

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
"FOR CONDOMINIUM PURPOSES"  
**TRACT NO. 10092**

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

GEORGE D. SHAMBECK  
Licensed Land Surveyor 3419  
HALL & FOREMAN, INC.  
Santa Ana, California  
JUNE, 1977

SHEET 1 OF 2 SHEETS

FILED  
ON Nov. 21, 1977

AT 3:40 P.M.  
W.D. BALOGH  
COUNTY RECORDER  
BY Hamed C. Beale  
FEE \$ 7.00  
NO. 232475  
FILED BY City Clerk  
SUB'DN. G'TEE F.A. Co.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE.

AND WE HEREBY OFFER FOR CONSTRUCTION AND MAINTENANCE OF EASEMENT FOR ELECTRICAL FACILITIES AND WATER LINE FACILITIES, LOT 1, AND FURTHER WE HEREBY OFFER FOR DEDICATION FOR STREET PURPOSES, LOTS 'A' AND 'B' AND FURTHER THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 1 ON THE ANNEXED MAP, ON, OVER, AND ACROSS ALESSANDRO BOULEVARD AND BRADLEY STREET ADJOINING SAID LOT, EXCEPT AS NOTED ON THE ANNEXED MAP.

ALESSANDRO TOWNHOMES, LTD., A LIMITED PARTNERSHIP

BY HERITAGE DEVELOPMENT, INC., GENERAL PARTNER

Ronald E. White  
RONALD E. WHITE, PRESIDENT

Dorothy West White  
DOROTHY WEST WHITE, SECRETARY

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 10th DAY OF October, 1977, BEFORE ME, K. A. Miller, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONALD E. WHITE, KNOWN TO ME TO BE THE PRESIDENT AND DOROTHY WEST WHITE, KNOWN TO ME TO BE THE SECRETARY OF HERITAGE DEVELOPMENT INC., A CORPORATION, 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 GENERAL PARTNERS OF ALESSANDRO TOWNHOMES, LTD., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES Jun. 27, 1981

WITNESS MY HAND AND OFFICIAL SEAL

K. A. Miller  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

JOHN J. PEARCE ESCROWS, INC., A CALIFORNIA CORPORATION, AS TRUSTEE

BY: [Signature]  
PRESIDENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

ON THIS 4 DAY OF November, 1977, BEFORE ME, Helen Kewin, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John J. Pearce, KNOWN TO ME TO BE THE PRESIDENT OF JOHN J. PEARCE ESCROWS, INC., A CORPORATION, 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, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

MY COMMISSION EXPIRES 7-14-81

WITNESS MY HAND AND OFFICIAL SEAL

Helen Kewin  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



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 NO. 10092 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JUNE 9, 1977 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; 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; 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 November 10, 1977

JAMES F. MARTINEK, R.C.E. 8134, DIRECTOR OF PUBLIC WORKS

BY: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION 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 Oct. 7, 1977.

GEORGE D. SHAMBECK, L.S. #3419

BY: George D. Shambeck

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 UTILITY 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 November 7, 1977

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 Nov. 8, 1977

H. E. BREWER, CITY TREASURER

BY: H. E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THIS 24th DAY OF March, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:

BY: Dave Dering, R.C.E. 10106

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP ON TRACT NO. 10092 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT THOSE STREETS SHOWN AS PRIVATE STREETS ON THE ANNEXED MAP 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 15th DAY OF November, 1977.

ALICE A. HARE, CITY CLERK, CITY OF RIVERSIDE

BY: Karen E. Oakley  
Asst. City Clerk

TAX COLLECTOR'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 ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$                      HL

DATED NOVEMBER 4, 1977.

DONNA BOUER BABCOCK, COUNTY TAX COLLECTOR

BY: Harold M. Larsen

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$                      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                     , 1977.

DONALD D. SULLIVAN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY:                       
DEPUTY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 2 SHEETS  
Scale 1" = 40'

# TRACT NO. 10092

FOR CONDOMINIUM PURPOSES  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST  
QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5  
WEST, SAN BERNARDINO, MERIDIAN, AND A PORTION OF  
THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH  
RANGE 4 WEST, S.B.M. JUNE, 1977.

GEORGE D. SHAMBECK,  
Licensed Land Surveyor 3419

HALL & FOREMAN, INC.  
Santa Ana, California

### ENGINEER'S NOTES:

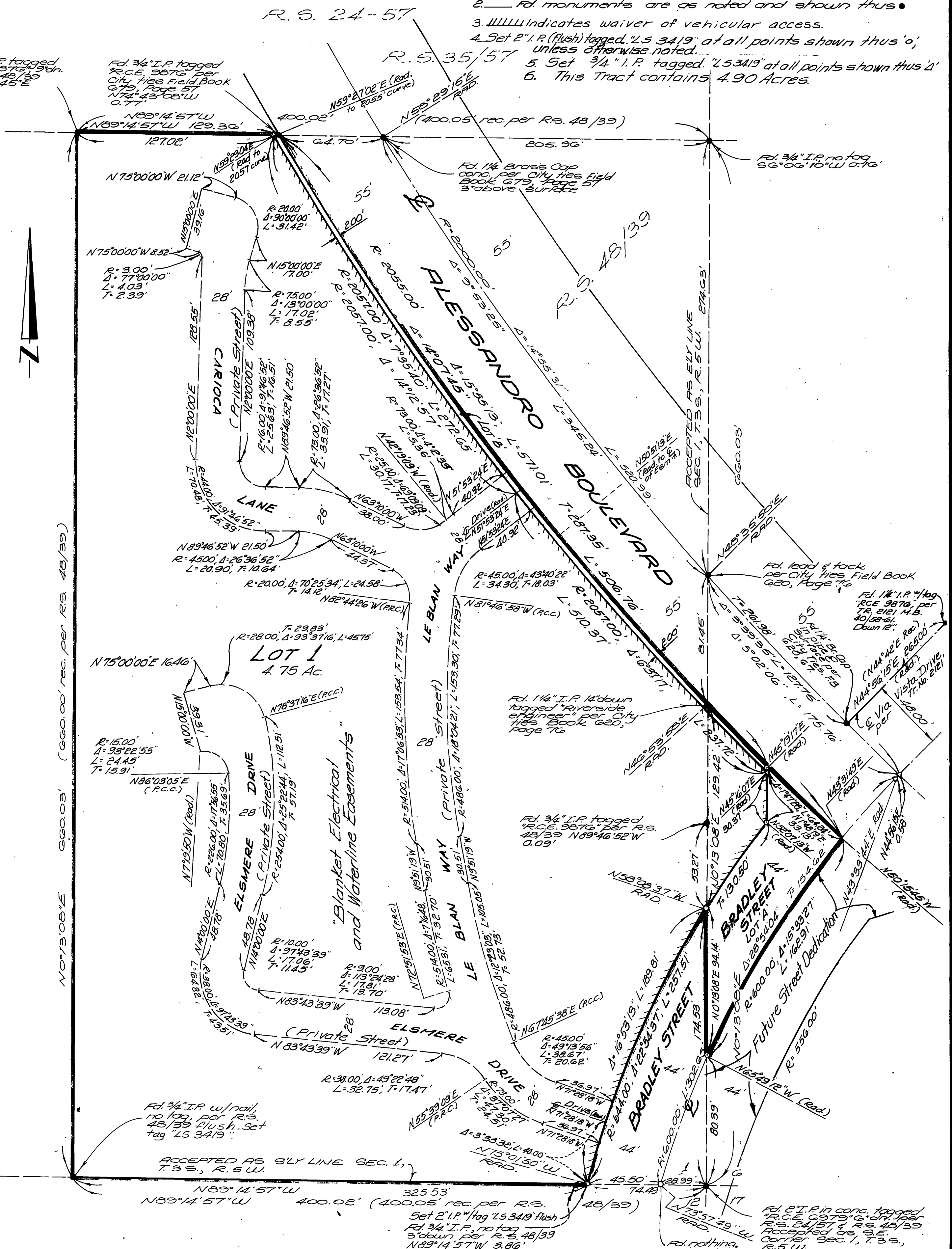
1. Bearings shown hereon are based on the Ely line of Sec. 1, T. 3 S., R. 5 W. being N0°13'08"E per R.S. 48/39, records of Riverside County, California.
2. Fd. monuments are as noted and shown thus.
3. W.L.L.U. indicates waiver of vehicular access.
4. Set 2" I.P. (flush) tagged "LS 3419" at all points shown thus "o", unless otherwise noted.
5. Set 3/4" I.P. tagged "LS 3419" at all points shown thus "i".
6. This Tract contains 4.90 Acres.

Fd. 3/4" I.P. tagged  
R.C.E. 9876 per  
City High Field Book  
679, Page 57  
N72°43'08"W  
0.77'

Fd. 3/4" I.P. tagged  
R.C.E. 9876 per  
City High Field Book  
679, Page 57  
N72°43'08"W  
0.77'

Fd. 1/4" Brass Cap  
cont. per City High Field  
Book 679, Page 57  
3' above surface

Fd. 3/4" I.P. no tag  
S6°06'10"W 0.16'



N0°13'08"E 660.03' (660.00' rec. per R.S. 48/39)

ACCEPTED AS ELY LINE SEC. 1,  
T. 3 S., R. 5 W.  
N89°14'57"W 400.02'  
325.53' (400.05' rec. per R.S.  
48/39)  
Set 2" I.P. w/ tag "LS 3419" flush  
Fd. 3/4" I.P. no tag  
3' down per R.S. 48/39  
N89°14'57"W 3.86'

Fd. 2" I.P. in conc. tagged  
R.C.E. 9979, 10,000, per  
R.S. 48/39, R.S. 48/39  
No. 10092 cont. 2.55  
Corner Sec. 1, T. 3 S.,  
R. 5 W.