

Recording Requested By:
First American Title - NHS

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When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2009-0540242

10/19/2009 08:00A Fee:NC

Page 1 of 17
Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



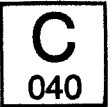
FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

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Project: Orange Square Parking Structure
A.P.N. 215-372-008, 009 & 010

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2646163-07

ORANGE SQUARE - PARKING STRUCTURE CONDOMINIUM PLAN

LEGAL DESCRIPTION

Lot 1 of Tract No. 33753, as shown by map on file in Book 432, Pages 69
through 70 of Maps, records of Riverside County, California

CERTIFICATE UNDER CALIFORNIA CIVIL CODE SECTION 1351
(PROVIDING FOR THE RECORDATION OF CONDOMINIUM PLANS)

OWNER'S STATEMENT

We, the undersigned, being all of the record owners of the real property described herein,
do hereby certify that we consent to the recordation of this plan of condominiums pursuant
to the provisions of Chapter 1, Title 6, Part 4, Second Division of the California Civil Code,
consisting of

1. The description or survey map of the land included within the project, as set forth by the
map of Tract No. 33753, filed in Book 432, Pages 69 through 70
of Maps, in the Office of the County Recorder of Riverside County, California
2. The diagrammatic floor plans attached hereto and made a part hereof
3. This Certificate

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CONDOMINIUM PLAN

OWNER

Dated October 14, 2009

CITY OF RIVERSIDE,
a municipal corporation of the State of California

By Belinda J. Graham

Attest Colleen J. Nicol

Belinda J. Graham
(print name)

Colleen J. Nicol
(print name)

Title Assistant City Manager

Title City Clerk

State of California

County of Riverside

ss

APPROVED AS TO FORM
Sherry R. Morton
SUPERVISING DEPUTY CITY ATTORNEY

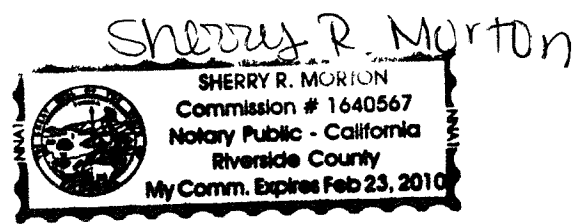
On October 14, 2009, before me, Sherry R. Morton, Notary Public,

personally appeared Belinda J. Graham and Colleen J. Nicol who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sherry R. Morton
Notary Signature



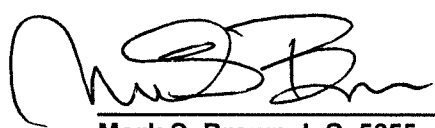
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CONDOMINIUM PLAN

SURVEYOR'S STATEMENT

I hereby state that I am a Professional Land Surveyor of the State of California and that this Plan consisting of 17 sheets, correctly shows the boundaries of the land and the relation thereto of the proposed units shown herein. The airspace ownership shown herein is based on the Architectural Plans for this project. No structural analysis or design features were considered when the Architect's plans were reviewed.



Mark S. Brown, L.S. 5655
License Expires 9/30/09

8/26/09
Date

Prep. _____



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CONDOMINIUM PLAN DEFINITIONS AND NOTES

Any defined terms used below that are not defined herein will have the same meaning as set forth in the Declaration.

Common Area. Common Area means that certain volume of airspace described in the Condominium Plan, which shall be owned by the Owners of the Units as tenants-in-common. Any reference in this Declaration to Common Area are references to the Common Area as a whole and to portions thereof. The lower boundary of the Common Area is a horizontal plain at an elevation of 947.25 feet above sea level, the upper boundary of which is a horizontal plain at an elevation of 957.25 feet above sea level, and the lateral boundaries of which are depicted on this Condominium Plan. The Common Area is defined as "common area" in Section 1351(f) of the California Civil Code. The undivided fee simple interest in the Common Area appurtenant to each Unit is set forth in the Declaration.

Condominium. Condominium means an estate in real property as defined in California Civil Code Section 1351(f). A Condominium consists of an undivided fee simple ownership interest in the Common Area together with a separate ownership interest in fee in a Unit and all easements appurtenant thereto.

Condominium Plan or Plan. Condominium Plan or Plan means the Recorded plan, as currently in effect, consisting of (a) a description or survey map of the Properties which shall refer to or show monumentation on the ground, (b) a three dimensional description of the Properties, one or more dimensions of which may extend for an indefinite distance upwards or downwards in sufficient detail to identify the Common Area and each Unit, and (c) a certificate consenting to the Recordation thereof signed and acknowledged by the record owner of fee title to the Properties or portion thereof, and by either the trustee or the Mortgagee of each Recorded Mortgage encumbering the Properties or portion thereof.

Declaration. Declaration means the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Orange Square Owners Association, recorded or to be recorded in the Official Records of Riverside County, California.

Unit. Unit means a separate interest in space as defined in Section 1351(f) of the California Civil Code. Each Unit is a separate freehold estate, as separately shown, numbered and designated in this Condominium Plan. The boundaries of the Units are approximately depicted in this Condominium Plan. In interpreting deeds, this Declaration and this Condominium Plan, (i) the upper boundary of each Unit shall be deemed to extend to the finished surface of the bottom of the ceiling slab, (ii) the lower boundary of each Unit shall be deemed to extend to the finished surface of the top of the floor slab, and (iii) the lateral boundary of each Unit will be deemed to extend to the outer most parking stall stripes or the finished surface of the exterior walls of the Parking Structure and each Unit will have a width and length as described in this Condominium Plan, as constructed or reconstructed in substantial accordance with the original plans for the Unit. Units shall not include (1) load bearing or utility bearing walls or girders within or adjacent to the Unit, (2) gas, water and waste pipes, ducts, chutes, conduits, wires and other utility installations that extend into the Units, or (3) elevator shafts or stairwells within or adjacent to the Unit. The foregoing interpretation shall apply notwithstanding any description expressed in the deed, this

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Condominium Plan or this Declaration, regardless of settling or lateral movements of Improvements, and regardless of variances between Unit boundaries shown in this Condominium Plan or this deed and those of the constructed Improvement.

GENERAL NOTES

This Condominium Plan and the dimensions shown herein are intended to conform to California Civil Code Section 1351(e), which requires, in part, with respect to the land and real property described in the above-referenced subdivision, the inclusion herein of diagrammatic plans in sufficient detail to identify each unit, its relative location and approximate dimensions. The dimensions shown herein are not intended to be sufficiently accurate enough to use for computation of floor area or air space volume in any or all of the units. This Condominium Plan is prepared for diagrammatic purposes and is not intended to be used for sales purposes to determine square footage. The diagrammatic plans contained herein intentionally omit information with respect to any constructed improvements within the units.

Unless otherwise defined in this Condominium Plan, the terms used in this Condominium Plan are given the same meaning as in the Declaration. If there appears to be a conflict between this Condominium Plan and the Declaration, the Condominium Plan and the Declaration should be read in a manner so that they are consistent if this is not possible, the Declaration will control.

Bearings are based upon the centerline of Orange Street being North 29°44'05" East, per Record of Survey filed in Book 86, Page 5 of Record of Surveys, records of Riverside County, California.

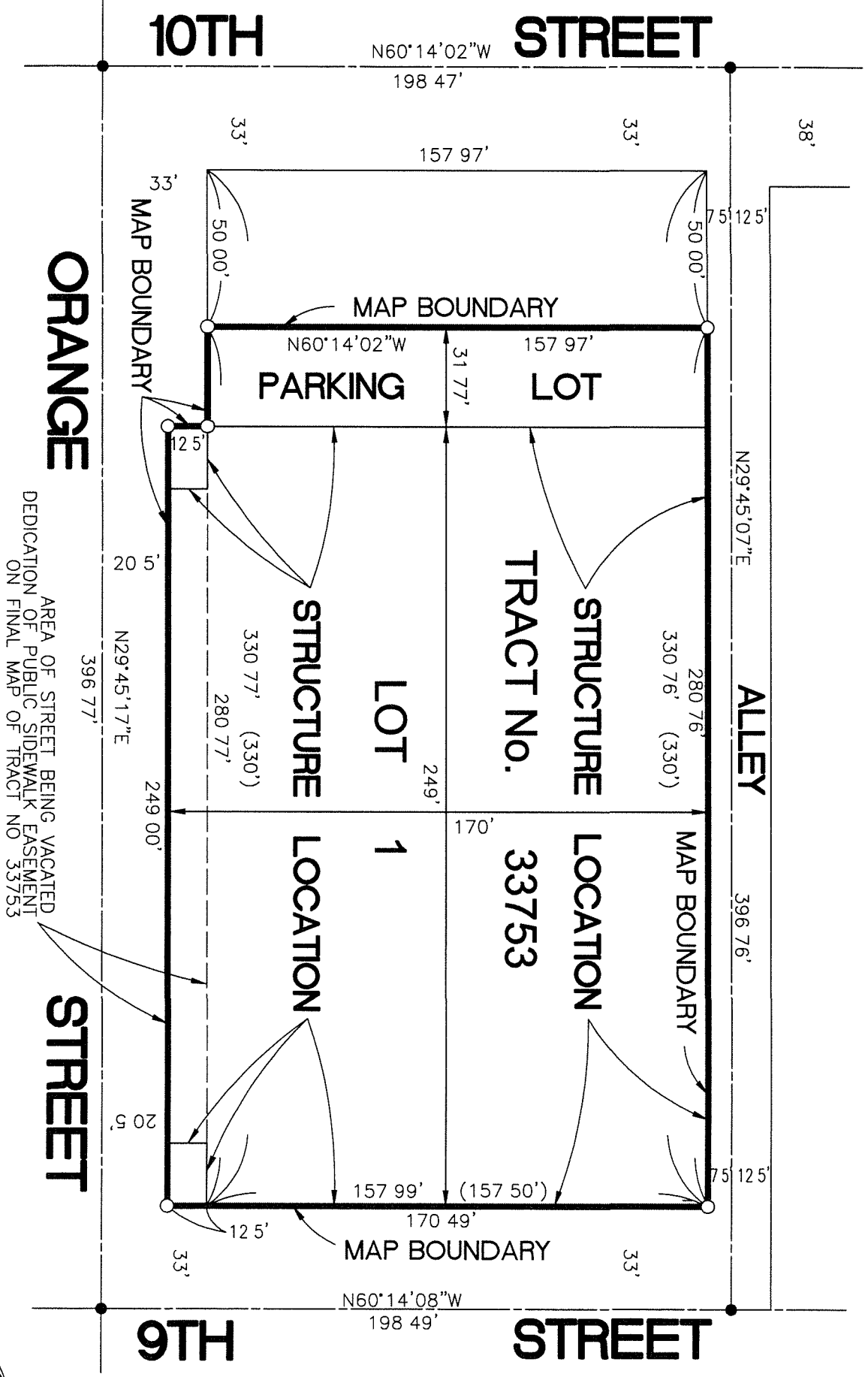
Vertical Datum is based upon City of Riverside Benchmark Z-1-RESET, having an elevation of 857.615 feet, National Geodetic Vertical Datum of 1929, Riverside County Cooperative Adjustment of 1970. The mark is a standard U.S.C. & G.S brass disk cemented in drill hole at the entrance to the Riverside Municipal Museum Building. It is about 4' higher than the street, 41.6' south of a concrete lamp post, 16.5' east of the center of the entrance to the building, 3.3' west of the most easterly one of six columns, 3.3' east of the second column from the east and 0.6' south of the north edge of the archway.

All angles are 90° unless otherwise shown.

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CONDOMINIUM PLAN

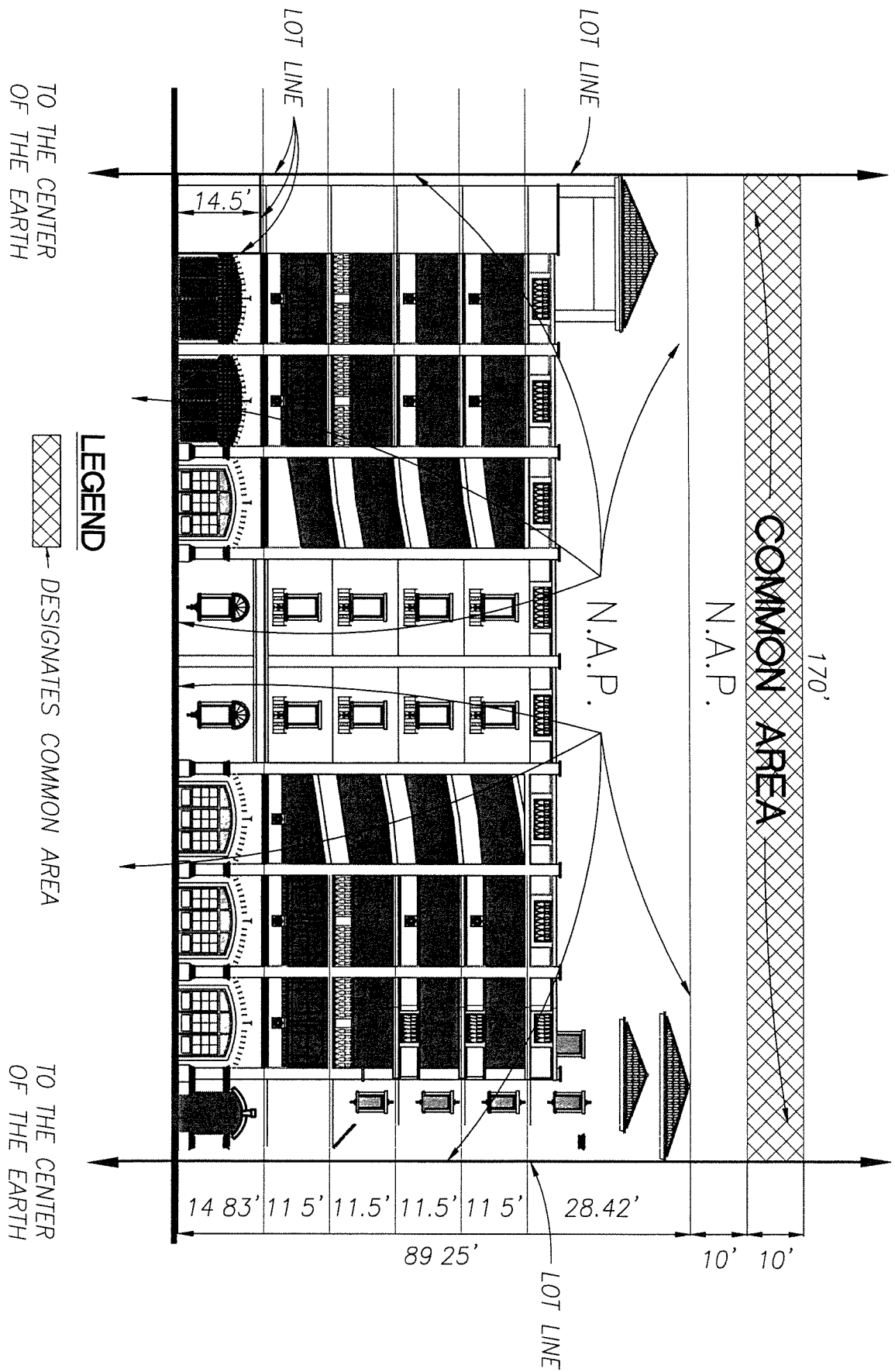
SITE LOCATION



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CONDOMINIUM PLAN

COMMON AREA DETAIL

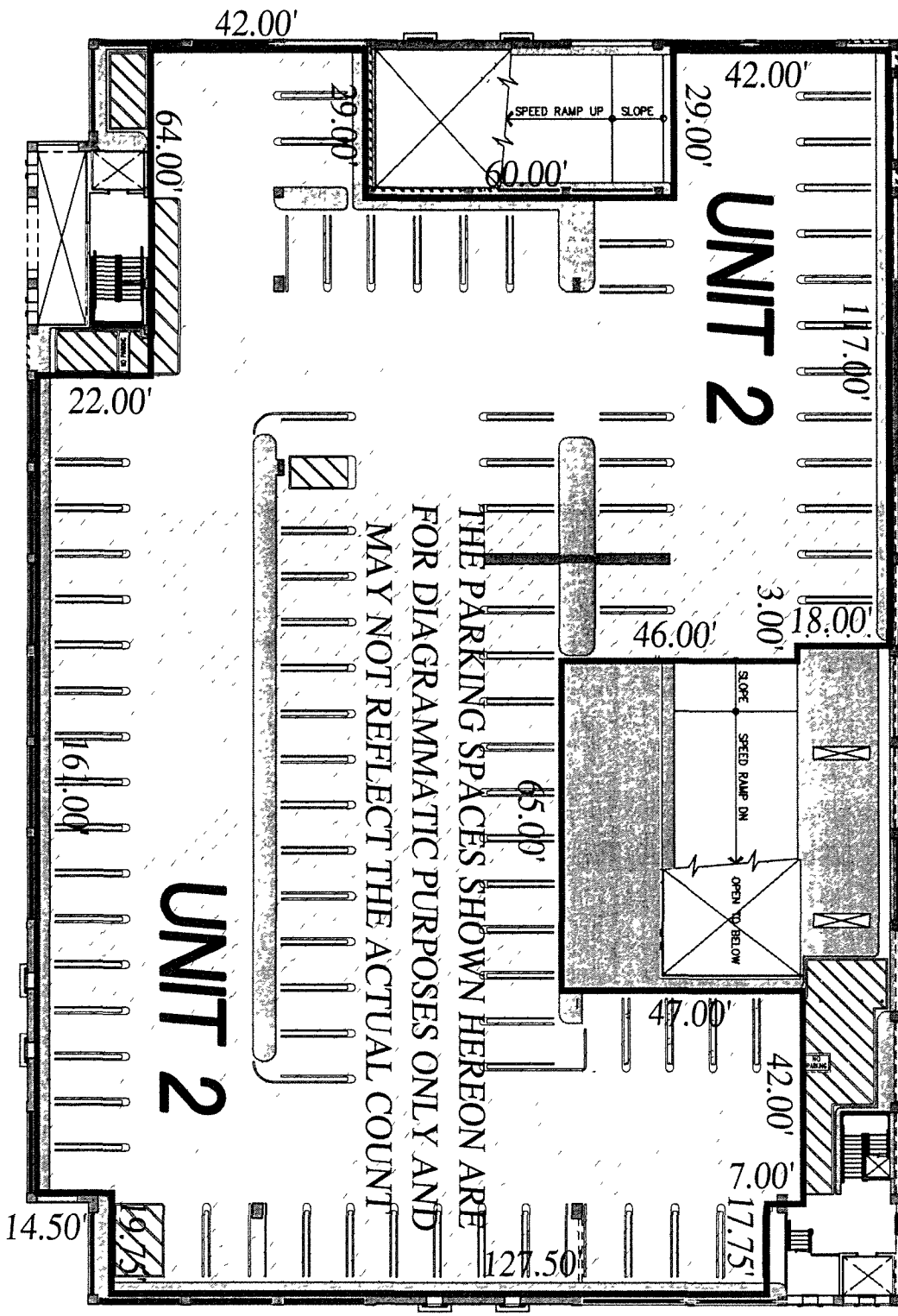


9TH STREET

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CONDOMINIUM PLAN

UNIT 2 - PARKING AREA



ORANGE STREET

9TH STREET

SHEET 8 OF 17

 INDICATES
 NO PARKING AREAS

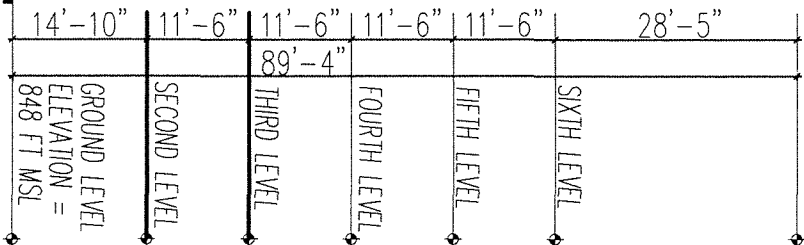
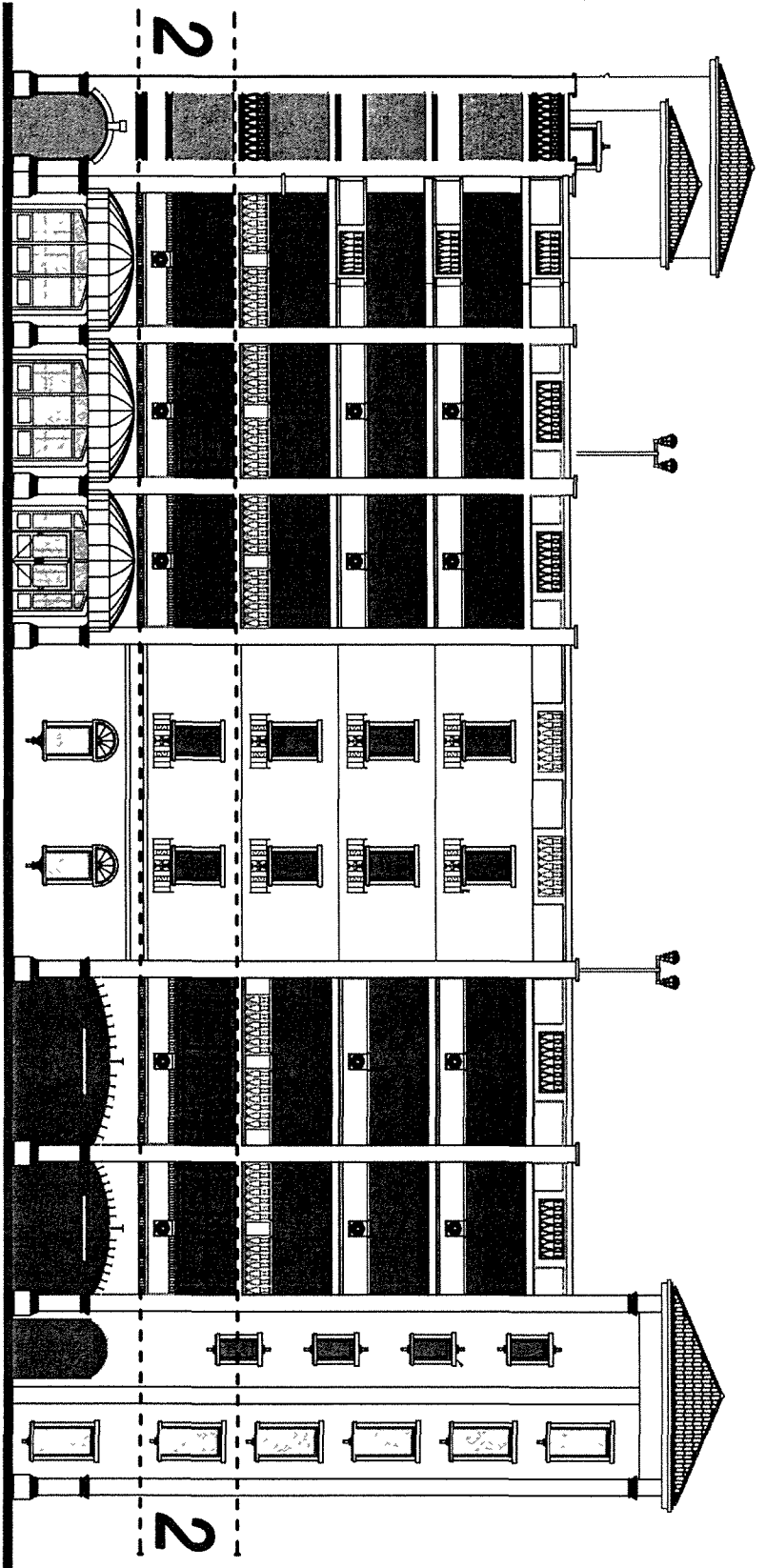
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CONDOMINIUM PLAN

UNIT 2 - FLOOR ELEVATION

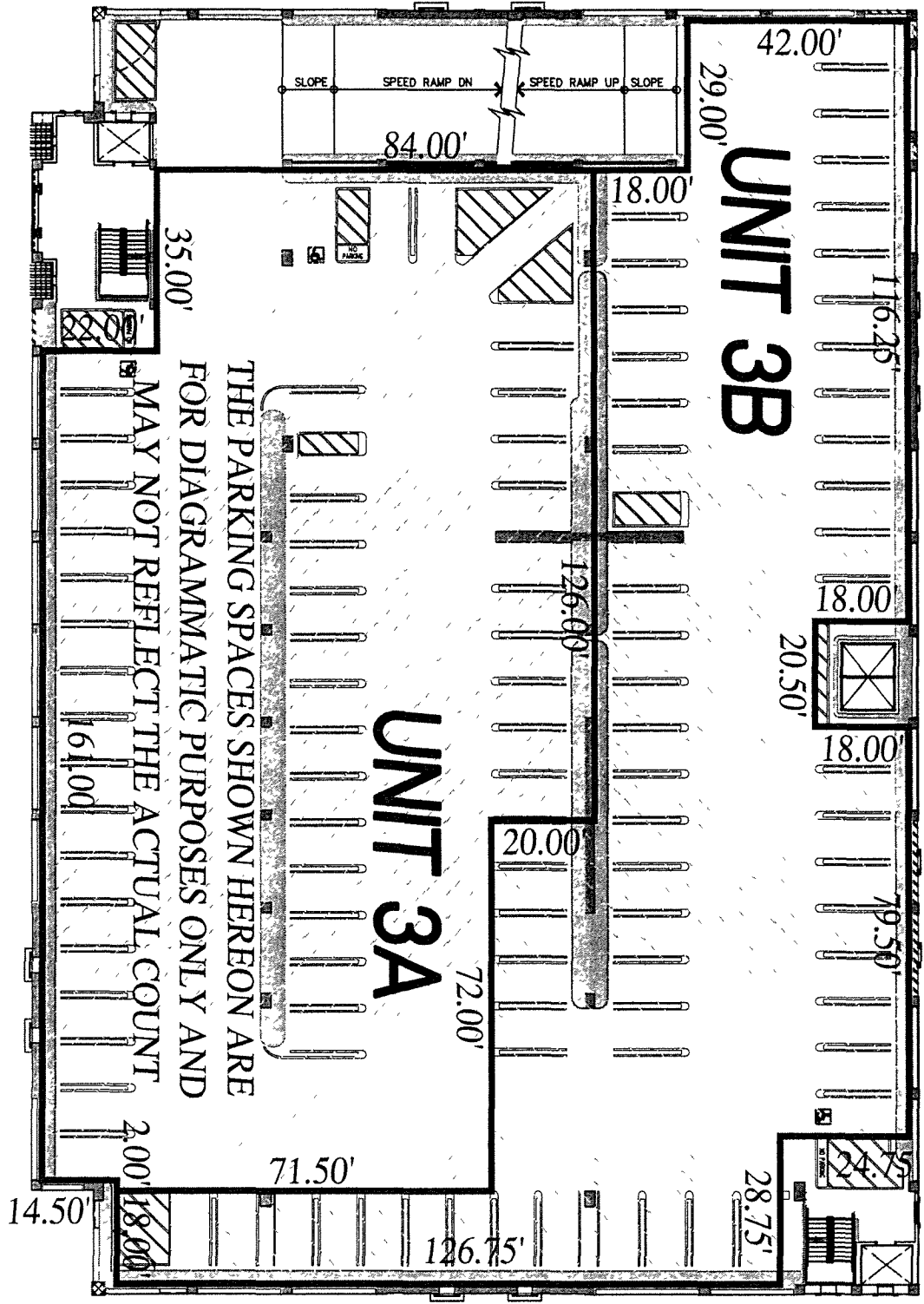
9TH STREET



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CONDOMINIUM PLAN

UNIT 3 - PARKING AREAS



ORANGE STREET

9TH STREET

UNIT 3A

UNIT 3B

THE PARKING SPACES SHOWN HEREON ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY NOT REFLECT THE ACTUAL COUNT.

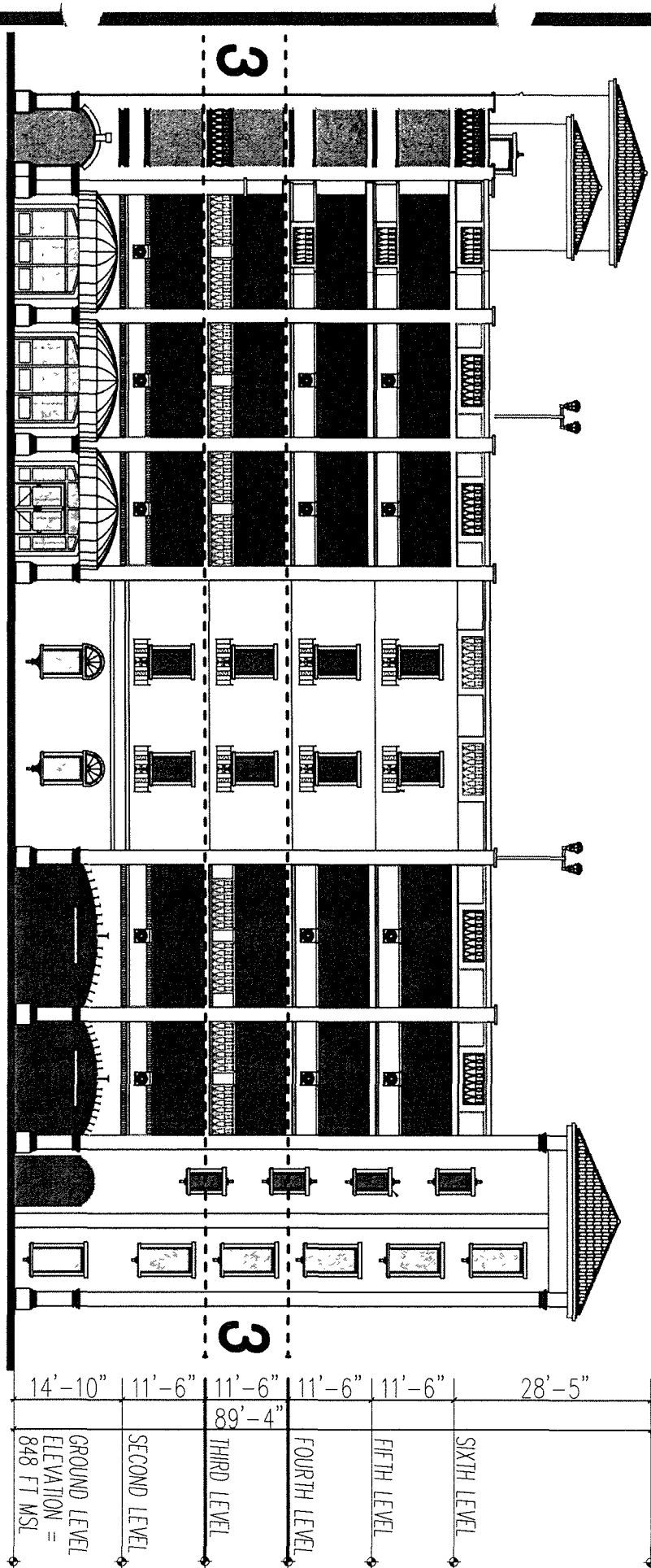
INDICATES NO PARKING AREAS

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CONDOMINIUM PLAN

UNIT 3 - FLOOR ELEVATION

9TH STREET

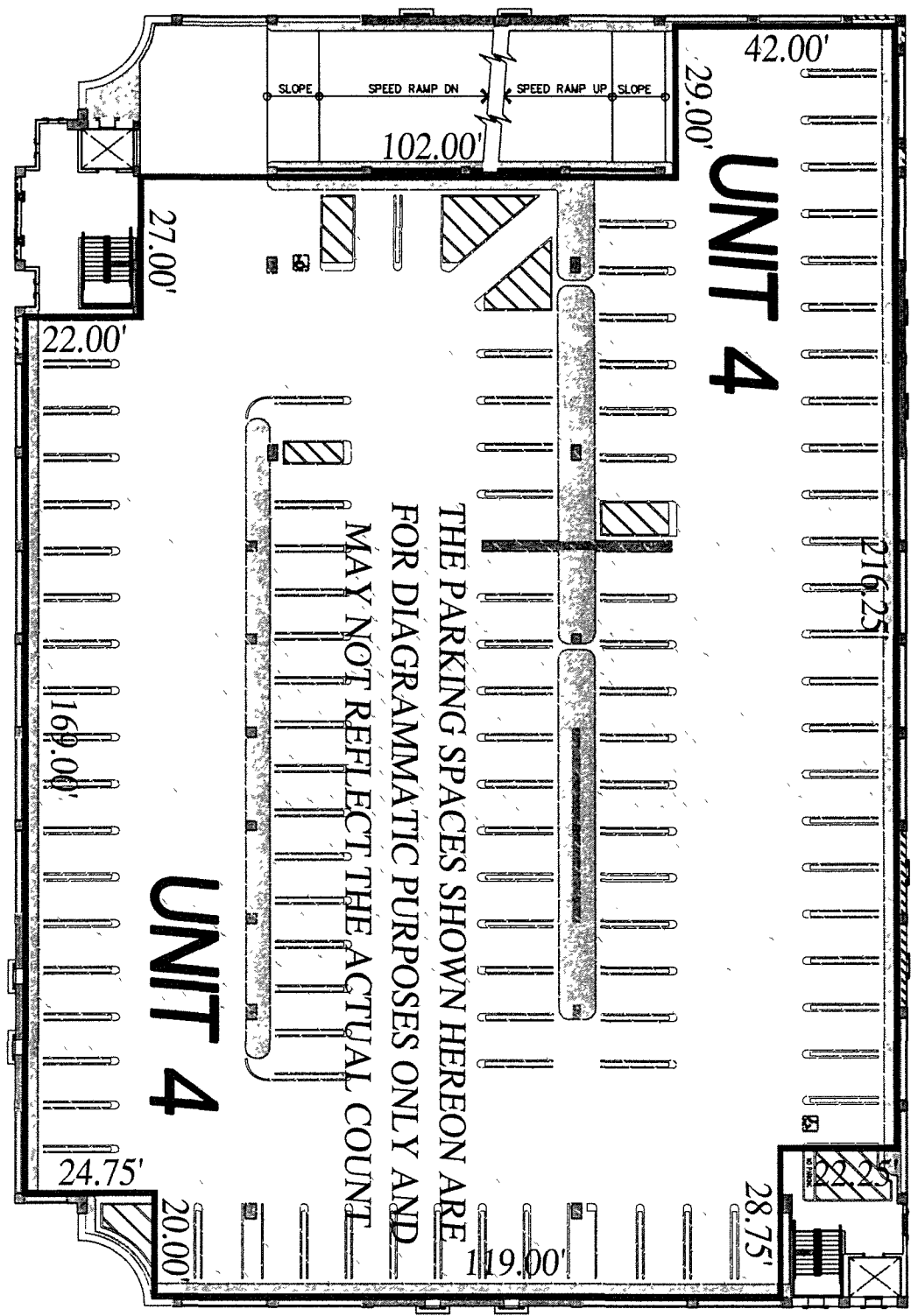


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CONDOMINIUM PLAN

UNIT 4 - PARKING AREA


UNIT 4



9TH STREET

ORANGE STREET

UNIT 4

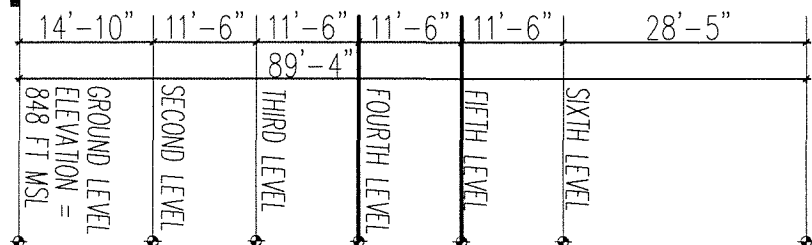
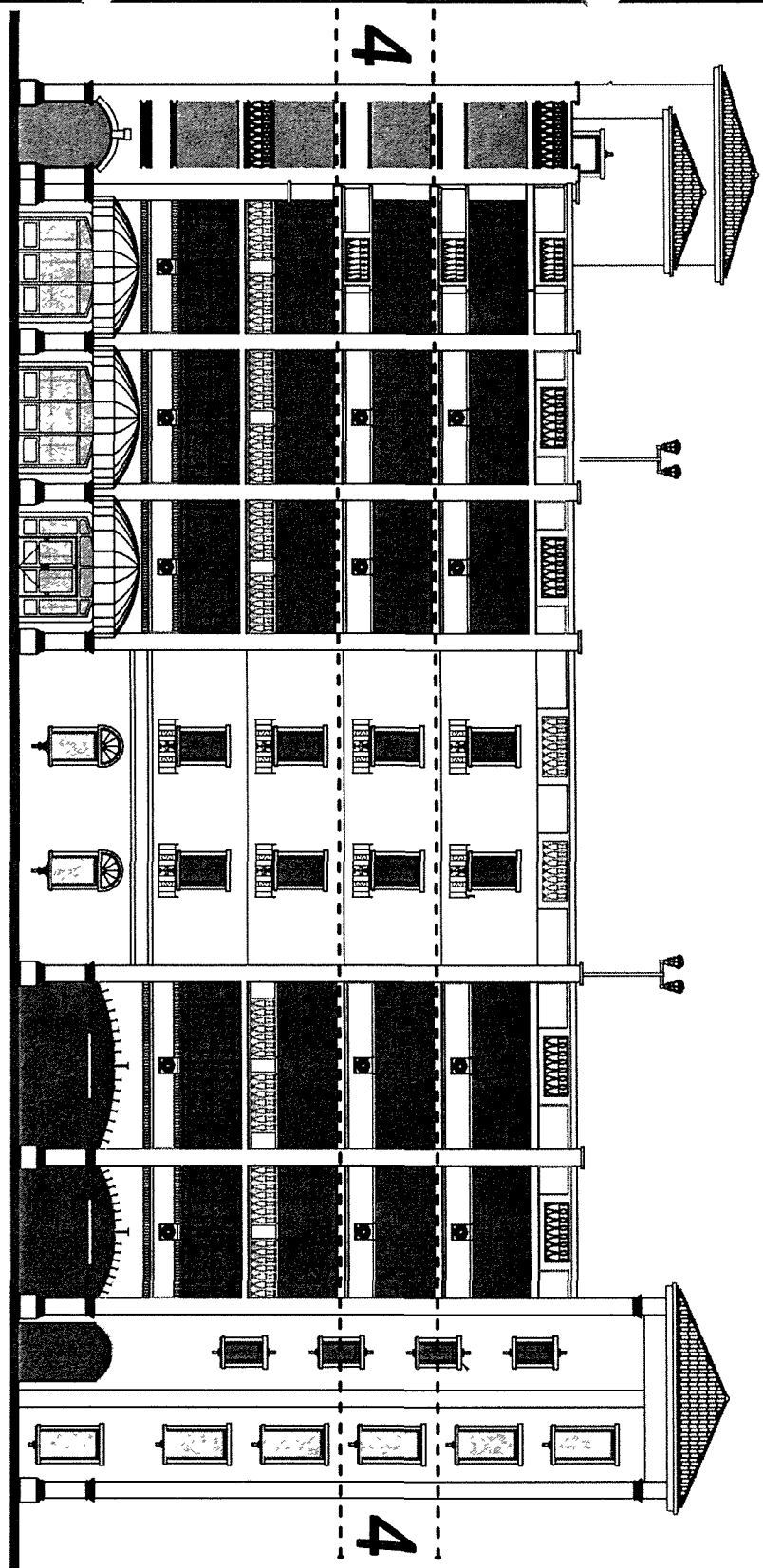
 INDICATES
 NO PARKING AREAS

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CONDOMINIUM PLAN

UNIT 4 - FLOOR ELEVATION

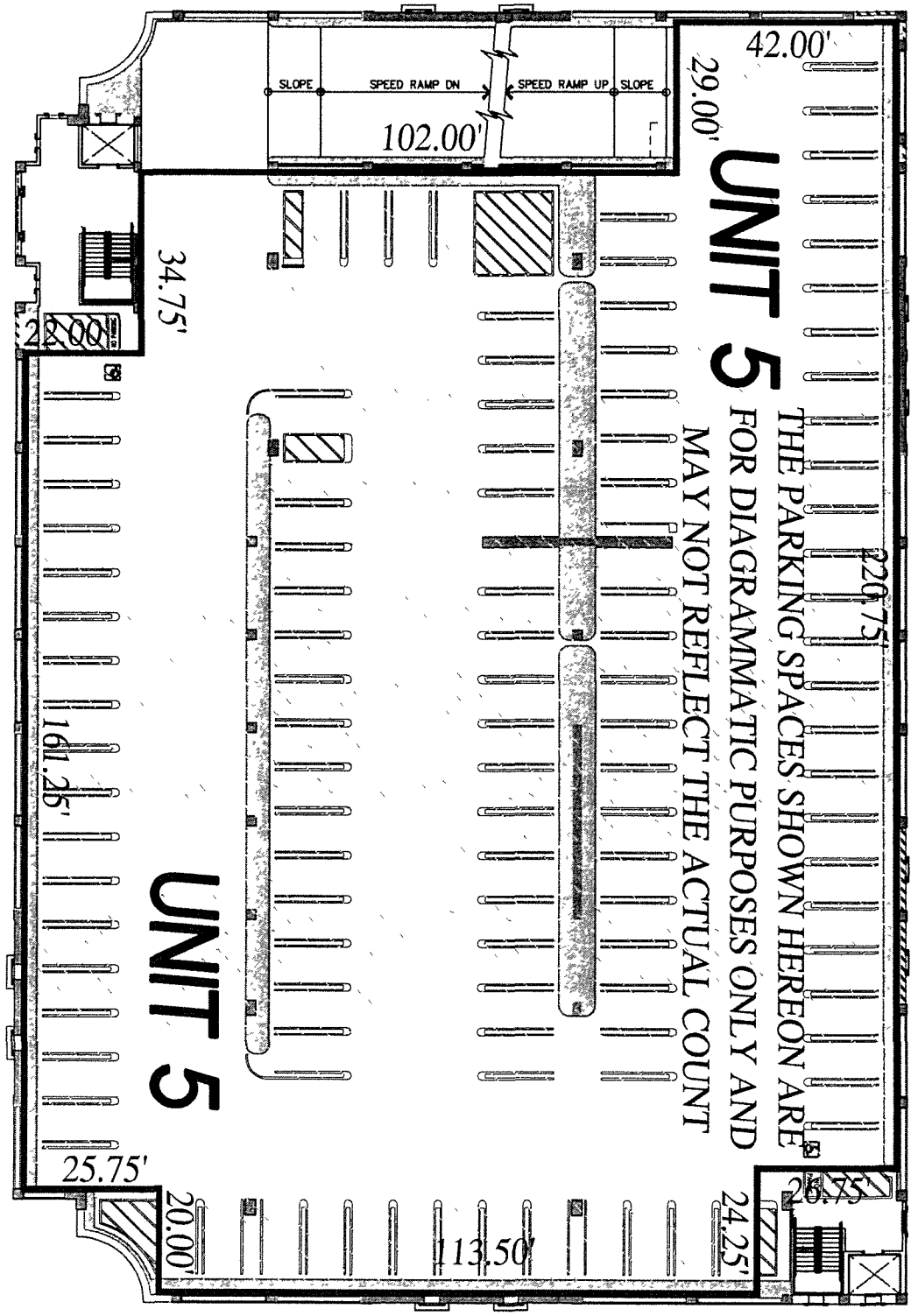
9TH STREET



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CONDOMINIUM PLAN

UNIT 5 - PARKING AREA



UNIT 5

THE PARKING SPACES SHOWN HEREON ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY NOT REFLECT THE ACTUAL COUNT

UNIT 5

ORANGE STREET

9TH STREET

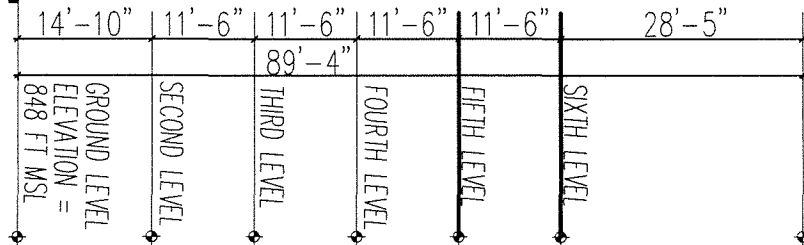
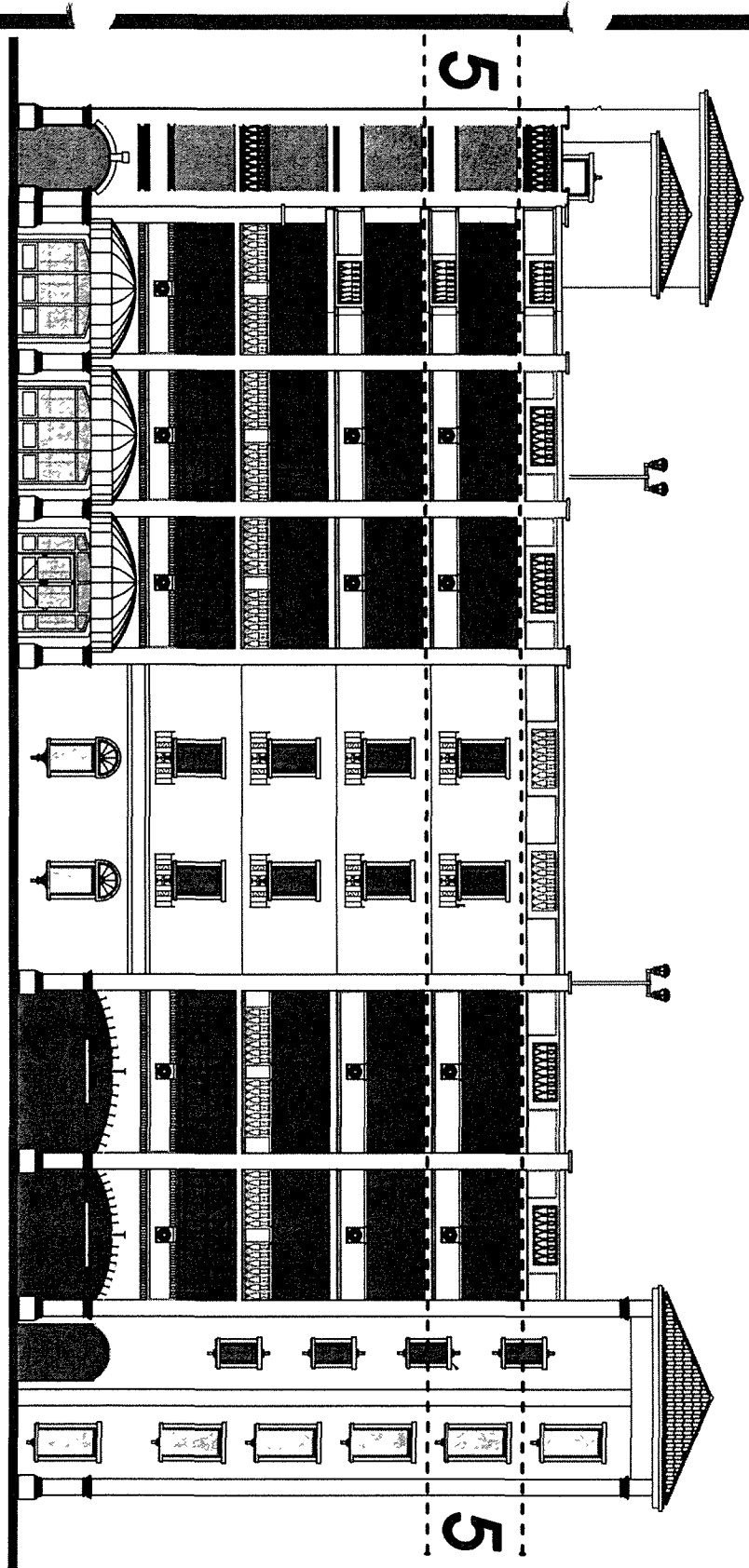
INDICATES NO PARKING AREAS

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CONDOMINIUM PLAN

UNIT 5 - FLOOR ELEVATION

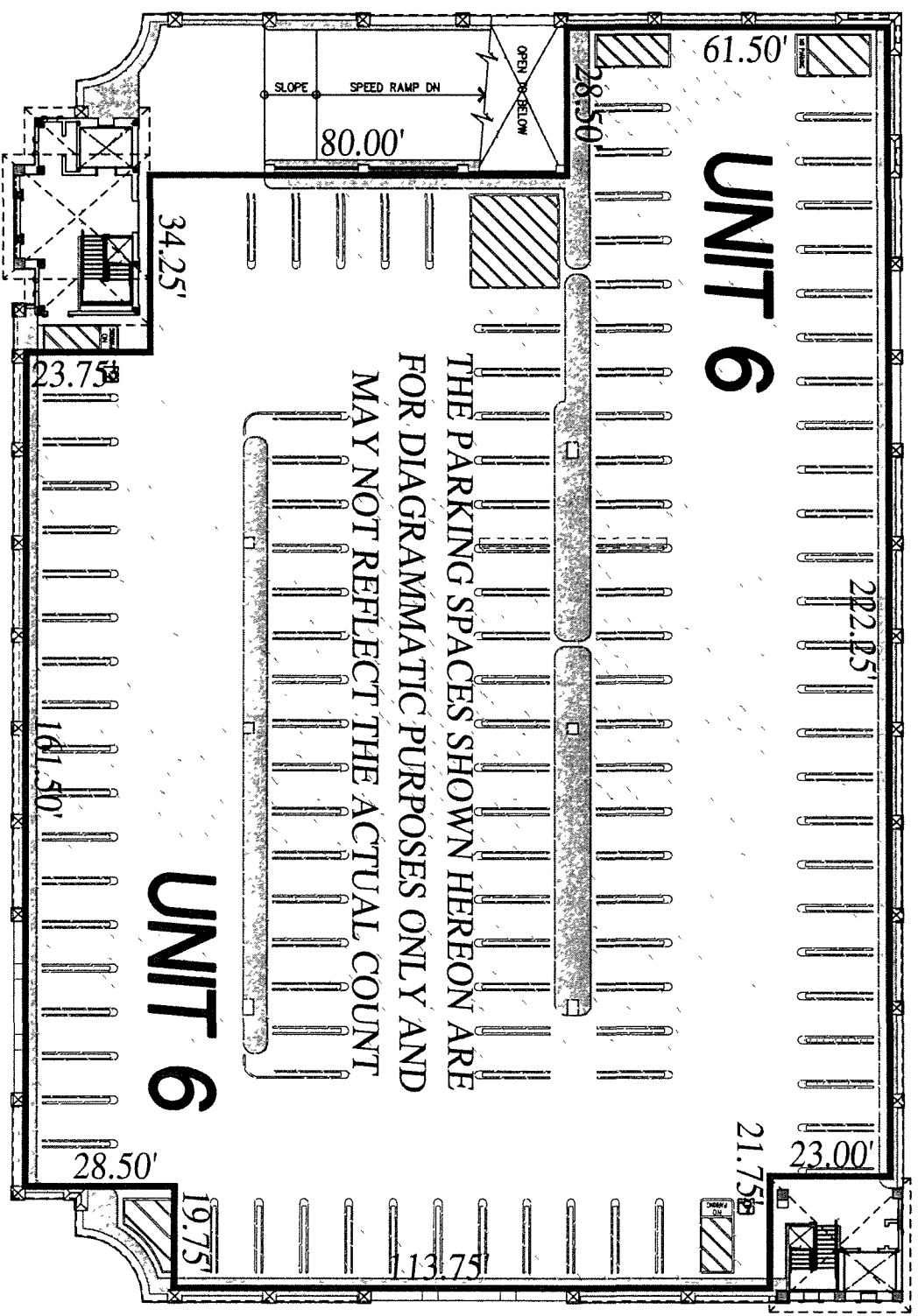
9TH STREET



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CONDOMINIUM PLAN

UNIT 6 - PARKING AREA



ORANGE STREET

9TH STREET

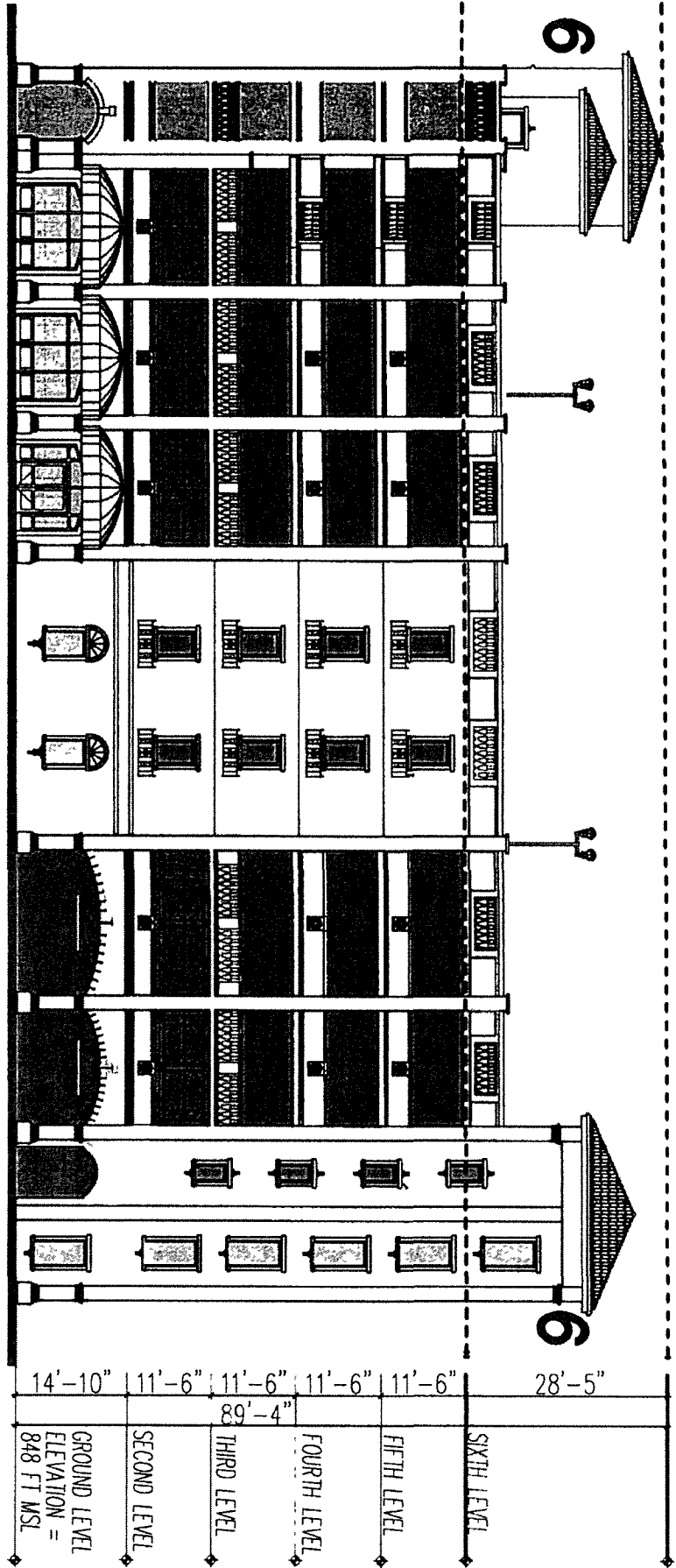
INDICATES
NO PARKING AREAS

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17

CONDOMINIUM PLAN

UNIT 6 - FLOOR ELEVATION

9TH STREET



14'-10"	11'-6"	11'-6"	11'-6"	11'-6"	28'-5"
89'-4"					
GROUND LEVEL ELEVATION = 848 FT. MSL.	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	FIFTH LEVEL	SIXTH LEVEL

SHEET 17 OF 17

2601 C/A 1092