

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

- 1. AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED OCT. 13, 1972 AS INST. NO. 137352 OF O.R. OF RIVERSIDE COUNTY, CALIF SAID EASEMENT IS FOR UNDERGROUND ELECTRICAL FACILITIES.
2. 10' EASEMENT IN FAVOR OF RIVERSIDE WATER CO. INSTR. REC'D. AUG. 14, 1885 IN BOOK 42 PAGE 236 OF DEEDS, REC'S OF SAN BERNARDINO CO., CA.
3. 4' EASEMENT IN FAVOR OF SO. CALIF EDISON CO. INSTR. REC'D. AUG. 31, 1960 AS INSTR. NO. 76864, O.R. RIV. CO. REC'S.
4. 4' EASEMENT IN FAVOR OF SO. CALIF EDISON CO. INSTR. REC'D. AUG. 31, 1960 AS INSTR. NO. 76865, O.R. RIV. CO. REC'S.

FRED KRAY DIRECTOR OF PUBLIC UTILITIES

DATED July 20, 1983 Fred Kray

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. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET R.U.E."

PHEASANT CREEK, A LIMITED PARTNERSHIP BY: STERLING HOMES CORP, A CALIFORNIA CORPORATION A GENERAL PARTNER

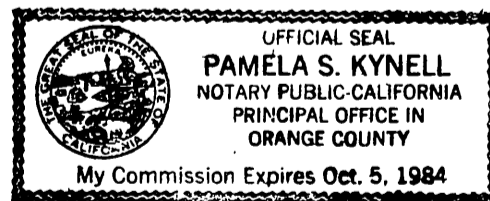
James R. Lintz, VICE PRESIDENT; Maxine L. Bridges, SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF Orange

ON THIS 16th DAY OF May 1983, BEFORE ME, Pamela S. Kynell, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES R. LINTZ AND MAXINE L. BRIDGES, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF STERLING HOMES CORP, A CALIFORNIA 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 A GENERAL PARTNER OF PHEASANT CREEK, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL October 5, 1984



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 18368

BEING A SUBDIVISION OF PARCEL 3 AS SHOWN ON PARCEL MAP ON FILE IN BOOK 6 OF PARCEL MAPS AT PAGE 99 THEREOF, RIVERSIDE COUNTY RECORDS, IN SECTION 13, T.35., R.6W., S.8.M.

SEPTEMBER, 1982 FOR CONDOMINIUM PURPOSES

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

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. 18368, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 9, 1982, 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; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE 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 THE 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: July 20, 1983 ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

Robert C. Wales

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 July 20, 1983 FRED KRAY DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

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 July 19, 1983 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 10TH DAY OF FEBRUARY, 1982, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ACTION ENGINEERING CONSULTANTS

SIGNATURE OMISSIONS

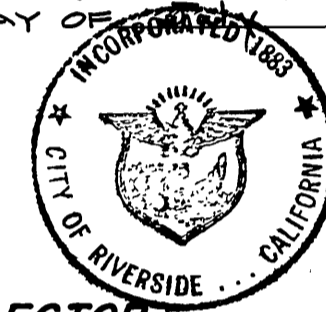
UNDER THE PROVISIONS OF SECTIONS 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1. A 10' EASEMENT FOR STORM DRAINAGE IN FAVOR OF J.C. PENNY PROPERTIES, INC. PER INST. NO. 171482, REC'D. SEPT. 1, 1977 AND INST. NO. 143213, REC'D. JULY 10, 1979, O.R. RIV. CO. EASEMENT IS LOCATED WITHIN THE N'WLY 10' OF SAID LAND.
2. A 15' WIDE RIGHT OF WAY FOR DRIVEWAY PURPOSES PER INST. NO. 767, REC'D. MAY 6, 1943 AND INST. NO. 7799, REC'D. JAN. 26, 1968 O.R. RIV. CO., S.WLY 15' OF LOT 15, BLK. 30, R.L. & I. CO. LANDS, PER M.B. 1/70, S.B. CO.

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. 18368, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 26th DAY OF July, 1983.



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

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 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 \$14,500.00.

DATED 6-3, 1983 R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Larry Knowlton DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$11,500.00 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 6-28, 1983

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS BY: Nancy Powers

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 NOVEMBER, 1977; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED NOV 23, 1982 ERNEST N. WEBB, R.C.E. 9672

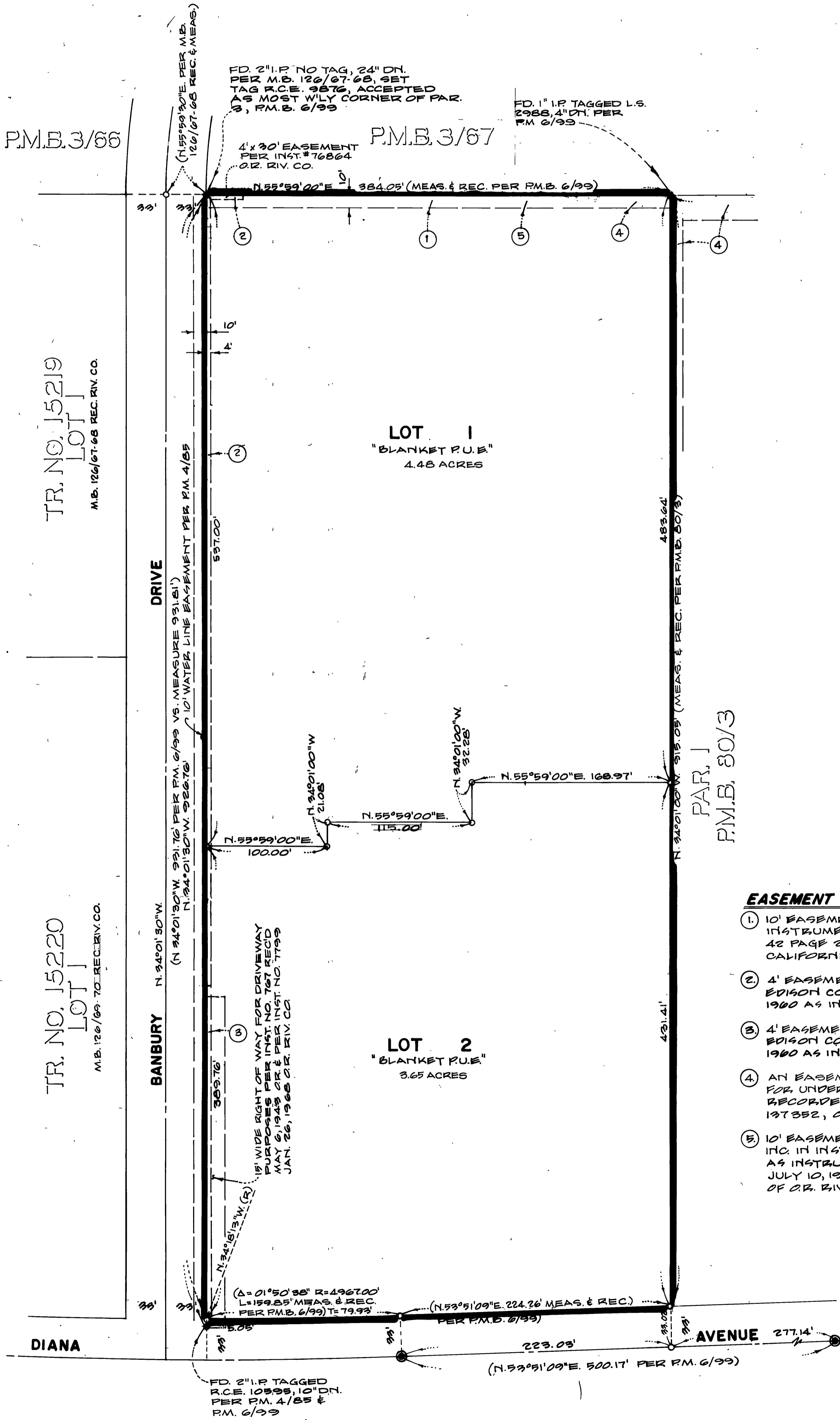
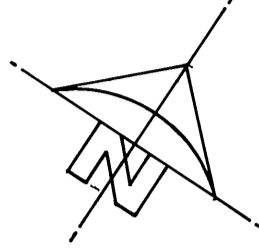
BY: Ernest N. Webb

M.B. 132/83

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE SOUTHWESTERLY LINE OF PARCEL 3 TAKEN AS N. 34°01'30"W. AS SHOWN BY MAP ON FILE IN BOOK 6 OF PARCEL MAPS AT PAGE 99 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES FOUND MONUMENTS AS NOTED
3. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, OR AS NOTED.
4. ⊙ INDICATES FOUND STATE HIGHWAY STANDARD DISK IN WELL PER P.M.B. 4/85 RIV. CO. RECORDS.
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF
6. THIS TRACT MAP CONTAINS 8.13 NET ACRES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 18368**  
 BEING A SUBDIVISION OF PARCEL 3 AS SHOWN ON PARCEL MAP ON FILE IN BOOK 6 OF PARCEL MAPS AT PAGE 99 THEREOF, RIVERSIDE COUNTY RECORDS, IN SECTION 13, T.3S., R.6W., S.B.M.  
 ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
 SEPTEMBER, 1982 SCALE: 1" = 60'  
 FOR CONDOMINIUM PURPOSES



EASEMENT NOTES

1. 10' EASEMENT IN FAVOR OF RIVERSIDE WATER CO. INSTRUMENT RECORDED AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS, RECORD OF SAN BERNARDINO, CALIFORNIA.
2. 4' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. INSTRUMENT RECORDED AUGUST 31, 1960 AS INSTRUMENT NO. 76864, O.R. RIV. CO. REC'S.
3. 4' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. INSTRUMENT RECORDED AUGUST 31, 1960 AS INSTRUMENT NO. 76865, O.R. RIV. CO. REC'S.
4. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR UNDERGROUND ELECTRICAL FACILITIES, RECORDED OCTOBER 13, 1972 AS INSTRUMENT NO. 197352, O.R. RIV. CO. REC'S.
5. 10' EASEMENT IN FAVOR OF J.C. PENNY PROPERTIES, INC. IN INSTRUMENT RECORDED SEPTEMBER 1, 1977, AS INSTRUMENT NO. 171482 AND RECORDED JULY 10, 1979 AS INSTRUMENT NO. 143213 BOTH OF O.R. RIV. CO. REC'S.

CITY'S COPY

TR. NO. 15219  
LOT 1  
M.B. 126/67-68 REC. RIV. CO.

TR. NO. 15220  
LOT 1  
M.B. 126/69-70 REC. RIV. CO.