

IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 17328

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2 OF THE NORTHEAST
QUARTER SECTION 6, TOWNSHIP 1 SOUTH, RANGE 6 EAST, S.B.B. & M.



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NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.
ON THIS 28 DAY OF SEPTEMBER, 2006, BEFORE ME,
C. JANARO, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED
HERBERT L. PERGER AND MICHAEL D. ENGLISH,
PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT THE ENTIRETY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE: [Signature]
PRINTED NAME: C. JANARO
MY COMMISSION EXPIRES: 4/22/2010
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

NOTARY ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF San Diego) S.S.
ON THIS 3 DAY OF October, 2006, BEFORE ME,
Jennifer Johnson, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED
Martin Rodriguez AND _____
PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT THE ENTIRETY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE: [Signature]
PRINTED NAME: Jennifer Johnson
MY COMMISSION EXPIRES: 11/29/2009
MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

NOTARY ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Orange) S.S.
ON THIS 12 DAY OF DECEMBER, 2006, BEFORE ME,
VICKI L. RANCK, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED
EDWARD F. Eaton AND _____
PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT THE ENTIRETY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE: [Signature] Commission # 1458309
PRINTED NAME: VICKI L. RANCK
MY COMMISSION EXPIRES: 12/26/07
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

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IN THE TOWN OF YUCCA VALLEY,
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 17328

SHEET 1 OF 3 SHEETS

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2 OF THE NORTHEAST
 QUARTER SECTION 6, TOWNSHIP 1 SOUTH, RANGE 6 EAST, S.B.B. & M.



YUCCA VALLEY, CA
 MAY 2005

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OWNERS STATEMENT, ACKNOWLEDGEMENT, AND AGREEMENT

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, AND WE CONSENT TO THE PREPARATION AND RECORDED OF THIS FINAL MAP. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN UNDER, OVER, THROUGH, AND ACROSS BALSALVA AVENUE AND THE WESTERLY 6.28 FEET OF EMERSON AVENUE AS SHOWN ON THE ANNEXED MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN SUPERIOR TO THE SUPERIOR RIGHTS OF THE TOWN OF YUCCA VALLEY.

WE HEREBY ACKNOWLEDGE THAT IMPROVEMENT AND MAINTENANCE OF LOT "A", BALSALVA AVENUE, AND THE WESTERLY 6.28 FEET OF EMERSON AVENUE IS THE RESPONSIBILITY OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION OF TRACT 17328 THROUGH A MAINTENANCE ASSESSMENT DISTRICT FORMED BY THE LOT OWNERS AND THE TOWN OF YUCCA VALLEY AND ADMINISTERED BY THE TOWN OF YUCCA VALLEY.

WE AGREE NOT TO PROTEST AND AFFIRMATIVELY AGREE TO ENTER INTO ANY STREET AND DRAINAGE MAINTENANCE ASSESSMENT DISTRICT AND ANY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT INITIATED BY THE TOWN OF YUCCA VALLEY CONCERNING THE MAINTENANCE OR IMPROVEMENTS OF LOT "A", BALSALVA AVENUE, AND THE WESTERLY 6.28 FEET OF EMERSON AVENUE AND MAINTENANCE AND OPERATION OF ANY DRAINAGE AND FLOOD CONTROL FACILITIES, AND OPERATION AND MAINTENANCE OF RIGHTS OF WAY, EASEMENTS, PATHWAYS, STREET LIGHTING, LANDSCAPING AND OTHER PUBLIC INFRASTRUCTURE IMPROVEMENTS; PROVIDED HOWEVER THAT THE MAXIMUM ANNUAL ASSESSMENT FOR STREET AND DRAINAGE MAINTENANCE SHALL NOT EXCEED \$ 362.05 PER LOT AND THE MAXIMUM ANNUAL ASSESSMENT FOR LANDSCAPING AND LIGHTING MAINTENANCE SHALL NOT EXCEED \$ 362.05 PER LOT EXCEPT FOR ANNUAL COST OF LIVING INCREASES BASED ON THE CONSUMER PRICE INDEX.

GOVERNMENT CODE SECTIONS 53753(b) AND 53753(c) PROVIDE THAT PRIOR TO THE LEVYING OF A NEW ASSESSMENT THAT IS SUBJECT TO THE PROCEDURES AND APPROVAL PROCESS SET FORTH IN SECTION 4 OF ARTICLE XIII OF THE CALIFORNIA CONSTITUTION, RECORD OWNERS OF EACH IDENTIFIED PARCEL WITHIN THE PROSPECTIVE ASSESSMENT DISTRICT ARE ENTITLED TO A 45 DAY NOTICE INDICATING THE TOTAL ASSESSMENT WITHIN THE DISTRICT, THE AMOUNT CHARGEABLE TO EACH RECORD OWNER'S PARCEL, THE DURATION OF THE PAYMENTS, THE REASON FOR AND BASIS OF THE ASSESSMENT, THE DATE, TIME AND LOCATION OF A PUBLIC HEARING ON THE PROPOSED ASSESSMENT, AND AN OPPORTUNITY TO SUBMIT A BALLOT IN SUPPORT OF OR OPPOSITION TO THE ASSESSMENT DISTRICT.

WE ALSO AGREE NOT TO SELL ANY LOT WITHIN TRACT NO. 17328 PRIOR TO THE TOWN OF YUCCA VALLEY ADOPTION OF A RESOLUTION CERTIFYING BALLOT RESULTS AND CONFIRMING THE ASSESSMENTS APPROVED BY THE LOT OWNERS FOR STREET AND DRAINAGE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 2, ZONE 3 AND LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 2, ZONE 3.

WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY ALL RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM LOT NOS. 6, 12 AND 13 OVER AND ACROSS THE NORTHERLY LINE OF SAID LOTS ABUTTING YUCCA TRAIL.

WE ALSO HEREBY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY THE 5-FOOT WIDE LANDSCAPE EASEMENTS AS SHOWN ON THE ANNEXED MAP.

WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY AN EASEMENT FOR DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE WATER RETENTION AND MAINTENANCE PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS LOT "A" AS SHOWN ON THE ANNEXED MAP.

THIS STATEMENT, ACKNOWLEDGEMENT, AND AGREEMENT SHALL BE BINDING ON AND SHALL INURE TO THE BENEFIT OF THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS OF THE OWNERS.

OWNERS:
 YUCCA VALLEY ESTATES, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PACIFIC EQUITY PROPERTIES, LLC
 A DELAWARE LIMITED LIABILITY COMPANY

BY: OF PROPERTIES, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Herbert L. Porter
 HERBERT L. PORTER
 ITS PRESIDENT

BY: Michael D. English
 NAME: MICHAEL D. ENGLISH
 ITS MANAGING MEMBER

BY: Edward F. Eaton
 EDWARD F. EATON
 MANAGING MEMBER

BENEFICIARY: LA JOLLA BANK, FSB, BENEFICIARY UNDER DEED OF TRUST RECORDED ON OCTOBER 19, 2005 AS INSTRUMENT NO. 2005-0780963, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY AND RECORDED APRIL 4, 2006 AS INSTRUMENT NO. 2006-0224143 AS SPECIAL RECORDS.

(SIGNATURE) (SIGNATURE)
Martin Rodriguez (PRINTED NAME)
 Vice President (PRINTED TITLE)

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MARK HOWARD IN JUNE 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 31, 2007, IN CONFORMANCE WITH SECTIONS 66485 AND 66496 OF THE SUBDIVISION MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

BY: William H. Warner
 WILLIAM H. WARNER, R.C.E. 23256
 MY LICENSE EXPIRES DECEMBER 31, 2007

DATED: 11/14/06



TOWN ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

BY: William E. Stracker
 WILLIAM E. STRACKER, TOWN ENGINEER
 TOWN OF YUCCA VALLEY, CALIFORNIA
 R.C.E. 25082 REGISTRATION EXPIRES: 12-31-07

DATED: 11/22/06



TOWN CLERK'S STATEMENT

I, JANET M. ANDERSON, TOWN CLERK OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, HEREBY CERTIFY THAT SAID TOWN COUNCIL AT ITS REGULAR MEETING HELD ON 01/23/2007 APPROVED THE ANNEXED MAP OF TRACT MAP NO. 17328 AND HEREBY ACCEPTS ON BEHALF OF THE PUBLIC HEREON THE EASEMENTS IN, UNDER, OVER, THROUGH, AND ACROSS EMERSON AVENUE AND BALSALVA AVENUE AS DEDICATED HEREON; AND,

HEREBY REJECTS THE IMPROVEMENT AND MAINTENANCE OF SAID STREET EASEMENTS WHICH SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE LOTS WITHIN THE SUBDIVISION OF TRACT NO. 17328, THEIR HEIRS, SUCCESSORS AND ASSIGNS THROUGH A MAINTENANCE ASSESSMENT DISTRICT FORMED BY THE LOT OWNER(S) AND THE TOWN OF YUCCA VALLEY AND ADMINISTERED BY THE TOWN OF YUCCA VALLEY; AND,

HEREBY ACCEPTS THE IRREVOCABLE OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY AN EASEMENT FOR DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE WATER RETENTION AND MAINTENANCE PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS LOT "A" AS DEDICATED HEREON; HEREBY ALSO ACCEPTS THE OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY THE 5-FOOT WIDE LANDSCAPE EASEMENTS; AND ALSO ACCEPTS ALL RIGHTS OF VEHICULAR INGRESS OR EGRESS; ALL AS DEDICATED AND SHOWN HEREON.

BY: Janet M. Anderson
 JANET M. ANDERSON, CMC
 TOWN CLERK
 TOWN OF YUCCA VALLEY, CALIFORNIA

03/06/2007
 DATE

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF 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 THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED. SPECIAL

DATED: 02/29/08

DENA M. SMITH, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO

BY: Ann Mooney, DEPUTY

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 10,400.00.

DATED: 02/29/08
 LARRY WALKER, COUNTY AUDITOR/CONTROLLER
 COUNTY OF SAN BERNARDINO
 BY: Ann Mooney, DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 8008-0155761
 THIS 9TH DAY OF APRIL, 2008, AT 9:57A.M., IN BOOK 332 OF TRACT MAPS AT PAGES 3 AND 5 AT THE REQUEST OF FIDELITY/RIVERSIDE
 IN THE AMOUNT OF \$ 14.00

LARRY WALKER
 AUDITOR-CONTROLLER/RECORDER
 COUNTY OF SAN BERNARDINO
Diana Hernandez
 DEPUTY RECORDER

SIGNATURE OMISSIONS

THE SIGNATURES OF THE AUTHORIZED OFFICERS OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY; OWNER OF AN EASEMENT FOR POLE LINES AND APPURTENANCES AS DISCLOSED BY INSTRUMENT NO. 132 RECORDED ON OCTOBER 2, 1929 IN BOOK 545 AT PAGE 261, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

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SEE NOTARY ACKNOWLEDGMENTS ON SHEET 2

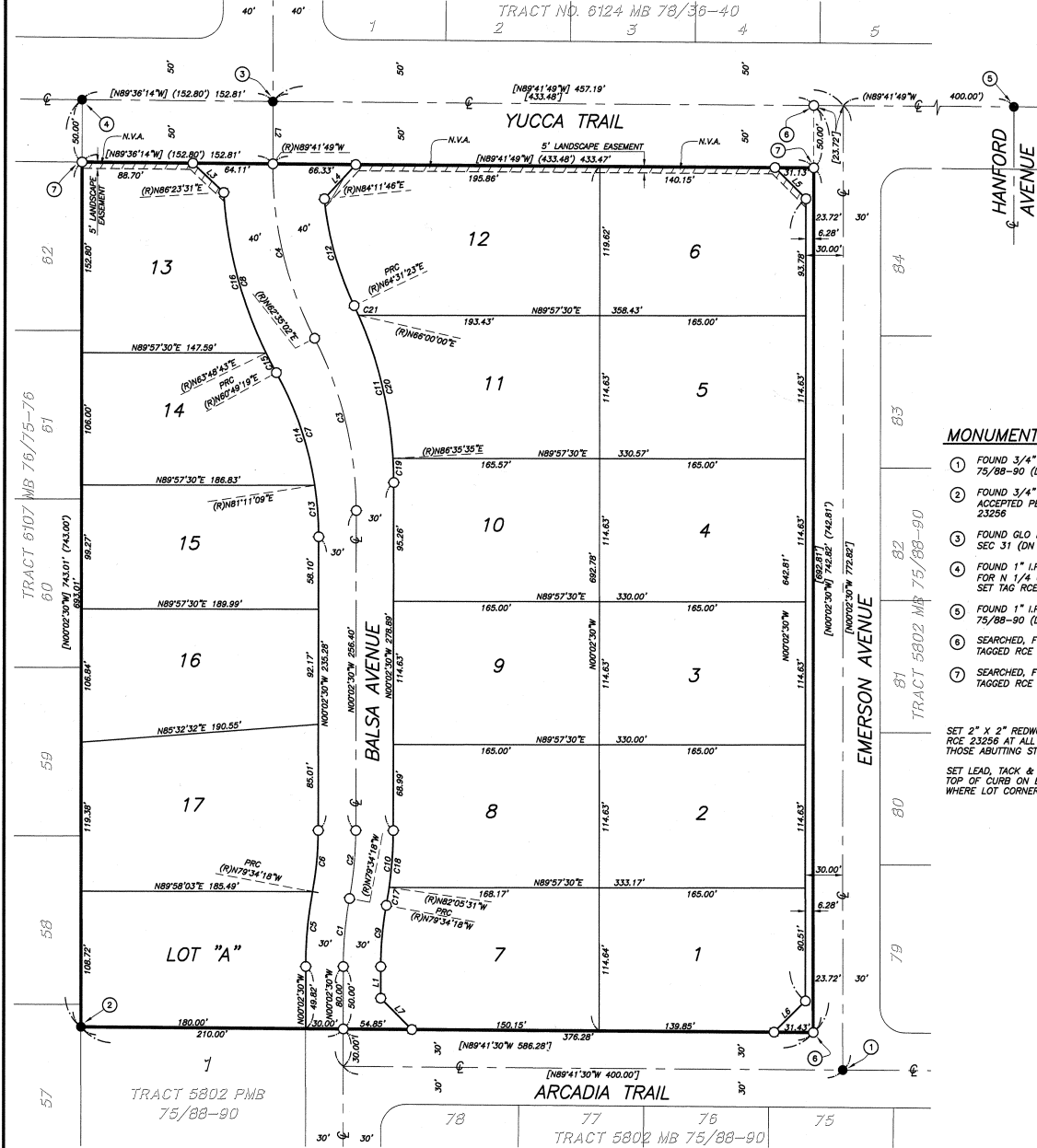
IN THE TOWN OF YUCCA VALLEY,
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 17328

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2 OF THE NORTHEAST
 QUARTER SECTION 6, TOWNSHIP 1 SOUTH, RANGE 6 EAST, S.B.B. & M.

SHEET 3 OF 3 SHEETS

Warner engineering YUCCA VALLEY, CA
 CIVIL ENGINEERING / PLANNING / LAND SURVEYING
 MAY 2005

TRACT NO. 6124 MB 78/36-40



MONUMENT NOTES

- ① FOUND 3/4" I.P. TAGGED LS 1491 PER MB 75/88-90 (DN 1.2)
- ② FOUND 3/4" I.P. (NO TAG)(DN 0.5); ACCEPTED PER MB 75/88-90; SET TAG RCE 23256
- ③ FOUND GLO BRASS CAP FOR S 1/4 COR, SEC 31 (DN 0.8)
- ④ FOUND 1" I.P. (NO TAG)(DN 0.9); ACCEPTED FOR N 1/4 COR, SEC 6 PER R.S. 11/67; SET TAG RCE 23256
- ⑤ FOUND 1" I.P. TAGGED LS 1491 PER MB 75/88-90 (DN 1.0)
- ⑥ SEARCHED, FOUND NOTHING; SET SPIKE & TIN TAGGED RCE 23256 (FLUSH)
- ⑦ SEARCHED, FOUND NOTHING; SET 1" I.P. TAGGED RCE 23256 (FLUSH)

SET 2" X 2" REDWOOD HUB, 18" LONG, TAGGED RCE 23256 AT ALL REAR LOT CORNERS, EXCEPT THOSE ABUTTING STREETS.

SET LEAD, TACK & TAG, STAMPED RCE 23256, IN TOP OF CURB ON EXTENSION OF PROPERTY LINES WHERE LOT CORNERS ABUT STREETS.

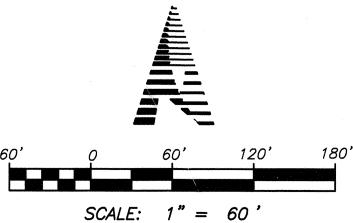
LEGEND

- ◆ INDICATES MONUMENT FOUND AS NOTED
- ⊕ INDICATES SET 1" IRON PIPE, 18" LONG, TAGGED RCE 23256, FLUSH, UNLESS OTHERWISE NOTED
- (-) INDICATES RECORD PER MB 75/88-90
- N.V.A. [-] INDICATES MEASURED AND RECORD PER MB 75/88-90
- - - INDICATES NON-VEHICULAR ACCESS RIGHTS

COMPOSITE DEVELOPMENT PLAN NOTE

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP IS ON FILE IN THE TOWN OF YUCCA VALLEY DEPARTMENT OF BUILDING AND SAFETY.

CURVE TABLE				
NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	300.00'	10°28'12"	27.49'	54.82'
C2	300.00'	10°28'12"	27.49'	54.82'
C3	300.00'	27°22'28"	73.06'	143.33'
C4	300.00'	27°43'09"	74.02'	145.14'
C5	330.00'	10°28'12"	30.24'	60.30'
C6	270.00'	10°28'12"	24.74'	49.34'
C7	270.00'	29°08'11"	70.17'	137.30'
C8	340.00'	25°34'12"	77.15'	151.73'
C9	270.00'	10°28'12"	24.74'	49.34'
C10	330.00'	10°28'12"	30.24'	60.30'
C11	330.00'	25°26'07"	74.48'	146.50'
C12	260.00'	19°40'23"	45.08'	89.27'
C13	270.00'	8°46'21"	20.71'	41.34'
C14	270.00'	20°21'50"	48.49'	95.96'
C15	340.00'	2°59'24"	8.87'	17.74'
C16	340.00'	22°34'48"	67.88'	133.99'
C17	330.00'	2°31'13"	7.26'	14.51'
C18	330.00'	7°56'59"	22.93'	45.79'
C19	330.00'	3°21'55"	9.69'	19.38'
C20	330.00'	20°35'35"	59.95'	118.61'
C21	330.00'	1°28'37"	4.25'	8.51'



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°02'30"W	25.34'
L2	N00°02'30"W	50.00'
L3	N46°36'19"W	34.10'
L4	N42°14'59"E	37.19'
L5	N44°52'09"W	35.25'
L6	N45°08'00"E	35.46'
L7	N44°52'00"W	35.25'

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