

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES S.S.

ON THIS 5TH DAY OF JANUARY, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM M. McNEILL, KNOWN TO ME TO BE PRESIDENT, AND PHYLLIS M. BARRIENTOS, KNOWN TO ME TO BE ASST. SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 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.



Linda Leonora Notary Public in and for said State My Commission Expires 3-27-84

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 COLORED BORDER LINE, AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

TYLER III, LTD., A LIMITED PARTNERSHIP BY: INVESTMENT CONCEPTS INC., A CALIF. CORP., GENERAL PTR.

BY: George A. Chami, Superior Title Service AS TRUSTEE; Peggy Swartz, Inc., A CALIF. CORP.,

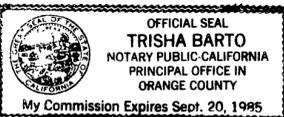
William M. McNeill PRESIDENT

Phyllis M. Barrientos ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE S.S.

ON THIS 16TH DAY OF DECEMBER, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GEORGE A. CHAMI AND PEGGY SWARTZ KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF TYLER III, 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.



Trisha Barto Notary Public in and for said State My Commission Expires 9-20-85

UTILITIES EASEMENT

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

- 1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS PROVIDED IN INSTRUMENT RECORDED MARCH 24, 1972 AS INSTRUMENT N° 39182 RIV. CO. RECS.

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

DATED Jan 19, 1982

BY: David C. Ross

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES, AS PROVIDED IN INST. N° 137346 RECORDED OCTOBER 13, 1972 RIV. CO. RECS, IN FAVOR OF THE CITY OF RIVERSIDE.
2. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF COMMUNICATION FACILITIES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS PROVIDED IN INSTRUMENT N° 145161 RECORDED SEPT. 25, 1976 RIV. CO. RECS. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 15221

BEING A SUBDIVISION OF A PORTION OF PARCEL 2, AS SHOWN BY PARCEL MAP, RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FOR CONDOMINIUM PURPOSES

JANUARY 1981

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 15221, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 11, 1980, 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: July 29, 1982

ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

Robert C. Wales

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. 19, 1982

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

BY: David C. Ross

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 12-24, 1981

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOILS REPORT

A PRELIMINARY SOILS REPORT AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053, HAS BEEN WAIVED BY THE BUILDING DEPARTMENT OFFICIAL OF THE CITY OF RIVERSIDE.

SHEET 1 OF 2 SHEETS

FILED ON AUG 16, 1982

AT 1:45 P.M. WILLIAM E. CONERLY COUNTY RECORDER

BY: Deline Ann Stages

FEE \$8.00

NR 140833

FILED BY City Clerk

SUBDN GTEE CALIFORNIA LAND TITLE ASSOCIATION

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 15221, 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 SAID 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 3rd DAY OF August



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 \$40,800.00

DATED July 20th, 1982

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

BY: Kenneth C. Kerin DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$40,800.00 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 BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED 8-10, 1982

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Dennis

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 JUNE, 1980; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORD DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED JANUARY 19, 1981

ERNEST N. WEBB, R.C.E. 2676

BY: Ernest N. Webb



MB126/71

MB. 126/71

MB. 126/71

126/71

TRACT NO. 15221

BEING A SUBDIVISION OF A PORTION OF PARCEL 2, AS SHOWN BY PARCEL MAP, RECORDED IN BOOK 4 OF PARCEL MAPS PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FOR CONDOMINIUM PURPOSES

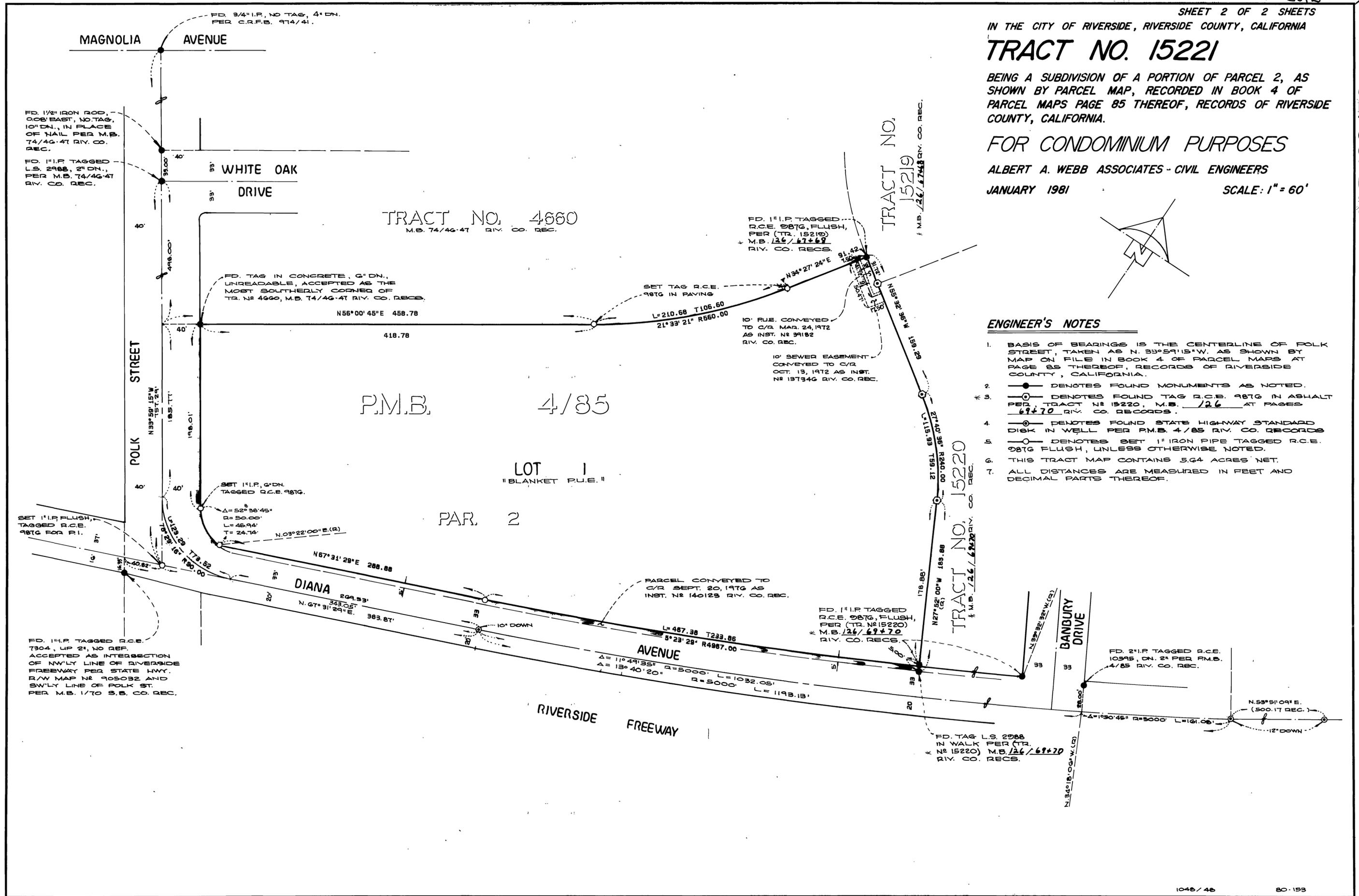
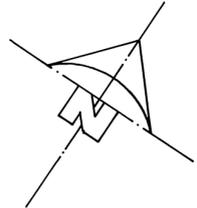
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

JANUARY 1981

SCALE: 1" = 60'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF FOLK STREET, TAKEN AS N. 33°59'15"W. AS SHOWN BY MAP ON FILE IN BOOK 4 OF PARCEL MAPS AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES FOUND TAG R.C.E. 98TG IN ASPHALT PER TRACT NO. 15220, M.B. 126/69+70 AT PAGES 69+70 RIV. CO. RECORDS.
4. ○ DENOTES FOUND STATE HIGHWAY STANDARD DISK IN WELL PER P.M.B. 4/85 RIV. CO. RECORDS.
5. ○ DENOTES SET 1" IRON PIPE TAGGED R.C.E. 98TG FLUSH, UNLESS OTHERWISE NOTED.
6. THIS TRACT MAP CONTAINS 5.64 ACRES NET.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



FD. 1/2" I.P. TAGGED R.C.E. 008 EAST, NO TAG, 10" DN., IN PLACE OF NAIL PER M.B. 74/46-47 RIV. CO. REC.

FD. 1" I.P. TAGGED L.S. 2988, 2" DN., PER M.B. 74/46-47 RIV. CO. REC.

FD. 3/4" I.P. NO TAG, 4" DN. PER C.R.F.B. 974/41.

TRACT NO. 4660
M.B. 74/46-47 RIV. CO. REC.

FD. 1" I.P. TAGGED R.C.E. 98TG, FLUSH, PER (TR. 15219) M.B. 126/67+69 RIV. CO. RECS.

10' R.U.E. CONVEYED TO C/R MAR. 24, 1972 AS INST. NO. 39182 RIV. CO. REC.

10' SEWER EASEMENT CONVEYED TO C/R OCT. 13, 1972 AS INST. NO. 197346 RIV. CO. REC.

FD. TAG IN CONCRETE, 6" DN., UNREADABLE, ACCEPTED AS THE MOST SOUTHERLY CORNER OF TR. NO. 4660, M.B. 74/46-47 RIV. CO. RECS.

N56°00'45"E 488.78
418.78

P.M.B. 4/85

LOT 1
"BLANKET P.U.E."

PAR. 2

SET 1" I.P. FLUSH, TAGGED R.C.E. 98TG FOR P.I.

SET 1" I.P. 6" DN. TAGGED R.C.E. 98TG.

Δ = 52°38'45"
R = 50.00'
L = 46.94'
T = 24.74'

PARCEL CONVEYED TO C/R SEPT. 20, 1976 AS INST. NO. 140123 RIV. CO. REC.

FD. 1" I.P. TAGGED R.C.E. 98TG, FLUSH, PER (TR. NO. 15220) M.B. 126/69+70 RIV. CO. RECS.

FD. 1" I.P. TAGGED R.C.E. 7904, UP 2", NO REF. ACCEPTED AS INTERSECTION OF NW'LY LINE OF RIVERSIDE FREEWAY PER STATE HWY. R/W MAP NO. 905032 AND SW'LY LINE OF POLK ST. PER M.B. 1/70 S.B. CO. REC.

FD. 2" I.P. TAGGED R.C.E. 10995, DN. 2" PER P.M.B. 4/85 RIV. CO. REC.

FD. TAG L.S. 2988 IN WALK PER (TR. NO. 15220) M.B. 126/69+70 RIV. CO. RECS.

M.B. 126/72

M.B. 126/72

M.B. 126/72