

# TRACT NO. 21069

BEING A SUBDIVISION OF PORTION OF LOT 12 IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, OF THE MAP OF LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS PER MAP RECORDED IN BOOK 6, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

BOYER ENGINEERING CO., INC.  
COSTA MESA, CA.  
OCTOBER 1985

"FOR CONDOMINIUM PURPOSES"

RECORDER'S CERTIFICATE  
FILED  
ON FEB. 28, 1986  
AT 12:30 P. M.  
IN BOOK 156 OF MAPS AT  
PAGES 12+13 THEREOF  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Santa Ragan  
FEE: \$ 8.00  
NO. 47278  
FILED BY: CITY CLERK  
TICOR  
SUBD'N G'TEE: TITLE INSUR.

156/12  
M.B. 156/12

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 DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.", LOTS 1 THROUGH 5.

FREDRICKS DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

Everett Kjerulff  
EVERETT KJERULFF  
VICE PRESIDENT  
Charlotte Yoder  
CHARLOTTE YODER  
ASSISTANT SECRETARY

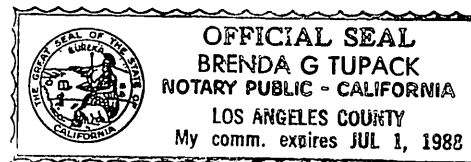
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

ON THIS 22<sup>nd</sup> DAY OF October, 1985, BEFORE ME, Brenda G. Tupack, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Everett Kjerulff, AND Charlotte Yoder, AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF FREDRICKS DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOW 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 7/1/88

WITNESS MY HAND AND OFFICIAL SEAL.



Brenda G. Tupack  
NOTARY PUBLIC IN AND FOR SAID STATE

AMERICAN SECURITIES COMPANY, A CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED OCTOBER 29 1985 AS INSTRUMENT NO. 243601

M.L. Romano  
M.L. Romano, Vice Pres.  
Pamela V. Kibbee  
PAMELA V. KIBBEE, ASSISTANT SEC.

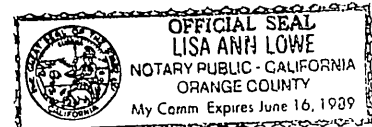
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS

ON THIS 25<sup>th</sup> DAY OF November, 1985, BEFORE ME LISA ANN LOWE, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED M.L. Romano AND Pamela V. Kibbee, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF AMERICAN SECURITIES COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES June 16, 1989

WITNESS MY HAND AND OFFICIAL SEAL.



Lisa Ann Lowe  
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSIONS CERTIFICATE

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

- EASEMENT FOR SEWER LINE IN FAVOR OF JAMES A. LEFEBER ET UX BY INSTRUMENT NO. 52532 RECORDED ON MAY 2, 1974 O.R., RIV. CO., CA.

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. 21069, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUGUST 8, 1985, 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 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: FEB. 24, 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 Jan 7, 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 Dec 5, 1985

H. E. BREWER, CITY TREASURER

BY: H.E. Brewer

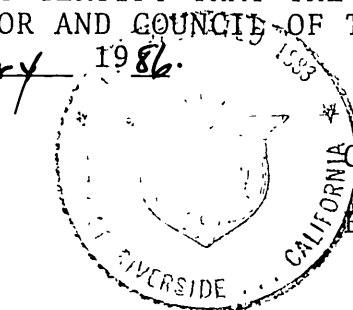
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12TH DAY OF MARCH, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY: LEIGHTON AND ASSOCIATES, INC.

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. 21069, 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 25<sup>th</sup> 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 NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_

DATED December 04, 1985.

R. WAYNE WATTS, Riverside  
COUNTY TAX COLLECTOR

BY: Donna M. Supra  
DEPUTY

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.

- AN EASEMENT FOR ELECTRIC LINES AND CABLES GRANTED TO THE CITY OF RIVERSIDE IN INSTRUMENT NO. 65096 RECORDED JUNE 4, 1965, O.R., RIV., CO., CA.

- EAST RIVERSIDE LAND COMPANY FOR WATER PIPES FLUMES AND APPARATUS RECORDED ON MARCH 23, 1929 IN BOOK 150, PAGE 347 OF DEEDS, RIV., CO., CA.,

DATED: Jan 7, 1986

ACTING ROBERT C. WALES  
DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

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 OCTOBER, 1984; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 10/18, 1985

BY: Delbert D. Boyer  
DELBERT D. BOYER R.C.E. 13542

M.B. 156/12

156  
13

CITY  
COPY

# TRACT NO. 21069

BEING A SUBDIVISION OF PORTION OF LOT 12 IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, OF THE MAP OF LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS PER MAP RECORDED IN BOOK 6, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

BOYER ENGINEERING CO. INC.  
COSTA MESA, CA.  
OCTOBER 1985 SCALE: 1"=60'  
"FOR CONDOMINIUM PURPOSES"

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF MASSACHUSETTS AVENUE TAKEN AS N 89°48'05" W AS PER TRACT NO. 4528, M.B. 74/5,6, REC. RIVERSIDE CO.
2. INDICATES MONUMENTS FOUND AS NOTED
3. INDICATES SET SPIKE & WASHER, FLUSH, STAMPED R.C.E. 13542
4. INDICATES SET 1" I.P. FLUSH, TAGGED R.C.E. 13542
5. INDICATES SET L & TAG, FLUSH, TAGGED R.C.E. 13542 UNLESS OTHERWISE NOTED
6. THIS TRACT CONTAINS 6.79 ACRES.
7. LOT 2 IS A COMMON LOT
8. [ ] INDICATES DISTANCE PER TRACT NO. 4528, M.B. 74/5,6
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF

