

TRACT NO. 29087-3

BEING A SUBDIVISION OF A PORTION OF LOT 13 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S. B. M

FOR CONDOMINIUM PURPOSES
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
DECEMBER 2002

RECORDER'S STATEMENT

FILED THIS 5TH DAY OF MAR, 2003 AT 8:00 AM IN BOOK 331 OF MAPS AT PAGES 48-52 AT THE REQUEST OF THE CITY CLERK.
FEE: \$15.00
NO. 2003-154238
GARY L. ORSO,
COUNTY ASSESSOR - CLERK-RECORDER
BY: [Signature]
DEPUTY

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 LAND 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 RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO AND FROM RIVERWALK PARKWAY ON, OVER, AND ACROSS LOT "A" ALONG RIVERWALK PARKWAY, AS SHOWN ON THE ANNEXED MAP.

WE HEREBY REQUEST THAT 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." LYING WITHIN TRACT NO. 29087-3 AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 RIVERSIDE COUNTY RECORDS.

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

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

WE HEREBY DEDICATE TO PUBLIC USE, AN EASEMENT FOR SEWER PURPOSES ACROSS THAT PORTION OF LOT "B", AS SHOWN ON THE ANNEXED MAP.

ABANDONMENT OF PUBLIC STREET, WE HEREBY REQUEST THAT THE FOLLOWING STREET BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT PORTION OF GOLDEN AVENUE BEING THE SOUTHWESTERLY 18.00 FEET AS SHOWN ON ANNEXED MAP.

WE HEREBY RESERVE FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT, LOTS "A" THROUGH "D" AND LOT "Q" FOR LANDSCAPE, TRAIL AND BLOCK WALL PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND WATERLINE FACILITIES, AND PUBLIC UTILITIES, THE EASEMENTS DESIGNATED AS "P.U.W.", "P.U.E./P.U.W.", AND FOR ELECTRICAL PURPOSES, THE EASEMENTS DESIGNATED AS LOTS "E" THROUGH "P", INCLUSIVE. THE EASEMENTS DESIGNATED AS "P.U.E./P.U.W." ARE SHOWN AS EITHER A 3' P.U.E./P.U.W., A 5' P.U.E./P.U.W., A 6' P.U.E./P.U.W., OR A 7' P.U.E./P.U.W.
GHG RIVERWALK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: 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: [Signature]
PAUL E. GRIFFIN, III, PRESIDENT

CALIFORNIA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY RECORDED DECEMBER 24, 2002 AS INSTRUMENT NO. 2002-774892 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature]
Steven P. Timmons, V.P.

SIGNATURE OMISSIONS

(1) PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO FEE: THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SEWER FACILITIES PER INST. NO. 2002-165497 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, RECORDED APRIL 1, 2002.

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 \$ 154,000

PAUL McDONNELL
COUNTY TAX COLLECTOR

DATE 2/7/2003 BY [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 154,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY 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 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 February 7, 2003 CASH-TAX BOND

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

BY: _____
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.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATE FEB 7, 2003 BY [Signature]

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

1. AN EASEMENT FOR WATER FACILITIES IN FAVOR OF LA SIERRA HEIGHTS WATER COMPANY, RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SAID EASEMENT IS BLANKET IN NATURE).

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATE FEB 7, 2003 BY [Signature]

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, A CALIFORNIA LIMITED LIABILITY COMPANY ON MARCH 1, 2001. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



[Signature] 2-5-03
CLIFFORD A. SIMENTAL DATE
L.S. NO. 5022
LICENSE EXPIRATION DATE: 12/31/05

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 29087 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 22, 2000 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 COMPLIED WITH; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF THE PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT 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: 2/13/2003

THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6/30/04
CITY ENGINEER

BY: [Signature]

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: 2/12/03

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

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 SUBJECT TO THE ASSESSMENTS OF THE CITY OF RIVERSIDE, RIVERWALK ASSESSMENT DISTRICT. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE 2/2/03

PAUL C. SUNDEEN
CITY TREASURER

BY: [Signature]
DEPUTY

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 29087-3.

THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT CERTAIN "BLANKET P.U.E." LYING WITHIN TRACT 29087-3 AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 RIVERSIDE COUNTY RECORDS.

* THAT EASEMENTS DESIGNATED AS "P.U.E./P.U.W.", AND "P.U.W.", AND THE EASEMENTS DESIGNATED AS LOTS "E" THROUGH "P", INCLUSIVE, ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND WATER LINE FACILITIES, SEWER FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

ABANDONMENT OF PUBLIC STREET, THAT THE FOLLOWING STREET IS ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT PORTION OF GOLDEN AVENUE BEING THE SOUTHWESTERLY 18.00 FEET AS SHOWN ON ANNEXED MAP.

THAT EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED AS A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES.

THAT VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO AND FROM RIVERWALK PARKWAY RELINQUISHED TO THE CITY OF RIVERSIDE ON, OVER, AND ACROSS LOT "A" ALONG RIVERWALK PARKWAY, AS SHOWN ON THE ANNEXED MAP ARE HEREBY ACCEPTED AS RELINQUISHED.

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 25th DAY February, 2003.

* THE EASEMENTS DESIGNATED AS "P.U.E./P.U.W." ARE SHOWN AS EITHER A 3' P.U.E./P.U.W., A 5' P.U.E./P.U.W., A 6' P.U.E./P.U.W., OR A 7' P.U.E./P.U.W.

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

BY: [Signature]

SOILS REPORT

A GEOTECHNICAL INVESTIGATION REPORT WAS PREPARED ON SEPTEMBER 24, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17943 BY GORIAN ASSOCIATES, INC.

CITY 331 / 49

TRACT NO. 29087-3

BEING A SUBDIVISION OF A PORTION OF LOT 13 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
DECEMBER 2002

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON January 21, 2003 BEFORE ME, Catherine H. May

PERSONALLY APPEARED Steven P. Timmons

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 Catherine H. May

MY COMMISSION EXPIRES: May 25, 2003

NAME: Catherine H. May

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

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 _____

MY COMMISSION EXPIRES: _____

NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON JANUARY 21, 2003 BEFORE ME, PATRICIA SERO

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/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 Patricia Sero

MY COMMISSION EXPIRES: Aug. 4, 2005

NAME: PATRICIA SERO

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

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 _____

MY COMMISSION EXPIRES: _____

NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

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 _____

MY COMMISSION EXPIRES: _____

NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

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 _____

MY COMMISSION EXPIRES: _____

NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

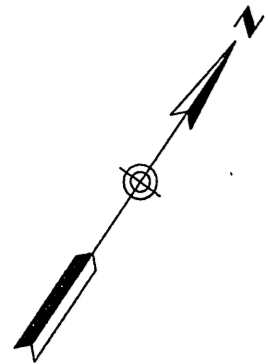
CITY

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

TRACT NO. 29087-3

BEING A SUBDIVISION OF A PORTION OF LOT 13 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
DECEMBER 2002



SCALE: 1" = 200'

BASIS OF BEARINGS

THE BEARING OF N 34° 17' 49" W FOR THE CENTER LINE OF GOLDEN AVENUE BETWEEN COLLETT AVENUE AND SCHUYLER AVENUE AS SHOWN ON TRACT NO. 29058 RECORDED IN BOOK 289, PAGES 27-36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

□ INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5529, FLUSH, PER TRACT NO. 29090-1, M.B. 304/51-54.

○ INDICATES FOUND STEEL PIN & TAG IN TOP OF CURB, STAMPED L.S. 5529, PER TRACT NO. 29090-1, M.B. 304/51-54.

■ INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5022, FLUSH, PER TRACT NO. 29087-1 M.B. 321/55-59.

● INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 17550 FLUSH, PER PER TRACT NO. 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.

▲ INDICATES FOUND SPIKE AND TAG, STAMPED L.S. 5022 FLUSH, PER TRACT NO. 29087-1, M.B. 321/55-59.

△ INDICATES SET LEAD AND TAG STAMPED L.S. 5022 FLUSH, 0.17' FROM THE TERMINUS OF THE PRIVATE STREETS (IN THE TOP OF THE ROLLED CURB).

○ INDICATES SET SPIKE AND TAG FLUSH ON STREET CENTERLINES STAMPED L.S. 5022, UNLESS OTHERWISE NOTED.

SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 5022 FLUSH, AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.

[] INDICATES RECORD BEARINGS AND DISTANCES PER TRACT 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.

< > INDICATES RECORD BEARINGS AND DISTANCES PER TRACT 29087-1, M.B. 321/55-59, UNLESS OTHERWISE NOTED.

THIS TRACT COINTAINS 6.31 ACRES.

P.U.E. = INDICATES PUBLIC UTILITY EASEMENT.

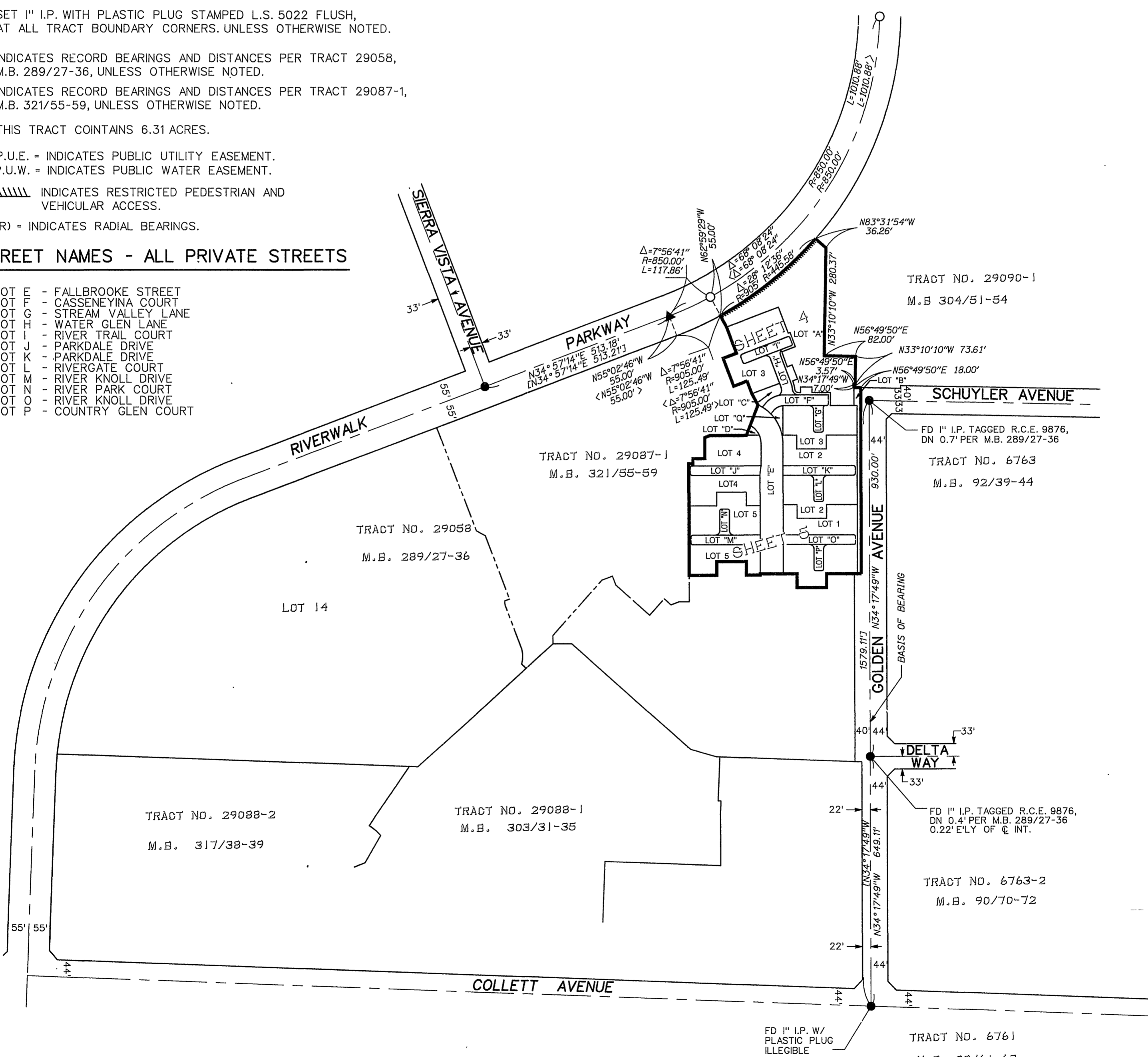
P.U.W. = INDICATES PUBLIC WATER EASEMENT.

||||| INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.

(R) = INDICATES RADIAL BEARINGS.

STREET NAMES - ALL PRIVATE STREETS

- LOT E - FALLBROOKE STREET
- LOT F - CASSENEYINA COURT
- LOT G - STREAM VALLEY LANE
- LOT H - WATER GLEN LANE
- LOT I - RIVER TRAIL COURT
- LOT J - PARKDALE DRIVE
- LOT K - PARKDALE DRIVE
- LOT L - RIVERGATE COURT
- LOT M - RIVER KNOLL DRIVE
- LOT N - RIVER PARK COURT
- LOT O - RIVER KNOLL DRIVE
- LOT P - COUNTRY GLEN COURT



TRACT NO. 29087-3

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FOR CONDOMINIUM PURPOSES
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
DECEMBER 2002

LINE	BEARING	DISTANCE
L1	N55°02'48"W	5.15'
L2	N55°02'48"W	15.00'
L3	N55°02'48"W	15.00'
L4	N34°57'12"E	22.00'
L5	N34°17'49"W	23.00'
L6	N55°42'11"E	3.50'
L7	N55°42'11"E	15.00'
L8	N55°42'11"E	5.95'
L9	N34°17'49"W	14.00'
L10	N04°09'35"E	10.13'
L11	N55°42'11"E	2.08'
L12	N04°09'35"E	10.13'
L13	N34°17'49"W	17.54'

BASIS OF BEARINGS

THE BEARING OF N 34°17'49"W FOR THE CENTER LINE OF GOLDEN AVENUE BETWEEN COLLETT AVENUE AND SCHUYLER AVENUE AS SHOWN ON TRACT NO. 29058 RECORDED IN BOOK 289, PAGES 27-36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

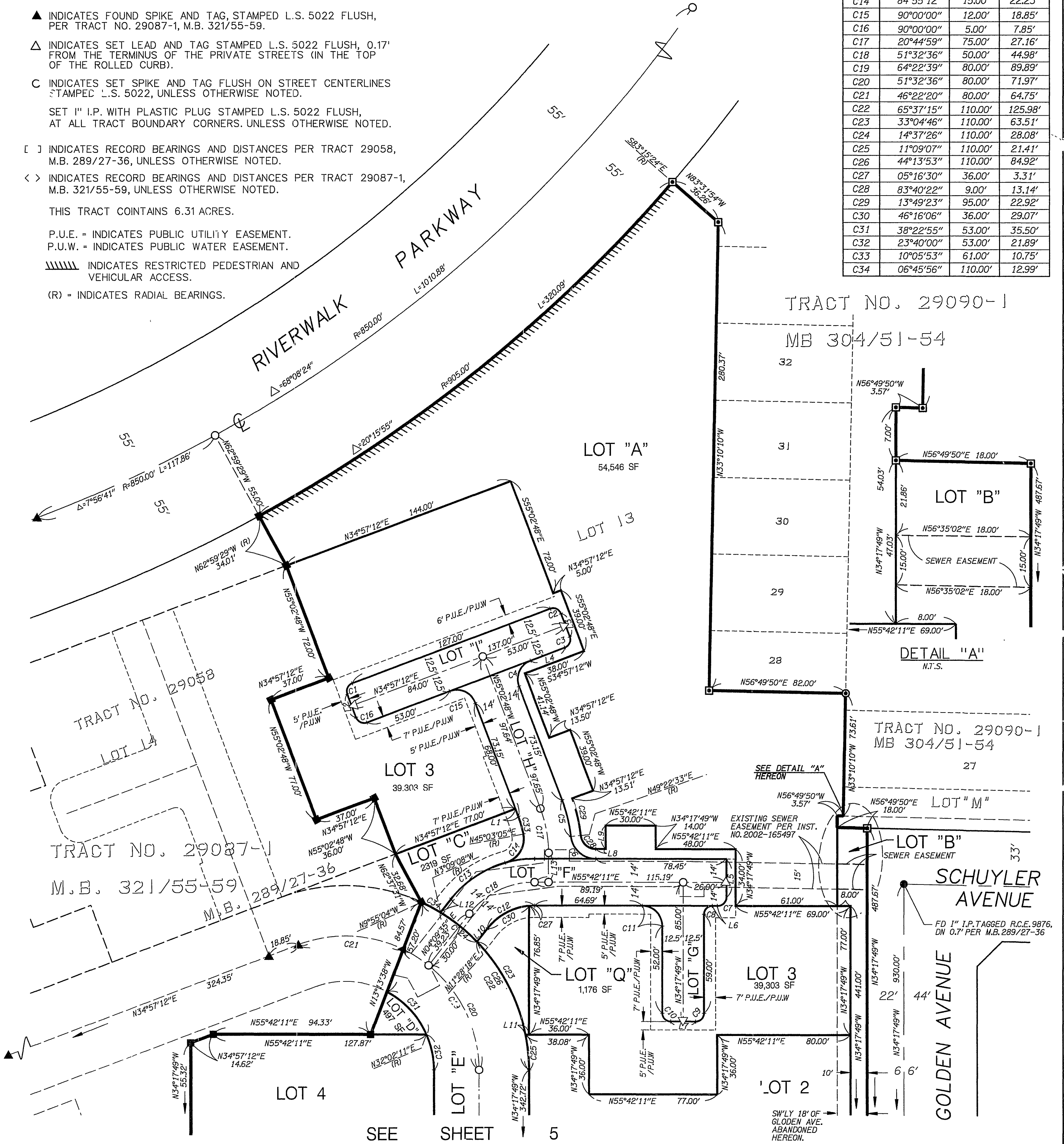
SURVEYOR'S NOTES

- INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5529, FLUSH, PER TRACT NO. 29090-1, M.B. 304/51-54.
 - INDICATES FOUND STEEL PIN & TAG IN TOP OF CURB, STAMPED L.S. 5529, PER TRACT NO. 29090-1, M.B. 304/51-54.
 - INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5022, FLUSH, PER TRACT NO. 29087-1, M.B. 321/55-59.
 - INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 17550 FLUSH, PER PER TRACT NO. 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES FOUND SPIKE AND TAG, STAMPED L.S. 5022 FLUSH, PER TRACT NO. 29087-1, M.B. 321/55-59.
 - △ INDICATES SET LEAD AND TAG STAMPED L.S. 5022 FLUSH, 0.17' FROM THE TERMINUS OF THE PRIVATE STREETS (IN THE TOP OF THE ROLLED CURB).
 - C INDICATES SET SPIKE AND TAG FLUSH ON STREET CENTERLINES STAMPED L.S. 5022, UNLESS OTHERWISE NOTED.
 - SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 5022 FLUSH, AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - [] INDICATES RECORD BEARINGS AND DISTANCES PER TRACT 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.
 - < > INDICATES RECORD BEARINGS AND DISTANCES PER TRACT 29087-1, M.B. 321/55-59, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 6.31 ACRES.
- P.U.E. = INDICATES PUBLIC UTILITY EASEMENT.
P.U.W. = INDICATES PUBLIC WATER EASEMENT.
- ||||| INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.
- (R) = INDICATES RADIAL BEARINGS.

STREET NAMES - ALL PRIVATE STREETS

- LOT E - FALLBROOKE STREET
- LOT F - CASSENEYNA COURT
- LOT G - STREAM VALLEY LANE
- LOT H - WATER GLEN LANE
- LOT I - RIVER TRAIL COURT
- LOT J - PARKDALE DRIVE
- LOT K - PARKDALE DRIVE
- LOT L - RIVERGATE COURT
- LOT M - RIVER KNOLL DRIVE
- LOT N - RIVER PARK COURT
- LOT O - RIVER KNOLL DRIVE
- LOT P - COUNTRY GLEN COURT

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	5.00'	7.85'
C2	90°00'00"	5.00'	7.85'
C3	90°00'00"	5.00'	7.85'
C4	90°00'00"	12.00'	18.85'
C5	14°25'21"	89.00'	22.40'
C6	83°40'22"	15.00'	21.91'
C7	90°00'00"	5.00'	7.85'
C8	90°00'00"	5.00'	7.85'
C9	90°00'00"	5.00'	7.85'
C10	90°00'00"	5.00'	7.85'
C11	90°00'00"	12.00'	18.85'
C12	51°32'36"	36.00'	32.39'
C13	35°48'42"	64.00'	40.00'
C14	84°55'12"	15.00'	22.23'
C15	90°00'00"	12.00'	18.85'
C16	90°00'00"	5.00'	7.85'
C17	20°44'59"	75.00'	27.16'
C18	51°32'36"	50.00'	44.98'
C19	64°22'39"	80.00'	89.89'
C20	51°32'36"	80.00'	71.97'
C21	46°22'20"	80.00'	64.75'
C22	65°37'15"	110.00'	125.98'
C23	33°04'46"	110.00'	63.51'
C24	14°37'26"	110.00'	28.08'
C25	11°09'07"	110.00'	21.41'
C26	44°13'53"	110.00'	84.92'
C27	05°16'30"	36.00'	3.31'
C28	83°40'22"	9.00'	13.14'
C29	13°49'23"	95.00'	22.92'
C30	46°16'06"	36.00'	29.07'
C31	38°22'55"	53.00'	35.50'
C32	23°40'00"	53.00'	21.89'
C33	10°05'53"	61.00'	10.75'
C34	06°45'56"	110.00'	12.99'



TRACT NO. 29087-3

BEING A SUBDIVISION OF A PORTION OF LOT 13 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.
DECEMBER 2002

BASIS OF BEARINGS

THE BEARING OF N 34°17'49"W FOR THE CENTER LINE OF GOLDEN AVENUE BETWEEN COLLETT AVENUE AND SCHUYLER AVENUE AS SHOWN ON TRACT NO. 29058 RECORDED IN BOOK 289, PAGES 27-36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

- INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5529, FLUSH, PER TRACT NO. 29090-1, M.B. 304/51-54.
 - INDICATES FOUND STEEL PIN & TAG IN TOP OF CURB, STAMPED L.S. 5529, PER TRACT NO. 29090-1, M.B. 304/51-54.
 - INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5022, FLUSH, PER TRACT NO. 29087-1 M.B. 321/55-59.
 - INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED R.C.E 17550 FLUSH, PER TRACT NO. 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES FOUND SPIKE AND TAG, STAMPED L.S. 5022 FLUSH, PER TRACT NO. 29087-1, M.B. 321/55-59.
 - △ INDICATES SET LEAD AND TAG STAMPED L.S. 5022 FLUSH, 0.17' FROM THE TERMINUS OF THE PRIVATE STREETS (IN THE TOP OF THE ROLLED CURB).
 - INDICATES SET SPIKE AND TAG FLUSH ON STREET CENTERLINES STAMPED L.S. 5022, UNLESS OTHERWISE NOTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 5022 FLUSH, AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD BEARINGS AND DISTANCES PER TRACT 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.
- < > INDICATES RECORD BEARINGS AND DISTANCES PER TRACT 29087-1, M.B. 321/55-59, UNLESS OTHERWISE NOTED.

THIS TRACT COINTAINS 6.31 ACRES.

P.U.E. = INDICATES PUBLIC UTILITY EASEMENT.
P.U.W. = INDICATES PUBLIC WATER EASEMENT.

||||| INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.

(R) = INDICATES RADIAL BEARINGS.

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LINE	BEARING	DISTANCE
L1	N55°42'11"E	15.00'
L2	N34°17'49"W	15.00'
L3	N55°42'11"E	15.00'
L4	N34°17'49"W	15.00'
L5	N34°17'49"W	12.50'
L6	N27°27'15"W	25.18'
L7	N55°42'11"E	15.00'
L8	N34°17'49"W	12.50'
L9	N34°17'49"W	12.50'
L10	N13°13'38"W	27.37'

CURVE	DELTA	RADIUS	LENGTH
C1	38°22'55"	53.00'	35.50'
C2	23°40'00"	53.00'	21.89'
C3	11°09'07"	110.00'	21.41'
C4	90°00'00"	5.00'	7.85'
C5	90°00'00"	5.00'	7.85'
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C19	90°00'00"	5.00'	7.85'
C20	90°00'00"	5.00'	7.85'
C21	90°00'00"	12.00'	18.85'
C22	90°00'00"	5.00'	7.85'
C23	90°00'00"	5.00'	7.85'
C24	62°02'55"	53.00'	57.40'

