

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29090

BEING A SUBDIVISION OF LOT 5 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36 INCLUSIVE, IN SECTION 15, T.3S., R.6W., S.B.M. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA MAY, 2002

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP...

WE HEREBY RETAIN LOTS "A" THROUGH "E", INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNERS AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR ELECTRICAL, WATER AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, LOTS "A" THROUGH "E", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND WATERLINE FACILITIES THE EASEMENTS DESIGNATED AS "7" P.U.E. & WTR.E.; AND FOR ELECTRICAL PURPOSES, THE EASEMENTS DESIGNATED AS "5x23" PUE."

WE HEREBY RESERVE THE RIGHT FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT, FOR LANDSCAPE, TRAIL AND BLOCKWALL PURPOSES LOTS "F" THROUGH "J".

WE HEREBY REQUEST THE FOLLOWING EASEMENT WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THAT CERTAIN "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36, RIV. CO. RECORDS LYING WITHIN TRACT 29090.

TIBURON BUILDERS-149, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY: THE GRIFFIN HOMEBUILDING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER, BY: GRIFFIN INDUSTRIES, INC., A CALIFORNIA CORPORATION, IT'S MANAGING MEMBER.

BY: Paul E. Griffin, III

COMERICA BANK-CALIFORNIA, A CALIFORNIA BANKING CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED November 26, 2002, as Instrument No. 2002-705672, O.R.

Barry J. Cohen, First Vice President

Anthony Lopilato, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF SAN BERNARDINO) Los Angeles ON December 16, 2002 BEFORE ME, Patricia Scro PERSONALLY APPEARED PAUL E. GRIFFIN, III

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/HEY 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE PATRICIA SCRO MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES 8-4-05

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF SAN BERNARDINO) LOS ANGELES ON DECEMBER 18, 2002 BEFORE ME, KATHRINE J. BARTHA PERSONALLY APPEARED BARRY J. COHEN AND ANTHONY LOPI LATO

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/HEY 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE KATHRINE J. BARTHA MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY MY COMMISSION EXPIRES 4-30-05

SIGNATURE OMISSIONS CERTIFICATE

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 INTEREST CANNOT RIPEN INTO FEE.

THE 6' EASEMENT FOR PUBLIC UTILITIES GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED OCTOBER 10, 1958, AS INST. NO. 73238, O.R.

RECORDER'S STATEMENT

FILED THIS 24TH DAY OF JAN 2003 AT 8:00 A.M. IN BOOK 329 OF MAPS AT PAGES 54-55 AT THE REQUEST OF THE CITY CLERK. FEE \$ 9.00 NUMBER 2003-056437

GARY L. ORSO COUNTY ASSESSOR - CLERK-RECORDER BY: Donald A. Miller Deputy

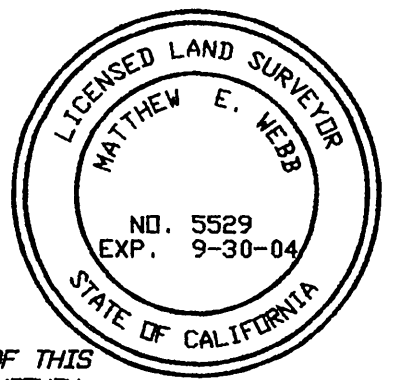
SUBDIVISION GUARANTEE: INVESTORS TITLE COMPANY

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 GHG RIVERWALK, LLC, ON SEPTEMBER 1, 1999. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP...

DATED DEC 23, 2002

Matthew E. Webb MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 2004



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 REAL 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 \$

DATED December 30, 2002 January 29, 2003

PAUL McDONNELL COUNTY TAX COLLECTOR Helen Pashie DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$37,500 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.

DATED 1-23, 2003

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: DEPUTY

BY: Helen Pashie DEPUTY

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 ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED JAN 2, 2003

THOMAS P. EVANS DIRECTOR OF PUBLIC UTILITIES BY: Dexter P. Witzfeld

UTILITY EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP. EASEMENT FOR RIGHT OF WAY AND WATER RIGHTS, IN FAVOR OF LA SIEPPA HEIGHTS WATER COMPANY, RECORDED MAY 17, 1911, IN BOOK 327 PAGE 227 OF DEEDS.

EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES RECORDED SEPTEMBER 15, 1995, AS INSTRUMENT NO. 305176, O.R. DATED JAN 2, 2003

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY: Dexter P. Witzfeld

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 APPEARED ON THE TENTATIVE MAP OF TRACT 29090 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 19, 1999 AND ANY APPROVED ALTERATIONS THEREOF...

DATED JAN 6, 2003

THOMAS J. BOYD RCE 36170 LIC. EXP. 6/30/04 CITY ENGINEER, EXPIRES 6/30/05

BY: Thom Boyd

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

THIS TRACT IS SUBJECT TO THE ASSESSMENTS OF THE CITY OF RIVERSIDE RIVERWALK ASSESSMENT DISTRICT.

DATED Dec 23, 2002

PAUL C. SUNDEEN, CITY TREASURER

BY: Paul C. Sundeen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29090.

LOTS "A" THROUGH "E" ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR ELECTRICAL, WATER AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE EASEMENTS DESIGNATED AS "7" P.U.E. & WTR. E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND WATERLINE FACILITIES, AND THE EASEMENTS DESIGNATED AS "5x23" PUE" FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES ARE HEREBY ACCEPTED.

THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT CERTAIN "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 O.R. RIV. CO. LYING WITHIN TRACT 29090.

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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF January, 2002-2003

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE BY: Colleen J. Nicol

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.

DATED January 2, 2003

MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/03 CITY SURVEYOR

BY: Mark S. Brown

SOILS REPORT

A SOILS REPORT NO. 2359-A12-SC BY GEOSOILS, INC. DATED JAN. 24, 2001, HAS BEEN PREPARED AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953. (1-29090)

M.B. 329 / 54

M.B. 329 / 54

PREPARED BY: CHECKED BY: 306550PM 12/2/2002 G:\1999\199-0317\990317M.prn

329/55

M.B. 329/55

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

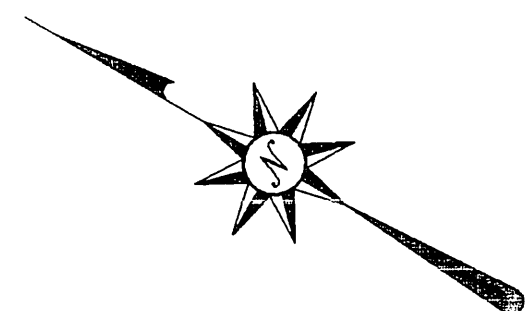
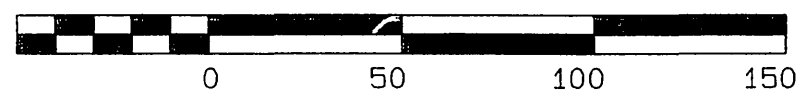
TRACT NO. 29090

BEING A SUBDIVISION OF LOT 5 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36 INCLUSIVE, IN SECTION 15, T.3S., R.6W., S.B.M. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA MAY, 2002

TRACT NO. 1
LA SIERRA ACADEMY M.B. 13/73
(N30°51'16"W 273.40' R3) (273.37' R1)
(240.37' R3)

GRAPHIC SCALE 1"=50'



FD. SPIKE & CITY ENG. TAG, FLUSH, PER MB 87/42-35, & MB 304/51-54

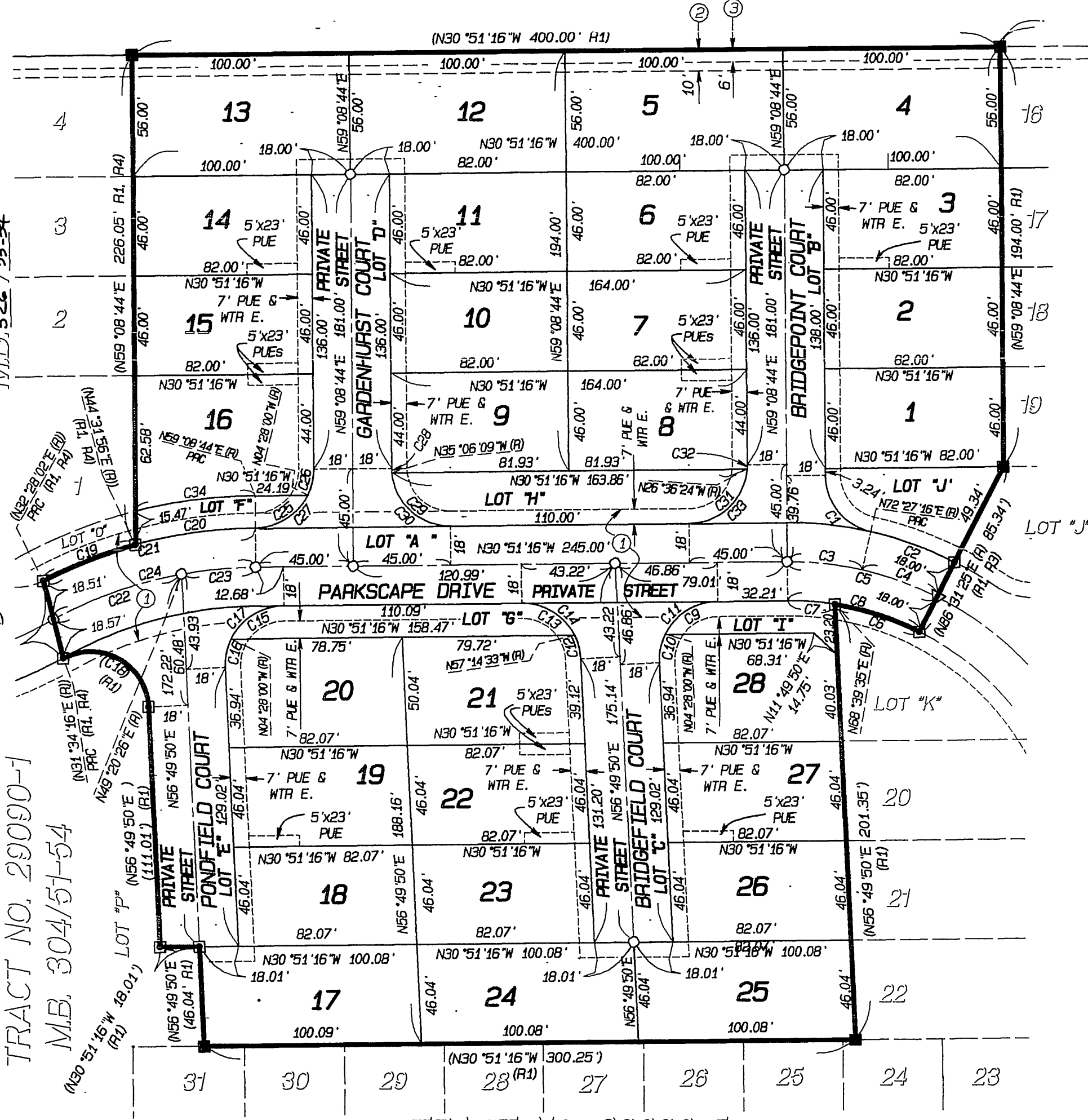
FD. 1" IP W/TAG LS 5529 FLUSH, PER TR 29090-5, M.B. 324/97-98

FD. 1" IP W/TAG RCE 9876, FLUSH, PER MB 289/27-36 & MB 304/51-54

TRACT NO. 29090-6
M.B. 324/97-98

TRACT NO. 29090-1
M.B. 304/51-54

TRACT NO. 29090-5
M.B. 324/97-98



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	76°43'14"	27.00'	36.15'	21.37'
C2	14°02'54"	168.00'	41.19'	20.70'
C3	13°19'47"	150.00'	34.90'	17.53'
C4	14°02'54"	150.00'	36.78'	18.48'
C5	27°22'42"	150.00'	71.68'	36.54'
C6	17°51'51"	132.00'	41.16'	20.75'
C7	9°30'51"	132.00'	21.92'	10.98'
C8	27°22'42"	132.00'	63.08'	32.15'
C9	63°36'44"	27.00'	29.98'	16.74'
C10	28°42'10"	27.00'	19.53'	6.91'
C11	92°18'54"	27.00'	43.50'	28.11'
C12	24°04'23"	27.00'	11.34'	5.76'
C13	63°36'44"	27.00'	29.98'	16.74'
C14	87°41'06"	27.00'	41.32'	25.93'
C15	63°36'44"	27.00'	29.98'	16.74'
C16	28°42'10"	27.00'	19.53'	6.91'
C17	92°18'54"	27.00'	43.50'	28.11'
C18	115°15'34"	27.00'	54.31'	42.59'
C19	12°03'54"	218.00'	45.90'	23.04'
C20	14°36'48"	218.00'	55.60'	27.95'
C21	26°40'42"	218.00'	101.51'	51.69'
C22	18°03'44"	200.00'	63.05'	31.79'
C23	9°48'17"	200.00'	34.23'	17.15'
C24	27°52'02"	200.00'	97.27'	49.62'
C25	63°36'44"	27.00'	29.98'	16.74'
C26	26°23'16"	27.00'	12.43'	6.33'
C27	90°00'00"	27.00'	42.41'	27.00'
C28	4°14'53"	27.00'	2.00'	1.00'
C29	85°45'07"	27.00'	40.41'	25.07'
C30	90°00'00"	27.00'	42.41'	27.00'
C31	85°45'07"	27.00'	40.41'	25.07'
C32	4°14'53"	27.00'	2.00'	1.00'
C33	90°00'00"	27.00'	42.41'	27.00'
C34	13°39'13"	233.00'	55.52'	27.89'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF SCHUYLER AVENUE TAKEN AS NORTH 56° 49' 50" EAST PER TRACT NO. 29090-1 ON FILE IN BOOK 304, PAGES 51-54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
2. ● FD MONUMENT AS NOTED
3. ■ FD. 1" IRON PIPE W/ PLASTIC PLUG STAMPED RCE 17550 FLUSH, PER MB 289/27-36
4. □ FD STEEL PIN AND TAG STAMPED, "L.S. 5529" IN TOP OF CURB, IN LIEU OF 1" IRON PIPE W/PLASTIC PLUG STAMPED RCE 17550.
5. ○ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529, UNLESS OTHERWISE NOTED.
6. ⊙ INDICATES FOUND SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529 PER TRACT 29090-1, MB 304/51-54.
7. ▲ INDICATES FOUND SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529 PER TRACT 29090-5, MB 324/97-98
8. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
9. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
10. (R1) INDICATES RECORD AND MEASURED DATA PER TRACT 29058, MB 289/27-36
11. (R2) INDICATES RECORD AND MEASURED DATA PER TRACT 29090-1, MB 304/51-54.
12. (R3) INDICATES RECORD AND MEASURED DATA PER TRACT 29090-5, MB 324/97-98.
13. (R4) INDICATES RECORD AND MEASURED DATA PER TRACT 29090-6, MB 324/97-98
14. THIS TRACT CONTAINS 3.83 ACRES.
15. P.U.E & WTR. E. INDICATES PUBLIC UTILITY AND WATERLINE EASEMENT
16. BLANKET PUBLIC EASEMENTS FOR ELECTRIC, WATER, SEWER AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER LOTS "A" THROUGH "E"
17. [] INDICATES P.U.E. AS SHOWN

- ① INDICATES 50' WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON TR 29058 IN M.B. 289/35.
- ② INDICATES 10' EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES IN FAVOR OF CITY OF RIVERSIDE, RECORDED SEPTEMBER 15, 1995 AS INST. NO. 305176, O.R.
- ③ INDICATES 6' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES RECORDED OCTOBER 10, 1958 AS INST. NO. 73238 IN BOOK 2346 PAGE 497, O.R.

M.B. 329 / 55

PREPARED BY: CHECKED BY: 6:1999/99-03/17/990317FW.pro 11/27/2002 43129PW