

NO.	DATE	DESCRIPTION	BY

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 31978

PORTION SECTION 7, T.6S., R.8E., S.B.M., RIVERSIDE COUNTY, CALIFORNIA
 PACIFIC ENGINEERING & ASSOCIATES
 38 ACRES
 MARCH 2004



OWNER/DEVELOPER:
 ALPINE REAL PROPERTY EQUITY GROUP, INC.
 P.O. BOX 155
 THESDAH PALMS, CA 92270
 (951) 343-7300
 CONTACT: LAURE LEBRY

LAND PLANNER:
 LARRY HUGHES
 20-815 W. MONTANA
 THESDAH PALMS, CA 92274
 (951) 578-0039

UTILITY AGENCIES:
 WATER: CITY OF COACHELLA 395-8744
 ELECTRIC: U.S. WEST 395-8744
 TELEPHONE: SOUTHWEST BELL (800) 482-8711
 GAS: SOUTHWEST GAS (800) 752-8713

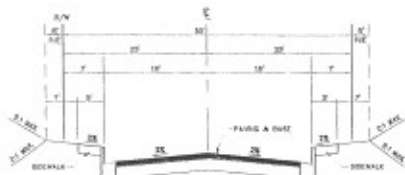
(INTERIOR UTILITIES TO BE PLACED UNDERGROUND)

SCHOOL DISTRICT:
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

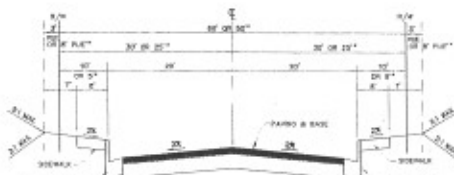
ASSESSOR'S PARCEL NUMBER:
 705-130-005, 006, 011, 012, 018 & 019

EXISTING/PROPOSED ZONING:
 RS - SINGLE FAMILY RESIDENTIAL

AREAS
 TOTAL NO. LOTS: 180
 DENSITY: 4.2 DU/AC
 MINIMUM LOT SIZE: 6113 SF
 AVERAGE LOT SIZE: 3025 SF



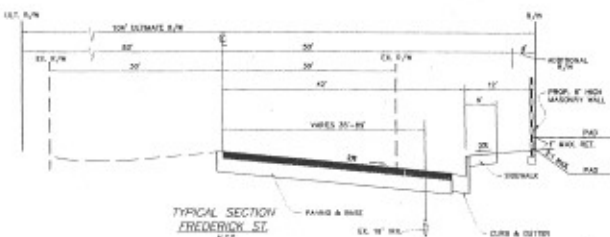
TYPICAL SECTION
 INTERIOR STREETS
 N.T.S.
 LOTS E, F, G, H, I-2, J-1, AND K



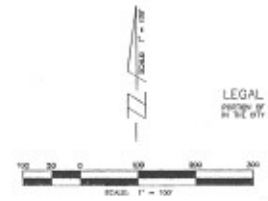
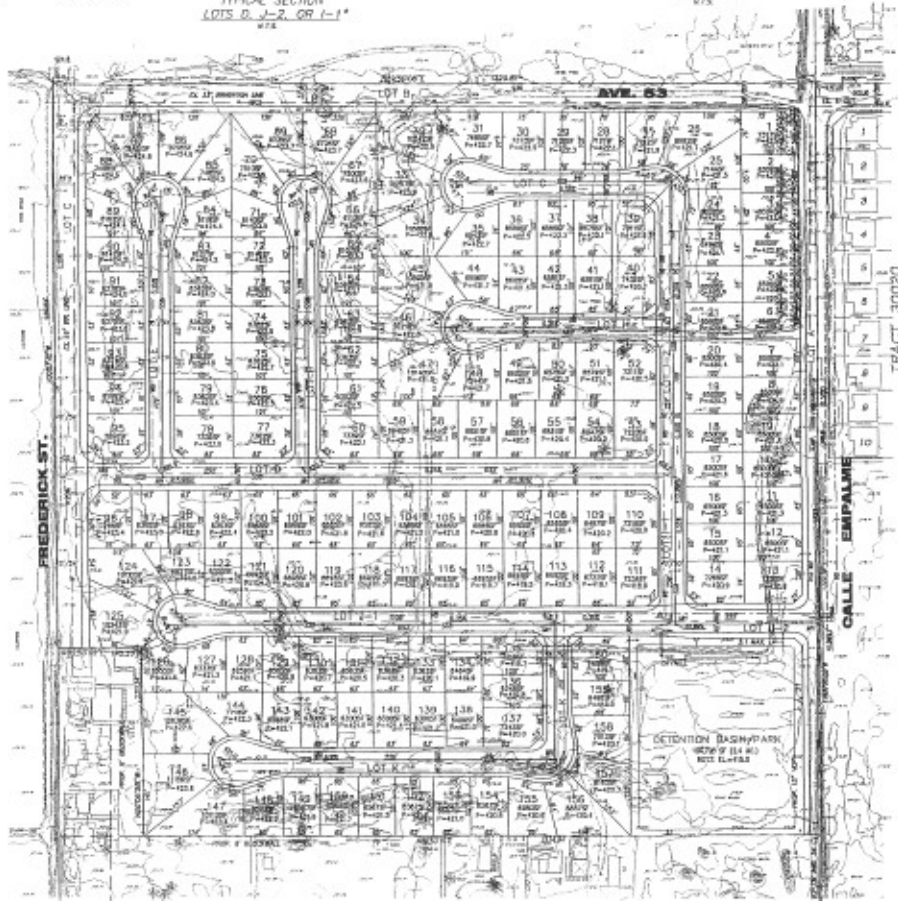
TYPICAL SECTION
 AVE. 53
 N.T.S.



TYPICAL SECTION
 AVE. 53
 N.T.S.



TYPICAL SECTION
 FREDERICK ST.
 N.T.S.



LEGAL DESCRIPTION:
 PORTION OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 8 EAST, SAN BERNARDINO BASIN AND MOUNTAIN, 1/4 SECTION 7, CITY OF COACHELLA, RIVERSIDE COUNTY, CALIFORNIA.

MAP PREPARED BY:
PACIFIC ENGINEER & ASSOCIATES
 CIVIL ENGINEERING • PLANNING • SURVEY
 41-253 CANTONITA DRIVE
 PALM DESERT, CA 92211
 (760) 346-4264 FAX (760) 779-89
 OFFICE ADDRESS: paceng@aol.com

MAP PREPARATION DATE: MARCH 2004

Exhibit 1.