

OWNER'S 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...

WE HEREBY REQUEST THE ABANDONMENT OF THAT CERTAIN EASEMENT KNOWN AS "BLANKET P.U.E." PER SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT...

WE HEREBY RETAIN LOTS "A" THROUGH "G", INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES...

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR ELECTRICAL, WATER AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND WATERLINE FACILITIES THE EASEMENTS DESIGNATED AS "7' P.U.E. & WTR.E."...

WE HEREBY RESERVE THE RIGHT FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT FOR LANDSCAPE, TRAIL AND BLOCK WALL PURPOSES LOTS "H" THROUGH "M".

MONTECITO HOMES-119, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. BY: THE GRIFFIN HOMEBUILDING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER

PAUL E. GRIFFIN III, President

BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION. RECORDED APRIL 25, 2000, AS INSTRUMENT NO. 00-152820, OFFICIAL RECORDS, RIVERSIDE COUNTY, CA.

STEVEN P. TIMMONS, VP DENISE K. SCHULTZ, S.M.P.

LA SIERRA UNIVERSITY, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION. RECORDED APRIL 25, 2000, AS INSTRUMENT NO. 00-152822 AND 00-152823, OFFICIAL RECORDS, RIVERSIDE COUNTY, CA.

Jorge A. Heyde, Vice President Ella S. Simmons, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Los Angeles)

ON 2/14/01 BEFORE ME, PATRICIA SCRO PERSONALLY APPEARED PAUL E. GRIFFIN III

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES 3/4/01

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Los Angeles)

ON February 14, 2001 BEFORE ME, Catherine H. May PERSONALLY APPEARED Jorge A. Heyde and Ella S. Simmons

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES May 28, 2003

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

EASEMENT BY DEDICATION ON THE MAP OF TRACT NO. 29058, RECORDED IN BOOK 289, PAGES 27 TO 36, OF MAPS, SHOWN AS "BLANKET P.U.E." ON SAID MAP.

DATED MARCH 5, 2001 THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY: Dieter P. Westfeld

SOILS REPORT

A SOILS REPORT NO. 2359-AB-SC BY GEOSOILS, INC. DATED APRIL 7, 2000, HAS BEEN PREPARED AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953. (T-29058)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 29089-6

BEING A SUBDIVISION OF A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF TRACT NO. 29058 AS SHOWN BY MAP ON FILE IN BOOK 289 OF MAPS, PAGES 27 THROUGH 36 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA DECEMBER, 2000

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 29089 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 8, 1999 AND ANY APPROVED ALTERATION THEREOF...

DATED 3-7, 2001 RICHARD McGRATH, R.C.E. 31952 CITY ENGINEER, EXPIRES 12/31/2004 Richard Mc Grath

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 2/27, 2001 PAUL C. SUNDEEN CITY TREASURER BY: Mark Hammen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29089-6.

THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT CERTAIN "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 RIV. CO. REC.

LOTS "A" THROUGH "G" ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR ELECTRICAL, WATER AND SEWER PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE EASEMENTS DESIGNATED AS "7' P.U.E. & WTR.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION AND WATERLINE FACILITIES, AND THE EASEMENTS DESIGNATED AS 5'X 23' PUE AND 5'X 13' PUE ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL 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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF March, 2001.

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Los Angeles)

ON February 15, 2001 BEFORE ME, Catherine H. May PERSONALLY APPEARED Steven P. Timmons and Denise K. Schultz

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES May 28, 2003 Catherine H. May

RECORDER'S STATEMENT

FILED THIS 27th DAY OF MARCH 2001 AT 8:00 A.M. IN BOOK 302 OF MAPS AT PAGES 71-72 AT THE REQUEST OF THE CITY CLERK FEE \$8.00 NUMBER 2001-143320

GARY L. ORSO COUNTY ASSESSOR - CLERK-RECORDER

BY: Sharon Deputy

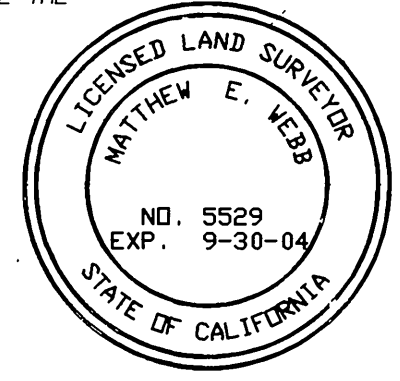
SUBDIVISION GUARANTEE: INVESTORS TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER, 1999...

DATED FEB 9, 2001

Matthew E. Webb MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 2004



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 \$26,900

DATED 2-27, 2001

PAUL McDONNELL COUNTY TAX COLLECTOR BY: Dail Ashmurst DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 26,900.00 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.

DATED 3/26/2001, 2001 CASH TAX BOND

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Margaret Grand 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 MARCH 5, 2001

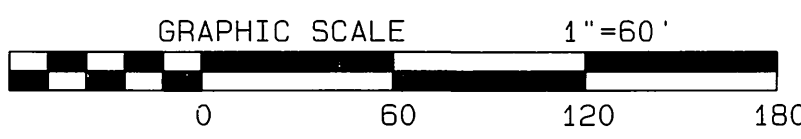
THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY: Dieter P. Westfeld

SIGNATURE OMISSION

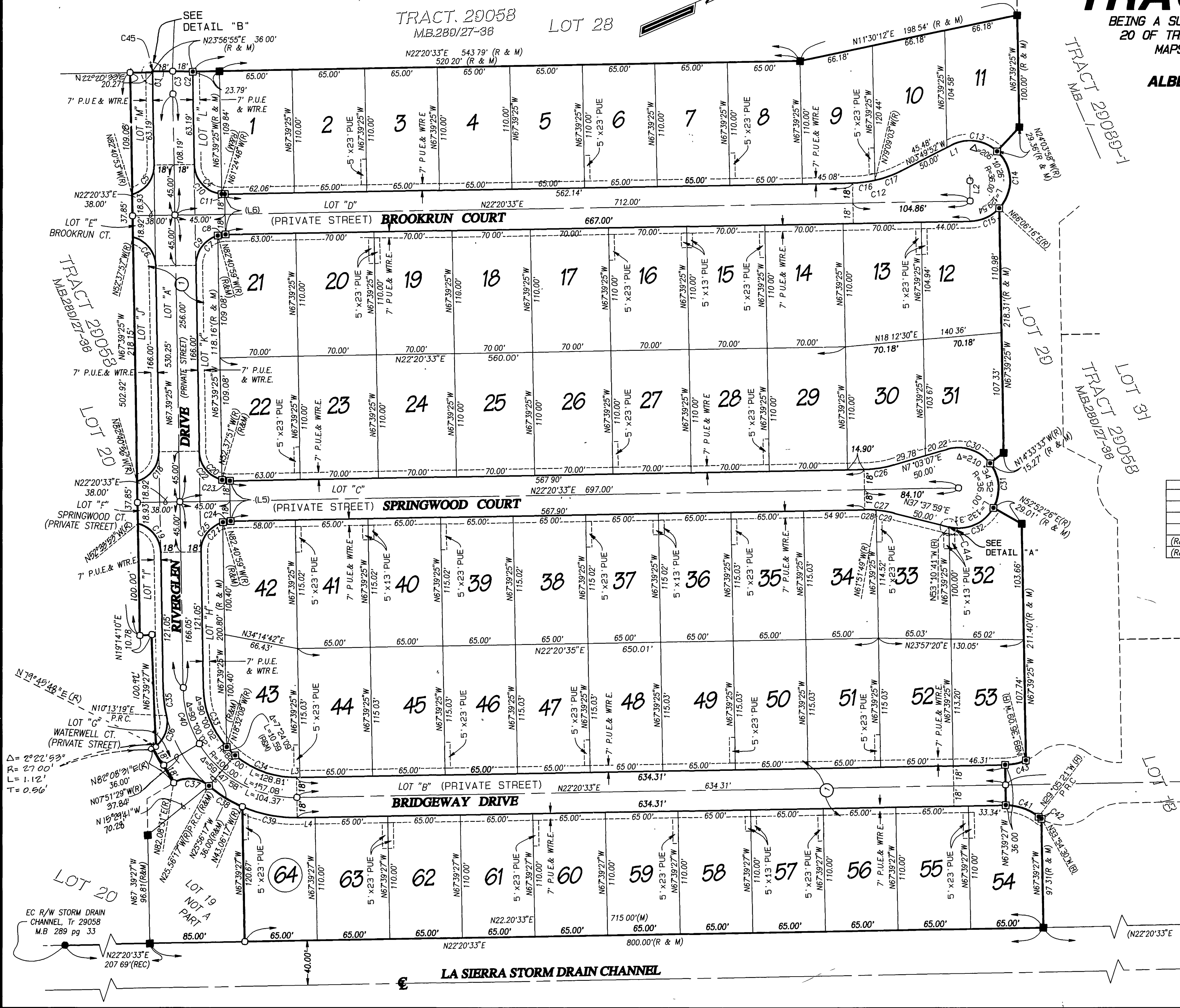
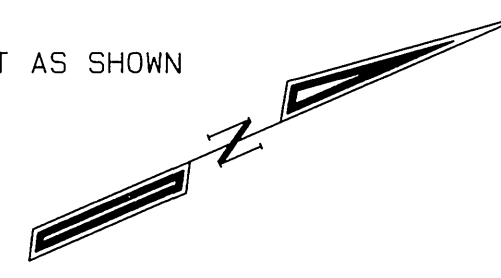
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. ONE HALF OF ALL GAS OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND NATURE, IN UNDER OR PRODUCED FROM ALL OF THE ABOVE MENTIONED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL, MINE AND DEVELOP THE SAME, AS RESERVED IN THE DEED RECORDED JANUARY 7, 1955 IN BOOK 1676 PAGE 319 O.R.
2. AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE, WITH NO SURFACE RIGHT OF ENTRY TO THE PREMISES, AS RESERVED BY WITWORTH CORPORATION, A CALIFORNIA CORPORATION, ET AL., RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO. 113293 O.R. RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 29089-6
 BEING A SUBDIVISION OF A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF TRACT NO. 29058 AS SHOWN BY MAP ON FILE IN BOOK 289 OF MAPS, PAGES 27 THROUGH 36 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 DECEMBER, 2000



① INDICATES 50' WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON TRACT 29058, M.B. 289 PAGE 36

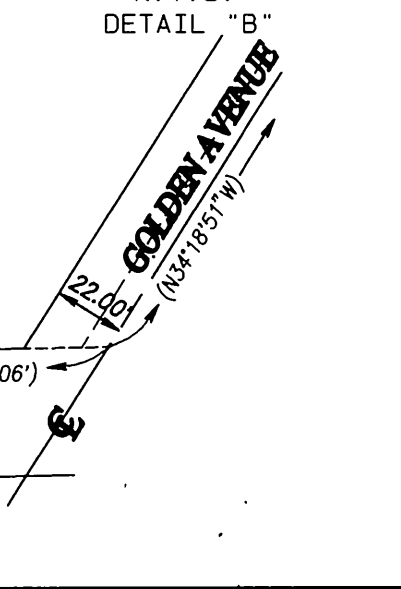
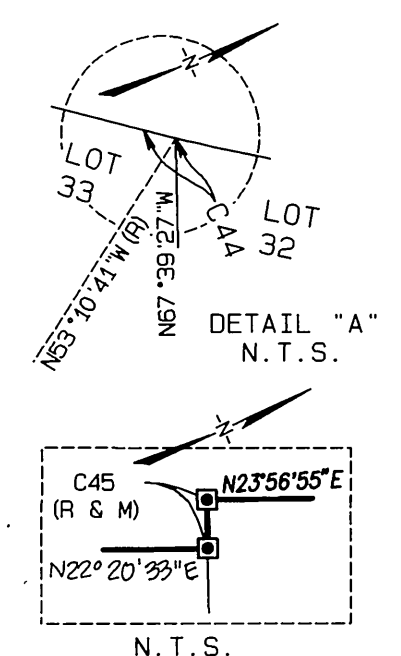


SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE CENTERLINE OF GOLDEN AVENUE TAKEN AS NORTH 34° 18' 51" WEST PER TRACT NO. 29058 ON FILE IN BOOK 289, PAGES 27-36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- FD 1" IRON PIPE W/ PLASTIC PLUG STAMPED, L.S. 5529 FLUSH, PER CERTIFICATE OF CORRECTION FOR TRACT 29058.
- FD STEEL PIN AND TAG STAMPED, L.S. 5529, IN TOP OF CURB, PER CERTIFICATE OF CORRECTION FOR TRACT 29058.
- INDICATES FOUND 6" CONCRETE POST W/BRASS SPIKE & WASHED STAMPED "RCFC WCD" PER RS 34/3-6 AND MB 289/27-36, UNLESS OTHERWISE NOTED.
- INDICATES SET SPIKE & TAG ON STREET CENTERLINES, STAMPED LS 5529, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
- SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- () INDICATES RECORD OR MEASURED DATA (R & M) PER TRACT 29058, MB 289/27-36.
- THIS TRACT CONTAINS 13.79 ACRES.
- P.U.E. & W.T.R.E. INDICATES PUBLIC UTILITY AND WATERLINE EASEMENT

LINE	BEARING	DISTANCE
L1	N03°49'52"W	4.52'
L2	N67°39'27"W	18.00'
L3	N22°20'33"E	3.00'
L4	N22°20'33"E	15.97'
(R&M) L5	N67°39'23"W	36.00'
(R&M) L6	N67°39'22"W	36.00'

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	01°31'39"	743.00'	19.81'	9.90'
C2	01°36'20"	707.00'	19.81'	9.91'
C3	01°36'20"	725.00'	20.32'	10.16'
C4	90°00'02"	27.00'	42.41'	27.00'
C5	74°58'32"	27.00'	35.33'	20.71'
C6	74°58'32"	27.00'	35.33'	20.71'
C7	89°59'58"	27.00'	42.41'	27.00'
(R & M) C8	15°01'32"	27.00'	7.08'	3.56'
C9	74°58'26"	27.00'	35.33'	20.71'
C10	83°45'23"	27.00'	39.47'	24.21'
(R & M) C11	06°14'39"	27.00'	2.94'	1.47'
C12	26°10'25"	100.00'	45.68'	23.25'
C13	69°45'54"	36.00'	43.83'	25.10'
(R & M) C14	90°10'14"	36.00'	56.66'	36.11'
C15	46°14'17"	36.00'	29.05'	15.37'
C16	11°29'36"	100.00'	20.06'	10.08'
C17	14°40'49"	100.00'	25.62'	12.88'
C18	74°58'29"	27.00'	35.33'	20.71'
C19	74°58'28"	27.00'	35.33'	20.71'
C20	90°00'02"	27.00'	42.41'	27.00'
C21	89°59'58"	27.00'	42.41'	27.00'
C22	74°58'26"	27.00'	35.33'	20.71'
(R & M) C23	15°01'36"	27.00'	7.08'	3.56'
(R & M) C24	15°01'36"	27.00'	7.08'	3.56'
C25	74°58'26"	27.00'	35.33'	20.71'
C26	15°17'26"	100.00'	26.69'	13.42'
C27	15°17'26"	100.00'	26.69'	13.42'
C28	05°47'38"	100.00'	10.11'	5.06'
C29	09°29'48"	100.00'	16.57'	8.31'
C30	68°23'20"	36.00'	42.97'	24.46'
(R & M) C31	67°25'58"	36.00'	42.37'	24.02'
C32	73°58'53"	36.00'	46.46'	27.10'
C33	40°52'43"	82.00'	58.50'	30.56'
C34	49°07'19"	82.00'	70.30'	37.47'
C35	12°07'16"	118.00'	24.96'	12.53'
C36	71°06'12"	27.00'	33.89'	19.59'
C37	71°55'12"	27.00'	33.89'	19.59'
C38	17°10'00"	118.00'	35.35'	17.81'
C39	24°33'10"	118.00'	50.57'	25.68'
C40	30°12'04"	100.00'	52.71'	26.98'
(R & M) C41	36°19'13"	50.04'	31.72'	16.41'
(R & M) C42	04°49'10"	36.00'	3.03'	1.51'
(R & M) C43	21°58'42"	50.00'	19.15'	9.69'
C44	00°48'40"	36.00'	0.51'	0.25'
(R & M) C45	00°04'41"	743.00'	1.01'	0.51'



M.B. 302 / 72

PREPARED BY [Signature] CHECKED BY [Signature] 6:16591 99-0206 RECORD MAPS 99-206 AND 1/19/2001 2:03PM

M.B. 302 / 72