

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 28348

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

URBAN LOGIC CONSULTANTS FEBRUARY, 2001

RECORDER'S STATEMENT FILED THIS 7th DAY OF May, 2001 AT 8 A.M. IN BOOK 201-72 OF PARCEL MAPS, AT PAGES 72-74, AT THE REQUEST OF THE COUNTY CLERK. NO. 2002-240047 FEE \$16.00 GARY L. ORSO COUNTY ASSESSOR - CLERK - RECORDER BY: D. Janda DEPUTY SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE COMPANY

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 "I" INCLUSIVE. WE ALSO HEREBY RETAIN THE EASEMENT INDICATED AS LOT "J" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP.

THE CITY OF BEAUMONT

BY: [Signature]

SECURITY TRUST COMPANY Trustee of Trust No. 00-1784

BY: Shelley Eskildsen Vice President Craig J. Newton Vice President

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 \$

DATED: 2002 PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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: 2002

CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY

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.

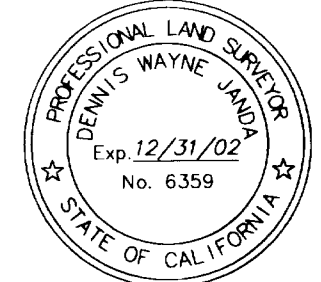
- (1) AN EASEMENT IN FAVOR OF BEAUMONT IRRIGATION DISTRICT FOR THE PURPOSE OF TRANSMISSION LINES, PIPELINES, FLUMES, OTHER CONDUITS, ROADS, AND RIGHTS, RECORDED JANUARY 13, 1921 IN BOOK 539, PAGE(S) 499 OF DEEDS. (2) AN EASEMENT IN FAVOR OF GEORGE McMILLIAN MARTIN, ELLEN CLARK MARTIN AND CLAIR MARTIN FOR THE PURPOSE OF PIPELINES, RECORDED JUNE 17, 1931 IN BOOK 28, PAGE(S) 562 AS INSTRUMENT NO. 1110 OFFICIAL RECORDS. (3) AN EASEMENT IN FAVOR OF METROPOLITAN WATER DISTRICT FOR THE PURPOSE OF POLELINES, RECORDED SEPTEMBER 28, 1933 IN BOOK 142, PAGE 95 O.R. (4) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR THE PURPOSE OF AN ELECTRIC LINE, RECORDED SEPTEMBER 10, 1948 AS INSTRUMENT NO. 917 OFFICIAL RECORDS. (5) AN EASEMENT IN FAVOR OF SOUTHERN PACIFIC PIPELINES, INC. A CORPORATION, FOR THE PURPOSE OF PIPELINES, RECORDED JUNE 16, 1955 IN BOOK 1752, PAGE(S) 394 AS INSTRUMENT NO. 39400. (6) AN EASEMENT IN FAVOR OF FOUR CORNERS PIPELINE COMPANY, A DELAWARE CORPORATION, FOR THE PURPOSE OF PIPELINES, RECORDED SEPTEMBER 24, 1957 IN BOOK 2152, PAGE(S) 73 OFFICIAL RECORDS. (7) AN EASEMENT IN FAVOR OF FOUR CORNERS PIPELINE COMPANY, A DELAWARE CORPORATION, FOR THE PURPOSE OF PIPELINES, RECORDED FEBRUARY 17, 1958 IN BOOK 2224, PAGE(S) 32 AS INSTRUMENT NO. 11852 OFFICIAL RECORDS. (8) AN EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR THE PURPOSE OF FLOWING AND DRAINING SEWERAGE EFFLUENT BY MEANS OF PIPES, CONDUITS OR OPEN DITCH, INSTRUMENT NO. 126991, RECORDED DECEMBER 18, 1970 OFFICIAL RECORDS. (9) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR THE PURPOSE OF PIPELINES, RECORDED MARCH 4, 1971 AS INSTRUMENT NO. 21609 OFFICIAL RECORDS. (10) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR THE PURPOSE OF PIPELINES, RECORDED MARCH 18, 1971 AS INSTRUMENT NO. 27244 OFFICIAL RECORDS. (11) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR THE PURPOSE OF OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED SEPTEMBER 7, 1971 AS INSTRUMENT NO. 101420 OFFICIAL RECORDS. (12) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR THE PURPOSE OF UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED OCTOBER 3, 1978 AS INSTRUMENT NO. 209438 OFFICIAL RECORDS. (13) AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR THE PURPOSE OF UTILITIES, RECORDED JULY 29, 1981 AS INSTRUMENT NO. 143383 OFFICIAL RECORDS. (14) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, CORPORATION, FOR THE PURPOSE OF OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED DECEMBER 11, 1981 AN INSTRUMENT NO. 229716 OFFICIAL RECORDS. (15) AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR THE PURPOSE OF SEWER LINE, RECORDED OCTOBER 13, 1928 IN BOOK 781, PAGE(S) 453 OF DEEDS. (16) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF ELECTRIC LINES, RECORDED OCTOBER 19, 1955 IN BOOK 1809, PAGE(S) 83 AS INSTRUMENT NO. 67058 O.R.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF THE CITY OF BEAUMONT ON FEBRUARY 1, 2001. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 15 APRIL 2002

[Signature] DENNIS W. JANDA L.S. 6359 EXP. 12/31/02



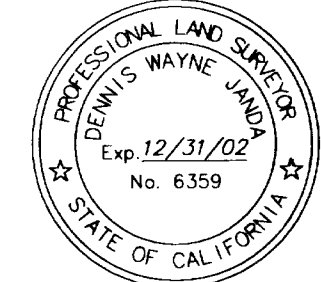
CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 NO. 28348, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE PARCEL MAP SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT 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 AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED: 24 APRIL 2002

[Signature] DENNIS W. JANDA, LS 6359 (LIC. EXPIRES 12/31/2002)



CITY ACCEPTANCE CERTIFICATE

THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, HEREBY APPROVES THE PARCEL MAP 28348 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "I", INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, SUBJECT TO COMPLETION OF ALL IMPROVEMENTS AND OTHER REQUIREMENTS.

MAYOR: [Signature]

DATED: 5-2-02

ATTEST: [Signature]

RESOL. NO.:

NOTARY ACKNOWLEDGMENT

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

ON January 16, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED Shelley Eskildsen & Craig J. Newton, 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.

MY COMMISSION EXPIRES June 15, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS

IN San Diego, CA

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S.

ON BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, 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.

MY COMMISSION EXPIRES

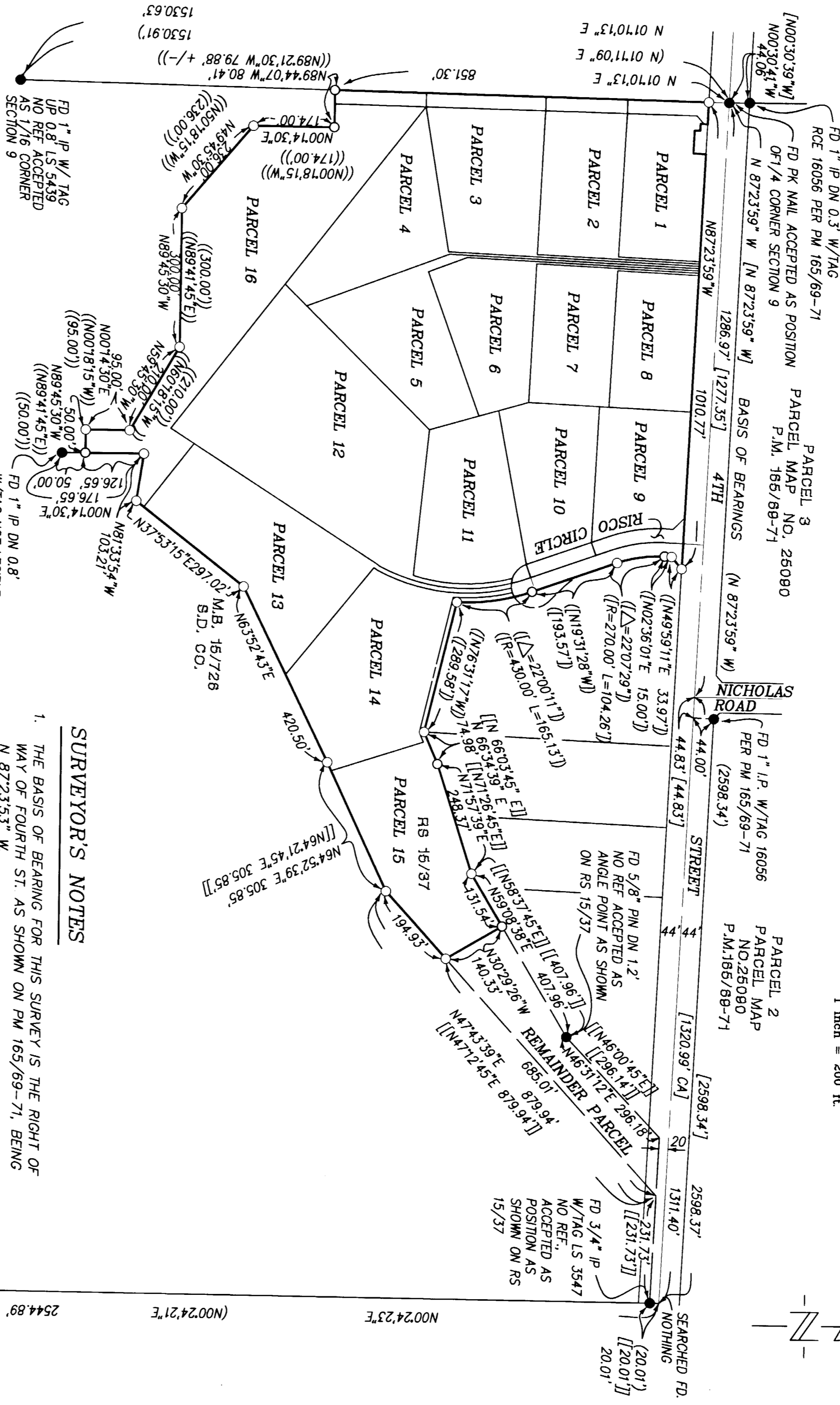
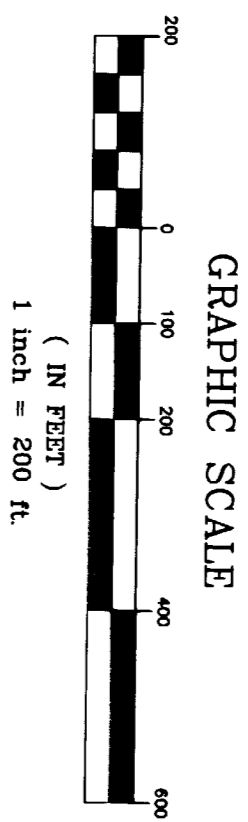
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS

IN

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 28348
 BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.
 URBAN LOGIC CONSULTANTS
 FEBRUARY, 2001

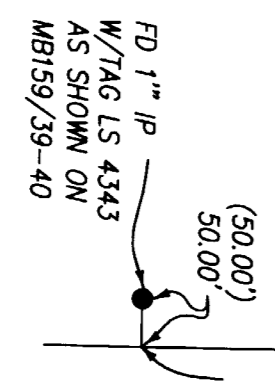


EASEMENT NOTES

- △ EASEMENT AND RIGHT-OF-WAY FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF BEAUMONT PER INSTRUMENT NO. 487051 RECORDED NOVEMBER 9, 1998, O.R.
- △ A PIPELINE EASEMENT IN FAVOR OF SOUTHERN PACIFIC PIPELINES, INC., RECORDED JUNE 16, 1955, BOOK 1752, PAGE 394 AS INSTRUMENT NO. 39400 O.R. BLANKET EASEMENT, APPROXIMATE LOCATION BASED ON QUELSTAR SOUTHERN TRAILS PIPELINE NO. B-4362 SHEET NO. 48.
- △ RECIPROCAL ACCESS, PUBLIC UTILITY, DRAINAGE AND GRADING EASEMENT RESERVED HEREON, AFFECTS PARCELS 1 THROUGH 8 INCLUSIVE.
- △ 20' ACCESS EASEMENT DEDICATED HEREON
- △ AN ACCESS EASEMENT RECORDED JUNE 17, 1931 IN BOOK 28, PAGE 562 AS INSTRUMENT NO. 1110 O.R.
- △ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED SEPTEMBER 10, 1948, BOOK 1009, PAGE 478 AS INSTRUMENT NO. 917 O.R. FACILITIES CANNOT BE PLOTTED BY RECORD. AFFECTS PARCELS 12 THROUGH 16 INCLUSIVE.
- △ AN EASEMENT IN FAVOR OF FOUR CORNERS PIPELINE COMPANY, RECORDED SEPTEMBER 24, 1957, BOOK 2152, PAGE 73 O.R. FACILITIES CANNOT BE PLOTTED BY RECORD. AFFECTS PARCELS 1 THROUGH 16 INCLUSIVE.
- △ AN EASEMENT IN FAVOR OF FOUR CORNERS PIPELINE COMPANY, RECORDED FEBRUARY 17, 1958, BOOK 2224, PAGE 32 AS INSTRUMENT NO. 11882 O.R.
- △ AN EASEMENT FOR FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED MARCH 4, 1971, AS INSTRUMENT NO. 21609 O.R.
- △ AN EASEMENT FOR FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED MARCH 18, 1971, AS INSTRUMENT NO. 27244 O.R.
- △ AN EASEMENT FOR FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 7, 1971 AS INSTRUMENT NO. 101420 O.R.
- △ AN EASEMENT FOR UTILITIES IN FAVOR OF CITY OF BEAUMONT, RECORDED JULY 29, 1981 AS INSTRUMENT NO. 143383 O.R.

SURVEYOR'S NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE RIGHT OF WAY OF FOURTH ST. AS SHOWN ON PM 165/69-71, BEING N 87°23'53\" W.
2. ○ INDICATES SET 1\" I.P. W/ TAG STAMPED \"LS 6359\" (RV. CO. STD. \"A\"). FLUSH, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. () INDICATES RECORD DATA PER TRACT 14912, M.B. 154/39-40.
5. [] INDICATES RECORD DATA PER P.M. NO. 25090, P.M. 165/69-71.
6. (()) INDICATES RECORD DATA PER GRANT OF EASEMENT INSTRUMENT NO. #126991 RECORDED DECEMBER 18, 1970.
7. [[]] INDICATES RECORD DATA PER RS 15/37.
8. [()] INDICATES RECORD DATA PER GRANT DEED INSTRUMENT NO. 134482, RECORDED APRIL 28, 1995.
9. [([])] INDICATES RECORD AND MEASURED DATA UNLESS OTHERWISE NOTED PER GRANT DEED INSTRUMENT NO. 2000-432946, RECORDED OCTOBER 31, 2000.
10. ([[]]) INDICATES RECORD DATA PER GRANT DEED INSTRUMENT NO. 2000-228984, RECORDED JUNE 14, 2000.
11. ([[]]) INDICATES RECORD DATA PER GRANT DEED INSTRUMENT NO. 084941, RECORDED MARCH 2, 1999.
12. [/] INDICATES EASEMENT VACATED HEREON.
13. TOTAL GROSS AREA = 31.35 ACRES.



SEARCHED FD. NOTHING
 (20.01')
 (20.01')
 N00°24'23\" E
 2544.89' CALC.)
 N00°24'21\" E
 2544.89'

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 28348

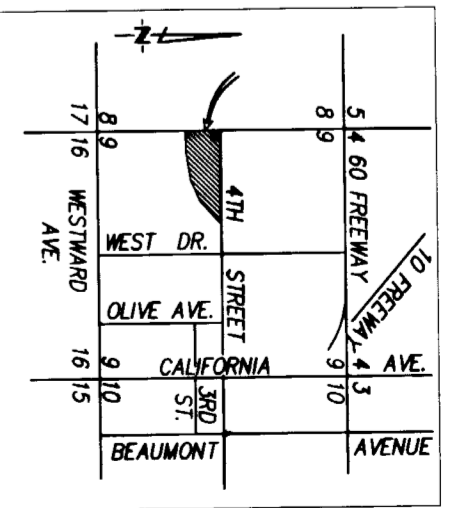
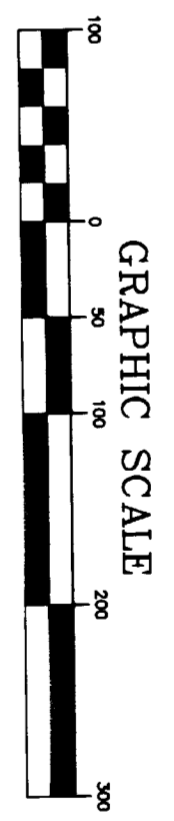
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.
 URBAN LOGIC CONSULTANTS
 FEBRUARY, 2001

EASEMENT NOTES

SEE SHEET 2
 SURVEYOR'S NOTES
 SEE SHEET 2

NOTE

PURSUANT TO SECTION 66426(C) OF THE SUBDIVISION MAP ACT THIS MAP IS EXCLUDED FROM BEING DEFINED AS A FINAL MAP IN THAT THE LAND IS ZONED COMMERCIAL OR INDUSTRIAL.



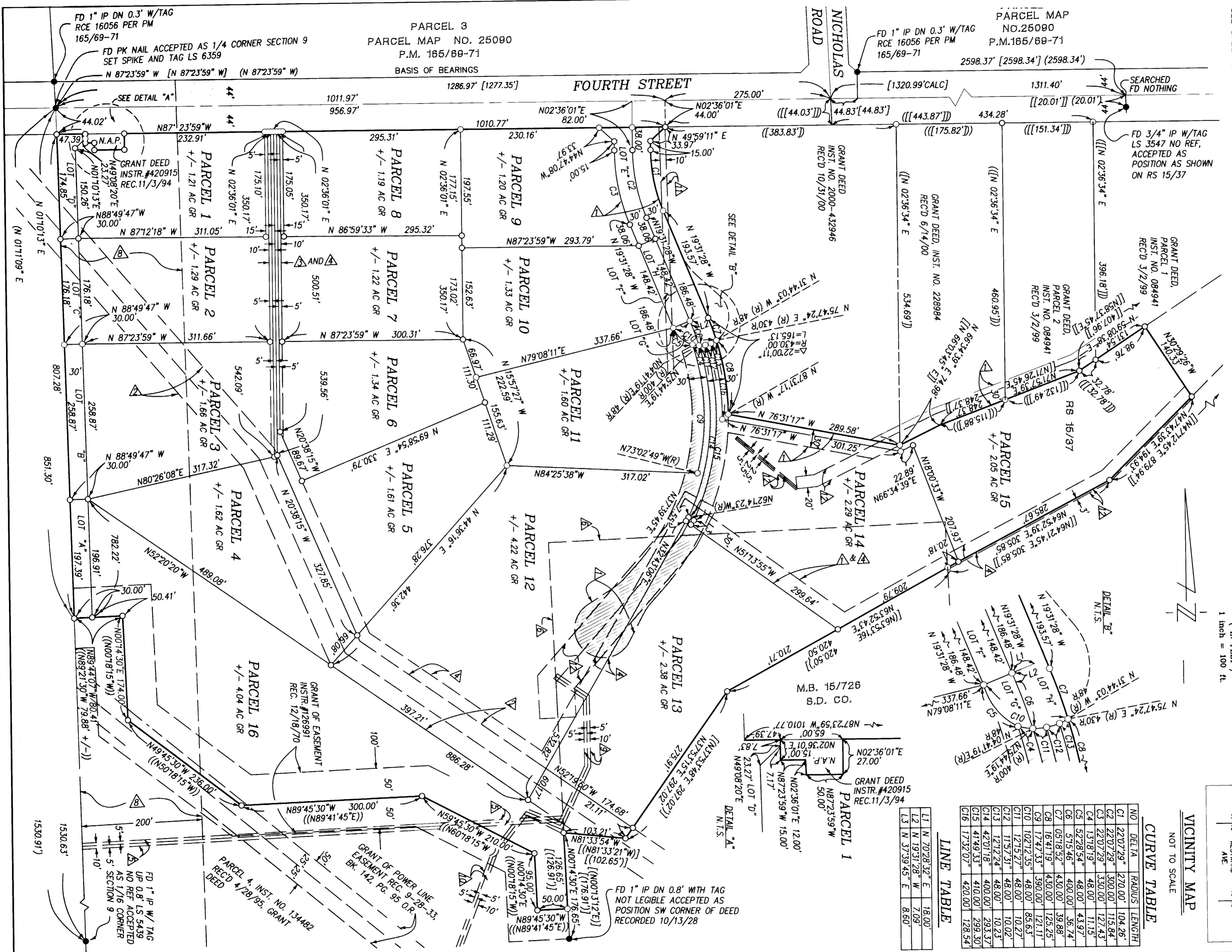
CURVE TABLE

NOT TO SCALE

NO	DELTA	RADIUS	LENGTH
C1	2207.29'	270.00'	104.26'
C2	2207.29'	300.00'	115.84'
C3	2207.29'	330.00'	127.43'
C4	1378.19'	48.00'	11.15'
C5	5278.54'	48.00'	43.97'
C6	515.46'	400.00'	36.74'
C7	0518.52'	430.00'	39.88'
C8	1641.19'	430.00'	125.25'
C9	1747.33'	390.00'	121.11'
C10	1027.35'	48.00'	85.63'
C11	1215.27'	48.00'	10.02'
C12	1157.51'	48.00'	10.23'
C13	1212.24'	48.00'	10.23'
C14	42.0148'	400.00'	293.37'
C15	4149.33'	400.00'	299.30'
C16	1732.07'	420.00'	128.54'

LINE TABLE

L1	N 70°28'32" E	18.00'
L2	N 19°31'28" W	7.09'
L3	N 37°39'45" E	8.60'



FD 1" IP DN 0.3' W/TAG
 RCE 16056 PER PM
 165/69-71
 FD PK NAIL ACCEPTED AS 1/4 CORNER SECTION 9
 SET SPIKE AND TAG LS 6359
 N 87°23'59" W [N 87°23'59" W] (N 87°23'59" W)

PARCEL MAP NO. 25090
 P.M. 165/68-71
 BASIS OF BEARINGS
 2598.37' [2598.34'] (2598.34')
 FD 1" IP DN 0.3' W/TAG
 RCE 16056 PER PM
 165/69-71

SEARCHED
 FD NOTHING
 FD 3/4" IP W/TAG
 LS 3547 NO REF.
 ACCEPTED AS
 POSITION AS SHOWN
 ON RS 15/37

FD 1" IP W/TAG
 UP 0.8' LS 5439
 NO REF. ACCEPTED
 AS 1/8 CORNER
 AS SECTION 9

FD 1" IP DN 0.8' WITH TAG
 NOT LEGIBLE ACCEPTED AS
 POSITION SW CORNER OF DEED
 RECORDED 10/13/28