

196/80

P.M.B. 196 / 80

OWNER'S STATEMENT

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line. We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "BLANKET P.U.E."

SHEFFIELD-TRAUTWEIN LLC, a California limited liability company
By: Sheffield Homes LLC, its managing member
By: John K. Abel, member

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust recorded March 24, 2000 as inst. no. 107986, O. R. Riv. Co., Ca.

Gary Francis ASST. VICE-PRESIDENT
Chris Metcalfe ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside SS

On 6/22/00 before me, Barbara E. Smeltzer
A Notary Public in and for said County and State, personally appeared John K. Abel

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires April 8, 2001

Barbara E. Smeltzer BARBARA E. SMELTZER
Notary Public in and for said State (Print Name)

My principal place of business is in Riverside County

NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside SS

On June 22, 2000 before me, Janet C. Davis
A Notary Public in and for said County and State, personally appeared Gary Francis and Chris Metcalfe

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 5-19-04

Janet C. Davis Janet C. Davis
Notary Public in and for said State (Print Name)

My principal place of business is in Riverside County

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 29773
FOR FINANCIAL PURPOSES ONLY

BEING A DIVISION OF A PORTION OF LOTS 1 AND 2 IN BOOK 9 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; ALSO A PORTION OF PARCELS 17, 18 AND 19 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3 S., R. 4 W., S.B.M.

MARCH 2000

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full except the bonds of Communities Facilities District 86-1.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Date: 6/23/00
JERRY ROGERS
City Treasurer
By: W.R. Hansen

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three (3) Sheets be, and the same is hereby accepted as the final map of Parcel Map 29773. The easements designated as "BLANKET P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities. The City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 11th day of July, 2000.

COLLEEN J. NICOL
City Clerk of the City of Riverside, California
By: Colleen Nicol

WATER FACILITIES STATEMENT

I hereby state that offsite water facilities exist for the development of the parcels created by this parcel map. The subdivider named on this map has not deposited with Western Municipal Water District of Riverside County (District), sufficient funds to cover required fees. Once service laterals and any other service appurtenances have been installed and accepted by the District, and all required fees paid, the District will supply water to each parcel created by this subdivision. The easements and right-of-ways shown are sufficient for all requirements of water distribution to the parcel map boundary.

Date: June 27, 2000
JEFFREY D. SIMS R.C.E. 46212

RECORDER'S STATEMENT

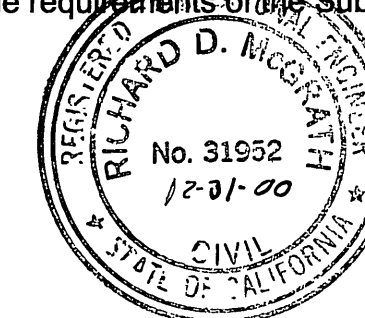
Filed this 13th day of JULY, 2000
at 8:00AM in Book 196 of Parcel Maps at
Pages 80-82 at the request of the
City Clerk.
Fee: \$10.00
No. 2000-271965
GARY L. ORSO, County Assessor - Clerk - Recorder

By: Logan Deputy

Subdivision Guaranteee:
FIRST AMERICAN TITLE INSURANCE CO.

CITY ENGINEER'S CERTIFICATE

This map has been examined this 29th day of JUNE, 2000 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.



RICHARD D. McGRATH
R.C.E. 31952 Lic. Exp. 12/31/00
City Engineer

By: Richard D. McGrath

TENTATIVE MAP APPROVED JUNE 9, 2000

TAX COLLECTOR'S STATEMENT

I hereby state that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$45,400.

Date: 6/22/00
PAUL McDONNELL
County Tax Collector
By: Paul Schubert Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$45,400.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Date: 7/12/2000
GERALD A. MALONEY CASH TAX BOND
Clerk of the Board of Supervisors PAUL McDONNELL
County Tax Collector

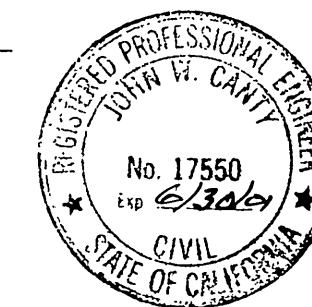
By: Margie Lynd Deputy

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinances at the request of Sheffield Homes on March 30, 2000.

I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any.

Date: 6/22/00
JOHN W. CANTY R.C.E. 17550



P.M.B. 196 / 80

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 29773 FOR FINANCIAL PURPOSES ONLY

BEING A DIVISION OF A PORTION OF LOTS 1 AND 2 IN BOOK 9 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; ALSO A PORTION OF PARCELS 17, 18 AND 19 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3 S., R. 4 W., S.B.M.

MARCH 2000

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION

Pursuant to Section 66436 of the subdivision Map Act, the following signatures have been omitted.

(B) Indicates an easement for a gas line in favor of Southern California Gas Company and Southern Counties Gas Company of California, Recorded June 5, 1948 in Book 911, Page 345, Official Records of Riverside County, California. An amendment to said easement Recorded December 5, 1988 as instrument no. 355360, Official Records of Riverside County, California. Said amendment is to allow construction of certain improvements within the right of way. (See Sheet 3)

A Memorandum of Agreement between Eastern Municipal Water District and Mary Hendrick Trautwein, et al, to grant, bargain, sell and convey to said Eastern Municipal Water District, easements, rights of way, pipe lines, conduits, outlets, structures, gates, meters, vents, weirs, and other appurtenances and facilities necessary or incidental for the transportation, control, regulation, distribution and delivery of water, Recorded May 4, 1955 in Book 1702, Page 467, Official Records of Riverside County, California. (Blanket in nature and cannot be located by the record data)

(C) Indicates an easement for a gas pipeline in favor of Four Corners Pipeline Company, Recorded January 10, 1958 in Book 2205, Page 147, Official Records of Riverside County, California. (See Sheet 3)

(D) Indicates an easement for water pipelines in favor of Western Municipal Water District, Recorded April 22, 1965 as instrument no. 47066, Official Records of Riverside County, California. (See Sheet 3)

(F) Indicates a Declaration of Dedication to irrevocably dedicate for public road purposes, public utility and public services, Recorded December 21, 1972 as instrument no. 168363, Official Records of Riverside County, California. (See Sheet 3)

(G) Indicates the relinquishment of access rights to Wood Road, Recorded January 5, 1973 as instrument no. 2176, Official Records of Riverside County, California. (See Sheet 3)

(H) Indicates an easement for any existing public utilities and public services as reserved by the County of Riverside, in Resolution No. 73-137, Recorded May 16, 1973 as instrument no. 63685, Official Records of Riverside County, California. (See Sheet 3)

(I) Indicates an easement for drainage facilities in favor of the City of Riverside, Recorded August 4, 1989 as instrument no. 262524, Official Records of Riverside County, California. (See Sheet 3)

(J) Indicates an easement for ingress and egress and incidental purposes in favor of Orangecrest Hills, Recorded August 27, 1999 as instrument no. 387486, Official Records of Riverside County, California. (See Sheet 3)

(K) Indicates an easement for public street and highway purposes, together with the right to construct and maintain utilities, sewers and drains in favor of the City of Riverside, Recorded May 3, 2000 as instrument no. 205119, Official Records of Riverside County, California. (See Sheet 3)

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easement, hereby consents to the preparation and recordation of the annexed map.

(A) Indicates an easement for electric lines and telephone lines and cables in favor of California Electric Power Company, Recorded February 2, 1948 in Book 891, Page 217 as instrument no. 134, Official Records of Riverside County, California. Rights assigned to the City of Riverside, Recorded June 9, 1989 as instrument no. 189096, Official Records of Riverside County, California. (See Sheet 3)

(E) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, Recorded January 20, 1966 as instrument no. 7276, Official Records of Riverside County, California. (See Sheet 3)

(H) Indicates an easement for public utilities and public services in favor of the County of Riverside, Recorded May 16, 1973 as instrument no. 387486, Official Records of Riverside County, California. (See Sheet 3)

(K) Indicates an easement for public street and highway purposes, together with the right to construct and maintain utilities, sewers and drains in favor of the City of Riverside, Recorded May 3, 2000 as instrument no. 205119, Official Records of Riverside County, California. (See Sheet 3)

Date: JUNE 28, 2000

David L. Wright
Interim Public Utilities Director

By: Deiter P. Witzfeld

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No Water Fees and Charges collected for Parcels 1, 2, or 3 as shown on this map. Arrangements for water service must be made with the Western Municipal Water District.

Electric Facilities

The subdivider named on this Parcel Map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of Electric Facilities necessary to provide service to Parcels 1, 2, and 3 as shown on this Map.

Easements

All Public Utility easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

Date: JUNE 28, 2000

David L. Wright
Interim Public Utilities Director

By: Deiter P. Witzfeld

P.M.B. 196/82

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 29773

FOR FINANCIAL PURPOSES ONLY

BEING A DIVISION OF A PORTION OF LOTS 1 AND 2 IN BLOCK 9 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; ALSO A PORTION OF PARCELS 17, 18 AND 19 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R.4 W., S.B.M.

APRIL 2000

SCALE: 1" = 300'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

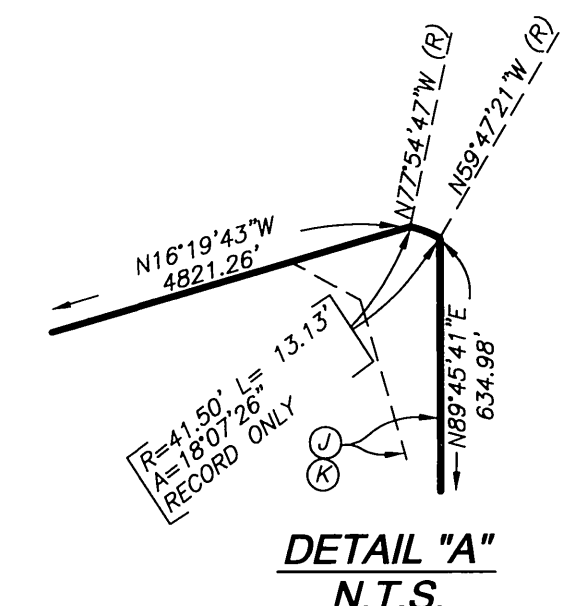


ENGINEER'S NOTES

Bearings are based upon the Centerline of Trautwein Road as being N.16°19'43"W. as shown on Record of Survey on file in Book 83, at Pages 59 and 60 thereof, Records of Riverside County, California.

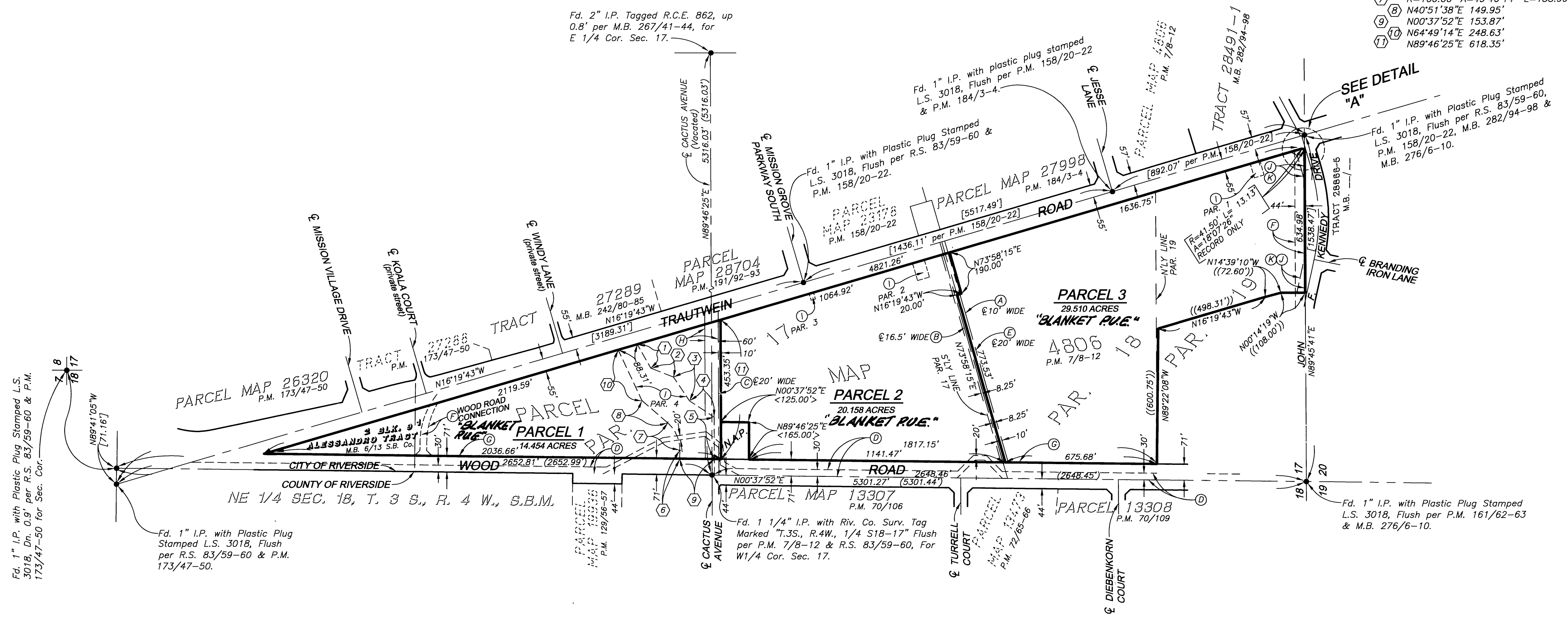
- Indicates Found Monuments as noted.
- () Indicates Record Data per P.M. 7 / 8-12.
- [] Indicates Measured Data, also Record Data per R.S. 83/59-60, unless otherwise noted.
- (()) Indicates Record Data per Certificate of Compliance recorded Feb. 1, 1989 as inst. no. 33407, O.R. Riv. Co., Ca.
- < > Indicates Record Data per certificate of Compliance recorded May 20, 1988 as inst. no 136321, O.R. Riv. Co., Ca.
- (A) Indicates Easements as Designated in Signature Omission and Utilities Easements on Sheet 2.

This Parcel Map contains 64.122 Acres.



COURSE DATA

1	N60°15'58"E	123.03'
2	N20°58'56"E	107.74'
3	N55°44'50"E	127.38'
4	N33°28'02"E	130.86'
5	N89°46'25"E	186.54'
6	N89°22'08"W	37.00'
7	R=160.00' A=49°46'14" L=138.99'	
8	N40°51'38"E	149.95'
9	N00°37'52"E	153.87'
10	N64°49'14"E	248.63'
11	N89°46'25"E	618.35'



P.M.B. 196/82