

OWNER STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP...

SHEFFIELD-HAWARDEN HILLS LLC., A CALIFORNIA LIMITED LIABILITY COMPANY BY: SHEFFIELD HOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

INDEPENDENT LENDING CORPORATION, A DELAWARE CORPORATION DBA. CONSTRUCTION LENDING CORPORATION OF AMERICA, AS BENEFICIARY, UNDER DEED OF TRUST RECORDED 10-23-96 AS INSTRUMENT NUMBER 905860

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF RIVERSIDE) ON October 23, 1996 BEFORE ME Cindy L. McFarland PERSONALLY APPEARED Edwin M. Hupp and 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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND Cindy L. McFarland NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY MY COMMISSION EXPIRES July 31, 1998 Commission #1033972 Notary Public California

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF ORANGE) ON OCTOBER 22, 1996 BEFORE ME Patricia A. Borczuk PERSONALLY APPEARED Bruce W. Beck

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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND Patricia A. Borczuk NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY MY COMMISSION EXPIRES MAY 2, 1997 Commission # 994075 Notary Public California

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- 1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 19, 1965 AS INSTRUMENT NO. 32020 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

DATED OCT 25, 1996 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE 4, 1996...

DATED OCTOBER 21, 1996 MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 1996



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 27919

BEING A SUBDIVISION OF A PORTION OF LOT 5, BLOCK "F" ARLINGTON HEIGHTS PER MAP BOOK 2 AT PAGE 12 AND PARCEL 2 OF PARCEL MAP BOOK 14 AT PAGE 89, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 2, T.3S., R.5W., S.B.M.

ALBERT A WEBB ASSOCIATES-CIVIL ENGINEERS RIVERSIDE, CALIFORNIA JUNE, 1996

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUB-DIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF 27919, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 3, 1994...

DATED Oct. 25, 1996 BARRY BECK, R.C.E. 20900 CITY ENGINEER, EXPIRES 9/30/97



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...

DATED 10/24, 1996 BARBARA J. STECKEL, CITY TREASURER BY: W. Hansen

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. A RIGHT OF WAY RESERVED FOR THE GAGE CANAL COMPANY, ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE... 2. EASEMENTS FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES... 3. AN EASEMENT FOR AN UNDERGROUND STORM DRAIN, INCLUDING INGRESS AND EGRESS THERETO AND INCIDENTAL PURPOSES...

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 29TH DAY OF OCTOBER, 1980, AND UPDATED ON THE 21ST DAY OF JUNE, 1996, AS REQUESTED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY JOHN R. BYERLY, INC.

RECORDER'S STATEMENT

FILED THIS 17th DAY OF NOVEMBER, 1996 AT 8:00 A.M. IN BOOK 260 OF MAPS AT PAGES 71-74 AT THE REQUEST OF THE CITY CLERK. FEE \$12.00 NUMBER 426763 FRANK K. JOHNSON COUNTY RECORDER

BY: Santa Ragan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 27919 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS AND 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 5th DAY OF November, 1996.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE BY: Colleen Nicol

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 REAL 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 \$

DATED 10-24, 1996 R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: J. Ashinwa DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 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.

DATED 19 CASH TAX BOND

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: DEPUTY BY: DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP...

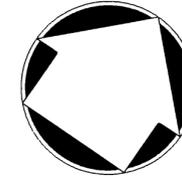
DATED OCT 25, 1996 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

TRACT NO. 27919

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 5,
BLOCK "F" ARLINGTON HEIGHTS PER MAP BOOK 2
AT PAGE 12 AND PARCEL 2 OF PARCEL MAP BOOK
14 AT PAGE 89, BOTH RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, IN SECTION 2, T.3S., R.5W., S.B.M.

JUNE, 1996 SCALE: 1"=60'
ALBERT A WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE SOUTHWESTERLY LINE OF PARCEL 2 TAKEN AS N 33°59'10"W AS SHOWN BY MAP ON FILE IN BOOK 14 OF PARCEL MAPS, AT PAGE 89 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FD. 3/4" I.P. TAGGED R.E. 1229, FLUSH PER P.M. 20/83, RIVERSIDE COUNTY RECORDS UNLESS OTHERWISE NOTED.
3. INDICATES FD. N. & T. FLUSH PER P.M. 13/77 RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
4. INDICATES FD. 3/4" I.P. TAGGED L.S. 3481 12" DOWN PER P.M. 14/89, RIVERSIDE COUNTY RECORDS UNLESS OTHERWISE NOTED.
5. INDICATES SET 1" I.P. TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
6. SET 1" I.P. TAGGED L.S. 5529, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
7. SET "SURE FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 22.52 ACRES.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	08°57'36"	283.00'	44.26'	22.17'
C2	73°19'36"	50.00'	63.99'	37.22'
C3	07°39'25"	777.55'	103.91'	52.03'
C4	03°32'35"	777.55'	48.08'	24.05'
C5	47°16'25"	73.00'	60.23'	31.95'
C6	42°06'13"	73.00'	53.64'	28.10'
C7	10°00'00"	88.00'	15.36'	7.70'

SEE SHEET 3

DULCET PLACE

LOT "C"

LOT 5
BLOCK "F"
M.B. 2/12

LOT "B"

HORACE STREET

SEE DETAIL "A" ON SHEET 4

PARCEL 2
P.M. 14/89

1
2.20 ACRES

2
2.19 ACRES

3
2.38 ACRES

HAWARDEN DRIVE

PORTION LOT 3
BLOCK "F"
M.B. 2/12

PARCEL 3
P.M. 20/83

M.B. 260/72

M.B. 260/72

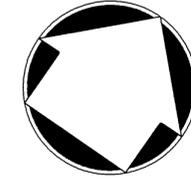
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CALIFORNIA, IN SECTION 2, T.3S., R.5W., S.B.M.

JUNE, 1996

SCALE: 1"=60'

ALBERT A WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

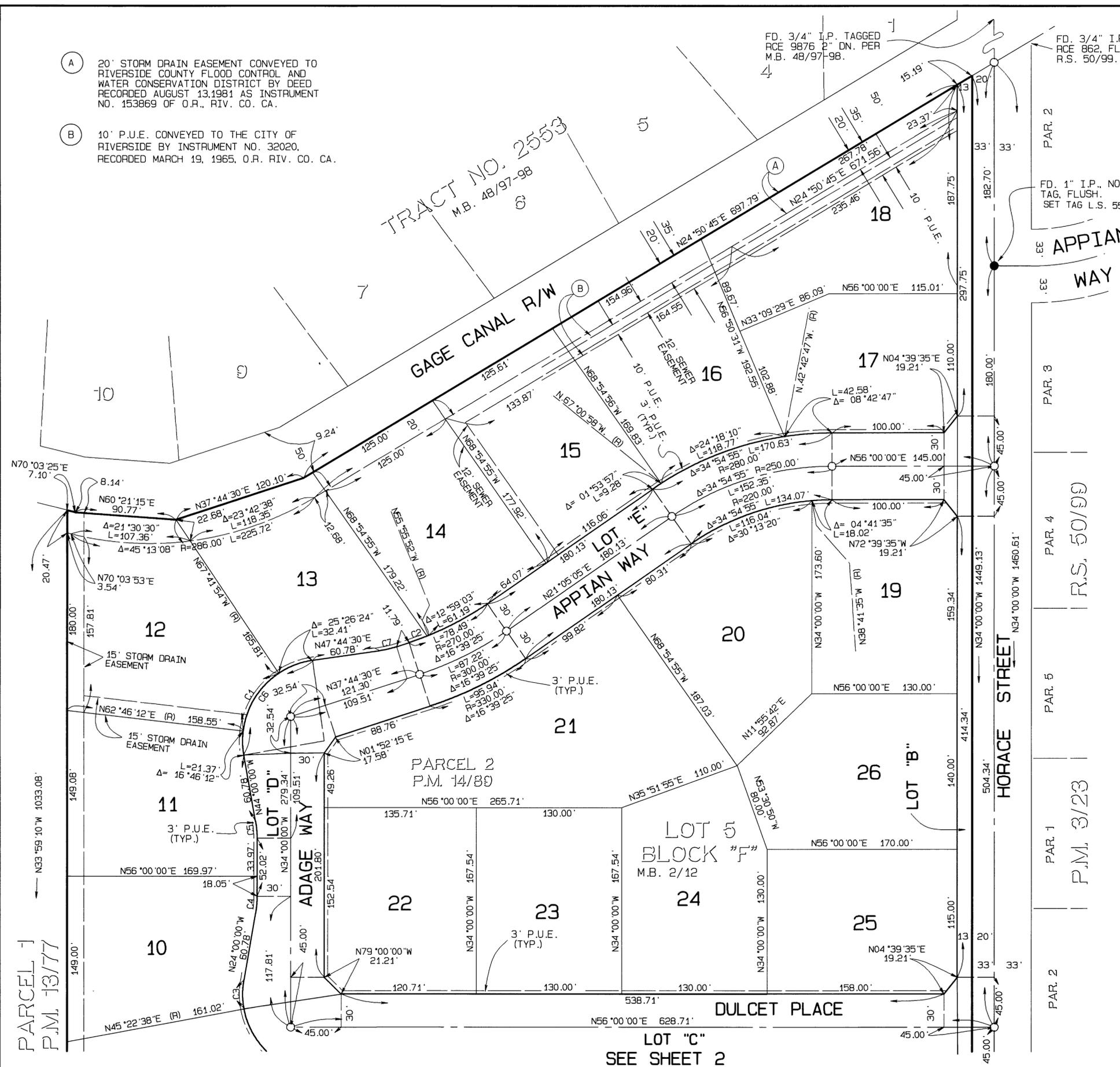


SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE SOUTHWESTERLY LINE OF PARCEL 2 TAKEN AS N 33°59'10"W AS SHOWN BY MAP ON FILE IN BOOK 14 OF PARCEL MAPS, AT PAGE 89 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	49°31'53"	73.00'	63.11'	33.68'
C2	03°40'22"	270.00'	17.31'	8.66'
C3	20°37'22"	73.00'	26.28'	13.28'
C4	10°00'00"	88.00'	15.36'	7.70'
C5	10°00'00"	88.00'	15.36'	7.70'
C6	91°44'30"	73.00'	116.89'	75.25'
C7	10°00'00"	88.00'	15.36'	7.70'

- (A) 20' STORM DRAIN EASEMENT CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED AUGUST 13, 1981 AS INSTRUMENT NO. 153869 OF O.R., RIV. CO. CA.
- (B) 10' P.U.E. CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 32020, RECORDED MARCH 19, 1965, O.R. RIV. CO. CA.



M.B. 260/73

M.B. 260/73

PARCEL 1
P.M. 13/77

LOT "C"
SEE SHEET 2

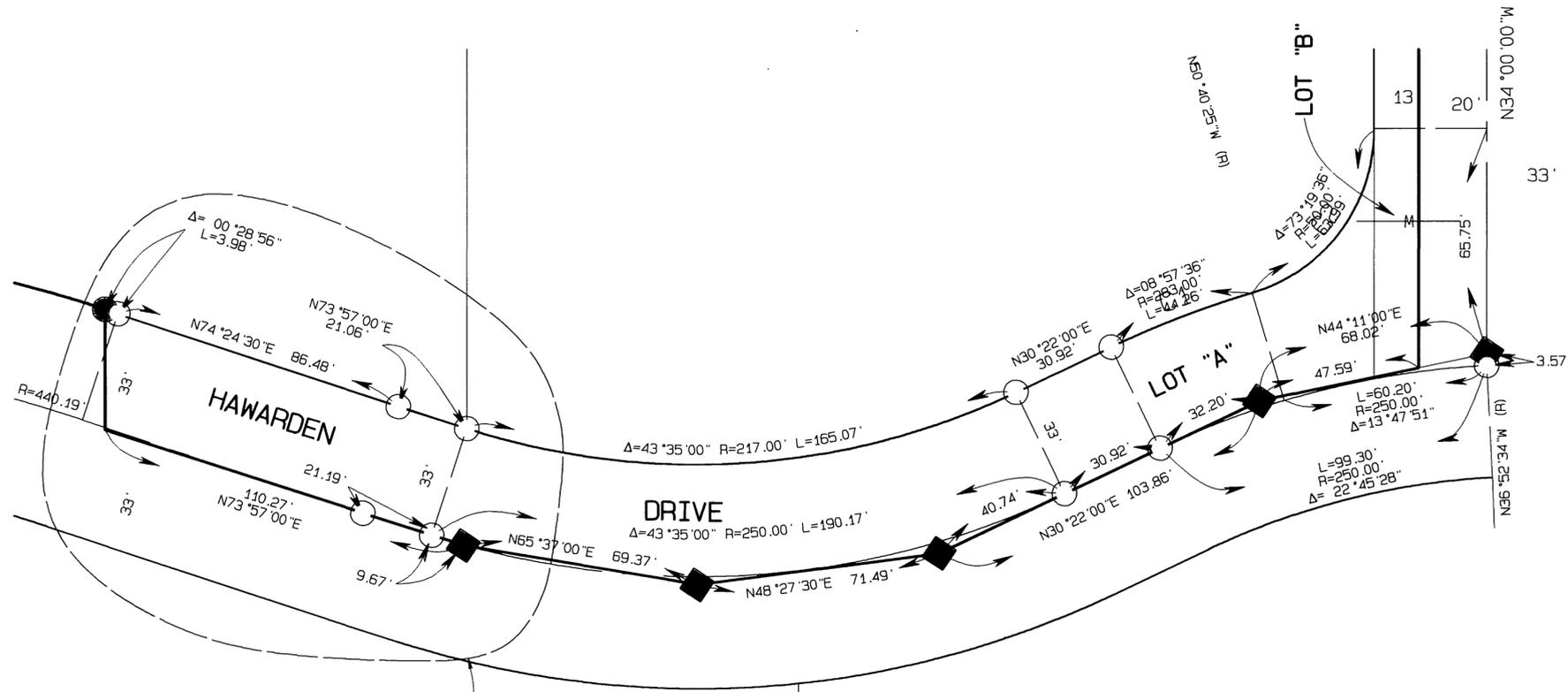
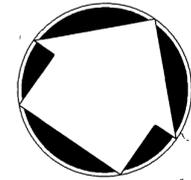
PREPARED BY: CHECKED BY:
F.B. 1996/62 W.O. 96-76

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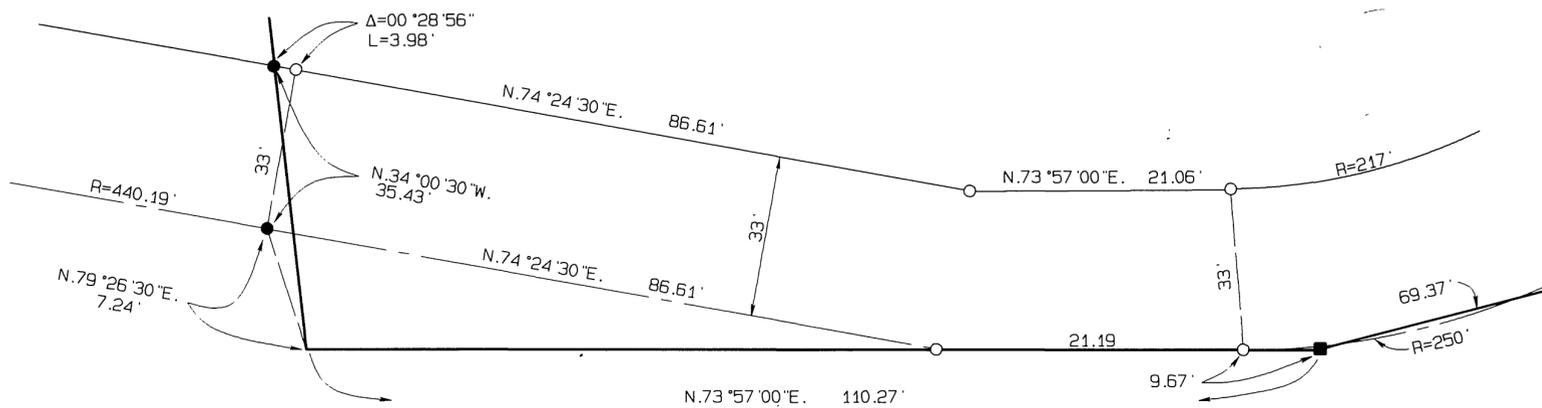
JUNE, 1996

ALBERT A WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



DETAIL "A"
SCALE 1" = 30'

SEE DETAIL "B"
HEREON



DETAIL "B"
NO SCALE

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M.B. 260/74

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