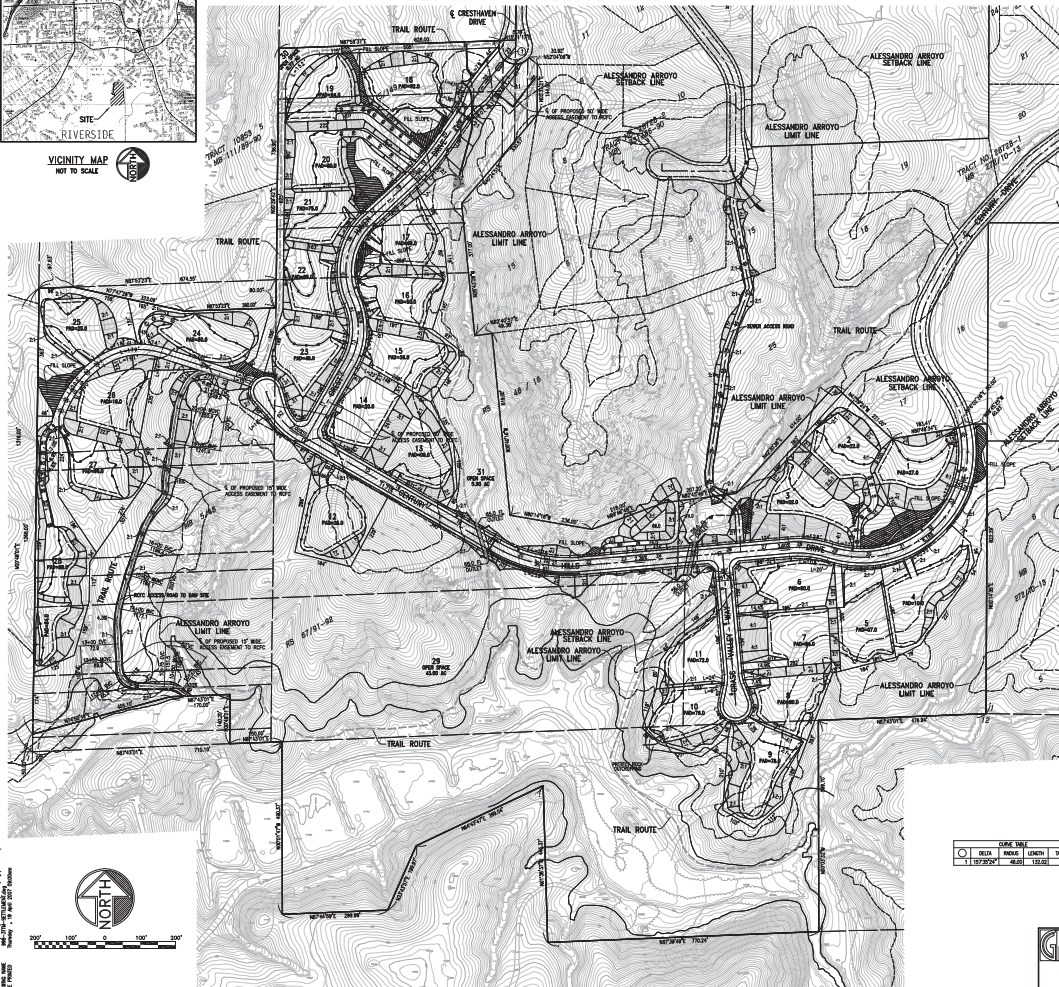


TENTATIVE TRACT MAP NO. 31930 Exhibit E



TENTATIVE TRACT 31930	SCALE: 1"=100'
PARTICULARS:	
DATE:	
DESCRIPTION:	

OWNER:
SINCA GROUP, LTD.
1750 WEST 10TH PLACE
RIVERSIDE, CALIFORNIA 92504
951-275-1700

DEVELOPER:
SINCA GROUP, LTD.
4525 COLLEGE ROAD, SUITE 100
RIVERSIDE, CALIFORNIA 92504
951-781-0840

ENGINEER & REPRESENTATIVE:
GABEL COOK & ASSOCIATES, INC.
1215 N. LA CALIFORNIA BLVD. SUITE A
RIVERSIDE, CALIFORNIA 92507
951-781-5100

ASSESSOR'S PARCEL NUMBERS:
PORTION OF 343-140-002 AND ALL OF 343-010-014 & 016 AND ALL OF 343-017-002, 003 & 004 AND ALL OF 343-010-002

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

ACRES:
TOTAL AREA: 84.51 ACRES
NUMBER OF LOTS: 38 RESIDENTIAL AND 3 OPEN SPACE
RESIDENTIAL LOT SIZE: MINIMUM 5,000 SQ. FT.
TOTAL OPEN SPACE SIZE: 46.45 ACRES
LOT SIZE: 1.52 ACRES

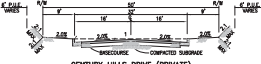
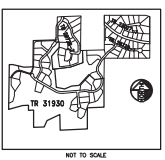
ZONING AND LAND USE:
EXISTING LAND USE: UNDESIGNATED
PROPOSED LAND USE: R-2
PROPOSED ZONING: R-2

LOT NO.	AREA (AC.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	1.00	136,000	136,000	136,000
2	1.00	136,000	136,000	136,000
3	1.00	136,000	136,000	136,000
4	1.00	136,000	136,000	136,000
5	1.00	136,000	136,000	136,000
6	1.00	136,000	136,000	136,000
7	1.00	136,000	136,000	136,000
8	1.00	136,000	136,000	136,000
9	1.00	136,000	136,000	136,000
10	1.00	136,000	136,000	136,000
11	1.00	136,000	136,000	136,000
12	1.00	136,000	136,000	136,000
13	1.00	136,000	136,000	136,000
14	1.00	136,000	136,000	136,000
15	1.00	136,000	136,000	136,000
16	1.00	136,000	136,000	136,000
17	1.00	136,000	136,000	136,000
18	1.00	136,000	136,000	136,000
19	1.00	136,000	136,000	136,000
20	1.00	136,000	136,000	136,000
21	1.00	136,000	136,000	136,000
22	1.00	136,000	136,000	136,000
23	1.00	136,000	136,000	136,000
24	1.00	136,000	136,000	136,000
25	1.00	136,000	136,000	136,000
26	1.00	136,000	136,000	136,000
27	1.00	136,000	136,000	136,000
28	1.00	136,000	136,000	136,000
29	1.00	136,000	136,000	136,000
30	1.00	136,000	136,000	136,000
31	1.00	136,000	136,000	136,000
32	1.00	136,000	136,000	136,000
33	1.00	136,000	136,000	136,000
34	1.00	136,000	136,000	136,000
35	1.00	136,000	136,000	136,000
36	1.00	136,000	136,000	136,000
37	1.00	136,000	136,000	136,000
38	1.00	136,000	136,000	136,000
39	1.00	136,000	136,000	136,000
40	1.00	136,000	136,000	136,000
41	1.00	136,000	136,000	136,000
42	1.00	136,000	136,000	136,000
43	1.00	136,000	136,000	136,000
44	1.00	136,000	136,000	136,000
45	1.00	136,000	136,000	136,000
46	1.00	136,000	136,000	136,000
47	1.00	136,000	136,000	136,000
48	1.00	136,000	136,000	136,000
49	1.00	136,000	136,000	136,000
50	1.00	136,000	136,000	136,000
51	1.00	136,000	136,000	136,000

UTILITIES:
ELECTRIC: CITY OF RIVERSIDE
GAS: CITY OF RIVERSIDE
WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
TELEPHONE: PACIFIC TELEPHONE COMPANY

SCHOOL DISTRICT:
RIVERSIDE UNIFIED SCHOOL DISTRICT

NOTES:
1. DEVELOPMENT OF SITE WILL FURNISH EXISTING DRAINAGE PATTERNS.
2. OPENINGS WILL SUBSTANTIALLY CONFORM TO THE SHOWN ON THE PROJECT CONCEPTUAL GRADING PLAN.
3. NO COMPASS BEARING GIVEN.
4. CONFORMANCE: HIGHER SPEC PAGE 718 2-3 AND PAGE 718 4-3 2003 EDITION.
5. PREPARED: OCTOBER 2008
6. NOTE: EXISTING TRACT NO. 31930 IS A NEW PLAN OF PARTITION OF TRACT 31930, TRACT NO. 31930 AND TRACT NO. 31931, TRACT NO. 31932, ALL CONSISTING OF 38 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.



DATE SHEET				
REV. 1	NOV. 1	LENGTH	100'	SCALE
1:1	1:1	1:1	1:1	1:1

GABEL COOK & ASSOCIATES, INC.
CIVIL ENGINEERS
LAND SURVEYORS
1917 7th Street
Riverside, CA 92504
951-781-5100

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 31930
BEING A DIVISION OF A PORTION OF
THE SW QUARTER OF SEC. 1, T.1S,
R.5W, S.B.M.
DATE: OCT. 2008 FOR: SINCA GROUP, LTD.

SHEET 1 OF 1
SHEET