

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST 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, CALIFORNIA.

DECEMBER 2001
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 19TH day of Dec, 2002
at 8:00 A.M. in Book 328 of Maps at
Pages 28-30 at the request of the
Clerk of the Board.
Fee: \$ 11.00
No. 2002-761541
GARY L. ORSO, County Assessor - Clerk - Recorder

By: Donald L. Jalla
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 11/18/2002

PAUL McDONNELL
County Tax Collector

By: Mats J...
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.

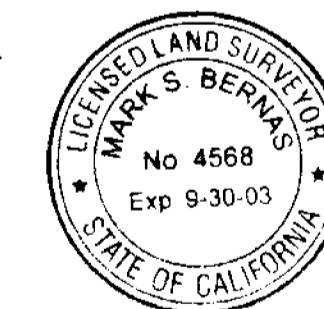
Date _____ NANCY ROMERO Clerk to the Board of Supervisors
CASH TAX BOND PAUL McDONNELL County Tax Collector

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 29386 as filed, amended, and approved by the Board of Supervisors on February 1, 2000, the expiration date being January 31, 2003, and that I am satisfied that this map is technically correct.

Date Dec 2, 2002

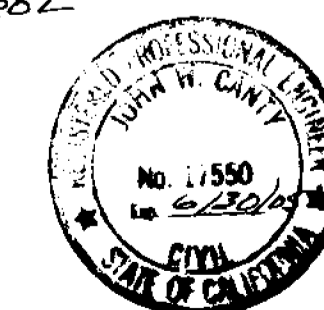


Mark S. Bernas
MARK S. BERNAS, County Surveyor
L.S. 4568 Lic. Exp. 9/30/03

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 Aug 26, 2002



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

BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves the Tract Map. The offer of dedication for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" and "B" and the easements indicated as "ACCESS AND UTILITY EASEMENT", are hereby accepted.

Date December 17, 2002

County of Riverside, State of California

By: Bob Bustin
Chairman of the Board of Supervisors

ATTEST:

NANCY ROMERO
Clerk to the Board of Supervisors

By: Gloria Ken-Smith
Deputy

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 8-14-02, 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 8-28-02

Jeff Sims
JEFFREY SIMS R.C.E. 46212

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.

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.

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, easements for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" and "B". We hereby dedicate to public use, easements for public utility purposes, together with the right of ingress and egress for emergency vehicles the easement indicated as "ACCESS AND UTILITY EASEMENT". We hereby retain Lots "A" and "B", 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 the easement indicated as "ACCESS AND UTILITY EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map. We hereby retain Lots 19 through 22 inclusive, 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 easement indicated as "PRIVATE DRAINAGE EASEMENT" and "PRIVATE BLANKET 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, Lots "A" and "B".

HEARTHSIDE HOMES, INC., a California corporation

Michael J. Rafferty John W. Marshall
Michael J. Rafferty, President John W. Marshall, Senior Vice President
COMERICA BANK - CALIFORNIA, A CALIFORNIA BANKING CORPORATION

Beneficiaries
as Trustee under Deeds of Trust
recorded OCT. 11, 2002 as inst. no. 572037, O. R. Riv. Co., Ca.

Anthony Lopilato Wendy Nurck
ANTHONY LOPILATO, VICE PRESIDENT WENDY NURCK, VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA
County of ORANGE) SS

On AUGUST 14, 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 August 21, 2002 before me, Kathrine J. Bartha
A Notary Public in and for said County and State, personally appeared Anthony Lopilato
and Wendy Nurck

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 comm #1303062
Notary Public in and for said State (Print Name)
My principal place of business is in Los Angeles County

TRACT 29386

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DECEMBER 2001
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

SCALE: 1" = 300'

ENGINEER'S NOTES

SEE SHEET 3

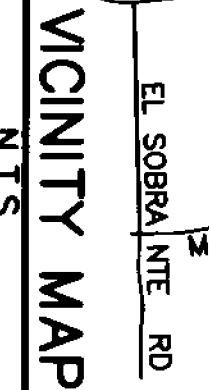
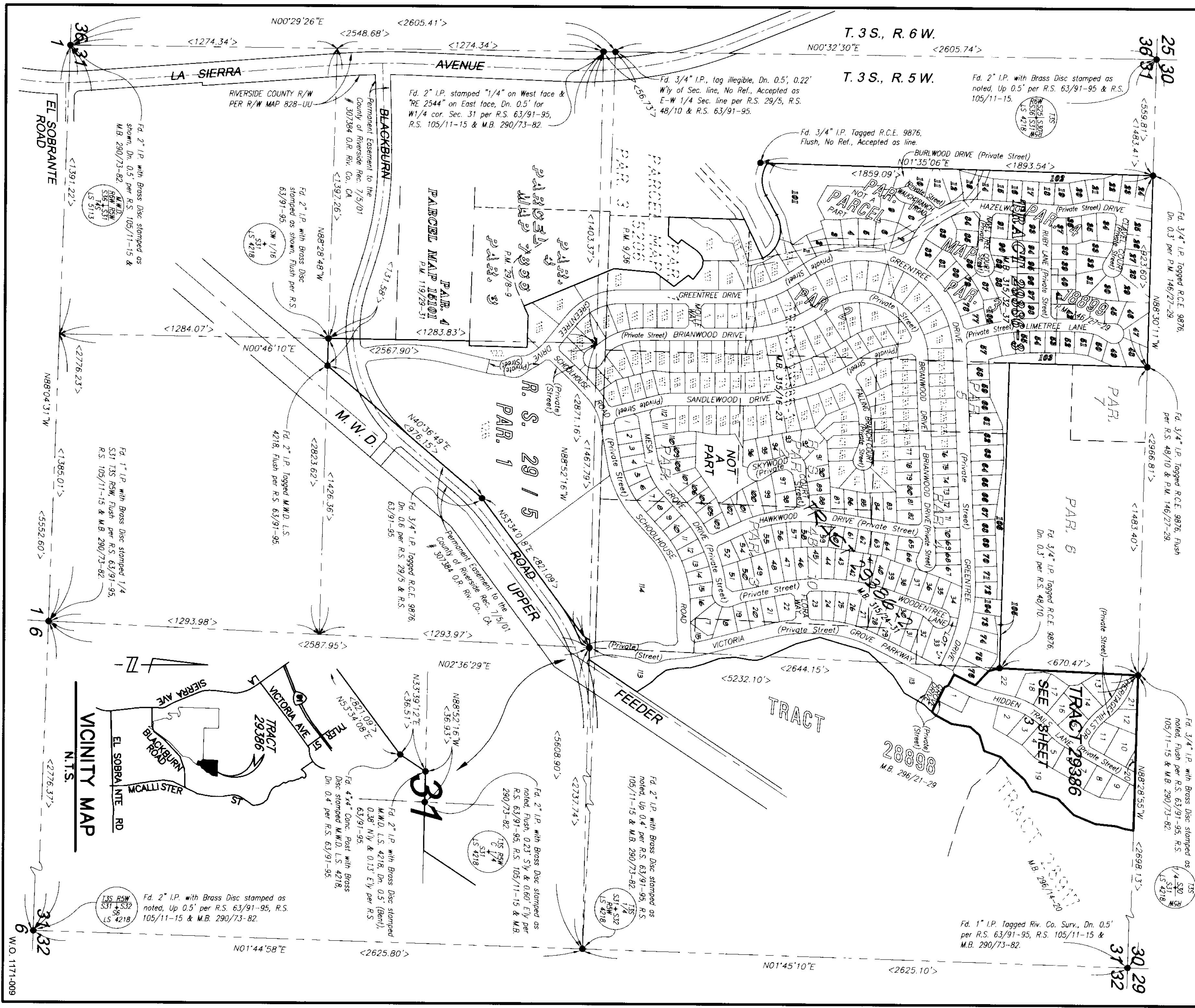
EASEMENT NOTES

SEE SHEET 3

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 35. This affects all lots within this Tract.

SHEET 2 OF 3 SHEETS



W.O. 1171-009

TRACT 29386

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST 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, CALIFORNIA.

DECEMBER 2001

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

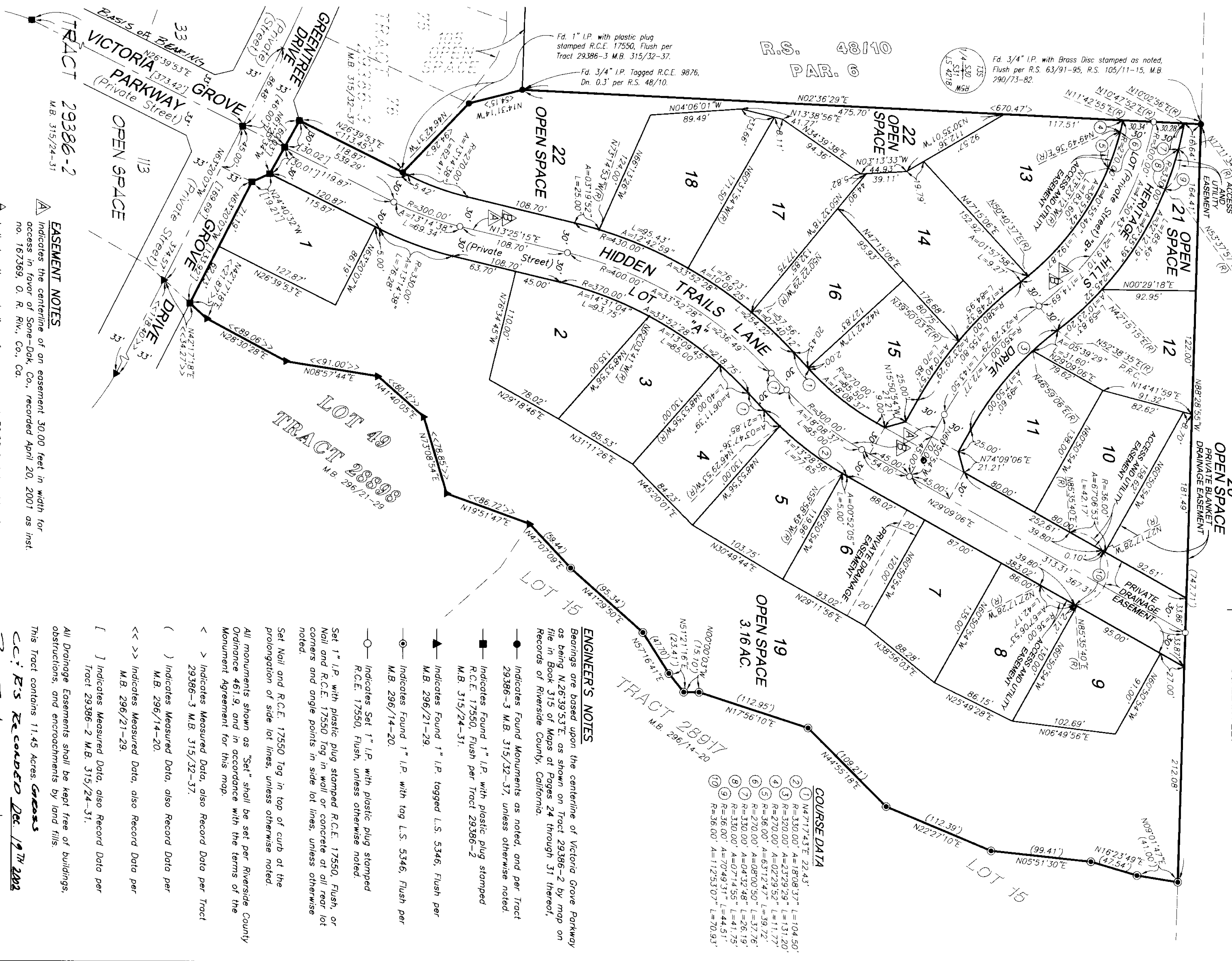
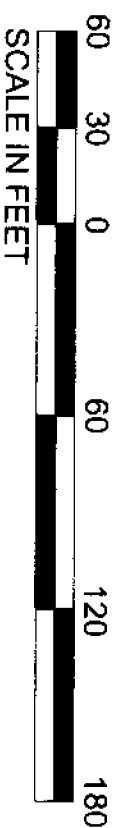
RIVERSIDE, CALIFORNIA

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 3 OF 3 SHEETS

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 35, Page 35. This affects all lots within this Tract.



ENGINEER'S NOTES

Bearings are based upon the centerline of Victoria Grove Parkway as being N.26°39'53"E, as shown on Tract 29386-2 by map on file in Book 315 of Maps at Pages 24 through 31 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted, and per Tract 29386-3 M.B. 315/32-37, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 29386-2 M.B. 315/24-31.
- ▲ Indicates Found 1" I.P. tagged L.S. 5346, Flush per M.B. 296/21-29.
- Indicates Found 1" I.P. with tag L.S. 5346, Flush per M.B. 296/14-20.
- 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.

- 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 Tract 29386-3 M.B. 315/32-37.
- () Indicates Measured Data, also Record Data per M.B. 296/14-20.
- [] Indicates Measured Data, also Record Data per M.B. 296/21-29.
- [] Indicates Measured Data, also Record Data per Tract 29386-2 M.B. 315/24-31.

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

This Tract contains 11.45 Acres, *Gross*

C.C.'s Record Dec. 19TH 2002

Per Inst # 761542, & 761543

- ▲ Indicates the centerline of an easement 30.00 feet in width for access in favor of Some-Dak, Co., recorded April 20, 2001 as Inst. no. 167369, O. R. Riv., Co., Ca.
- ▲ Indicates the centerline of an easement 30.00 feet in width for access and utilities in favor of Janet Grace Otterman, et al, recorded May 23, 2001 as Inst. no. 228396, O. R. Riv., Co., Ca.