORDED JULY 26, 1993 AS INST. NO. 285812, RESOLUTION NO. 19099, RECORDED DECEMBER 9, 1997 AS INST. NO. 450654, AND BY RESOLUTION NO. 19099, RECORDED NOVEMBER 2, 2001 AS INST. NO. 544628, ALL OF O.R.
- ③ AN EASEMENT FOR OVERHEAD/UNDERGROUND ELECTRICAL LINES, GRANTED TO THE CITY OF RIVERSIDE, RECORDED JANUARY 3, 1975 AS INST. NO. 976, O.R.
- ④ AN EASEMENT FOR PIPELINES, CABLES FOR COMMUNICATION PURPOSES, AND OTHER USES, INGRESS AND EGRESS GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED APRIL 13, 1995 AS INST. NO. 115910, O.R.
- ⑤ AN EASEMENT FOR PUBLIC STREET, HIGHWAY PURPOSES AND PUBLIC UTILITIES, GRANTED TO THE CITY OF RIVERSIDE, RECORDED MARCH 21, 1996 AS INST. NO. 101093, O.R.
- ⑥ AN EASEMENT FOR PUBLIC STREET, HIGHWAY PURPOSES AND PUBLIC UTILITIES, GRANTED TO THE CITY OF RIVERSIDE, RECORDED JUNE 7, 1996 AS INST. NO. 96-212149, O.R.
- ⑦ AN EASEMENT FOR STORM DRAIN FACILITIES, GRANTED TO THE CITY OF RIVERSIDE, RECORDED MARCH 4, 1998 AS INST. NO. 98-077808, O.R.
- ⑧ AN EASEMENT FOR STORM DRAIN FACILITIES, GRANTED TO THE CITY OF RIVERSIDE, RECORDED MAY 11, 2005 AS INST. NO. 2005-0370880, O.R.
- ⑨ AN EASEMENT FOR PUBLIC STREET, HIGHWAY PURPOSES AND PUBLIC UTILITIES, GRANTED TO THE CITY OF RIVERSIDE, RECORDED MAY 11, 2005 AS INST. NO. 2005-0370881, O.R.
- ⑩ A DECLARATION OF RECIPROCAL EASEMENT FOR SEWAGE SYSTEM AND WATER LINES DATED SEPTEMBER 26, 2005, BY AND BETWEEN THE APACHE COLONEL ROGERS' FAMILY PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST AND MAGNON HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 40% INTEREST, AS TENANTS IN COMMON (KNOWN AS GRANTOR) AND SV PARTNERS SOUTH I, A CALIFORNIA GENERAL PARTNERSHIP (KNOWN AS GRANTEE) RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005-1049246, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- ⑪ A RECIPROCAL EASEMENT AGREEMENT FOR SEWER SYSTEM AND WATER LINE DATED DECEMBER 1, 2005 BY AND BETWEEN APACHE COLONEL ROGERS' FAMILY PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST AND MAGNON HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 40% INTEREST, AS TENANTS IN COMMON (KNOWN AS GRANTOR) AND SV PARTNERS SOUTH I, A CALIFORNIA GENERAL PARTNERSHIP (KNOWN AS GRANTEE) RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005-1049246, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

223/90
City

PARCEL MAP NO. 34336

BEING A SUBDIVISION OF PARCEL 3 AS SHOWN ON MAP ON FILE IN BOOK 18
PAGE 70 OF PARCEL MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, SECTION 9, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

THIENES ENGINEERING, INC. LA MIRADA BRIAN L. THIENES P.L.S. NO. 5750 FEBRUARY, 2006



SURVEYOR'S NOTES:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL MAP P.M.B. 18 / 70 BEING N 00°21'15" W, RECORDS OF RIVERSIDE COUNTY.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" I.P., TAGGED "L.S. 5750"; FLUSH; WILL BE SET AT BOUNDARY CORNERS.
- INDICATES SET 1" I.P., TAGGED "L.S. 5750"; FLUSH; WILL BE SET AT PARCEL CORNERS.

MAP REFERENCES:

R1	RECORD OF SURVEY	01-19-1977	RS. 62 PG. 53-56
R2	TRACT NO.	9723-1	07-10-1978 BK. 98 PG. 53-55
R3	PARCEL MAP	07-22-1975	P.M.B. 18 PG. 70
R4	PARCEL MAP NO.	24535	02-28-1990 P.M.B. 162 PG. 84-90
R5	PARCEL MAP NO.	24754	12-19-1991 P.M.B. 173 PG. 97-98

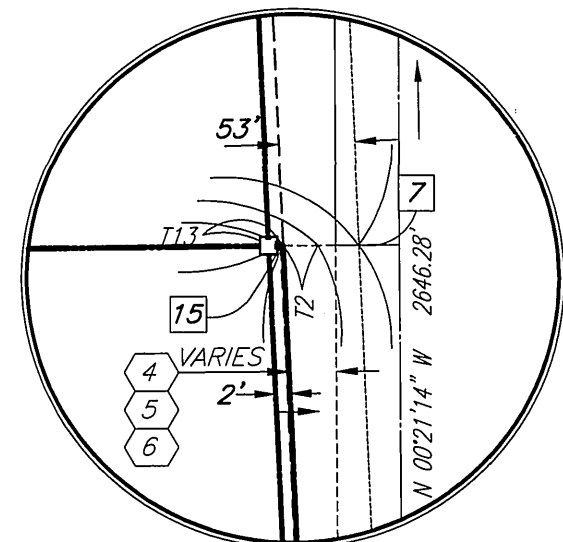
- 1 FD. 1 1/2" I.P. TAGGED L.S. 5529, SET FLUSH. ACCEPTED AS BEING THE NORTHEAST CORNER OF SECTION 9, T3S, R4W, S.B.B. & M. AS PER R1, R3 & R4.
- 2 FD. 1 1/2" I.P. NO TAG, SET FLUSH. ACCEPTED AS BEING THE CENTERLINE INTERSECTION OF EASTRIDGE AVENUE AND RIVER RUN ROAD. SET TAG LS 5750.
- 3 FD. NAIL AND TAG L.S. 3365 IN LARGE ROCK AS PER R4 & R3. ACCEPTED AS BEING THE SOUTHWEST CORNER OF R3 AND BEING ON THE EAST WEST CENTER LINE OF SECTION 9 AS PER R4.
- 4 FOUND C-NAIL IN LIEU OF 1 1/2" I.P., PER R3. ACCEPTED AS BEING THE NORTHWEST CORNER OF R3.
- 5 6 7 POINTS ESTABLISHED BY PROPORTIONATE MEASUREMENT ALONG EAST AND WEST PROPERTY LINES OF R3.
- 8 9 10
- 5 FOUND 1" IRON PIPE, FLUSH, L.S. 5529, S 26° W. 0.11 FT. FROM PRORATED CORNER.
- 6 NOTHING FOUND. SET 2" I.P., DOWN 0.50', L.S. 5750.
- 7 NOTHING FOUND. SET 2" I.P., DOWN 0.30', L.S. 5750.
- 8 NOTHING FOUND OR SET.
- 9 NOTHING FOUND OR SET.
- 10 NOTHING FOUND OR SET.
- 11 FOUND 3/4" IRON PIPE, NO TAG, DOWN 0.4 FOOT, IN LIEU OF 1 1/4" IRON PIPE, TAGGED R.C.E. 862, DOWN 6" PER R2. ACCEPTED AS THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9.
- 12 THE EAST 1/4 CORNER OF SECTION 9, T3S, R4W, S.B.M., BEING THE SOUTHEAST CORNER OF R3, REESTABLISHED BY COMPASS RULE ADJUSTMENT OF DIMENSIONS SHOWN ON R1 BETWEEN THE NORTHWEST AND SOUTHEAST CORNERS OF SECTION 9, POINTS 1 AND 18.
- 13 FOUND 1 1/2" IRON PIPE, TAG ILLEGIBLE, DOWN 2 FT., S 80°49'21" E, 0.06 FT. FROM THE INTERSECTION OF THE NORTH LINE OF PARCEL 2 OF R3 AND THE WEST LINE OF SYCAMORE CANYON BLVD., SHOWN AS A 44 FT. HALF-WIDTH.
- 14 ESTABLISHED THE ANGLE POINT IN THE COMMON LINE BETWEEN PARCELS 3 AND 4 OF R3 BY RECORD ANGLE AND DISTANCE FROM POINT 3. FOUND 1 1/2" I.P., L.S. 3365 PER R3, DISTURBED, DOWN 6.5 FT., N 5° E. 0.20 FT. FROM POINT 14.
- 15 SET 2" IRON PIPE, FLUSH, L.S. 5750.
- 16 FOUND NAIL IN LARGE ROCK ON THE EAST-WEST CENTER LINE OF SECTION 9, T3S., R4W, S.B.M. NO REFERENCE.
- 17 SET 1" IRON PIPE, FLUSH, L.S. 5750.
- 18 FD. 2" COPPERWELD MONUMENT STAMPED 9,10,16 & 15 DWN 0.5, AT SOUTHEAST CORNER OF SECTION 9, T3S, R4W, S.B.M. PER R1.

TANGENT TABLE:

NUMBER	DISTANCE	BEARING
T1	71.15'	N 81°45'15" W
T2	36.15'	N 89°26'50" E
T3	143.52'	S 00°21'15" E
T4	314.21'	N 75°37'07" W
T5	7.07'	N 75°37'07" W
T6	118.41'	N 00°21'15" W
T7	59.92'	N 00°21'15" W
T8	52.56'	N 75°37'07" W
T9	72.17'	N 02°36'32" W
T10	6.19'	N 89°26'50" W
T11	59.91'	N 31°21'15" W
T12	107.46'	N 02°36'32" W
T13	2.00'	N 89°26'50" W
T14	59.03'	N 89°27'14" E
T15	185.73'	N 87°23'28" E
T16	88.12'	N 02°36'32" W

CURVE TABLE:

NUMBER	DELTA	RADIUS	LENGTH
C1	118°08'02"	60.00'	123.71'
C2	27°04'37"	81.00'	38.28'
C3	32°37'43"	45.00'	25.63'
C4	26°10'14"	87.99'	40.19'



DETAIL "C"

SEE SHEET 2 EASEMENT NOTES