

CITY

PARCEL MAP NO. 31139-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A DIVISION OF PARCELS 8-14, 82 AND 83, TOGETHER WITH PORTIONS OF PARCELS 1-5 AND PARCEL 15 OF PARCEL MAP NO. 24535 AS PER MAP RECORDED IN BOOK 162 OF PARCEL MAPS, PAGES 84 THROUGH 90, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA FEBRUARY 2004

RECORDER'S STATEMENT

FILED THIS 14 DAY OF September 2004,
AT 8:00 M. IN BOOK 210 OF PARCEL
MAPS AT PAGES 7-11 AT THE REQUEST OF THE
CITY CLERK, CITY OF RIVERSIDE
FEE: \$15
NO. 2004-0730451

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER

BY: Smal Blaver DEPUTY

SUBDIVISION GUARANTEE:
FIDELITY NATIONAL TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT 'A' AND LOT 'B' (SYCAMORE CANYON BLVD.)

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE EASEMENT INDICATED AS "LANDSCAPE EASEMENT", AS SHOWN HEREON, FOR LANDSCAPING PURPOSES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE EASEMENT INDICATED AS "SEWER EASEMENT", AS SHOWN HEREON, FOR SEWER PURPOSES.

WE ALSO HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCEL 1.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "RECIPROCAL ACCESS EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC 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 EASEMENT FOR UTILITY PURPOSES GRANTED OCTOBER 30, 1987 AS INSTRUMENT NO. 314041, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 12, 13 AND 14 ON PARCEL MAP NO. 24535, P.M. 162/84-90, DESIGNATED AS "3' LANDSCAPE AND SIDEWALK EASEMENT."
3. THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 5, 8, 15-18 ON PARCEL MAP NO. 24535, P.M. 162/84-90, DESIGNATED AS "30' LANDSCAPE AND SIDEWALK EASEMENT."
4. THAT CERTAIN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION PURPOSES GRANTED JULY 2, 1992 AS INSTRUMENT NO. 246726, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES A P.U.E. OVER PARCEL 1.

PHELAN PROPERTIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Jeffrey F. Phelan
JEFFREY F. PHELAN, ITS SOLE MEMBER

SYCCANYONS 5, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PANATTONI INVESTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: Carl D. Panattoni
CARL D. PANATTONI, AS TRUSTEE OF THE PANATTONI LIVING TRUST DATED APRIL 8, 1998, ITS MANAGING MEMBER

SYCCANYON PI, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PANATTONI INVESTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: Carl D. Panattoni
CARL D. PANATTONI, AS TRUSTEE OF THE PANATTONI LIVING TRUST DATED APRIL 8, 1998, ITS MANAGING MEMBER

TIMOTHY J. TAYLOR
TRUSTEE OF THE TIM TAYLOR FAMILY
REVOCABLE TRUST DATED AUGUST 29, 1996,
HELD AS HIS SOLE AND SEPARATE PROPERTY
PURSUANT TO THE TERMS OF SAID TRUST

Lux P. Taylor
LUX P. TAYLOR
AN INDIVIDUAL AS HIS SOLE AND SEPARATE
PROPERTY

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE UNDER DEED OF TRUST
RECORDED MAY 3, 2004, INSTRUMENT NO. 2004-0326507, O.R. RIV. CO., CA.

Tom Roberts Gary Francis
Tom Roberts, Asst. Vice- President GARY FRANCIS, ASST. SEC.

FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION,
TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 15, 2004
AS INSTRUMENT NO. 2004-0459386, O.R., RIVERSIDE CO., CA

John M. Giance
JOHN M. GIANCIE, ASSISTANT VICE PRESIDENT

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

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 LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES 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
DIRECTOR OF PUBLIC UTILITIES

DATE: 6/10/04

BY: David H. Wright
mmk

UTILITIES EASEMENT

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

- ⑥ AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED NOVEMBER 24, 1999 AS INST. NO. 99-518319, O.R.

THOMAS P. EVANS
DIRECTOR OF PUBLIC UTILITIES

DATE: 6/10/04

BY: David H. Wright
mmk

SOILS REPORT

AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, A PRELIMINARY SOILS REPORT WAS PREPARED ON DECEMBER 5, 2003, BY SOUTHERN CALIFORNIA GEOTECHNICAL, INC.

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 \$ 120,600.
THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATE: 9-13-2004 PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Barbara Arnold
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 120,600 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.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

DATE: 9-13-04

BY: David Pickles
DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

DATE: _____

BY: _____
DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 5 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31139-1; LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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

THE EASEMENT DESIGNATED AS "LANDSCAPE EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR LANDSCAPE PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCEL 1 IS HEREBY ACCEPTED.

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

1. THAT CERTAIN EASEMENT FOR UTILITY PURPOSES GRANTED OCTOBER 30, 1987 AS INSTRUMENT NO. 314041, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 12, 13 AND 14 ON PARCEL MAP NO. 24535, P.M. 162/84-90, DESIGNATED AS "3' LANDSCAPE AND SIDEWALK EASEMENT."
3. THAT CERTAIN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AS DEDICATED OVER PARCELS 5, 8, 15-18 ON PARCEL MAP NO. 24535, P.M. 162/84-90, DESIGNATED AS "30' LANDSCAPE AND SIDEWALK EASEMENT."
4. THAT CERTAIN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION PURPOSES GRANTED JULY 2, 1992 AS INSTRUMENT NO. 246726, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE EASEMENT DESIGNATED AS "P.U.E. OVER PARCEL 1" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION 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. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF June, 2004.

COLLEEN J. NICOL
CITY CLERK

DATED: 8-19-04

BY: Colleen Nicol

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SYCAMORE TITLE HOLDING CORPORATION IN AUGUST 2003.

I HEREBY STATE THAT THIS PARCEL 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 THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

Marissa Crowther

MARISSA CROWTHER L.S. 6152
LIC. EXP. 3/31/06

DATE: 6-7-04

WATER SERVICE STATEMENT

SEE SHEET 3

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 10th DAY OF June 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 17, 2003 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
RCE 36170 LIC. EXP. 6/30/04

BY: Tom Boyd

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: June 19, 2004

MARK S. BROWN, CITY SURVEYOR
L.S. 5555 LIC. EXP. 9/30/05

BY: Mark S. Brown

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, EXCEPT THOSE IN THE SYCAMORE CANYON ASSESSMENT DISTRICT.

PAUL C. SUNDEEN
CITY TREASURER

DATED: 6/10/04

BY: Bret A. Moran

City

PARCEL MAP NO. 31139-1

BEING A DIVISION OF PARCELS 8-14, 82 AND 83, TOGETHER WITH PORTIONS OF PARCELS 1-5 AND PARCEL 15 OF PARCEL MAP NO. 24535 AS PER MAP RECORDED IN BOOK 162 OF PARCEL MAPS, PAGES 84 THROUGH 90, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA FEBRUARY 2004

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Orange ! SS
ON June 7, 2004 BEFORE ME, Heather Jimenez
PERSONALLY APPEARED Jeffrey F. Phelan

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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 14, 2007

NOTARY PUBLIC IN OR FOR SAID STATE
Heather Jimenez Heather Jimenez
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Orange ! SS
ON Sept. 10, 2004 BEFORE ME, V.E. Kalinowski
PERSONALLY APPEARED John Glance

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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 8/16/06

NOTARY PUBLIC IN OR FOR SAID STATE
V.E. Kalinowski V.E. Kalinowski
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Sacramento ! SS
ON June 3, 2004 BEFORE ME, Katrina K. Woodbury, Notary Public
PERSONALLY APPEARED Carl D. Panattani

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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 7, 2007

NOTARY PUBLIC IN OR FOR SAID STATE
Katrina K. Woodbury Katrina K. Woodbury
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento 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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN OR FOR SAID STATE

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Sacramento ! SS
ON June 3, 2004 BEFORE ME, Katrina K. Woodbury, Notary Public
PERSONALLY APPEARED Carl D. Panattani

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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 7, 2007

NOTARY PUBLIC IN OR FOR SAID STATE
Katrina K. Woodbury Katrina K. Woodbury
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento 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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN OR FOR SAID STATE

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Sacramento ! SS
ON June 4, 2004 BEFORE ME, Rita C. Kahl, Notary Public
PERSONALLY APPEARED Timothy J. Taylor

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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 8/28/04

NOTARY PUBLIC IN OR FOR SAID STATE
Rita C. Kahl Rita C. Kahl
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento 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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN OR FOR SAID STATE

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Sacramento ! SS
ON June 4, 2004 BEFORE ME, Rita C. Kahl, Notary Public
PERSONALLY APPEARED Lux P. Taylor

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 AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 8/28/04

NOTARY PUBLIC IN OR FOR SAID STATE
Rita C. Kahl Rita C. Kahl
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside ! SS
ON 6-7-04 BEFORE ME, C. Gozdecki
PERSONALLY APPEARED Tom Roberts AND Gary Francis

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.

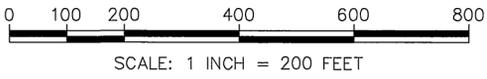
WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 1-27-08

NOTARY PUBLIC IN OR FOR SAID STATE
C. Gozdecki C. Gozdecki
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

PARCEL MAP NO. 31139-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A DIVISION OF PARCELS 8-14, 82 AND 83, TOGETHER WITH PORTIONS OF PARCELS 1-5 AND PARCEL 15 OF PARCEL MAP NO. 24535 AS PER MAP RECORDED IN BOOK 162 OF PARCEL MAPS, PAGES 84 THROUGH 90, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

KCT CONSULTANTS, INC.
RIVERSIDE, CALIFORNIA FEBRUARY 2004



COURSE TABLE

LINE	BEARING	DISTANCE
L1	N00°39'16"W	77.78'
L2	N80°12'53"E	87.24' R-1
L3	N36°59'47"E	34.07' R-1

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH 1/16 LINE OF SECTION 4 AS SHOWN BY PARCEL MAP NO. 24733 ON FILE IN BOOK 175 OF PARCEL MAPS, PAGES 30-36 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°28'31"E.

- INDICATES SET 1" IP AND LS 6152 TAG, FLUSH
 - INDICATES FOUND MONUMENT AS NOTED
 - () INDICATES RECORD DATA PER PARCEL MAP NO. 24535, PM 162/84-90, UNLESS NOTED OTHERWISE
 - [] INDICATES RECORD DATA PER PARCEL MAP NO. 24733, PM 175/30-36
 - { } INDICATES RECORD DATA PER PARCEL MAP NO. 28919, PM 193/92-97
 - < > INDICATES RECORD DATA PER TRACT NO. 22408-2, MB 266/65-73
 - R-1 INDICATES RECORD AND MEASURED DATA PER PMW-10-912, RECORDED JULY 27, 1992, AS INST. NO. 277677, O.R., RIV. CO.
 - R/M RECORD AND MEASURED
- SET 1" IP AND LS 6152 TAG, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- THIS MAP CONTAINS 46.64 ACRES GROSS

EASEMENT NOTES

EXISTING EASEMENTS:

- ③ AN EASEMENT FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITY PURPOSES IN FAVOR OF PACIFIC BELL, RECORDED NOVEMBER 17, 1992, INST. NO. 439682, O.R. (SEE SHEET 4, DETAIL 'D')
 - ④ AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITY PURPOSES IN FAVOR OF PACIFIC BELL, RECORDED MAY 17, 1993, INST. NO. 183139, O.R.
 - ⑥ AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 24, 1999, INST. NO. 99-518319, O.R. (SEE SHEET 4, DETAIL 'A')
- A RIGHT OF WAY FOR DITCHES OR CANALS IN FAVOR OF THE UNITED STATES, RECORDED MARCH 11, 1897, IN BOOK 2 PAGE 27 OF PATENTS RECORDS, O.R. (CANNOT BE PLOTTED BY RECORD)

EASEMENTS DEDICATED HEREON:

- A "LANDSCAPE EASEMENT" FOR LANDSCAPING PURPOSES.
- B "SEWER EASEMENT" FOR SEWER PURPOSES.

EASEMENTS RESERVED HEREON:

- C "RECIPROCAL ACCESS EASEMENT"

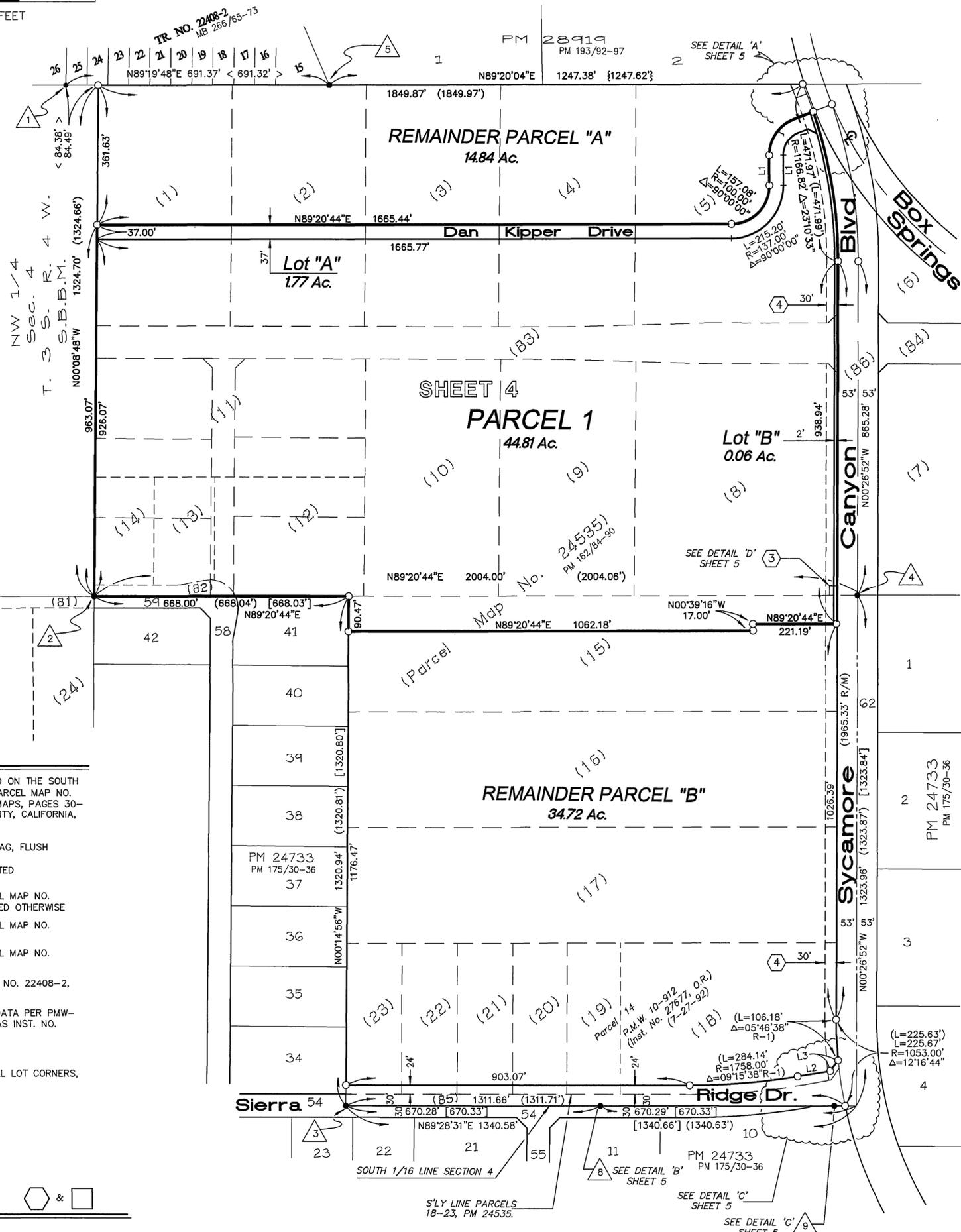
WATER SERVICE STATEMENT

PARCEL MAP 31335 IS WITHIN WESTERN MUNICIPAL WATER DISTRICT'S IMPROVEMENT DISTRICT NO. 2. IT IS ELIGIBLE FOR DOMESTIC WATER SERVICE WHEN CONSTRUCTION OF REQUIRED ON-SITE FACILITIES TO PROVIDE WATER SERVICE TO ALL PARCELS HAS BEEN COMPLETED AND ACCEPTED BY W.M.W.D. AND PAYMENT HAS BEEN MADE FOR REQUIRED FEES AND CHARGES.

[Signature] RCE 46212
DISTRICT ENGINEERING MANAGER 6/8/04

MONUMENT NOTES

- ① FND. 1" IP W/TAG, LS 5346, FLUSH, PER MB 266/65-73.
- ② CENTER 1/4 CORNER, SEC. 4 - FND. 1" IP W/TAG, RCE 9876, DN. 1.4', PER PM 162/84-90 & PM 175/30-36.
- ③ FND. 1" IP, NO TAG, DN. 0.3', PER PM 175/30-36.
- ④ FND. 1" IP W/TAG, LS 4529, LEANING N'LY, DN. 0.10', NO REFERENCE.
- ⑤ FND. 1" IP W/TAG, LS 5346, DN. 0.1', PER MB 266/65-73.
- ⑥ FND. 1" IP W/TAG, LS 5529, UP 0.1', PER PM 193/92-97.
- ⑦ FND. 1" IP W/TAG, LS 5529, UP 0.2', PER PM 193/92-97 & PER CERTIFICATE OF CORRECTION, FILED ON 02-21-1997 AS INST. NO. 1997-058426, O.R., ACCEPTED AS NE LINE BOX SPRINGS BLVD.
- ⑧ FND. 1" IP W/TAG, RCE 9876, DN. 0.3', PER PM 175/30-36. (PIPE HAS BEEN DISTURBED).
- ⑨ FND. 1" IP W/TAG, LS 5529, FLUSH, PER PM 175/30-36.
- ⑩ FND. 1-1/2" BRASS CAP, RCE 9876, DN. 0.1' PER PM 162/84-90 & PM 193/92-97.



PARCEL MAP NO. 31139-1

BEING A DIVISION OF PARCELS 8-14, 82 AND 83, TOGETHER WITH PORTIONS OF PARCELS 1-5 AND PARCEL 15 OF PARCEL MAP NO. 24535 AS PER MAP RECORDED IN BOOK 162 OF PARCEL MAPS, PAGES 84 THROUGH 90, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

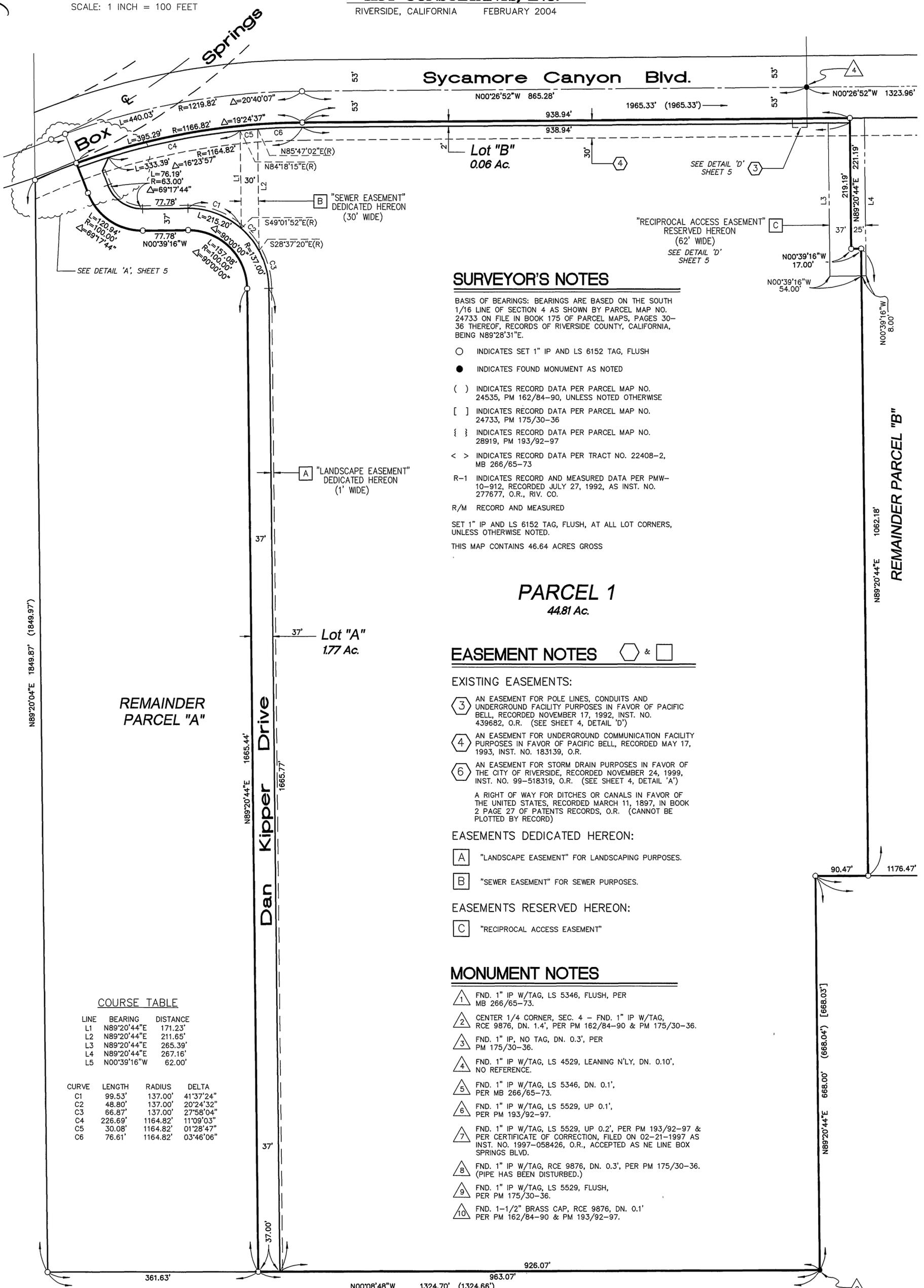


SCALE: 1 INCH = 100 FEET

KCT CONSULTANTS, INC.

RIVERSIDE, CALIFORNIA FEBRUARY 2004

City



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH 1/16 LINE OF SECTION 4 AS SHOWN BY PARCEL MAP NO. 24733 ON FILE IN BOOK 175 OF PARCEL MAPS, PAGES 30-36 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N89°28'31"E.

- INDICATES SET 1" IP AND LS 6152 TAG, FLUSH
- INDICATES FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER PARCEL MAP NO. 24535, PM 162/84-90, UNLESS NOTED OTHERWISE
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 24733, PM 175/30-36
- { } INDICATES RECORD DATA PER PARCEL MAP NO. 28919, PM 193/92-97
- < > INDICATES RECORD DATA PER TRACT NO. 22408-2, MB 266/65-73
- R-1 INDICATES RECORD AND MEASURED DATA PER PMW-10-912, RECORDED JULY 27, 1992, AS INST. NO. 277677, O.R., RIV. CO.
- R/M RECORD AND MEASURED

SET 1" IP AND LS 6152 TAG, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

THIS MAP CONTAINS 46.64 ACRES GROSS

PARCEL 1

44.81 Ac.

EASEMENT NOTES

EXISTING EASEMENTS:

- ③ AN EASEMENT FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITY PURPOSES IN FAVOR OF PACIFIC BELL, RECORDED NOVEMBER 17, 1992, INST. NO. 439682, O.R. (SEE SHEET 4, DETAIL 'D')
 - ④ AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITY PURPOSES IN FAVOR OF PACIFIC BELL, RECORDED MAY 17, 1993, INST. NO. 183139, O.R.
 - ⑥ AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 24, 1999, INST. NO. 99-518319, O.R. (SEE SHEET 4, DETAIL 'A')
- A RIGHT OF WAY FOR DITCHES OR CANALS IN FAVOR OF THE UNITED STATES, RECORDED MARCH 11, 1897, IN BOOK 2 PAGE 27 OF PATENTS RECORDS, O.R. (CANNOT BE PLOTTED BY RECORD)

EASEMENTS DEDICATED HEREON:

- A "LANDSCAPE EASEMENT" FOR LANDSCAPING PURPOSES.
- B "SEWER EASEMENT" FOR SEWER PURPOSES.

EASEMENTS RESERVED HEREON:

- C "RECIPROCAL ACCESS EASEMENT"

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- ⑩ FND. 1-1/2" BRASS CAP, RCE 9876, DN. 0.1' PER PM 162/84-90 & PM 193/92-97.

COURSE TABLE

LINE	BEARING	DISTANCE
L1	N89°20'44"E	171.23'
L2	N89°20'44"E	211.65'
L3	N89°20'44"E	265.39'
L4	N89°20'44"E	267.16'
L5	N00°39'16"W	62.00'

CURVE	LENGTH	RADIUS	DELTA
C1	99.53'	137.00'	41°37'24"
C2	48.80'	137.00'	20°24'32"
C3	66.87'	137.00'	27°58'04"
C4	226.69'	1164.82'	111°09'03"
C5	30.08'	1164.82'	01°28'47"
C6	76.61'	1164.82'	03°46'06"

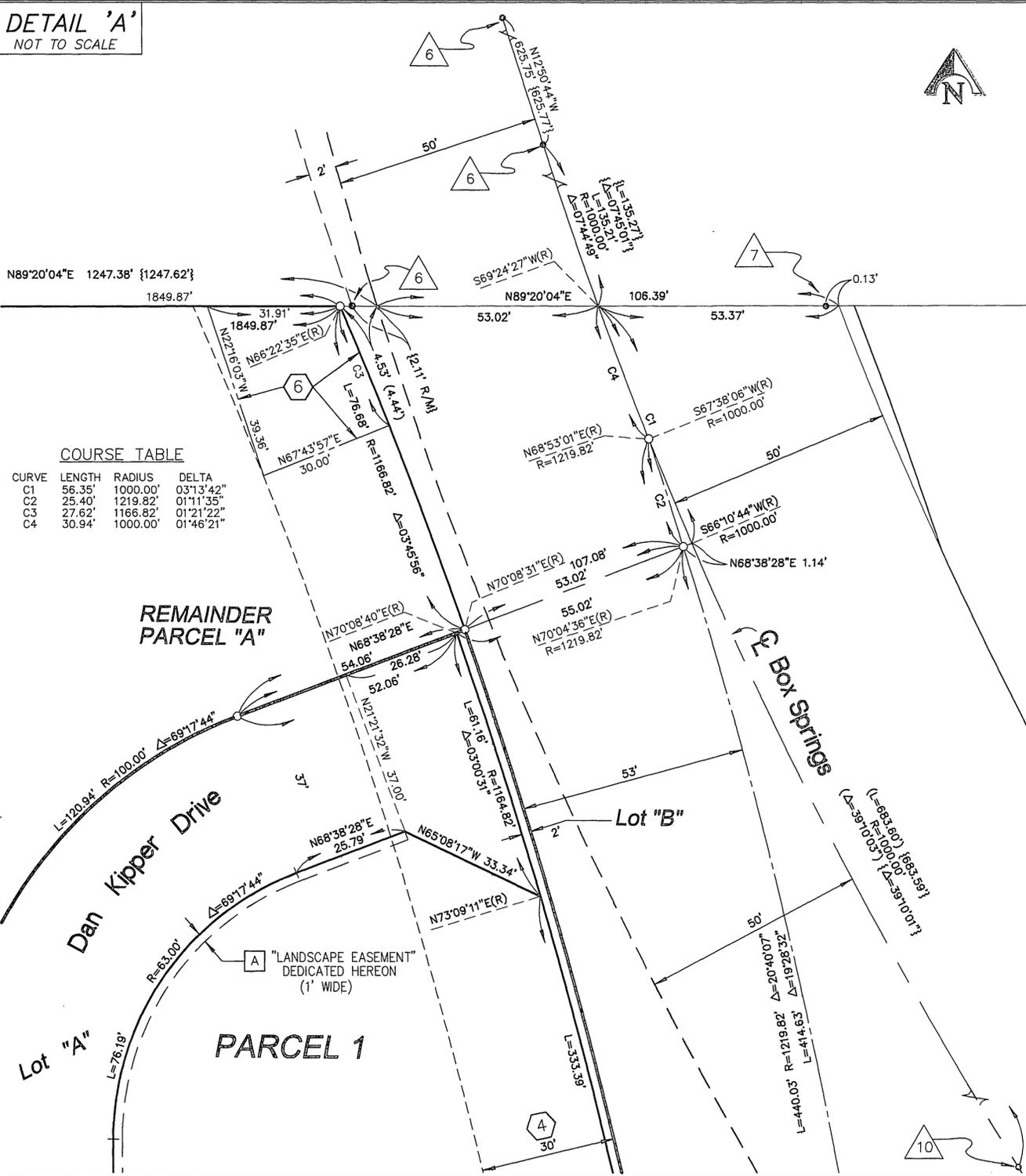
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 31139-1

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RIVERSIDE, CALIFORNIA FEBRUARY 2004

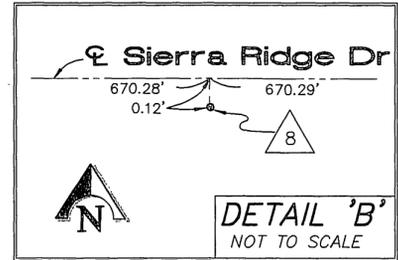
DETAIL 'A'
NOT TO SCALE



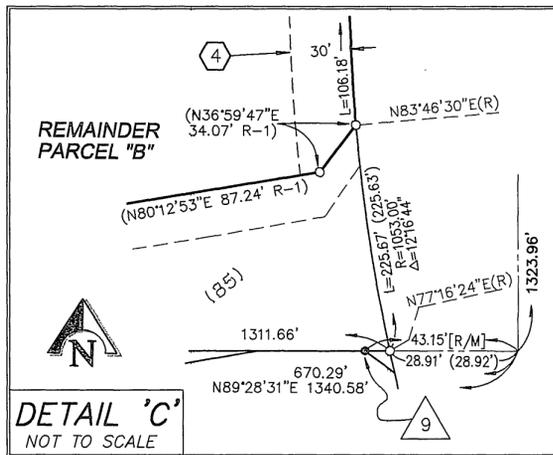
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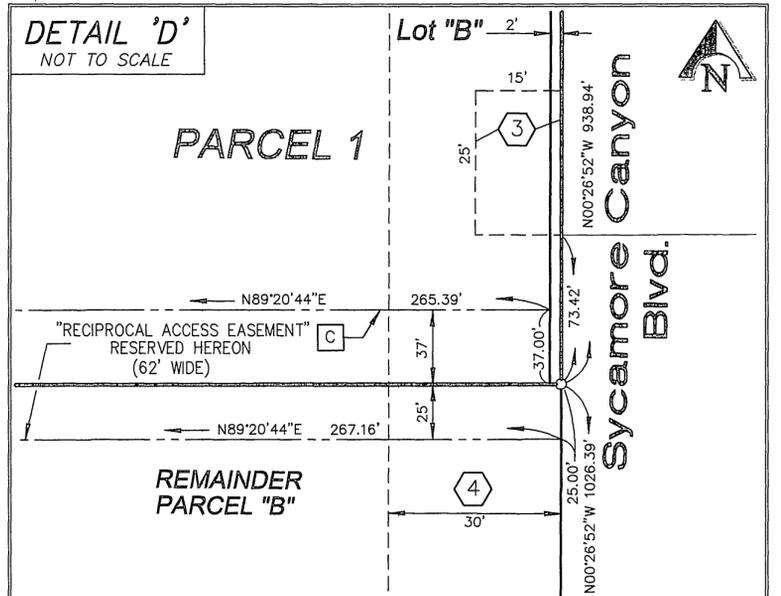
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DETAIL 'B'
NOT TO SCALE



DETAIL 'C'
NOT TO SCALE



DETAIL 'D'
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