

MIM MACK ENGINEERING, ONTARIO, CA
MAY 1987

FOR CONDOMINIUM PURPOSES

SHEET 1 OF 2

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$6,800.00 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 DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED THIS 9th DAY OF Sept 1987.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Maria Brown
DEPUTY

OWNER'S 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 ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET PUE".

RIVERSIDE 54 LTD., A CALIFORNIA LIMITED PARTNERSHIP, INVESTMENT CONCEPTS, INC., GENERAL PARTNER
George Chami
Kaye F. Pillsbury
GEORGE CHAMI
PRESIDENT
KAYE F. PILLSBURY
SECRETARY

UNION FEDERAL SAVINGS AND LOAN ASSOCIATION,
A FEDERALLY-CHARTERED SAVINGS AND LOAN ASSOCIATION

John MacCabe
Phyllis M. Barrientos
JOHN MACCABE
SENIOR VICE PRESIDENT
PHYLLIS M. BARRIENTOS
ASSISTANT SECRETARY

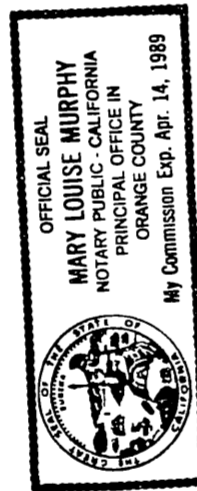
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss:

ON July 8 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE CHAMI AND KAYE F. PILLSBURY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS GEORGE CHAMI, PRESIDENT AND KAYE F. PILLSBURY, SECRETARY, ON BEHALF OF INVESTMENTS CONCEPTS, INC. THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF RIVERSIDE 54, LTD., THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

SIGNATURE: George Chami
NOTARY PUBLIC IN AND FOR SAID STATE

April 14, 1989
MY COMMISSION EXPIRES



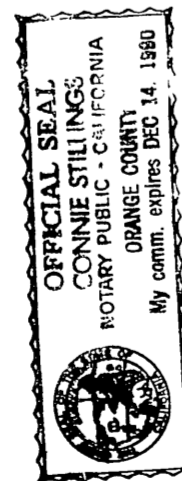
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss:

ON July 9, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN MACCABE AND PHYLLIS M. BARRIENTOS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS JOHN K. MACCABE SENIOR VICE PRESIDENT AND PHYLLIS M. BARRIENTOS ASSISTANT SECRETARY ON BEHALF OF UNION FEDERAL SAVINGS AND LOAN ASSOCIATION THE ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Connie Stelling
NOTARY PUBLIC IN AND FOR SAID STATE

Dec. 14, 1990
MY COMMISSION EXPIRES



TRACT MAP NO. 22259
IN THE CITY OF RIVERSIDE,
RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND THE SOUTHERLY RECTANGULAR ONE-HALF OF LOT 3 OF MADISON PARK, ACCORDING TO MAP ON FILE IN BOOK 14, PAGES 82 AND 83 OF MAPS, RECORDS, IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE. (LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN)

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THE 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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$6,800.00

DATED THIS 6th DAY OF August, 1987.

R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Annaliese Fox DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATE: 7-30 1987
H. E. BREWER, CITY TREASURER
BY: H.E. Brewer

PUBLIC 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.

DATE: Nov 21 1987
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Peter P. Witzfeld

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.

DATE: Nov 21 1987
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Peter P. Witzfeld



RECORDER'S CERTIFICATE

FILED THIS 10th DAY OF Sept 1987, AT 1:45 P.M. IN BOOK 172 OF MAPS, AT PAGES 99-100 AT THE REQUEST OF THE CITY CLERK.

NO. 263001
FEE \$8.00
WILLIAM E. CONERLY,
COUNTY RECORDER
BY: Tina Huntley
SUBDIVISION
GUARANTEE:
FIRST AMERICAN TITLE
INSURANCE COMPANY

CIVIL 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 OCT. 30 1986; 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 6-30 1987
Tim Maim Mack
TIMOTHY P. MIM MACK RCE 33340
RCE LICENSE EXPIRES 6/30/90

CITY ENGINEER'S CERTIFICATE

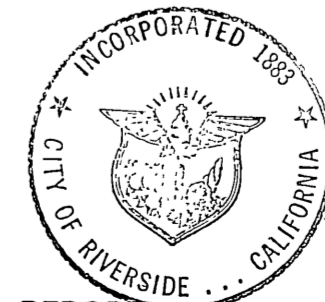
I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 22259, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 5, 1987 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS 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: Aug. 28, 1987
BARRY BECK, RCE 20900
CITY ENGINEER
BY: Barry Beck

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. 22259 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 12th DAY OF September 1987.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE,
CALIFORNIA
BY: Karen E. Oakley
Asst. City Clerk

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. INC., ON THE 3RD OF JULY, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

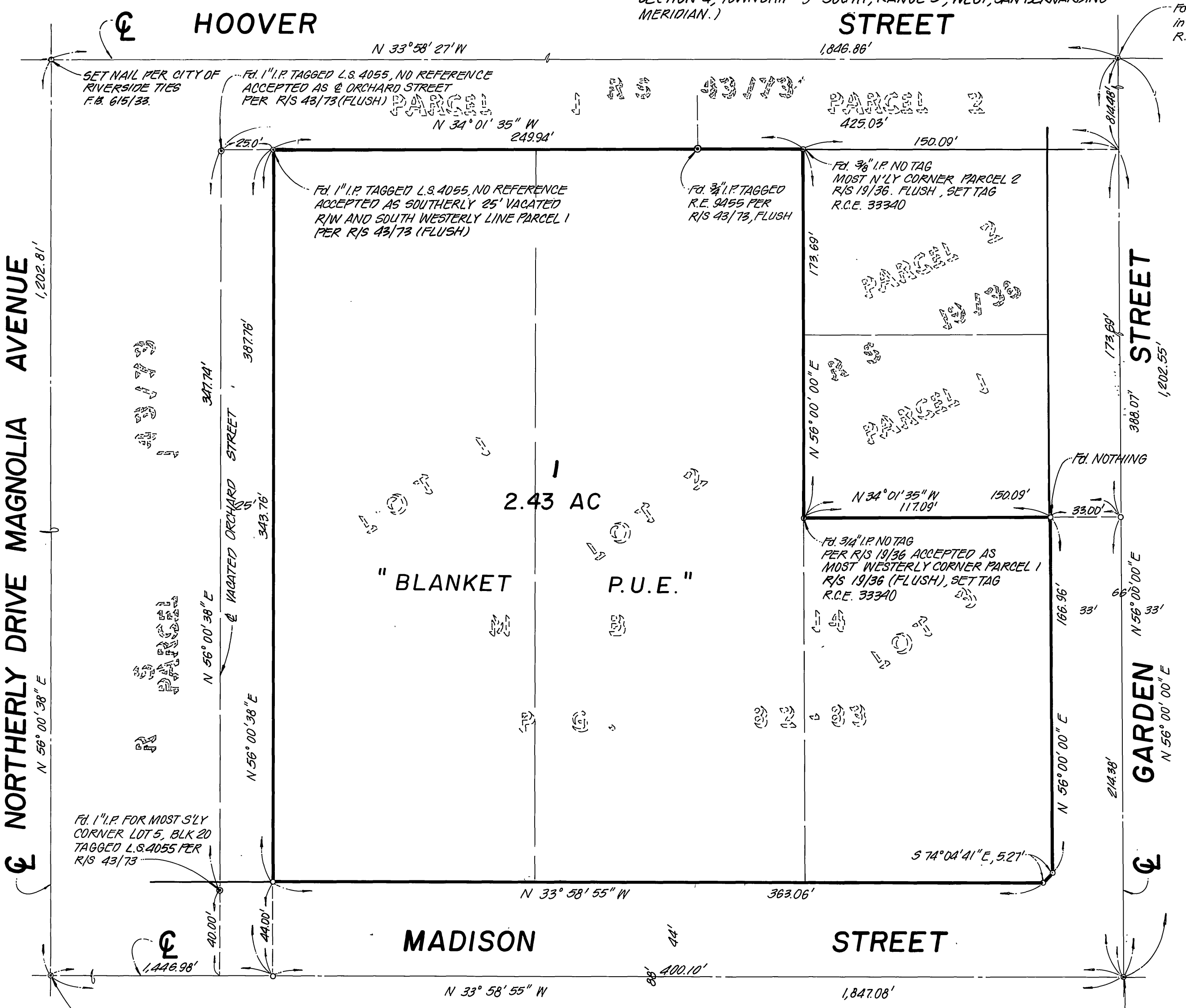
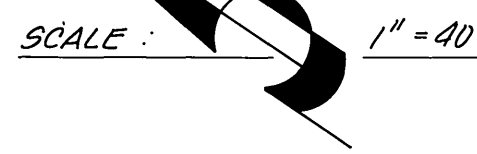
MIM MACK ENGINEERING
ONTARIO, CA

FOR CONDOMINIUM PURPOSES TRACT MAP NO. 22259

SHEET 2 OF 2
MAY 1987

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 1, 2 AND THE SOUTHERLY RECTANGULAR ONE-HALF OF LOT 3 OF MADISON PARK, ACCORDING TO MAP ON FILE IN BOOK 14, PAGE 82 AND 83 OF MAPS, RECORDS, IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE. (LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5, WEST, SAN BERNARDINO MERIDIAN.)



ENGINEER'S NOTES

- INDICATES SET 2" I.P. STAMPED R.C.E. 33340, FLUSH, UNLESS OTHERWISE NOTED
- INDICATES MONUMENTS FOUND AS SHOWN.

BASIS OF BEARINGS

THE CENTER LINE OF GARDEN STREET AS BEING N 56° 00' E AS SHOWN ON MAP OF MADISON PARK FILED IN BOOK 14 OF MAPS, PAGES 82 AND 83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B. 172/100

M.B. 172/100

NOTHING F.D. AT SURFACE; POINT ESTABLISHED FROM L & T TIES IN CURBS PER CRFB 735/20

SET PUNCH MARK ON G.M.H.; POINT ESTABLISHED FROM L & T TIES IN CURBS PER C.R.F.B. 940/24