

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

TRACT NO. 32470

BEING A SUBDIVISION OF PARCEL "A" AS SHOWN ON EXHIBIT "B" ATTACHED TO CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 3, 2005 AS INSTRUMENT NO. 2005-0097160 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M. HUNSAKER AND ASSOCIATES IRVINE, INC. RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: AUGUST, 2005

RECORDER'S STATEMENT
FILED THIS 18th DAY OF September 2006, AT 8:00 A.M.
IN BOOK 410 OF Tract MAPS,
AT PAGES 34-36
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE: \$ 11.00
NO. 2006-0687672
LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER
BY: Shiloh Zavala DEPUTY
SUBDIVISION GUARANTEED BY:
COMMERCE TITLE COMPANY

FOR CONDOMINIUM PURPOSES

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 SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE LOT "A" TO THE CITY OF RIVERSIDE FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR PUBLIC MULTIPURPOSE RECREATIONAL TRAIL PURPOSES FOR NON-MOTORIZED USE, THE EASEMENT DESIGNATED AS "MULTI PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE". SAID EASEMENT SHALL BE MAINTAINED IN ITS IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES FOR MAINTENANCE THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOTS "B" THROUGH "E", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES LOTS "B" THROUGH "E", INCLUSIVE, AND THE EASEMENT DESIGNATED AS AN EASEMENT "FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND FACILITIES".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES OVER LOTS "B" THROUGH "E", INCLUSIVE AND THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE HOMEOWNERS ASSOCIATION, AN EASEMENT FOR INGRESS AND EGRESS IN, UNDER, OVER, THROUGH AND ACROSS LOTS "B" THROUGH "E", INCLUSIVE, AS SHOWN ON THE ANNEXED MAP.

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 CENTEX HOMES ON AUGUST, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Rory S. Williams 5/01/06
RORY S. WILLIAMS, L.S. 6654
LICENSE EXPIRES: 12/31/07

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 \$ 21,400.

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: J. J. Ryan DEPUTY DATED June 6, 2006

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 21,400 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 THE SAID BOARD OF SUPERVISORS.

DATED June 6, 2006.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

BY: Paul McDonnell DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT FOR THOSE NOTED BELOW.

NONE

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

DATE: 8/22/06
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER
BY: Burt G. Mason

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ASSOCIATED SOILS ENGINEERING, INC. ON JULY 11, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 32470 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 4, 2004 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 HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS 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.



THOMAS J. BOYD
RCE 36170 LIC. EXP. 06/30/08
CITY ENGINEER
BY: Tom Boyd
DATE: 8/24/06

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.



MARK S. BROWN
L.S. 5655 LIC. EXP. 09/30/07
CITY SURVEYOR
BY: Mark S. Brown
DATE: 8/24/06

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 32470.

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

THE EASEMENTS DESIGNATED AS MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE ARE HEREBY ACCEPTED AS EASEMENTS FOR PUBLIC MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

LOTS "B" THROUGH "E", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

LOTS "B" THROUGH "E", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES.

LOTS "B" THROUGH "E", INCLUSIVE, AND THE EASEMENT DESIGNATED AS "BLANKET" P.U.E." ARE HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THIS 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF September, 2006.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Sherry Marten-Elie

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: Richard P. Doubllass
NAME: RICHARD P. DOUBLASS
TITLE: DIVISION PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF ORANGE } ss.

ON MAY 1, 2006, BEFORE ME, Michelle L. Wehr, Notary Public A NOTARY PUBLIC

PERSONALLY APPEARED Richard P. Doubllass AND

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Michelle L. Wehr
NOTARY PUBLIC IN AND FOR SAID STATE
Michelle L. Wehr
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION NUMBER: 1481871

MY COMMISSION EXPIRES: APR. 9, 2008

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: August 17, 2006 BY: David H. Wright
FOR DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER
MM DD

M.B. 410 / 34

M.B. 410 / 34

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

TRACT NO. 32470

BEING A SUBDIVISION OF PARCEL "A" AS SHOWN ON EXHIBIT "B" ATTACHED TO CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 3, 2005 AS INSTRUMENT NO. 2005-0097160 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: AUGUST, 2005

FOR CONDOMINIUM PURPOSES

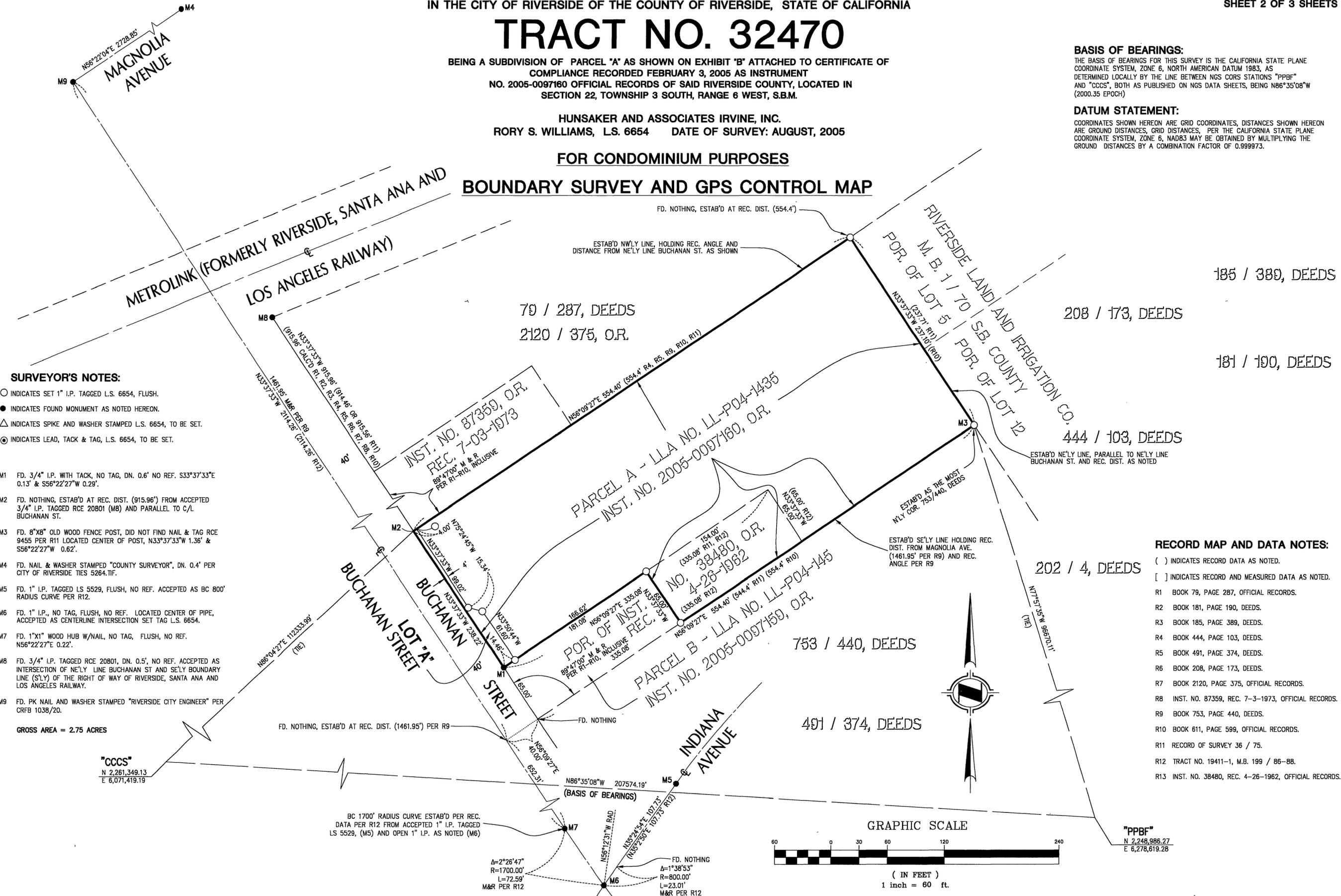
BOUNDARY SURVEY AND GPS CONTROL MAP

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS CORS STATIONS "PPBF" AND "CCCS", BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N86°35'08"W (2000.35 EPOCH)

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE GRID COORDINATES, DISTANCES SHOWN HEREON ARE GROUND DISTANCES, GRID DISTANCES, PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD83 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A COMBINATION FACTOR OF 0.999973.



SURVEYOR'S NOTES:

- INDICATES SET 1" I.P. TAGGED L.S. 6654, FLUSH.
- INDICATES FOUND MONUMENT AS NOTED HEREON.
- △ INDICATES SPIKE AND WASHER STAMPED L.S. 6654, TO BE SET.
- ⊙ INDICATES LEAD, TACK & TAG, L.S. 6654, TO BE SET.

- M1 FD. 3/4" I.P. WITH TACK, NO TAG, DN. 0.6' NO REF. S33°37'33"E 0.13' & S56°22'27"W 0.29'.
- M2 FD. NOTHING, ESTAB'D AT REC. DIST. (915.96') FROM ACCEPTED 3/4" I.P. TAGGED RCE 20801 (M8) AND PARALLEL TO C/L BUCHANAN ST.
- M3 FD. 8"X8" OLD WOOD FENCE POST, DID NOT FIND NAIL & TAG RCE 9455 PER R11 LOCATED CENTER OF POST, N33°37'33"W 1.36' & S56°22'27"W 0.62'.
- M4 FD. NAIL & WASHER STAMPED "COUNTY SURVEYOR", DN. 0.4' PER CITY OF RIVERSIDE TIES 5264.TIF.
- M5 FD. 1" I.P. TAGGED LS 5529, FLUSH, NO REF. ACCEPTED AS BC 800' RADIUS CURVE PER R12.
- M6 FD. 1" I.P., NO TAG, FLUSH, NO REF. LOCATED CENTER OF PIPE, ACCEPTED AS CENTERLINE INTERSECTION SET TAG L.S. 6654.
- M7 FD. 1"X1" WOOD HUB W/NAIL, NO TAG, FLUSH, NO REF. N56°22'27"E 0.22'.
- M8 FD. 3/4" I.P. TAGGED RCE 20801, DN. 0.5', NO REF. ACCEPTED AS INTERSECTION OF NE'LY LINE BUCHANAN ST AND SE'LY BOUNDARY LINE (S'LY) OF THE RIGHT OF WAY OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY.
- M9 FD. PK NAIL AND WASHER STAMPED "RIVERSIDE CITY ENGINEER" PER CRFB 1038/20.

GROSS AREA = 2.75 ACRES

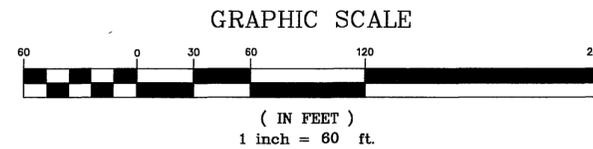
"CCCS"
N 2,261,349.13
E 6,071,419.19

FD. NOTHING, ESTAB'D AT REC. DIST. (1461.95') PER R9

BC 1700' RADIUS CURVE ESTAB'D PER REC. DATA PER R12 FROM ACCEPTED 1" I.P. TAGGED LS 5529, (M5) AND OPEN 1" I.P. AS NOTED (M6)

Δ=2°26'47"
R=1700.00'
L=72.59'
M&R PER R12

FD. NOTHING
Δ=1°38'53"
R=800.00'
L=23.01'
M&R PER R12



"PPBF"
N 2,248,986.27
E 6,278,619.28

- RECORD MAP AND DATA NOTES:**
- () INDICATES RECORD DATA AS NOTED.
 - [] INDICATES RECORD AND MEASURED DATA AS NOTED.
 - R1 BOOK 79, PAGE 287, OFFICIAL RECORDS.
 - R2 BOOK 181, PAGE 190, DEEDS.
 - R3 BOOK 185, PAGE 389, DEEDS.
 - R4 BOOK 444, PAGE 103, DEEDS.
 - R5 BOOK 491, PAGE 374, DEEDS.
 - R6 BOOK 208, PAGE 173, DEEDS.
 - R7 BOOK 2120, PAGE 375, OFFICIAL RECORDS.
 - R8 INST. NO. 87359, REC. 7-3-1973, OFFICIAL RECORDS.
 - R9 BOOK 753, PAGE 440, DEEDS.
 - R10 BOOK 611, PAGE 599, OFFICIAL RECORDS.
 - R11 RECORD OF SURVEY 36 / 75.
 - R12 TRACT NO. 19411-1, M.B. 199 / 86-88.
 - R13 INST. NO. 38480, REC. 4-26-1962, OFFICIAL RECORDS.

M.B. 410 / 35

M.B. 410 / 35

SEE SHEET 2 FOR SURVEYOR'S NOTES, BOUNDARY, GPS CONTROL MAP, BASIS OF BEARINGS, DATUM STATEMENT AND EASEMENT NOTE.

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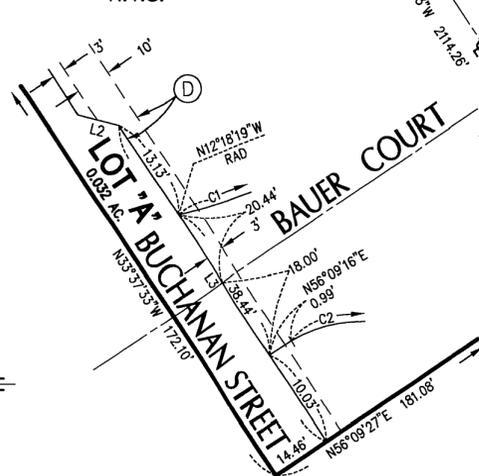
LINE	BEARING	LENGTH
L1	N56°09'27"E	13.08'
L2	N75°24'45"W	15.34'
L3	N33°50'44"W	61.60'
L4	N56°09'27"E	12.00' RAD
L5	N33°50'33"W	1.60'
L6	N56°09'27"E	12.00' RAD
L7	N56°09'27"E	24.00' RAD
L8	N56°09'27"E	12.00' RAD
L9	N33°50'33"W	5.04'
L10	N56°09'27"E	12.00' RAD

CURVE	DELTA	RADIUS	LENGTH
C1	21°32'14"	35.00'	13.16'
C2	41°25'29"	10.00'	7.23'
C3	41°25'18"	10.00'	7.23'
C4	46°34'03"	8.00'	6.50'
C5	46°34'03"	8.00'	6.50'
C6	46°34'02"	8.00'	6.50'
C7	46°34'02"	8.00'	6.50'
C10	79°50'06"	20.00'	27.87'
C11	16°15'36"	100.00'	28.38'
C12	16°15'36"	100.00'	28.38'

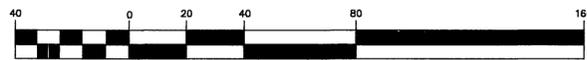
SURVEYOR'S NOTES:

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- INDICATES FOUND MONUMENT AS NOTED HEREON.
- △ INDICATES SPIKE AND WASHER STAMPED L.S. 6654, TO BE SET.
- ⊙ INDICATES LEAD, TACK & TAG, L.S. 6654, TO BE SET.

DETAIL 'A'
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

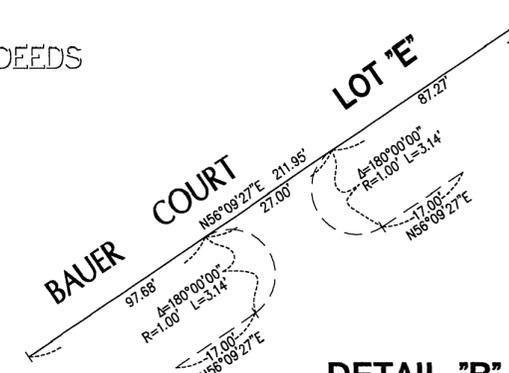
79 / 287, DEEDS
2120 / 375, O.R.

753 / 440, DEEDS

EASEMENT NOTE:

- (A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RESERVED HEREON.
- (B) INDICATES AN EASEMENT TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
- (C) INDICATES AN EASEMENT TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES.
- (D) INDICATES AN EASEMENT TO THE CITY OF RIVERSIDE FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

DETAIL 'B'
N.T.S.



M.B. 410 / 36

M.B. 410 / 36