

LEGEND

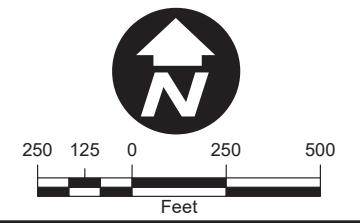
Owner & Maintenance

- Proposed City Owned & Maintained
- ▲ Edison Owned & Maintained

SUBDIVISIO

- TR 29186 (AMENDED)
- TR 29187 (AMENDED)
- TR 29188 (AMENDED)
- TR 29189 (AMENDED)
- TR 31215
- TR 29191
- TR 29192
- TR 29193
- TR 29194
- TR 29195
- TR 29196
- TR 32325
- TR 32350
- TR 32351

Beaumont City Boundary



CITY OF BEAUMONT
Solera Community - Street Light Maintenance Exhibit
PUBLIC WORKS DEPARTMENT

Date Created: 6/29/21

Public Works Department
 550 E. 6th Street
 Beaumont, CA 92223
 (951) 769-8522
 www.beaumontca.gov

2002-69965 ORIGINAL

NUMBER OF LOTS: 124
NUMBER OF LETTERED LOTS: 12
ACREAGE IN LOTS: 18.968
ACREAGE IN LETTERED LOTS: 5.754
TOTAL ACREAGE: 24.722

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

SHEET 1 OF 6 SHEETS

TRACT NO. 29186

BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

RECORDER'S STATEMENT:

FILED THIS 26TH DAY OF NOV., 2002, AT 8:00 A.M. IN BOOK 326 OF MAPS, AT PAGES 91-96, AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. 2002-69965
FEE \$17.00
GARY ORSO, COUNTY RECORDER
BY: Daniel Orso DEPUTY
SUBDIVISION GUARANTEE: NORTH AMERICAN TITLE 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 THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G".

WE ALSO DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE PURPOSES, LOTS "I" THROUGH "M".

TEMECULA VALLEY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GREYSTONE HOMES, INC.,
A DELAWARE CORPORATION
ITS MANAGER

BY: Tam Banks
NAME: Tam Banks
TITLE: VP

BENEFICIARY: WESTBROOK OAK VALLEY PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2002 AS INSTRUMENT NO. 2002-00402804 OF OFFICIAL RECORDS.

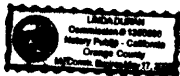
BY: Stacy T. St. Clair
(NAME) Stacy T. St. Clair
(TITLE) MEMBER

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
DATE: November 18, 2002

ON November 18, 2002 BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Tam Banks (PERSONALLY KNOWN TO ME / ~~PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT OF TEMECULA VALLEY, LLC, THE MANAGING MEMBER THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Limited Liability Co. EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Linda Duran

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
DATE: November 12, 2002

ON November 12, 2002 BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Stacy T. St. Clair (PERSONALLY KNOWN TO ME / ~~PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Westbrook Oak Valley Properties AND THE MANAGING LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Linda Duran

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. 29186, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 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 22 NOVEMBER 2002

BY: Dennis Wayne Janda
DENNIS WAYNE JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2002)



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1998; 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 11-13-02

BY: Larry V. Case
LARRY V. CASE, L.S. 5411
LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

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
ATTEST: GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MCGONNELL
COUNTY TAX COLLECTOR

BY:
DEPUTY

BY:
DEPUTY

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.

DATED November 18, 2002

Paul McGonnell COUNTY TAX COLLECTOR
BY: 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 ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G" INCLUSIVE. ALSO DID ACCEPT FOR OPEN SPACE PURPOSES, LOTS "I" THROUGH "M" INCLUSIVE.

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

SOILS REPORT:

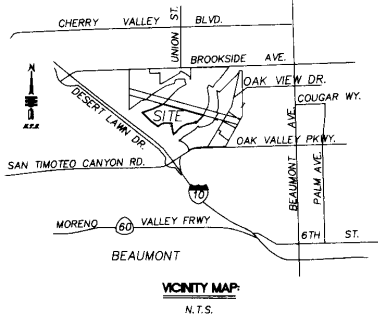
A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

2002-699965
ORIGINAL

TRACT NO. 29186

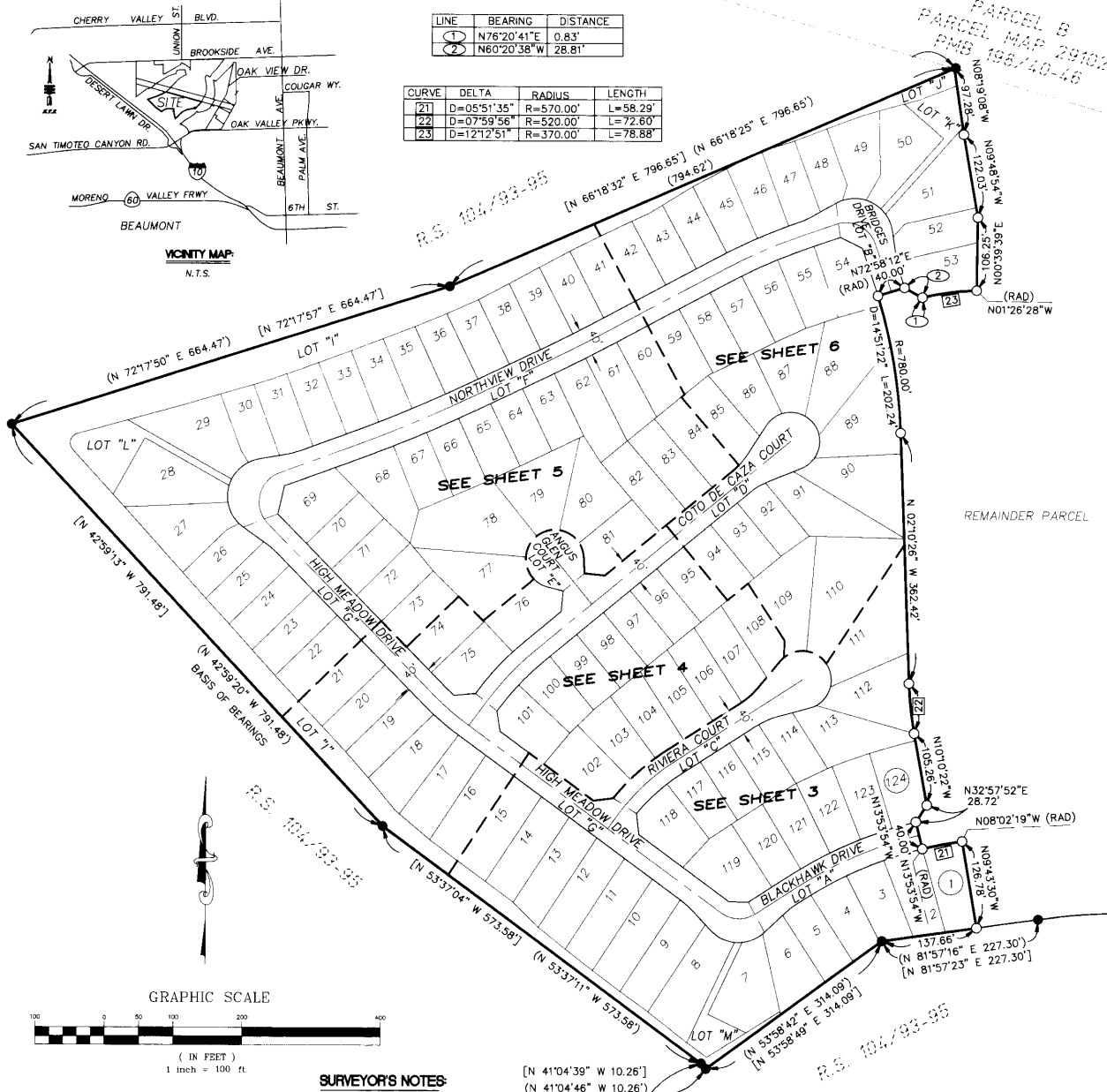
BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF
FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY,
LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

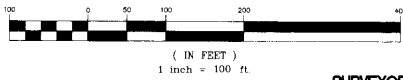


LINE	BEARING	DISTANCE
1	N76°20'41"E	0.83'
2	N60°20'38"W	28.81'

CURVE	DELTA	RADIUS	LENGTH
(21)	D=05°51'35"	R=570.00'	L=58.29'
(22)	D=07°59'56"	R=520.00'	L=72.60'
(23)	D=12°12'51"	R=370.00'	L=78.88'



GRAPHIC SCALE



SURVEYOR'S NOTES:

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (B) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (C) INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHWESTERLY LINE OF PARCEL 13 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 42° 59' 20" WEST.

MONUMENT NOTES:

- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.
- 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.

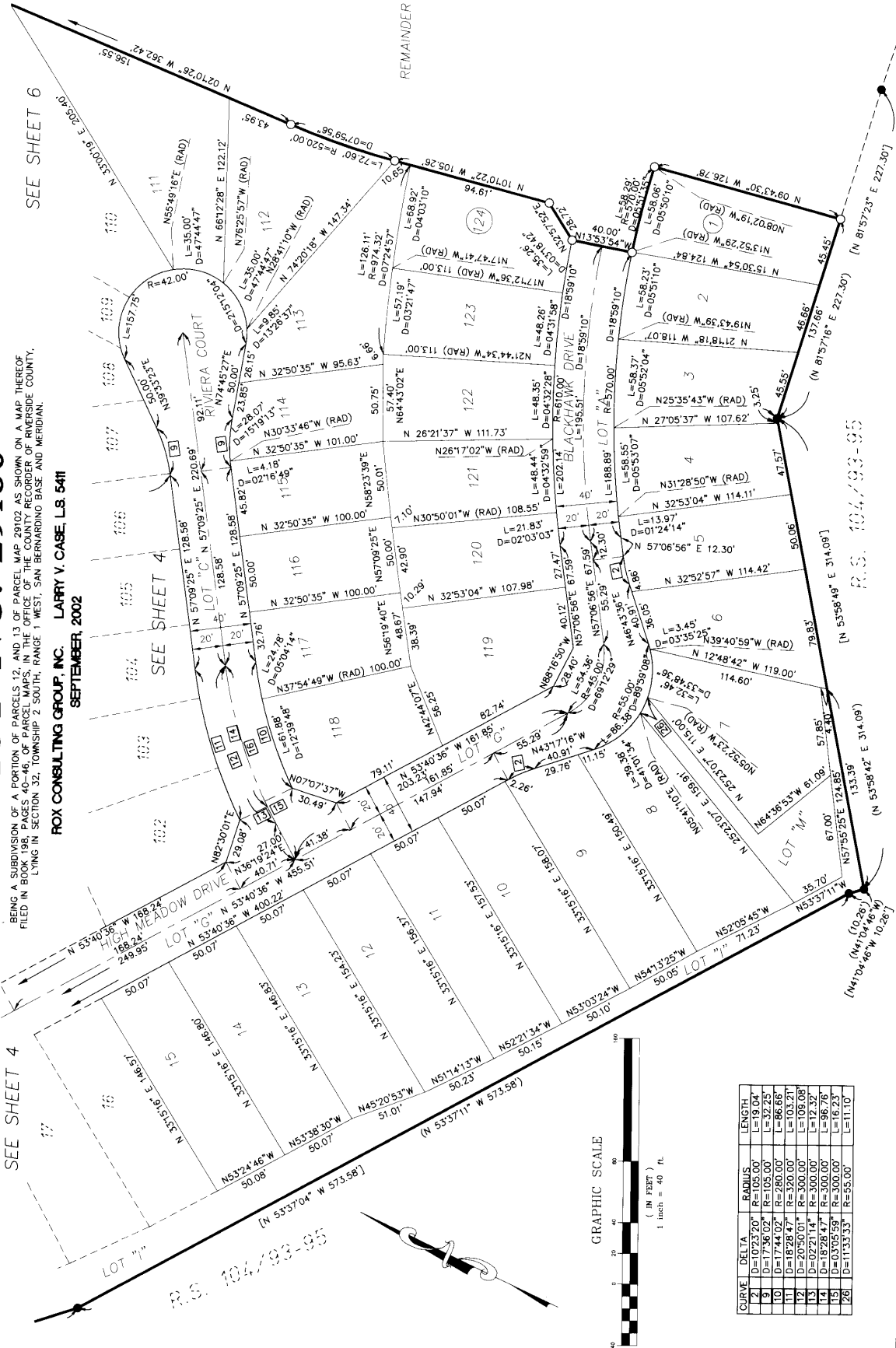
ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

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

TRACT NO. 29186

BEING A SUBDIVISION OF A PORTION OF PARCELS 19, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE CLERK OF RIVERSIDE COUNTY, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FOX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002



CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
9	D=7°36'02"	R=105.00'	L=32.25'
10	D=17°44'02"	R=280.00'	L=86.66'
11	D=18°28'47"	R=320.00'	L=101.21'
12	D=20°50'01"	R=300.00'	L=109.08'
13	D=02°21'14"	R=300.00'	L=12.32'
14	D=03°05'59"	R=300.00'	L=36.29'
15	D=11°33'33"	R=55.00'	L=111.10'
26	D=11°33'33"	R=55.00'	L=111.10'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

R.S. 104793-95

R.S. 104793-95

SEE SHEET 6

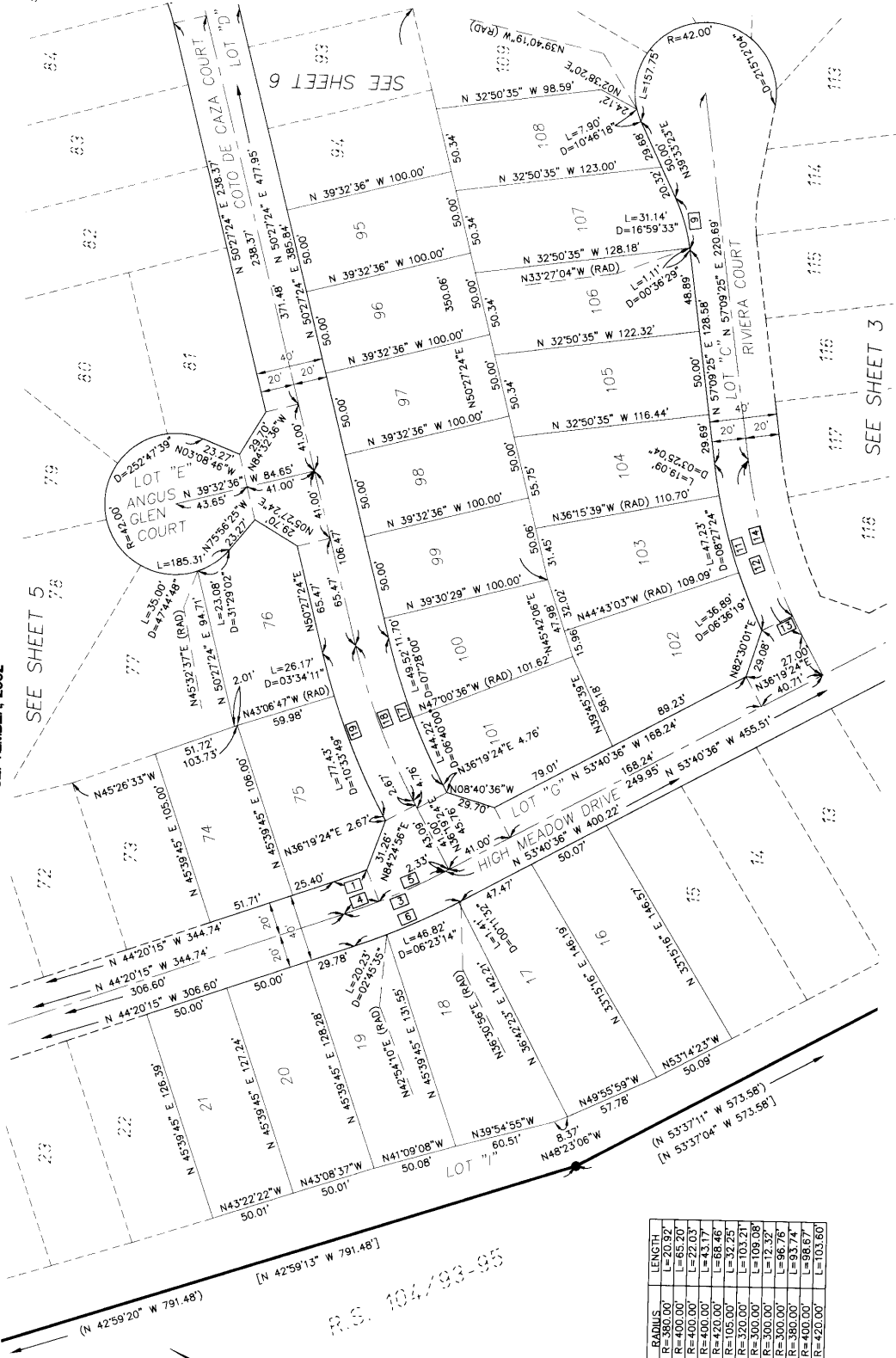
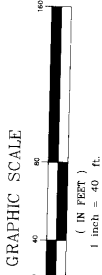
SEE SHEET 4

REMAINDER PARCEL

IN THE CITY OF BEAUMONT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 29186

BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FOX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002



(N 42°59'20" W 791.48')

(N 42°59'13" W 791.48')

R.S. 104/93-95

CURVE	DELTA	RADIUS	LENGTH
1	D=03°09'18"	R=380.00'	L=20.92'
2	D=09°20'21"	R=400.00'	L=65.20'
3	D=03°09'18"	R=400.00'	L=22.03'
4	D=06°11'03"	R=400.00'	L=43.17'
5	D=09°20'21"	R=420.00'	L=68.46'
6	D=12°28'02"	R=420.00'	L=82.25'
7	D=02°50'01"	R=320.00'	L=109.05'
8	D=02°21'14"	R=300.00'	L=96.76'
9	D=14°08'00"	R=380.00'	L=93.74'
10	D=14°08'00"	R=400.00'	L=98.67'
11	D=14°08'00"	R=420.00'	L=103.60'

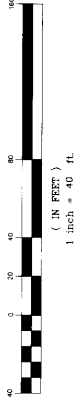
IN THE CITY OF BEAUMONT,
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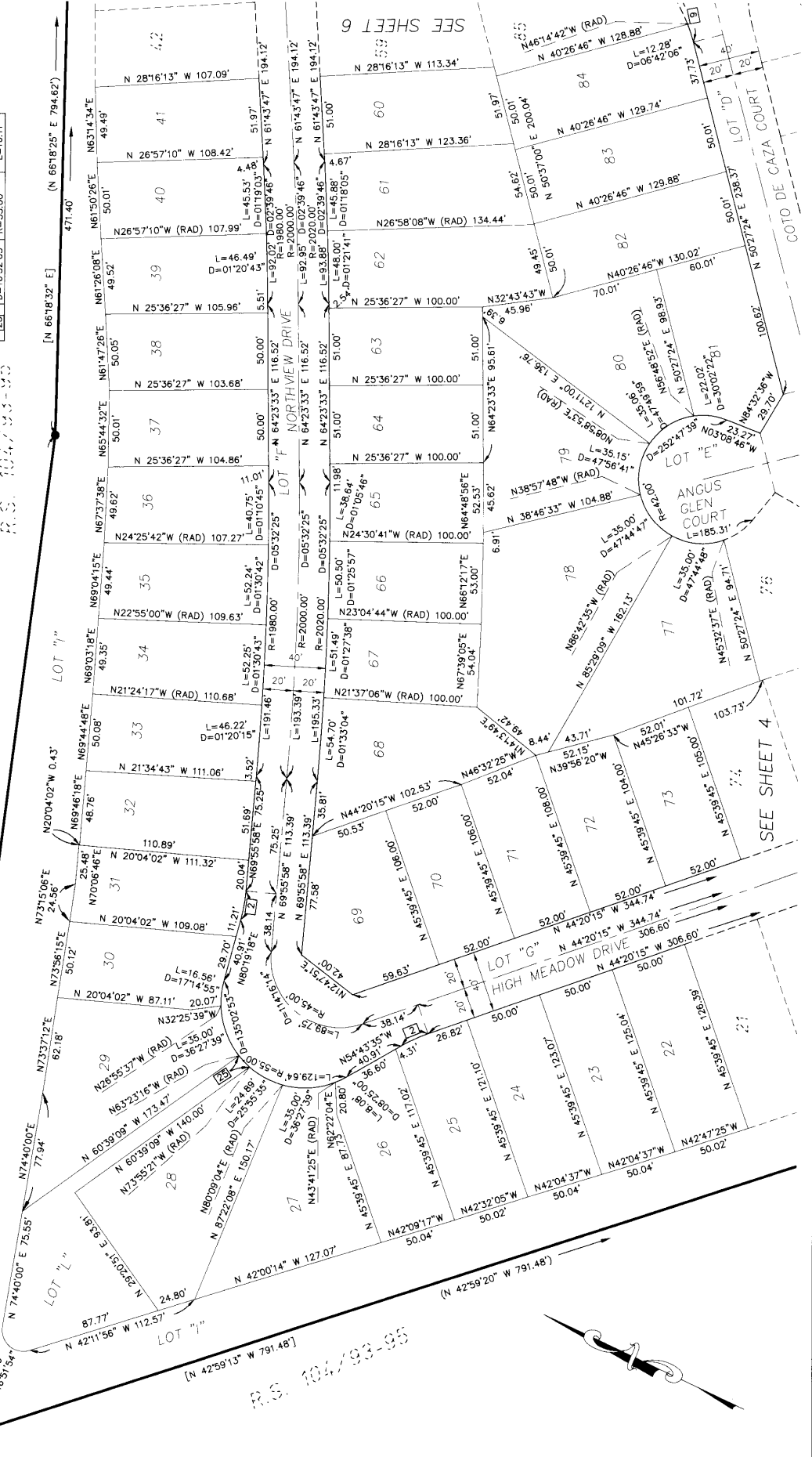
FOX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

R.S. 104/93-95

GRAPHIC SCALE



CURVE	DELTA	RADIUS	LENGTH
1	D=102.270°	R=105.00'	L=18.04'
2	D=17.3602°	R=105.00'	L=32.25'
3	D=103.205°	R=55.00'	L=10.11'



SEE SHEET 6

SEE SHEET 4

(N 72°17'50" E 664.47')

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(N 66°18'25" E 794.62')

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(N 66°18'25" E 794.62')

(N 72°17'50" E 664.47')

(N 66°18'32" E) 471.40

(N 66°18'25" E 794.62')

(N 72°17'5

2002-69965 ORIGINAL

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

SHEET 6 OF 6 SHEETS

TRACT NO. 29186

BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

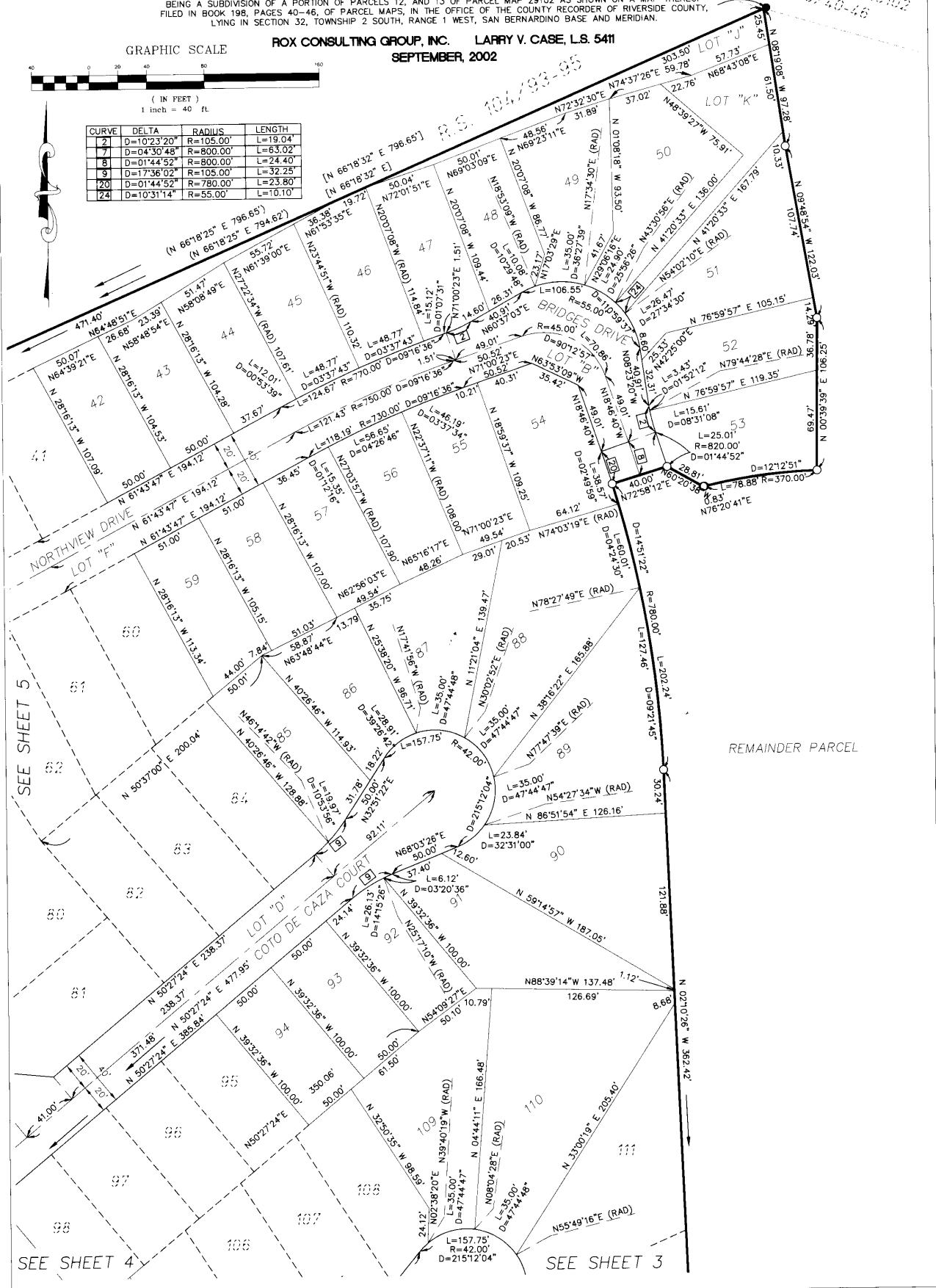
PARCEL B
PARCEL MAP 29102
PMB 198/40-46

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
7	D=04°30'48"	R=800.00'	L=63.02'
8	D=01°44'52"	R=800.00'	L=24.40'
9	D=17°36'02"	R=105.00'	L=32.28'
20	D=01°44'52"	R=780.00'	L=23.80'
24	D=10°31'14"	R=55.00'	L=10.10'



2002-701097 ORIGINAL 10/30

NUMBER OF LOTS:.....10
NUMBER OF LETTERED LOTS:.....13
ACREAGE IN LOTS:.....20.669
ACREAGE IN LETTERED LOTS:.....5.019
TOTAL ACREAGE:.....25.688

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

SHEET 1 OF 6 SHEETS

TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

RECORDER'S STATEMENT:

FILED THIS 26TH DAY OF NOV 2002,
AT 8:00 A.M. IN BOOK 326 OF MAPS
AT PAGES 91-96, AT THE REQUEST OF
THE CLERK OF THE BOARD.
NO. 2002-701097
FEE \$17.00
GARY ORSO COUNTY RECORDER
BY: Dumbert DEPUTY
SUBDIVISION GUARANTEE: NORTH AMERICAN
TITLE 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 THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "H".

WE ALSO DEDICATE TO THE CITY OF BEAUMONT FOR STORM DRAIN PURPOSES, LOT 1 AND FOR OPEN SPACE PURPOSES, LOTS "J" THROUGH "N".

TEMECULA VALLEY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GREYSTONE HOMES, INC.,
A DELAWARE CORPORATION
ITS MANAGER

BY: Tom Banks
NAME: Tom Banks
TITLE: VP

BENEFICIARY: WESTBROOK OAK VALLEY PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2002 AS INSTRUMENT NO. 2002-00402804 OF OFFICIAL RECORDS.

BY: Stacy
(NAME) Stacy T. Sr. Clair
(TITLE) MEMBER

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON November 13, 2002, BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Tom Banks (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Vice President OF Temecula Valley, LLC THE Managing member THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH United Liability Co EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Linda Duran

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON November 13, 2002, BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Stacy T. Sr. Clair (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Westbrook Oak Valley Properties THE Managing member LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Linda Duran

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. 29189, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 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 22 NOVEMBER, 2002

BY: Dennis Wayne Janda
DENNIS WAYNE JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2002)



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1998; 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 11-13-02

BY: Larry V. Case
LARRY V. CASE, L.S. 5411
LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "GRANT OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT, EXECUTED BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, OF OFFICIAL RECORDS, AND A AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, LP, CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANITOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

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 _____

ATTEST: GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

BY: _____
DEPUTY

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.

DATED November 18, 2002

BY: Paul McDonnell COUNTY TAX COLLECTOR
BY: Benjamin Janda 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 ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "H" INCLUSIVE. ALSO DID ACCEPT FOR STORM DRAIN PURPOSES, LOT 1 AND FOR OPEN SPACE PURPOSES, LOTS "J" THROUGH "N" INCLUSIVE.

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

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

2002-701097 ORIGINAL

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

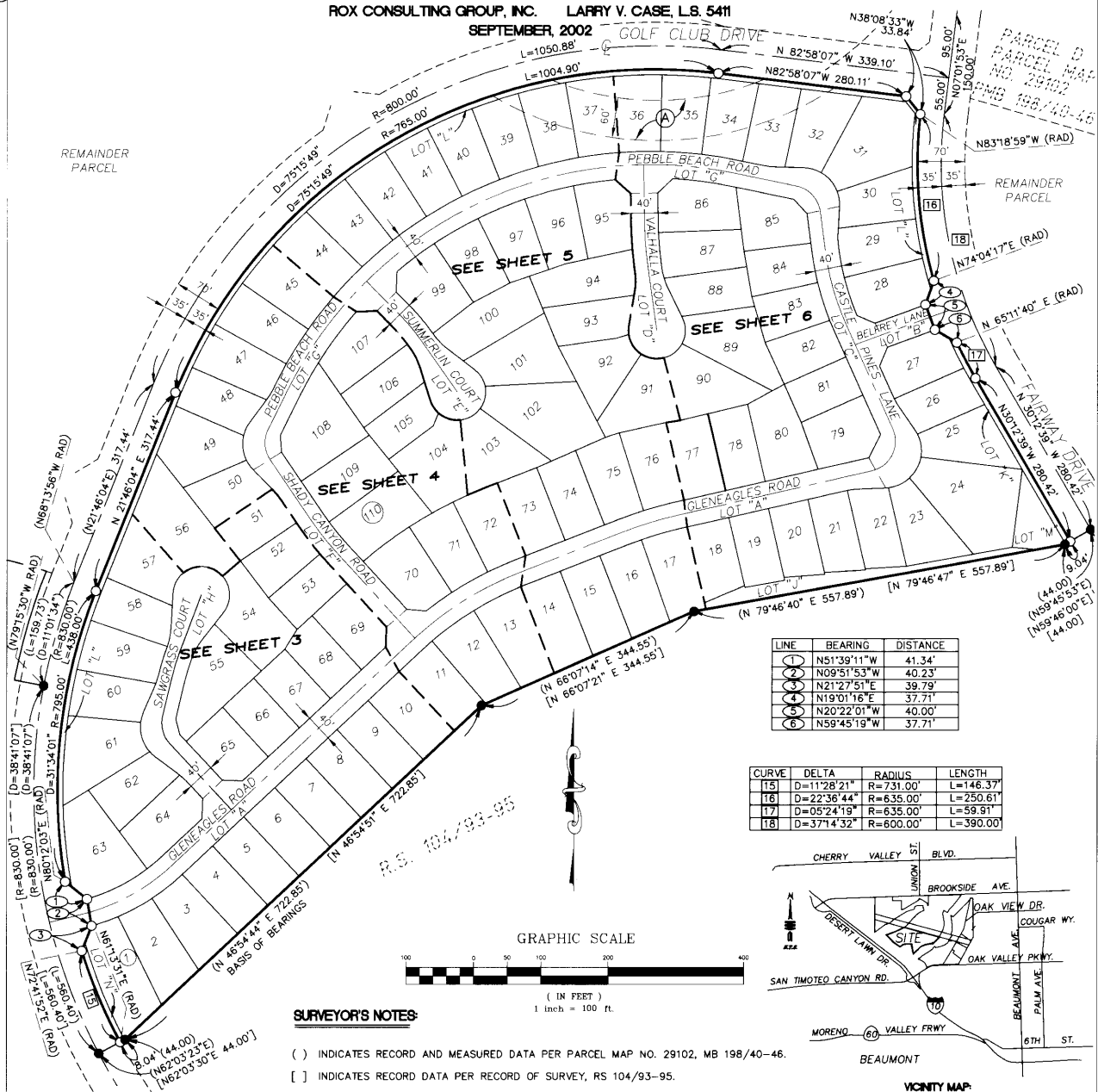
SHEET 2 OF 6 SHEETS

TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

SEPTEMBER, 2002



SURVEYOR'S NOTES:

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

MONUMENT NOTES:

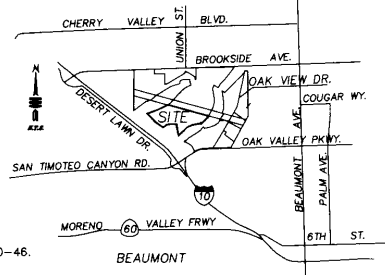
- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED L.S. 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHEASTERLY LINE OF PARCEL 15 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 46° 54' 44" EAST.

EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA, TO BE ABANDONED HEREON.
- (B) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (C) INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, AND RE-RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (D) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (E) INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.



VICINITY MAP:
N.T.S.

2002-701097 ORIGINAL

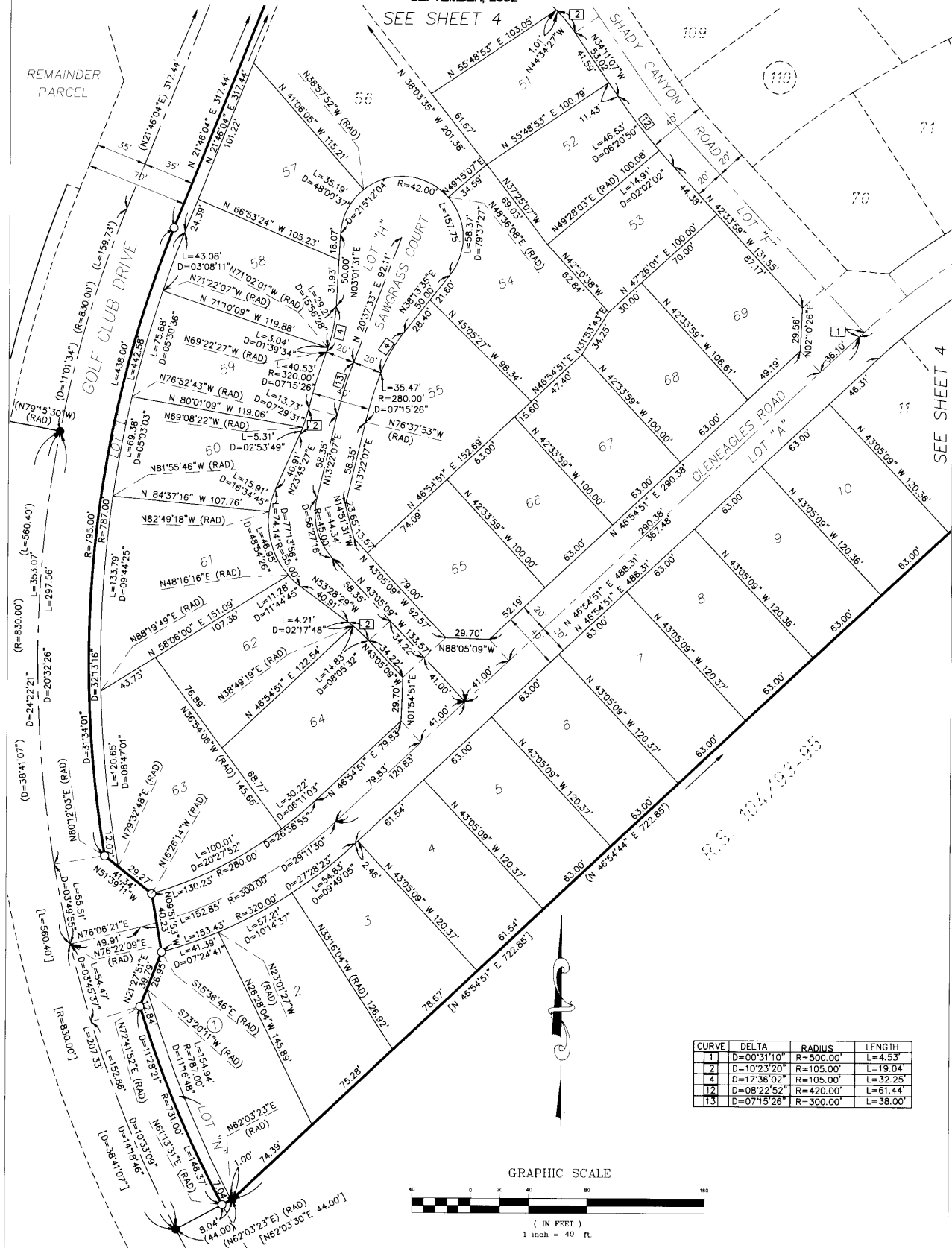
IN THE CITY OF BEAUMONT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 3 OF 6 SHEETS

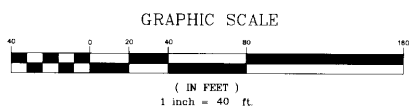
TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002



CURVE	DELTA	RADIUS	LENGTH
1	D=00°31'10"	R=500.00'	L=4.53'
2	D=10°23'20"	R=105.00'	L=19.04'
4	D=17°36'02"	R=105.00'	L=32.25'
12	D=08°22'52"	R=420.00'	L=61.44'
13	D=07°15'26"	R=300.00'	L=38.00'



2002-701097
ORIGINAL

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

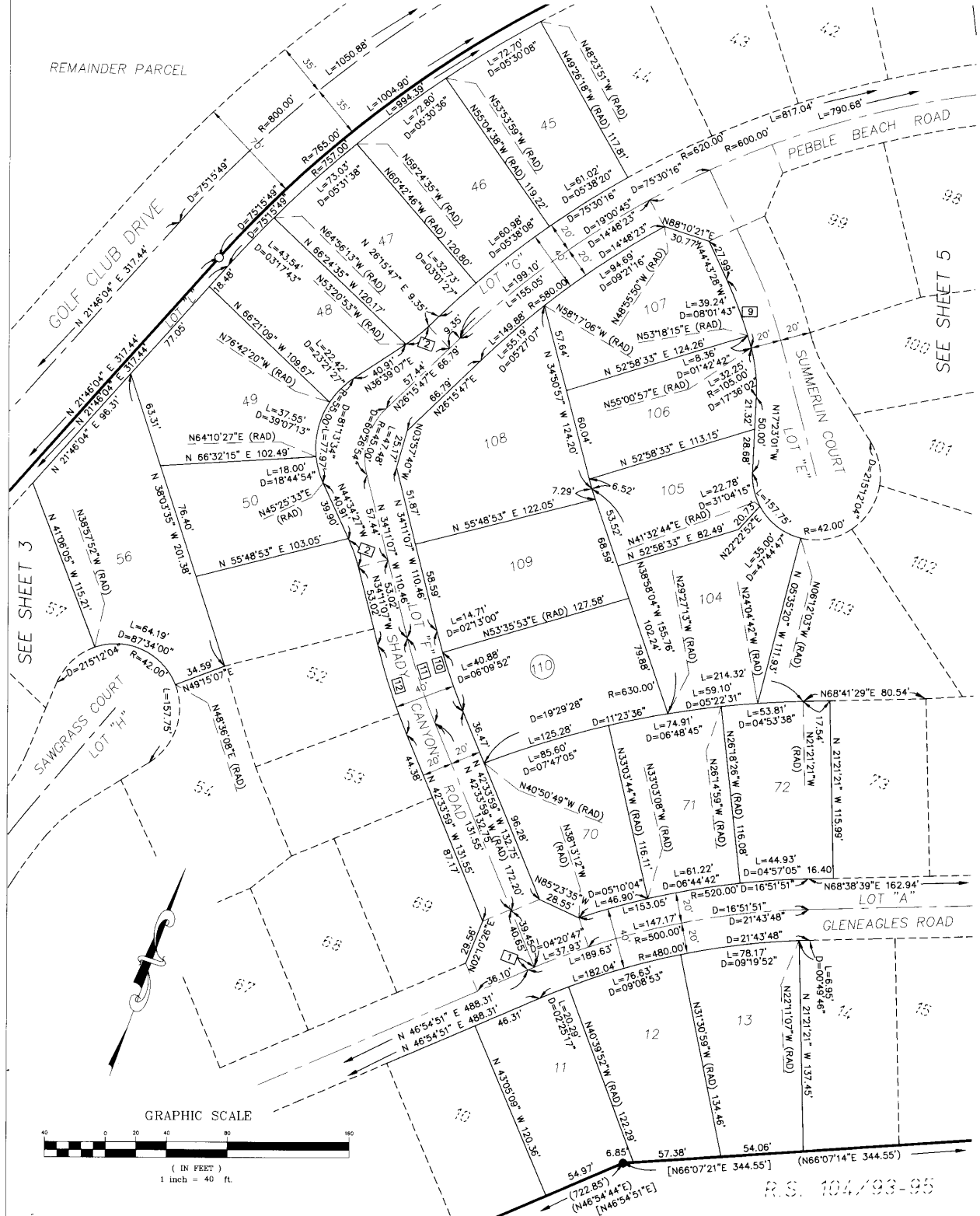
SHEET 4 OF 6 SHEETS

TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

CURVE	DELTA	RADIUS	LENGTH
1	D=00°31'10"	R=500.00'	L=4.53'
2	D=10°23'20"	R=105.00'	L=19.04'
9	D=09°44'25"	R=280.00'	L=47.60'
10	D=08°22'52"	R=380.00'	L=55.59'
11	D=08°22'52"	R=400.00'	L=58.51'
12	D=08°22'52"	R=420.00'	L=61.44'



R.S. 104/93-95

2002-101097 ORIGINAL

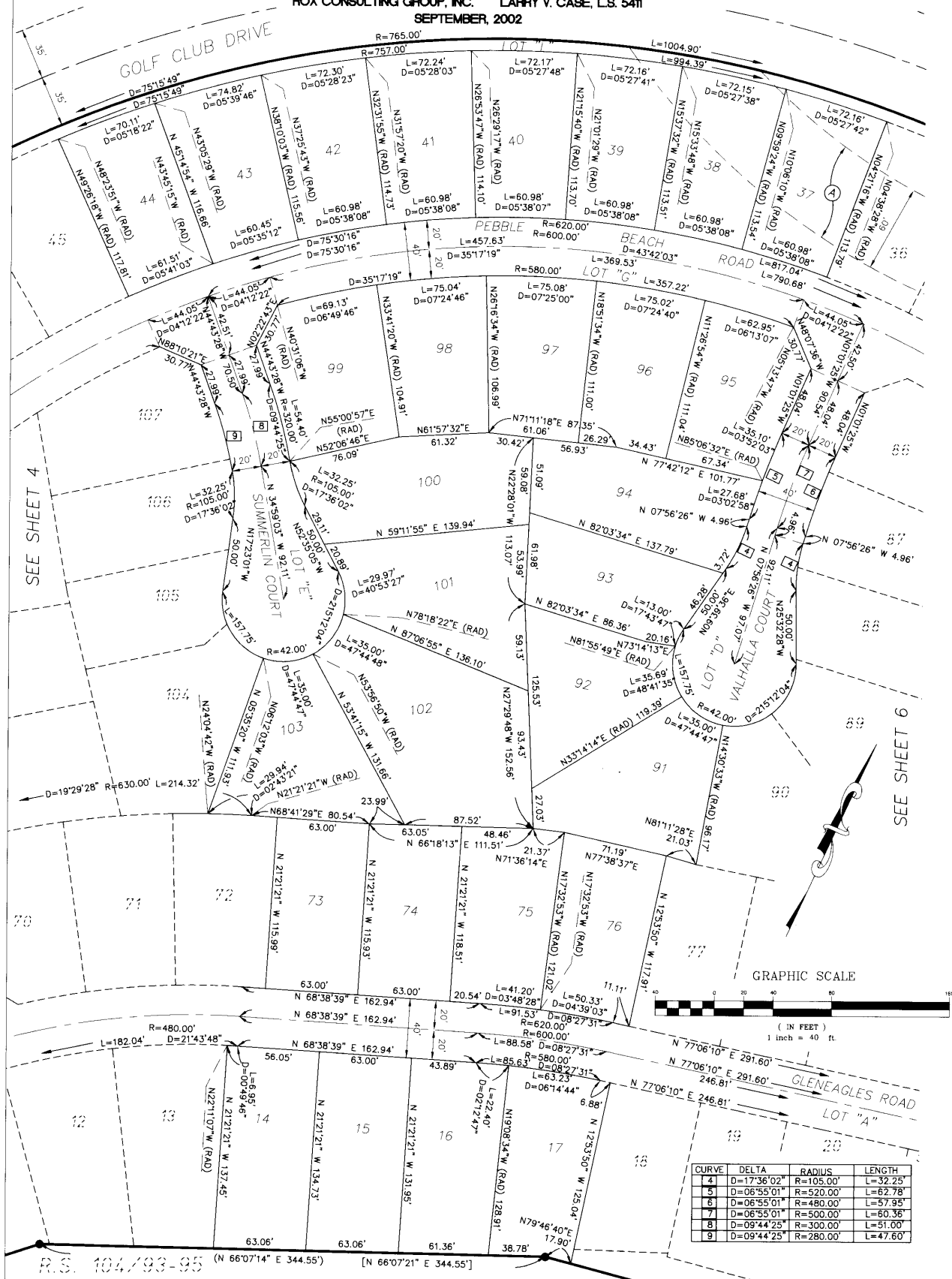
IN THE CITY OF BEAUMONT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 5 OF 6 SHEETS

TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002



R.S. 104/93-95 (N 66°07'14" E 344.55') [N 66°07'21" E 344.55']

2002-701097 ORIGINAL

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

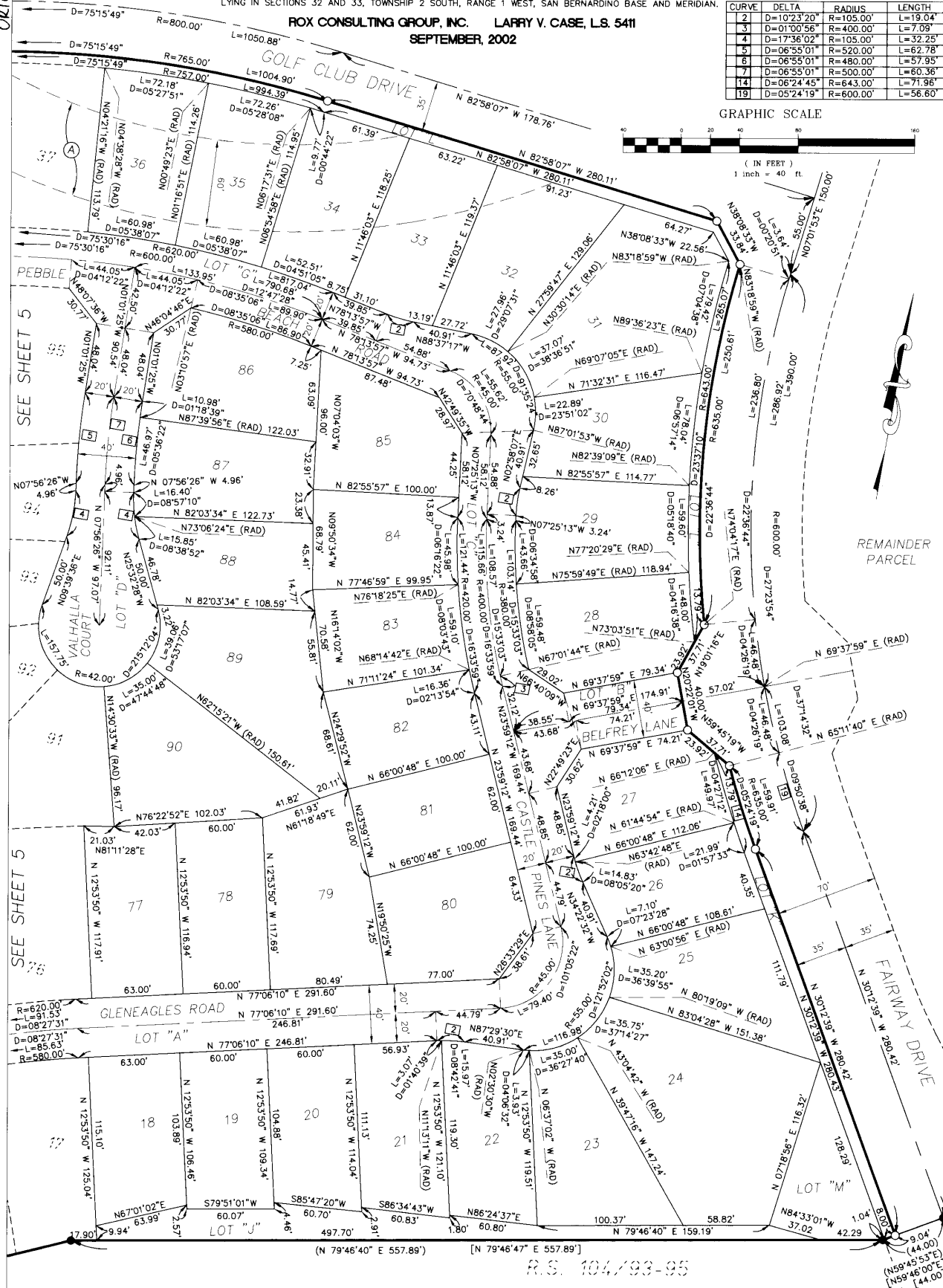
TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

CURVE	DELTA	RADIUS	LENGTH
2	D=10'23"20"	R=105.00'	L=19.04'
3	D=01'00"56"	R=400.00'	L=7.09'
4	D=17'36"02"	R=105.00'	L=32.25'
5	D=06'55"01"	R=520.00'	L=62.78'
6	D=06'55"01"	R=480.00'	L=57.95'
7	D=06'55"01"	R=500.00'	L=60.36'
11	D=06'24"45"	R=643.00'	L=71.96'
19	D=05'24"19"	R=600.00'	L=56.60'

GRAPHIC SCALE



SEE SHEET 5

SEE SHEET 5

REMAINDER PARCEL

FAIRWAY DRIVE

(N 79°46'40" E 557.89') [N 79°46'47" E 557.89']

R.S. 104793-95

(N59°45'53"E [N59°46'00"E] [44.00']

2002-701331 ORIGINAL

NUMBER OF LOTS:.....1
NUMBER OF LETTERED LOTS:.....1
ACREAGE IN LOTS:.....5.308
ACREAGE IN LETTERED LOTS:.....0.166
TOTAL ACREAGE:.....5.474

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

SHEET 1 OF 2 SHEETS

TRACT NO. 29190

BEING A SUBDIVISION OF A PORTION OF PARCEL 16 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
SEPTEMBER, 2002

RECORDER'S STATEMENT:

FILED THIS 26TH DAY OF NOV., 2002, AT 8:04 A.M. IN BOOK 326 OF MAPS, AT PAGES 27-28, AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. 2002-701331
FEE \$9.00
GARY ORSO, COUNTY RECORDER
BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE: NORTH AMERICAN TITLE 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 ALSO DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE PURPOSES, LOT "A".

TEMECULA VALLEY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GREYSTONE HOMES, INC.,
A DELAWARE CORPORATION
ITS MANAGER

BY: [Signature]

NAME: Jim Banks

TITLE: VP

BENEFICIARY: WESTBROOK OAK VALLEY PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2002 AS INSTRUMENT NO. 2002-00402804 OF OFFICIAL RECORDS.

BY: [Signature]
(NAME) STEWART T. ST. CLAIR
(TITLE) MANAGER

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON November 13, 2002 BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jim Banks (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Nice President OF Temecula Valley, LLC THE Managing Member THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH United Realty Co. EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON November 13, 2002 BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Stewart T. St. Clair (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Westbrook Oak Valley Properties, LLC THE Managing LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]

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. 29190, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 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 22 NOVEMBER 2002

BY: [Signature]
DENNIS WAYNE JANDA / L.S. 6359
(LIC. EXPIRES 12/31/2002)



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1998; 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 11-13-02

[Signature]
LARRY V. CASE, L.S. 5411
LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "GRANT OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT, EXECUTED BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, L.P., FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, OF OFFICIAL RECORDS; AND A AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

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 _____
ATTEST: GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

BY: _____
DEPUTY

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.

DATED November 13, 2002

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: [Signature] 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 ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT, FOR OPEN SPACE PURPOSES, LOT "A".

BY: [Signature]
MARTHA L. CHANCE
CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

2002-101331 ORIGINAL

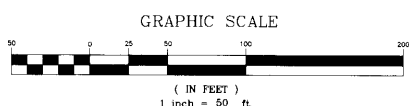
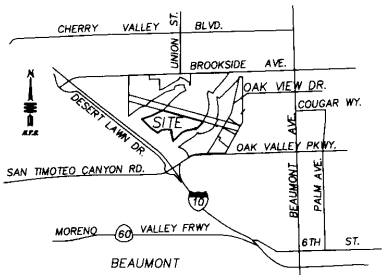
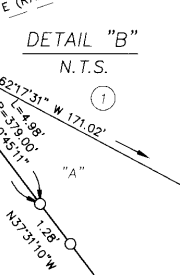
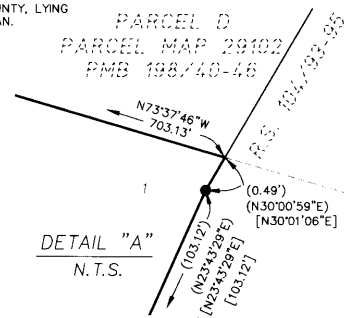
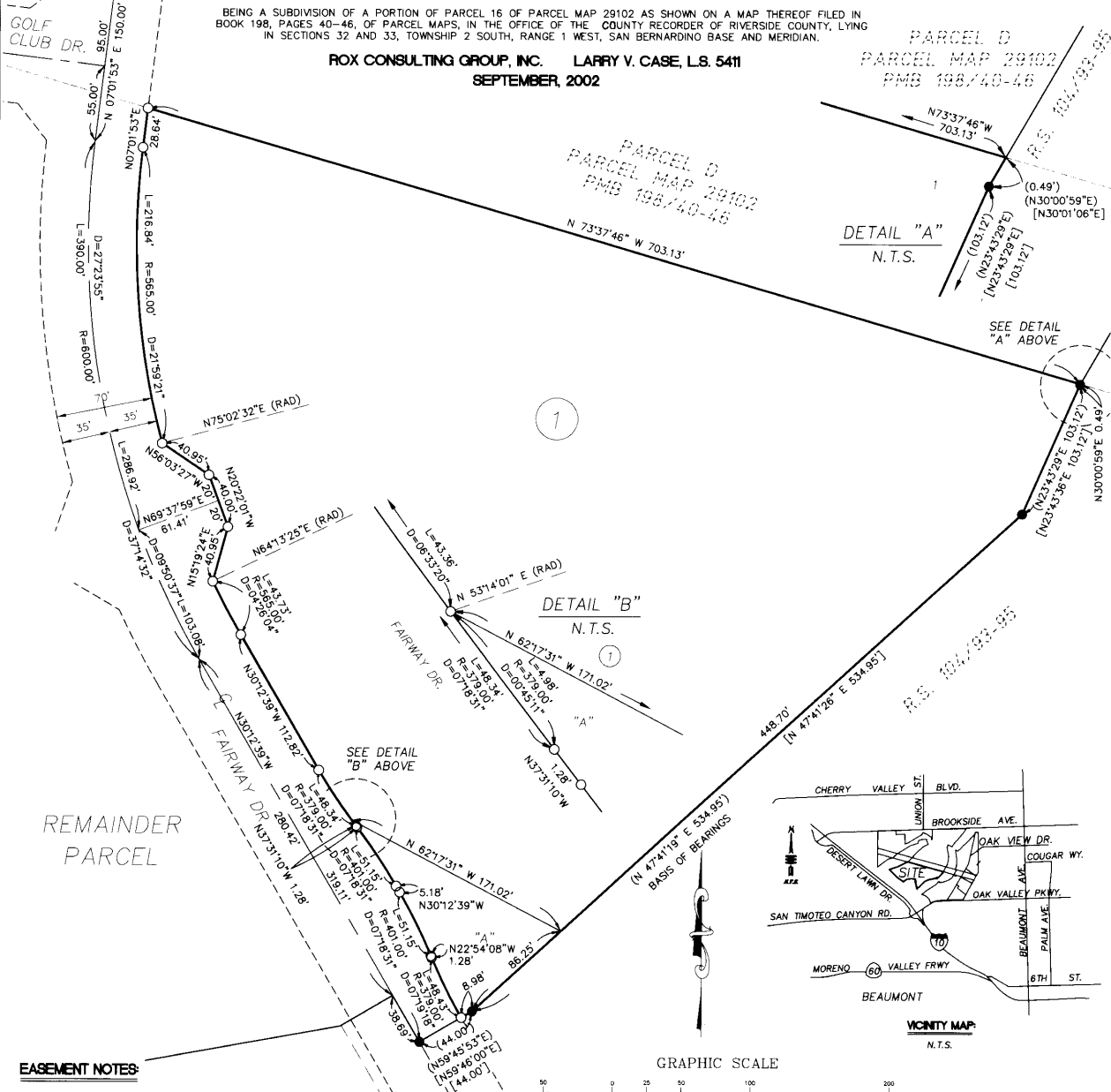
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 2 SHEETS

TRACT NO. 29190

BEING A SUBDIVISION OF A PORTION OF PARCEL 16 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 SEPTEMBER, 2002



EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA, TO BE ABANDONED HEREON.
- (B) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (C) INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, AND RE-RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS. HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (D) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (E) INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHEASTERLY LINE OF PARCEL 16 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 47° 41' 19\"/>

SURVEYOR'S NOTES:

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

MONUMENT NOTES:

- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
 - INDICATES FOUND MONUMENT, AS NOTED.
 - INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
- ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

2003-472330
ORIGINAL

NUMBER OF LOTS:.....124
NUMBER OF LETTERED LOTS:.....13
ACREAGE IN LOTS:.....18.594
ACREAGE IN LETTERED LOTS:..... 6.128
TOTAL ACREAGE:.....24.722

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

SHEET 1 OF 6 SHEETS

AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003

RECORDER'S STATEMENT:

FILED THIS 26th DAY OF June, 2003,
AT 9:11 A.M. IN BOOK 331 OF MAPS,
AT PAGES 6208 AT THE REQUEST OF
THE CLERK OF THE BOARD.
NO. 2003-472330
FEE \$ 17.00
GARY ORSO, COUNTY RECORDER
BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN
TITLE 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 RETAIN LOTS "A" THROUGH "G", INDICATED AS "PRIVATE STREETS" AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNORS, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "K" THROUGH "N" FOR OPEN SPACE, AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES WITHIN LOTS "K" "L" AND "M" AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THOROUGH "G", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE AND CFD MAINTENANCE DISTRICT EASEMENT PURPOSES, LOTS "I" AND "J", AS SHOWN HEREON.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

By: [Signature]
RONALD J. RAKUNAS
DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

ON May 14, 2003 BEFORE ME, Julie D. Varguez, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ronald J. Rakunas (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Proponent OF Pulte Home Corp. THE Person THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Person EXECUTED THE SAME.

MY COMMISSION EXPIRES Oct. 23, 2007 WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Julie D. Varguez

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. 29186, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 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 10 JUNE 2003

By: [Signature]
DENNIS WAYNE JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2006)



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

DATED 5-21-03

[Signature]
LARRY V. CASE, L.S. 5411
LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

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 _____
ATTEST: NANCY ROMERO CASH TAX BOND
CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____ BY: _____
DEPUTY DEPUTY

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.

DATED _____
BY: _____ COUNTY TAX COLLECTOR
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 ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT THE DEDICATION OF AN EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES WITHIN LOTS "K", "L" AND "M" AS SHOWN HEREON, ALSO DID ACCEPT THE EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G", INCLUSIVE, AND DID ACCEPT THE DEDICATION FOR OPEN SPACE AND CFD MAINTENANCE DISTRICT EASEMENT PURPOSES IN FEE SIMPLE, LOTS "I" AND "J", AS SHOWN HEREON.

By: [Signature]
MARTHA L. CHANCE
CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

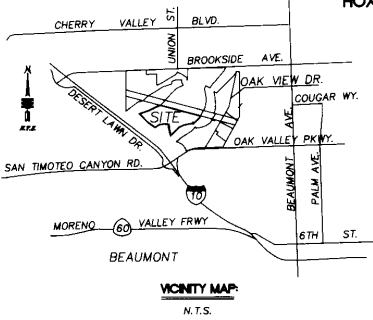
2003-472330 ORIGINAL

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. AMENDING MAP TRACT NO. 29186

SHEET 2 OF 6 SHEETS

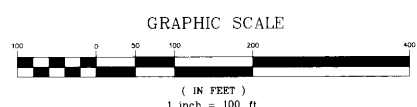
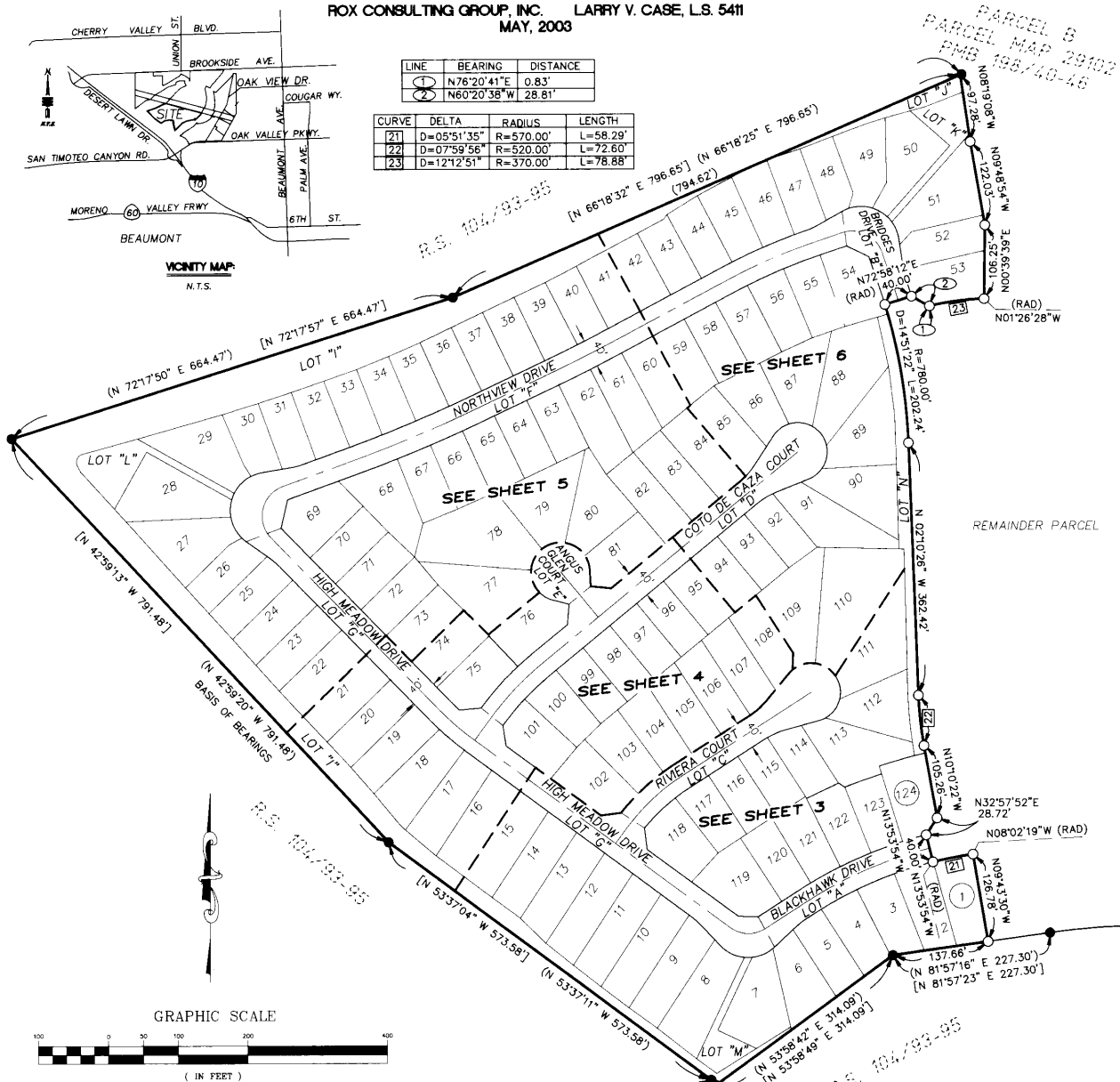
AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003



LINE	BEARING	DISTANCE
1	N76°20'41"E	0.83'
2	N60°20'38"W	28.81'

CURVE	DELTA	RADIUS	LENGTH
21	D=05°51'35"	R=570.00'	L=58.29'
22	D=07°59'56"	R=520.00'	L=72.60'
23	D=12°12'51"	R=370.00'	L=78.88'



SURVEYOR'S NOTES:

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (B) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (C) INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHWESTERLY LINE OF PARCEL 13 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 42° 59' 20" WEST.

MONUMENT NOTES:

- INDICATES FOUND "I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.
- 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.

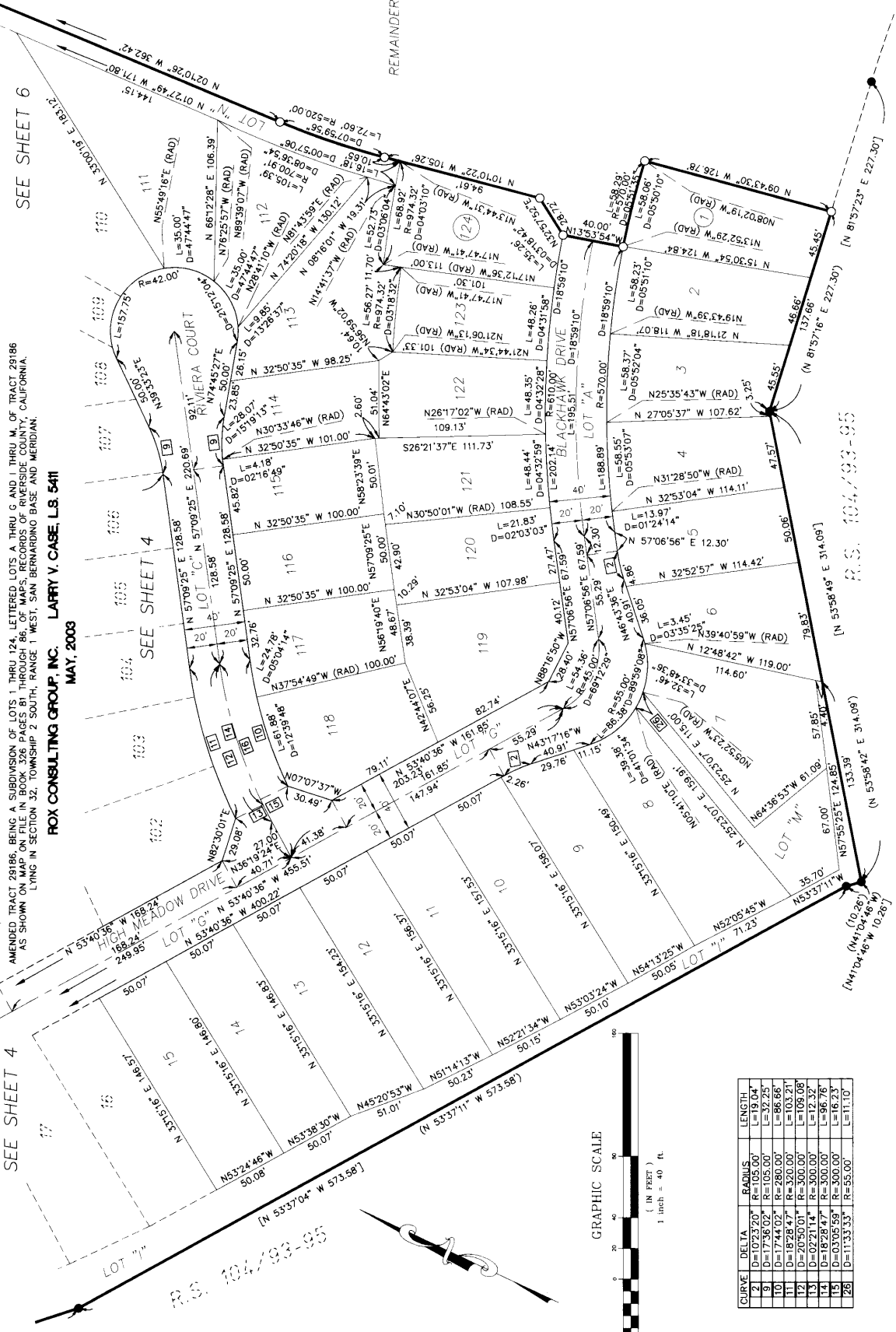
ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

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

AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A, THRU G, AND I, THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE, AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003



CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
9	D=17°36'02"	R=105.00'	L=32.25'
10	D=17°44'02"	R=280.00'	L=86.66'
11	D=18°28'47"	R=320.00'	L=103.21'
12	D=20°50'01"	R=300.00'	L=109.08'
13	D=22°21'14"	R=300.00'	L=116.37'
14	D=23°58'59"	R=300.00'	L=126.23'
28	D=11°33'33"	R=55.00'	L=11.10'

P.S. 104/93-95

[N 53°58'49" E 314.09']

[N 53°58'42" E 314.08']

[N 53°57'23" E 227.30']

[N 53°58'42" W 10.26']

[N 53°58'42" W 10.26']

2003-472330
 ORIGINAL

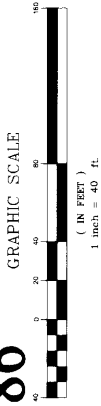
SHEET 4 OF 6 SHEETS

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

AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I, THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
 MAY, 2003



R.S. 104,93-95

CURVE	DELTA	RADIUS	LENGTH
1	D=03°09'18"	R=380.00	L=20.92
2	D=09°20'21"	R=400.00	L=65.20
3	D=03°09'18"	R=400.00	L=43.19
4	D=03°09'18"	R=400.00	L=43.19
5	D=09°20'21"	R=400.00	L=65.20
6	D=17°36'02"	R=105.00	L=32.25
7	D=18°28'47"	R=320.00	L=103.21
8	D=20°50'01"	R=300.00	L=109.08
9	D=02°21'14"	R=300.00	L=12.32
10	D=18°28'47"	R=300.00	L=96.76
11	D=14°08'00"	R=380.00	L=93.74
12	D=14°08'00"	R=380.00	L=96.67
13	D=14°08'00"	R=400.00	L=98.67
14	D=14°08'00"	R=400.00	L=103.60

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

AMENDING MAP TRACT NO. 29186

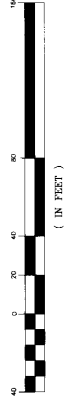
AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU G AND I THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROY CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

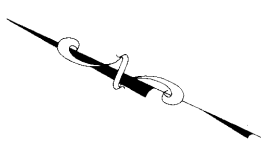
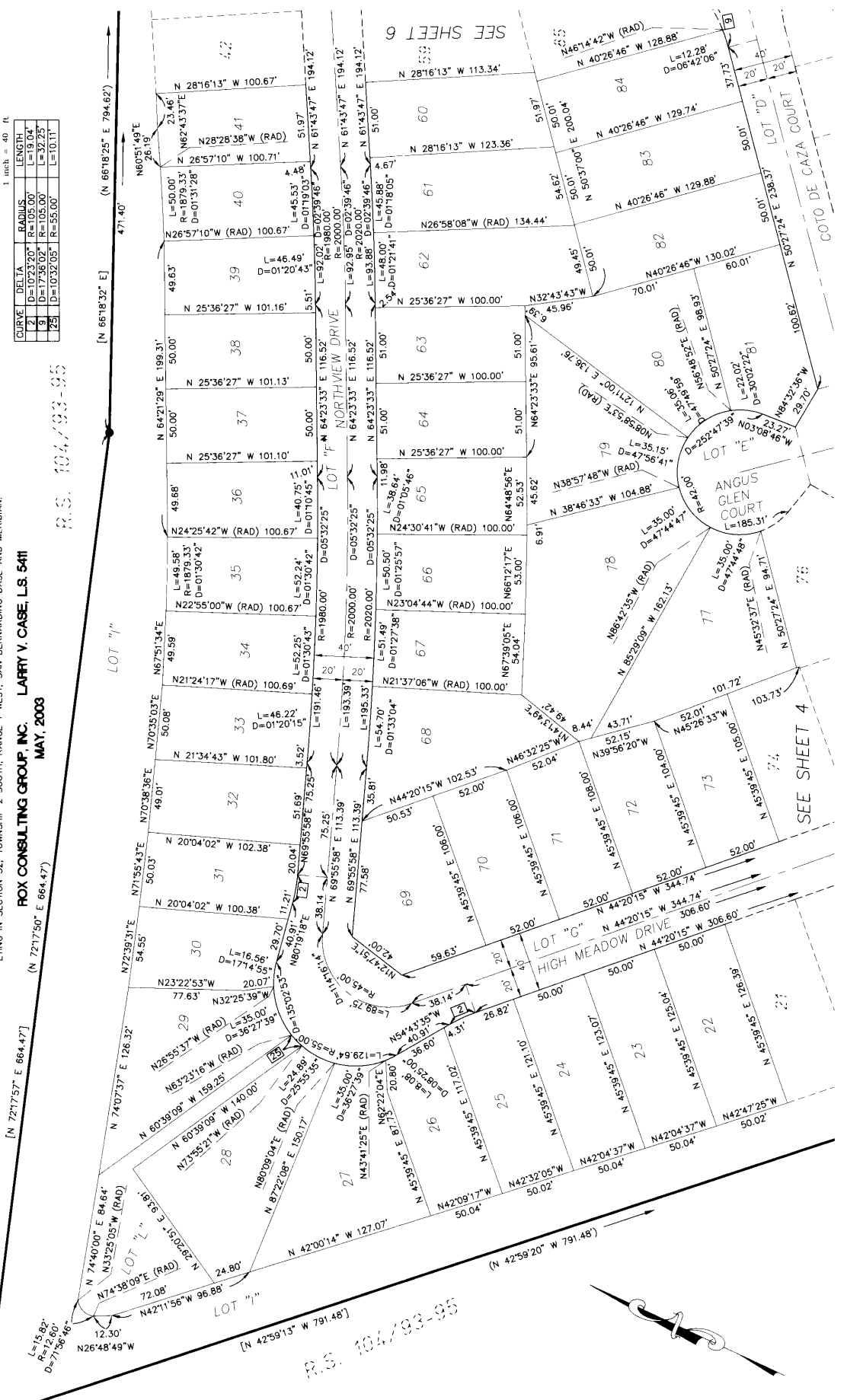
MAY, 2003

R.S. 104/93-95

GRAPHIC SCALE



CURVE	DELTA	RADIUS	LENGTH
1	D=107°32'00"	R=105.00'	L=19.04'
2	D=17°36'02"	R=105.00'	L=32.25'
3	D=107°32'05"	R=55.00'	L=10.11'



R.S. 104/93-95

89
53
L3

2003-472530
ORIGINAL

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

SHEET 6 OF 6 SHEETS

AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

GRAPHIC SCALE

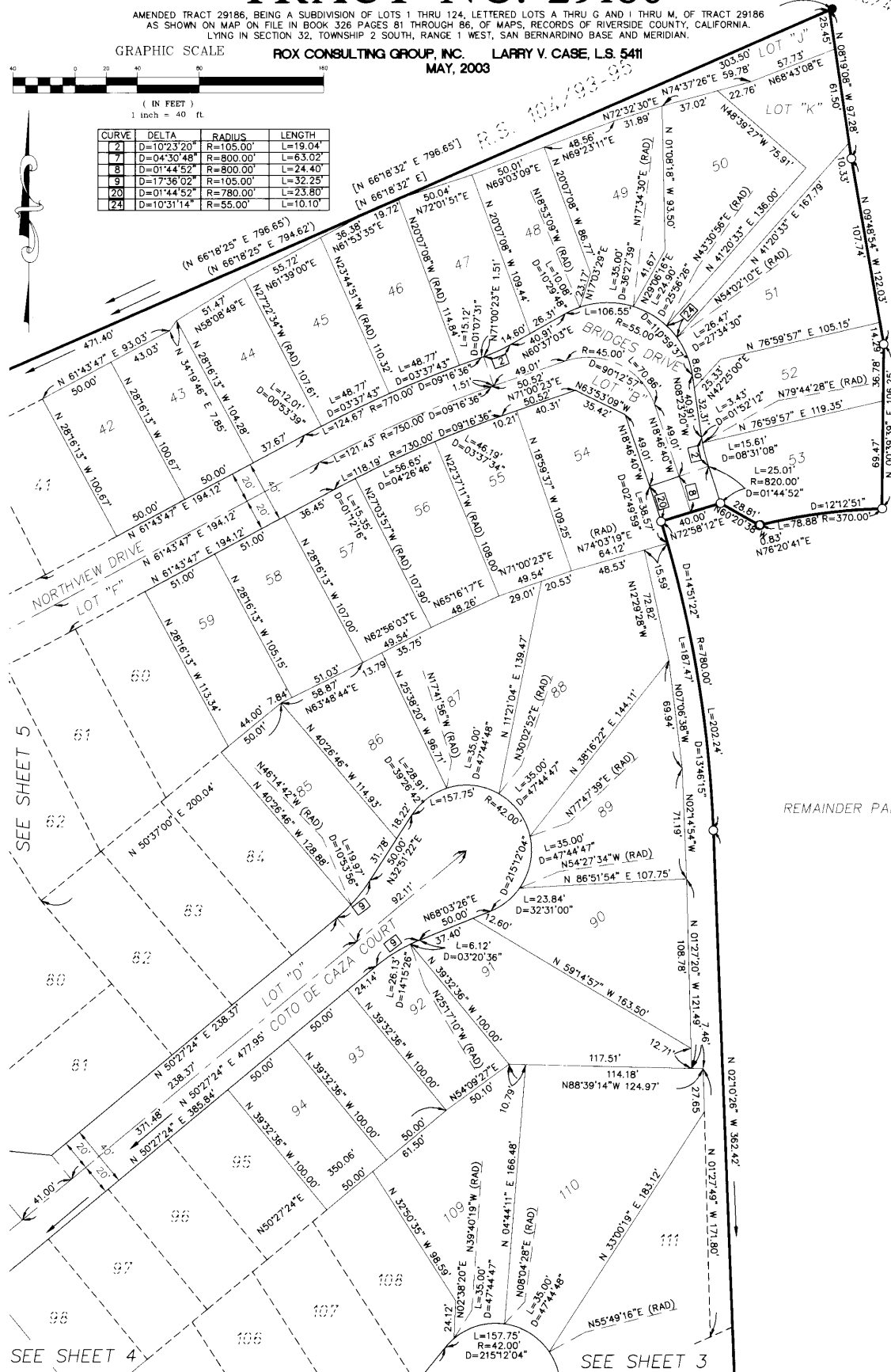
ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003



(IN FEET)
1 inch = 40 ft

CURVE	DELTA	RADIUS	LENGTH
7	D=10°23'20"	R=105.00'	L=19.04'
7	D=04°30'48"	R=800.00'	L=63.02'
8	D=01°44'52"	R=800.00'	L=24.40'
9	D=17°36'02"	R=105.00'	L=32.25'
20	D=01°44'52"	R=780.00'	L=23.80'
24	D=10°31'14"	R=55.00'	L=10.10'

PARCEL B
PARCEL MAP 29102
PMB 198740-46



SEE SHEET 4

SEE SHEET 3

2003-472479
02/16/04

NUMBER OF LOTS:.....57
NUMBER OF LETTERED LOTS:.....7
ACREAGE IN LOTS:.....6.270
ACREAGE IN LETTERED LOTS:.....1.788
TOTAL ACREAGE:.....8.058

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

SHEET 1 OF 4 SHEETS

AMENDING MAP TRACT NO. 29187

AMENDED MAP 29187, BEING A SUBDIVISION OF LOTS 1 THROUGH 50, PORTIONS OF LOTS 51 AND 52, AND 53 THROUGH 57, LETTER LOTS A THROUGH D, F, G, AND H, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

MAY, 2003

RECORDER'S STATEMENT:

FILED THIS 26th DAY OF June, 2003,
AT 8 A.M. IN BOOK 327 OF MAPS,
AT PAGES 87-92, AT THE REQUEST OF
THE CLERK OF THE BOARD.
NO. 2003-472479
FEE \$13.00
GARY ORSO, COUNTY RECORDER
BY: [Signature], DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN
TITLE 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 RETAIN LOTS "A" THROUGH "D", INDICATED AS "PRIVATE STREETS" AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "G" AND "H" FOR OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "D", INCLUSIVE.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE AND CFD MAINTENANCE DISTRICT EASEMENT PURPOSES, LOT "F" AS SHOWN HEREON.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: [Signature]
RONALD J. RAKUNAS AKA RON J. RAKUNAS
DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON 4/3/03 BEFORE ME, Nancy E. Abbott, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ron J. Rakunas (PERSONALLY KNOWN TO ME) /PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Division President OF Pulte Home Corporation THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Corporation EXECUTED THE SAME.

MY COMMISSION EXPIRES January 16, 2005 WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]

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. 29187, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 18 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 10 JUNE, 2003

BY: [Signature]
DENNIS WAYNE JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2006)



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

DATED 6-2-03

[Signature]
LARRY V. CASE, L.S. 5411
LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS" EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P. A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L.P. A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

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 _____
ATTEST: NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY _____ DEPUTY

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.

DATED _____
COUNTY TAX COLLECTOR

BY _____ 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 ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT THE DEDICATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "D", INCLUSIVE, ALSO DID ACCEPT THE DEDICATION FOR OPEN SPACE AND CFD MAINTENANCE DISTRICT EASEMENT PURPOSES IN FEE SIMPLE, LOT "F" AS SHOWN HEREON.

BY: [Signature]
MARTHA L. CHANCE
CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

2003-4724719
012.61111111

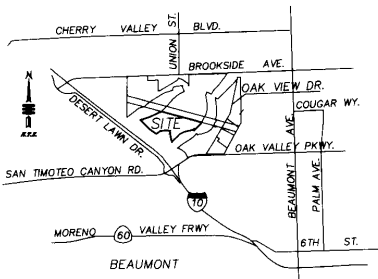
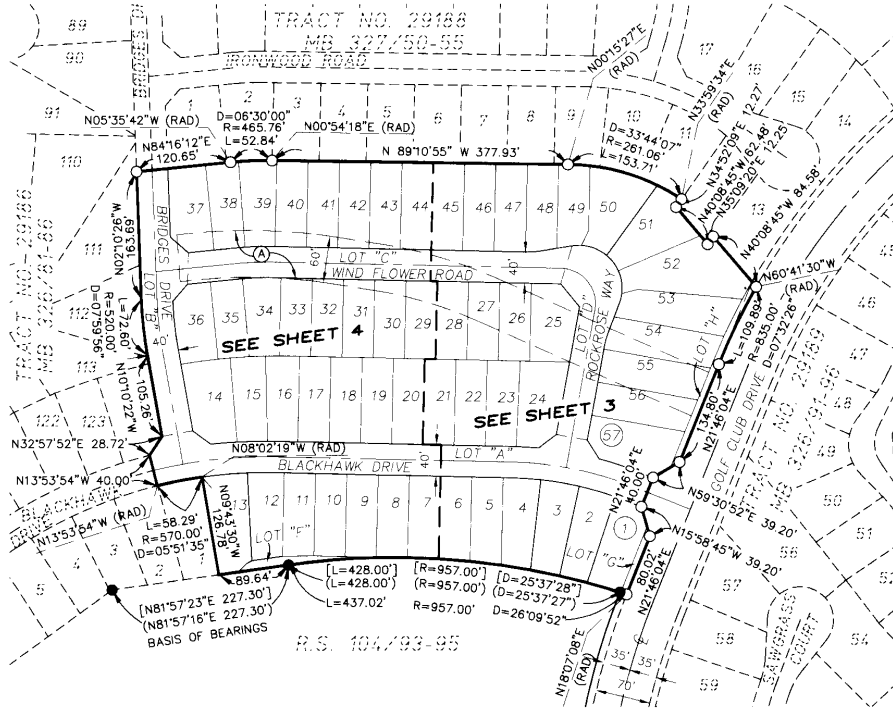
AMENDING MAP TRACT NO. 29187

AMENDED MAP 29187, BEING A SUBDIVISION OF LOTS 1 THROUGH 50, PORTIONS OF LOTS 51 AND 52, AND 53 THROUGH 57, LETTER LOTS A THROUGH D, F, G, AND H, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

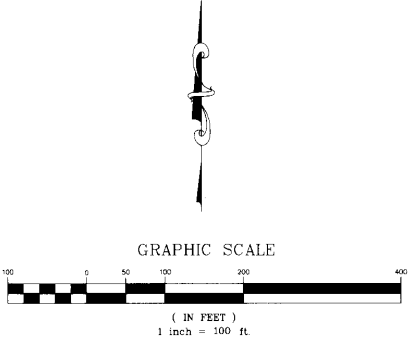
LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

MAY, 2003



VICINITY MAP
N.T.S.



SURVEYOR'S NOTES

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

EASEMENT NOTES

- (A) INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA. TO BE ABANDONED HEREON.
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BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHERLY LINE OF PARCEL 13 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 81° 57' 16" EAST.

MONUMENT NOTES

- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.
- 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

2003-412419 ORIGINAL

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

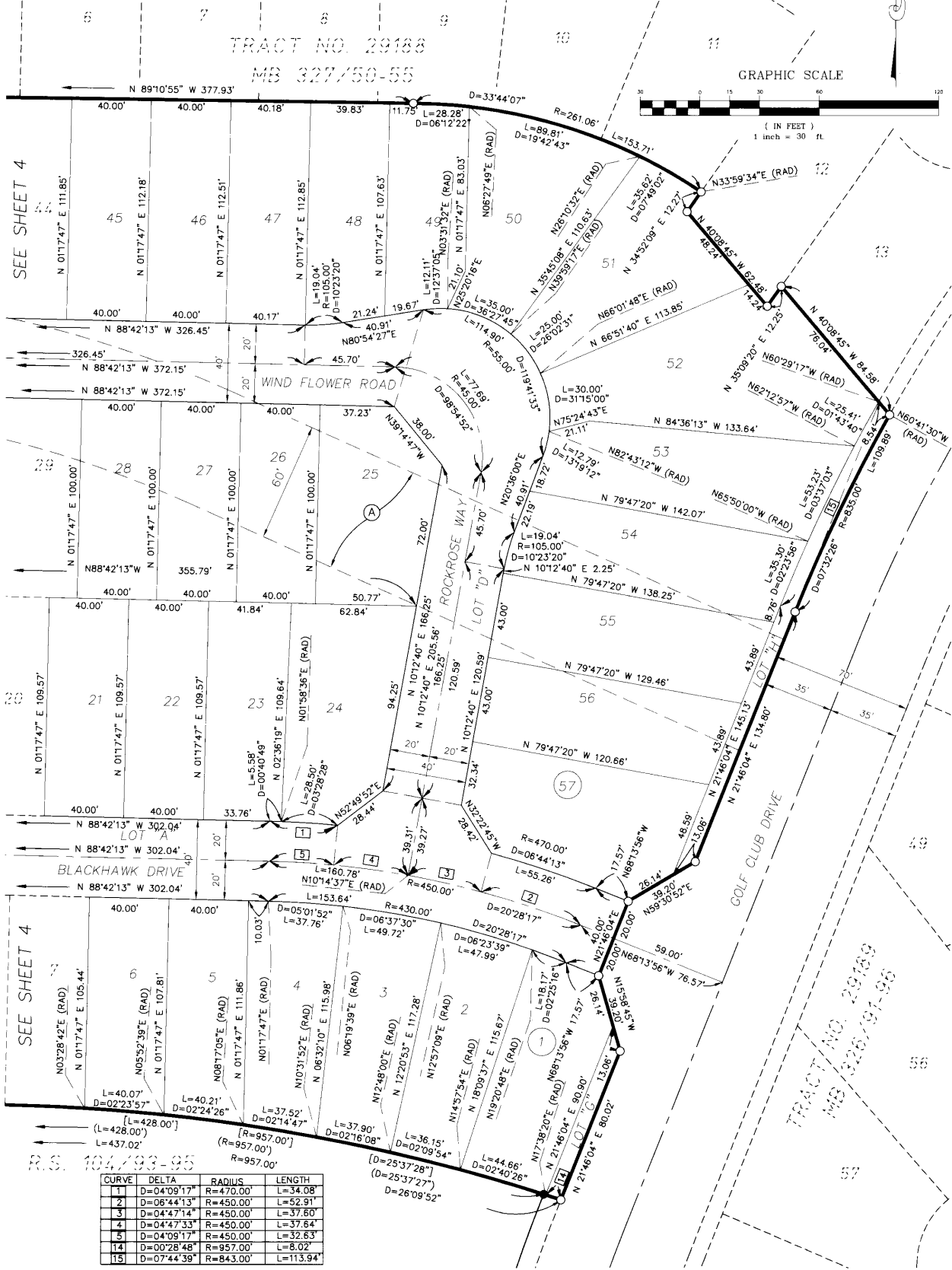
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LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

MAY, 2003



CURVE	DELTA	RADIUS	LENGTH
1	D=04°09'17"	R=470.00'	L=34.08'
2	D=06°44'13"	R=450.00'	L=52.91'
3	D=04°47'14"	R=450.00'	L=37.60'
4	D=04°47'33"	R=450.00'	L=37.64'
5	D=04°09'17"	R=450.00'	L=32.83'
14	D=00°28'48"	R=957.00'	L=8.02'
15	D=07°44'39"	R=843.00'	L=113.94'

2003-47247A
ORIGINAL

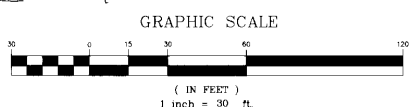
IN THE CITY OF BEAUMONT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 4 OF 4 SHEETS

AMENDING MAP TRACT NO. 29187

AMENDED MAP 29187, BEING A SUBDIVISION OF LOTS 1 THROUGH 50, PORTIONS OF LOTS 51 AND 52, AND 53 THROUGH 57, LETTER LOTS A THROUGH D, F, G, AND H, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.
ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003



R.S. 104/93-95

CURVE	DELTA	RADIUS	LENGTH
6	D=03'43'32"	R=590.00'	L=38.36'
7	D=07'44'37"	R=590.00'	L=79.75'
8	D=07'59'56"	R=500.00'	L=69.81'
9	D=07'31'07"	R=500.00'	L=65.61'
10	D=00'28'49"	R=500.00'	L=4.20'
11	D=07'01'35"	R=320.00'	L=39.24'
12	D=07'01'35"	R=300.00'	L=36.79'
13	D=07'01'35"	R=280.00'	L=34.34'

2003-472701 ORIGINAL

NUMBER OF LOTS: 64
NUMBER OF LETTERED LOTS: 10
ACREAGE IN LOTS: 11.331
ACREAGE IN LETTERED LOTS: 3.902
TOTAL ACREAGE: 15.233

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

SHEET 1 OF 6 SHEETS

AMENDING MAP TRACT NO. 29188

AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003

RECORDER'S STATEMENT:

FILED THIS 16TH DAY OF JUNE, 2003, AT 10:41 A.M. IN BOOK 327 OF MAPS, AT PAGES 13-16, AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. 2003-472701
FEE \$17.00
GARY ORSO, COUNTY RECORDER
BY: *[Signature]* DEPUTY
SUBDIVISION GUARANTEE: 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 RETAIN LOTS "A" THROUGH "G", INDICATED AS "PRIVATE STREETS" AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNORS, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "I" THROUGH "K" FOR OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAIN BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G", INCLUSIVE.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

BY: *[Signature]*

RONALD J. RAKUNAS
DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

DATED 6-02-03

[Signature]
LARRY V. CASE, L.S. 5411
LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN ON PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

A "GRANT OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT, EXECUTED BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, OF OFFICIAL RECORDS, AND AN AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON May 30, 2003, BEFORE ME, Leslie G. Duggett, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ronald J. Rakunas, (PERSONALLY KNOWN TO ME) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Div. President OF Pulte Home Corporation THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Corporation EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-23-03 WITNESS MY HAND AND OFFICIAL SEAL.

My principal place of business is in Orange County

[Signature]

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 _____
ATTEST: NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY _____ DEPUTY
CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY _____ DEPUTY

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.

DATED _____
BY _____ COUNTY TAX COLLECTOR
DEPUTY

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. 29188, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 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 10 JUNE 2003

BY *[Signature]*
DENNIS WAYNE JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2006)



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 ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT THE DEDICATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G", INCLUSIVE.

BY: *[Signature]*
MARTHA L. CHANCE
CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

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

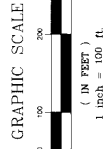
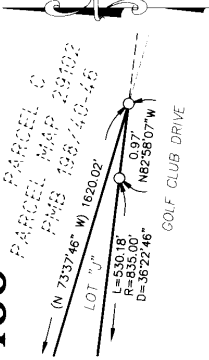
AMENDING MAP TRACT NO. 29188

AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF MAPS, AND A PORTION OF PARCELS "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 104 PAGES 46 THROUGH 48, OF MAPS, AND PARCELS "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2008

SHEET 2 OF 6 SHEETS

DETAIL "B"
N.T.S.



LINE	BEARING	DISTANCE
1	N76°20'41"E	0.83'
2	N60°20'38"W	28.81'

CURVE	DELTA	RADIUS	LENGTH
21	D=121°25'	R=370.00'	L=78.88'



- MONUMENT NOTES**
- INDICATES FOUND * I.P. W/PLASTIC FLUSH AS SET PER RS 104/83-95
 - INDICATES FOUND MONUMENT, AS NOTED
 - INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

- SURVEYOR'S NOTES**
- 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.S., E.C.S., AND ALL OTHER CENTERLINE POINTS OF CONTROL.

ALL MONUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

- EASEMENT NOTES**
- A INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
 - B INDICATES AN EXISTING EASEMENT TO U.S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
 - C INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 037866, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
 - D INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, LOCATED SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
 - E INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN OAK VALLEY PARTNERS, L.P., GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, L.P., GRANTEE, RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 037866, OF OFFICIAL RECORDS, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, AND RE-RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS. HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

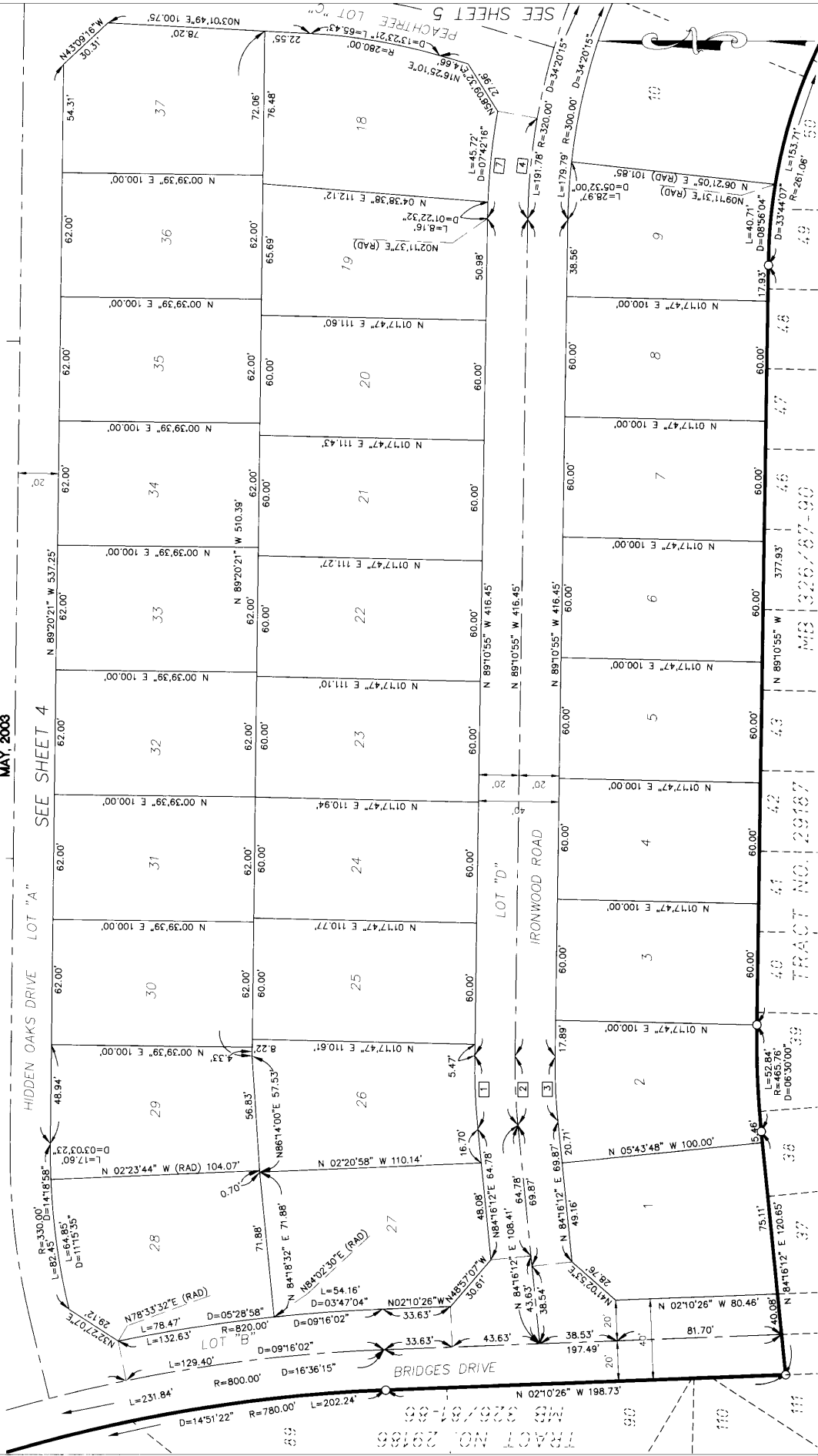
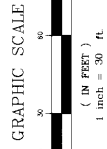
BASES OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THAT NORTHWESTERLY LINE OF PARCEL 12 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 66° 16' 25" WEST.



IN THE CITY OF BEAUMONT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
AMENDING MAP TRACT NO. 29188

AMENDING TRACT 29188, BEING A SUBDIVISION OF LOT 3 THROUGH 64, INTERESTED PARTIES THROUGH GS, I, AND V OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 326, PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.
ROX CONSULTING GROUP, INC. LARRY V. CABE, LS. 5411
MAY, 2003

CURVE	DELTA	RADIUS	LENGTH
1	D=08°32'53"	R=320.00'	L=34.29'
2	D=08°32'53"	R=320.00'	L=34.29'
3	D=08°32'53"	R=320.00'	L=34.29'
4	D=08°32'53"	R=320.00'	L=34.29'
5	D=08°32'53"	R=320.00'	L=34.29'
6	D=08°32'53"	R=320.00'	L=34.29'
7	D=08°32'53"	R=320.00'	L=34.29'



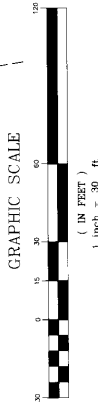
IN THE CITY OF BEAUMONT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
AMENDING MAP TRACT NO. 29188

AMENDING TRACT 29188 BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED A, THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, LS. 5411
MAY, 2003

PARCEL MAP 29102
PARCEL 8
PMB 198740-46

CURVE	DELTA	RADIUS	LENGTH
8	D=177.36 0.2°	R=105.00'	L=32.25'
9	D=0245.25°	R=800.00'	L=38.42'
10	D=0245.56°	R=800.00'	L=38.62'
11	D=0144.52°	R=800.00'	L=24.40'
12	D=0349.37°	R=420.00'	L=28.05'
13	D=0349.37°	R=400.00'	L=26.72'
14	D=0349.37°	R=380.00'	L=25.38'
15	D=0806.23°	R=270.00'	L=35.37'
16	D=0806.23°	R=250.00'	L=32.57'
17	D=0806.23°	R=230.00'	L=30.00'
18	D=0806.23°	R=210.00'	L=27.54'
19	D=0806.23°	R=190.00'	L=25.11'
20	D=0806.23°	R=170.00'	L=22.72'



SEE SHEET 3

TRACT NO. 29188
MB 326-81-88

2003-472701 ORIGINAL

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

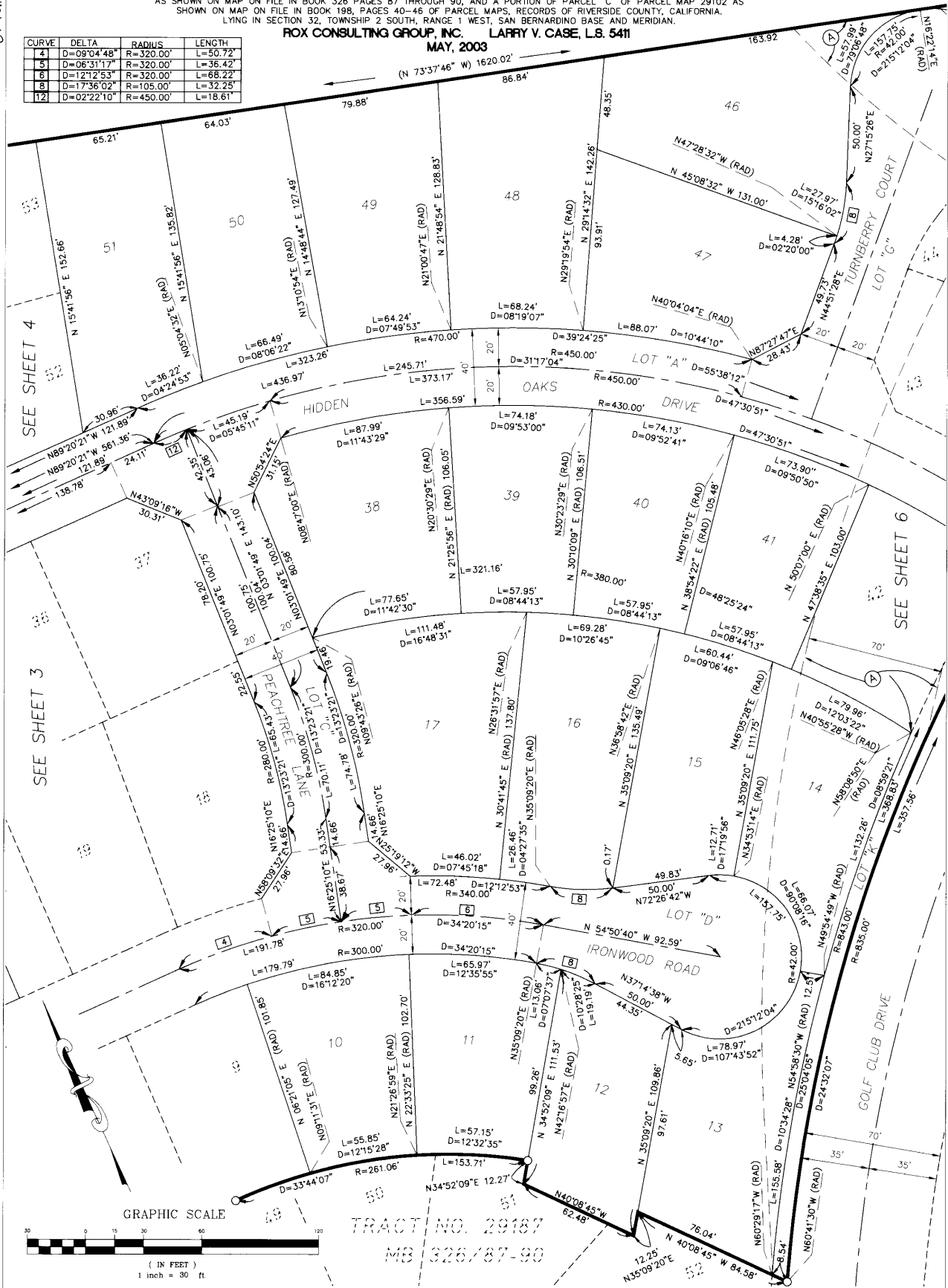
SHEET 5 OF 6 SHEETS

AMENDING MAP TRACT NO. 29188

AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003

CURVE	DELTA	RADIUS	LENGTH
4	D=09°04'48"	R=320.00'	L=50.72'
5	D=06°31'17"	R=320.00'	L=36.42'
6	D=12°12'53"	R=320.00'	L=68.22'
8	D=17°36'02"	R=105.00'	L=32.25'
12	D=02°22'10"	R=450.00'	L=18.61'



TRACT NO. 29187
MB 326/87-90

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

AMENDING MAP TRACT NO. 29188

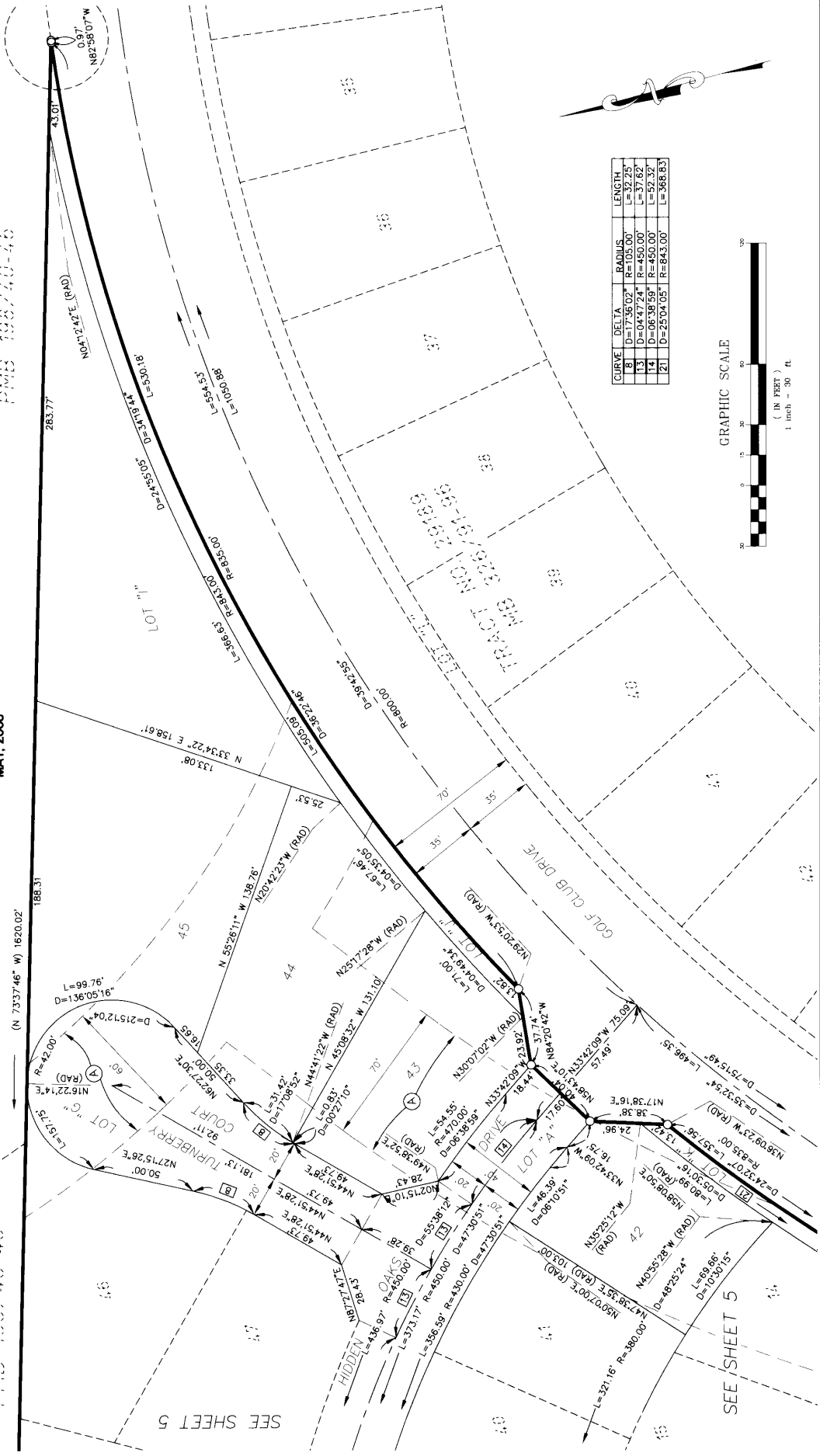
PARCEL B
PARCEL MAP 29102
PMB 198740-46

PARCEL C
PARCEL MAP 29102
PMB 198740-46

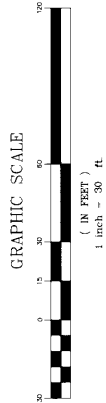
AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 54, THROUGH 6, 11 AND 12 OF TRACT 29188, AS SHOWN ON MAP OR FILE IN BOOK 327 PAGES 50 THROUGH 55 OF MAPS AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP OR FILE IN BOOK 326 PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP OR FILE IN BOOK 198, PAGES 40-45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411
MAY, 2003

SEE DETAIL "B"
ON SHEET 2



CURVE	DELTA	RADIUS	LENGTH
8	D=17°36'02"	R=105.00'	L=32.25'
13	D=04°47'24"	R=450.00'	L=37.62'
14	D=06°38'59"	R=450.00'	L=52.32'
21	D=25°04'05"	R=843.00'	L=366.83'



SEE SHEET 5

SEE SHEET 5

178
337