

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 MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINE FACILITIES, THE EASEMENT DESIGNATED AS "5' SEWER EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, THE EASEMENT DESIGNATED AS "10'x20' WATER EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS "SPECIAL STORM DRAIN EASEMENT".

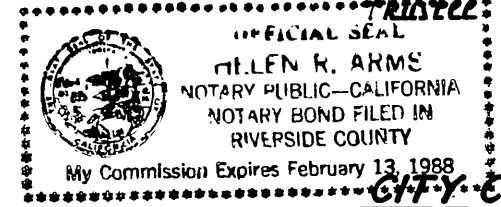
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 21228

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 7, 9, 11, 13, 15, LOT EE (HALLADAY AVE. VACATED), LOT FF (LEWIS AVE. VACATED), LOT GG (KASLACK AVE. VACATED) AND LOT HH (MORTON AVE. VACATED) OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 42-50, REC'S. OF RIV. COUNTY, CALIF. LOCATED IN SEC. 22 AND SEC. 23, T. 35, R. 6W, S. 8. M.

"FOR CONDOMINIUM PURPOSES"

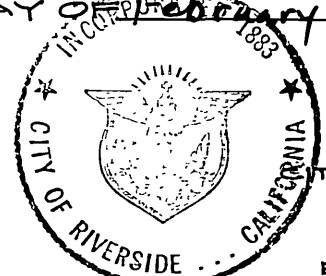
DECEMBER, 1985

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 21228, 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 25th DAY OF February, 1986.



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 \$.

DATED February 25, 1986

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Anita Brooks DEPUTY

TAX BOND

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 19

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY:

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING AUGUST, 1985; 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 Feb. 19, 1986

BY: A. Hubert Webb R.C.E. 11842

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. 21228, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 23, 1986, 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: February 26, 1986

ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner DEPUTY R.C.E. 11405

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 2/25, 1986

ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

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 2/21, 1986

H.E. BREWER, CITY TREASURER

BY: WR Hammen

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 21ST DAY OF MAY, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. DYERLY, INC.

FRANKLIN SAND PEBBLE ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP
FRANKLIN SAND DUNE ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP
BY: FRANKLIN REALTY PARTNERS, A PENNSYLVANIA LIMITED PARTNERSHIP, THE GENERAL PARTNER
BY: FRANKLIN REALTY GROUP, INC., A PENNSYLVANIA CORPORATION, ITS GENERAL PARTNER
BY: John Sheppard, SENIOR EXECUTIVE VICE PRESIDENT

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, DEEDS OF TRUST REC'D. SEPT. 4, 1985 AS INSTR. NO. 197844 AND INSTR. NO. 197847, O.R. RIV. CO. (TRUSTEE AND BENEFICIARY)

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION AS TRUSTEE, DEEDS OF TRUST REC'D. SEPT. 4, 1985, AS INSTR. NO. 197845 AND INSTR. NO. 197848, O.R. RIV. CO.
BY: Janice Halterman, ASST. - SEC.

NOTARY ACKNOWLEDGEMENT

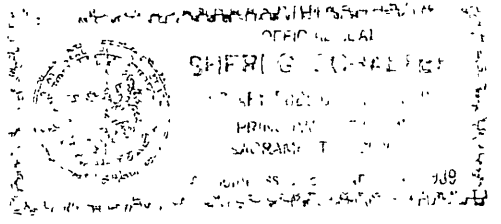
STATE OF PENNSYLVANIA } ss. COUNTY OF MONTGOMERY }
ON THIS 30 DAY OF January, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, A. Anton Sheppard, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER OF FRANKLIN SAND PEBBLE ASSOCIATES AND FRANKLIN SAND DUNE ASSOCIATES, BOTH PENNSYLVANIA LIMITED PARTNERSHIPS THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES August 22, 1988
WITNESS MY HAND AND OFFICIAL SEAL
Joan K. McE Luce, NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss. COUNTY OF SACRAMENTO }
ON THIS 16th DAY OF February, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, Wayne D. Koonce AND 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 HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES April 14, 1989
WITNESS MY HAND AND OFFICIAL SEAL
Shari A. Schaefer, NOTARY PUBLIC IN AND FOR SAID STATE



CITY COPY

155/100

ENGINEER'S NOTES:

- 1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N. 56°00'00" E. AS SHOWN BY PARCEL MAPS ON FILE IN BOOK 73 OF PARCEL MAPS AT PAGES 91 THROUGH 93 THEREOF, REC'S. OF RIV. CO.
- 2. \bullet INDICATES FOUND MONUMENTS AS NOTED.
- 3. \circ SET 1" IRON PIPE, TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
- 4. THIS TRACT CONTAINS 34.12 ACES.
- 5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

SIGNATURE OMISSIONS CERTIFICATE

UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES HAVE BEEN OMITTED.

1. A 10' SEWER EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, REC'D. JAN. 15, 1982 AS INSTR. NO. 8989, O.R. RIV. CO.

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP

1. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER DITCHES, PIPES, FLUMES, ETC., DEED REC'D. AUG. 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS, REC'S. OF SAN BERNARDINO COUNTY. NOW VESTS IN THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST.

2. AN EASEMENT IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY FOR PIPES, CONDUITS, DITCHES AND CANALS, DEED REC'D. FEB. 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, REC'S. RIVERSIDE CO. NOW VESTS IN THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST.

3. AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY FOR POLE LINES, CONDUITS, PIPELINES AND INCIDENTAL PURPOSES, DEED REC'D. MARCH 18, 1926, IN BOOK 663, PAGE 591 OF DEEDS, REC'S. RIVERSIDE CO. NOW VESTS IN THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST.

DATED: 2/25/86 BY: Robert C. Wales ACTING DIRECTOR OF PUBLIC UTILITIES DECEMBER, 1985

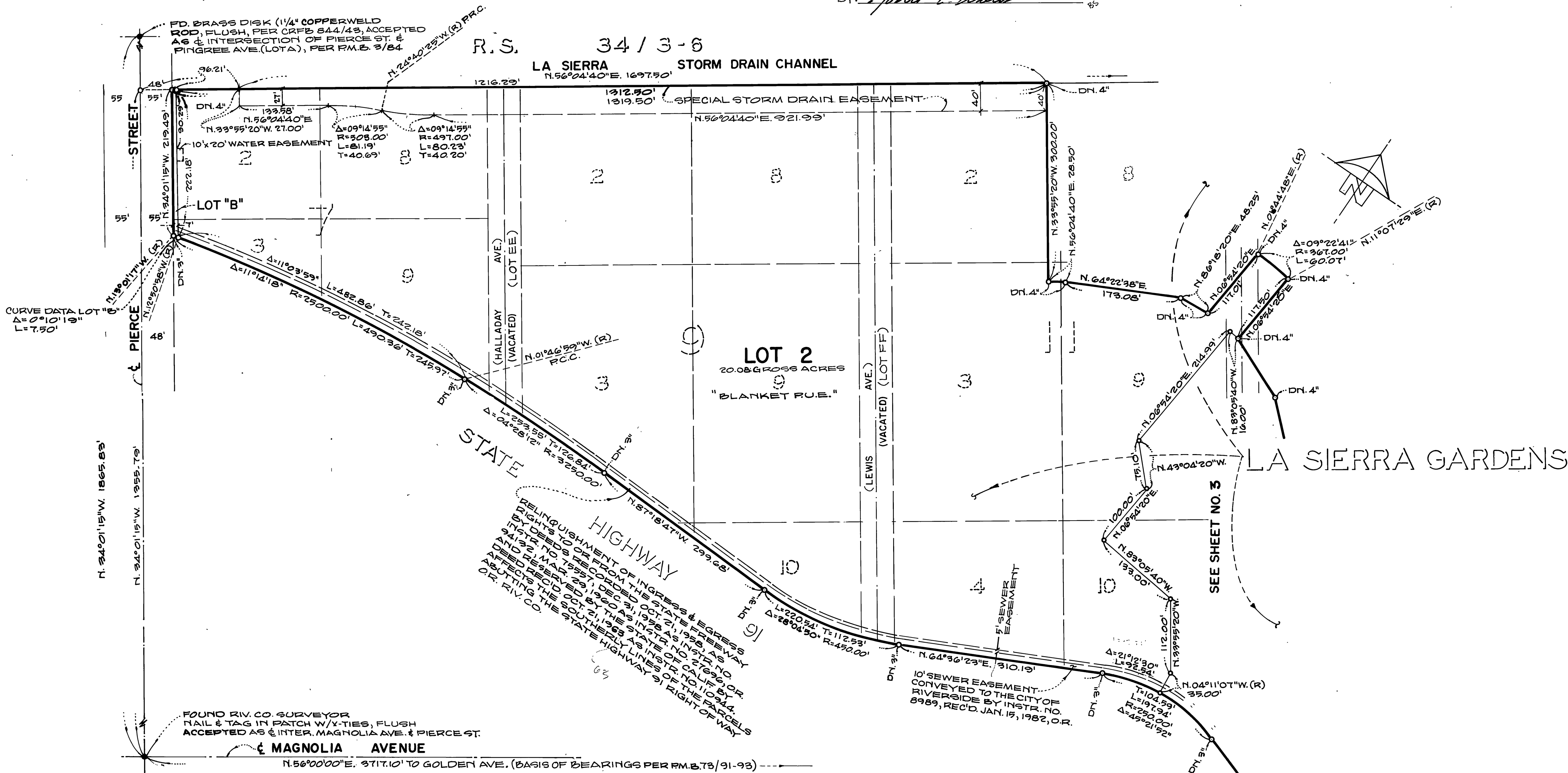
TRACT NO. 21228

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 7, 9, 11, 13, 15, LOT EE (HALLADAY AVE. VACATED), LOT FF (LEWIS AVE. VACATED), LOT GG (KASELACK AVE. VACATED) AND LOT HH (MORTON AVE. VACATED) OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 42-50, REC'S. OF RIV. COUNTY, CALIF. LOCATED IN SEC. 22 AND SEC. 23, T. 35., R. 6W., S. 8M.

"FOR CONDOMINIUM PURPOSES"
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

SCALE: 1" = 100'



RELINQUISHMENT OF INGRESS & EGRESS RIGHTS TO OR FROM THE STATE FREEWAY BY DEEDS TO OR FROM THE STATE FREEWAY 941-20, NO. 18 RECORDED OCT. 21, 1958, AS INSTR. NO. 27696, OR 941-20, MAR. 29, 1960, AS INSTR. NO. 27696, OR DEED RECORDED 1960, AS INSTR. NO. 27696, OR AFFECTING THE SOUTHERLY LINES OF THE PARCELS ABUTTING THE SOUTHERLY LINES OF THE STATE HIGHWAY 91 RIGHT OF WAY O.R. RIV. CO.

FOUND RIV. CO. SURVEYOR NAIL & TAG IN PATCH W/ X-TIES, FLUSH ACCEPTED AS INTER. MAGNOLIA AVE. & PIERCE ST.

M.B. 155/100

M.B. 155/100

R.S. 34 / 3-6

LA SIERRA STORM DRAIN CHANNEL

ENGINEER'S NOTES:

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2. -•- INDICATES FOUND MONUMENTS AS NOTED.
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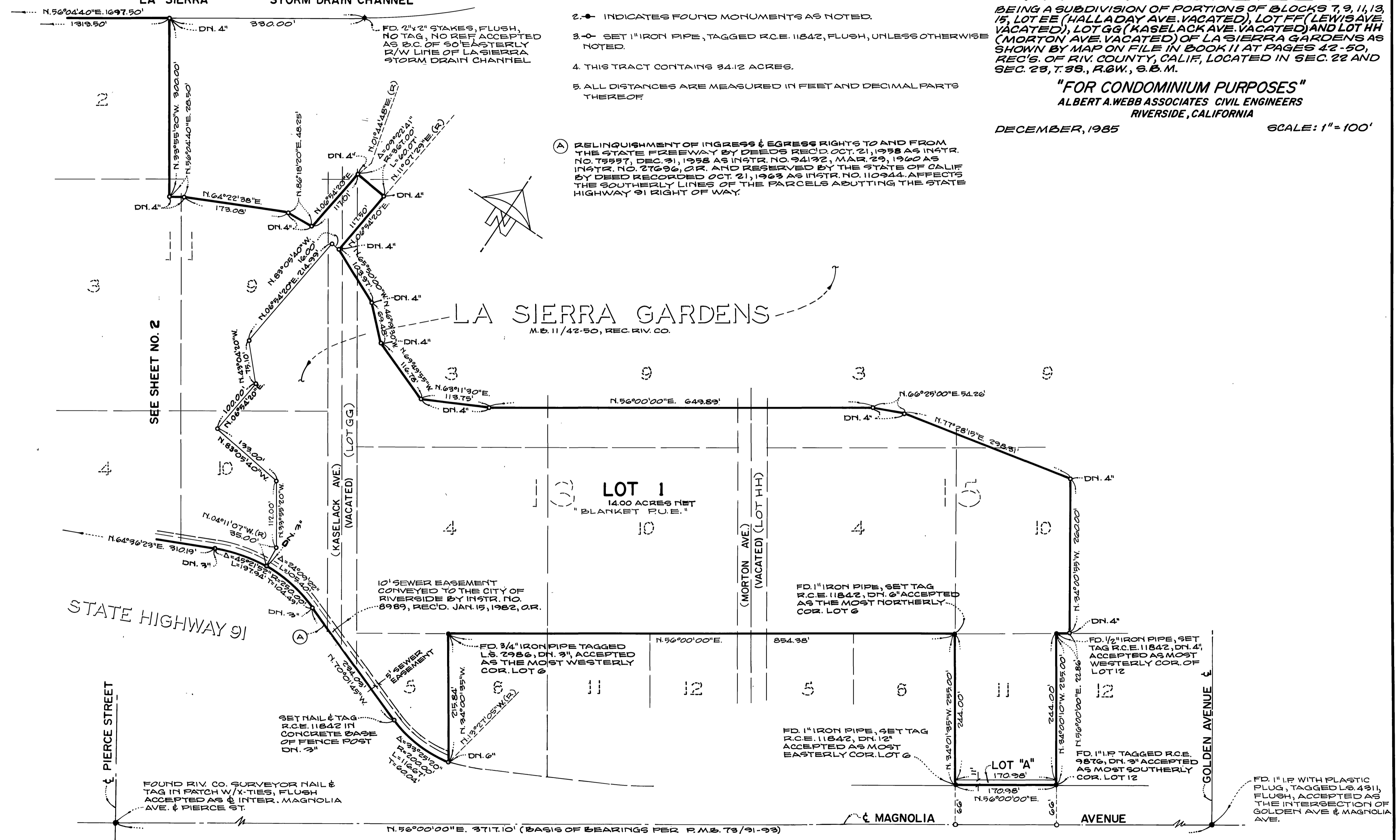
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"FOR CONDOMINIUM PURPOSES"
 ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA

DECEMBER, 1985

SCALE: 1" = 100'

(A) RELINQUISHMENT OF INGRESS & EGRESS RIGHTS TO AND FROM THE STATE FREEWAY BY DEEDS REC'D. OCT. 21, 1958 AS INSTR. NO. 15557, DEC. 31, 1958 AS INSTR. NO. 94132, MAR. 29, 1960 AS INSTR. NO. 27696, OR AND RESERVED BY THE STATE OF CALIF. BY DEED RECORDED OCT. 21, 1963 AS INSTR. NO. 110944. AFFECTS THE SOUTHERLY LINES OF THE PARCELS ADJUTING THE STATE HIGHWAY 91 RIGHT OF WAY.



M.B.155/101

M.B.155/101