

CITY COPY

148/37

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
TRACT NO. 19996
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 25 AND 29 AND A PORTION OF LOT LL (LYON AVENUE) OF LA SIERRA GARDENS, PER MAP RECORDED IN BOOK 11 PAGES 42 THRU 50 OF MAPS, SHOWN AS "REMAINDER" ON PARCEL MAP NO. 12445, PER MAP RECORDED IN BOOK 54 PAGES 6 AND 7 OF PARCEL MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAY 1984 THE SW GROUP LOS ANGELES, CALIFORNIA RCE 20024 SCALE: 1"=80'

RECORDER'S CERTIFICATE
FILED THIS 28th DAY OF FEBRUARY, 1985 AT 2:30 P.M. IN BOOK 148... OF MAPS, AT PAGES 37+38... AT THE REQUEST OF THE CITY CLERK.
NO: 41536 FEE: \$8.00
WILLIAM E. CONERLY, COUNTY RECORDER
BY: *Scott Logan*, DEPUTY
SUBDIVISION GUARANTEE: TICOR TITLE INSURANCE COMPANY

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. AND FURTHER, THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN INTEREST, RELINQUISH AND RELEASE TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 1 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS LA SIERRA AVENUE ADJOINING SAID LOT 1. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E. EXCEPT BUILDING SITES" WE FURTHER HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY FACILITIES, LOTS "A" AND "B".

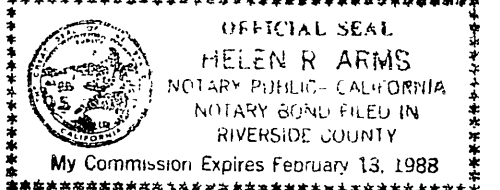
LINCOLN CHANNING, A CALIFORNIA LIMITED PARTNERSHIP, OWNER.
A CALIFORNIA LIMITED PARTNERSHIP
BY: LINCOLN PROPERTY COMPANY NO. 581 LIMITED PARTNERSHIP, A GENERAL PARTNER.

BY: *William W. Hirsch*
WILLIAM W. HIRSCH, MANAGING GENERAL PARTNER

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST DATED FEBRUARY 8, 1985, AS INSTR. NO. 27149
BY: *Robert L. Davis*
ROBERT L. DAVIS, VICE PRESIDENT

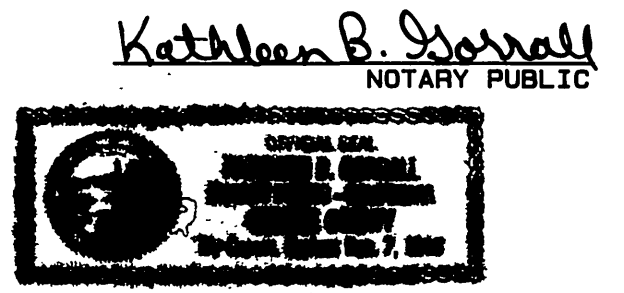
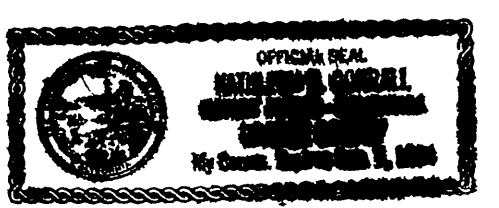
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
ON FEBRUARY 12, 1985, BEFORE ME, the undersigned, a Notary Public in and for said State, PERSONALLY APPEARED ROBERT L. DAVIS, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS SUCH TRUSTEE.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *Helen R. Arms*



STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 9th DAY OF October, 1984, BEFORE ME, Kathleen B. Gorrall, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM W. HIRSCH, PERSONALLY KNOWN TO ME TO BE ONE OF THE PARTNERS OF LINCOLN PROPERTY COMPANY NO. 581 LIMITED PARTNERSHIP, A PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF LINCOLN CHANNING, A CALIFORNIA LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.



SIGNATURE OMISSIONS

THE SIGNATURE OF THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT FOR STREET PURPOSES, AS DISCLOSED BY DOCUMENT RECORDED JUNE 2, 1978 AS INSTRUMENT NO. 112485 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86436, SUBSECTION (C) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURES OF MITWORTH CORPORATION, A CALIFORNIA CORPORATION, ET AL, OWNERS OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE WITH NO RIGHT OF ENTRY TO THE PREMISES, AS RESERVED BY DOCUMENT RECORDED DECEMBER 28, 1967 AS INSTRUMENT NO. 113293 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86436 SUBSECTION (C) (3) OF THE SUBDIVISION MAP ACT.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 19996, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 22, 1984, 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 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 HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE 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 OF COMPLETING THE SAME.

DATE: 2/14/85
ROBERT C. WALES, RCE 18793
DIRECTOR OF PUBLIC WORKS

BY: *Robert C. Wales*

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. 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.

DATE: February 14, 1985
FRED KRAY, DIRECTOR OF PUBLIC UTILITIES

BY: *Fred Kray*

CITY TREASURER'S CERTIFICATE

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.

DATE: Nov 27, 1984
H.E. BREWER, CITY TREASURER

BY: *H.E. Brewer*

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

AN EASEMENT TO CITIZENS DOMESTIC WATER COMPANY, FOR PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED MARCH 18, 1928 IN BOOK 883 PAGE 581 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATE: February 14, 1985
FRED KRAY, DIRECTOR OF PUBLIC UTILITIES

BY: *Fred Kray*

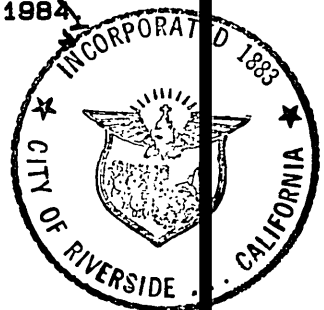
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 19996 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND 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 February, 1984.

ALICE A. HARE,
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*



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 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 \$

DATE: 11-27-84
R. WAYNE WATTS,
COUNTY TAX COLLECTOR

BY: *Rory Knowles*

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, STATE OF 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.

DATE: _____
GERALD A. MALONEY,
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

SOIL REPORT

A SOIL ENGINEERING REPORT WAS PREPARED ON MARCH 17, 1984 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY FOUNDATION ENGINEERING CO., INC.

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 DIRECTION ON APRIL 1, 1984; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: August 10, 1984



Kenneth K. Watanabe
KENNETH K. WATANABE RCE 20024

M.B. 148/37

TRACT NO. 19996

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 25 AND 29 AND A PORTION OF LOT LL (LYON AVENUE) OF LA SIERRA GARDENS, PER MAP RECORDED IN BOOK 11 PAGES 42 THRU 50 OF MAPS, SHOWN AS "REMAINDER" ON PARCEL MAP NO. 12445, PER MAP RECORDED IN BOOK 54 PAGES 6 AND 7 OF PARCEL MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

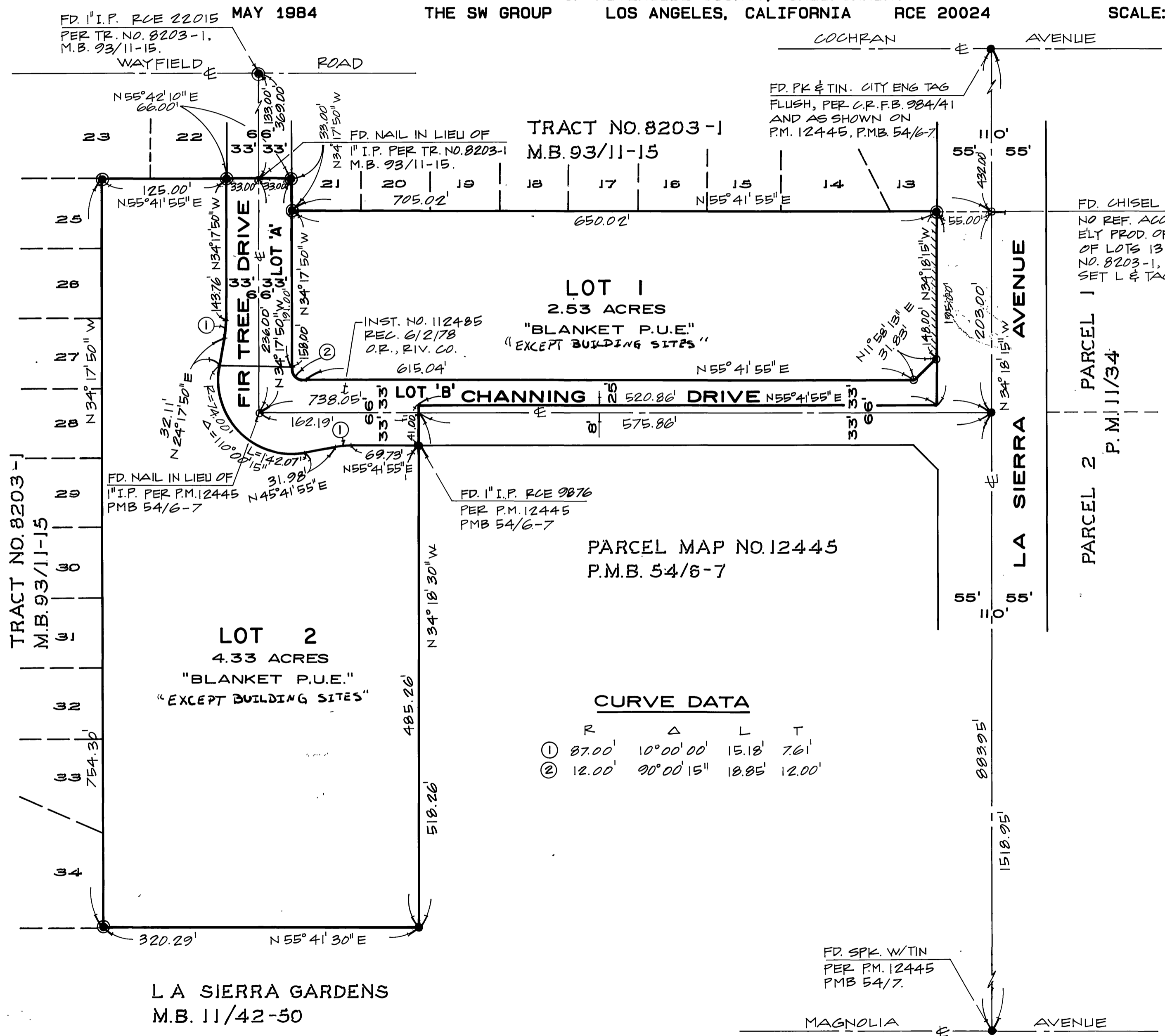
THE SW GROUP LOS ANGELES, CALIFORNIA RCE 20024

SCALE: 1"=80'

FD. 1" I.P. RCE 22015 MAY 1984
PER TR. NO. 8203-1,
M.B. 93/11-15.

FD. PK & TIN. CITY ENG TAG
FLUSH, PER C.R.F.B. 984/41
AND AS SHOWN ON
P.M. 12445, P.M.B. 54/6-7

FD. CHISEL CROSS
NO REF. ACCEPTED AS
ELY PROD. OF SLY LINE
OF LOTS 13 TO 21, TR.
NO. 8203-1, M.B. 93/11-15.
SET L & TAG RCE 20024



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHANNING DRIVE TAKEN AS N 55° 41' 55" E AS SHOWN ON MAP OF PARCEL MAP NO. 12445 ON FILE IN BOOK 54 OF PARCEL MAPS, AT PAGES 6 AND 7 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIF.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED RCE 9876, FLUSH, PER P.M. 12445 ON FILE IN BOOK 54, PAGES 6 AND 7 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CA., UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED RCE 20024, FLUSH, UNLESS OTHERWISE NOTED.
4. ● INDICATES FOUND 1" IRON PIPE TAGGED RCE 20015, FLUSH, PER TR. NO. 8203-1 ON FILE IN BOOK 93, PAGES 11-15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIF., UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 6.86 ACRES!
6. // INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

CURVE DATA

	R	Δ	L	T
①	87.00'	10° 00' 00"	15.18'	7.61'
②	12.00'	90° 00' 15"	18.85'	12.00'

M.B. 148/38

M.B. 148/38