

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "C" INCLUSIVE.

AS A CONDITION OF DEDICATION OF LOT "A" AND LOT "B", (EL SOBRANTE ROAD) AND LOT "C", (McALLISTER ST.), THE OWNERS OF LOTS 58, 59 AND 60, ABUTTING THE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING 3 THIRTY FOOT OPENING, IN LOTS 58, 59, AND 60 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "D" THROUGH "F" INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE, THE LANDSCAPE EASEMENTS (LOTS 58 AND 59) AS SHOWN HEREON.

WE HEREBY RETAIN LOTS "D" THROUGH "F", INCLUSIVE, INDICATED AS PRIVATE STREETS, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS INDICATED AS OPEN SPACE, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE DRAINAGE EASEMENT AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY GRANT, IN FEE TITLE TO WESTERN MUNICIPAL WATER DISTRICT LOT 61 FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, ALSO RESERVING TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT AN EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES, AND FURTHER RESERVING THE 3' PUBLIC UTILITY EASEMENT WITHIN SAID LOT 61 AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT THE TRAIL EASEMENT AS SHOWN HEREON FOR TRAIL PURPOSES

BY: SHEA HOMES LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

BY: J.F. SHEA CO., INC., A NEVADA CORPORATION
A CALIFORNIA LIMITED PARTNERSHIP
ITS GENERAL PARTNER

John C. Danvers
JOHN C. DANVERS, ASSISTANT SECRETARY

Marion P. Marcum
MARION P. MARCUM, ASSISTANT SECRETARY

(ALSO SIGNING AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 19, 2000 AS INSTRUMENT NO. 2000-191707 O.R.)

BY: WL VICTORIA GROVE ASSOCIATES, L.P.
A CALIFORNIA LIMITED PARTNERSHIP

BY: WL HOMES LLC,
A DELAWARE LIMITED COMPANY
GENERAL PARTNER

Terry Neale
TERRY NEALE, DIVISIONAL PRESIDENT

Patrick E. Potts
PATRICK E. POTTS, VICE PRESIDENT,
LAND DEVELOPMENT

BY: SRG LAKE MATHEWS, L.P.
A CALIFORNIA LIMITED PARTNERSHIP

BY: REGIS CONTRACTORS INC.
A CALIFORNIA CORPORATION, GENERAL PARTNER

William J. Thormaehlen
WILLIAM J. THORMAEHLN, VICE PRESIDENT

RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT CERTIFICATE OF ACCEPTANCE

THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE TRAIL EASEMENT AS SHOWN HEREON TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID EASEMENT SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.

DATE *11/21/02* *Paul Frandsen*
PAUL FRANDSEN
GENERAL MANAGER

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$149,300.

DATED: 11/4/02, 2002

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: *Matt Jais* DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$149,300 ^{XX} 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 THE 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: Jan 29, 2002

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: *Gloria Perez Smith* DEPUTY

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BULKLEY PARED AND CHARLES GRANDVILLE KEKEWICH, IN INSTRUMENT RECORDED FEBRUARY 7, 1911 IN BOOK 324 PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF EL SOBRANTE LAND CO., IN INSTRUMENT RECORDED MAY 10, 1911 IN BOOK 315 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF PHIL A. KILFOIL, IN INSTRUMENT RECORDED SEPTEMBER 14, 1911 IN BOOK 331 PAGE 374 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR DITCHES, CANALS, FLUMES AND INCIDENTAL PURPOSES, IN FAVOR OF EL SOBRANTE LAND CO., IN INSTRUMENT RECORDED AUGUST 5, 1912 IN BOOK 357 PAGE 4 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET. SEQ., OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID AREA DRAINAGE PLAN.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF NINE (9) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 1998; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 10/17, 2001

Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-03



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 28873 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 1-5-1999, THE EXPIRATION DATE BEING 1-5-02, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Jan 17, 2002

Mark S. Bernas
MARK S. BERNAS, COUNTY SURVEYOR
L.S. 4568, EXPIRES 9-30-03

BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "C" INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE EASEMENTS DESIGNATED AS LANDSCAPE

EASEMENT (LOTS 58 AND 59) ARE HEREBY ACCEPTED FOR PUBLIC USE AND NOT PART OF THE COUNTY MAINTAINED ROAD SYSTEM.

THE EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "D" THROUGH "F" INCLUSIVE ARE HEREBY ACCEPTED, **BUT NOT AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM.**

DATED: Jan 29, 2002

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: *Bob Buxton*
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: *Gloria Perez Smith* DEPUTY

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED WITHIN THE OWNER'S STATEMENT HEREON DATED _____ FROM SHEA HOMES LIMITED PARTNERSHIP TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: January 3, 2002

Jeffery O. Sims
JEFFERY O. SIMS, P.E.
CIVIL ENGINEER
WESTERN MUNICIPAL WATER DISTRICT
OF RIVERSIDE COUNTY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

BENEFICIARY STATEMENT

WASHINGTON MUTUAL BANK FORMALLY KNOWN AS BANK UNITED, A FEDERAL SAVINGS BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 1, 2001, AS INSTRUMENT NO. 43760 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Thomas S. Griffin

THOMAS S. GRIFFIN, SENIOR VICE PRESIDENT

BENEFICIARY STATEMENT

BANK ONE, ARIZONA, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 19, 2000 AS INSTRUMENT NO. 2000-191705 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Heather Littlefield

HEATHER LITTLEFIELD, VICE PRESIDENT

BENEFICIARY STATEMENT

MW HOUSING PARTNERS II, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 19, 2000 AS INSTRUMENT NO. 2000-191706 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: MW HOUSING MANAGEMENT II, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: WRI CP INVESTMENTS II, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, ITS CO-MANAGER
BY: WEYERHAEUSER REALTY INVESTORS, INC., A WASHINGTON CORPORATION ITS CO-MANAGER

BY: *Joseph M. Reed*

NAME: JOSEPH M. REED

TITLE: VICE PRESIDENT

BY: *Bruce V. Moock*

NAME: BRUCE V. MOOCK

TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange

ON August 8th, 2001, BEFORE ME, Cindy A. Pierce, Notary Public
PERSONALLY APPEARED John C. Dunvers and Marion P. Marcam
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

Cindy A. Pierce
NOTARY PUBLIC IN AND FOR SAID STATE

Cindy A. Pierce
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES May 8, 2005

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF San Diego

ON January 7, 2002, BEFORE ME, Amy I. Jonilonis
PERSONALLY APPEARED Thomas S. Griffin
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

Amy I. Jonilonis
NOTARY PUBLIC IN AND FOR SAID STATE

Amy I. Jonilonis
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

MY COMMISSION EXPIRES Jan. 1, 2005

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON October 15, 2001, BEFORE ME, the undersigned
PERSONALLY APPEARED TERRY NEALE & PATRICK E. POTTS
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

Rose S. Gonzalez
NOTARY PUBLIC IN AND FOR SAID STATE

ROSE S. GONZALEZ
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

MY COMMISSION EXPIRES MARCH 1, 2003

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON 7 JANUARY 2002, BEFORE ME, VICTORIA A. CARLSON, Notary Public
PERSONALLY APPEARED HEATHER LITTLEFIELD
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

Victoria A. Carlson
NOTARY PUBLIC IN AND FOR SAID STATE

VICTORIA A. CARLSON
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES 9/3/02

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange

ON September 13, 2001, BEFORE ME, Eike Tooley, notary public
PERSONALLY APPEARED William J. Thomabied
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

Eike Tooley
NOTARY PUBLIC IN AND FOR SAID STATE

Eike Tooley
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES NOV 27, 2001

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON December 6, 2001, BEFORE ME, SHEILA M. OWENS
PERSONALLY APPEARED JOSEPH M. REED AND BRUCE V. MOOCK
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

Sheila M. Owens
NOTARY PUBLIC IN AND FOR SAID STATE

SHEILA M. OWENS
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES 8/9/02

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 28873

BEING A SUBDIVISION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

BASIS OF BEARINGS NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL SOBRANTE ROAD, BEING NORTH 88°04'31" WEST, AS SHOWN ON TRACT 28872, RECORDED IN BOOK 290/73-82.

ENVIRONMENTAL CONSTRAINT NOTE

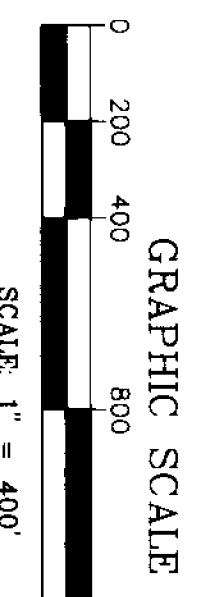
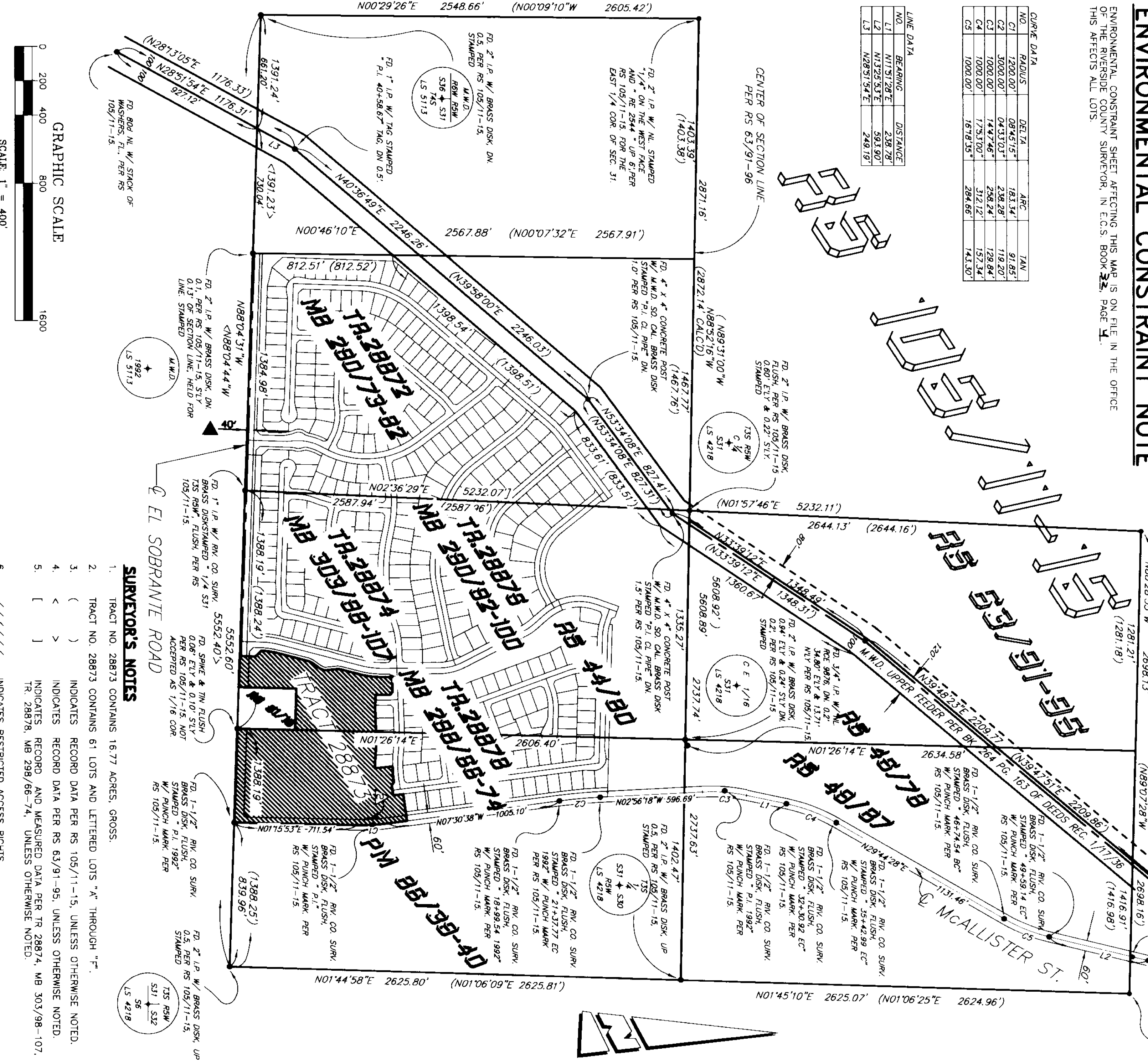
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 32, PAGE 1.

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	1200.00'	08°45'15"	183.34'	91.65'
C2	3000.00'	04°33'03"	238.28'	119.20'
C3	1000.00'	14°47'46"	258.24'	129.84'
C4	1000.00'	17°53'00"	312.12'	157.34'
C5	1000.00'	16°18'35"	284.66'	143.30'

LINE DATA

NO.	BEARING	DISTANCE
L1	N11°51'28"E	238.78'
L2	N12°55'51"E	593.90'
L3	N28°51'54"E	249.19'



EASEMENT NOTES

- ▲ AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED AUGUST 2, 1946, IN BOOK 760, PAGE 76, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
- ▲ AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED NOVEMBER 14, 1988, AS INSTRUMENT NO. 3382136 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S NOTES

1. TRACT NO. 28873 CONTAINS 16.77 ACRES, GROSS.
2. TRACT NO. 28873 CONTAINS 61 LOTS AND LETTERED LOTS "A" THROUGH "T".
3. () INDICATES RECORD DATA PER RS 105/11-15, UNLESS OTHERWISE NOTED.
4. < > INDICATES RECORD DATA PER RS 63/91-95, UNLESS OTHERWISE NOTED.
5. [] INDICATES RECORD AND MEASURED DATA PER TR 28874, MB 303/98-107, TR 28878, MB 298/66-74, UNLESS OTHERWISE NOTED.
6. [////] INDICATES RESTRICTED ACCESS RIGHTS
7. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS AND OBSTRUCTIONS
- INDICATES SET 1" I.P. AND TAG, "LS 5346", FLUSH
- INDICATES FOUND 1" I.P. W/LS 5367 TAG FLUSH PER TR 28874, M.B. 303/97-107, OR INDICATES FOUND 1" I.P. W/LS 5367 TAG FLUSH PER TR 28878, M.B. 298/66-74, UNLESS OTHERWISE NOTED.
- SET 1" I.P. AND TAG, "LS 5346", OR LEAD AND TAG, "LS 5346", IN CONCRETE FOOTING, OR ON TOP OR FACE OF WALL ON THE LOT LINE OR PROD THEREOF AT ALL REAR LOT CORNERS, FLUSH, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG, "LS 5346", IN TOP OF CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR E.C.S. AND B.C.S. PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

CCRS INST#
2002-060971

Recorded: 02-01-02

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

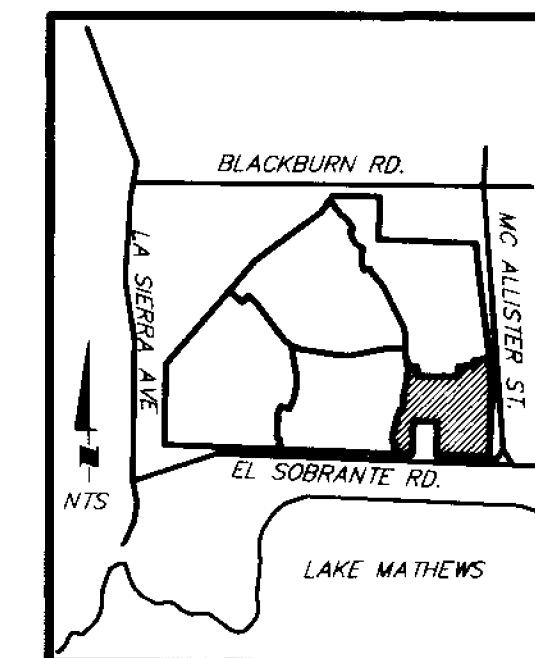
TRACT NO. 28873

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SEPTEMBER, 1999

THE KEITH COMPANIES

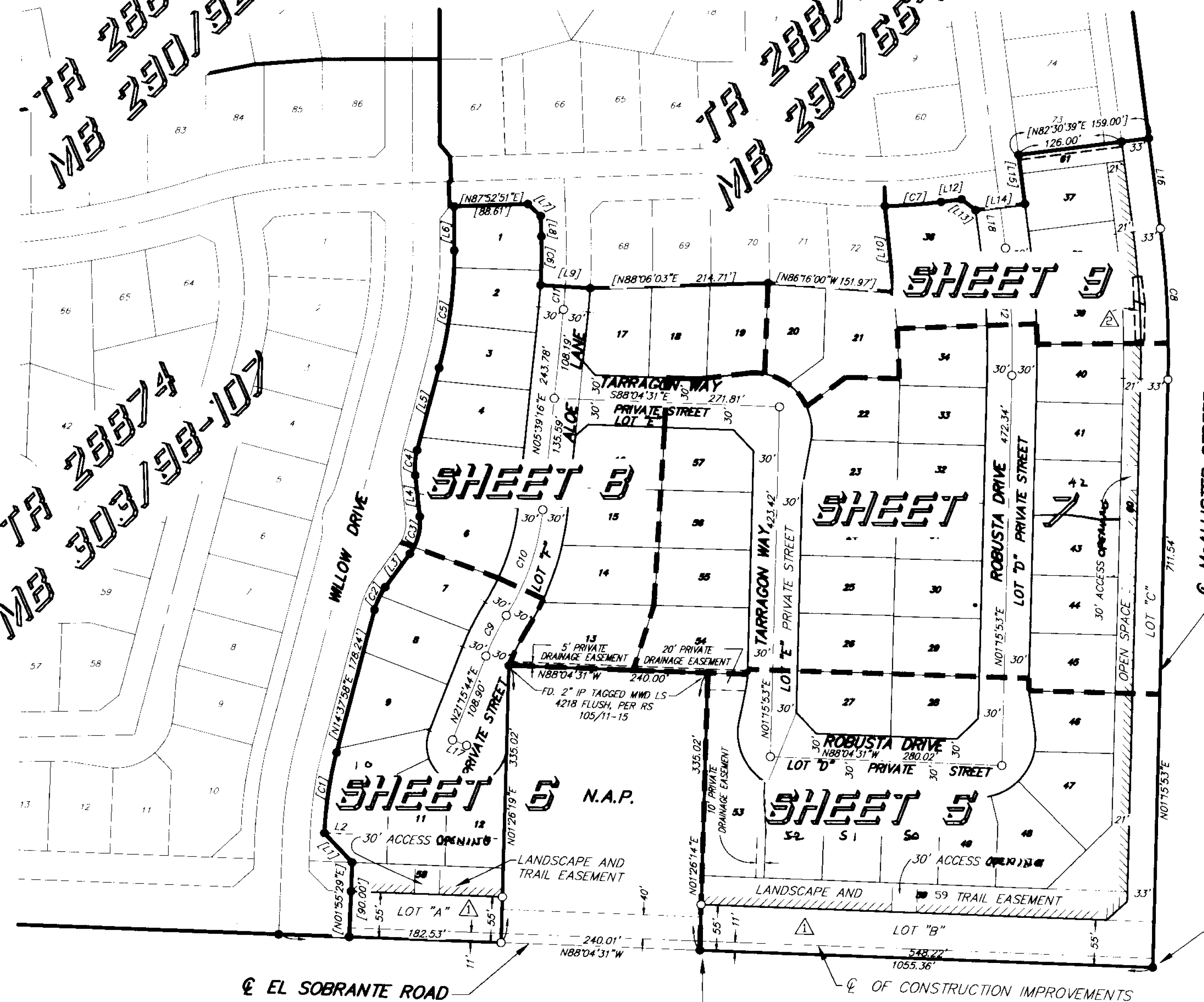
SEE SHEET
3 FOR
BOUNDARY &
SURVEYOR'S
NOTES



TR 28873
MB 290/92-100

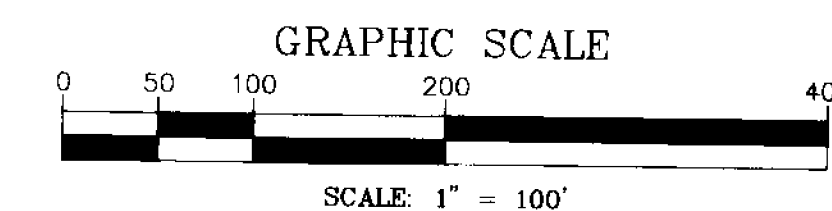
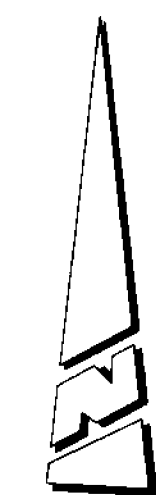
TR 28873
MB 298/55-74

TR 28874
MB 303/98-107



NO.	BEARING	DISTANCE
L1	N43°17'23"W	48.75'
L2	N87°56'41"W(R)	0.00'
L3	N35°46'37"E	50.00'
L4	N06°30'41"W	50.00'
L5	N14°37'58"E	103.13'
L6	N00°21'31"W	53.51'
L7	N47°07'12"W	21.21'
L8	N02°07'09"W	24.85'
L9	N86°40'15"W(R)	60.00'
L10	N05°51'48"W	104.47'
L11	N01°17'12"W	22.64'
L12	N82°30'39"E	25.00'
L13	N52°29'21"W	21.21'
L14	N82°30'39"E	60.00'
L15	N07°29'21"W	59.64'
L16	N07°29'21"W	109.85'
L17	N68°44'16"W	18.00'
L18	N07°29'21"W	50.21'

NO.	RADIUS	DELTA	ARC	TAN
C1	450.00'	12°34'39"	98.78'	49.59'
C2	83.00'	21°08'39"	30.63'	15.49'
C3	65.00'	42°17'19"	47.97'	25.14'
C4	83.00'	21°08'39"	30.63'	15.49'
C5	550.00'	14°59'29"	143.91'	72.37'
C6	655.00'	05°09'46"	59.02'	29.53'
C7	630.00'	06°12'09"	68.20'	34.13'
C8	1200.00'	08°45'15"	183.34'	91.85'
C9	300.00'	10°29'02"	54.89'	27.52'
C10	300.00'	26°05'29"	136.61'	69.51'
C11	685.00'	02°19'21"	27.77'	13.89'
C12	1011.00'	08°45'15"	154.47'	77.38'



FD. 1-1/2 RIV. CO. SURV.
BRASS DISC. FLUSH STAMPED
"P.1.1992" W/PUNCH MARK.
PER RS 105/11-15

FD. SPIKE & TIN FLUSH
0.06' E'LY & 0.10' S'LY
PER RS 105/11-15. NOT
ACCEPTED AS 1/16 COR.

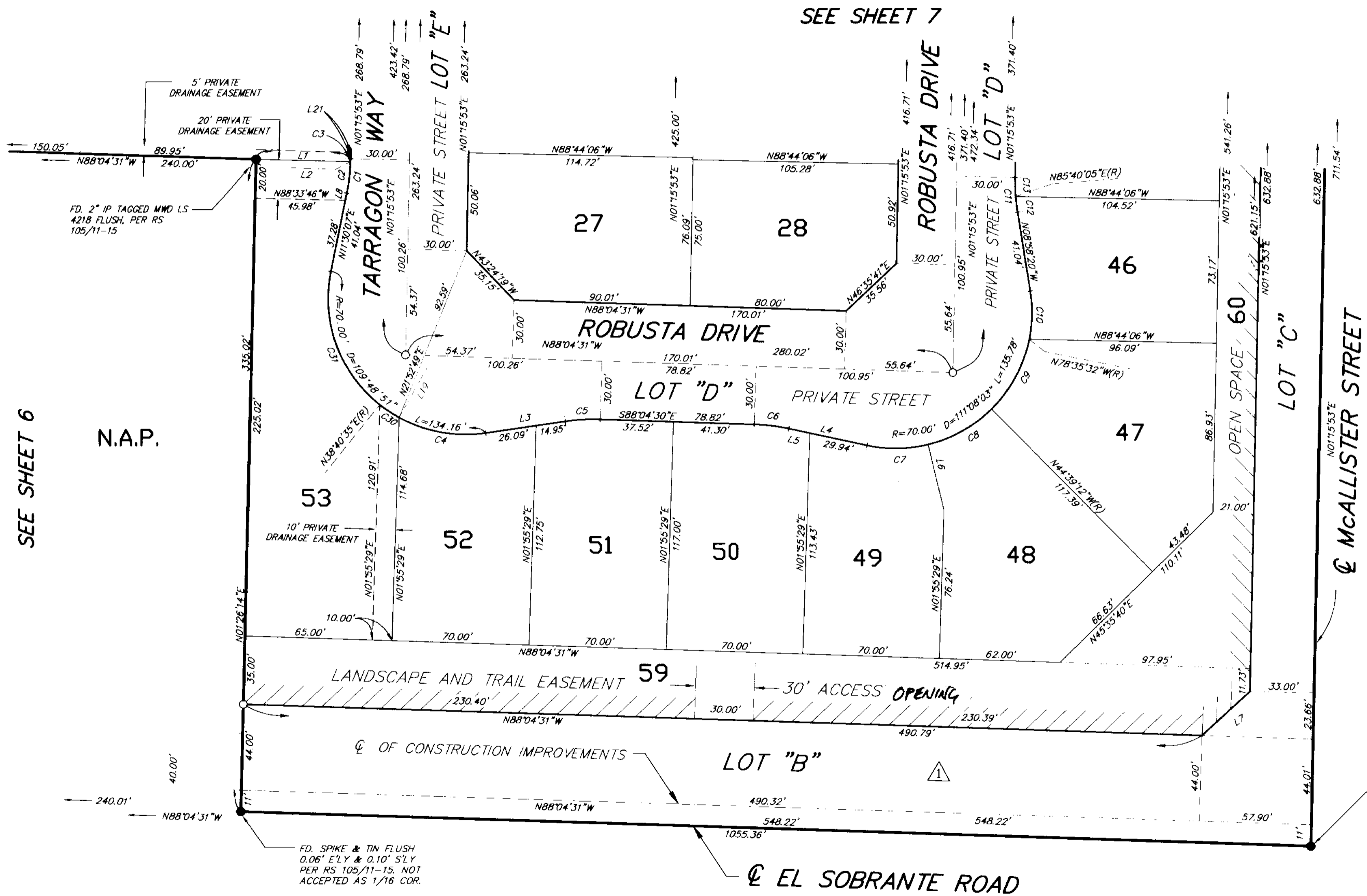
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES



CURVE DATA

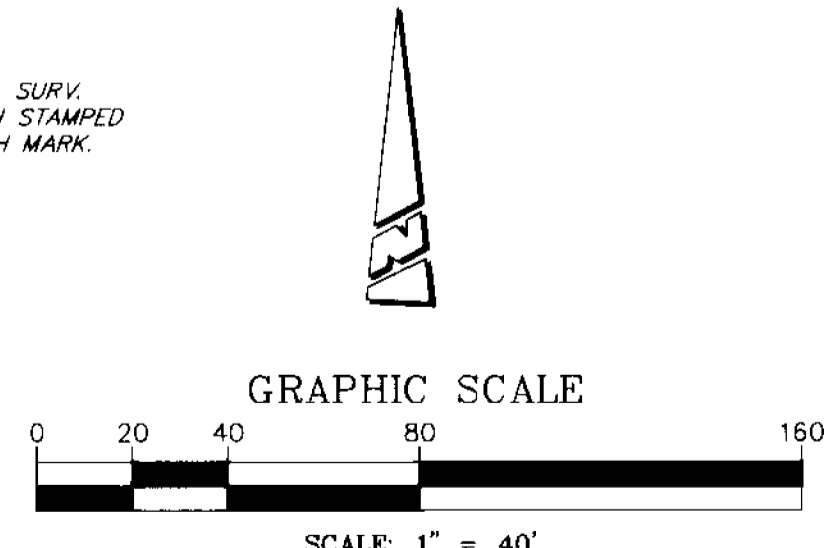
NO.	RADIUS	DELTA	ARC	TAN
C1	100.00'	107°4'14"	17.87'	8.96'
C2	100.00'	09°23'13"	16.38'	8.21'
C3	100.00'	00°51'01"	1.48'	0.74'
C4	70.00'	37°20'01"	45.60'	23.65'
C5	100.00'	107°4'14"	17.87'	8.96'
C6	100.00'	107°4'14"	17.87'	8.96'
C7	70.00'	25°49'13"	31.55'	16.05'
C8	70.00'	30°59'42"	37.87'	19.41'
C9	70.00'	33°56'20"	41.46'	21.36'
C10	70.00'	20°22'48"	24.90'	12.58'
C11	100.00'	107°4'14"	17.87'	8.96'
C12	100.00'	04°38'25"	8.10'	4.05'
C13	100.00'	05°35'49"	9.77'	4.89'
C30	70.00'	09°39'18"	11.80'	5.91'
C31	70.00'	62°49'32"	76.76'	42.75'

LINE DATA

NO.	BEARING	DISTANCE
L1	N88°33'46"W	48.17'
L2	N87°53'06"W(R)	
L3	N81°41'16"E	41.04'
L4	N77°50'17"W	41.04'
L5	N77°50'17"W	11.10'
L6	N13°39'30"W(R)	34.60'
L7	N54°37'59"E	30.17'
L8	N11°30'07"E	3.76'
L19	N29°01'16"E(R)	
L21	N01°15'53"E	3.11'

SEE SHEET 3 FOR BOUNDARY & SURVEYOR'S NOTES

FD. 1-1/2 RIV. CO. SURV. BRASS DISC, FLUSH STAMPED "P.I.1992" W/PUNCH MARK. PER RS 105/11-15



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

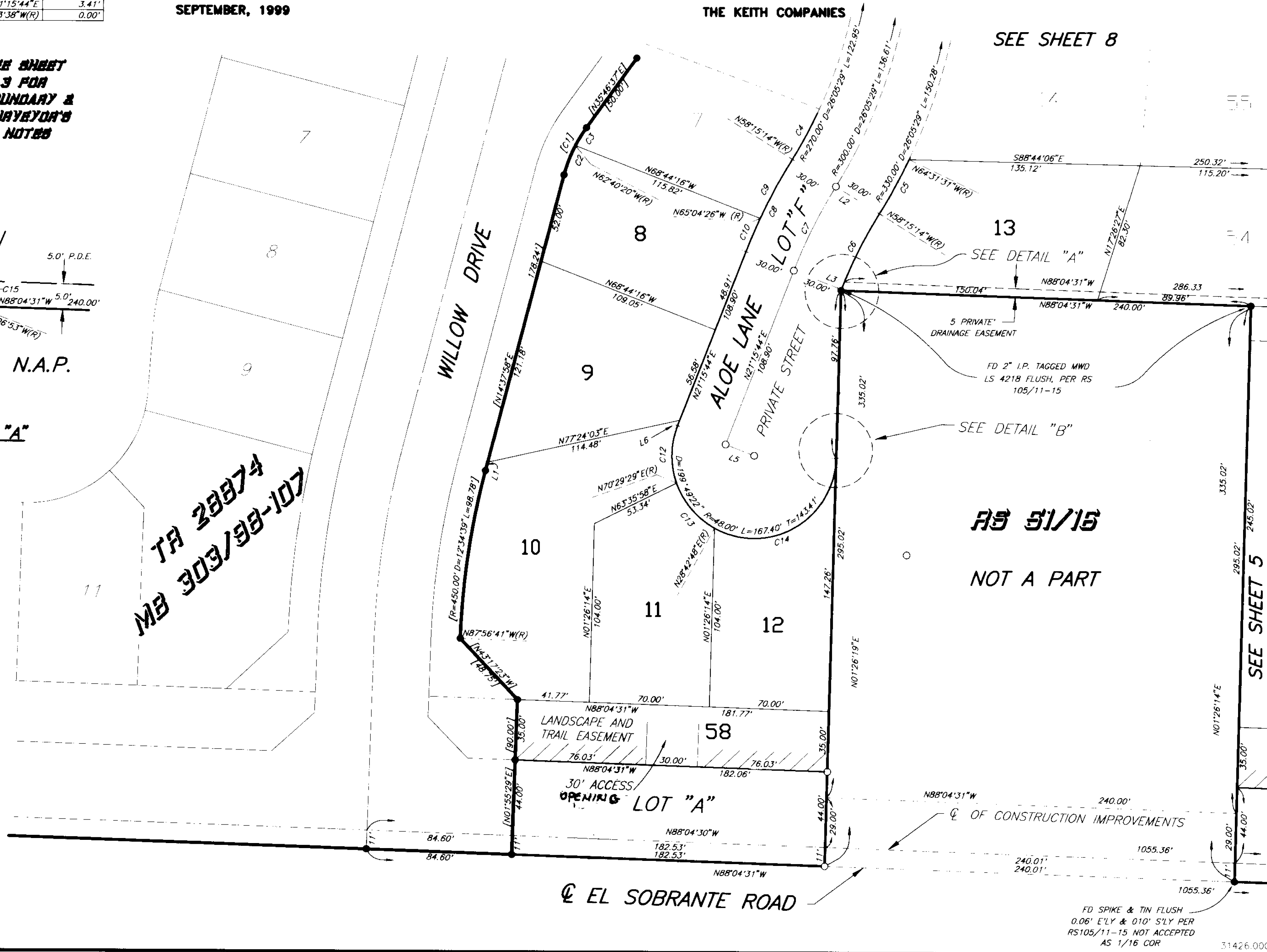
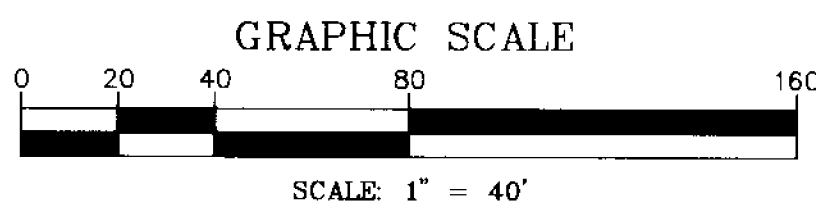
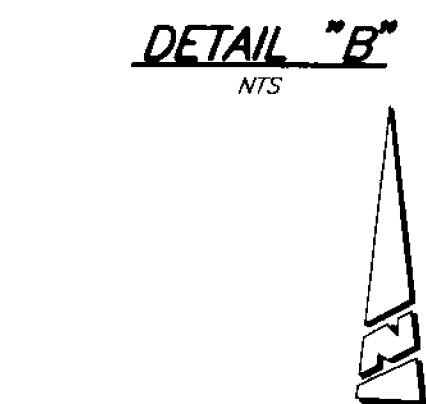
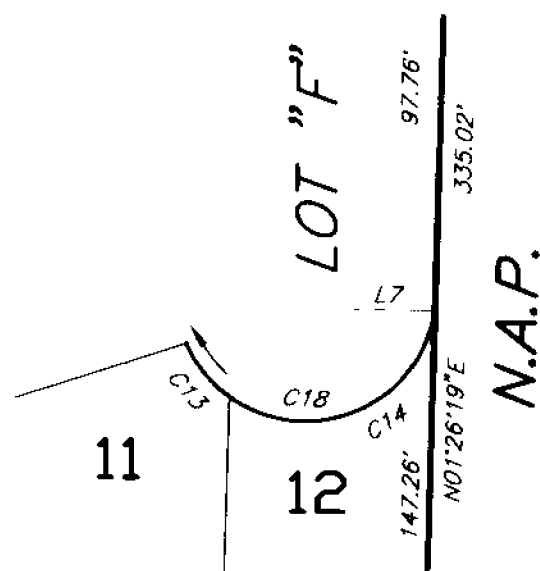
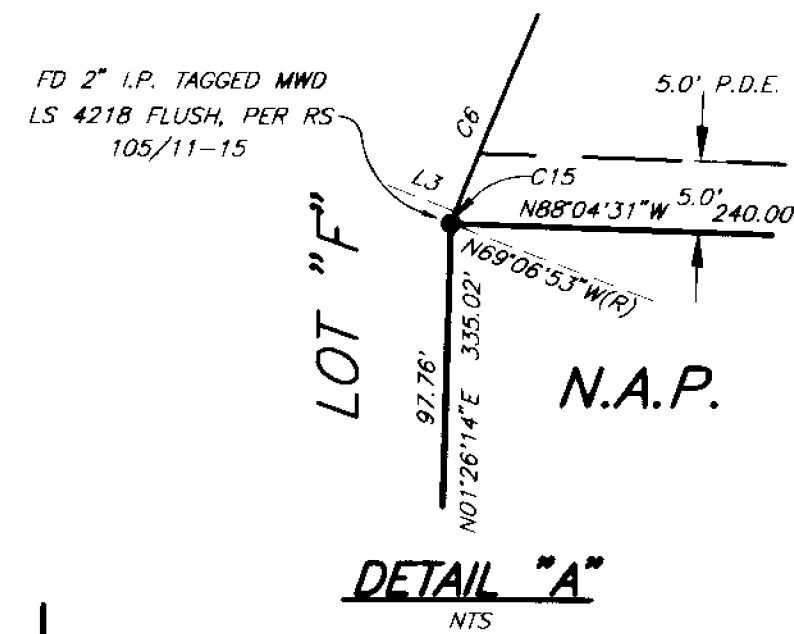
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

CURVE DATA				
NO.	RADIUS	DELTA	ARC	TAN
C1	83.00'	21°08'39"	30.63'	15.49'
C2	83.00'	12°41'42"	18.39'	9.23'
C3	83.00'	08°26'58"	12.24'	6.13'
C4	270.00'	07°04'10"	33.31'	16.68'
C5	330.00'	06°16'17"	36.12'	18.08'
C6	270.00'	10°29'02"	49.40'	24.77'
C7	300.00'	10°29'02"	54.89'	27.52'
C8	330.00'	10°29'02"	60.38'	30.28'
C9	330.00'	06°49'12"	39.28'	19.66'
C10	330.00'	03°39'50"	21.10'	10.55'
C12	48.00'	40°46'14"	34.16'	17.84'
C13	48.00'	41°46'41"	35.00'	18.32'
C14	48.00'	117°16'26"	98.25'	78.75'
C15	100.00'	00°22'36"	0.66'	0.33'
C18	48.00'	199°42'22"	167.40'	274.71'

LINE DATA		
NO.	BEARING	DISTANCE
L1	N14°37'58"E	5.06'
L2	N58°15'15"W(R)	0.00'
L3	N68°44'16"W	15.00'
L5	N68°44'16"W	18.00'
L6	N21°15'44"E	3.41'
L7	N88°33'38"W(R)	0.00'

SEE SHEET 3 FOR BOUNDARY & SURVEYOR'S NOTES



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

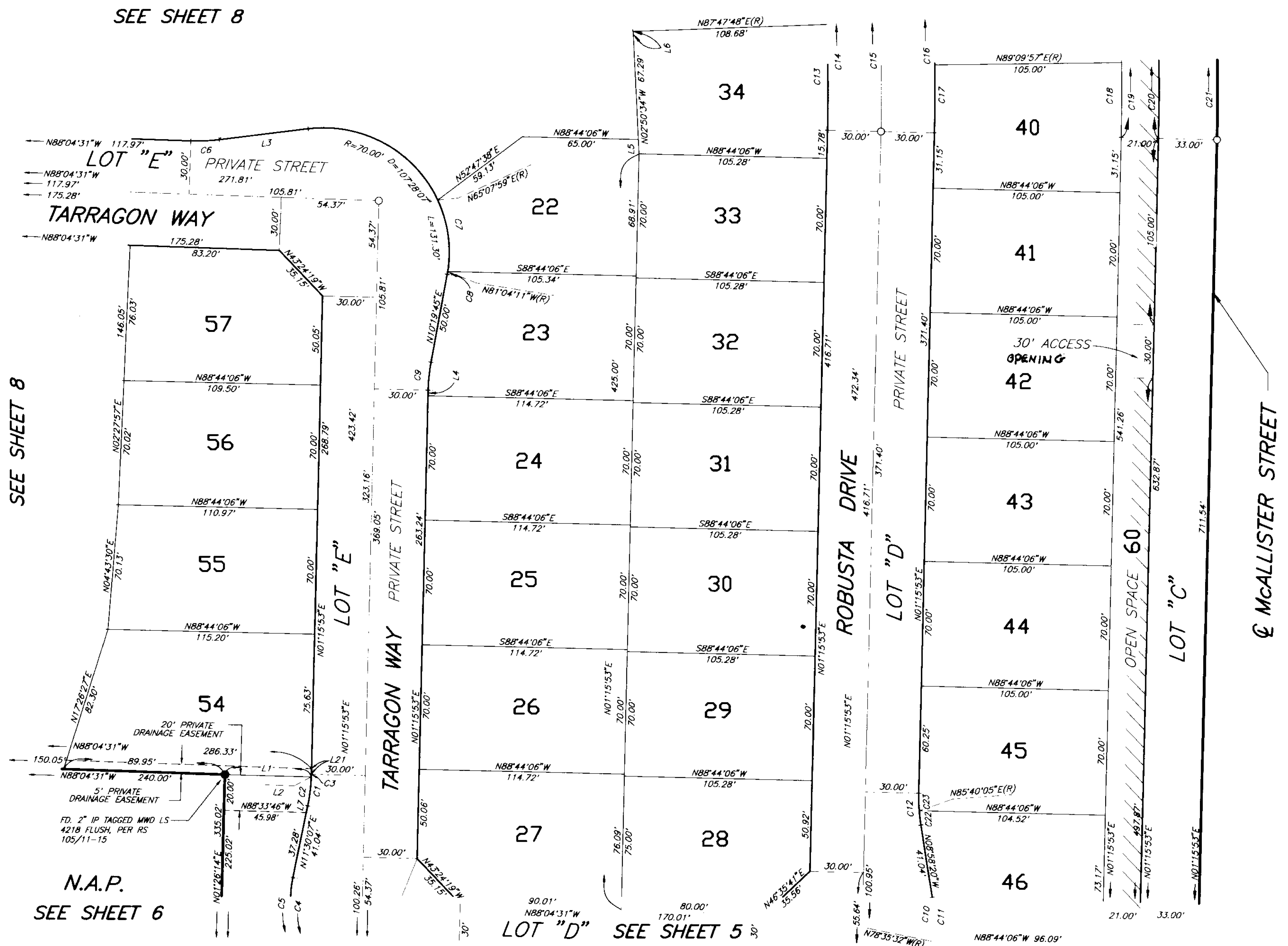
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SEPTEMBER, 1999

SEE SHEET 9

THE KEITH COMPANIES

SEE SHEET 8



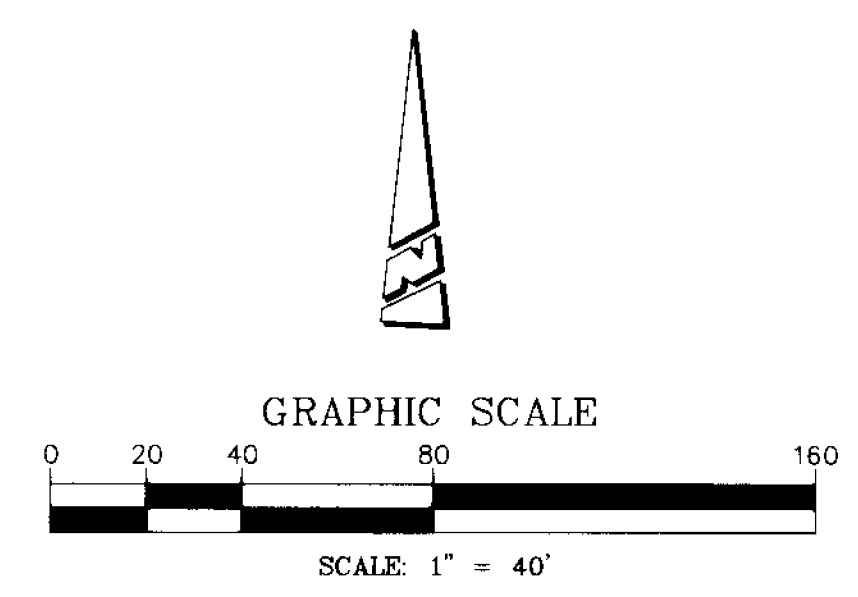
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	100.00'	10°14'14"	17.87'	8.96'
C2	100.00'	09°23'13"	16.38'	8.21'
C3	100.00'	00°51'01"	1.48'	0.74'
C4	70.00'	109°48'51"	134.16'	99.63'
C5	70.00'	69°41'12"	85.14'	48.73'
C6	100.00'	09°03'51"	15.82'	7.93'
C7	70.00'	33°47'50"	41.29'	21.27'
C8	70.00'	01°23'56"	1.71'	0.85'
C9	100.00'	09°03'51"	15.82'	7.93'
C10	70.00'	111°08'03"	135.78'	102.11'
C11	70.00'	20°22'48"	24.90'	12.58'
C12	100.00'	10°14'14"	17.87'	8.96'
C13	981.00'	03°28'05"	59.38'	29.70'
C14	981.00'	08°45'15"	149.88'	75.09'
C15	1011.00'	08°45'15"	154.47'	77.38'
C16	1041.00'	08°45'15"	159.05'	79.68'
C17	1041.00'	02°05'57"	38.14'	19.07'
C18	1146.00'	02°05'57"	41.98'	20.99'
C19	1146.00'	08°45'15"	175.09'	87.72'
C20	1167.00'	08°45'15"	178.30'	89.33'
C21	1200.00'	08°45'15"	183.34'	91.85'
C22	100.00'	04°38'25"	8.10'	4.05'
C23	100.00'	05°35'49"	9.77'	4.89'

LINE DATA

NO.	BEARING	DISTANCE
L1	N88°33'46"W	48.17'
L2	N87°53'06"W(R)	0.00'
L3	N82°51'38"E	50.00'
L4	N01°15'53"E	3.18'
L5	N02°50'34"W	8.07'
L6	N05°45'01"W	1.45'
L7	N11°30'07"E	3.76'
L21	N01°15'53"E	3.11'

SEE SHEET 3 FOR BOUNDARY & SURVEYOR'S NOTES



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	550.00'	05°41'31"	54.64'	27.34'
C2	550.00'	07°08'57"	68.63'	34.36'
C3	550.00'	02°09'01"	20.64'	10.32'
C4	655.00'	07°29'17"	85.60'	42.86'
C5	655.00'	02°19'31"	26.58'	13.29'
C6	655.00'	05°09'46"	59.02'	29.53'
C7	655.00'	03°35'49"	41.12'	20.57'
C8	655.00'	03°53'27"	44.48'	22.25'
C9	83.00'	21°08'39"	30.63'	15.49'
C10	83.00'	12°41'42"	18.39'	9.23'
C11	83.00'	08°26'57"	12.24'	6.13'
C12	65.00'	42°17'18"	47.97'	25.14'
C13	65.00'	08°33'35"	9.71'	4.86'
C14	65.00'	33°43'43"	38.26'	19.70'
C15	83.00'	21°08'39"	30.63'	15.49'
C16	685.00'	02°19'31"	27.80'	13.90'
C17	715.00'	02°19'31"	29.02'	14.51'
C18	270.00'	00°22'30"	1.77'	0.88'
C19	270.00'	18°38'49"	87.87'	44.33'
C20	270.00'	07°04'10"	33.31'	16.68'
C21	330.00'	07°01'40"	40.48'	20.26'
C22	330.00'	12°47'32"	73.68'	36.99'
C23	330.00'	06°16'17"	36.12'	18.08'
C24	330.00'	10°29'02"	60.38'	30.28'
C25	330.00'	06°49'12"	39.28'	19.66'
C26	100.00'	09°03'51"	15.82'	7.93'
C27	70.00'	107°28'07"	131.30'	95.41'
C28	70.00'	17°34'07"	21.46'	10.82'

LINE DATA

NO.	BEARING	DISTANCE
L1	N47°07'12"W	21.21'
L2	N02°07'09"W	24.85'
L3	N86°40'15"W(R)	60.00'
L4	N48°47'23"E	20.51'
L5	N86°16'00"W	151.97'
L6	N41°12'37"W	21.89'
L7	N58°15'15"W(R)	
L8	N82°51'38"E	0.77'

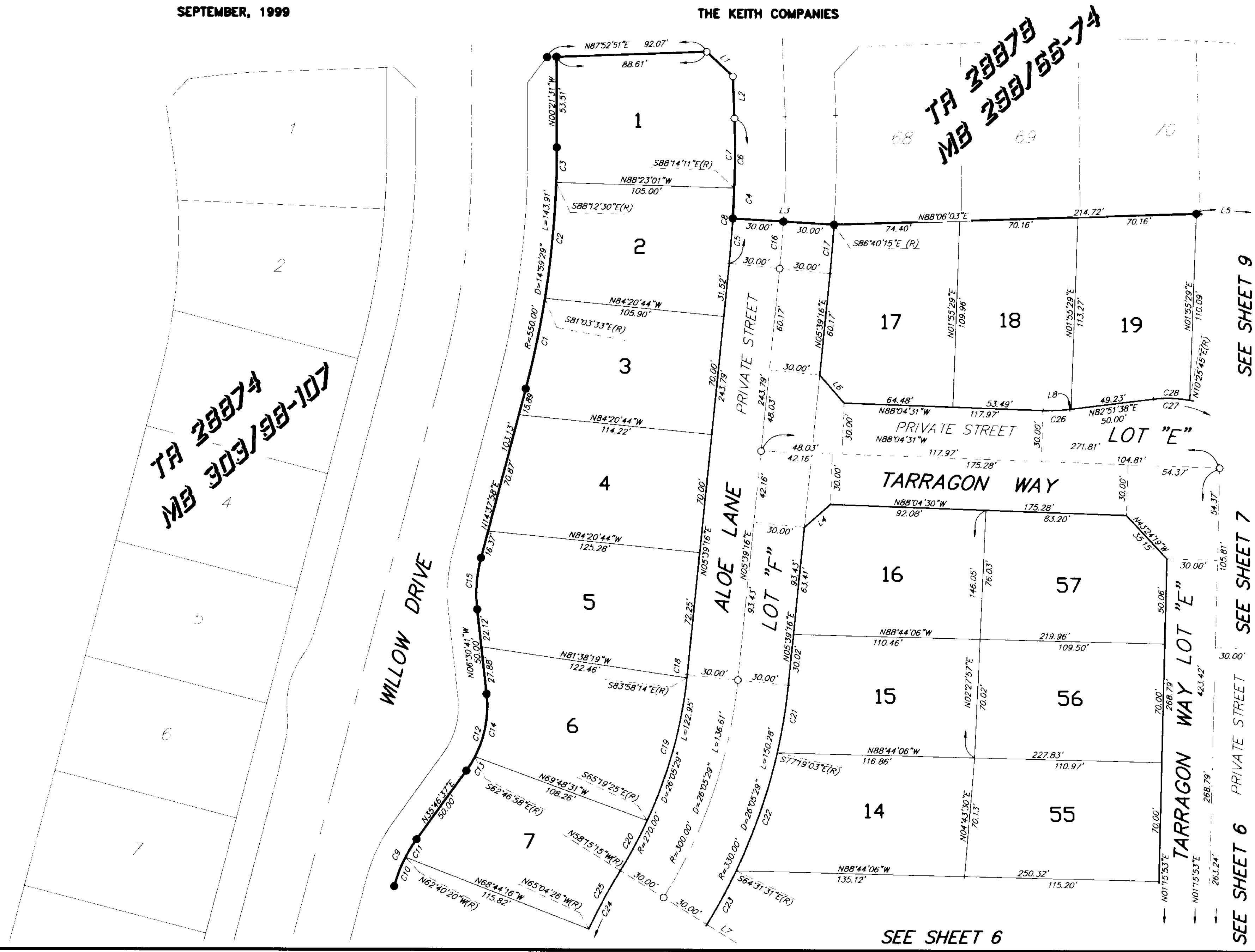
SEE SHEET 3 FOR BOUNDARY & SURVEYOR'S NOTES



GRAPHIC SCALE



SCALE: 1" = 40'



TA 28878
MB 288/88-74

TA 28874
MB 303/88-107

SEE SHEET 9

SEE SHEET 7

SEE SHEET 6

SEE SHEET 6

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28873

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

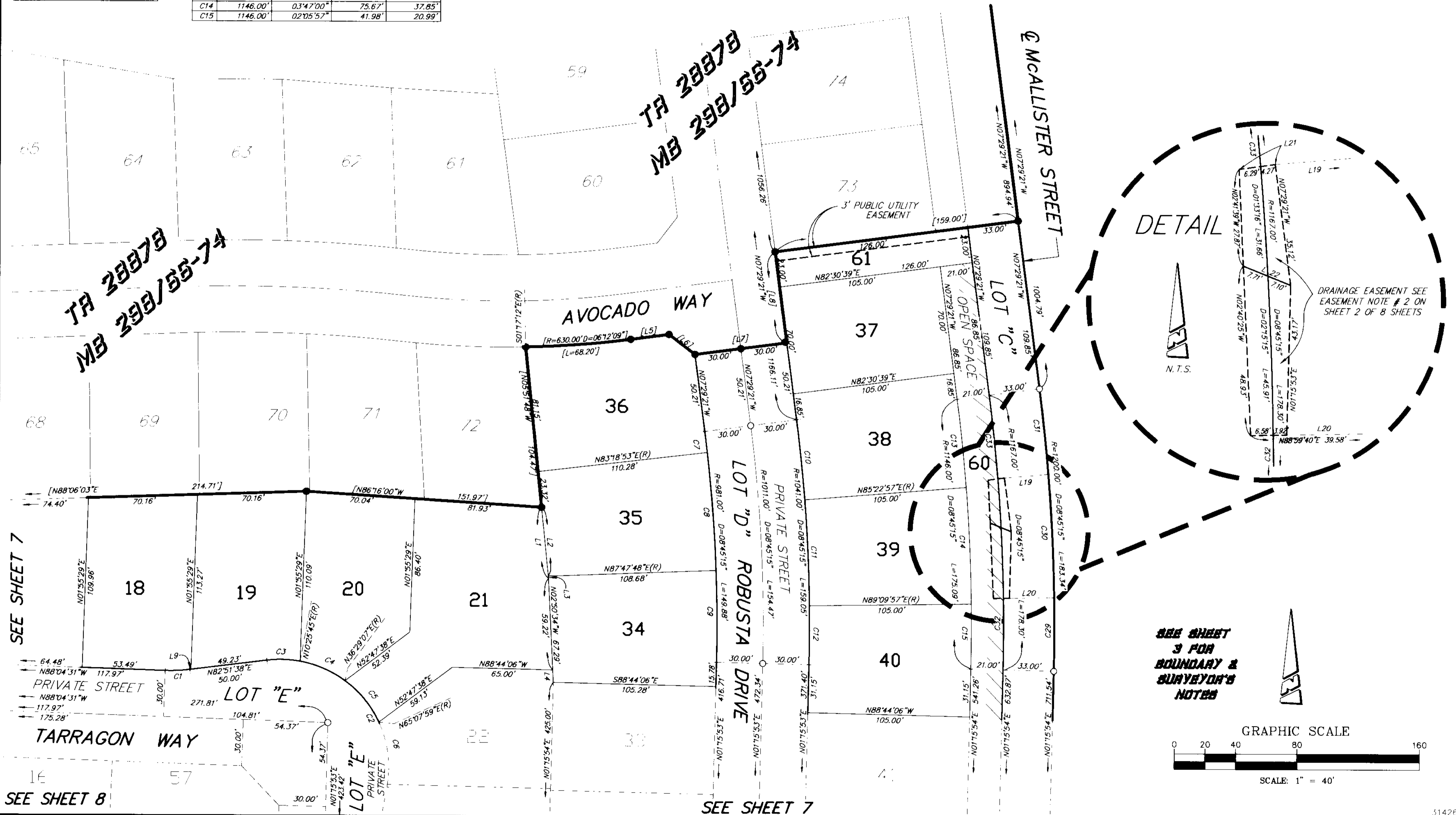
THE KEITH COMPANIES

NO.	BEARING	DISTANCE
L1	N05°45'01"W	46.31'
L2	N05°45'01"W	44.86'
L3	N05°45'01"W	1.45'
L4	N02°50'34"W	8.07'
L5	N82°30'39"E	25.00'
L6	N52°29'21"W	21.21'
L7	N82°30'39"E	60.00'
L8	N07°29'21"W	59.64'
L9	N82°51'38"E	0.77'
L19	N85°10'29"E	28.73'
L20	N88°59'40"E	29.08'
L21	N82°09'15"E	10.56'
L22	N68°02'36"W	14.81'

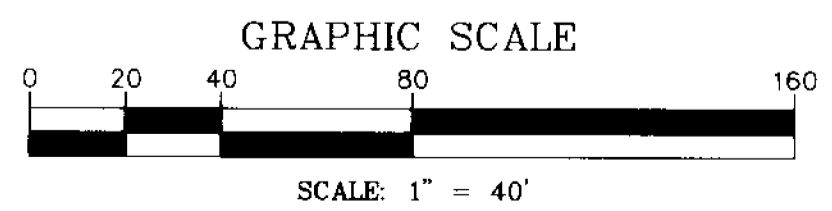
NO.	RADIUS	DELTA	ARC	TAN
C1	100.00'	09°03'51"	15.82'	7.93'
C2	70.00'	107°28'07"	131.30'	95.41'
C3	70.00'	17°34'07"	21.46'	10.82'
C4	70.00'	26°03'22"	31.83'	16.20'
C5	70.00'	28°38'52"	35.00'	17.87'
C6	70.00'	33°47'50"	41.29'	21.27'
C7	981.00'	00°48'14"	13.77'	6.88'
C8	981.00'	04°28'55"	76.74'	38.39'
C9	981.00'	03°28'05"	59.38'	29.70'
C10	1041.00'	02°52'18"	52.18'	26.09'
C11	1041.00'	03°47'00"	68.74'	34.38'
C12	1041.00'	02°05'56"	38.14'	19.07'
C13	1146.00'	02°52'18"	57.44'	28.72'
C14	1146.00'	03°47'00"	75.67'	37.85'
C15	1146.00'	02°05'57"	41.98'	20.99'

CURVE DATA (continued)

NO.	RADIUS	DELTA	ARC	TAN
C29	1200.00'	02°16'13"	47.55'	23.78'
C30	1200.00'	03°49'11"	80.00'	40.01'
C31	1200.00'	02°39'50"	55.79'	27.90'
C32	1167.00'	02°16'13"	46.24'	23.12'
C33	1167.00'	02°40'30"	54.49'	27.25'



SEE SHEET 3 FOR BOUNDARY & SURVEYOR'S NOTES



SEE SHEET 7

SEE SHEET 8

SEE SHEET 7