

TRACT NO. 31362

BEING A SUBDIVISION OF A PORTION OF LOT 12 & E 1/2 LOT 11 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 29, T.3S., R.4W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA OCTOBER, 2003

RECORDER'S STATEMENT

FILED THIS 30th DAY OF November 2004 AT 9:00 A.M. IN BOOK 368 OF MAPS AT PAGES 26-28 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. FEE \$11.00 NUMBER 2004-0946839

GARY L. ORSO COUNTY ASSESSOR - CLERK-RECORDER

By: [Signature] Deputy

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY 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 "F", INCLUSIVE.

WE HEREBY RETAIN THE LANDSCAPE EASEMENTS INDICATED AS "HOA LANDSCAPE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND BLOCK WALLS, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP. WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS P.U.E. SUMMIT 3B LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: COUSSOULIS DEVELOPMENT COMPANY

ITS: MANAGING MEMBER

By: [Signature] NICHOLAS J. COUSSOULIS - PRESIDENT

By: [Signature] JOHN H. FERRONATO - ASSISTANT SECRETARY

BENEFICIARY

CITY NATIONAL BANK, AS BENEFICIARY PER DEEDS OF TRUST RECORDED AUGUST 18, 2004 AS INSTRUMENT NUMBERS 04-651377, 04-651378 AND 04-651379 OF OFFICIAL RECORDS.

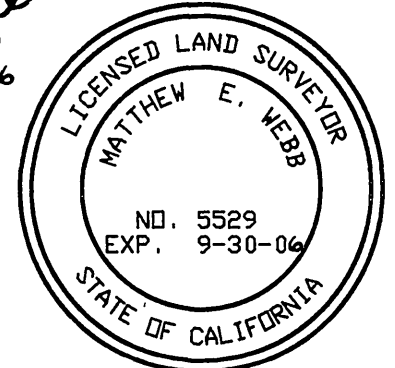
[Signatures]

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHEFFIELD HOMES ON MAY 27, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED AUGUST 19, 2004

[Signature] MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 2006



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 31362 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 23, 2003 AND ANY APPROVED ALTERATIONS 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 THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS AND DRAINAGE WORKS ARE SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT 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.

DATED Nov 17, 2004

THOMAS J. BOYD RCE 36170 LIC. EXP. 6/30/06 CITY ENGINEER

By: [Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF San Bernardino } ON August 23, 2004 BEFORE ME, Sally Lynn Madrid PERSONALLY APPEARED Nicholas J. Coussoulis and John H. Ferronato

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/HEY 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

[Signatures] MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY MY COMMISSION EXPIRES 9/16/07



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF Los Angeles } ON SEPTEMBER 28, 2004 BEFORE ME, Silvain A. Elfassi, Notary Public PERSONALLY APPEARED MARYANN HOBBS AND EVELYN FRANTZMAN

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/HEY 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

[Signatures] MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY MY COMMISSION EXPIRES 10/27/04

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. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES. THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 11/9, 2004 PAUL C. SUNDEEN, CITY TREASURER

By: [Signature]

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 \$ THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATED October 7, 2004 BY: [Signature] 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.

DATED 2004 CASH TAX BOND NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS PAUL McDONNELL COUNTY TAX COLLECTOR

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 CONSTRUCTION.

DATE: 10/4/04 [Signature] R.C.E. 46212

SEWER 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 SEWER FACILITIES. ONCE SEWER PIPELINES AND APPURTENANCES, AND REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY SEWER SERVICE TO EACH LOT CREATED THIS SUBDIVISION. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF SEWER CONSTRUCTION.

DATE: 10/4/04 [Signature] R.C.E. 46212

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 UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 4-Nov, 2004 THOMAS P. EVANS DIRECTOR OF PUBLIC UTILITIES [Signature]

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED Nov 10, 2004 MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/05 CITY SURVEYOR

By: [Signature]

SIGNATURE OMISSIONS

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.

A PERPETUAL EASEMENT FOR THE PASSAGE OF AIRCRAFT AND THE RIGHT OF FLIGHT IN FAVOR OF THE MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED 3/05/2004 AS INSTRUMENT NO. 2004-0047956, O.R.

SOILS REPORT

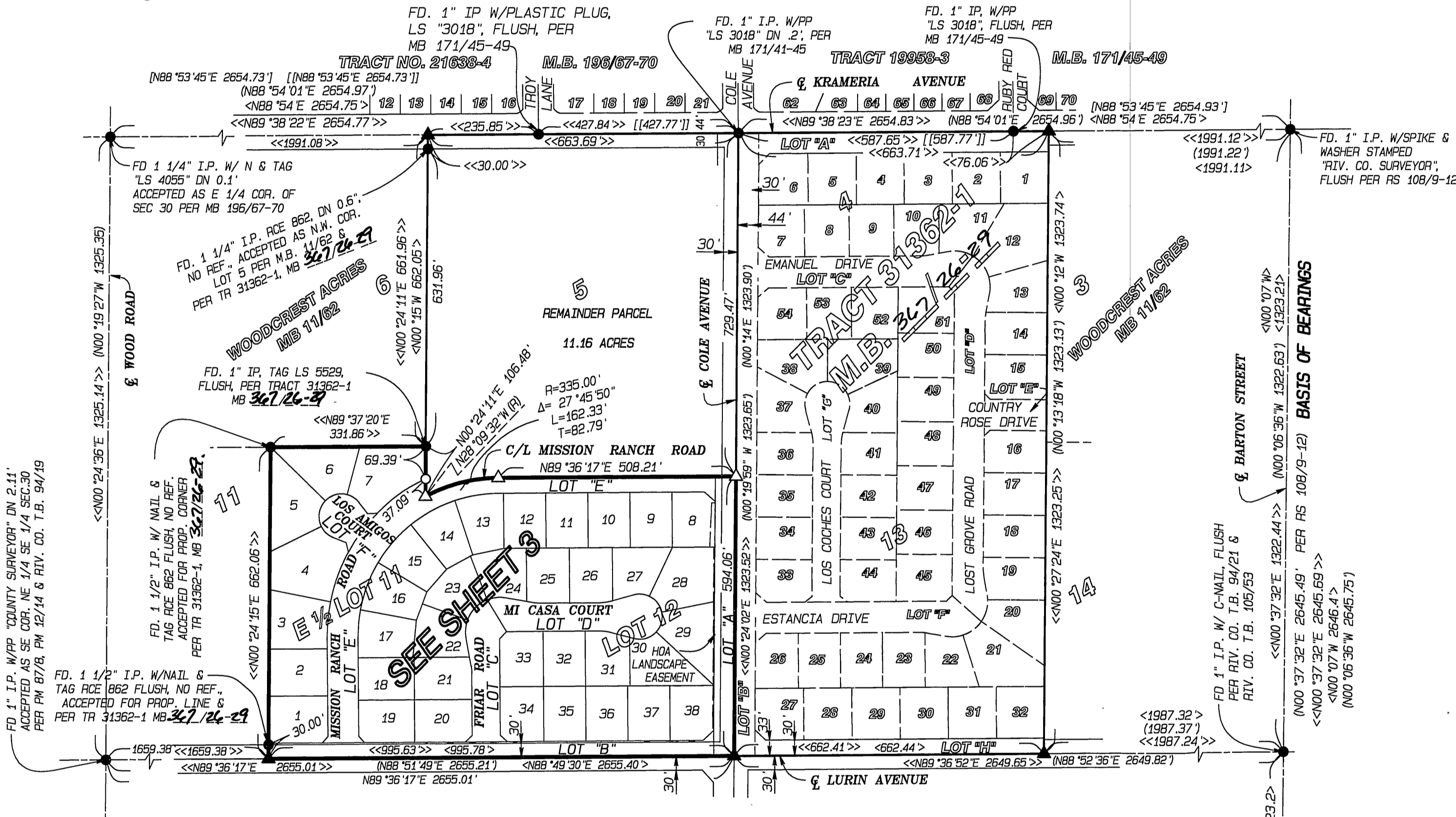
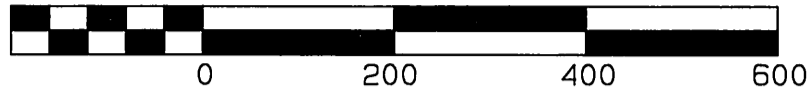
A SOILS REPORT NO. 700011 BY PACIFIC SOILS ENGINEERING, INC. DATED JULY 8, 2003, HAS BEEN PREPARED AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

# TRACT NO. 31362

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**ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS**  
RIVERSIDE, CALIFORNIA      OCTOBER, 2003

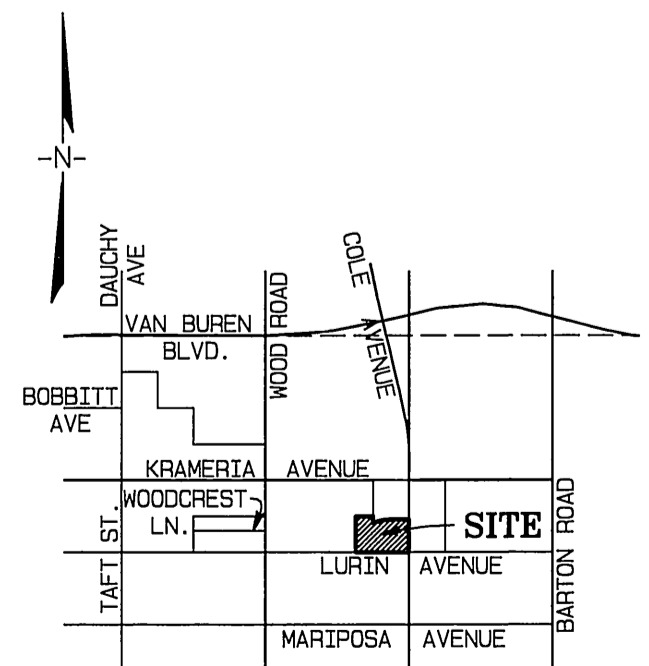
GRAPHIC SCALE      1"=200'



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF BARTON STREET TAKEN AS NORTH 00° 37' 32" EAST PER RECORD OF SURVEY 108/9-12, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND SPIKE & TAG, FLUSH, STAMPED LS 5529 PER TRACT 31362-1, MB 367/26-27.
4. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
5. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH, AT ALL REAR LOT CORNERS 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.
7. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. ( ) INDICATES RECORD OR CALCULATED RECORD DATA PER PARCEL MAP NO. 8703, PMB 39/8, UNLESS OTHERWISE NOTED.
9. < > INDICATES RECORD DATA PER WOODCREST ACRES, MB 11/62. RIV. CO.
10. [ ] INDICATES RECORD DATA PER TRACT 19958-3, MB 171/45-49.
11. [ [ ] ] INDICATES RECORD DATA PER TRACT 21638-4, MB 196/67-70.
12. << >> INDICATES RECORD & MEASURED DATA PER TRACT 31362-1, MB 367/26-27.
13. THIS TRACT CONTAINS 14.07 ACRES.
14. P.U.E. INDICATES PUBLIC UTILITY EASEMENT

FD. SPIKE & WASHER, STAMPED "RIV. CO. SURVEYOR" NO REF. ACCEPTED AS THE S.E. COR. SEC 29 PER RS 108/9-12



VICINITY MAP  
NOT TO SCALE

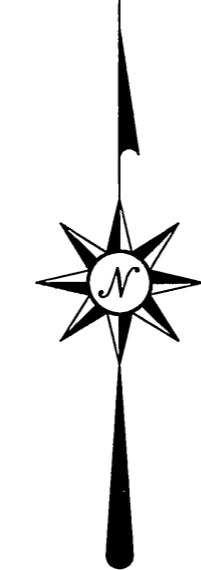
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 31362

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA OCTOBER, 2003

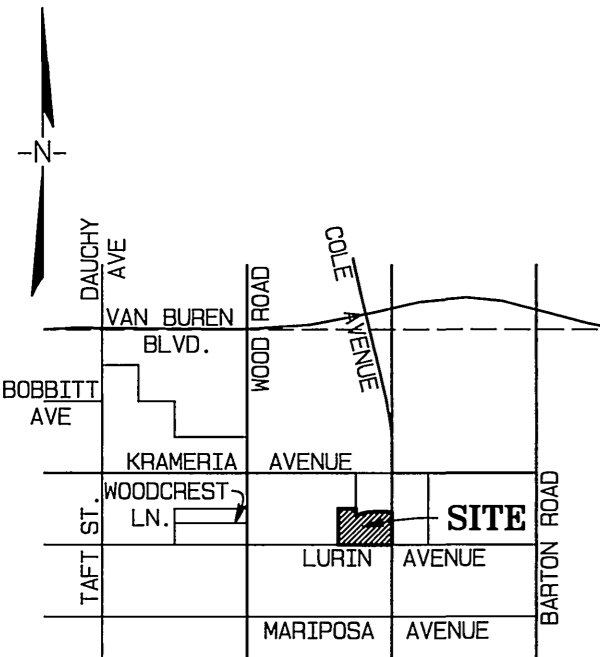
GRAPHIC SCALE 1"=60'



### SURVEYOR'S NOTES

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2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND SPIKE & TAG, FLUSH, STAMPED LS 5529 PER TRACT 31362-1, MB 367/26-29
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7. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. ( ) INDICATES RECORD OR CALCULATED RECORD DATA PER PARCEL MAP NO. 8703, PMB 39/B, UNLESS OTHERWISE NOTED.
9. < > INDICATES RECORD DATA PER WOODCREST ACRES, MB 11/62, RIV. CO.
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13. THIS TRACT CONTAINS 14.07 ACRES.
14. P.U.E. INDICATES PUBLIC ELECTRIC UTILITY EASEMENT

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	103.00'	15°00'00"	26.97'	13.56'
C2	48.00'	62°03'39"	51.98'	28.88'
C3	48.00'	53°54'46"	45.17'	24.41'
C4	48.00'	53°13'13"	44.59'	24.05'
C5	48.00'	40°48'22"	34.19'	17.85'
C6	103.00'	15°00'00"	26.97'	13.56'
C7	73.00'	30°45'52"	39.20'	20.08'
C8	73.00'	30°03'50"	38.30'	19.60'
C9	73.00'	110°00'00"	140.15'	104.25'
C10	88.00'	10°00'00"	15.36'	7.70'
C11	335.00'	4°33'46"	26.68'	13.35'
C12	335.00'	8°01'19"	46.90'	23.49'
C13	335.00'	8°01'19"	46.90'	23.49'
C14	48.00'	37°00'46"	31.00'	16.06'
C15	48.00'	60°42'44"	50.86'	28.11'
C16	48.00'	70°23'53"	58.98'	33.86'
C17	48.00'	41°53'07"	35.09'	18.37'
C18	48.00'	210°00'00"	175.93'	
C19	48.00'	210°00'00"	175.93'	
C20	335.00'	27°45'49"	162.33'	82.79'
C21	335.00'	25°01'49"	146.35'	74.36'

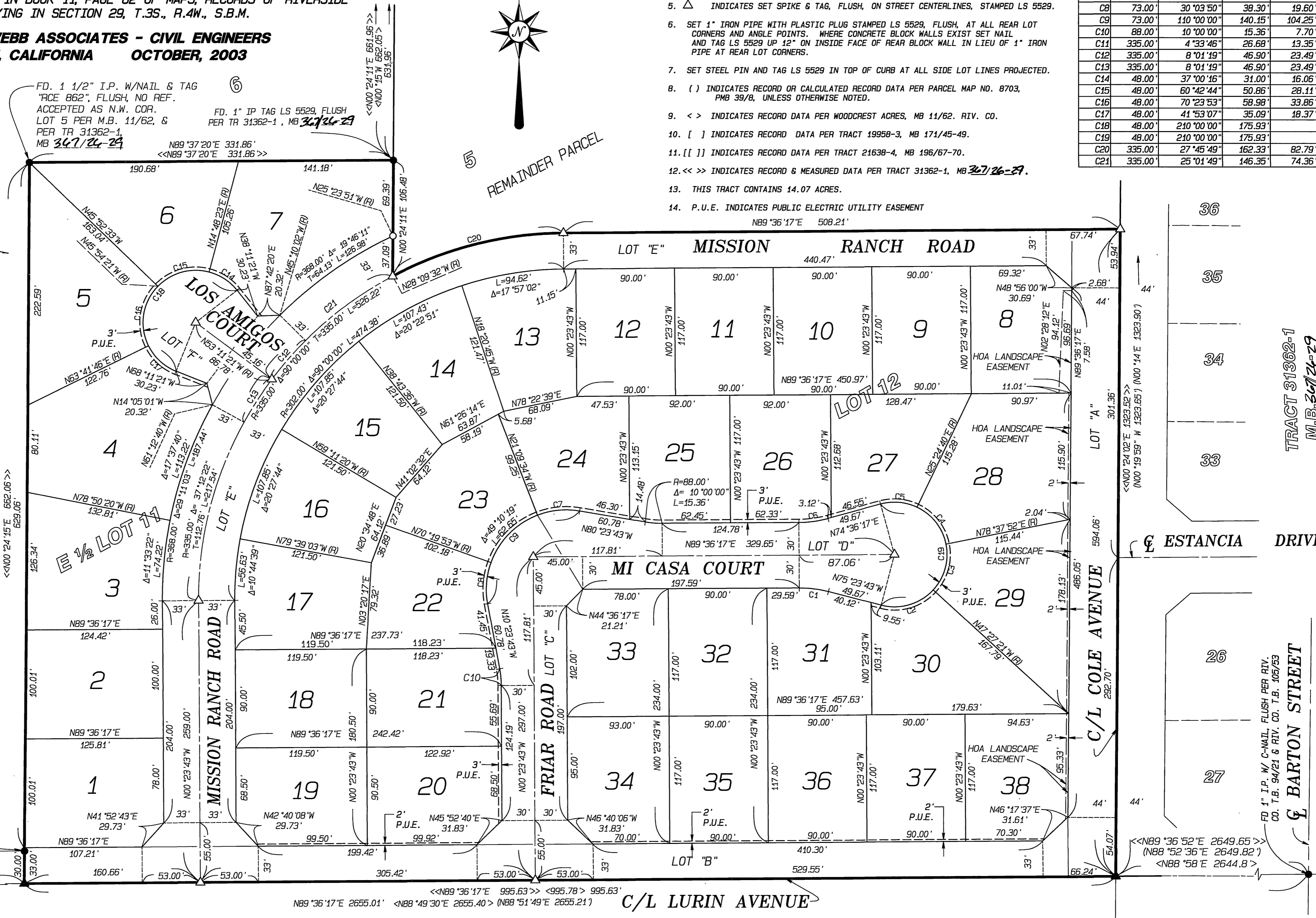


VICINITY MAP NOT TO SCALE

WOODCREST ACRES M.B. 11/62

FD. 1" I.P. W/PP "COUNTY SURVEYOR" DN 2.41" ACCEPTED AS SE COR. NE 1/4 SE 1/4 SEC.30 PER PM 87/8, PM 12/14 & RIV. CO. T.B. 94/19

FD. 1 1/2" I.P. W/ NAIL & TAG RCE 862, NO REF., ACCEPTED FOR PROP. LINE PER TR 31362-1, MB 367/26-29



TRACT 31362-1 M.B. 367/26-29

FD. 1" I.P. W/ C-MAIL, FLUSH PER RIV. CO. T.B. 94/21 & RIV. CO. T.B. 105/53

M.B. 368/28

M.B. 368/28