

TRACT NO. 28930

PORTIONS OF LOTS 3 AND 4 OF BLOCK 35 AND PORTIONS OF LOTS 1, 2, AND 4 IN BLOCK 36, THE SOUTHERLY ONE-HALF OF AN UNNAMED STREET KNOWN AS GENTIAN AVENUE AND AN UNNAMED STREET KNOWN AS COLE AVENUE, ALL BEING THE ALESSANDRO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 13 THEREOF, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SEC. 20, T.3 S., R. 4 W., S.B.M.

adkan ENGINEERS RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS 12th DAY OF OCT, 2000. AT 8:00 A.M. IN BOOK 297 OF TRACT MAPS, AT PAGE 69-75 297. AT THE REQUEST OF THE RIVERSIDE CITY CLERK. NO. 2000-402580. FEE \$178.00. GARY ORSO, COUNTY ASSESSOR, CLERK AND RECORDER. BY: R. Ragan, DEPUTY

DECEMBER 1999

SUBDIVISION GUARANTEE: FIRST AMERICAN 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 TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE HEREBY RESERVE FOR PRIVATE STREET AND PRIVATE UTILITY PURPOSES, LOTS "A" THROUGH "J", INCLUSIVE, AND LOT "L".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "K" AND "M" AND "N".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "N", INCLUSIVE AND LOT "L".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, LOTS "A" THROUGH "J", INCLUSIVE, AND THE EASEMENT DESIGNATED AS 15' SEWER EASEMENT AND 13' SEWER EASEMENT.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT, AND EARTH FILL OR DEPOSIT, THE AREA DESIGNATED AS "OPEN SPACE LOT", LOTS 189 THROUGH 192, SUCH OPEN SPACE LOTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.

WE HEREBY DEDICATE TO THE PUBLIC, INCLUDING, BUT NOT LIMITED TO THE UNITED STATES ARMED FORCES, AN AVIATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 191 AND LOTS A THROUGH J AND L.

WE HEREBY RESERVE LOTS O, P, Q, AND R, INCLUSIVE, FOR PRIVATE WALL AND LANDSCAPE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS 20' STORM DRAIN EASEMENT.

WE HEREBY RESERVE AN EASEMENT OVER LOT 158 AND LOT 159 AND LOTS 161 THROUGH 164, INCLUSIVE, AND LOT 1, LOT 2 AND LOT 191 FOR PRIVATE WALL AND LANDSCAPE PURPOSES.

WE HEREBY GRANT, IN FEE TITLE, TO WESTERN MUNICIPAL WATER DISTRICT LOT 13 FOR THE CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE OF SEWER AND WATER FACILITIES RESERVING TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT AN EASEMENT FOR LANDSCAPE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES. THE EASEMENTS DEDICATED AS "3' P.U.E.", "5' P.U.E.", "6' P.U.E.", "5'X24' P.U.E.", "5'X27' P.U.E.", "5'X37' P.U.E.", "5'X37' P.U.E.", ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

WE HEREBY DEDICATE TO WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION AND OPERATION, REPAIR AND MAINTENANCE OF DOMESTIC WATER SYSTEM FACILITIES, LOTS "A" THROUGH "J" AND "L", INCLUSIVE.

ORANGE CREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP BY COMMUNITIES SOUTHWEST DEVELOPMENT & CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, ITS GENERAL PARTNER, UNDER RIGHT OF FIRST REVISAL, RECORDED JANUARY 7, 1999 AS INSTRUMENT NO 6243 OF O.R.

President, CA Division

WOODSIDE AUTUMN RIDGE, INC., A CALIFORNIA CORPORATION

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S. ON 8-29-00 BEFORE ME, Rochelle M. Sromalla, Notary Public, PERSONALLY APPEARED Tim Mc Ginnis

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

SIGNATURE Rochelle M. Sromalla



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S. ON 8-17-00 BEFORE ME, Amanda L. Roulier, Notary Public, PERSONALLY APPEARED Thomas D. Pomcioy

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

SIGNATURE Amanda L. Roulier



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 THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER FACILITIES MUST BE MADE WITH WESTERN MUNICIPAL WATER DISTRICT.

DAVID F. WRIGHT, INTERIM PUBLIC UTILITIES DIRECTOR

DATED: AUG 7, 2000

BY: Dieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED;

- 2. AN EASEMENT FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE EASTERN MUNICIPAL WATER DISTRICT, IN INSTRUMENTS RECORDED MARCH 4, 1955, IN BOOK 1702 PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINES, CONDUITS, INGRESS AND EGRESS, AND CANNOT BE LOCATED FROM RECORDS.
3. AN EASEMENT FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MAY 29, 1970 AS INSTRUMENT NO. 50422 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SLOPES, DRAINAGE AND PUBLIC UTILITIES.
5. AN EASEMENT FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MAY 1, 1989 AS INSTRUMENT NO. 139126 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR DRAINAGE FACILITIES, INGRESS AND EGRESS.
6. PERMANENT EASEMENTS AND RIGHTS OF WAY FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, CALIFORNIA, IN INSTRUMENT RECORDED NOVEMBER 1, 1989 AS INSTRUMENT NO. 381396 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SLOPE PURPOSES, AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES.
8. ANY PRIVATE EASEMENTS OR LESSOR RIGHTS IN, TO, OR OVER PORTIONS OF COLE AVENUE AND GENTIAN AVENUE THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID AVENUE'S AS THE SAME WAS VACATED BY INSTRUMENT RECORDED JULY 3, 1996 AS INSTRUMENT NO. 248049 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. AN EASEMENT FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF ALBERTSON'S INC., A DELAWARE CORPORATION, IN INSTRUMENT RECORDED JULY 12, 1996 AS INSTRUMENT NO. 281228 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR OFFSITE DRAINAGE CHANNEL.
10. MINERAL RIGHTS IN FAVOR OF MARY H. TRAUTWEIN, ET AL, IN DEED RECORDED APRIL 29, 1963 AS INSTRUMENT NO. 42998 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN(7) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL TRACT MAP NO. 28930

LOT'S "K" AND "M" AND "N" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "3' P.U.E.", "5' P.U.E.", "6' P.U.E.", "5'X24' P.U.E.", "5'X27' P.U.E.", "5'X37' P.U.E.", ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 191 AND LOTS "A" THROUGH "J" AND LOT "L", IS HEREBY ACCEPTED.

THE AREAS DESIGNATED "OPEN SPACE", LOTS 189 THROUGH 192, INCLUSIVE, ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

LOTS "A" THROUGH "J", INCLUSIVE, AND "L" AND THE EASEMENT DESIGNATED AS 15' SEWER EASEMENT AND 13' SEWER EASEMENT ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF THE SANITARY SEWER FACILITIES.

THE EASEMENT DESIGNATED AS 20' STORM DRAIN EASEMENT IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF THE STORM DRAIN FACILITIES.

THE CITY CLERK IS HEREBY AUTHORIZED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THE 07th DAY OF October, 2000.

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

BY: Colleen Nicol

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 28930 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 30, 1999 AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM THE FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE DEPARTMENT OF PUBLIC WORKS 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.

RICHARD D. McGRATH, CITY ENGINEER, R.C.E. 31952 (EXPIRES 12-31-2000)

DATE: 8-29-00

BY: Richard D. McGrath

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED WITHIN THE OWNER'S STATEMENT HEREON DATED AUGUST 4, 2000, FROM WOODSIDE HOMES TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATE: 2000

BY: JEFFREY D. SIMS, P.E., CIVIL ENGINEER, WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY

WATER FACILITIES STATEMENT

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT) ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE 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.

DATED: 2000

BY: JEFFREY D. SIMS, P.E.

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 FOR THE BONDS OF THE CITY OF RIVERSIDE OF THE CITY OF RIVERSIDE C.F.D. 86-1.

DATE: 8/4/2000

BY: JERRY ROGERS, CITY TREASURER

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 THAT ARE NOW A LIEN, BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$96,000.

DATED: 8-4-2000

PAUL McDONNELL, COUNTY TAX COLLECTOR. BY: Paul Cashlot, DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$96,000.00 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: 8/11/2000

CASH TAX BOND DATED: 2000

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Marie Rogan, DEPUTY

DEPUTY

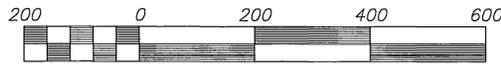
SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SEVEN(7) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER OF 1999; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 7/19/2000

EDY P. ADKISON, L.S. 5390, EXPIRES: SEPTEMBER 30, 2000





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

TRACT NO. 28930

PORTIONS OF LOTS 3 AND 4 OF BLOCK 35 AND PORTIONS OF LOTS 1, 2, AND 4 IN BLOCK 36, THE SOUTHERLY ONE-HALF OF AN UNNAMED STREET KNOWN AS GENTIAN AVENUE AND AN UNNAMED STREET KNOWN AS COLE AVENUE, ALL BEING THE ALESSANDRO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 13 THEREOF, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SEC. 20, T.3 S., R. 4 W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

DECEMBER 1999

Scale 1" = 200'

FD 1" I.P. OPEN, DOWN 0.2', ACCEPTED AS CENTERLINE INTERSECTION PER R.S. 83/51-66

FD 1" I.P. WITH ILLEGIBLE PLASTIC PLUG, FLUSH, PER R.S. 83/ 51-66.

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, DOWN 0.1', PER M.B. 180/ 99-102



FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER R.S. 83/51-66

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER R.S. 83/ 51-66.

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER M.B. 180/ 99-102, N00°13'50"E 1.92' TO PROPERTY CORNER

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, DOWN 0.1', PER M.B. 180/ 99-102.

FD 1" I.P. WITH ILLEGIBLE PLASTIC PLUG, DOWN 0.1', IN CONC. FOOTING, PER M.B. 180/ 99-102, MON 53°06'05"E 0.63' OF TRUE POSITION.

FD 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH, PER P.M.B. 189/ 14-16.

FD 1" I.P. LEAD AND TAG WITH R.C.E. 17550, DOWN 0.3', PER P.M.B. 189/14-16.

FD 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550 FLUSH, PER P.M.B. 189/14-16.

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER R.S. 83/51-66

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER M.B. 180/ 99-102

FD 1" I.P. WITH ILLEGIBLE PLASTIC PLUG, DOWN 1.5', BENT S.E.L.Y., RESET 1" I.P. WITH L.S. 5390 PLASTIC PLUG AT TRUE POSITION PER M.B. 180/99-102.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N01°02'09"W	200.00'
L2	N88°57'51"E	163.00'

CURVE TABLE

NUMBER	Δ=	L=	R=	T=
C1	06°42'06"	170.77	1460.00	85.48
C2	08°48'17"	470.85	3064.00	235.89
C3	34°38'47"	30.23	50.00	15.59

SOIL REPORT

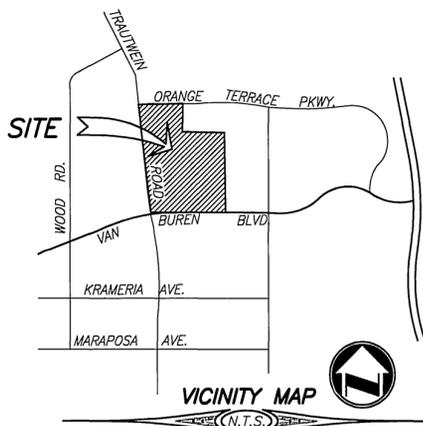
A PRELIMINARY SOILS REPORT WAS PREPARED ON DECEMBER 23, 1996, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17943 BY GEOSOLS, INC..

SURVEYOR'S NOTES

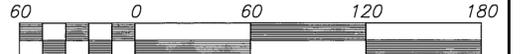
1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VAN BUREN BOULEVARD, AS SHOWN ON TRACT 19958-1, M.B. 170/ 67-71, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND BEING N 76°53'43" E.
2. THIS TRACT CONTAINS 52.951 ACRES.
3. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINE.
4. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
5. INDICATES FD 1" IP W/ PLASTIC PLUG, STAMPED L.S. 3018, FLUSH, PER P.M.B. 156/88-89, UNLESS OTHERWISE SHOWN.
6. INDICATES SET 1" IP W/ PLASTIC PLUG, STAMPED L.S. 5390, FLUSH, UNLESS OTHERWISE SHOWN.
7. () INDICATES RECORD & MEASURED DATA PER R.S. 83/51-56 UNLESS OTHERWISE SHOWN.
8. [] INDICATES RECORD & MEASURED DATA PER P.M. 23339, P.M.B. 156/ 88-89, UNLESS OTHERWISE SHOWN.
9. { } INDICATES RECORD & MEASURED DATA PER TRACT 19958-1, MB. 170/ 67-71, O.R., RIVERSIDE COUNTY.
10. < > INDICATES RECORD & MEASURED DATA PER TRACT 20393-1, MB. 180/ 99-102, O.R., RIVERSIDE COUNTY.
11. (()) INDICATES RECORD & MEASURED DATA PER P.M. 28353, P.M.B. 189/ 14-16, O.R., RIVERSIDE COUNTY.

EASEMENT NOTES

2. AN EASEMENT FOR THE HEREAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE EASTERN MUNICIPAL WATER DISTRICT, IN INSTRUMENTS RECORDED MARCH 4, 1955, IN BOOK 1702 PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINES, CONDUITS, INGRESS AND EGRESS, AND CANNOT BE LOCATED FROM RECORDS.
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4. AN EASEMENT FOR THE HEREAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MAY 1, 1989 AS INSTRUMENT NO. 139126 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR DRAINAGE FACILITIES, INGRESS AND EGRESS.
5. PERMANENT EASEMENTS AND RIGHTS OF WAY FOR THE HEREAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, CALIFORNIA, IN INSTRUMENT RECORDED NOVEMBER 1, 1989 AS INSTRUMENT NO. 381396 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SLOPE PURPOSES, AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES.
6. ANY PRIVATE EASEMENTS OR LESSOR RIGHTS IN, TO, OR OVER PORTIONS OF COLE AVENUE AND GENTIAN AVENUE THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID AVENUE'S AS THE SAME WAS VACATED BY INSTRUMENT RECORDED JULY 3, 1996 AS INSTRUMENT NO. 248049 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. AN EASEMENT FOR THE HEREAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF ALBERTSON'S INC., A DELAWARE CORPORATION, IN INSTRUMENT RECORDED JULY 12, 1996 AS INSTRUMENT NO. 261228 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR OFFSITE DRAINAGE CHANNEL.



TRACT NO. 28930



Scale 1" = 60'

PORTIONS OF LOTS 3 AND 4 OF BLOCK 35 AND PORTIONS OF LOTS 1, 2, AND 4 IN BLOCK 36, THE SOUTHERLY ONE-HALF OF AN UNNAMED STREET KNOWN AS GENTIAN AVENUE AND AN UNNAMED STREET KNOWN AS COLE AVENUE, ALL BEING THE ALESSANDRO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 13 THEREOF, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SEC. 20, T.3 S., R. 4 W., S.B.M.

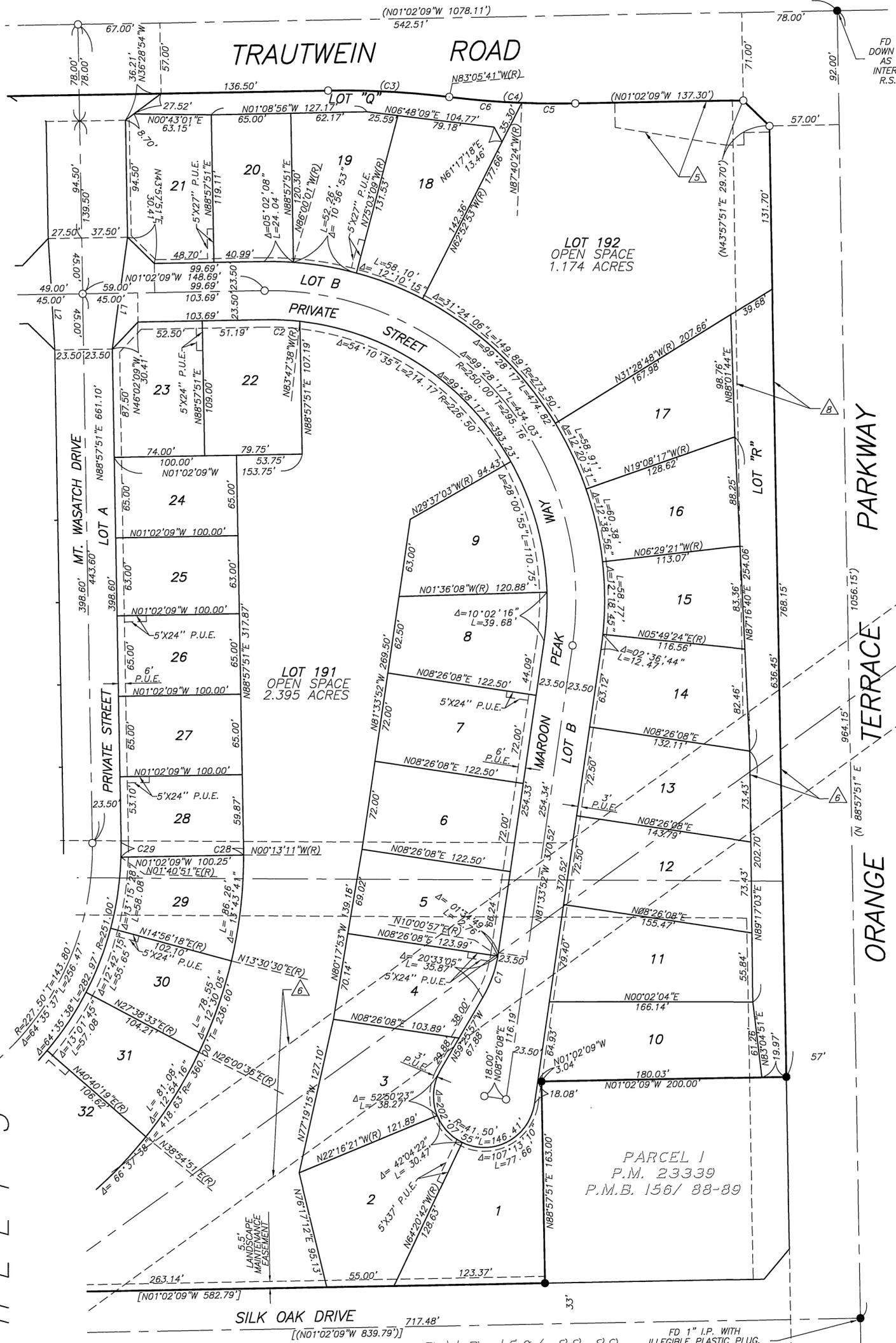
adkan
ENGINEERS
RIVERSIDE, CA

DECEMBER 1999

CITY

SEE SHEET 4

SEE SHEET 5



FD 1" I.P. OPEN, DOWN 0.2', ACCEPTED AS CENTERLINE INTERSECTION PER R.S. 83/51-66

PARCEL 1
P.M. 23339
P.M.B. 156/ 88-89

PARCEL 2 P.M. 23339 P.M.B. 156/ 88-89

FD 1" I.P. WITH ILLEGIBLE PLASTIC PLUG, FLUSH, PER R.S. 83/ 51-66.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VAN BUREN BOULEVARD, AS SHOWN ON TRACT 19958-1, M.B. 170/ 67-71, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND BEING N 76°53'43" E.
2. THIS TRACT CONTAINS 52.951 ACRES.
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11. < > INDICATES RECORD & MEASURED DATA PER TRACT 20393-1, MB. 180/ 99-102, O.R., RIVERSIDE COUNTY.
12. (() INDICATES RECORD & MEASURED DATA PER P.M. 28353, P.M.B. 189/ 14-16, O.R., RIVERSIDE COUNTY.

CURVE TABLE

NUMBER	Δ=	L=	R=	T=
C1	22°07'55"	38.63	100.00	19.56
C2	07°14'31"	28.63	226.50	14.33
C3	07°56'28"	99.24	716.00	49.70
C4	07°56'28"	103.12	744.00	51.64
C5	03°21'45"	43.66	744.00	21.84
C6	04°34'44"	59.46	744.00	29.74
C28	00°48'58"	5.13	360.00	2.56
C29	02°43'00"	11.90	251.00	5.95

LINE TABLE

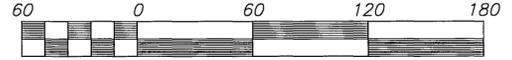
NUMBER	DIRECTION	DISTANCE
L1	N82°11'38"W	91.08'

TRACT NO. 28930

PORTIONS OF LOTS 3 AND 4 OF BLOCK 35 AND PORTIONS OF LOTS 1, 2, AND 4 IN BLOCK 36, THE SOUTHERLY ONE-HALF OF AN UNNAMED STREET KNOWN AS GENTIAN AVENUE AND AN UNNAMED STREET KNOWN AS COLE AVENUE, ALL BEING THE ALESSANDRO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 13 THEREOF, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SEC. 20, T.3 S., R. 4 W., S.B.M.

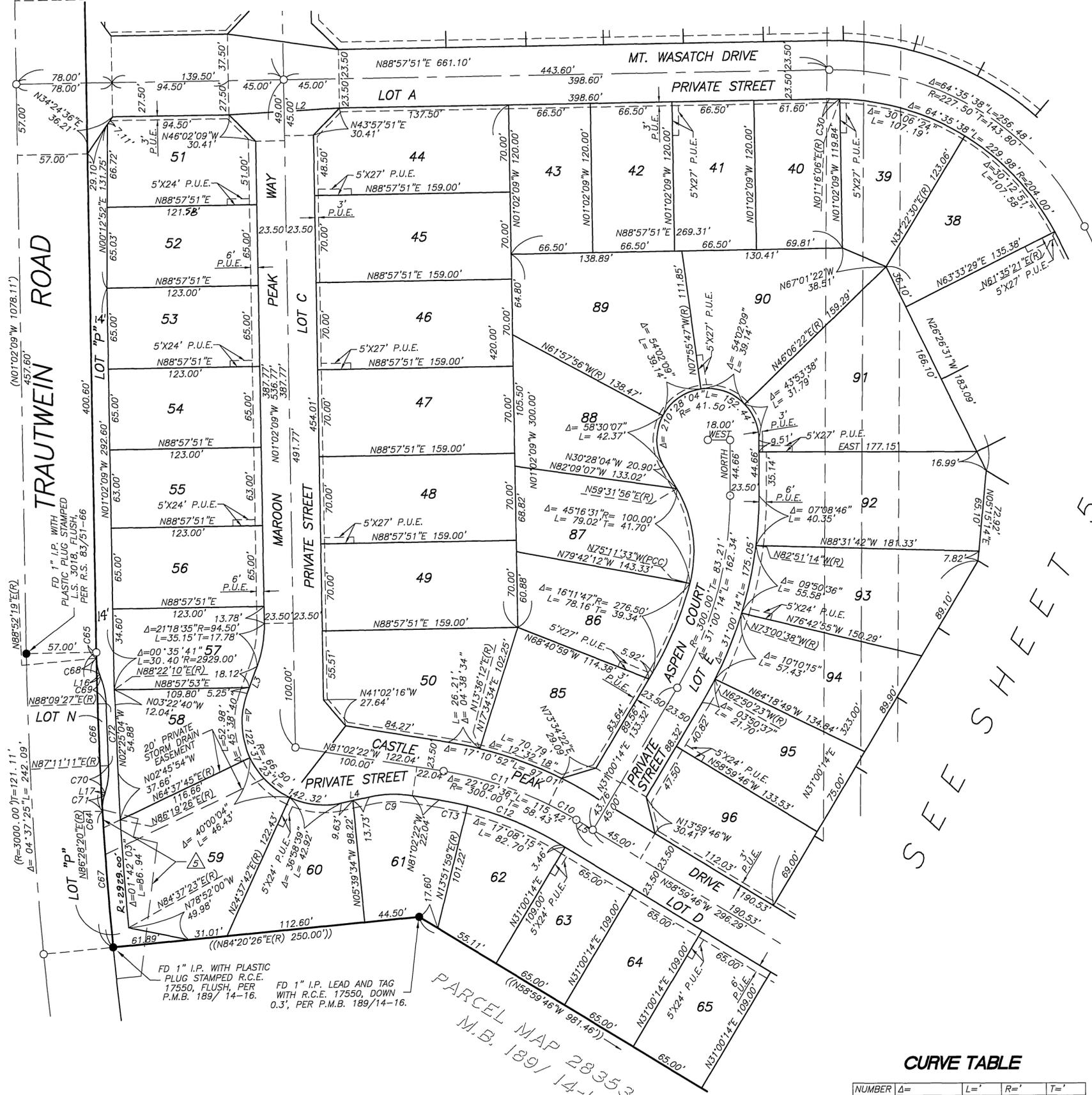
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Scale 1" = 60'

SEE SHEET 3



SEE SHEET 5

SURVEYOR'S NOTES

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CURVE TABLE

NUMBER	Δ=	L=	R=	T=
C9	21°18'35"	35.15	94.50	17.78
C10	04°51'45"	25.46	300.00	12.74
C11	17°10'52"	89.96	300.00	45.32
C12	22°02'36"	106.38	276.50	53.85
C13	04°54'21"	23.67	276.50	11.84
C30	02°18'15"	8.20	204.00	4.10
C64	04°37'25"	237.49	2943.00	118.81
C65	00°05'32"	4.74	2943.00	2.37
C66	02°23'58"	123.25	2943.00	61.64
C67	02°07'54"	109.50	2943.00	54.76
C68	20°44'25"	13.03	36.00	6.59
C69	20°01'33"	22.37	64.00	11.30
C70	20°07'19"	22.48	64.00	11.36
C71	20°50'10"	13.09	36.00	6.62
C72	00°58'16"	49.76	2936.00	24.88

LINE TABLE

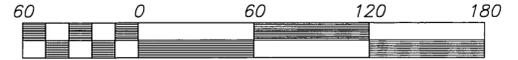
NUMBER	DIRECTION	DISTANCE
L2	N86°25'10"E	90.09'
L3	N20°16'26"E	23.37'
L4	N77°39'03"E	23.37'
L5	N58°59'33"W	15.76'
L16	N21°52'06"W	2.13'
L17	N17°18'30"E	1.95'

TRACT NO. 28930

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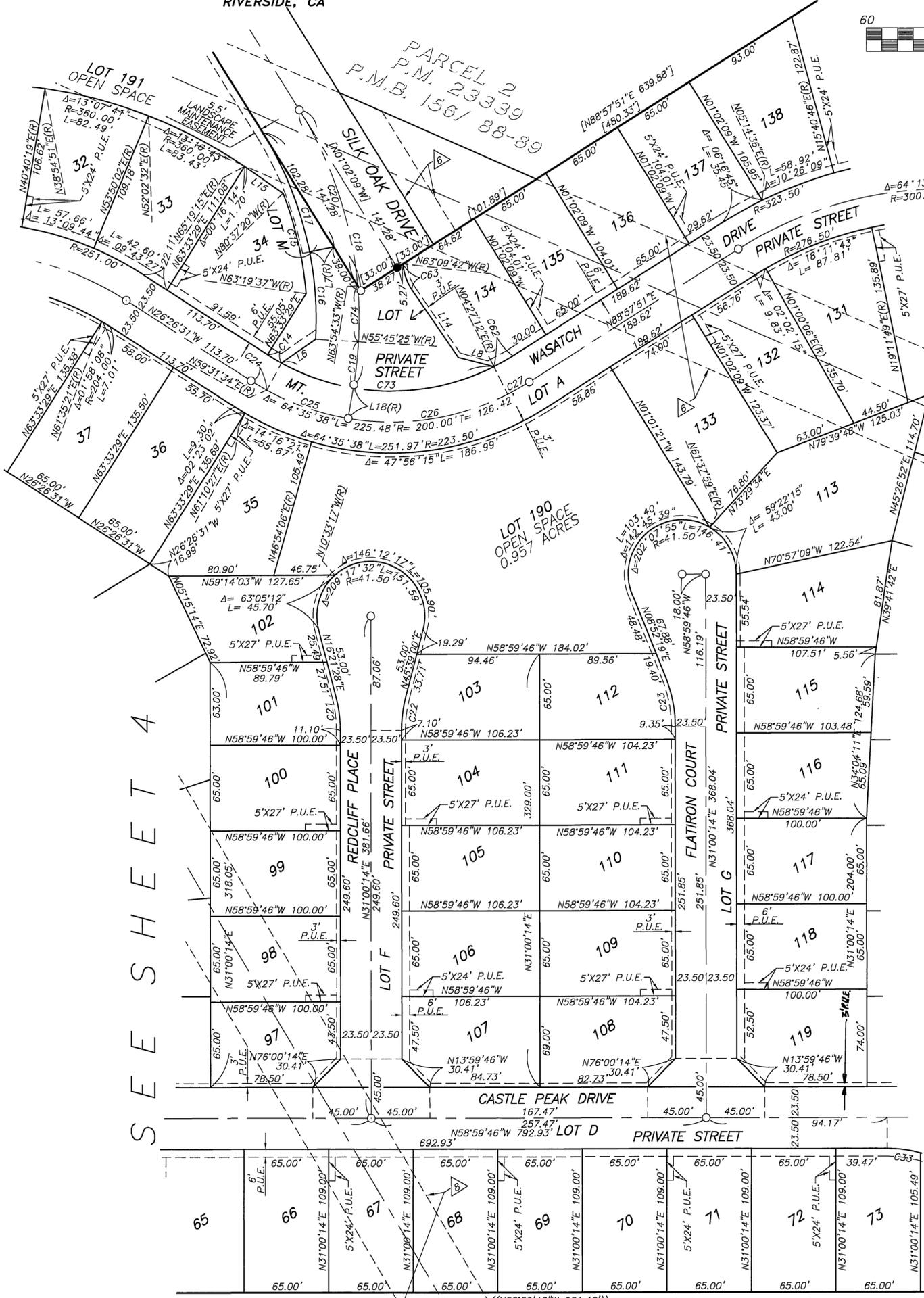
Scale 1" = 60'



SEE SHEET 3

SEE SHEET 4

SEE SHEET 6



SURVEYOR'S NOTES

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PARCEL MAP 28353
P.M.B. 189/ 14-16

CURVE TABLE

NUMBER	Δ=	L=	R=	T=
C14	04°01'55"	12.42	176.50	6.21
C15	17°17'43"	78.48	260.00	39.54
C16	14°19'08"	66.73	267.00	33.54
C17	20°57'36"	97.67	267.00	49.39
C18	41°32'50"	217.54	300.00	113.80
C19	06°16'06"	32.82	300.00	16.43
C20	35°16'44"	184.72	300.00	95.39
C21	14°38'46"	25.56	100.00	12.85
C22	14°38'46"	25.56	100.00	12.85
C23	22°07'55"	38.63	100.00	19.56
C24	04°01'55"	14.07	200.00	7.04
C25	19°00'53"	66.37	200.00	33.49
C26	36°03'30"	125.87	200.00	65.10
C27	05°29'21"	19.16	200.00	9.59
C33	15°40'35"	25.86	94.50	13.01
C62	05°29'21"	16.91	176.50	8.46
C63	30°33'28"	21.33	40.00	10.93
C73	55°04'22"	169.65	176.50	92.02
C74	08°09'08"	42.69	300.00	21.38

LINE TABLE

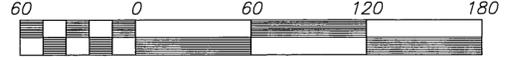
NUMBER	DIRECTION	DISTANCE
L6	N86°34'32"E	31.81'
L7	N70°04'33"W	18.92'
L8	N44°37'59"W	28.16'
L14	N03°43'10"W	62.30'
L15	N24°24'31"W	34.11'
L18	N40°30'41"E	26.05'

TRACT NO. 28930

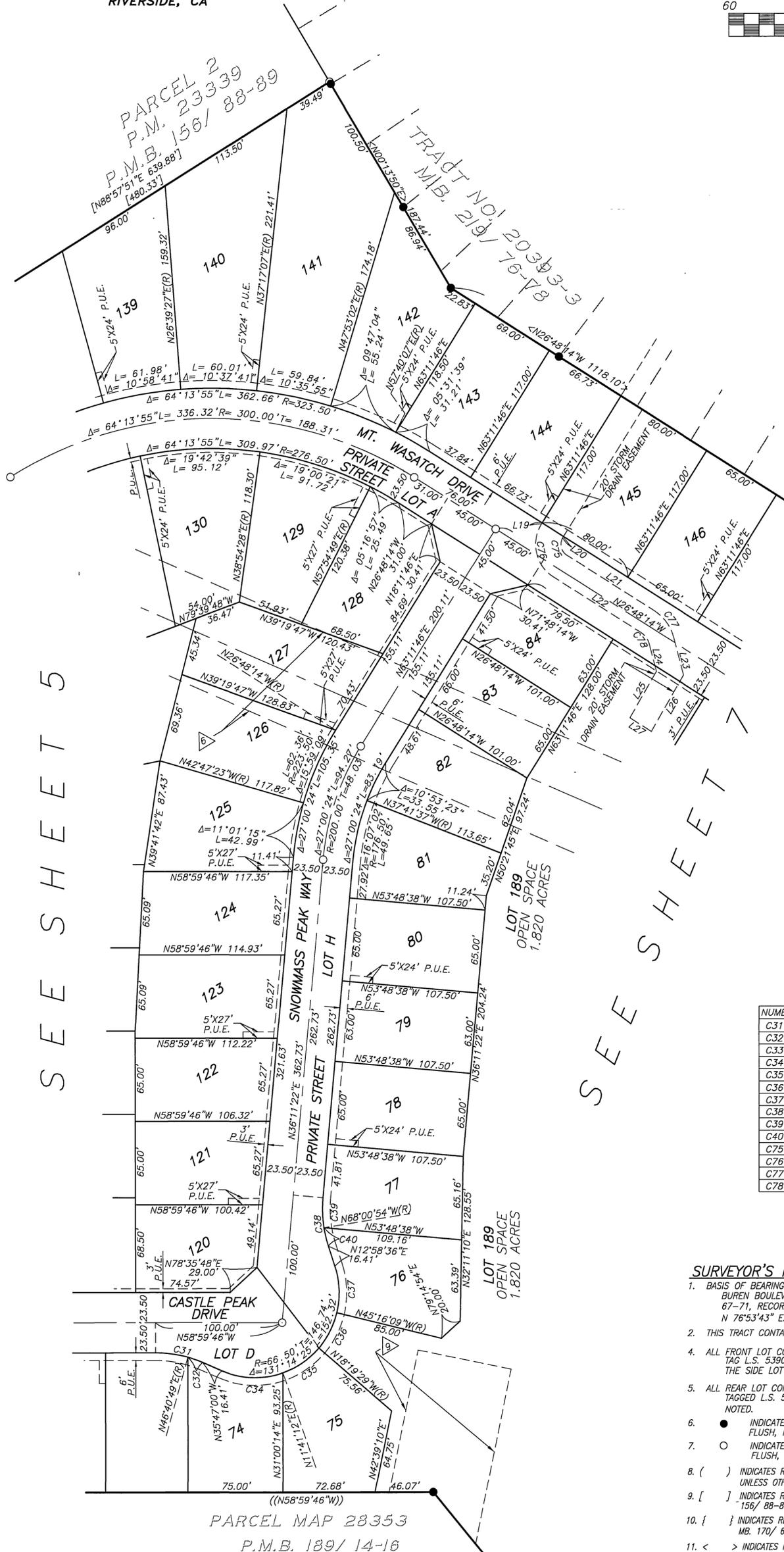
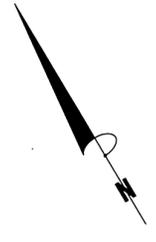
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DECEMBER 1999



Scale 1" = 60'



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L19	N63°11'46"E	1.00'
L20	N63°11'46"E	1.00'
L21	N26°48'14"W	81.64'
L22	N26°48'14"W	81.64'
L23	N16°12'44"E	30.53'
L24	N16°12'44"E	22.28'
L25	N61°03'23"E	41.80'
L26	N61°03'23"E	50.80'
L27	N26°48'14"W	20.01'

CURVE TABLE

NUMBER	Δ=	L=	R=	T=
C31	23°12'46"	38.29	94.50	19.41
C32	07°32'12"	12.43	94.50	6.22
C33	15°40'35"	25.86	94.50	13.01
C34	42°31'48"	49.36	66.50	25.88
C35	30°00'42"	34.83	66.50	17.83
C36	26°56'39"	31.27	66.50	15.93
C37	31°45'16"	36.86	66.50	18.91
C38	23°12'46"	38.29	94.50	19.41
C39	14°12'15"	23.43	94.50	11.77
C40	09°00'31"	14.86	94.50	7.44
C75	90°00'00"	15.71	10.00	10.00
C76	90°00'00"	47.12	30.00	30.00
C77	43°00'58"	26.28	35.00	13.79
C78	43°00'58"	11.26	15.00	5.91

SURVEYOR'S NOTES

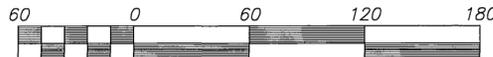
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11. (()) INDICATES RECORD & MEASURED DATA PER P.M. 28353, P.M.B. 189/14-16, O.R., RIVERSIDE COUNTY.

SEE SHEET 5

SEE SHEET 7

PARCEL MAP 28353
P.M.B. 189/14-16

TRACT NO. 28930



Scale 1" = 60'

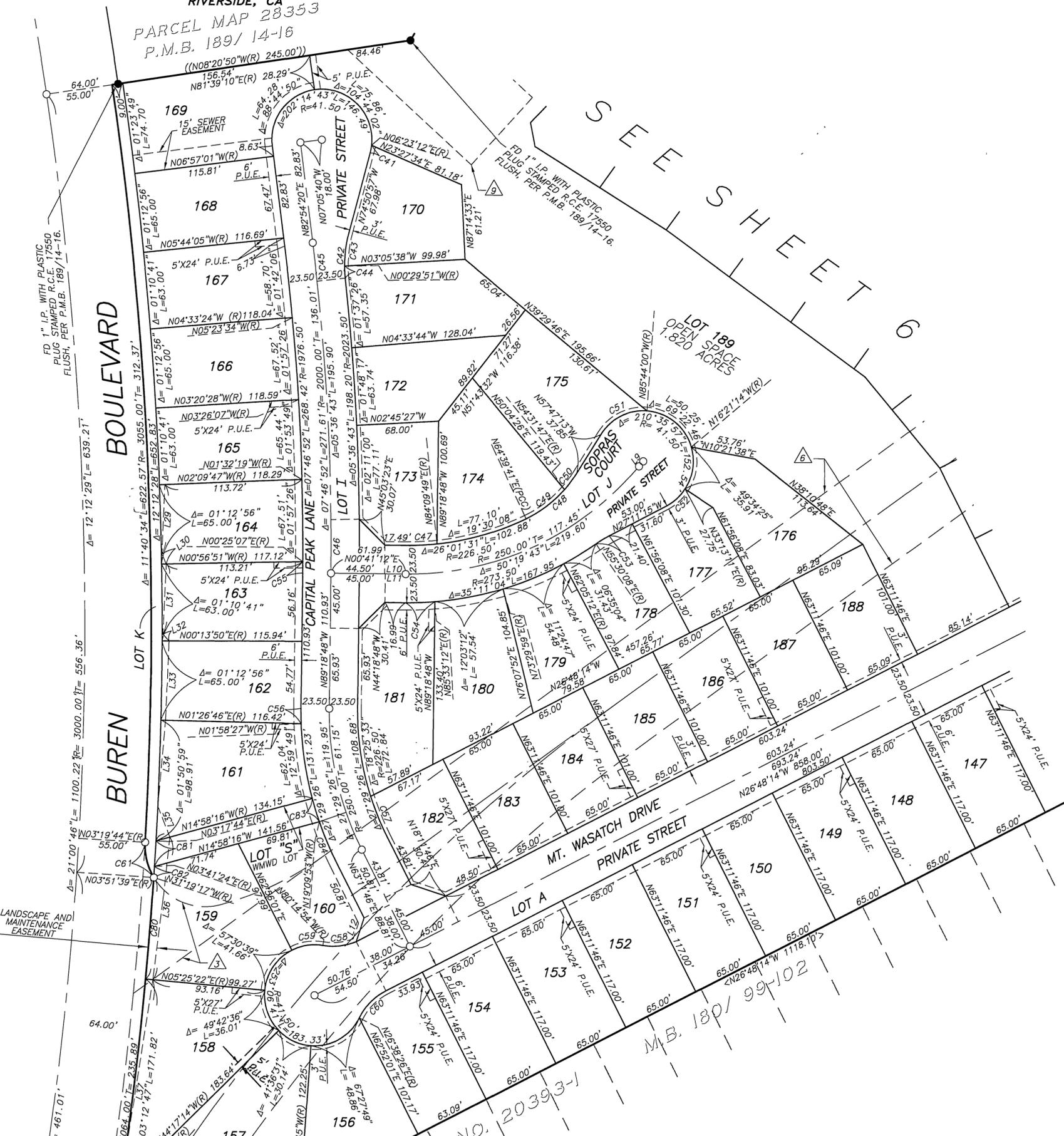


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DECEMBER 1999

PARCEL MAP 28353
P.M.B. 189/14-16



CURVE TABLE

NUMBER	Δ=	L=	R=	T=
C41	08°45'51"	6.35	41.50	3.18
C42	21°20'13"	37.24	100.00	18.84
C43	15°38'53"	27.31	100.00	13.74
C44	05°41'20"	9.93	100.00	4.97
C45	00°54'29"	31.70	2000.00	15.85
C46	01°15'39"	44.01	2000.00	22.01
C47	06°31'24"	25.79	226.50	12.91
C48	32°26'54"	56.63	100.00	29.10
C49	22°59'22"	40.12	100.00	20.34
C50	09°27'32"	16.51	100.00	8.27
C51	62°03'13"	44.95	41.50	24.96
C52	29°35'34"	21.43	41.50	10.96
C53	07°18'37"	12.76	100.00	6.39
C54	05°08'00"	24.50	273.50	12.26
C55	00°16'05"	9.25	1976.50	4.62
C56	02°39'39"	12.70	273.50	6.35
C57	09°03'54"	35.84	226.50	17.96
C58	32°16'26"	28.16	50.00	14.47
C59	36°49'05"	26.67	41.50	13.81
C60	36°33'20"	31.90	50.00	16.51
C61	34°39'01"	30.24	50.00	15.60
C80	01°33'44"	83.55	3064.00	41.78
C81	00°23'39"	21.09	3064.00	10.54
C82	00°10'14"	9.13	3064.00	4.56
C83	04°11'37"	20.02	273.50	10.01
C84	07°38'21"	36.47	273.50	18.26

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L9	N49°36'56"W	5.45'
L10	N00°41'52"E	17.49'
L11	N00°41'53"E	16.99'
L12	N71°31'37"W	20.41'
L29	N87°29'54"W	57.12'
L30	N65°51'37"E	8.79'
L31	N87°05'01"W	57.63'
L32	N46°37'32"E	7.60'
L33	N87°31'12"W	65.13'
L34	N84°42'30"W	70.78'
L35	N68°27'04"E	27.08'
L36	N83°10'22"W	117.89'
L37	N80°56'51"W	172.08'
L38	N08°20'50"W	23.09'
L39	N81°39'10"E	35.31'

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