

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 Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for public street and public utility purposes, Lots "A" through "E" inclusive.

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "5'x30' P.U.E.", "5'x27' P.U.E.", AND "3' P.U.E.". We hereby dedicate to the public an avigation easement and right of flight for the passage of aircraft over Lots 1 through 59 inclusive.

We hereby request that Lot "F" accepted as a Barrier Strip on Tract 28491-2 M.B. 282/99-100 and Lots "H" through "J" accepted as Barrier Strips on Tract 28491-3 M.B. 283/95-98 be hereby accepted for public street and public utility purposes.

We hereby dedicate to the City of Riverside for public purposes, to preserve and maintain said land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, LOTS 60 AND 61 as "OPEN SPACE EASEMENT". Such Open Space Easements do not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

We hereby dedicate to the City of Riverside for public purposes, the easements designated as "WATER COURSE EASEMENT". These easement areas are subject to periodic flooding and accompanying hazards, and should be kept free from particular structures or improvements that may endanger life or property, or significantly restrict the carrying capacity of the Water Course, and which uses and limitations are further defined in Section 19.51 of the Riverside Municipal Code. Furthermore, the City of Riverside shall not have any responsibility for maintenance of the Water Course Easement.

We hereby request that the following easement, which is not shown on the attached map, be abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: That portion of the dedication of Cole Street, lying within Tract 28491-4, for public road purposes including public utility and public service uses, as described in Declaration of Dedication recorded December 21, 1972 as inst. no. 168363, O. R. Riv. Co., Ca.

SHEA HOMES LIMITED PARTNERSHIP, a California Limited Partnership
By: J. F. SHEA CO., INC., a Nevada corporation, General Partner

J. Massey ASSISTANT SECRETARY
David C. J. SECRETARY ASSISTANT

NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA
County of ORANGE) SS

On MAY 20, 1999 before me, GENENE DUCHENE LARSEN
A Notary Public in and for said County and State, personally appeared
JIM MASSEY AND LINDA CTONG

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 JUNE 5, 2002

Genene Duchene Larsen GENENE DUCHENE LARSEN
Notary Public in and for said State (Print Name)

My principal place of business is in ORANGE County

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 electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with Western Municipal Water District.

Date: 6/8/2000

DAVID WRIGHT
Interim Public Utilities Director
By: Deeter P. Wintzfeld

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted:

An easement for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, recorded May 4, 1955 in Book 1702 Page 467, O. R. Riv. Co., Ca. (Said easement being blanket in nature)

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

TRACT 28491-4

BEING A SUBDIVISION OF A PORTION OF PARCELS 7, 8 AND 10 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.3S., R.4W., S.B.M.
JANUARY 1998

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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 Tract 28491-4.

Lots "A" through "E" inclusive are hereby accepted for public street and public utility purposes. The easements designated as "5'x30' P.U.E.", "5'x27' P.U.E." and "3' P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities.

The avigation easement and right of flight for the passage of aircraft over Lots 1 through 59 inclusive is hereby accepted.

Lot "F" accepted as a Barrier Strip on Tract 28491-2 M.B. 282/99-100 and Lots "H" through "J" accepted as Barrier Strips on Tract 28491-3 M.B. 283/95-98 are hereby accepted for public street and public utility purposes.

Lots 60 and 61 designated as "OPEN SPACE EASEMENT" are hereby accepted for open space purposes.

The easements designated as "WATER COURSE EASEMENT" are hereby accepted for water course and drainage purposes.

The following easement is hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: That portion of the dedication of Cole Street, lying within Tract 28491-4, for public road purposes including public utility and public service uses, as described in Declaration of Dedication recorded December 21, 1972 as inst. no. 168363, O. R. Riv. Co., Ca.

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 27th day of JUNE, 2000.

COLLEEN J. NICOL
City Clerk of the City of Riverside, California

By: Colleen Nicol

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 28491 which was approved by the City of Riverside Planning Commission on April 22, 1997 and any approved alteration thereof that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewer and drainage facilities as shown on the map have been approved; that plans for drains, drainage works and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Date: 6-19-2000

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

By: Richard D. McGrath

WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has posted securities acceptable to Western Municipal Water District of Riverside County (District), adequate to fund construction of required water facilities. Once fire hydrants, water pipelines and appurtenances, any required offsite facilities, and service laterals have been installed and accepted by the District, and required fees paid, the District will supply water to each lot created by this subdivision. The easements and right-of-ways shown are sufficient for all requirements of water distribution.

Date: June 25, 1999

Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

RECORDER'S STATEMENT

Filed this 28th day of JUNE, 2000
at 8:00 AM in Book 293 of Maps at
Pages 56-58 at the request of the
City Clerk.

Fee: \$10.00
No. 2000-250432
GARY L. ORSO, County Assessor - Clerk - Recorder

By: J. Ragan
Deputy

Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE COMPANY

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: 6/25/99

JERRY ROGERS
City Treasurer

By: WR Hammen

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 \$ 123,500.

Date: 6-5-2000

PAUL McDONNELL
County Tax Collector

By: Dail Ashenburt
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 123,500.00 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: 6/28/2000

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
PAUL McDONNELL
County Tax Collector

By: Margie Legano
Deputy

SOIL REPORT

A preliminary soils report was prepared on June 6, 1997, as required by the Health and Safety Code of California, Section 17943 by SID GEOTECHNICAL, INC.

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Three (3) Sheets correctly represents a survey made under my supervision during September 1994; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: May 25, 1999

John W. Canty
JOHN W. CANTY R.C.E. 17550



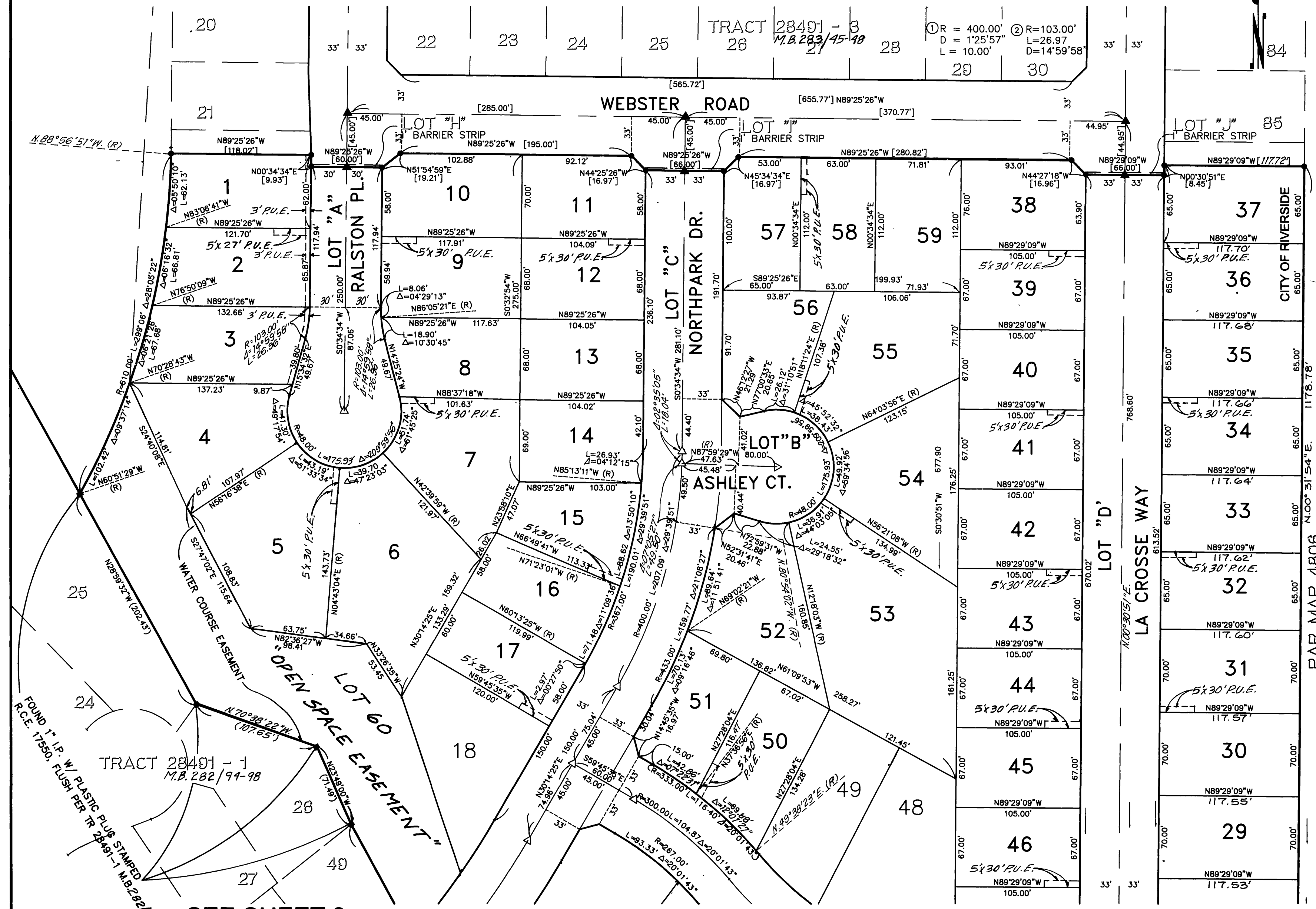
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 28491-4

BEING A SUBDIVISION OF A PORTION OF PARCELS 7, 8 AND 10 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.3S., R.4W., S.B.M.
JANUARY 1998

CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

SCALE: 1"=60'



ENGINEER'S NOTES

Bearings are based upon the centerline of Webster Road as being N.89°25'26"W. as shown on Tract 28491-3 by map on file in Book 223 of Maps at Pages 45 through 48 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28491-3 M.B. 283/45-48, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28491-2 M.B. 282/99-102, unless otherwise noted.
- ▲ Indicates Found 1/2" Spike & R.C.E. 17550 TAG, Flush per Tract 27982-3 M.B. 283/45-48, unless otherwise noted.
- △ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush of all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and R.C.E. 17550 Tag in top of concrete curb at the prolongation of side lot lines.

[] Indicates Measured Data, also Record Data per Tract 28491-3 M.B. 283/45-48, unless otherwise noted.

< > Indicates Measured Data, also Record Data per Tract 28491-2 M.B. 282/99-102, unless otherwise noted.

() Indicates Measured Data, also Record Data per Tract 28491-1 M.B. 282/99-98, unless otherwise noted.

This Tract contains 19.133 Acres.

CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
PAR 20
PAR MAP 4806
P.M. 7/8-12

M.B. 293 / 57

M.B. 293 / 57

SEE SHEET 3

M.O. 1009-003
W.O. 1004-002

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

TRACT 28491-4

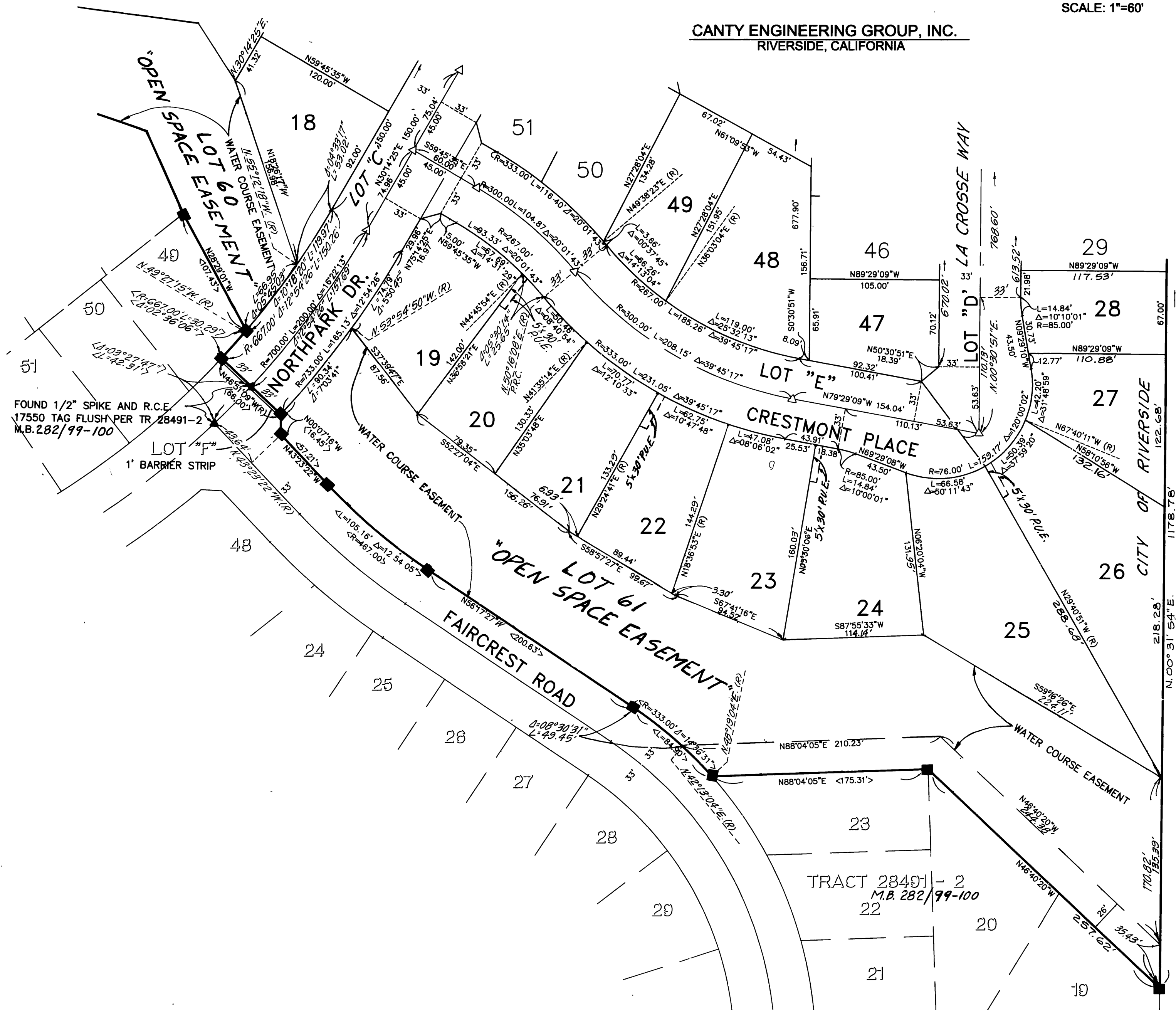
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JANUARY 1998

SCALE: 1"=60'

CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

SEE SHEET 2



ENGINEER'S NOTES

Bearings are based upon the centerline of Webster Road as being N.89°25'26"W. as shown on Tract 28491-3 by map on file in Book 283 of Maps at Pages 45 through 48 thereof, Records of Riverside County, California.

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- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28491-2 M.B. 282/99-100, unless otherwise noted.
- ▲ Indicates Found 1/2" Spike & R.C.E. 17550 TAG, Flush per Tract 27982-3 M.B. 283/45-48, unless otherwise noted.
- △ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and R.C.E. 17550 Tag in top of concrete curb at the prolongation of side lot lines.

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This Tract contains 19.133 Acres.

M.B. 293 / 58

M.B. 293 / 58