

OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and Sub-division as shown within the colored border line and that we hereby dedicate to the public use for the construction and maintenance of Public Utilities, Lot 1.

CHARTER OAK CO. "A" a limited partnership
By GREAT OAK MANAGEMENT CO. a California Corporation
General Partner
By [Signature] Pres.

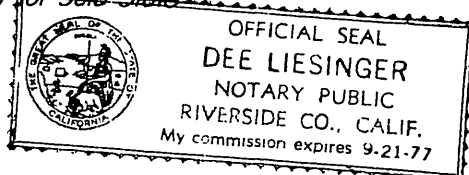
CHARTER OAK CO. "B" a limited partnership
By GREAT OAK MANAGEMENT CO. a California Corporation
General Partner
By [Signature] Pres.

By [Signature] General Partner
By Donald H. Peacher General Partner
By Alan V. Cain, his attorney-in-fact
TITLE INSURANCE AND TRUST COMPANY, a California Corporation
TRUSTEE
By Robert C. Wright Assistant Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On this 1st day of May 1975, before me, the undersigned a Notary Public in and for said State, personally appeared Robert C. Wright known to me to be the Assistant Secretary of Title Insurance and Trust Company, a California Corporation, as Trustee the Corporation that executed the within instrument and known by me to be the person who executed the within instrument on behalf of said Corporation therein named and acknowledged to me that said Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors
WITNESS my hand and official seal
My Commission expires 7-21-77 By Dee Liesinger Notary Public in and for said State



NOTARY ACKNOWLEDGEMENT

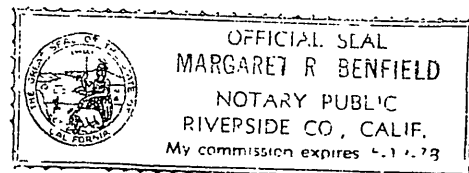
STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On this 22 day of May 1975, before me, the undersigned a Notary Public in and for said State, personally appeared, ROBERT I. ANDERSON known to me to be the President and known to me to be the Secretary of Great Oak Management Co., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Charter Oak Co. "B", the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.
WITNESS my hand and official seal
My Commission expires June 13, 1978 By Margaret R. Benfield Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On this 22 day of May 1975, before me, the undersigned a Notary Public in and for said State, personally appeared, ROBERT I. ANDERSON known to me to be the President and known to me to be the Secretary of Great Oak Management Co., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Charter Oak Co. "A", the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.
WITNESS my hand and official seal
My Commission expires June 13, 1978 By Margaret R. Benfield Notary Public in and for said State



IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT No 5967

BEING A SUBDIVISION OF LOTS 64,65 AND 66 OF TRACT 3164, M.B. 54/46-48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 31, T.2 S., R.4 W., S.B. B. & M.

FOR CONDOMINIUM PURPOSES
MAY 1974
J. F. DAVIDSON ASSOCIATES

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of TRACT 5967, which was approved by the Riverside City Planning Commission at its meeting held April 18, 1974, and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and all of Title 18 of the Riverside Municipal Code, and all amendments thereto have been complied with; and I am satisfied that this map is technically correct; that any easements for sewers and drainage facilities shown on said map are correct in form and contents and are approved; that the plans and specifications for drains, sewers and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved by me; and that all improvements have been completed in accord with approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated May 28, 1975 JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works
By [Signature]

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside

Dated 4/29/75, EVERETT C. ROSS
Director of Public Utilities
By Everett C. Ross

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.
Dated April 28, 1975 H.E. BREWER, City Treasurer
By H.E. Brewer

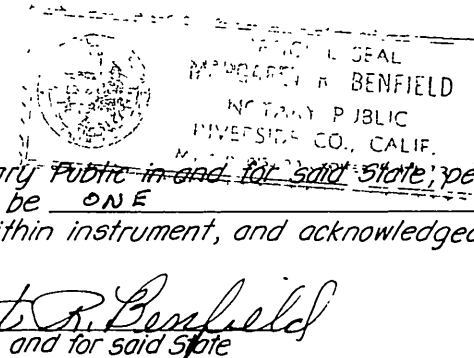
SOIL REPORT

A preliminary soil report was prepared on the 20th day of September 1973 as required by the Health and Safety Code of California, Section 17953 by: Gallaher & Bovey, Riverside CA.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

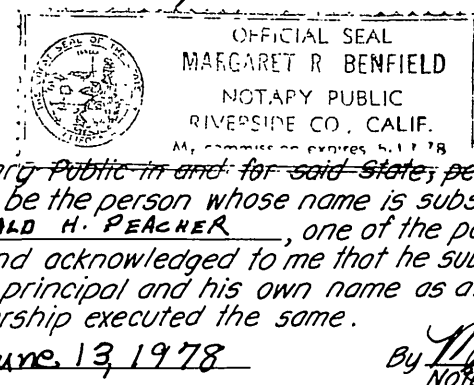
On MAY 22, 1975 before me the undersigned a Notary Public in and for said State, personally appeared ROBERT I. ANDERSON known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.
WITNESS my hand and official seal
My Commission expires June 13, 1978 By Margaret R. Benfield Notary Public in and for said State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On MAY 22, 1975 before me the undersigned a Notary Public in and for said State, personally appeared ALAN S. RYAN known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of DONALD H. PEACHER, one of the partners of the partnership that executed the within instrument and acknowledged to me that he subscribed the name of DONALD H. PEACHER, thereto as principal and his own name as attorney-in-fact, and further acknowledged to me that such partnership executed the same.
WITNESS my hand and official seal. My Commission expires June 13, 1978 By Margaret R. Benfield Notary Public in and for said State



CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 5967 and the easements are hereby accepted as public utility easements,

and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.
I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 2nd day of June, 1975.
ALICE A. HARE
City Clerk of the City of Riverside, California
By Alice A. Hare
TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$47,000.00
Dated MAY 27, 1975 By Harold M. Lassen Deputy
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$47,000.00 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 JULY 8, 1975 DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Reginald Angles Deputy

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during May 1974, that all monuments of the character and locations shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated 4-24-75 Robert S. Kipper
ROBERT S. KIPPER, R.C.E. 13699

FILED
On July 10, 1975
At 3:05 P.M.

W.D. BALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No. 82401
Filed by City Clerk
Sub. Fee T.I.P.T. Co.

M.B. 82/71

M.B. 82/71

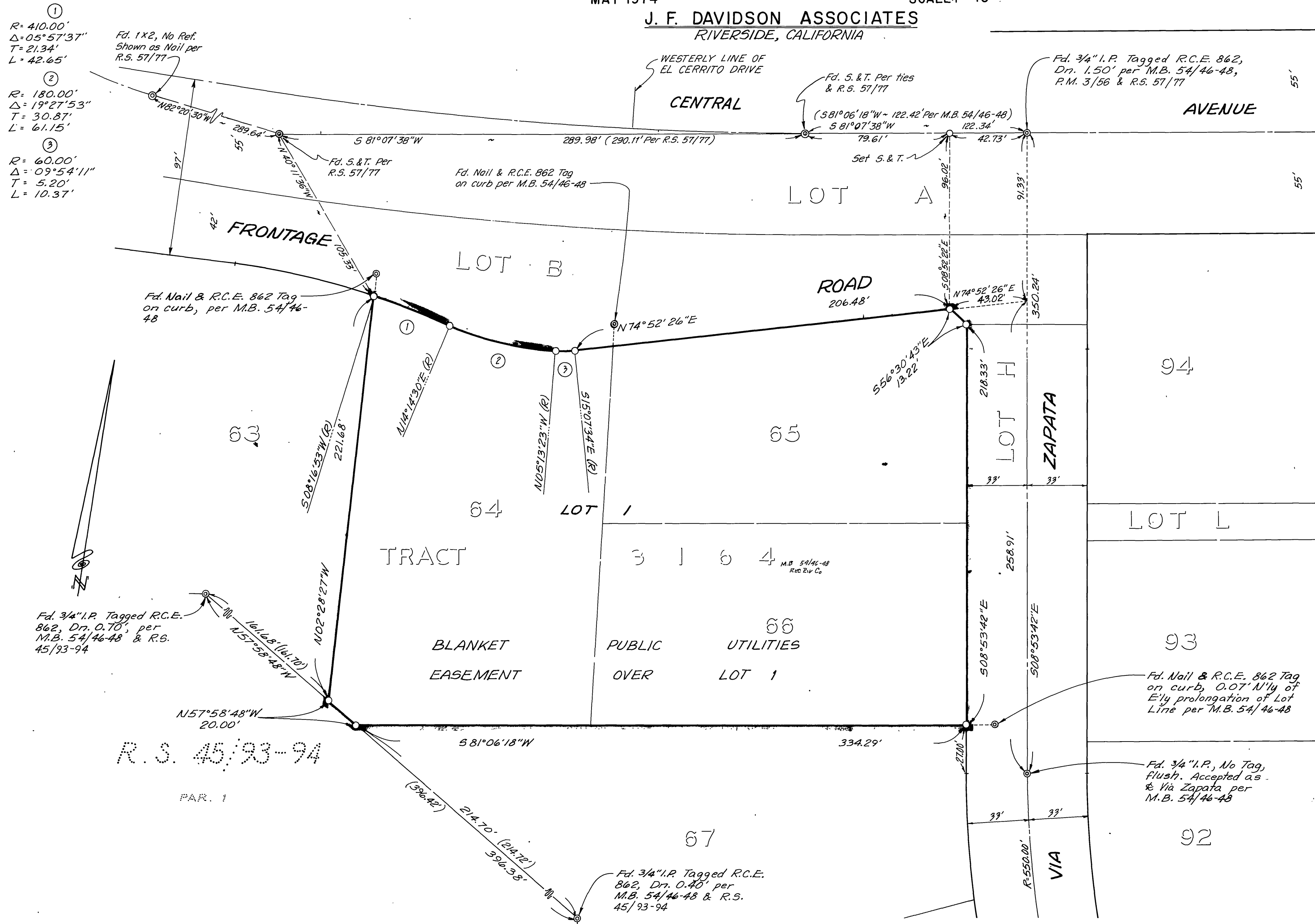
M.B. 82/71

# TRACT N<sup>o</sup> 5967

BEING A SUBDIVISION OF LOTS 64, 65 AND 66 OF TRACT 3164, M.B. 54/46-48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 31, T.2S., R.4W., S. B. B. & M.

MAY 1974 FOR CONDOMINIUM PURPOSES SCALE: 1"=40'

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA



**BASIS OF BEARINGS**  
Bearings are based upon the centerline of Via Zapata as being  $S08^{\circ}53'42''E$  per Tract 3164, M.B. 54/46-48, Records of Riverside County, California.

- MONUMENT NOTE**
- ① Indicates monuments found as noted.
  - Indicates Set 3/4" Iron Pipe tagged R.C.E. 862 flush, unless otherwise noted.
  - ( ) Indicates bearing or distance as shown on M.B. 54/46-48.
  - This Tract contains 1.68 acres.

M.B. 82/72  
Tr. 5967

M.B. 82/72