

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

TRACT 21276

BEING A SUBDIVISION OF A PORTION OF LOTS 11, 12,
13 AND 14 IN BLOCK 35, LANDS OF THE RIVERSIDE
LAND AND IRRIGATING COMPANY AS SHOWN BY MAP
ON FILE IN BOOK 1 OF MAPS AT PAGE 70, RECORDS
OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED
IN SECTION 13, T.3S., R.6W., S.B.M.
NOVEMBER 1985

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

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 land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line.
We hereby dedicate for the construction and maintenance of electrical energy distribution facilities, the easement designated as "5' P.U.E." and "BLANKET P.U.E."

POLK APARTMENTS, LTD., a California limited partnership

Michael B. Van Daele
MICHAEL B. VAN DAELE, general partner
O. Randolph Hall, Jr.
O. RANDOLPH HALL, Jr., general partner

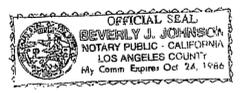
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

HOUSEKEY FINANCIAL CORPORATION, a California corporation as
Trustee under Deed of Trust Rec. Dec. 19, 1985 as Inst. No. 285832, O. R. Riv. Co., Ca.
Dale A. Martin, V.P.

On this 17th day of December, 1985, before me, Beverly J. Johnson, a Notary Public in and for said State, personally appeared MICHAEL B. VAN DAELE and O. RANDOLPH HALL, Jr. (personally known to me) (proved to me on the basis of satisfactory evidence) to be all of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My Commission expires Oct. 24, 1986 WITNESS my hand and official seal.



Beverly J. Johnson
Notary Public in and for said State

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 for the right to run waste water in favor of W. J. Hole, E. M. Cornelius and Olof S. Erickson by Deed Rec. Sept. 9, 1921 in Book 550, Page 533 of Deeds, Records of Riv. Co., California. Said easement cannot be located by the record data.
2. An easement for the right to run waste water in favor of F. M. Morrell, et al by Deed Rec. May 21, 1946 in Book 746, Page 311, also as Inst. No. 3491, O. R. Riv. Co., Calif. Said easement cannot be located by the record data.
3. An easement for pipelines in favor of Nell M. Wachtman by Deed Rec. July 3, 1945 in Book 681, page 498, also as Inst. No. 159, O. R. Riv. Co., Calif. Said easement cannot be located by the record data.
4. (C) Indicates an easement for pipelines in favor of Alfred J. Cole and Stella R. Cole by Deed Rec. Aug. 17, 1948 as Inst. No. 2321, O. R. Riv. Co., Calif.
5. (D) Indicates an easement for pipelines in favor of John D. Hale and Mary E. Hale by Deed Rec. Oct. 6, 1949 as Inst. No. 587, O. R. Riv. Co., Calif.
6. (E) Indicates an easement for ingress and egress in favor of John D. Hale and Mary E. Hale by Deed Rec. Oct. 6, 1949 as Inst. No. 587, O. R., Riv. Co., Calif.

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. An easement for water ditches and pipelines in favor of the Riverside Water Company by Deed Rec. Aug. 14, 1885 in Book 42, Page 496 of Deeds, Records of San Bernardino County, California. Said easement cannot be located by the record data.
2. (A) Indicates a portion of an easement for pole lines in favor of Southern California Edison Company by Deed Rec., Dec. 31, 1947 in Book 881, Page 353, also as Inst. No. 3910 O. R. Riv. Co., California.
3. (B) Indicates a portion of an easement for pole lines in favor of Southern California Edison Company by Deed Rec. Dec. 31, 1947 in Book 882, Page 250, also as Inst. No. 3911, O. R. Riv. Co., California.

Dated 1/21/86

Robert C. Wales, Acting
Director of Public Utilities
By: Robert C. Wales

SOIL REPORT

A preliminary soil report was prepared on Nov 16, 1985, as required by the Health and Safety Code of California, Section 17953 by John R. Byerly Inc.

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 21276 and the easements are hereby accepted as 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 4th day of February, 1986.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

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 are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated 1/21/86

ROBERT C. WALES, Acting
Director of Public Utilities

By Robert C. Wales

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 21276 which was approved by the Riverside City Planning Commission on Nov 7, 1985 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 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 JANUARY 28, 1986

ROBERT C. WALES, R.C.E. 18793
City Engineer

By William D. Gardner
Deputy R.C.E. 11405

RECORDER'S CERTIFICATE

Filed this 28th day of FEBRUARY, 1986, at 2:00 P.M. in Book 156 of Maps at Pages 26 + 27 at the request of the

City Clerk
Fee: \$800
No. 47404

WILLIAM E. CONERLY, County Recorder

By Santa Logan, Deputy

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA
Subdivision Guarantee

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 Dec 19, 1985

H. E. BREWER
City Treasurer

By H.E. Brewer

TAX COLLECTOR CERTIFICATE

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 December 19, 1985

R. WAYNE WATTS, Riverside
County Tax Collector

By Wonna M. Supac

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA,)
COUNTY OF ORANGE) SS
On this 27th day of February, 1986, before me, Judy A. Doornbos, a Notary Public in and for said State, personally appeared Dale A. Martin (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice-President, and _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of HOUSEKEY FINANCIAL CORPORATION, a California corporation, the corporation that executed the within instrument, and know 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.

My commission expires October 30, 1989

Witness my hand and official seal



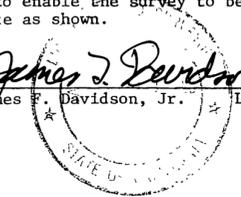
Judy A. Doornbos
Notary Public in and for said State

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during July, 1985 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated 12-13-85

James J. Davidson, Jr.
James J. Davidson, Jr. L.S. 3018



CITY COPY

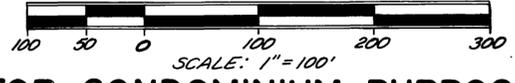
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 21276

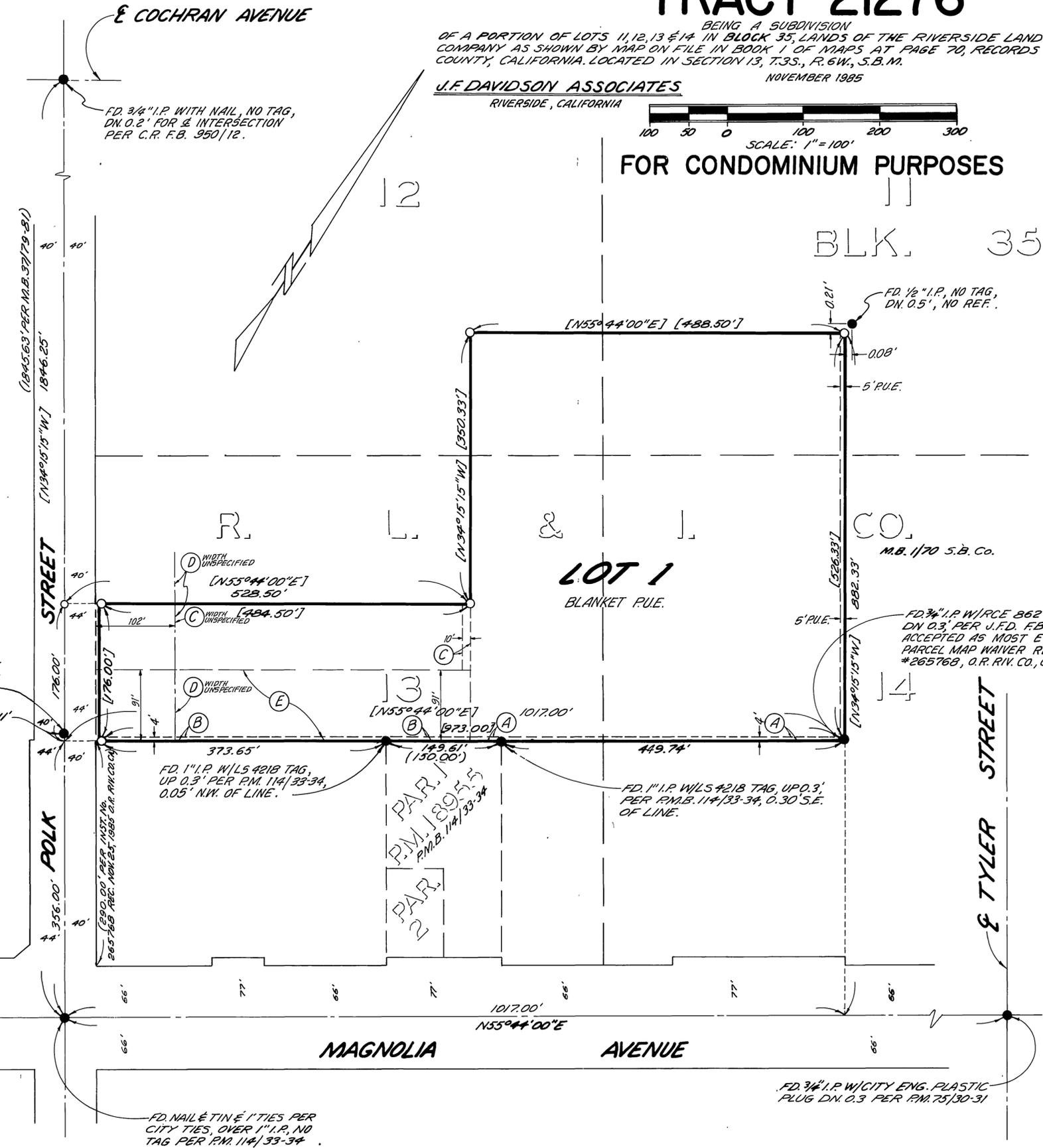
BEING A SUBDIVISION OF A PORTION OF LOTS 11, 12, 13 & 14 IN BLOCK 35, LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 13, T.3S., R. 6W., S.B.M. NOVEMBER 1985

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



FOR CONDOMINIUM PURPOSES

BLK. 35



SURVEYOR'S NOTES

BASIS OF BEARINGS: Bearings are based on the centerline of Magnolia Avenue being N.55 44' 00"E. per Parcel Map No. 18955, P.M. 114/33-34, Records of Riverside County, California.

- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" IRON PIPE, FLUSH, WITH PLASTIC PLUG STAMPED L. S. 3018, UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER P.M. NO. 18955, P.M. 114/33-34, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
 - [] INDICATES MEASURED DATA AND RECORD DATA PER PARCEL MAP WAIVER RECORDED NOV. 25, 1985, AS INST. NO. 265768, O.R. RIV. CO., CALIF.
- THIS TRACT CONTAINS 7.87 ACRES

M.B.156/27