

NUMBERED LOTS: 38
LETTERED LOTS: 3
TOTAL GROSS AREA: 14.16 ACRES

TRACT NO. 30388

SHEET 1 OF 4 SHEETS.

IN THE CITY OF BEAUMONT
BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, S.B.M., IN CITY OF BEAUMONT, COUNTY OF
RIVERSIDE, CALIFORNIA
W.J. McKEEVER, INC - CIVIL ENGINEERING - APRIL 2003

RECORDER'S STATEMENT:
FILED THIS 3rd DAY OF March, 2006
AT 3:00 PM IN BOOK 318 OF MAPS,
AT PAGES 37-40 AT THE REQUEST
OF THE CLERK OF THE BOARD
NO. 2006-0155685
FEE: \$ 13.00
LARRY WARD, COUNTY ASSESSOR-CLERK
DANIEL A. FULTON, DEPUTY
SUBDIVISION GUARANTEE: LAWYERS TITLE COMPANY
LAWLOR & PETERSON

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PARTIES 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 FOR PUBLIC USE:
1. FOR STREET, PUBLIC UTILITY, DRAINAGE AND LANDSCAPE PURPOSES.
 2. FOR DRAINAGE PURPOSES TWENTY FOOT WIDE EASEMENTS NOTED BY THE SYMBOL [DE]
 3. FOR PUBLIC UTILITY PURPOSES A THIRTY FOOT WIDE EASEMENT NOTED BY THE SYMBOL [EUE]

COUGAR RANCH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY SUN PACIFIC CORPORATION A DELAWARE CORPORATION
MANAGING MEMBER
Robin Stone
GEO. ROBIN STONE

BENEFICIARY: PFF BANK AND TRUST, A CALIFORNIA

CORPORATION, BENEFICIARY OF DEED OF TRUST RECORDED JANUARY 21, 2006 AS INSTRUMENT NO. 2006-060504 O.R.
NAME: Svetlana J. Hahn NAME: Svetlana J. Hahn
TITLE: Vice President TITLE: Vice President

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA SS.
COUNTY OF Los Angeles
ON March 4, 2006 BEFORE ME Howard R. Sauerb
Notary Public Forist Straub
PERSONALLY APPEARED Robin Stone
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

SIGNATURE: Howard R. Sauerb
MY COMMISSION EXPIRES: 7/4/09
MY PRINCIPLE PLACE OF BUSINESS IS W LOS ANGELES COUNTY.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA SS.
COUNTY OF San Bernardino
ON February 2, 2006 BEFORE ME Lois G. Wiksten, Attorney
Lois G. Wiksten
PERSONALLY APPEARED Barbara D. Hahn and Sylvia A. Faber
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

SIGNATURE: Lois G. Wiksten
MY COMMISSION EXPIRES: June 18, 2009
MY PRINCIPLE PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY.

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 TRACT NO. 30388 APPROVED BY THE BEAUMONT CITY COUNCIL ON JANUARY 15, 2002, AND ANY APPROVED ALTERATION THEREOF. THAT ALL PROVISIONS OF THE 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 PLANS FOR 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 SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047
CITY ENGINEER, CITY OF BEAUMONT
DATED: 19 JAN, 2006
BY: Denise Wayne Janda
(LIC. EXPIRES 12/31/2006)



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 REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$116,000
DATED: March 1, 2006
BY: Paul McDonnell, COUNTY TAX COLLECTOR
DEPUTY

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$116,000 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: March 1, 2006
BY: Nancy Romero, COUNTY TAX COLLECTOR
SUPERVISORS
DEPUTY
BY: Debra Dillie, DEPUTY

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD OF THE 21st DAY OF February, 2006 AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT OF BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION TO THE PUBLIC USE FOR STREET, PUBLIC UTILITY, DRAINAGE AND LANDSCAPE PURPOSES, LOTS "A", "B" AND "C" INCLUSIVE. ALSO DID ACCEPT FOR DRAINAGE PURPOSES, THOSE EASEMENTS NOTED BY THE SYMBOL [DE] ALSO DID ACCEPT FOR PUBLIC UTILITY PURPOSES, THE EASEMENT NOTED BY THE SYMBOL [EUE]

BY: Martha L. Chance
MARTHA L. CHANCE
CITY CLERK OF THE CITY OF BEAUMONT

PRELIMINARY GEOTECHNICAL REPORT:

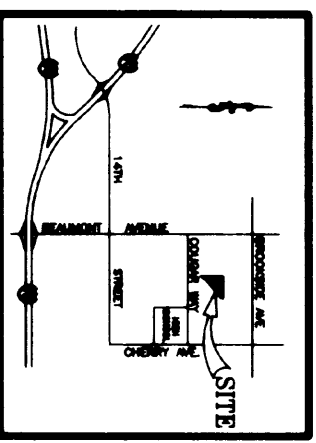
A PRELIMINARY GEOTECHNICAL REPORT FOR TENTATIVE TRACT NO. 30388 WAS PREPARED BY HILTOP GEOTECHNICAL INC., DATED OCTOBER 10, 2001. A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 2003. 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: 7/1/05
BY: William J. McKeever
WILLIAM J. McKEEVER, R.C.E. 22502





VICINITY MAP
N.T.S.

IN THE CITY OF BEAUMONT
BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, S.B.M., IN CITY OF BEAUMONT, COUNTY OF
RIVERSIDE, CALIFORNIA
W. J. McKEEVER, INC. - CIVIL ENGINEERING - APRIL 2003

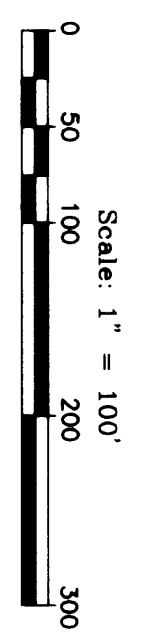
TRACT NO. 30388

ENGINEER'S NOTES:

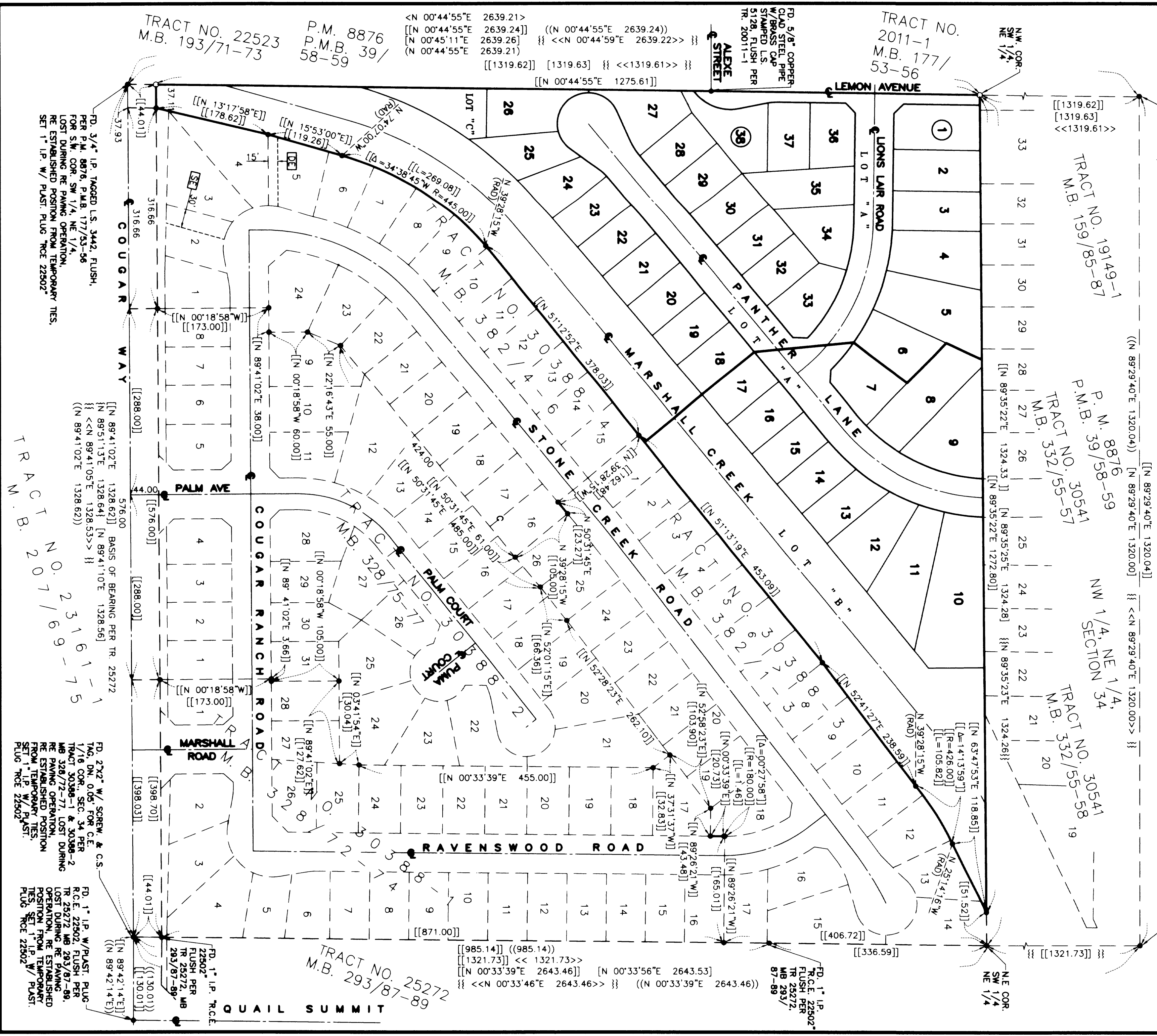
- INDICATES FOUND 1" I.P. "RCE 22502" FLUSH PER TR 30388-1 M.B. 328/72-74 AND TR 30388-2 M.B. 328/75-77 AND TR 30388-3 M.B. 382/1-3 AND TR 30388-4 M.B. 382/4-6.
- INDICATES SET 1" I.P. W/ PLAST. PLUG, "R.C.E. 22502" FLUSH, AND AT ALL LOT CORNERS, EXCEPT AS NOTED HEREON, A NAIL & TAG "R.C.E. 22502" MAY BE AFFIXED IN WOOD, CONCRETE, STONE, IF NECESSARY AT TRUE POSITION SHOWN.
- NOTE: SET NAIL & TAG "R.C.E. 22502" IN TOP OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
- [[]] INDICATES MEAS. AND RECORD DATA PER TR 30388-1 M.B. 328/72-74 AND TR 30388-2 M.B. 328/75-77 AND TR 30388-3 M.B. 382/1-3 AND TR 30388-4 M.B. 382/4-6.

ENGINEER'S NOTES (CONTINUED):

- () INDICATES RECORD DATA PER TR 20011-1, M.B. 177/53-56
- < > INDICATES RECORD DATA PER TR. 22523 M.B. 193/71-73
- [] INDICATES RECORD DATA PER P.M. 8876, P.M.B. 39/58-59
- { } INDICATES RECORD DATA PER TR. 23161-1, M.B. 207/69-75
- <<>> INDICATES RECORD DATA PER TR. 19149-1 M.B. 159/85-87
- (()) INDICATES RECORD DATA PER TR. 25272, M.B. 293/87-89
- [[]] INDICATES RECORD DATA PER TR. 30541 M.B. 332/55-58
- GROSS ACREAGE = 14.16 ACRES
- BASIS OF BEARING DERIVED FROM THE CENTERLINE OF COUGAR WAY AS SHOWN ON TR. NO. 25272, M.B. 293/87-89, BEING: N 89°41'02"E.

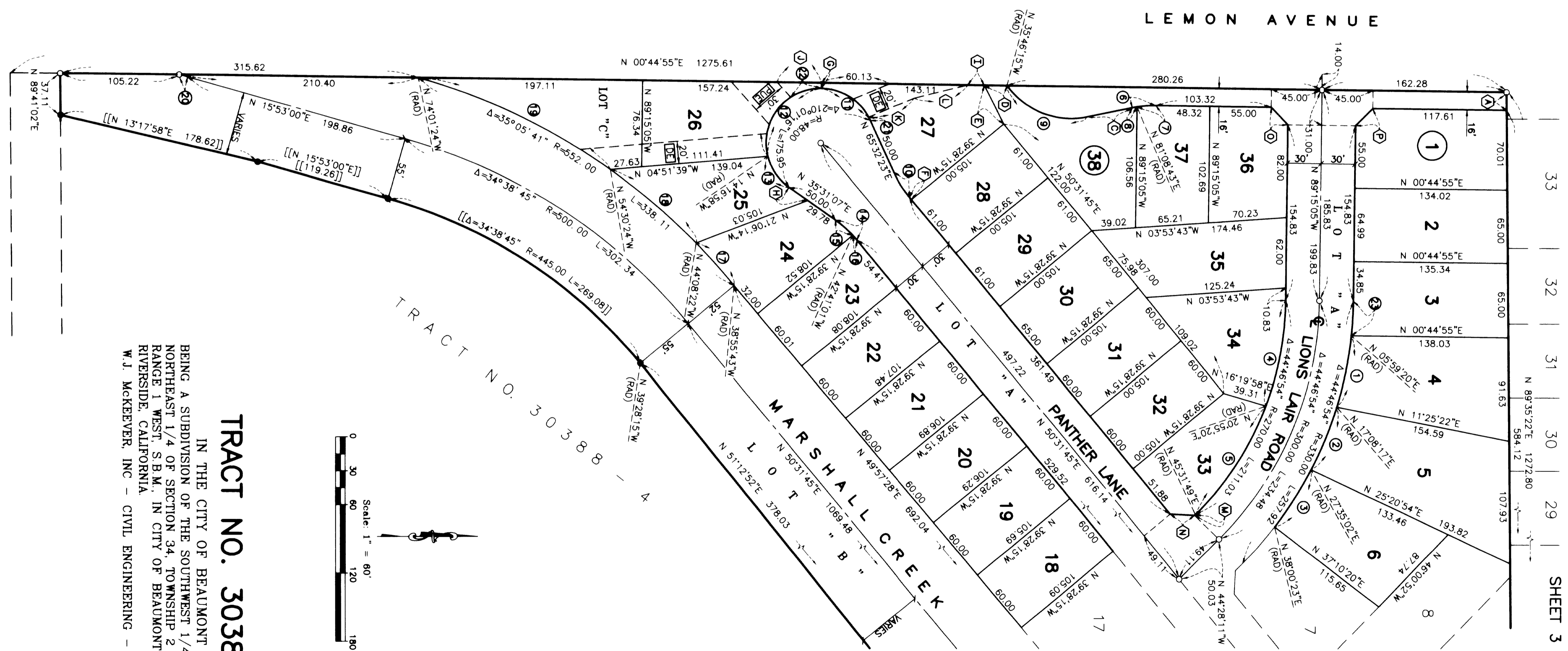


FD. 1" I.P. W/ NAIL & TAG L.S. 7301 DN. 0.8"
NO REF. ACCEPTED AS E. 1/16, SEC. 34/27.

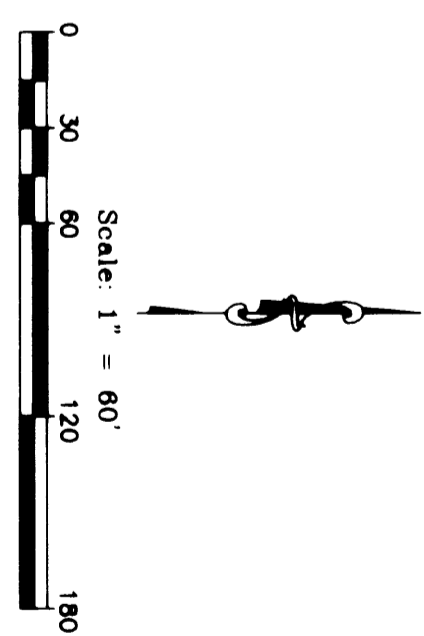


CURVE DATA			
Δ	DELTA	RADIUS	LENGTH
1	11°08'57"	330.00	64.21
2	10°26'45"	330.00	60.16
3	10°25'21"	330.00	60.03
4	20°10'25"	270.00	95.07
5	24°36'29"	270.00	115.96
6	12°04'21"	100.00	21.07
7	09°36'12"	100.00	16.76
8	02°28'09"	100.00	4.31
9	69°33'11"	70.00	80.09
10	15°00'36"	100.00	26.20
11	64°47'28"	48.00	54.28
12	105°01'53"	48.00	87.99
13	40°11'55"	48.00	33.68
14	15°00'36"	100.00	26.20
15	11°47'52"	100.00	20.59
16	03°12'46"	100.00	5.61
17	05°12'39"	552.00	50.20
18	10°22'02"	552.00	99.88
19	19°31'00"	552.00	186.03
20	00°52'23"	500.00	7.62
21	03°43'15"	48.00	3.12
22	34°02'26"	48.00	28.52
23	05°14'25"	330.00	30.18

LINE DATA		
○	BEARING	LENGTH
A	N 89°35'22"E	16.00
C	N 11°19'26"W	41.04
D	N 00°44'55"E	20.00
E	N 63°21'51"E	38.26
F	N 50°31'45"E	2.61
G	N 89°15'05"W (RAD)	5.00
H	N 35°31'07"E	20.22
I	N 00°44'55"E	14.52
J	N 00°44'55"E	38.84
K	N 22°56'09"W	43.26
L	N 14°03'50"W	48.58
M	N 44°28'11"W	0.93
N	N 03°01'47"E	22.12
O	N 45°44'55"E	21.21
P	N 44°15'05"W	21.21

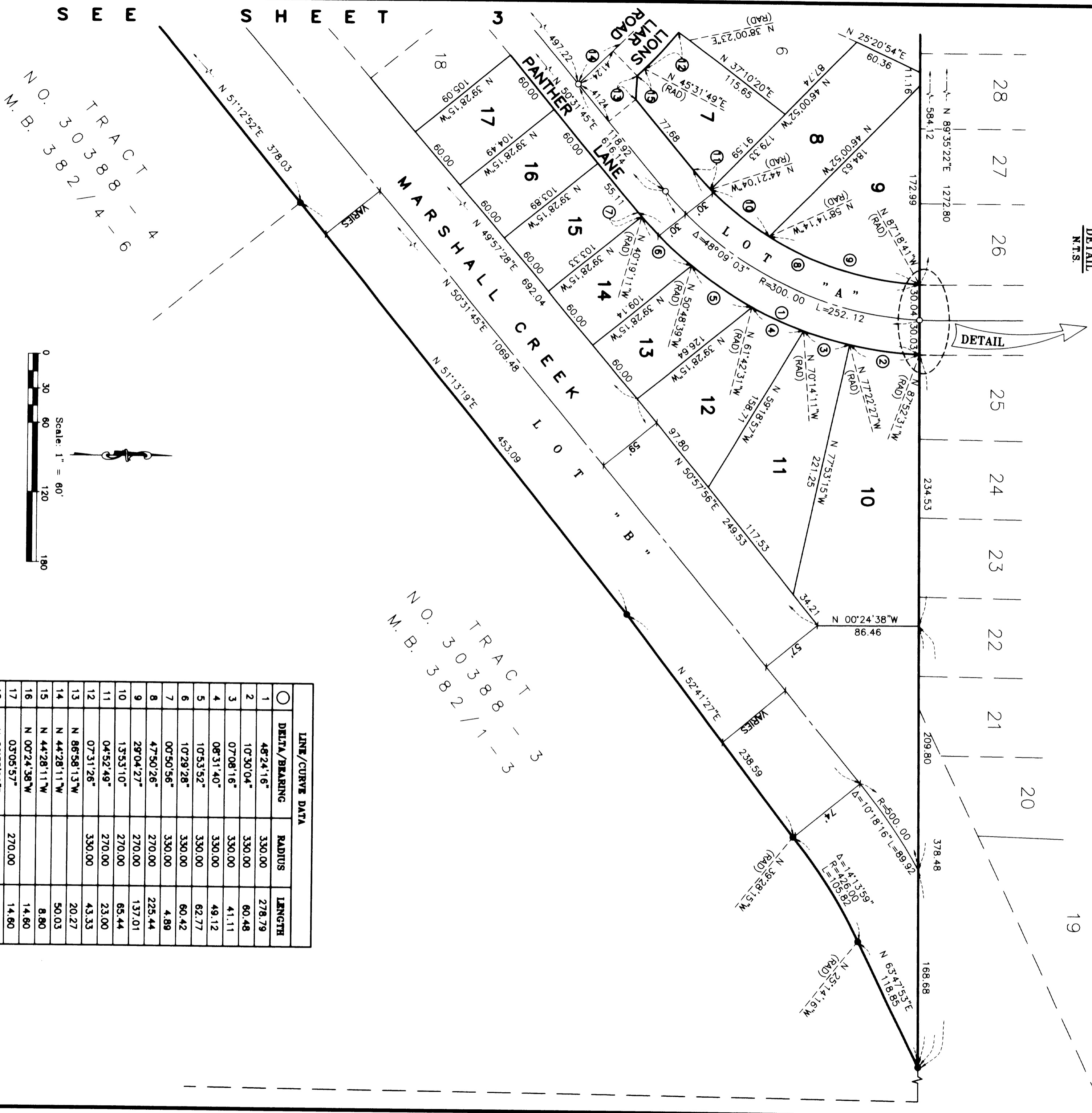
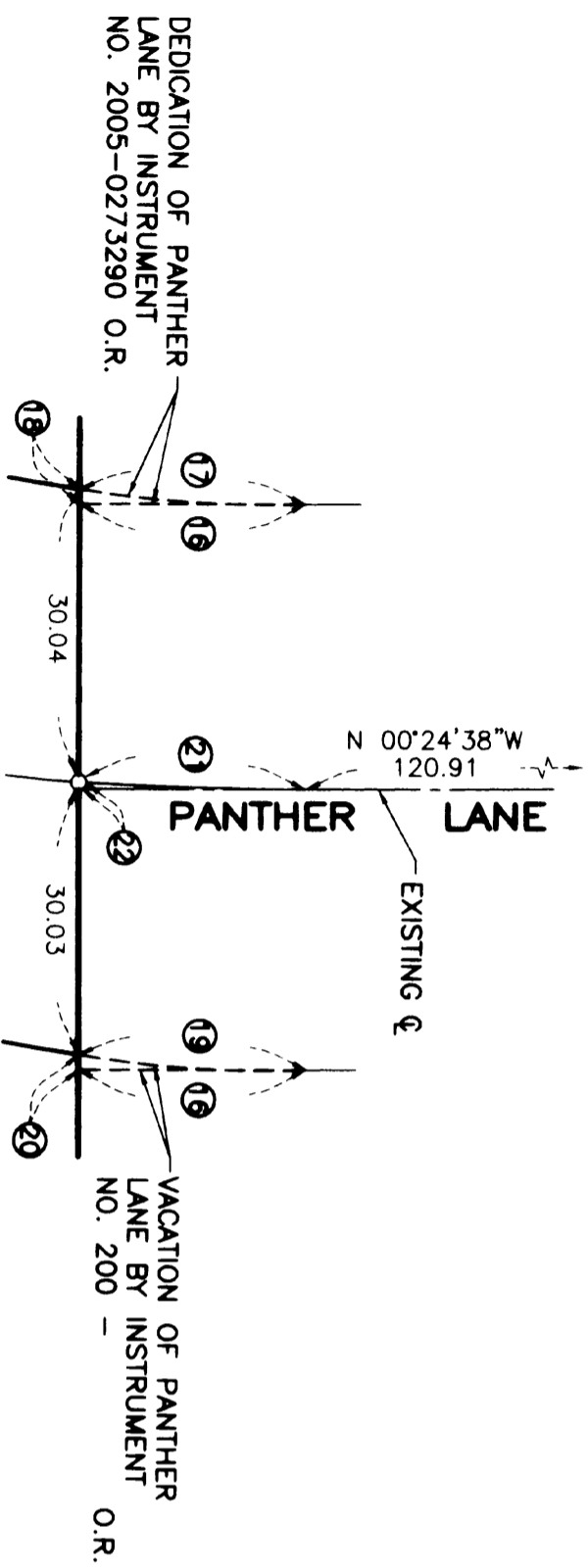


TRACT NO. 30388
IN THE CITY OF BEAUMONT
BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, S.B.M. IN CITY OF BEAUMONT, COUNTY OF
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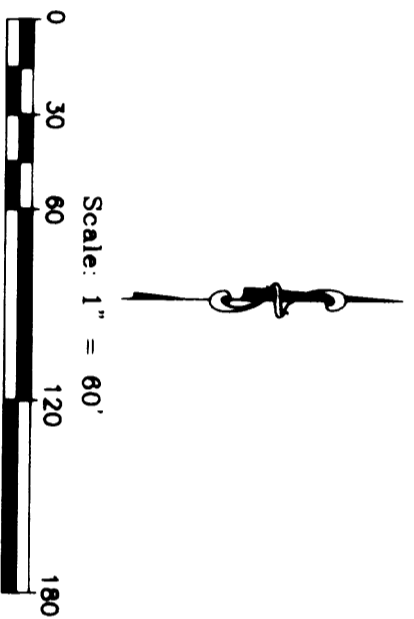
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BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
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RANGE 1 WEST, S.B.M., IN CITY OF BEAUMONT, COUNTY OF
RIVERSIDE, CALIFORNIA.
W. J. McKEEVER, INC. - CIVIL ENGINEERING - APRIL 2003



SEE SHEET 3
NO. 30388
M.B. 382 / 1-3

NO. 30388
M.B. 382 / 1-3



LINE/CURVE DATA			
LINE NO.	DELTA/BEARING	RADIUS	LENGTH
1	48°24'16"	330.00	278.79
2	10°30'04"	330.00	60.48
3	07°08'16"	330.00	41.11
4	08°31'40"	330.00	49.12
5	10°53'52"	330.00	62.77
6	10°29'28"	330.00	60.42
7	00°50'56"	330.00	4.89
8	47°50'26"	270.00	225.44
9	29°04'27"	270.00	137.01
10	13°53'10"	270.00	65.44
11	04°52'49"	270.00	23.00
12	07°31'26"	330.00	43.33
13	N 86°58'13"W		20.27
14	N 44°28'11"W		50.03
15	N 44°28'11"W		8.80
16	N 00°24'38"W		14.60
17	03°05'57"	270.00	14.60
18	N 89°35'22"E		0.39
19	02°32'07"	330.00	14.60
20	N 89°35'22"E		0.32
21	02°47'20"	300.00	14.60
22	N 89°35'22"E		0.36