

114126

Plata 4 to 13 5th Street  
CONDOMINIUM PLAN  
FOR  
LOTS 2 AND 4  
TRACT 4558  
RIVERSIDE COUNTY, CALIFORNIA

25th

OWNERS CONSENT

RECEIVED FOR RECORD  
AUG 29 1973  
40  
FIRST AMERICAN TITLE CO  
Book 1973, Page  
W.H. Calough  
No. 63

Sheet 1 of 19 Sheets

C10/55-93

AUG. 29, 1973

7

The undersigned, being the record owner of Lots 2

and 4 of Tract No. 4558, in the unincorporated area of the

County of Riverside, State of California, as per map recorded

in Book 78, pages 42 to 46, inclusive, of Maps,

in the office of the County Recorder of said County, and

there being no record holders of security interests in said

Lots 2 and 4 of said Tract No. 4558, do hereby consent to the

recordation of the within Condominium Plan pursuant to

Section 1351 of the Civil Code of California (a portion of

Chapter 1, Title 6, Part 4, Division 2 of said Civil Code)

on Aug 29, 1973.

DAVID CARLITE 1-52

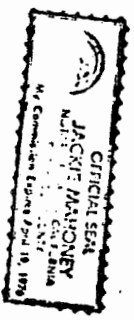
COMMON AREA

FROM ALL LOTS 2 & 4

TRACT #4558

State of California )  
County of Riverside ) s.s.  
August 29, 1973  
before me, the undersigned, a  
Notary Public in and for the State of California, personally appeared  
the within instrument, and acknowledged to me that he executed said  
instrument for the purposes and on behalf of said partnership and that such  
partnership executed the same.  
WITNESS my hand and official seal.

Jackie Manoney



200

70/42

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General Notes

Condominium Plan for Lots 2 and 4 of Tract No. 4558,  
County of Riverside, State of California

Aug. 29, 1973

1. The common area of this project (being Deep Canyon Tennis Club - Phase I) is the land and real property included within the boundary line of Lot 2 of said Tract No. 4558, except those portions shown and defined herein as Units I-1 to I-52, inclusive.

2. Lot 4 of said Tract No. 4558 is to be conveyed to Deep Canyon Tennis Club Owners Association, a California non-profit corporation (the "Association"), as more fully described in the Declaration of Restrictions (Enabling Declaration Establishing A Plan For Condominium Ownership) recorded or to be recorded and applicable to this project (the "Declaration").

3. Each of Units I-1 to I-52 inclusive, is composed of one air space parcel as set forth therein being a dwelling area (consisting of one or two levels). For purposes hereof, a two-level dwelling area is considered as one air space parcel.

4. The lower elevation of each air space parcel (dwelling area) for each Unit is as set forth in the schedule at Sheet 18 hereof, and the upper elevation of each air space (dwelling area) for each Unit is as set forth in said schedule at Sheet 18 hereof.

5. By reference to the unit letter designations (Sheets 14 and 19, building numbers (Sheets 14 and 19, and building case (design) types therefor (Sheet 18), the specific diagrammatic plan for each of the units in said Lot 2 may be ascertained herefrom (Sheets 16 and 17).

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6. Portions of the common area referred to as "carport" followed by a letter designation are "restricted common area" and same are hereby set aside and declared to be exclusive easements appurtenant to the Unit of the same building bearing the identical letter designation for purposes of vehicular parking and storage.
7. (Portions of the common area referred to as "patio" or "balcony patio" followed by a letter designation are "restricted common area" and same are hereby set aside and declared to be exclusive easements appurtenant to the Unit of the same building bearing the identical letter designation for patio purposes.
8. Portions of the common area referred to as "stairway" are "restricted common area" and same are hereby set aside and declared to be exclusive easements appurtenant to the Unit served by each such stairway.
9. The following are not a part of a Unit: bearing walls, columns, vertical supports, floors, roofs, foundations, pipes, ducts, flues, conduits, wires and other utility installations, wherever located, except the outlets thereof when located within the Unit.
10. The boundaries of each dwelling area air space parcel are the interior surfaces of the perimeter walls, floors, ceilings (or, in the case of a two-level dwelling area, upper level ceilings), windows and doors thereof, and each such air space parcel includes the surfaces so described, portions of the building and improvements lying within such boundaries (except as stated in Note 9, last) and the air space so encompassed.

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11. The lower and upper elevations of the "restricted common areas" referred to in 6 and 7, above, are as follows:

(a) Carport

(1) Lower Elevation - .33' below the lower elevation of unit to which it appurtenes.

(11) Upper Elevation - 8.17' feet above said lower elevation.

(b) Patio

(1) Lower Elevation - .50 feet below the lower elevation of unit to which it appurtenes.

(11) Upper Elevation - 8 feet above said lower elevation.

(c) Patio Balcony

(1) Lower Elevation - .16 feet below the lower elevation of unit to which it appurtenes.

(11) Upper Elevation - 8.0 feet above said lower elevation.

12. All boundary lines intersect at right angles unless otherwise indicated.

13. All elevations and dimensions are in feet.

14. All wall thicknesses are 0.37 feet unless otherwise indicated.

15. All ties from lot lines are to exterior boundaries of buildings unless otherwise indicated.

16. No implied dedication for public purposes of all or any portion of Lot 4 of said Tract No. 4558 is made hereby. It being intended that the use and enjoyment thereof, and of all improvements now or hereafter constructed thereon, be for owners within this project, their families, guests and invitees, subject to all terms, provisions, conditions, restrictions and limitations of the Declaration.

Aug. 29, 1973

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17. Nothing herein or in the Declaration shall require the Declarant (as defined in the Declaration) to annex additional phases and subject same to the Declaration and the jurisdiction of the Association.

18. The within instrument constitutes a Condominium Plan as contemplated by Section 1351 of the California Civil Code only as to Lots 2 and 4 of Tract 4558 in the County of Riverside, State of California, as per map recorded in Book 78, pages 4A to 46, inclusive, of Maps, in the office of the County Recorder of Riverside County, California, any provisions hereof to the contrary notwithstanding. All references to lots of Tract 4558 other than Lots 2 and 4 thereof are to be disregarded, any provisions hereof to the contrary notwithstanding.

*The need of  
Condominium Act of California*

7/14/93-46 410-60

Sheet 6 of 10 Sheets

DIAGRAMMATIC PLAN AND SURVEY MAP

FOR LOT 2 AND LOT 4  
NO. 4558

*Bill Ammann*  
*Green Bay Fair Bank*  
*Sheet 1 to 5 (19)*  
*Sheet # 114126*  
*8/19/93*

TARIO M. SHAMMA ASSOCIATES INC  
ANAHEIM CIVIL ENGINEERS  
DEEP CANYON TENNIS CLUB CALIFORNIA

BASIS OF BEARING

Basis of Bearing for this map is the Sutterly boundary of  
Tract 3755 and M.B. 61/41 Record of Riverside County  
12. 110° 48' 38.7"

BENCH MARK

U.S. G.S. 341 N.S. 317 is a brass disk in case post 1804  
with center-line intersection shown. 144.18' from N  
and W of West of & Hwy. 76 which is 379' North of 72  
to 5200' 000.00' and 457' and 457' *ET. 10/1/82*

ENGINEER'S CERTIFICATE

I hereby certify that I am a registered civil engineer of the  
State of California. That this plan consisting of 10 sheets  
correctly represents a true and complete survey of this  
subdivision, project, conducted on Lots 2 and 4 of  
Tract 4558 made under my supervision on *8/19/93*

*Tario M. Shamma*  
TARIO M. SHAMMA P.C.E. 12218

# TRACT No. 4558

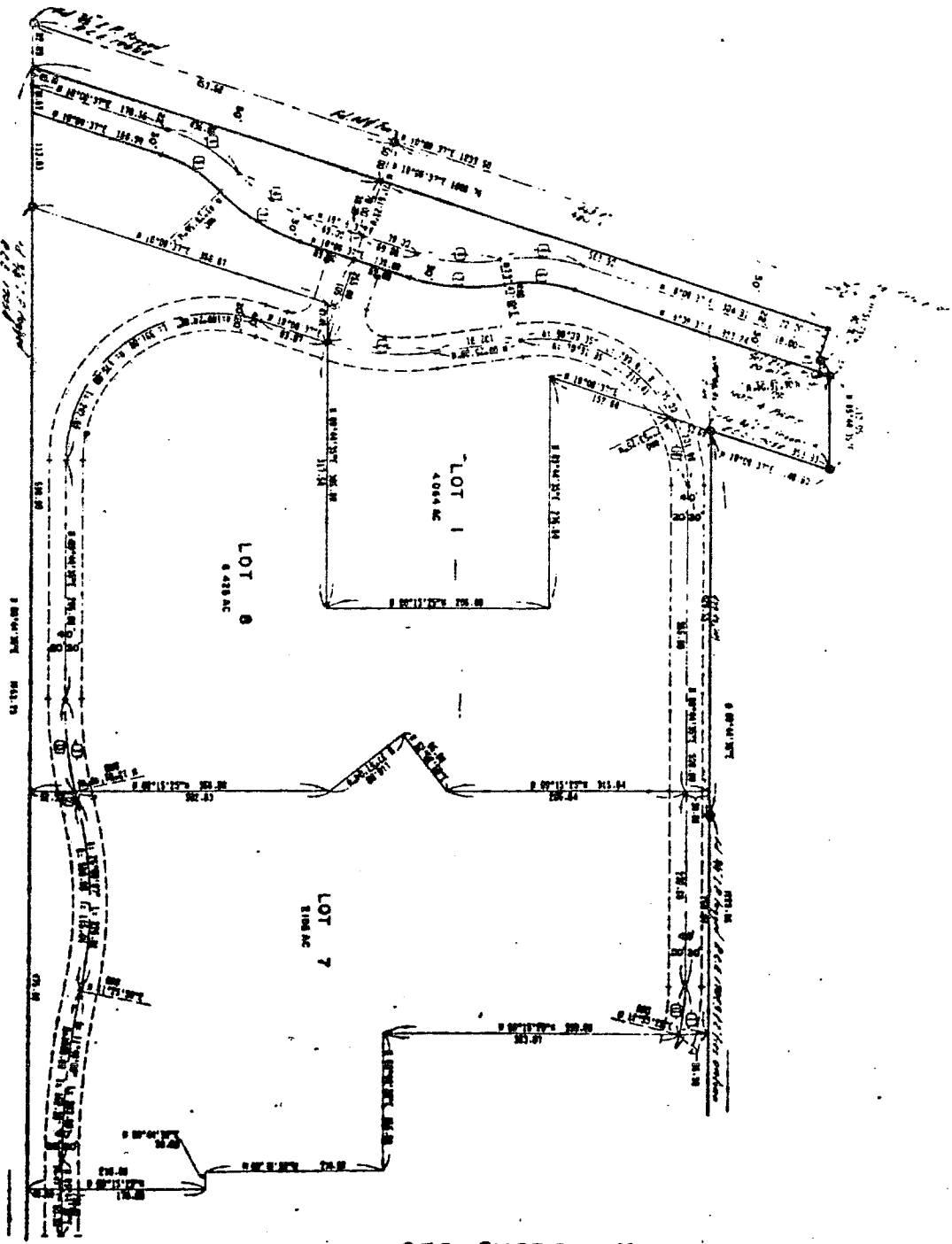
IN UNINCORPORATED TERRITORY  
COUNTY OF RIVERSIDE-STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF  
SECTIONS 29 & 30 T.5S., R.6E. S.B.M.

TARIO M. SHAMMA ASSOCIATES, INC.

CIVIL ENGINEERING-LAND SURVEYING

SURVEY FOR CONDOMINIUM PURPOSES  
DEEP CANYON TENNIS CLUB

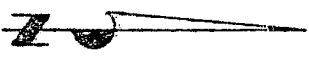
NOTE: 1  
See sheets 1-6 for Easements and



SEE SHEET NO 8

CURVE TABLE

NO	BEARING	CHORD	ARC LENGTH	AREA
1	N 10° 00' 00" E	100.00	100.00	100.00
2	N 20° 00' 00" E	100.00	100.00	100.00
3	N 30° 00' 00" E	100.00	100.00	100.00
4	N 40° 00' 00" E	100.00	100.00	100.00
5	N 50° 00' 00" E	100.00	100.00	100.00
6	N 60° 00' 00" E	100.00	100.00	100.00
7	N 70° 00' 00" E	100.00	100.00	100.00
8	N 80° 00' 00" E	100.00	100.00	100.00
9	N 90° 00' 00" E	100.00	100.00	100.00
10	N 100° 00' 00" E	100.00	100.00	100.00
11	N 110° 00' 00" E	100.00	100.00	100.00
12	N 120° 00' 00" E	100.00	100.00	100.00
13	N 130° 00' 00" E	100.00	100.00	100.00
14	N 140° 00' 00" E	100.00	100.00	100.00
15	N 150° 00' 00" E	100.00	100.00	100.00
16	N 160° 00' 00" E	100.00	100.00	100.00
17	N 170° 00' 00" E	100.00	100.00	100.00
18	N 180° 00' 00" E	100.00	100.00	100.00
19	N 190° 00' 00" E	100.00	100.00	100.00
20	N 200° 00' 00" E	100.00	100.00	100.00
21	N 210° 00' 00" E	100.00	100.00	100.00
22	N 220° 00' 00" E	100.00	100.00	100.00
23	N 230° 00' 00" E	100.00	100.00	100.00
24	N 240° 00' 00" E	100.00	100.00	100.00
25	N 250° 00' 00" E	100.00	100.00	100.00
26	N 260° 00' 00" E	100.00	100.00	100.00
27	N 270° 00' 00" E	100.00	100.00	100.00
28	N 280° 00' 00" E	100.00	100.00	100.00
29	N 290° 00' 00" E	100.00	100.00	100.00
30	N 300° 00' 00" E	100.00	100.00	100.00
31	N 310° 00' 00" E	100.00	100.00	100.00
32	N 320° 00' 00" E	100.00	100.00	100.00
33	N 330° 00' 00" E	100.00	100.00	100.00
34	N 340° 00' 00" E	100.00	100.00	100.00
35	N 350° 00' 00" E	100.00	100.00	100.00
36	N 360° 00' 00" E	100.00	100.00	100.00



410-61

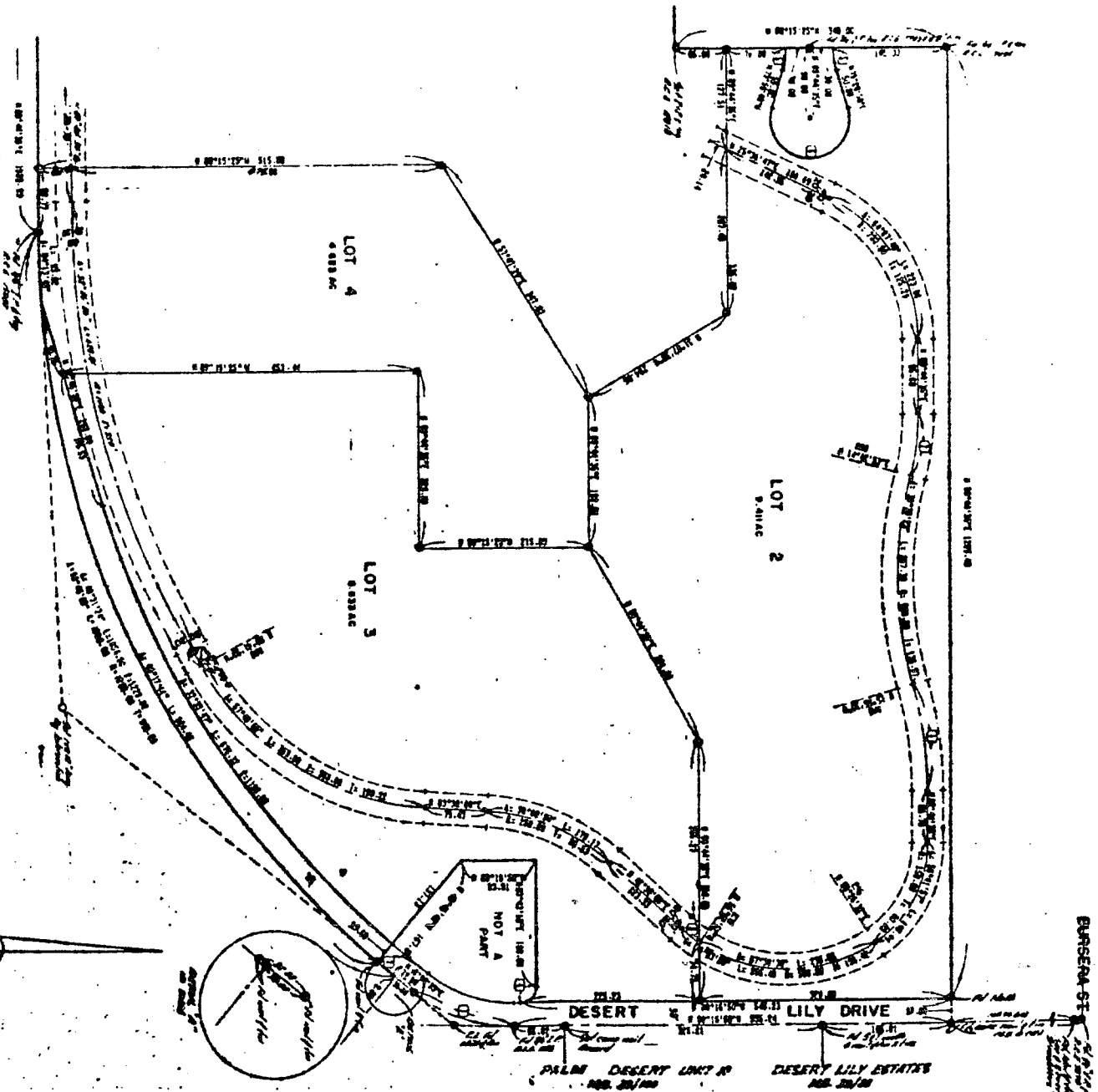


# TRACT No. 4558

IN UNINCORPORATED TERRITORY  
COUNTY OF RIVERSIDE-STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF  
SECTIONS 29 & 30 T.5S., R.6E. S.B.M.

TARIO M. SHANMA ASSOCIATES, INC. CIVIL ENGINEERING-LAND SURVEYING

SURVEY OF LOTS 1 THRU 8  
FOR CONDOMINIUM PURPOSES  
DEEP CANYON TENNIS CLUB



SEE SHEET 8

CURVE TABLE

CHORD	ARC	ANGLE	AREA
100	100	180	15708
100	100	170	15500
100	100	160	15292
100	100	150	15084
100	100	140	14876
100	100	130	14668
100	100	120	14460
100	100	110	14252
100	100	100	14044
100	100	90	13836
100	100	80	13628
100	100	70	13420
100	100	60	13212
100	100	50	13004
100	100	40	12796
100	100	30	12588
100	100	20	12380
100	100	10	12172
100	100	0	11964

**ENGINEER'S NOTES:**

- 1. Survey of boundary for this map is the boundary boundary of
- 2. 1975 per the title block of the survey of the County of Riverside
- 3. Includes boundary measurements as noted
- 4. Includes 50' from the figure 22.5' 1975 that under reference shown
- 5. Dashed lines show former and present streets

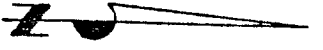
# TRACT No. 4558

DIAGRAMATIC LOCATION PLAN OF BUILDINGS ON LOTS 1 THRU 8 OF  
IN UNINCORPORATED TERRITORY  
COUNTY OF RIVERSIDE-STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF  
SECTIONS 29 & 30 T.5S., R.6E. S.B.M.

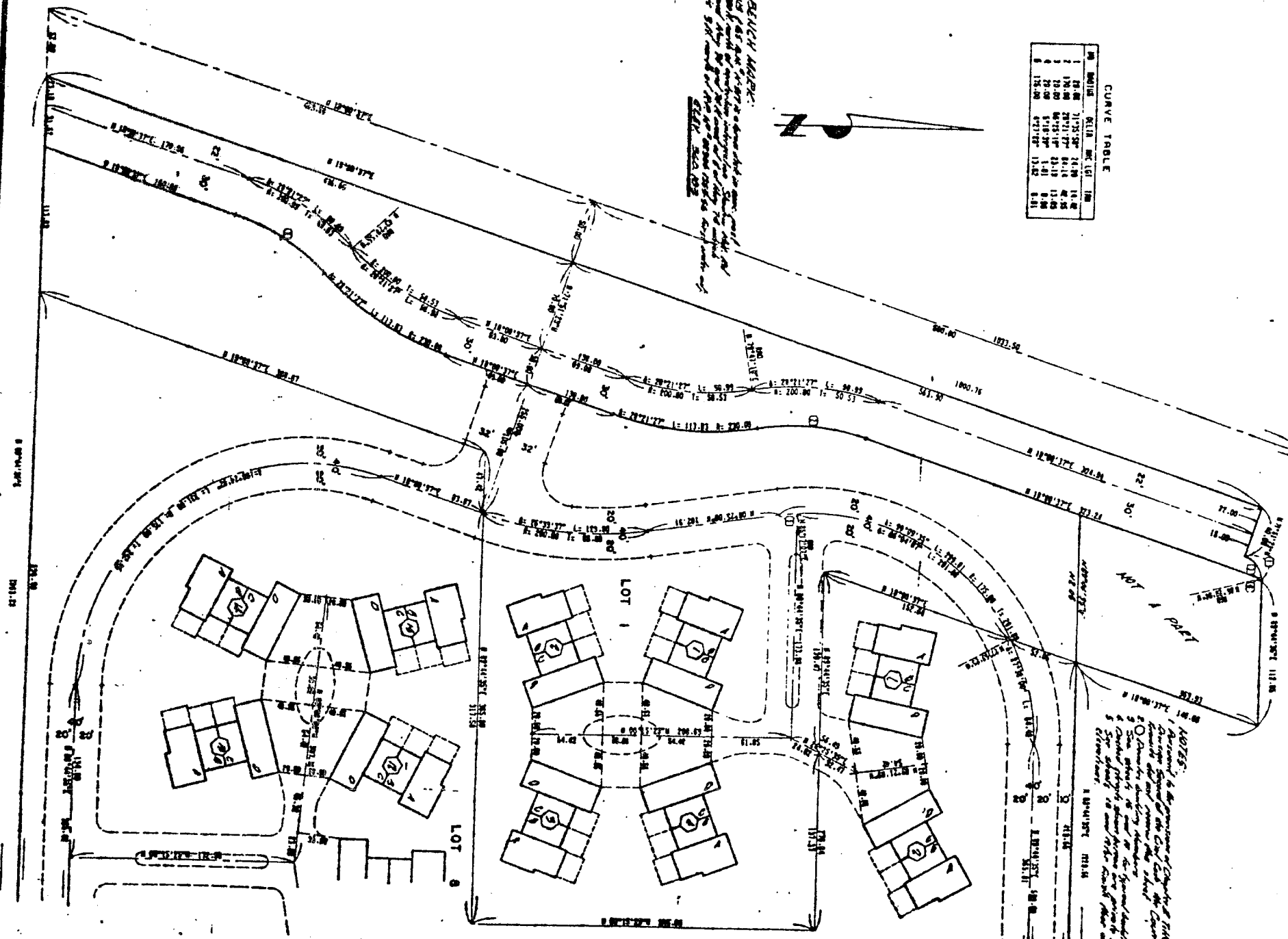
TARIO K. SHANMA ASSOCIATES, INC. CIVIL ENGINEERING-LAND SURVEYING  
DEEP CANYON TENNIS CLUB

CURVE TABLE

NO	ANGLE	CHORD	ARC LENGTH	AREA
1	178.00	11251.07	14.70	11.40
2	178.00	22471.77	29.40	45.60
3	178.00	33732.47	44.10	111.20
4	178.00	44993.17	58.80	196.80
5	178.00	56253.87	73.50	312.40
6	178.00	67514.57	88.20	458.00
7	178.00	78775.27	102.90	633.60
8	178.00	90035.97	117.60	839.20



DEITCH MARK:  
A 1/2" x 1/2" x 1/2" stake  
B 1/2" x 1/2" x 1/2" stake  
C 1/2" x 1/2" x 1/2" stake  
D 1/2" x 1/2" x 1/2" stake  
E 1/2" x 1/2" x 1/2" stake  
F 1/2" x 1/2" x 1/2" stake  
G 1/2" x 1/2" x 1/2" stake  
H 1/2" x 1/2" x 1/2" stake  
I 1/2" x 1/2" x 1/2" stake  
J 1/2" x 1/2" x 1/2" stake  
K 1/2" x 1/2" x 1/2" stake  
L 1/2" x 1/2" x 1/2" stake  
M 1/2" x 1/2" x 1/2" stake  
N 1/2" x 1/2" x 1/2" stake  
O 1/2" x 1/2" x 1/2" stake  
P 1/2" x 1/2" x 1/2" stake  
Q 1/2" x 1/2" x 1/2" stake  
R 1/2" x 1/2" x 1/2" stake  
S 1/2" x 1/2" x 1/2" stake  
T 1/2" x 1/2" x 1/2" stake  
U 1/2" x 1/2" x 1/2" stake  
V 1/2" x 1/2" x 1/2" stake  
W 1/2" x 1/2" x 1/2" stake  
X 1/2" x 1/2" x 1/2" stake  
Y 1/2" x 1/2" x 1/2" stake  
Z 1/2" x 1/2" x 1/2" stake



NOTES:  
1. Assumed to be the property of Tario K. Shanma Associates, Inc.  
2. All dimensions are in feet and inches.  
3. All bearings are in degrees, minutes and seconds.  
4. All distances are in feet and inches.  
5. See also the plan for the location of the buildings and the location of the stakes.

SEE SHEET NO 11

SCALE 1" = 60'

DIAGRAMATIC LOCATION PLAN OF BUILDINGS ON LOTS 1 THRU 8 OF

# TRACT No. 4558

IN UNINCORPORATED TERRITORY

COUNTY OF RIVERSIDE - STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 & 30 T.5S., R.6E. S.B.M.

TARIO M. SHAMMA ASSOCIATES, INC.

CIVIL ENGINEERING - LAND SURVEYING

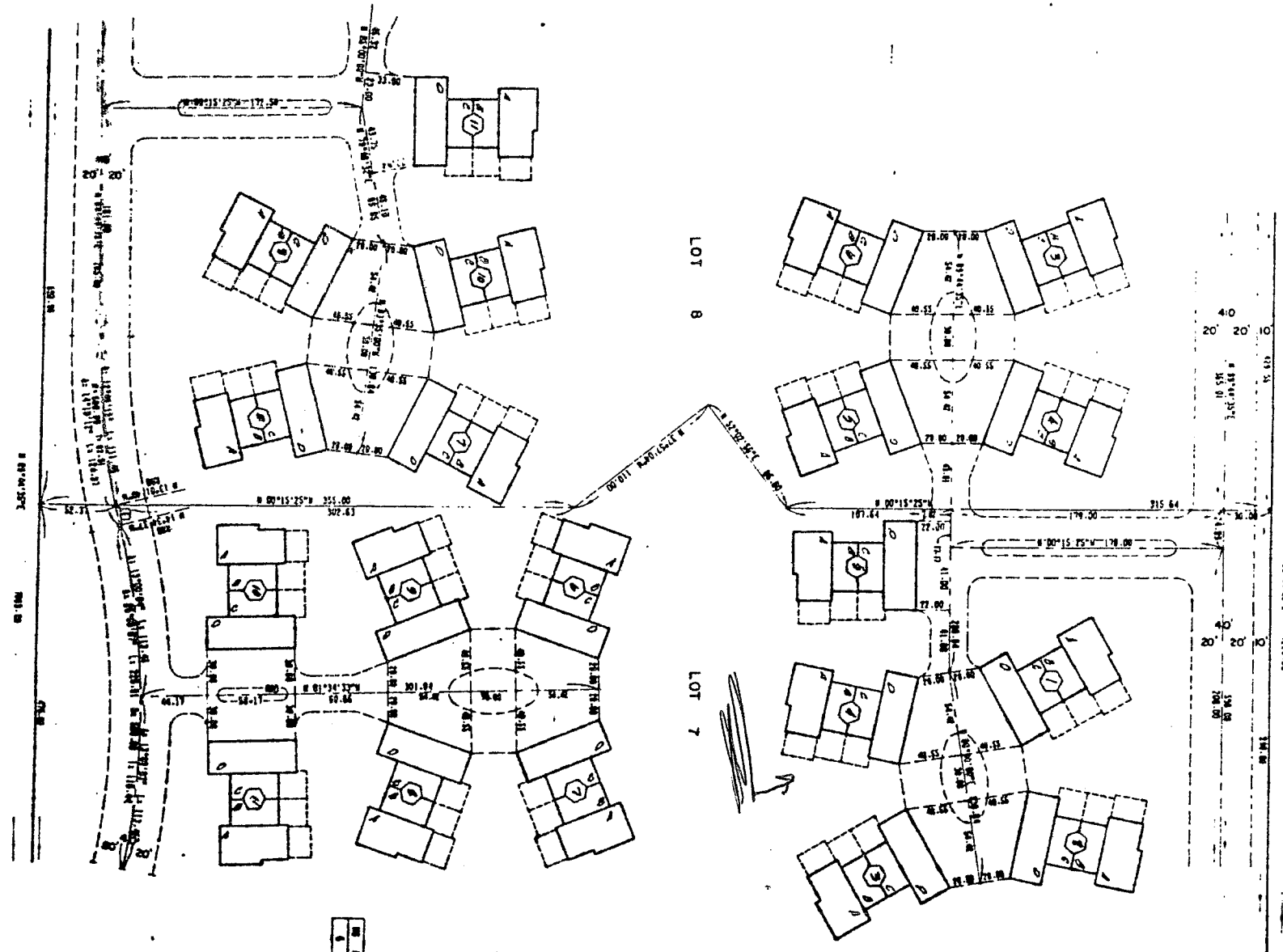
## DEEP CANYON TENNIS CLUB

**BLANCH MARK**  
BEING THE BLANCH MARK AS SHOWN ON THE PLAN OF THE DEEP CANYON TENNIS CLUB AND THE BLANCH MARK AS SHOWN ON THE PLAN OF THE DEEP CANYON TENNIS CLUB AND THE BLANCH MARK AS SHOWN ON THE PLAN OF THE DEEP CANYON TENNIS CLUB.

**NOTES:**  
1. Accurate as the same as shown on the plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club.  
2. The plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club.  
3. The plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club.  
4. The plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club.  
5. The plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club and the plan of the Deep Canyon Tennis Club.

SEE SHEET NO 10

SEE SHEET NO 12



**CURVE TABLE**

NO.	BEARING	CHORD	ARC	ANGLE	AREA
1	S 89° 15' 25" W	170.00	170.00	113.00	6.76
2	S 89° 15' 25" W	170.00	170.00	113.00	6.76

Sheet 11 of 11 Sheets

410-63

23-65  
AUG 29 1965

Scale 1"=20'

DIAGRAMATIC LOCATION PLAN OF BUILDINGS ON LOTS 1 THRU 9 OF

# TRACT No. 4558

IN UNINCORPORATED TERRITORY

COUNTY OF RIVERSIDE - STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 & 30 T.5S., R.6E. S.B.M.

TARIQ M. SHAMMA ASSOCIATES, INC.

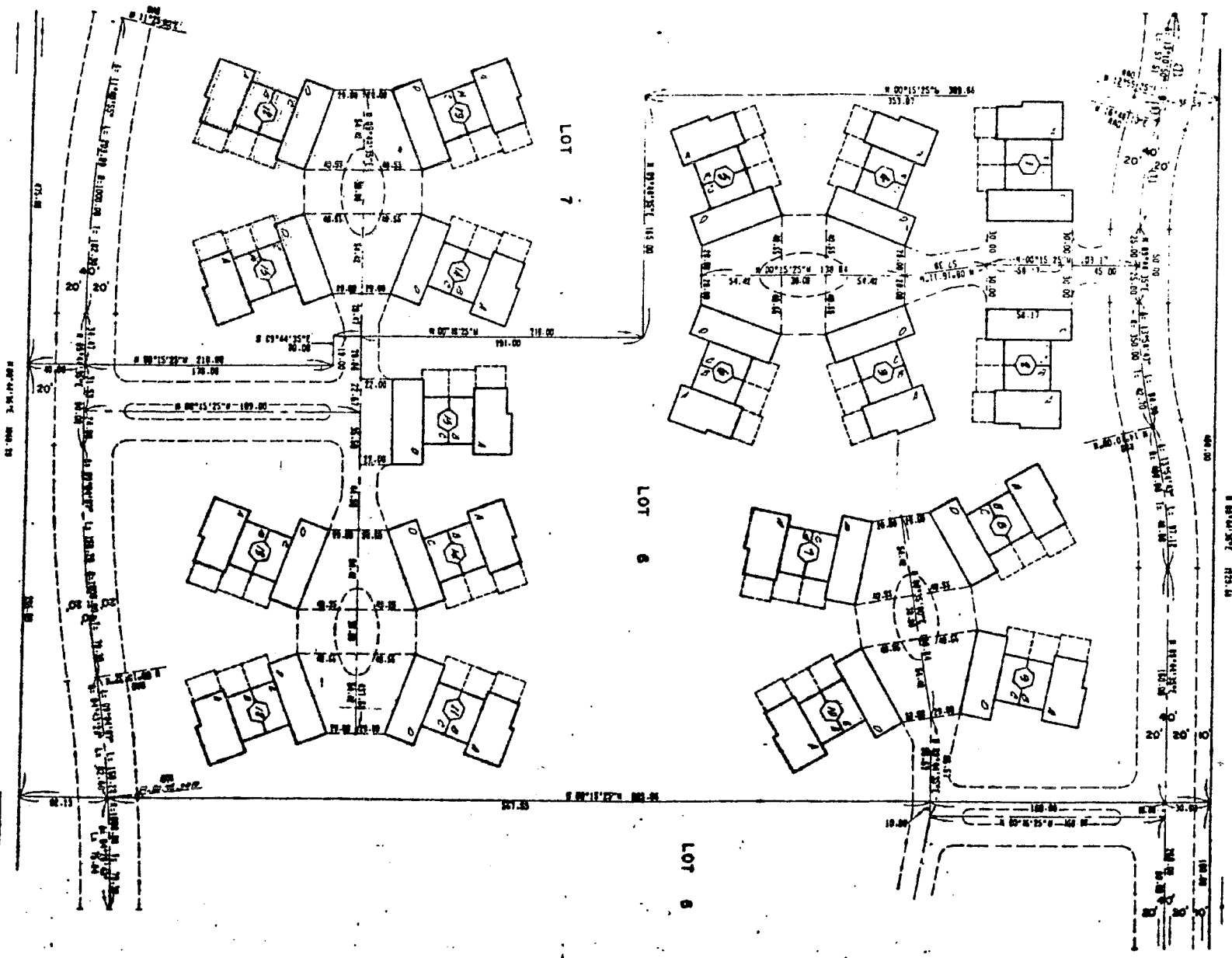
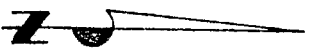
CIVIL ENGINEERING - LAND SURVEYING

CURVE	TABLE	DELTA	MICRO	FEET
1	230.00	170.00	74.00	21.50
2	230.00	170.00	18.00	5.40

**DESIGNER'S NOTE:**  
 All dimensions shown are in feet and inches unless otherwise noted.  
 Any building shown on this plan is shown as a building shown on the plan.  
 All dimensions shown are in feet and inches unless otherwise noted.  
 All dimensions shown are in feet and inches unless otherwise noted.

**NOTES:**  
 1. Approved by the Department of Public Safety, State of California.  
 2. Approved by the Department of Public Safety, State of California.  
 3. Approved by the Department of Public Safety, State of California.  
 4. Approved by the Department of Public Safety, State of California.  
 5. Approved by the Department of Public Safety, State of California.

SEE SHEET NR 11



SEE SHEETS 13 & 14

SCALE 1"=50'

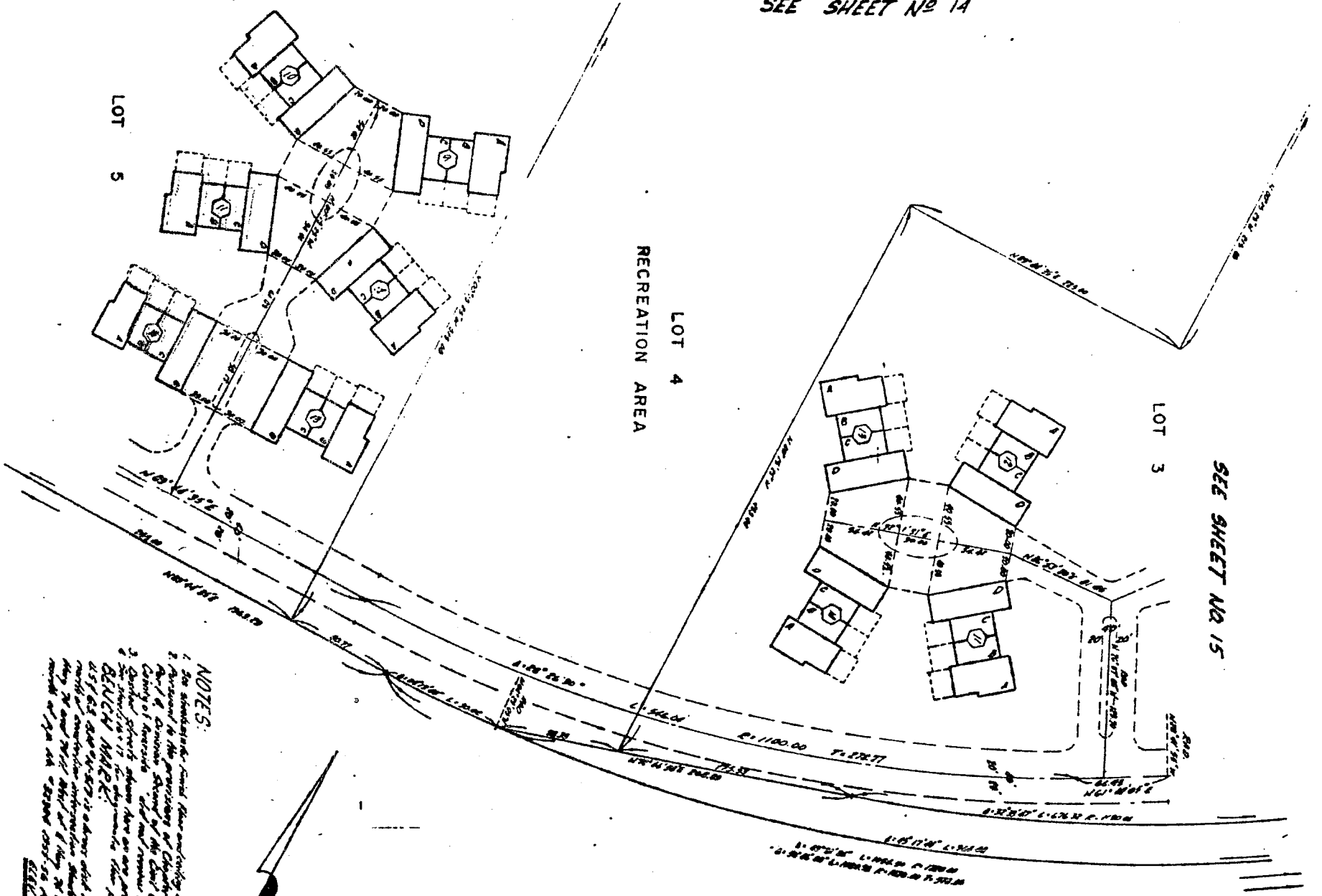
Sheet 14 of 19 Sheets

DIAGRAMATIC LOCATION PLAN OF BUILDINGS ON  
 LOT 1 THRU LOT 8 TRACT NO 4558  
 FOR CONDOMINIUM PURPOSES  
**DEEP CANYON TENNIS CLUB**

TARIO M SHAMMA ASSOCIATES INC. CIVIL ENGINEERS  
 ANAHEIM CALIFORNIA

SEE SHEET NO 14

SEE SHEET NO 15



NOTES:

1. See Standard Form and Plan and existing conditions.
2. Referenced to the provisions of Chapter 17, Article 6, Section 17.01, of the General Plan of the City of Anaheim, California, and the provisions of the City of Anaheim Ordinance No. 100,000, as amended.
3. Standard Plans show how an existing street, driveway, or other improvement shall be improved.
4. ALL DIMENSIONS ARE IN FEET AND INCHES.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
6. ALL DIMENSIONS ARE TO THE CENTER OF THE BUILDING.
7. ALL DIMENSIONS ARE TO THE CENTER OF THE UNIT.
8. ALL DIMENSIONS ARE TO THE CENTER OF THE UNIT.
9. ALL DIMENSIONS ARE TO THE CENTER OF THE UNIT.
10. ALL DIMENSIONS ARE TO THE CENTER OF THE UNIT.





DIAGRAMATIC LOCATION PLAN OF BUILDINGS ON  
LOT 1 THRU LOT 8 TRACT NO. 4658  
FOR CONDOMINIUM PURPOSES

DEEP CANYON TENNIS CLUB

TARIQ M. SHAMMA ASSOCIATES INC.  
ANAHEIM

CIVIL ENGINEERS  
CALIFORNIA



NOTES:

1. See sheets I, for general building diagrams.
2. Floor plans on L-6.
3. Referenced to the provisions of Chapter 17, Title 24, Part 1 & Division 29000 of the Civil Code, the Commission of the State Architect, review the floor plans.
4. Check sheets show proper air permit sheets & the floor plan and ceiling elevations.
5. See sheet IV, for floor plan and ceiling elevations.

BENCHMARK:

U.S. 128 and 94.87 is a known site in some part, 180 ft north of centerline intersection. Show that the 180 ft may be used for the purpose of the 70' width of the north of 94.16. See also 1985. 16. 100' and 100'.

SEE SHEET NO. 13

LOT 3

SEE SHEET NO. 15

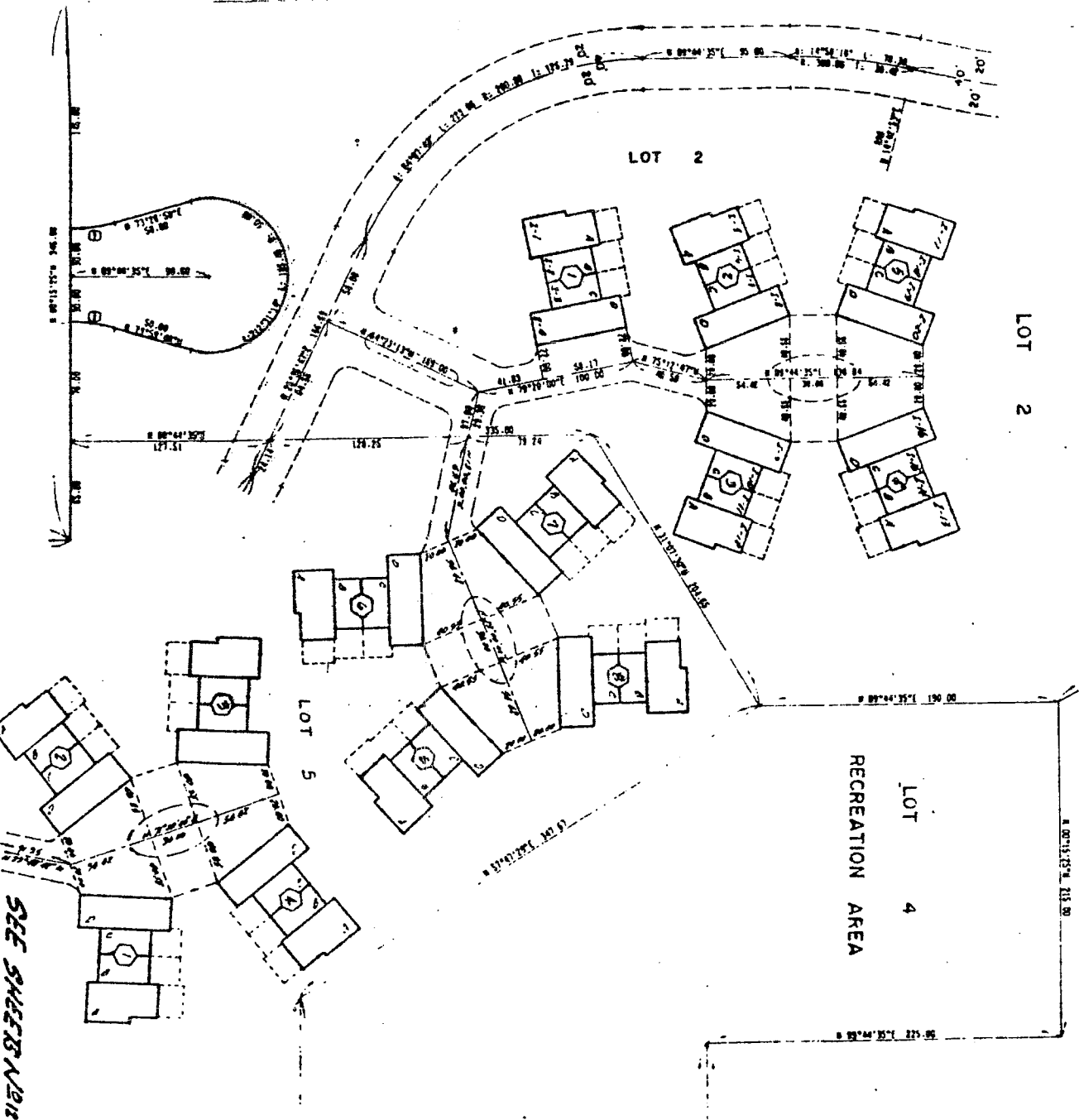
LOT 2

LOT 4  
RECREATION AREA

LOT 5

LOT 2

SEE SHEET NO. 13



SEE SHEETS NO. 12 & 13

clio-69

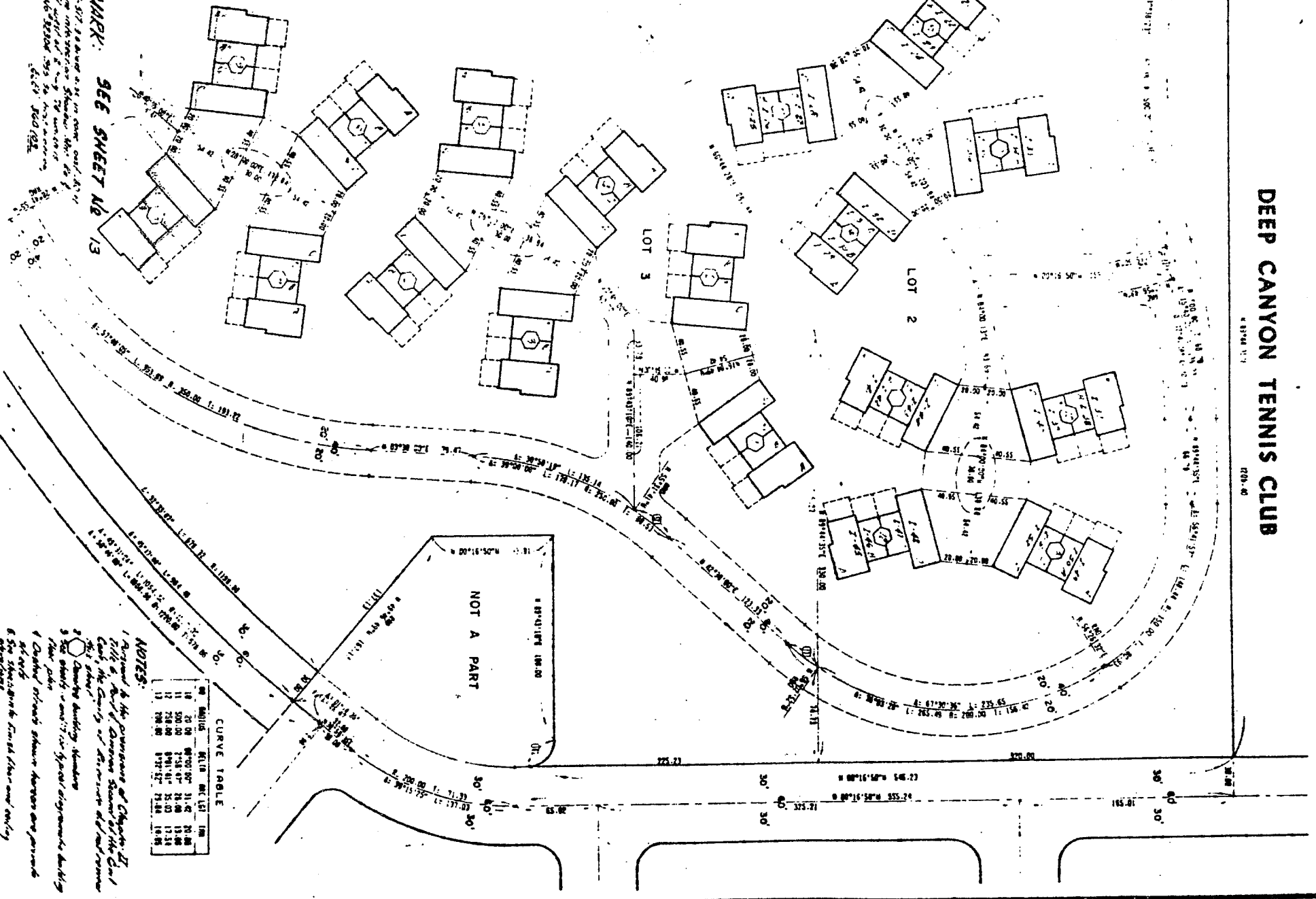
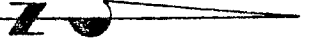
# TRACT No. 4558

DIAGRAMATIC LOCATION PLAN OF BUILDINGS ON LOTS 1 THRU 8 OF  
IN UNINCORPORATED TERRITORY  
COUNTY OF RIVERSIDE - STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF  
SECTIONS 29 & 30 T.5S., R.6E. S.B.M.

TARIO M. SHAMMA ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING

## DEEP CANYON TENNIS CLUB

SEE SHEET No 14



BENCH MARK: SEE SHEET No 13

U.S. G.S. BM 74-517 is about 2.25 in over and 4.5' N of center of intersection shown. Also, to E. of this bench mark is a 2" x 2" iron cross 2.75' north of 1916-1920 29 & 30 T.5S., R.6E. S.B.M. 1916-1920 29 & 30 T.5S., R.6E. S.B.M.

NOTES:

1. Prepared to the provisions of Chapter 17, Title 5, Part of Division 5 of the Civil Code, the County of Riverside and the State of California.
2. See sheets 1 and 12 for special agreements building this plan.
3. See sheets 1 and 12 for special agreements building this plan.
4. Dashed lines show where corners are found at this plan.
5. See Specifications for this plan and survey.
6. 1-1-Drawings are numbered.

CHORD	ARC	DELTA	DELTA (1/2)	PI
10	20.00	90°00'00"	45°00'00"	3.1416
11	200.00	17.18°45'00"	8.59225°	3.1416
12	200.00	17.18°45'00"	8.59225°	3.1416
13	200.00	17.18°45'00"	8.59225°	3.1416
14	200.00	17.18°45'00"	8.59225°	3.1416
15	200.00	17.18°45'00"	8.59225°	3.1416
16	200.00	17.18°45'00"	8.59225°	3.1416
17	200.00	17.18°45'00"	8.59225°	3.1416
18	200.00	17.18°45'00"	8.59225°	3.1416
19	200.00	17.18°45'00"	8.59225°	3.1416
20	200.00	17.18°45'00"	8.59225°	3.1416

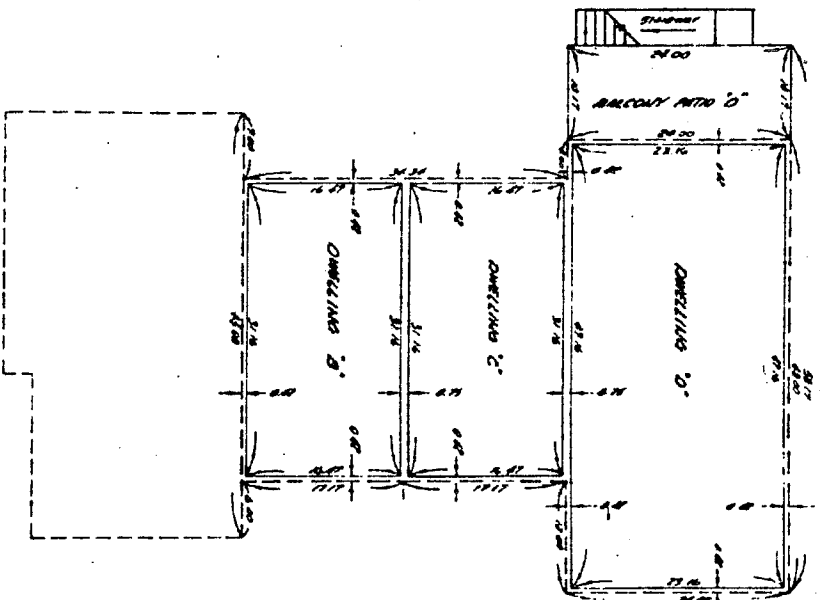
DIAGRAMATIC FLOOR PLAN OF BUILDINGS  
TRACT NO. 4558  
CONDOMINIUM PURPOSES

410-70

DEEP CANYON TENNIS CLUB

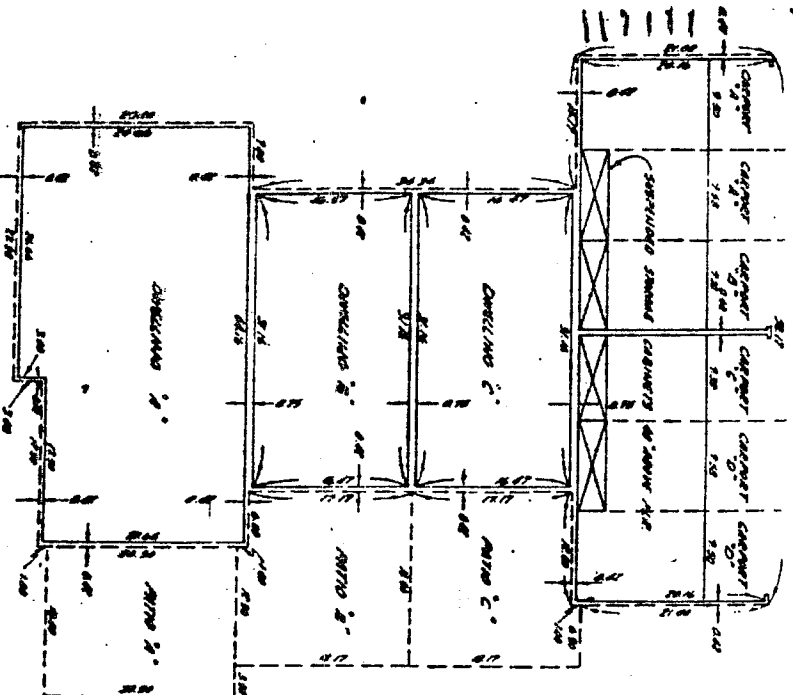
TARIO M SHAMMA ASSOCIATES INC.  
ANAHEIM

CIVIL ENGINEERS  
CALIFORNIA



SECOND FLOOR

CASE NR II  
See sheets 15 & 16 for core  
placement on location plan.



FIRST FLOOR

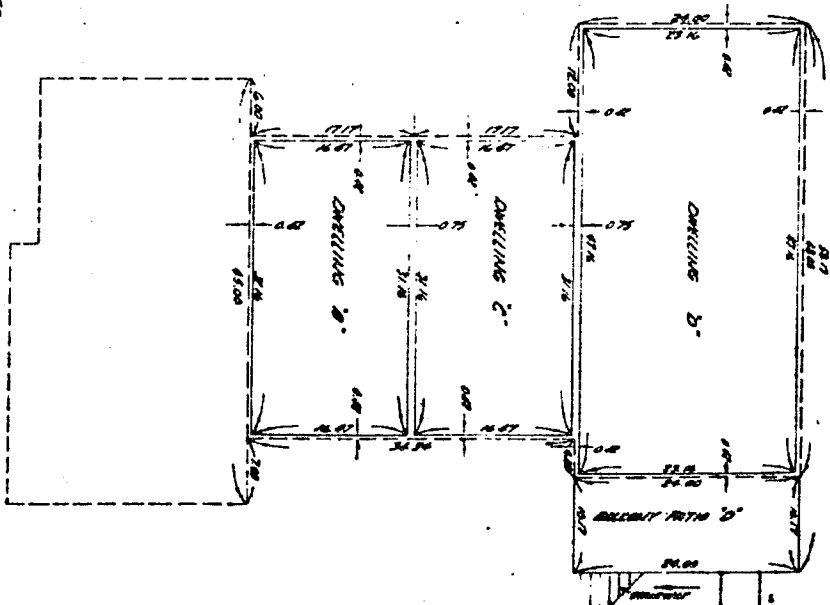
NOTE 2  
Approved by the provisions of Chapter 2, Article 6  
Part 2, Division 94 of Civil Code, the County  
of Riverside shall review this plan.

DIAGRAMATIC FLOOR PLAN OF BUILDINGS  
TRACT NO. 455B  
CONDOMINIUM PURPOSES

**DEEP CANYON TENNIS CLUB**

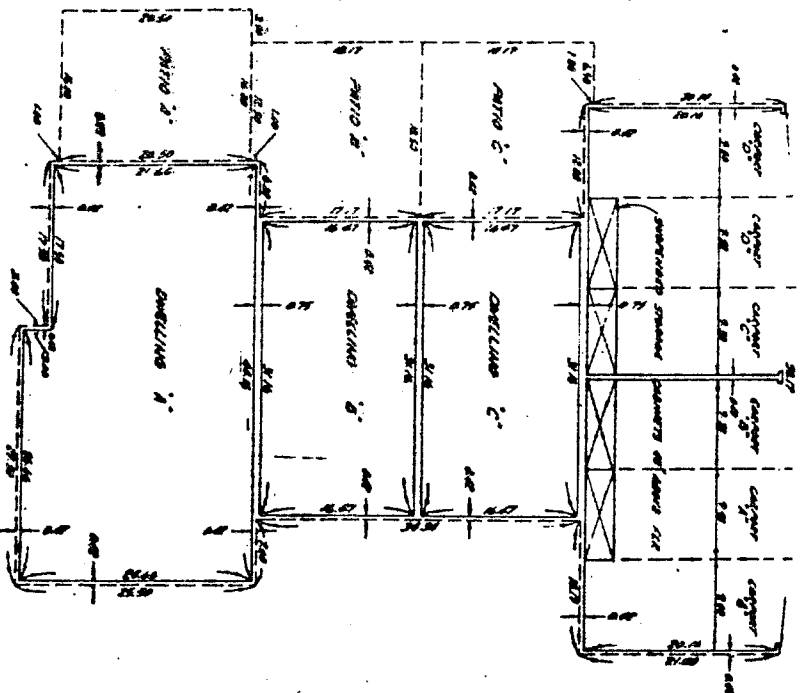
TARIO M. SHAMMA ASSOCIATES INC.  
ANAHEIM

CIVIL ENGINEERS  
CALIFORNIA



**CASE NO 1**  
See sheet 18 of 19 for case  
placement on location plan.

**SECOND FLOOR**



**FIRST FLOOR**

**NOTE 2:**  
Approved by the provisions of Chapter 22, Article 6,  
Part 2, Division 95,000 of Civil Code and the County  
of Riverside and not under the plan.

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