

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 clear title to said land and 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" and "B". As a condition of dedication of Lot "A" (McAllister Street) and Lot "B" (Blackburn Road), the owners of Lot 24 (Open Space) abutting this highway and during such time will have no rights of access except the general easement of travel. 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 Lot "C".

We hereby retain Lot "C", indicated as "Private Street", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby retain Lot 24, indicated as "OPEN SPACE", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby retain the easements indicated as "PRIVATE DRAINAGE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby dedicate to Western Municipal Water District of Riverside County for the construction and maintenance of sewer and water facilities, Lot "C"; and for the construction and maintenance of water facilities, the easement designated as "W.M.W.D. WATER EASEMENT".

HEARTHSIDE HOMES, INC., a California corporation

Michael J. Rafferty, President

John W. Marshall, Senior Vice President

COMERICA BANK - CALIFORNIA, a California Banking Corporation, as Beneficiary under Deed of Trust recorded OCTOBER 11, 2002 as inst. no. 572037, O. R. Riv. Co., Ca.

BARRY J. COHEN, FIRST VICE PRESIDENT

ANTHONY LORILATO, VICE PRESIDENT

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29372

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF RECORD OF SURVEY PER R.S. 44 / 89, AND ALL OF LOT 90 OF TRACT 28878 PER M.B. 298 / 66-74, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; BEING IN A PORTION OF THE SOUTHEAST ONE- QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CA.

JULY 2001

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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" and "B" 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 offer of dedication for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lot "C", is hereby accepted.

Date December 17, 2002

County of Riverside, State of California

By: Bob Burtie, Chairman of the Board of Supervisors

ATTEST: NANCY ROMERO, Clerk to the Board of Supervisors

By: Gloria Kivi-Smith, Deputy

SOIL REPORT

A preliminary soils report was prepared on April 17, 2000 as required by the Health and Safety Code of California, Section 17943 by LEIGHTON AND ASSOCIATES.

ABANDONMENT OF PUBLIC STREETS AND PUBLIC EASEMENTS

Pursuant to Section 66434 and 66499.20 1/2 of the Subdivision Map Act, the approval and recordation of this tract map constitutes abandonment of the following:

That portion of Certificate of Dedication for public road and public utility purposes, recorded January 25, 1961 as inst. no. 6285, inst. no. 6286 and inst. no. 6289, all being O.R. Riv. Co., Ca.

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed within the owners statement hereon, dated Dec. 19th 2002, from Hearthsides Homes, Inc. to Western Municipal Water District of Riverside County, a Political Corporation and/or Governmental Agency, is hereby accepted and consents to its recordation.

Date November 25, 2002

JEFFREY D. SIMS, R.C.E. 46212

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted 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 Drainage Area.

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 lots, whichever occurs first, and that the owner of each lot, 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.

RECORDER'S STATEMENT

Filed this 19th day of Dec, 2002 at 8:00 A.M. in Book 328 of Maps at Pages 25-27 at the request of the Clerk of the Board. Fee: \$11.00 No. 2002-761537 GARY L. ORSO, County Assessor - Clerk - Recorder

By: Ronald du Valle, Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

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.

Date November 13, 2002

PAUL McDONNELL, County Tax Collector

By: Bernice Arnold, 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.

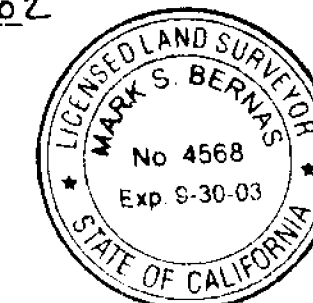
Date NANCY ROMERO, Clerk to the Board of Supervisors; CASH TAX BOND PAUL McDONNELL, County Tax Collector

By: Deputy

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 it to be substantially the same as it appeared on the Tentative Map of Tract 29372 as filed, amended, and approved by the Board of Supervisors on FEBRUARY 1, 2000 the expiration date being FEBRUARY 1, 2003 and that I am satisfied that this map is technically correct.

Date Dec 9, 2002

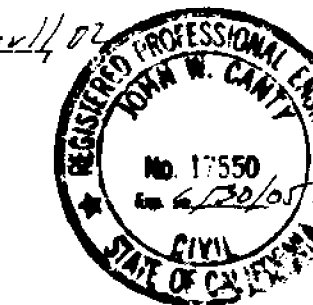


Mark S. Bernas, MARK S. BERNAS, County Surveyor, L.S. 4568 Lic. Exp. 9/30/03

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 July of 1999; 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.

Date September 11, 2002



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

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29372

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF RECORD OF SURVEY PER R.S. 44 / 89, AND ALL OF LOT 90 OF TRACT 28878 PER M.B. 298 / 66-74, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; BEING IN A PORTION OF THE SOUTHEAST ONE- QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CA.

JULY 2001

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA)
County of ORANGE) SS

On AUGUST 29, 2002 before me, MARJORIE E. GRAUPENSPERGER
A Notary Public in and for said County and State, personally appeared MICHAEL J. RAFFERTY AND JOHN W. MARSHALL

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 AUGUST 2, 2005

Marjorie E. Graupensperger MARJORIE E. GRAUPENSPERGER
Notary Public in and for said State (Print Name)
My principal place of business is in ORANGE County

NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA)
County of LOS ANGELES) SS

On SEPTEMBER 03, 2002 before me, KATHRINE J. BARTHA
A Notary Public in and for said County and State, personally appeared BARRY J. COHEN AND ANTHONY LOPILATO

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 30, 2005

Kathrine J. Bartha KATHRINE J. BARTHA
Notary Public in and for said State (Print Name) COMM # 1303062
My principal place of business is in LOS ANGELES County

NOTARY ACKNOWLEDGEMENT

State of _____)
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, personally appeared _____

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 _____

Notary Public in and for said State (Print Name)
My principal place of business is in _____ County

EASEMENT NOTES

- A Indicates an easement for electric and communication facilities in favor of Southern California Edison Company, recorded March 29, 1967 as inst. no. 26237, O.R. Riv. Co., Ca. (See Sheet 3)
- B Indicates an easement for public road and drainage purposes in favor of the County of Riverside, recorded March 16, 2000 as inst. no. 96047, O.R. Riv. Co., Ca. (See Sheet 3)
- C Indicates an easement for street and incidental purposes in favor of the County of Riverside, by Resolution recorded in the Riverside County Board of Supervisor's Minute Book No. 11 Page 296. (See Sheet 3)
- D Indicates an easement for underground communication facilities in favor of Pacific Bell Telephone Company, recorded May 31, 2001 as inst. no. 241964, O.R. Riv. Co., Ca. (See Sheet 3)
- E Indicates an easement for public road and drainage purposes in favor of the County of Riverside, recorded September 18, 2001 as inst. no. 450581, O.R. Riv. Co., Ca. (See Sheet 3)
- F Indicates an easement for electric and communication facilities in favor of Southern California Edison Company, recorded March 6, 2001 as inst. no. 89731, O.R. Riv. Co., Ca. (See Sheet 3)
- G Indicates an easement for sewer facilities in favor of Janet Frances Lee, recorded July 30, 2002 as inst. no. 415241, O.R. Riv. Co., Ca. (See Sheet 3)

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

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JULY 2001

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENVIRONMENTAL CONSTRAINT NOTE

Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department Survey Division, in E.C.S. Book 33 Page 36. This affects all lots within this Tract.

ENGINEER'S NOTES

Bearings are based upon the Easterly line of the Southeast one-quarter of Section 31, T. 3 S., R. 5 W. as being N.01°44'58"E. as shown on Tract 28878 by map on file in Book 298 of Maps at Pages 66 through 74 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. Tagged L.S. 5346, Flush per Tract 28878 M.B. 298/66-74, unless otherwise noted.
- Indicates Found 1" I.P. Tagged L.S. 5346, Flush per Tract 28899 M.B. 296/30-38.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, or Nail and R.C.E. 17550 Tag in wall or concrete 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 curb at the prolongation of side lot lines, unless otherwise noted.

C.C. & R.S. RECORDED ON DE. 5TH 2002 AS INSTR. # 761537 TRK 761550

HEIGHTS LANE (Private Street) TRACT 28899 M.B. 296/30-38

All monuments shown as "Set" shall be set per Riverside County Ordinance 461.9, and in accordance with the terms of the Monument Agreement for this map.

() Indicates Measured Data, also Record Data per Lot Line Adjustment No. 4316, recorded February 2, 2001 as inst. no. 46231, O.R. Riv. Co., Ca.

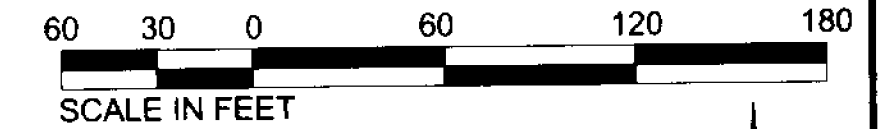
[] Indicates Measured Data, also Record Data per Tract 28878 M.B. 298/66-74, unless otherwise noted.

< > Indicates Measured Data, also Record Data per Tract 28899 M.B. 296/30-38.

////// Indicates Access Rights Restricted.

All Drainage Easements shall be kept free of buildings, obstructions, and encroachments by land fills.

This Tract contains 7.02 Acres.



EASEMENT NOTES
SEE SHEET 2

COURSE DATA

- [R=270.00' A=08°29'35" L=40.02']
- R=1099.00' A=05°46'41" L=110.83'
- R=110.00' A=10°14'14" L=17.87'
- [R=270.00' A=05°15'06" L=24.75']
- N84°27'04"E 32.86'
- R=100.00' A=25°14'52" L=44.07'
- R=100.00' A=15°00'38" L=26.20'
- R=100.00' A=09°06'45" L=15.90'
- R=1099.00' A=02°45'57" L=53.05'
- R=1099.00' A=03°00'44" L=57.78'
- [R=500.00' A=03°55'17" L=34.22']
- [R=500.00' A=00°37'45" L=5.49']
- [R=300.00' A=05°15'06" L=27.50']
- [R=100.00' A=17°46'05" L=31.01']

VICINITY MAP

N.T.S.

PAR. "A" L.L.A. 4316
CONVEYED TO JANET FRANCES LEE, REC. 4/16/01 # 157608 O.R. RIV. CO., CA.

PAR. 3 R.S. 44/89

