

# Shadow Ridge

**LEGAL DESCRIPTION  
SHADOW RIDGE**

Real property in the City of Palm Desert, County of Riverside, State of California, described as follows:

Parcel A

Lots 1 through 19, inclusive, Lots C through N, inclusive and remainder Parcels 1 through 16, inclusive of Tract 28818-1 as shown by map on file in Book 289, Pages(s) 15 through 29 of Maps, records of Riverside County, California.

Parcel B

Lots 1 and 2 of Tract Map No. 28818-2 as shown by map on file in Book 311 Page(s) 34 through 37 of Maps, Riverside County, California.

Parcel C

Lots 1, 2 and 3 of Tract 28818-3 as shown by map on file in Book 321, Page(s) 83 through 88 of Maps, records of Riverside County, California, which Map is by this reference, incorporated herein.

Parcel D

Lots 4 and 5 of Tract 28818-3 as shown by map on file in Book 321, Page(s) 83 through 88 of Maps, records of Riverside County, California.

Division I

Parcel 1

An undivided 23/23 interest in Lot 2 of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the "Tract")

Excepting therefrom

Units 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1643, 1645, 1647, 1649, 1651, 1653 and 1655 as shown on the condominium plan recorded January 29, 2004 as Instrument No. 2004-0065281 of Official Records of Riverside County, California (the "Condominium Plan").

Parcel 2

Units 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1643, 1645, 1647, 1649, 1651, 1653 and 1655 as shown on the condominium plan.

### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lot 2 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

### Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the "master association property" as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the "Master Declaration"), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

## Division II

### Parcel 1

An undivided 18/18 interest in Lot 3 of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the "Tract").

Excepting therefrom

Units 1801, 1803, 1805, 1807, 1809, 1811, 1821, 1823, 1825, 1827, 1829, 1831, 1841, 1843, 1845, 1847, 1849 and 1851 as shown on the condominium plan recorded January 29, 2004 as Instrument No. 2004-0065281 of Official Records of Riverside County, California (the "Condominium Plan").

### Parcel 2

Units 1801, 1803, 1805, 1807, 1809, 1811, 1821, 1823, 1825, 1827, 1829, 1831, 1841, 1843, 1845, 1847, 1849 and 1851 as shown on the condominium plan.

### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lot 3 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the "master association property" as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the "Master Declaration"), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

Division III

Parcel 1

An undivided 21/21 interest in Lot 9 of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the "Tract").

Excepting therefrom

Units 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1741, 1743, 1745, 1747, 1749, 1751 and 1753 as shown on the condominium plan recorded January 29, 2004 as Instrument No. 2004-0065281 of Official Records of Riverside County, California (the "Condominium Plan").

Parcel 2

Units 1701, 1703, 1705, 1707, 1709, 1711, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1741, 1743, 1745, 1747, 1749, 1751 and 1753 as shown on the condominium plan.

Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lot 9 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

#### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the “master association property” as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the “Master Declaration”), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

#### Division IV

#### Parcel 1

An undivided 21/21 interest in Lot 4 of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the “Tract”).

Excepting therefrom

Units 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2041, 2043, 2045, 2047, 2049, 2051 and 2053 as shown on the condominium plan recorded January 29, 2004 as Instrument No. 2004-0065282 of Official Records of Riverside County, California (the “Condominium Plan”).

#### Parcel 2

Units 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2041, 2043, 2045, 2047, 2049, 2051 and 2053 as shown on the condominium plan.

#### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lot 4 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

#### Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

#### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the “master association property” as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the “Master Declaration”), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

## Division V

### Parcel 1

An undivided 18/18 interest in Lot 7 of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the "Tract").

Excepting therefrom

Units 2101, 2103, 2105, 2107, 2109, 2111, 2121, 2123, 2125, 2127, 2129, 2131, 2141, 2143, 2145, 2147, 2149 and 2151 as shown on the condominium plan recorded January 29, 2004 as Instrument No. 2004-0065282 of Official Records of Riverside County, California (the "Condominium Plan").

### Parcel 2

Units 2101, 2103, 2105, 2107, 2109, 2111, 2121, 2123, 2125, 2127, 2129, 2131, 2141, 2143, 2145, 2147, 2149 and 2151 as shown on the condominium plan.

### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lot 7 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

### Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the "master association property" as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the "Master Declaration"), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

## Division VI

### Parcel 1

An undivided 21/21 interest in Lot 8 of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the "Tract"). Excepting therefrom Units 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1921, 1923, 1925, 1927, 1929, 1931,

1933, 1941, 1943, 1945, 1947, 1949, 1951 and 1953 as shown on the condominium plan recorded January 29, 2004 as Instrument No. 2004-0065282 of Official Records of Riverside County, California (the "Condominium Plan").

#### Parcel 2

Units 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1941, 1943, 1945, 1947, 1949, 1951 and 1953 as shown on the condominium plan.

#### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lot 8 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

#### Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

#### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the "master association property" as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the "Master Declaration"), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

#### Division VII

Lots 1, 5, 6 and private street Lot A of Tract No. 28818-4 as shown by map on file in Book 337, Pages 37 through 42 of Maps, records of Riverside County, California (the "Tract").

#### Division VIII

##### Parcel 1

An undivided 73/73 interest in Lots 5, 6 and 7 of Tract No. 28818-5 as shown by map on file in Order Number: 1180-2175210 (as) Book 427, Pages 91 through 101 of Maps, records of Riverside County, California (the "Tract").

Excepting therefrom

Units 4301, 4303, 4305, 4307, 4309, 4311, 4313, 4321, 4323, 4325, 4327, 4329, 4331, 4333, 4341, 4343, 4345, 4347, 4349, 4351, 4353, 4401, 4403, 4405, 4407, 4409, 4411, 4413, 4415,

4417, 4419, 4421, 4423, 4425, 4427, 4429, 4431, 4433, 4435, 4437, 4439, 4441, 4443, 4445, 4447, 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4501, 4503, 4505, 4507, 4509, 4511, 4513, 4521, 4523, 4525, 4527, 4529, 4531, 4533, 4541, 4543, 4545, 4547, 4549, 4551 and 4553 as shown on the condominium plan recorded January 09, 2008 as Instrument No. 2008-0011351 of Official Records of Riverside County, California (the "Condominium Plan").

#### Parcel 2

Units 4301, 4303, 4305, 4307, 4309, 4311, 4313, 4321, 4323, 4325, 4327, 4329, 4331, 4333, 4341, 4343, 4345, 4347, 4349, 4351, 4353, 4401, 4403, 4405, 4407, 4409, 4411, 4413, 4415, 4417, 4419, 4421, 4423, 4425, 4427, 4429, 4431, 4433, 4435, 4437, 4439, 4441, 4443, 4445, 4447, 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4501, 4503, 4505, 4507, 4509, 4511, 4513, 4521, 4523, 4525, 4527, 4529, 4531, 4533, 4541, 4543, 4545, 4547, 4549, 4551 and 4553 as shown on the condominium plan.

#### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lots 5, 6 and 7 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

#### Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

#### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the "master association property" as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the "Master Declaration"), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

#### Division IX

#### Parcel 1

An undivided 71/71 interest in Lots 1, 2 and 3 of Tract No. 28818-5 as shown by map on file in Book 427, Pages 91 through 101 of Maps, records of Riverside County, California (the "Tract").

Excepting therefrom

Units 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115,



4117, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4241, 4243, 4245, 4247, 4249, 4251, 4253 and 4255 as shown on the condominium plan recorded November 18, 2008 as Instrument No. 2008-0610441 of Official Records of Riverside County, California (the "Condominium Plan").

#### Parcel 2

Units 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4241, 4243, 4245, 4247, 4249, 4251, 4253 and 4255 as shown on the condominium plan.

#### Parcel 3

A non-exclusive easement for rights of ingress, egress, use and enjoyment, subject to the provisions of the condominium declaration, over the common area of Lots 1, 2 and 3 of the tract as defined in the condominium declaration, as appurtenant to Parcels 1 and 2 described above.

#### Parcel 4

An exclusive right of possession and occupancy of the residential limited common areas as defined in the condominium declaration and as shown therein as appurtenant to Parcels 1 and 2 above described.

#### Parcel 5

A non-exclusive easement and equitable right to use and enjoyment of (a) the "master association property" as defined in that certain Master Declaration of Covenants, Conditions and Restrictions of Shadow Ridge recorded June 27, 2000 as Instrument No. 2000-246777 of Official Records of Riverside County, California (the "Master Declaration"), (b) the condominium property as defined in the Condominium Declaration, as appurtenant to Parcels 1 and 2 above.

There is specifically excepted herefrom any unit week intervals previously conveyed to contract purchasers for value as said conveyances are of record in the Recorder's Office of Riverside County, California as well as any such conveyances which may be unrecorded.

APN: 694-350-040-9