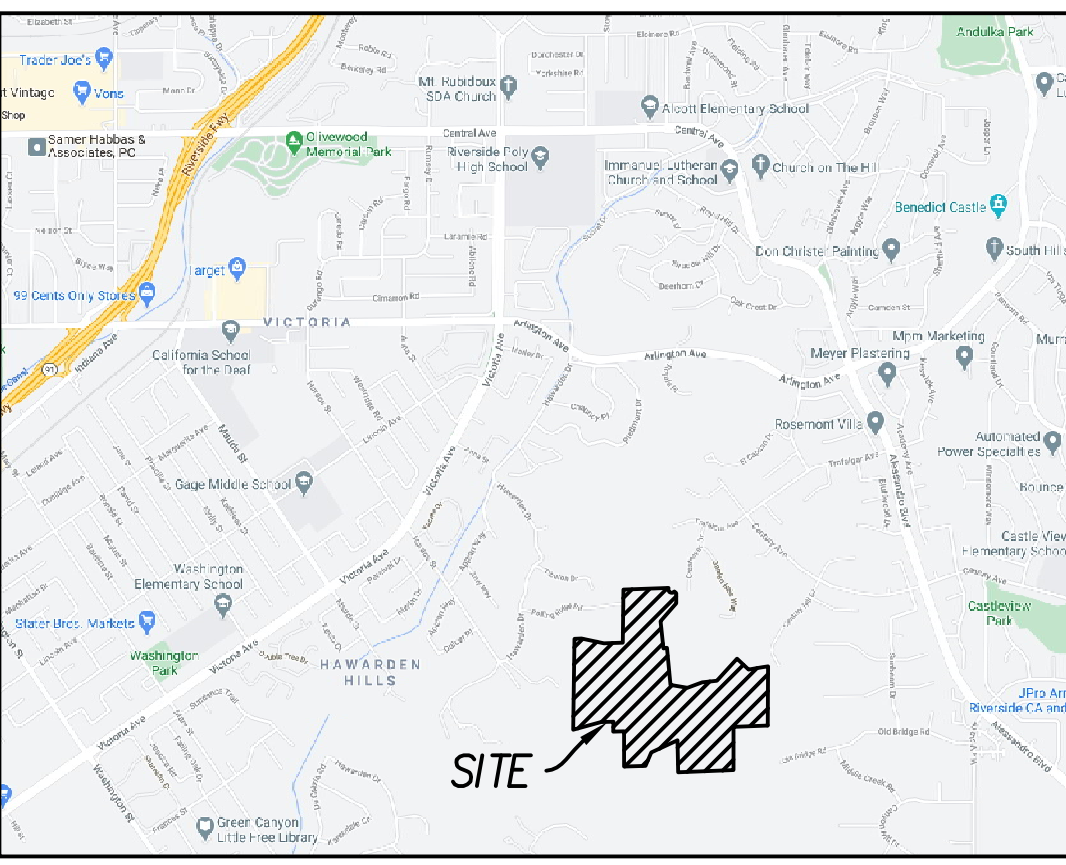
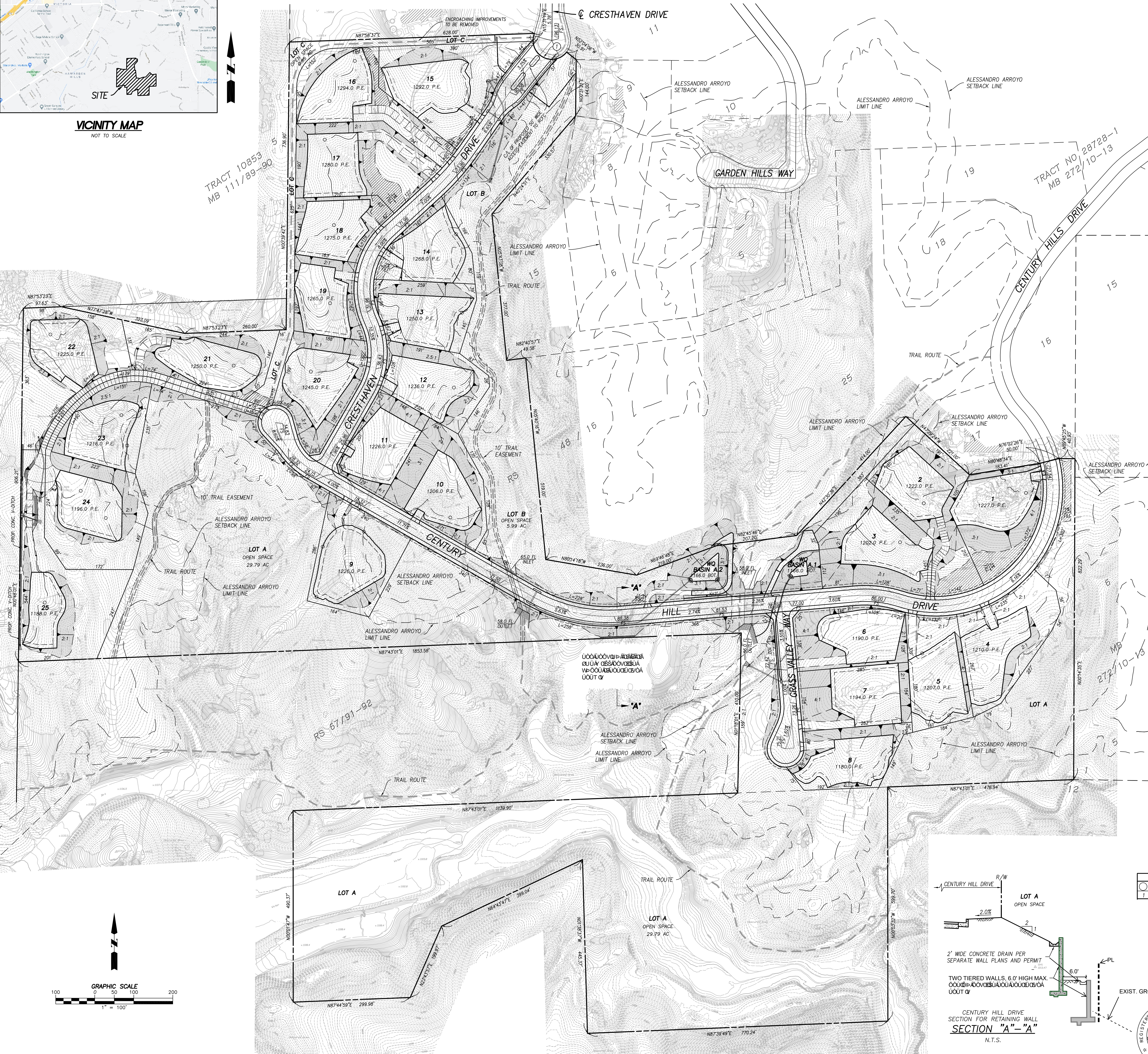


# TENTATIVE TRACT MAP NO. 31930



VICINITY MAP  
NOT TO SCALE



**OWNER:**  
SPRING CANYON RECOVERY, LLC  
750 E GREEN STREET, SUITE 204  
PASADENA, CA 91101  
(323) 874 8000

**DEVELOPER:**  
SPRING CANYON RECOVERY, LLC  
750 E GREEN STREET, SUITE 204  
PASADENA, CA 91101  
(323) 874 8000

**ENGINEERS & REPRESENTATIVE:**  
AGUILAR CONSULTING INC.  
231 E. ALESSANDRO BLVD. #6A393  
RIVERSIDE, CA 92508  
(909) 709-4393

**ASSESSOR'S PARCEL NUMBERS:**  
ALL OF 243-018-004 & 014; AND ALL OF 243-017-027, 030 & 031; AND ALL OF 243-019-022

**LEGAL DESCRIPTION:**  
BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W. S.B.M.

**ACREAGE:**  
TRACT AREA: 68.86 ACRES GROSS  
NUMBER OF LOTS: 25 RESIDENTIAL AND 3 OPEN SPACE  
RESIDENTIAL LOT SIZE: MINIMUM 0.73 ACRES NET  
MAXIMUM 2.03 ACRES NET  
TOTAL OPEN SPACE SIZE: 36.63 ACRES GROSS  
LOT DENSITY: 0.40 UNITS/ACRE

**ZONING AND LAND USE:**  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL & OPEN SPACE  
EXISTING ZONING: R-C  
PROPOSED ZONING: R-C

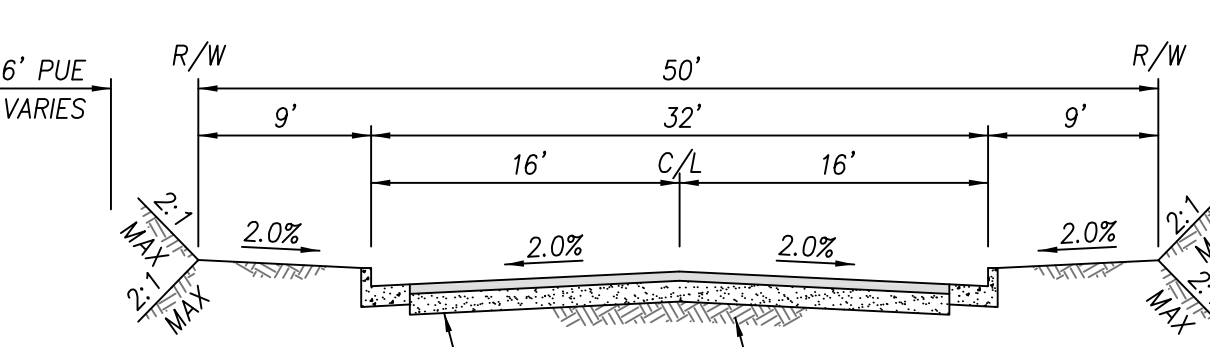
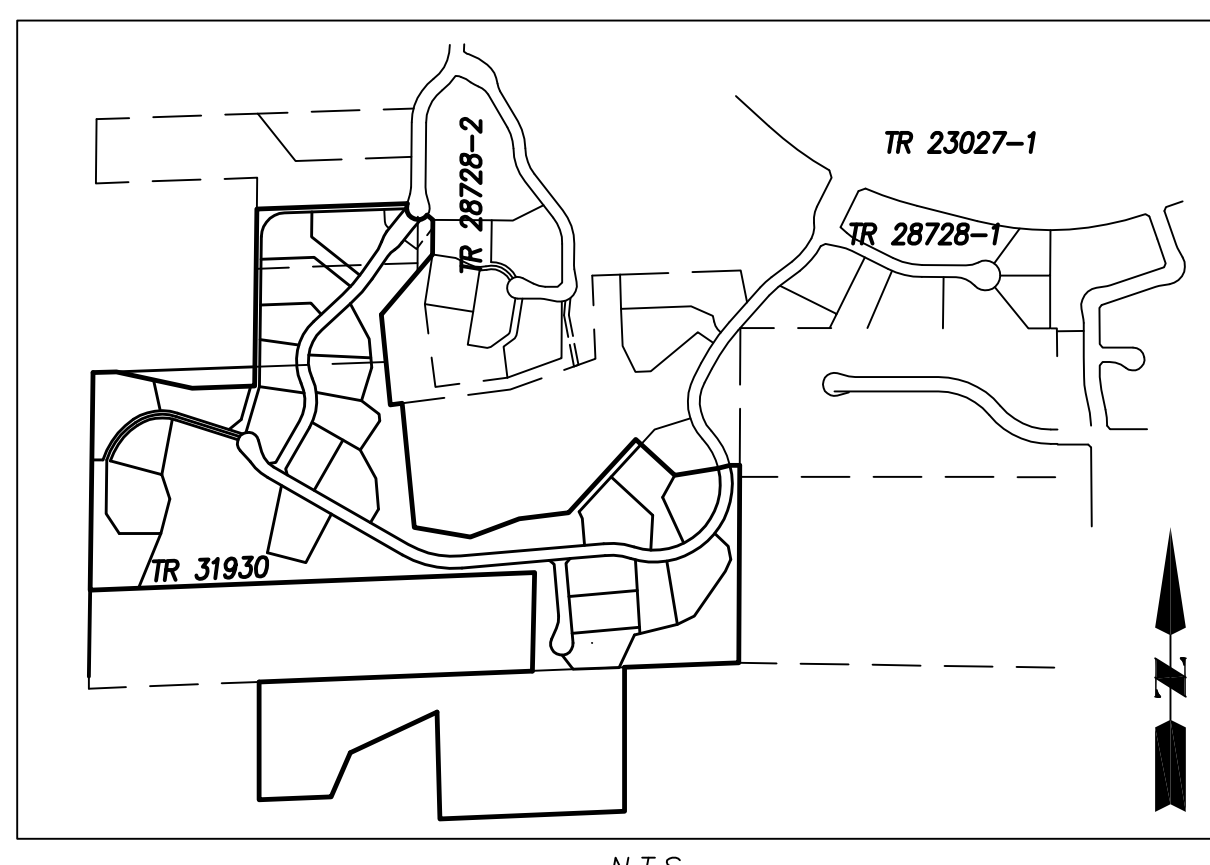
**UTILITIES:**  
ELECTRIC: CITY OF RIVERSIDE  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
WATER: CITY OF RIVERSIDE  
SEWER: CITY OF RIVERSIDE (SEPTIC)  
TELEPHONE: PACIFIC TELEPHONE COMPANY

**SCHOOL DISTRICT:**  
RIVERSIDE UNIFIED SCHOOL DISTRICT

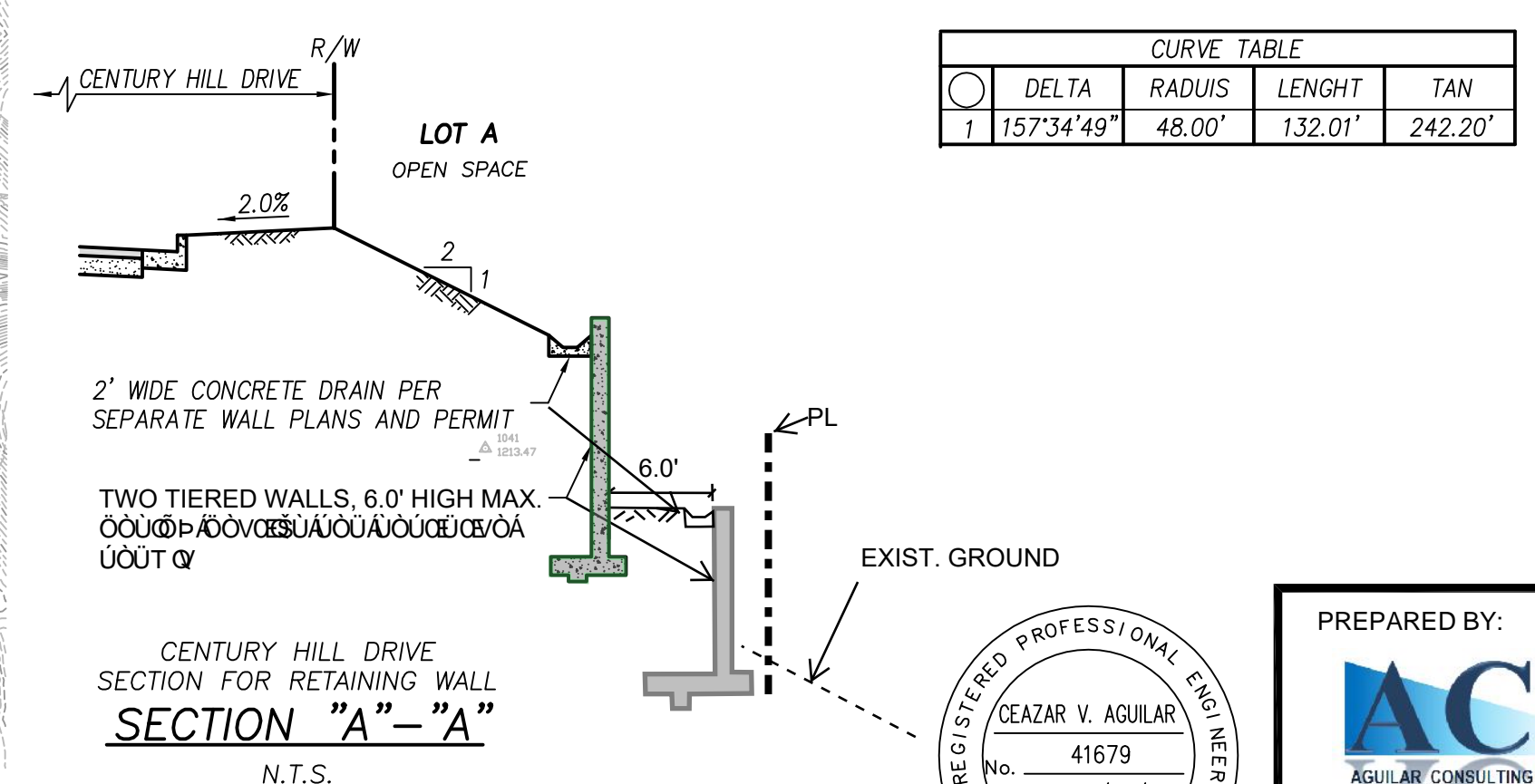
**NOTES:**  
DRAINAGE: DEVELOPMENT OF SITE WILL PERPETUATE EXISTING DRAINAGE PATTERNS.  
GRADING: GRADING WILL SUBSTANTIALLY CONFORM TO THAT SHOWN ON THE PROJECT CONCEPTUAL GRADING PLAN.  
CONTIGUOUS OWNERSHIP: NO CONTIGUOUS OWNERSHIP.  
THOMAS BROS: PAGE 715J-3 AND PAGE 716 A-3 2003 EDITION  
PREPARED: FEBRUARY 2021

**NOTE:** TENTATIVE TRACT NO. 31930 IS A NEW FILING OF PORTIONS OF EXPIRED TENTATIVE TRACT NO.'S 23027 AND 28728. FINAL TRACT NO.'S 23027-1, 28728-1 AND 28728-2 HAVE PREVIOUSLY RECORDED. ALL CONSISTING OF RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.

| LOT NO. | LOT AREA | SLOPE / GRADED AREA | FLAT PAD AREA |
|---------|----------|---------------------|---------------|
| 1       | 1.13 AC  | 0.63 AC             | 20,976 SF     |
| 2       | 1.32 AC  | 0.62 AC             | 20,864 SF     |
| 3       | 1.49 AC  | 0.75 AC             | 20,987 SF     |
| 4       | 1.25 AC  | 0.26 AC             | 20,715 SF     |
| 5       | 0.94 AC  | 0.23 AC             | 20,477 SF     |
| 6       | 1.00 AC  | 0.53 AC             | 20,667 SF     |
| 7       | 1.00 AC  | 0.53 AC             | 20,691 SF     |
| 8       | 0.86 AC  | 0.07 AC             | 18,798 SF     |
| 9       | 1.06 AC  | 0.31 AC             | 20,168 SF     |
| 10      | 1.20 AC  | 0.60 AC             | 20,971 SF     |
| 11      | 0.81 AC  | 0.34 AC             | 20,606 SF     |
| 12      | 0.95 AC  | 0.35 AC             | 20,924 SF     |
| 13      | 0.90 AC  | 0.29 AC             | 20,872 SF     |
| 14      | 0.80 AC  | 0.23 AC             | 19,939 SF     |
| 15      | 1.43 AC  | 0.34 AC             | 20,880 SF     |
| 16      | 1.20 AC  | 0.56 AC             | 20,707 SF     |
| 17      | 1.42 AC  | 0.75 AC             | 19,999 SF     |
| 18      | 0.77 AC  | 0.29 AC             | 20,541 SF     |
| 19      | 0.73 AC  | 0.33 AC             | 17,404 SF     |
| 20      | 1.12 AC  | 0.60 AC             | 20,891 SF     |
| 21      | 1.18 AC  | 0.43 AC             | 20,848 SF     |
| 22      | 1.45 AC  | 0.47 AC             | 20,879 SF     |
| 23      | 0.89 AC  | 0.30 AC             | 20,504 SF     |
| 24      | 1.72 AC  | 0.66 AC             | 20,880 SF     |
| 25      | 2.03 AC  | 0.41 AC             | 15,343 SF     |

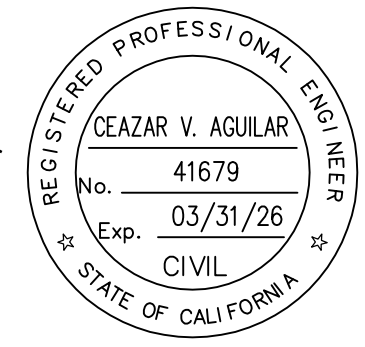
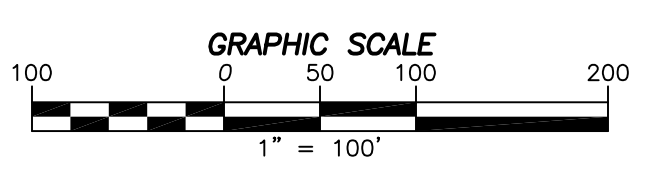


CENTURY HILL DRIVE (PRIVATE)  
CRESTHAVEN DRIVE (PRIVATE)  
GRASS VALLEY WAY (PRIVATE)  
TYPICAL STREET SECTIONS  
N.T.S.



**CURVE TABLE**

| DELTA        | RADIUS | LENGHT  | TAN     |
|--------------|--------|---------|---------|
| 1 157°34'49" | 48.00' | 132.01' | 242.20' |



PREPARED BY:  
**ACI**  
AGUILAR CONSULTING INC.  
231 E. ALESSANDRO BLVD. #6A393  
RIVERSIDE, CA 92508  
PH: (909) 709-4393

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA  
TENTATIVE TRACT MAP NO. 31930  
SUBSTANTIAL CONFORMITY EXHIBIT  
BEING A DIVISION OF A PORTION OF THE SW QUARTER OF SEC. 1, T.3S, R.5W, S.B.M.