

OWNER'S CERTIFICATE

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 BORDERLINE.

AND WE HEREBY DEDICATE TO PUBLIC USE, FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

R. W. BROWN COMPANY, INC., A CALIFORNIA CORPORATION

Richard W. Brown
RICHARD W. BROWN - PRESIDENT

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 21572

" FOR CONDOMINIUM PURPOSES "
BEING A SUBDIVISION OF A PORTION OF LOT 10, BLOCK 42, OF LA SIERRA GARDENS SUBDIVISION, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

L A WAINSCOTT & ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
GRAND TERRACE, CALIFORNIA

APRIL, 1986

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 21572 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON APRIL 3, 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 AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED, THAT THE 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 DEPARTMENT OF PUBLIC WORKS 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 FOR COMPLETING THE SAME.

DATED: 11-26, 1986.

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

BY: *William D. Gardner*
DEPUTY R.C.E. No 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 UTILITIES EASEMENTS SHOWN ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Nov. 25, 1986

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: *Bill D. Carnahan*

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.

DATED: May 30, 1986

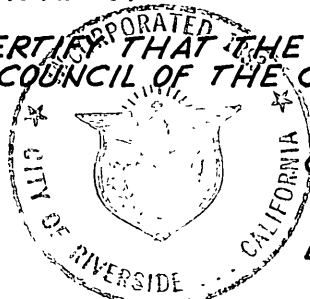
H.E. BREWER
CITY TREASURER

BY: *H.E. Brewer*

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. 21572 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 25th DAY OF NOV., 1986.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE

FILED THIS 26th DAY OF NOVEMBER 1986, AT 11:30 A.M. IN BOOK 163 OF MAPS, AT PAGES 34-35 AT THE REQUEST OF THE CITY CLERK

NO. 302368

FEE \$ 8.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: *Santa Regan*, DEPUTY SUBDIVISION GUARANTEE

FIRST AMERICAN TITLE COMPANY

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$

DATED November 25, 1986.

R. WAYNE WATTS, Riverside COUNTY TAX COLLECTOR

BY: *Patti G. Crisley*
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ WAS 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 _____, 1986.

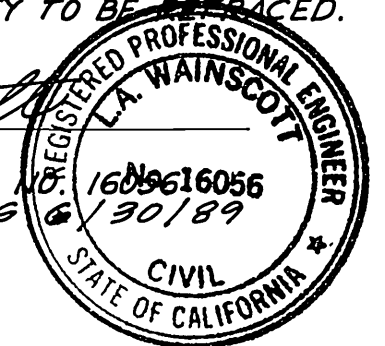
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____
DEPUTY

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 SURVEY MADE UNDER MY SUPERVISION DURING MARCH 1986, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP, THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED May 19, 1986.

L.A. Waincott
L. A. WAINSCOTT
REGISTERED CIVIL ENGINEER NO. 16056
R.C.E. LICENSE EXPIRES 6/30/89



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY INCORPORATED ON THE 9th DAY OF APRIL 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1. SECURITY FIRST NATIONAL BANK OF LOS ANGELES FOR PUBLIC UTILITIES, DRAINAGE, PIPELINES AND CANALS, PER DEED RECORDED JANUARY 28, 1982 IN BOOK 62, PAGE 592, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

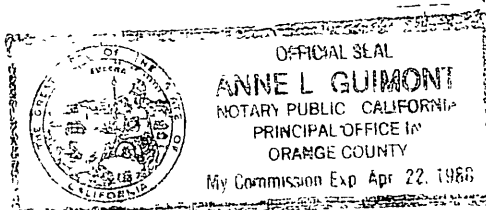
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) ss

ON 5-30-86, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard W. Brown AND ANNE L. GUIMONT PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY, ON BEHALF OF R. W. BROWN COMPANY, INC., A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4/22/88

Anne L. Guimont
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



UTILITIES EASEMENTS

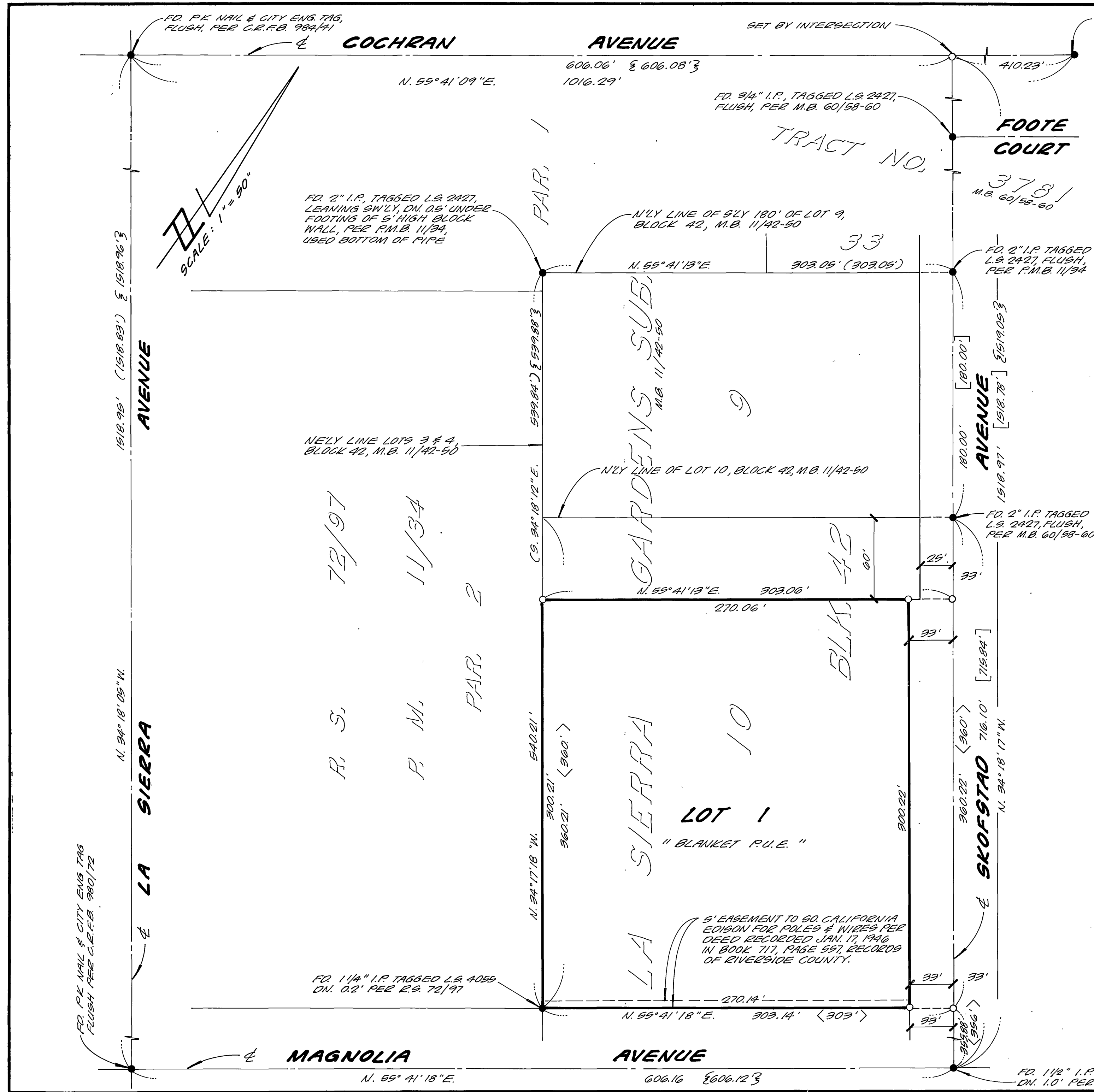
THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP;

1. TWIN BUTTES WATER COMPANY, FOR WATER PIPES, DITCHES, AND OTHER CONDUITS, PER DEED RECORDED AUG. 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. ARLINGTON MUTUAL WATER COMPANY, FOR PIPES, POLES, WIRES, DITCHES, AND OTHER CONDUITS TO CONVEY ELECTRICITY, POWER AND WATER, PER DEED RECORDED FEB. 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
3. CITIZENS DOMESTIC WATER COMPANY, FOR WATER PIPES, DITCHES, AND OTHER CONDUITS, PER DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
4. A RIGHT OF WAY TO RIVERSIDE WATER COMPANY, FOR DITCHES AND PIPES, THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.
5. SOUTHERN CALIFORNIA EDISON COMPANY, FOR PIPES & WIRES PER DEED RECORDED JAN. 17, 1946, IN BOOK 717, PAGE 597 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

DATED Nov. 25, 1986 BY: *Bill D. Carnahan*
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

163
63
M.B. 163/63

M.B. 163/63



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT No 21572
 "FOR CONDOMINIUM PURPOSES"
 BEING A SUBDIVISION OF A PORTION OF LOT 10, OF BLOCK 42,
 OF LA SIERRA GARDENS SUBDIVISION PER M.B. 11, PAGES 42-50,
 RECORDS OF RIVERSIDE COUNTY.

APRIL, 1986 SCALE: 1" = 50'
L A WAINGCOTT & ASSOCIATES, INC.
 GRAND TERRACE, CA.

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS N. 94° 18' 05" W. AS SHOWN BY PARCEL MAP ON FILE IN BOOK 11 OF PARCEL MAPS, PAGE 34, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. F.D. MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
3. SET 1" O.D. IRON PIPE, TAGGED R.C.E. 16056, FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED R.C.E. 16056, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 1.92 ACRES.
6. () INDICATES RECORD PER R.M.B. 11/94.
7. § } INDICATES RECORD PER R.S. 72/97.
8. [] INDICATES RECORD PER M.B. 60/58-60.
9. < > INDICATES RECORD PER M.B. 11/42-50.
10. C.R.F.B. INDICATES CITY OF RIVERSIDE FIELD BOOK.