

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

JOHN L. GINGER AND TONI S. GINGER, AS CO-TRUSTEES OF THE GINGER FAMILY TRUST, UDOT DATE AUGUST 22, 1990.

John L. Ginger, Trustee

Toni S. Ginger, Trustee

STATE OF CALIFORNIA ) COUNTY OF RIVERSIDE ) SS

ON May 18th 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN L. GINGER AND TONI S. GINGER 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 TRUSTEES OF THE TRUST THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE TRUST AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

Katie Petersen, Notary Public in and for said state



MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION EXPIRES 3-29-93

ORANGE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 24, 1992, AS INSTRUMENT NO. 316686 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

By: [Signature] SENIOR VICE PRESIDENT

By: [Signature] SECRETARY VICE PRESIDENT

STATE OF CALIFORNIA ) COUNTY OF ORANGE ) SS

ON THIS 2nd DAY OF October, 1992, BEFORE ME, LINDA S. VERRANGIA A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED F.A. DEL GIORGIO AND DENNIS DAVANAGET, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE Sr. Vice President AND President, RESPECTIVELY, OF ORANGE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, THE BANKING ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH BANKING ASSOCIATION EXECUTED THE SAME.

Linda S. Verrangia, Notary Public in and for said state

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES MAY 4, 1994

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1. AN EASEMENT AND WATER RIGHTS AS GRANTED TO LA SIERRA WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPE LINES, FLUMES, AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS SET OUT IN DEED RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227, DEEDS, RIVERSIDE COUNTY RECORDS.
2. AN AVIGATION EASEMENT AS GRANTED TO THE CITY OF RIVERSIDE AS SET OUT IN INSTRUMENT NO. 351913 OF OFFICIAL RECORDS RECORDED SEPTEMBER 21, 1990.
3. DRIVEWAY EASEMENTS AS IDENTIFIED IN INSTRUMENT NO. 295809 OF OFFICIAL RECORDS RECORDED AUGUST 27, 1991.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED JANUARY 31, 1989 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY EARTH TECHNICIANS.

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

TRACT NO. 27373

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT NO. 21221, AS PER MAP RECORDED IN BOOK 223 PAGES 39 THROUGH 40 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA LOCATED IN SECTION 6, T.3.S, R.5.W, S.B.M.

FOR CONDOMINIUM PURPOSES

L.A. BIVENS AND ASSOC. INC. ORANGE, CALIF.

OCTOBER 1991

CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 27373, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 20, 1992 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 SEWER 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 THE FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH 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: Jan. 26, 1993

BARRY BECK R.C.E. 20900 CITY ENGINEER LIC. EXP 9-30-93

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 27373 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 2nd DAY OF February, 1993.

KAREN E. LINDQUIST CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

By: Karen E. Lindquist



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY 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 LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES 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 26, 1993

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld

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 12/19/92

BARBARA J. STECKEL CITY TREASURER

By: [Signature]

RECORDER'S STATEMENT

FILED THIS 5th DAY OF February 1993, AT 8:00 A.M. IN BOOK 243 OF MAPS AT PAGES 54-55 AT THE REQUEST OF THE CITY CLERK

FEE: \$ 8.00

NO. 47433

WILLIAME. CONERLY, COUNTY RECORDER

BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE CONTINENTAL LAWYERS TITLE COMPANY

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL 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 \$

DATE 1-21-93

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

TAX BOND STATEMENT

I HEREBY STATE 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.

DATE

CASH TAX BOND R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 1992; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: Nov 6, 1992

Larry A. Bivens, R.C.E. 14107 EXPIRATION DATE 3-31-93



UTILITY EASEMENTS CERTIFICATION

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

- 1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, FOR WATER PIPES, DITCHES, AND OTHER CONDUITS RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS AT PAGE 296 THEREOF RECORDS OF SAN BERNARDINO COUNTY.
2. EASEMENTS IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES AS DEDICATED ON TRACT 21221 RECORDED AUGUST 20, 1990 IN BOOK 223, PAGES 39 THROUGH 40 OF MAPS.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

BY: [Signature] DATE: JAN 26, 1993

M.B. 243/54

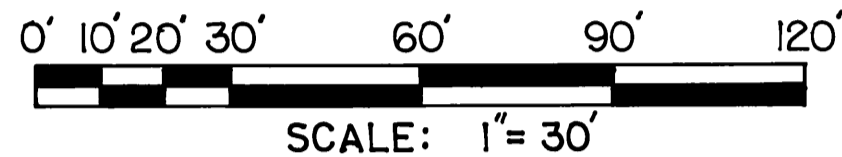
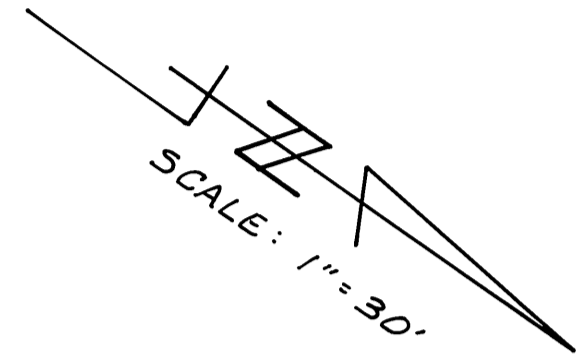
M.B. 243/54

# TRACT NO. 27373

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT NO. 21221, AS PER MAP RECORDED IN BOOK 223, PAGES 39 THROUGH 40 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

LOCATED IN SECTION 6 T.35 R.5W S.B.M. FOR CONDOMINIUM PURPOSES

L.A. BIVENS AND ASSOC., INC.                      OCTOBER, 1991  
ORANGE, CALIF.



TRACT NO. 5061

M.B. 86/66-68

60

78

79

FD. 3/4" I.P. TAGGED L.S. 5529 DN. 1.5' PER TRACT NO. 21221

FD. 3/4" I.P. TAGGED R.C.E. 862 PER TRACT NO. 21221 UP 0.2'

TRACT NO. 21221

M.B. 223/39-40

4

4

3

3

2

59

EXISTING 6" X 80' CITY OF RIVERSIDE P.U.E.

EXISTING 6" X 50' CITY OF RIVERSIDE P.U.E.

EXISTING 6" X 80' CITY OF RIVERSIDE P.U.E.

58

EXISTING 4' CITY OF RIVERSIDE P.U.E.

TASHA CT.

EXISTING 4' CITY OF RIVERSIDE P.U.E.

TRACT NO. 9201  
M.B. 115/59-60

COLORADO AVENUE

DELANO DR.

FD. NAIL & TAG R.C.E. 9876 TOP OF 6' HIGH WALL PER TRACT NO. 21221

FD. 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862 PER TRACT NO. 21221 FLUSH

N 55° 45' 00" E 50.00'  
N 34° 15' 00" W 104.43'  
FD. 1" I.P. TAGGED L.S. 5529 FLUSH

N 34° 15' 00" W 339.99'  
729.17' STREET

DN. 0.3'

- SURVEYOR'S NOTES:**
1. BASIS OF BEARINGS IS THE CENTERLINE OF JACKSON STREET TAKEN AS N 34° 15' 00" W AS SHOWN ON TRACT MAP NO. 21221, ON FILE IN BOOK 223, PAGES 39 THROUGH 40 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
  2. THIS TRACT CONTAINS 1.039 ACRES
  3. ● INDICATES FOUND 3/4" IRON PIPE TAGGED R.C.E. 9876 FLUSH PER TRACT NO. 5061 RIVERSIDE CO. RECORDS UNLESS OTHERWISE NOTED.  
▲ INDICATES FOUND 1" IRON PIPE TAGGED L.S. 5529, FLUSH PER TRACT NO. 21221 RIVERSIDE COUNTY RECORDS.
  4. FOUND STEEL PIN AND TAG L.S. 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED AND IN MASONRY WALLS AT REAR LOT CORNERS 6" ± BELOW TOP.

**POTENTIAL LIQUEFACTION**  
ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

M.B. 243/55

M.B. 243/55