

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE AN INTEREST IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP ATTACHED TO THIS INSTRUMENT. WE, THE UNDERSIGNED, AND THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT, HAVE AGREED TO SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES THEREON.

WE HEREBY RESERVE FOR PRIVATE USE, RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, NATURAL GAS, COMMUNICATION, SANITARY SEWER, WATER, IRRIGATION, DRAINAGE AND DRAINAGE FACILITIES TOGETHER WITH THEIR NECESSARY APPURTENANCES INCLUDING INDIVIDUAL WATER SERVICE AND SEWER LATERALS. SAID EASEMENTS ARE BLANKET IN NATURE.

WE ALSO HEREBY RESERVE FOR PRIVATE USE, RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND 2 COVERING ALL INTERIOR ROADS, DRIVES, LOADING DOCK AND PARKING AREAS. SAID EASEMENTS ARE BLANKET IN NATURE.

THE BLUFFS GROUP, A CALIFORNIA LIMITED PARTNERSHIP

John E. Kiefer
MANAGING GENERAL PARTNER

NOTARY CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

ON JANUARY 13, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN E. KIEFER, KNOWN TO ME TO BE, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE, THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

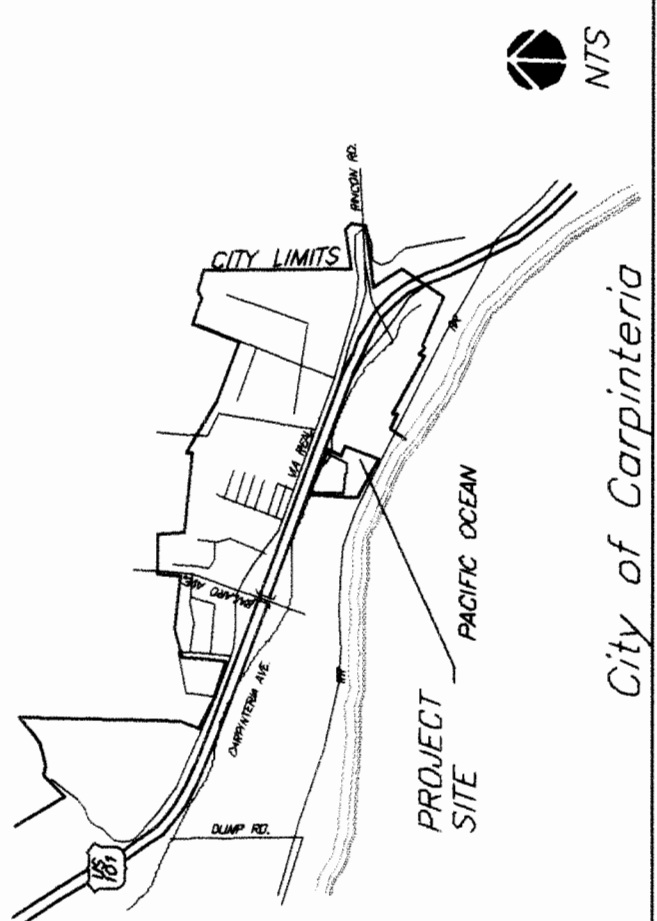
WITNESS MY HAND AND OFFICIAL SEAL

Renee M. Hebert
Renee M. Hebert
Signature
Expiration Date
3-9-2001
Principal County
San Luis Obispo
DATE
January 13, 1998



* In his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

VICINITY MAP



SIGNATURE OMISSIONS

SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 6643(b)(3) (3) (4) (i) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RISEN INTO FEE TITLE:

SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER BOOK 1179, PAGE 344 O.R.
SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER BOOK 1908, PAGE 493 O.R.
CARPINTERIA COUNTY WATER DISTRICT, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER BOOK 1948, PAGE 1338 O.R.
CARPINTERIA SANITARY DISTRICT, HOLDER OF EASEMENTS FOR PUBLIC UTILITY PURPOSES PER BOOK 1989, PAGE 1441 AND BOOK 1968, PAGE 58 BOTH OF OFFICIAL RECORDS.

Rancho Bluffs Group, Holder of Easements for Vehicular, Recreational and Public Utilities per 97-02593, 97-0594 and 97-0595 of Official Records
BENEFICIARY

A DEED OF TRUST RECORDED ON NOV. 29, 1990 AS INSTRUMENT NO. 90-078115 OF OFFICIAL RECORDS; ENGINEERING DEVELOPMENT ASSOCIATES BENEFICIARY, TIDOR TITLE INSURANCE COMPANY, AS TRUSTEE
AN ASSIGNMENT OF LEASES AND RENTS AS ADDITIONAL SECURITY FOR SAID DEED OF TRUST RECORDED NOV. 29, 1990 AS INSTRUMENT NO. 90-078116 OF OFFICIAL RECORDS.
NOTICE OF DEFAULT EXECUTED BY CONFEDERATION LIFE INSURANCE RECORDED ON FEB. 27, 1997 AS INSTRUMENT NO. 97-010263 OF OFFICIAL RECORDS.
BENEFICIAL INTEREST ASSIGNED TO ANNE ROSENBERG, RECORDED ON APRIL 23, 1997 AS INSTRUMENT NO. 97-022688 OF OFFICIAL RECORDS; ANNE ROSENBERG LLC.

PMB MORTGAGE ACQUISITION LLC.

By [Signature] Via - Mail

BY:

NOTARY CERTIFICATE
STATE OF CALIFORNIA
COUNTY OF Kings County

ELISON RODRIGUEZ
Notary Public, State of New York
No. 0100000000
Qualified in Kings County
Commission Expires Oct. 17, 1998

ON JANUARY 22, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARRY HETSK, KNOWN TO ME TO BE, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE, THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Elison Rodriguez
Elison Rodriguez
Signature
DATE
January 22, 1998

NOTARY CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF _____

ON _____, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE, THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE

DATE



BENEFICIARY

A DEED OF TRUST RECORDED ON SEPT. 28, 1995 AS INSTRUMENT NO. 95-054313 OF OFFICIAL RECORDS; CORE INTERIORS, AS BENEFICIARY; FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

[Signature]
BY: KIMMY SUTTON, ASSISTANT VICE PRESIDENT
NOTARY CERTIFICATE
STATE OF CALIFORNIA
COUNTY OF Santa Barbara

ON 1-15-98, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Barry Sutton, KNOWN TO ME TO BE, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE, THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME. IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
Barry Sutton
Barry Sutton
Signature
Principal County
Santa Barbara
DATE
1-15-98

NOTARY CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF _____

ON _____, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE, THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE

DATE

CITY CLERKS STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF CARPINTERIA, BY MINUTE ACTION ON THE _____ DAY OF _____, 19____ APPROVED THIS MAP.

[Signature]
CITY CLERK
DATE
1-26-98

CLERK OF THE BOARD'S STATEMENT

I HEREBY STATE THAT PURSUANT TO GOVERNMENT CODE, SECTION 66464 OF THE STATE SUBDIVISION MAP ACT, THAT THE CERTIFICATE AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE, SECTIONS 66492 AND 66493 ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MICHAEL F. BROWN
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

[Signature]
BY: Michael Morley DATED Jan 30, 1998
DEPUTY

CITY ENGINEER'S STATEMENT

ON BEHALF OF MARTIN, NORTHAFT AND SPENCER, INC., CITY ENGINEER FOR THE CITY OF CARPINTERIA, I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, AND THAT THE PARCEL MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATION THEREOF.

[Signature]
BY: Michael Morley DATED Jan 30, 1998
MARTIN NORTHAFT AND SPENCER, INC.
CITY ENGINEER FOR THE CITY OF CARPINTERIA

MARK E. REINHARDT, P.L.S. 6392
LICENSE EXPIRATION DATE: 12-31-98

COUNTY RECORDER'S STATEMENT

FILED THIS 30th DAY OF JANUARY 1998, AT 4 P.M. IN BOOK 52 OF PARCEL MAPS AT PAGES 96 THRU 97 AT THE REQUEST OF ENGINEERING DEVELOPMENT ASSOCIATES

FEE \$10.00
KENNETH A. PETTIT
COUNTY CLERK-RECORDER-ASSESSOR
BY: *[Signature]*
DEPUTY

SURVEYOR'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 THE BLUFFS GROUP III.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.
I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
PAUL E. REINHARDT, L.S. 5683, EXP. 12/99 DATE
1-26-98



Parcel Map 25163

BEING A PORTION OF RANCHO EL RINCON IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

PREPARED AT THE REQUEST OF: THE BLUFFS GROUP III
PREPARED BY:
ENGINEERING DEVELOPMENT ASSOCIATES
744 OAK STREET, PASO ROBLES, CALIFORNIA 93446
(805) 237-1033
NOVEMBER, 1997 31954.005 SHEET 1 OF 2 SHEETS
FIRST AMERICAN TITLE INSURANCE COMPANY 1423326 (SECOND AMENDED)