

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 32415
 OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN,
 AS SHOWN ON MAP IN BOOK 4, PAGE 43, OF OFFICIAL RECORDS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 COACHELLA VALLEY ENGINEERS, INC. SEPTEMBER, 2004



OWNER/APPLICANT:
 VAN BUREN INVESTMENTS, L.L.C.
 2718 WEST ROAD
 IRVINE, CA 92614

ASSESSORS PARCEL NUMBER:
 A.P.J.L. 707-013-002

LEGAL DESCRIPTION:
 LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP IN BOOK 4, PAGE 43, OF OFFICIAL RECORDS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SITE ADDRESS:
 WEST SIDE OF VAN BUREN STREET BETWEEN AVENUE 51 AND AVENUE 52
 COACHELLA, CA

ACREAGE:
 19.83 AC - UNITS
 19.23 AC - NET

TOPOGRAPHY:
 AERIAL SURVEY PERFORMED BY DAV SURVEY, INC., APRIL, 2004.

BASE OF BEARING:
 THE WORK OF BEARING AND THIS SURVEY IS BASED ON THE BENCH LINE OF LOT 3 AND 13 OF THE SUBDIVISION OF SECTION 1, T.6S., R.7E., S.18W., AS SHOWN ON MAP IN BOOK 4, PAGE 43 OF O.G. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 MON: 102°42'19"W

SURVEYOR'S NOTES:
 1. INCLUDE PLANNING INFORMATION AS SHOWN
 2. SURVEYED BY 1" OF ASH WARDEN L.S. REG. PLAS. MAP NOT A PLAN

FLOOD ZONE:
 FEMA FLOOD ZONE DESIGNATION F - 1000 ANNUAL FLOODING WHICH IS 1% AVERAGE ANNUAL FLOOD OF THE 100-YEAR FLOOD AND 100-YEAR FLOOD OR EXCEEDING AREAS SUBJECT TO 100-YEAR FLOODING WITH AN OVERLAP LINE FROM ONE FLOOD ZONE TO ANOTHER AND THE OVERLAPPING ZONING AREAS IS LINES FROM ONE FLOOD ZONE FROM AREAS PROTECTED BY LINES FROM THE SAME FLOOD

LAND USE:
 EXISTING R.L.-LOW DENSITY RESIDENTIAL (R-2) (A.C.)
 PROPOSED R.L.-LOW DENSITY RESIDENTIAL (R-2) (A.C.)

ZONING:
 EXISTING ADOPTED MAP J-2-10
 PROPOSED R.L.-SINGLE TRACT RESIDENTIAL (R-1) (A.C.) MAP NOT A PLAN

SCHOOL DISTRICT:
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

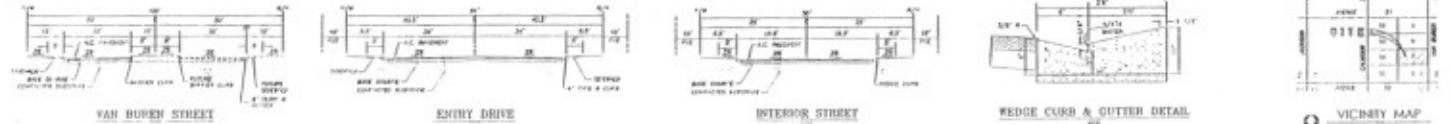
THOMAS GUIDE COORDINATES:
 2004 EDITION PAGE 3470 GRID J-7

UTILITIES:
 ELECTRIC: RIVERSIDE UTILITIES DISTRICT (190508-2011)
 TELEPHONE: RIVERSIDE (190508-2011)
 GAS: SOUTHWEST GAS COMPANY GAS CONTRACT (190508-1987)
 CABLE: SBC CABLE (190508-1212)
 WATER: CITY OF COACHELLA (190508-2002)
 SEWER: CITY OF COACHELLA (190508-2002)
 WASTEWATER: COACHELLA VALLEY WASTEWATER DISTRICT (190508-2007)

USE DATA:
 1.200' MAX. S.F.
 12.579' MAX. S.F.
 1.817' MAX. S.F.
 20' MAX. S.F.

NOTE:
 THIS TENTATIVE TRACT MAP CONSISTS OF 100 LOTS AND 8 LETTERED LOTS FOR A TOTAL GROSS AREA OF 19.83 ACRES, MORE OR LESS.

LEGEND:
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PRELIMINARY NOT FOR CONSTRUCTION

Exhibit 3. Tentative Tract Map No 32415

 Coachella Valley Engineers 71-000 Walk Road, Suite 102, Palm Desert, CA 92251 TEL: (760) 390-6200 FAX: (760) 390-6204	APPROVED BY: _____ DATE: _____ SEAL: _____ COACHELLA VALLEY ENGINEERS, INC.	APPROVED BY: _____ DATE: _____ SEAL: _____ VAN BUREN INVESTMENTS, L.L.C.	IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, CALIFORNIA A.P.J.L. 707-013-002 TENTATIVE TRACT MAP NO. 32415 SHEET 1 OF 1
	UNDERGROUND SERVICE LINES TOLL FREE 1-800-227-2600 NO WORKING DAYS BEFORE 10:00 AM	COACHELLA VALLEY ENGINEERS, INC. 71-000 WALK ROAD, SUITE 102, PALM DESERT, CA 92251 TEL: (760) 390-6200 FAX: (760) 390-6204	VAN BUREN INVESTMENTS, L.L.C. 2718 WEST ROAD, IRVINE, CA 92614