

OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon, except that portion shown as "NOT A PART", that we are the only persons whose consent is necessary to pass clear title to said land and that we consent to the making and recording of this subdivision map as shown within the distinctive border line.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 1, 2 AND 3, LOTS "A", "D" AND "G", AND ALL OF PARCEL 4, LOTS "B" AND "C" OF PARCEL MAP 18899 PER P.M. 146 / 27 - 29; ALSO A PORTION OF PARCELS 4 AND 5 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

RECORDER'S STATEMENT

Filed this 27th day of Feb., 2002 at 8 AM in Book 315 of Maps at Pages 32-37 at the request of the Clerk of the Board. Fee: \$26 No. 2002-101607 GARY L. ORSO, County Assessor - Clerk - Recorder By: [Signature] Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

TAX COLLECTOR'S STATEMENT

I hereby state that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$101,200.

Date 2-7-2002

PAUL McDONNELL County Tax Collector By: [Signature] Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$101,200 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Date 2-7-2002

GERALD A. MALONEY Clerk of the Board of Supervisors CASH TAX BOND PAUL McDONNELL County Tax Collector By: [Signature] Deputy

SOIL REPORT

A preliminary soils report was prepared on April 17, 2000 as required by the Health and Safety Code of California, Section 17943 by LEIGHTON AND ASSOCIATES.

COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of the Subdivision Map Act and Local Ordinances. I hereby state that this map has been examined by me or under my supervision and it to be substantially the same as it appeared on the Tentative Map of Tract 29386 as filed, amended, and approved by the Board of Supervisors on February 1, 2000, the expiration date being January 31, 2003, and that I am satisfied that this map is technically correct.

Date Feb 20, 2002

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

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Six (6) Sheets correctly represents a survey made under my supervision during July of 1999; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in accordance with the terms of the monument agreement for the map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date Nov. 16, 2001

[Seal] John W. Canty JOHN W. CANTY R.C.E. 17550

FEBRUARY 2001

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves the Tract Map. The offer of dedication for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" through "H" inclusive, are hereby accepted.

Date February 26, 2002

County of Riverside, State of California

By: [Signature] Chairman of the Board of Supervisors

ATTEST:

GERALD A. MALONEY Clerk of the Board of Supervisors

By: [Signature] Deputy

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed within the owners statement hereon, dated 11-14-01, from Standard Pacific Corp. and Victoria Grove, LLC to Western Municipal Water District of Riverside County, a Political Corporation and/or Governmental Agency, is hereby accepted and consents to its recordation.

Date 1-31-02

[Signature] JEFFREY D. SIMS R.C.E. 46212

ABANDONMENT OF PUBLIC STREETS AND PUBLIC EASEMENTS

Pursuant to Section 66434 and 66499.20 1/2 of the Subdivision Map Act, the approval and recordation of this tract map constitutes abandonment of the following:

That portion of Lots "A", "D" and "G", and all of Lots "B" and "C" as dedicated and accepted for public street and public utility purposes on Parcel Map 18899 per P.M. 146/27-29, Records of Riv. Co., Ca.

That portion of Grant of Easement (Secondary Access) to the County of Riverside for public utility purposes, together with the right of ingress and egress for emergency vehicles, recorded October 2, 2001 as inst. no. 477266, O.R. Riv. Co., Ca.

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et. seq. of the Government Code and that said property is subject to fees for said Drainage Area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said lots, whichever occurs first, and that the owner of each lot, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

STANDARD PACIFIC CORP., a Delaware Corporation

[Signatures] Michael J. White Authorized Representative August Belmont AUTHORIZED REP.

VICTORIA GROVE, LLC, a Limited Liability Company, Optionee under Agreement recorded October 2, 2001 as inst. no. 478618, Official records of Riverside County, California.

[Signatures] Bernard A. Maniscalco President Walter F. Niemann EVD

NOTARY ACKNOWLEDGEMENT

State of California County of Riverside SS

On November 14, 2001 before me, Brianne J. Corey a Notary Public A Notary Public in and for said County and State, personally appeared Michael J. White & August Belmont

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires July 6, 2005

[Signatures] Brianne J. Corey (Print Name) My principal place of business is in Riverside County

NOTARY ACKNOWLEDGEMENT

State of Orange California County of Orange SS

On November 15, 2001 before me, Nancy A. Sidhu, Notary Public A Notary Public in and for said County and State, personally appeared Bernard A. Maniscalco and Walter F. Niemann

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires August 13, 2004

[Signatures] Nancy A. Sidhu (Print Name) My principal place of business is in Orange County

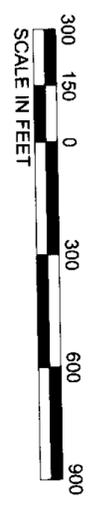
TRACT 29386-3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCELS 1, 2 AND 3, LOTS "A", "D" AND "G", AND ALL OF PARCEL 4, LOTS "B" AND "C" OF PARCEL MAP 18899 PER P.M. 146 / 27 - 29; ALSO A PORTION OF PARCELS 4 AND 5 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FEBRUARY 2001
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

SCALE: 1" = 300'



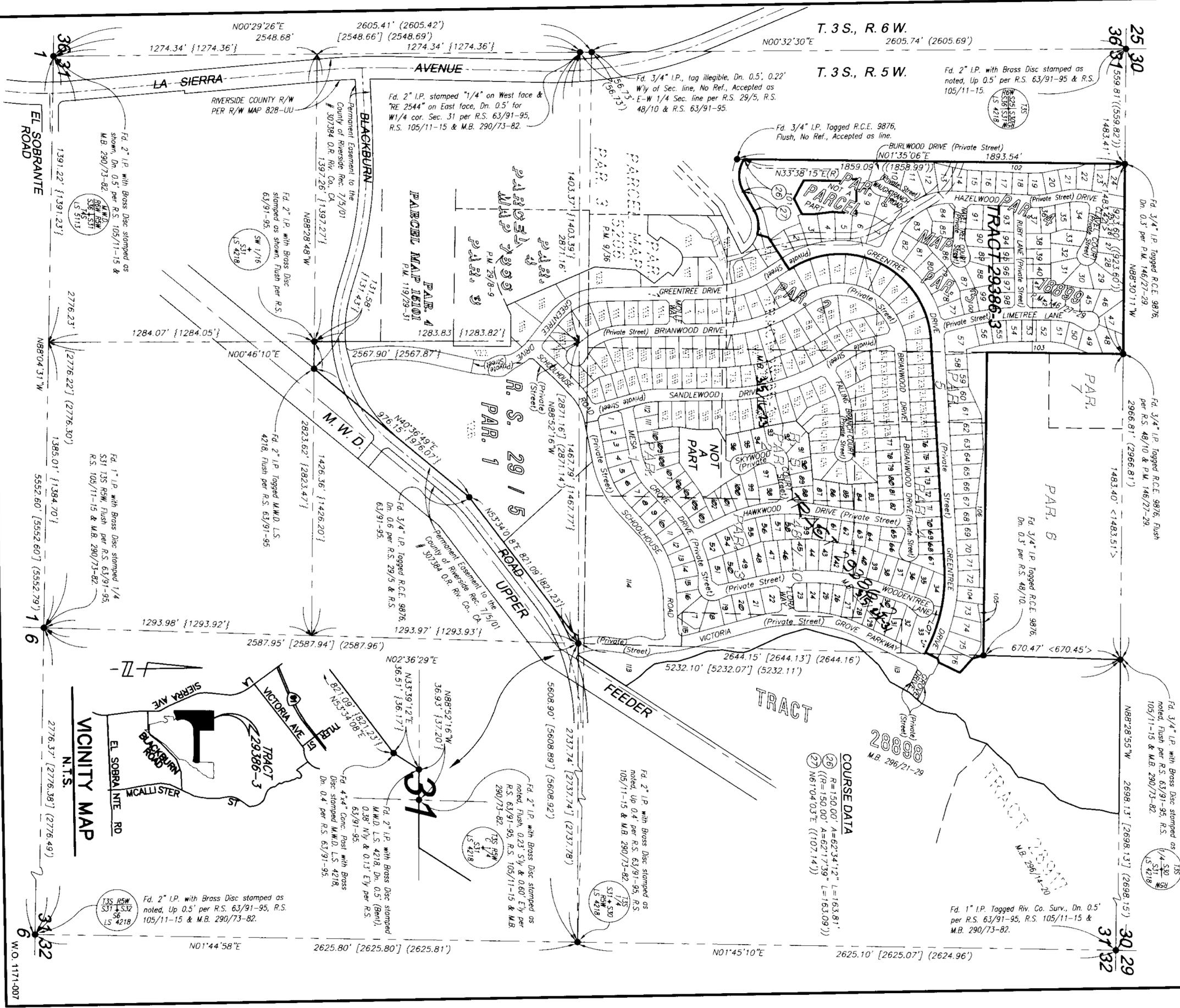
SHEET 2 OF 6 SHEETS

ENGINEER'S NOTES
SEE SHEET 3

EASEMENT NOTES
SEE SHEET 3

ENVIRONMENTAL CONSTRAINT NOTE

Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department Survey Division, in E.C.S. Book 32 Page 20. This affects all lots within this Tract.

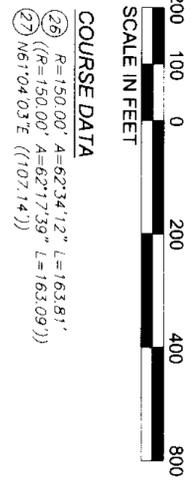
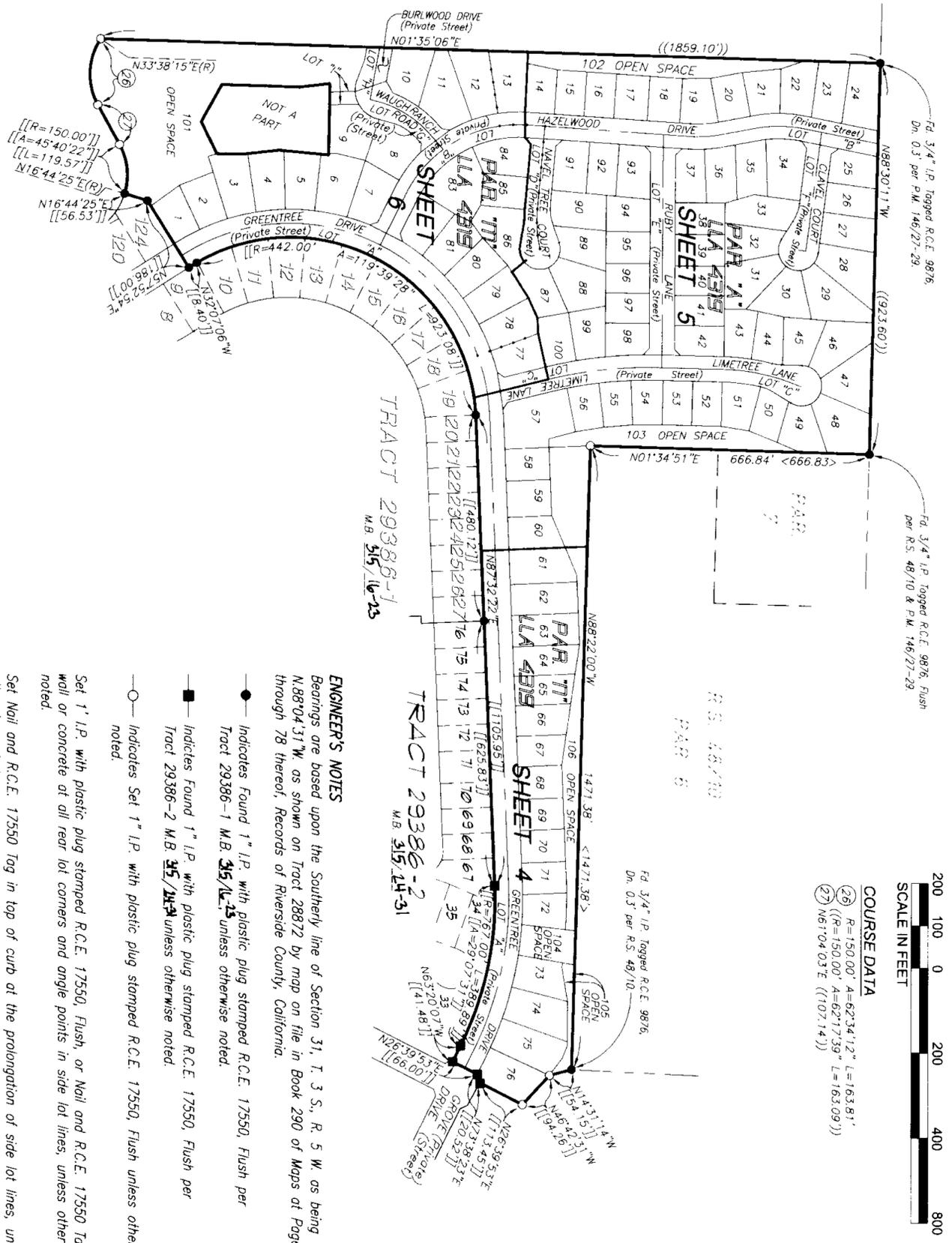


W.O. 1174-007

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
TRACT 29386-3

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FEBRUARY 2001
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA
SCALE: 1" = 200'



COURSE DATA
 (25) R=150.00' A=62°34'12" L=163.81'
 (R=150.00' A=62°17'39" L=163.09')
 (27) N61°04'03"E (1107.14')

ENGINEER'S NOTES
 Bearings are based upon the Southernly line of Section 31, T. 3 S., R. 5 W. as being N88°04'31"W, as shown on Tract 28872 by map on file in Book 290 of Maps at Pages 73 through 78 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 29386-1 M.B. 315/16-25 unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 29386-2 M.B. 315/16-25 unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, or Nail and R.C.E. 17550 Tag in wall or concrete at all rear lot corners and angle points in side lot lines, unless otherwise noted.
 Set Nail and R.C.E. 17550 Tag in top of curb at the prolongation of side lot lines, unless otherwise noted.

All monuments shown as "Set" shall be set per Riverside County Ordinance 461.9, and in accordance with the terms of the Monument Agreement for this map.

- < > Indicates Record Data per R.S. 48/10.
- { } Indicates Record Data per R.S. 63/91-95.
- () Indicates Record Data per R.S. 105/11-15, unless otherwise noted.
- (()) Indicates Record Data per P.M. 146/27-29, unless otherwise noted.
- [] Indicates Record Data per M.B. 290/73-82.
- [[]] Indicates Measured Data, also Record Data per L.L.A. No. 4319 rec. April 3, 2001 per inst. #137169.

All Drainage Easements shall be kept free of buildings, obstructions, and encroachments by land hills.
 This Tract contains 37.17 Acres.

EASEMENT NOTES

- △ Indicates the centerline of an easement 30.00 feet in width for access in favor of Some-Dak, Co., recorded April 20, 2001 as inst. no. 167369, O. R. Riv., Co., Ca. (See Sheets 5 & 6)
- ▢ Indicates the centerline of an easement 30.00 feet in width for access in favor of E.L. Myrick, recorded April 20, 2001 as inst. no. 167368, O. R. Riv., Co., Ca. (See Sheet 4)
- △ Indicates the centerline for an Access and Utility easement in favor of Janet Grace Otterman, et al, recorded May 23, 2001 as inst. no. 228396, O. R. Riv., Co., Ca. (See Sheet 4)
- ▷ Indicates the centerline of an easement 66.00 feet in width for access and utilities as reserved by Victoria Grove, LLC, recorded October 2, 2001 as inst. no. 478617, O. R. Riv., Co., Ca. (See Sheets 4, 5 & 6)
- ▷ A view easement in favor of Fred R. Waugh, recorded October 4, 2000 as inst. no. 392500, November 7, 2000 as inst. no. 444531, and September 7, 2001 as inst. no. 434522, all being O. R. Riv., Co., Ca. (Said easement affects Lots 1 through 9 and 101 of the annexed map)

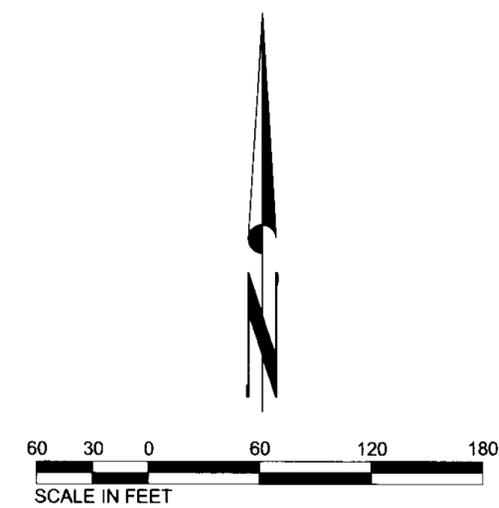
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-3

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FEBRUARY 2001 SCALE: 1" = 60'
CANTY ENGINEERING GROUP, INC.

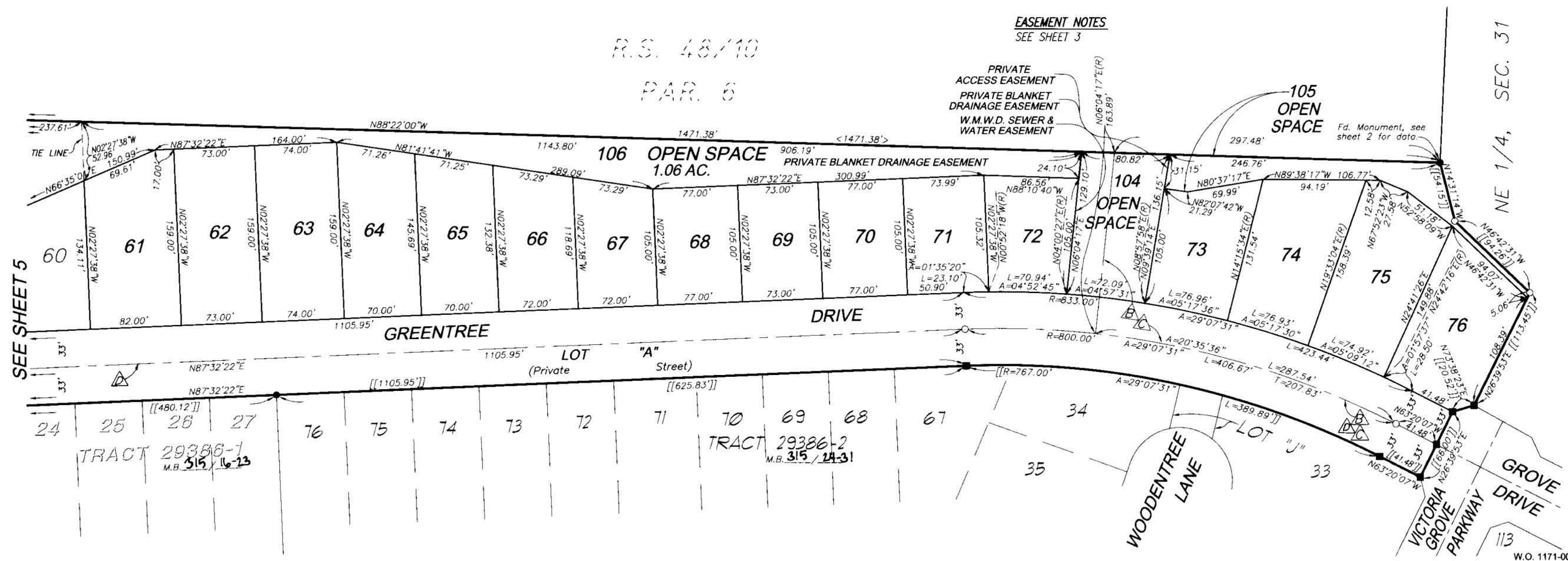
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES
SEE SHEET 3

EASEMENT NOTES
SEE SHEET 3

R.S. 48/10
PAR. 6



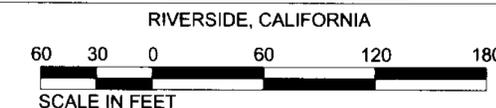
SEE SHEET 5

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-3

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FEBRUARY 2001 SCALE: 1" = 60'
CANTY ENGINEERING GROUP, INC.

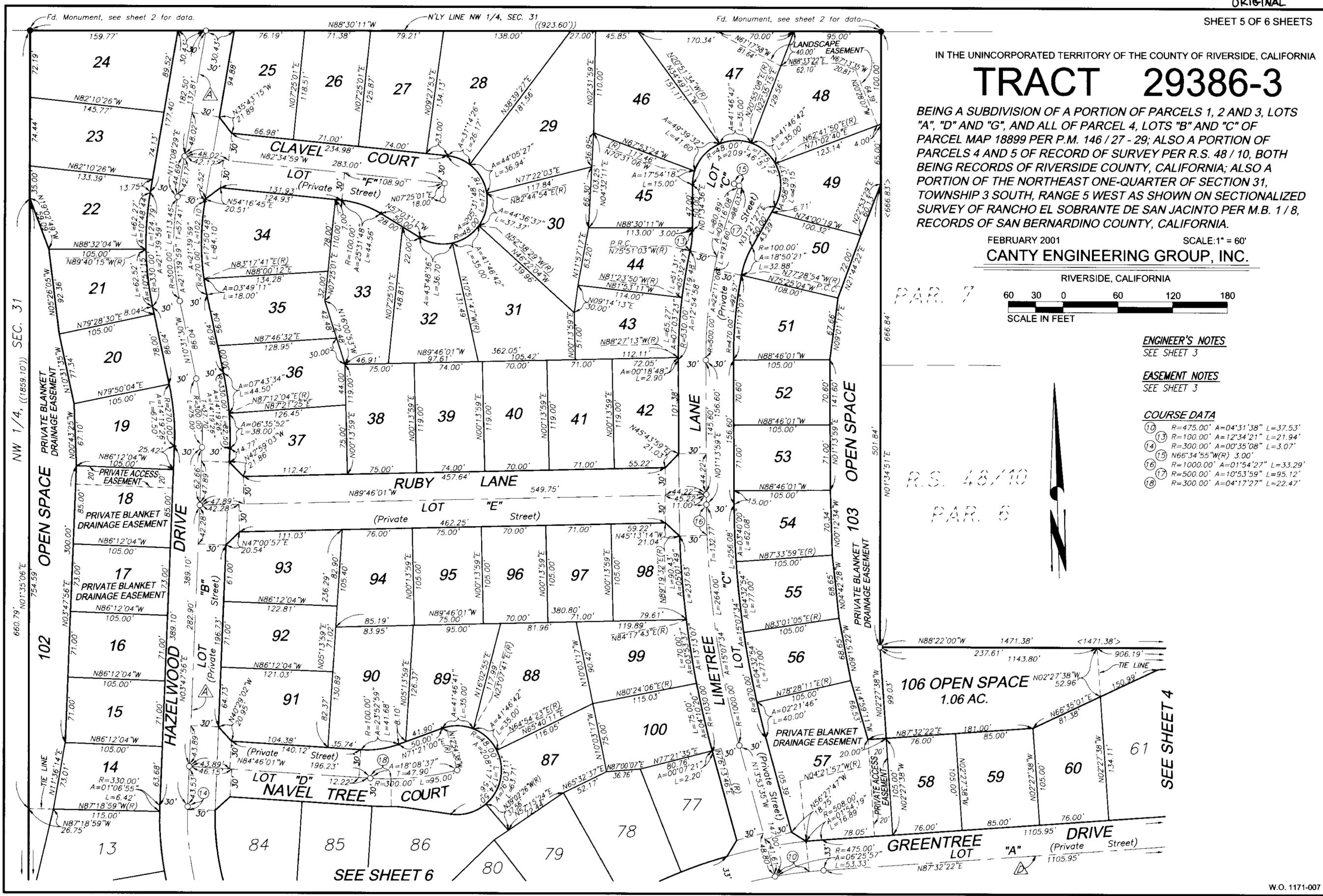


ENGINEER'S NOTES
SEE SHEET 3

EASEMENT NOTES
SEE SHEET 3

COURSE DATA

- (10) R=475.00' A=04°31'38" L=37.53'
- (13) R=100.00' A=12°34'21" L=21.94'
- (14) R=300.00' A=00°35'08" L=3.07'
- (15) R=66°34'55"W(R) 3.00'
- (16) R=1000.00' A=01°54'27" L=33.29'
- (17) R=500.00' A=10°53'59" L=95.12'
- (18) R=300.00' A=04°17'27" L=22.47'



PAR. 7

R.S. 48/10

PAR. 6

SEE SHEET 4

TRACT 29386-3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 6 OF 6 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCELS 1, 2 AND 3, LOTS "A", "D" AND "G", AND ALL OF PARCEL 4, LOTS "B" AND "C" OF PARCEL MAP 18899 PER P.M. 146 / 27 - 29; ALSO A PORTION OF PARCELS 4 AND 5 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FEBRUARY 2001
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

