

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP

- 1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY RECORD.
2. THE EFFECT OF A RELEASE, RELEASING THE CITY OF RIVERSIDE FROM ALL OBLIGATION TO DELIVER IRRIGATION WATER TO THE LAND DESCRIBED HEREIN RECORDED FEB. 6, 1981 AS INSTR. NO 22942 OF O.R. RIV. CO., CALIF

DATED: FEB 5, 1987

FOR BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Wirtzfeld

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. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E." FURTHER, WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 21, ON, OVER AND ACROSS HARRISON STREET AS SHOWN ON THE ANNEXED MAP, EXCEPT AS NOTED.

HARRISON SQUARE, LTD., A CALIFORNIA LIMITED PARTNERSHIP BY: GENERAL PARTNERS Roger D. Chaussee Richard A. Chaussee

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION. RECORDED AUGUST 21, 1985 AS INSTRUMENT NO 187427

CAL I, INC., A CALIFORNIA CORPORATION, AS TRUSTEE, DEED OF TRUST REC'D. MARCH 3, 1986 AS INSTRUMENT NO. 48487

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55 COUNTY OF RIVERSIDE

ON THIS 16TH DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER D. CHAUSSEE AND RICHARD A. CHAUSSEE 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 THE GENERAL PARTNERS OF HARRISON SQUARE, LTD. CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL SEPT. 16, 1988 Alice A. Gloriana NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE

ON THIS 17th DAY OF June, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Rodrick W. Johnston and Hal Thomas, 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 ASST. VP. PRESIDENT AND ASST. SECRETARY OF First American Title Insurance Co., 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 WITNESS MY HAND AND OFFICIAL SEAL 9-6-88 Vickie Sharp NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 18881-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 8 IN BLOCK 27 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER M.B. 1/70, RECORD OF SAN BERNARDINO CO. CALIFORNIA.

"FOR CONDOMINIUM PURPOSES"

FEBRUARY, 1985

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 18881, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 3, 1983, 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: FEB. 6, 1987 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 FEB 5, 1987 FOR BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Wirtzfeld

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 Feb. 3, 1987 H.E. BREWER, CITY TREASURER BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 25TH DAY OF NOVEMBER, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY LEIGHTON AND ASSOCIATES

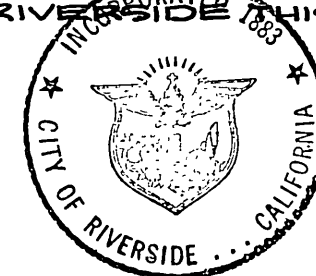
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55 COUNTY OF RIVERSIDE } ON THIS 17th DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER D. CHAUSSEE AND RICHARD A. CHAUSSEE 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 PRESIDENT AND SECRETARY OF CAL I, INC., 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 WITNESS MY HAND AND OFFICIAL SEAL 9-25-1988 James Hart NOTARY PUBLIC IN AND FOR SAID STATE

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 18881-1, 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 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 10th DAY OF February, 1987.



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 2, 1987 R. WAYNE WATTS COUNTY TAX COLLECTOR BY: Anita Brooks DEPUTY

TAX BOND

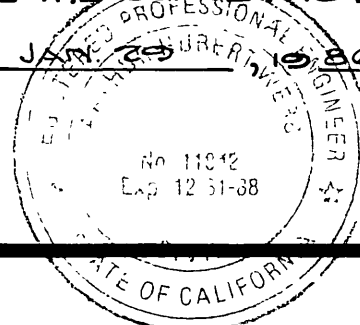
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF 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 DECEMBER, 1984; 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 JAN 25, 1986 A. HUBERT WEBB R.C.E. 11842 R.C.E. LICENSE EXPIRATION DATE: DEC. 31, 1988 1039/25 1048/3 1048/178 84-242 BY: A. Hubert Webb



M.B. 166/3

M.B. 166/3

CITY COPY

166/4

SHEET 2 OF 3 SHEETS

# TRACT NO. 18881-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 8 IN BLOCK 27 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER M.B. 1/70, RECORD OF SAN BERNARDINO CO., CALIFORNIA.

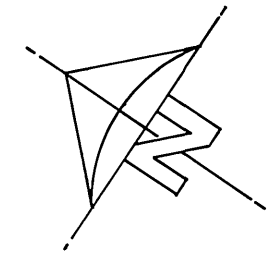
"FOR CONDOMINIUM PURPOSES"  
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1985 SCALE: 1" = 60'

CURVE DATA				
NO.	Δ	R	L	T
1	114°47'31"	15.00'	30.05'	23.45'
2	91°07'43"	15.00'	23.86'	15.30'
3	08°23'17"	138.00'	20.20'	10.12'

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF HARRISON STREET AS N.33°59'00"W. AS PER M.B. 93/1-3, REC. RIV. CO.
2. ⊕ INDICATES MONUMENTS FOUND AS NOTED.
3. ⊖ INDICATES SET 1" IRON PIPE FLUSH, TAGGED R.C.E. 11842.
4. THIS TRACT CONTAINS 2.38 ACRES.
5. LOT 21 IS A COMMON LOT.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
7. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
8. INDICATES RESTRICTED ACCESS.

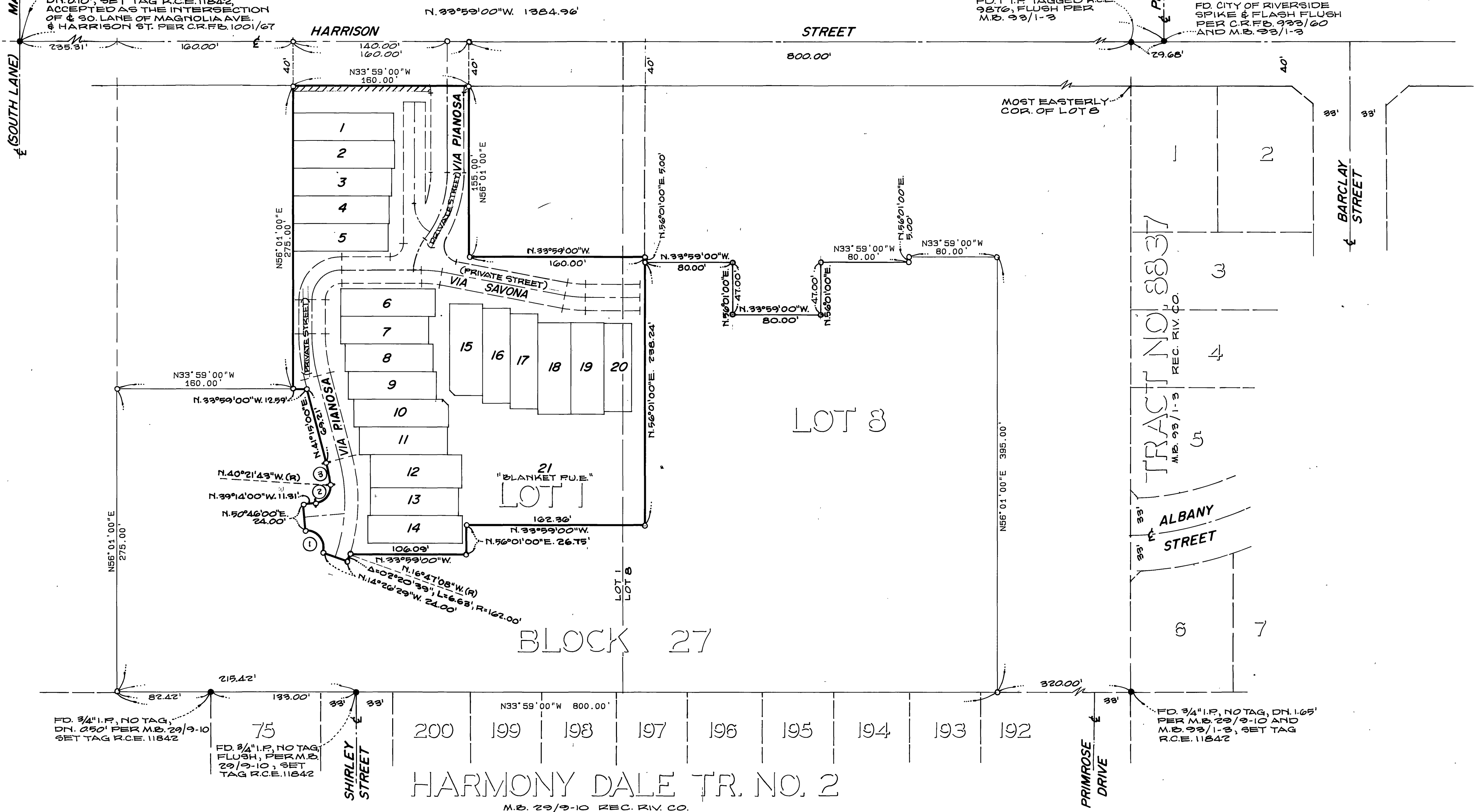


MAGNOLIA AVENUE  
(SOUTH LANE)

FD. 1" I.P. NO TAG, WITH X-TIES, DN. 0.10', SET TAG R.C.E. 11842, ACCEPTED AS THE INTERSECTION OF E. 30. LANE OF MAGNOLIA AVE. & HARRISON ST. PER C.R.F.B. 1001/67

FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH PER M.B. 93/1-3

FD. CITY OF RIVERSIDE SPIKE & FLASH FLUSH PER C.R.F.B. 933/60 AND M.B. 93/1-3



M.B. 166/4

M.B. 166/4

ENGINEER'S NOTES

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2. —●— INDICATES MONUMENTS FOUND AS NOTED.
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5. LOT 21 IS A COMMON LOT.
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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 18881-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 8 IN BLOCK 27 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER M.B. 1770, RECORD OF SAN BERNARDINO CO., CALIFORNIA.

"FOR CONDOMINIUM PURPOSES"

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

FEBRUARY, 1985

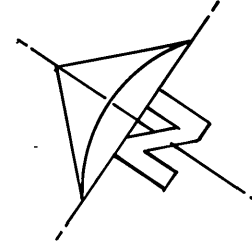
SCALE: 1" = 30'

SIGNATURE OMISSIONS CERTIFICATE

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

1. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF ROGER D. CHAUSSEE, ET AL. IN INSTRUMENT REC'D MAY 4 1981, AS INSTR. NO. 80261 OF OFFICIAL RECORDS OF RIV. CO. CALIF, SAID EASEMENT IS FOR INGRESS AND EGRESS.

CITY COPY



CURVE DATA				
NO.	Δ	R	L	T
1	110°27'02"	15.00'	28.92'	21.60'
2	90°00'00"	12.00'	18.85'	12.00'
3	10°44'00"	100.00'	18.73'	9.39'
4	10°44'00"	88.00'	16.49'	8.27'
5	10°44'00"	88.00'	16.49'	8.27'
6	10°44'00"	100.00'	18.73'	9.39'
7	10°44'00"	112.00'	20.98'	10.52'
8	90°00'00"	15.00'	23.56'	15.00'
9	08°23'17"	138.00'	20.20'	10.12'
10	91°07'49"	15.00'	23.86'	15.30'
11	15°01'34"	27.00'	7.08'	3.56'
12	57°42'50"	31.21'	31.44'	17.20'
13	31°11'02"	115.00'	62.59'	32.09'
14	04°35'01"	100.00'	8.00'	---
15	19°45'00"	85.00'	29.30'	---
16	04°37'32"	62.00'	5.01'	---
17	05°44'21"	50.00'	5.01'	---
18	07°33'39"	38.00'	5.01'	---

