

TRACT NO. 21204

BEING A SUBDIVISION OF THE EAST 214 FEET OF LOT 50 OF EAST RIVERSIDE LAND COMPANY, SUBDIVISION OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOVEMBER 1985

(FOR CONDOMINIUM PURPOSES)
GFB & ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

FILED

ON JUNE 10, 1986

AT 2:00 P. M.

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Sarita Regan

FEE: \$8.00

NO. 134507

FILED BY CITY CLERK

Book 159 PAGE 1+2

SUB'D N G'TEE: TICOR

CITY COPY

OWNER'S CERTIFICATE

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 BORDERLINE.

WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E.".

PARALLEL WEST INVESTMENTS, INC., A CALIFORNIA CORPORATION

Steve Generakos 1/16/86
STEVE GENERAKOS, PRESIDENT

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: 6/2/86 ACTING

ROBERT C. WALES
DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

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: 1/17/86

H.E. BREWER, CITY TREASURER

BY: W.R. Hansen

TRANSCONTINENTAL TITLE, AGENT FOR
TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 14, 1986 AS
INSTRUMENT NO. 59399

Larri E. Jones President W.L. Irvine Jr. Secretary

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23RD DAY OF MAY, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: ARAGON GEOTECHNICAL CONSULTANTS, INC.

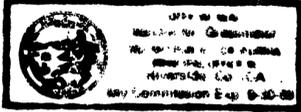
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 14th DAY OF JANUARY 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE GENERAKOS PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF PARALLEL WEST INVESTMENTS, INC., A CALIFORNIA CORPORATION, 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, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Sandra M. Greenstein
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: 9/30/88



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. 21204, 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 3rd DAY OF June 1986.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 22nd DAY OF May 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Larri E. Jones AND W.L. Irvine Jr. 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 Transcontinental Title Company, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen L. Mihalley
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: 8/5/87



TAX COLLECTOR'S CERTIFICATE

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 \$ 8,000.00.

DATED: May 21, 1986

R. WAYNE WATTS, Riverside
COUNTY TAX COLLECTOR

BY: Donna M. Supria

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE TITLE.

- AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR ONE LINE OF POWER POLES BY INSTRUMENT RECORDED NOVEMBER 19, 1948 AS INSTRUMENT NO. 2372 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 8,000.00 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: June 5, 1986

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Gerald A. Maloney

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 21204, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 17, 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; THE 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: JUNE 2, 1986

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

BY: William D. Gardner
DEPUTY R.C.E. 11405

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 OCTOBER 1985; 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: DECEMBER 29, 85 GARRY N. VANDER WENDE, R.C.E. 13116

BY: Garry N. VanderWende



TRACT NO. 21204

BEING A SUBDIVISION OF THE EAST 214 FEET OF LOT 50 OF EAST RIVERSIDE LAND COMPANY, SUBDIVISION OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

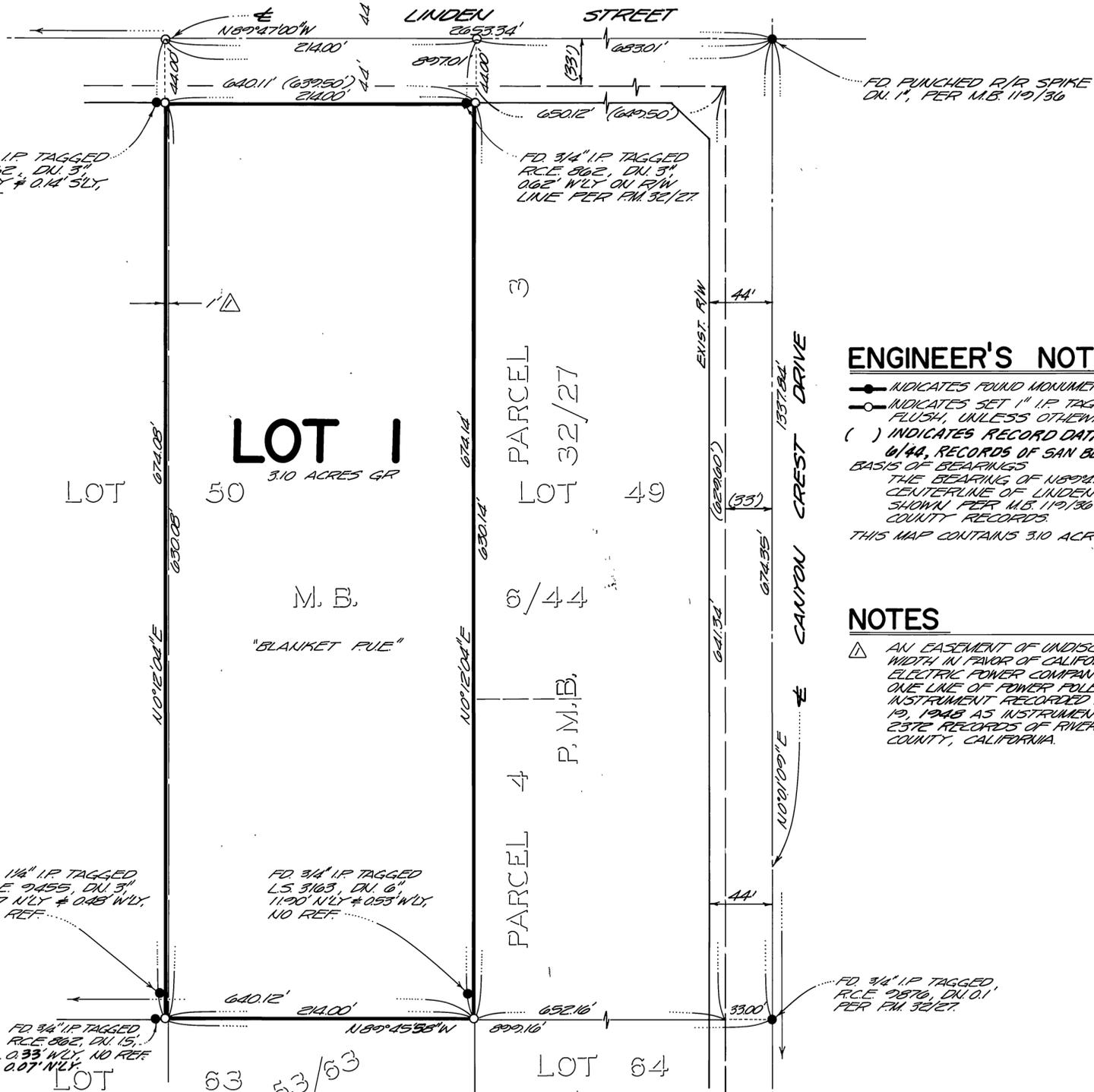
NOVEMBER 1985

(FOR CONDOMINIUM PURPOSES)

GFB & ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

CITY COPY

LOT 1
M.B. 119/36



ENGINEER'S NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P. TAGGED R.C.E. 13110, FLUSH, UNLESS OTHERWISE NOTED
- () INDICATES RECORD DATA PER M.B. 6144, RECORDS OF SAN BERNARDINO COUNTY BASIS OF BEARINGS
- THE BEARING OF N89°47'00"W ALONG THE CENTERLINE OF LINDEN STREET AS SHOWN PER M.B. 119/36 OF RIVERSIDE COUNTY RECORDS.
- THIS MAP CONTAINS 3.10 ACRES GR.

NOTES

- △ AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR ONE LINE OF POWER POLES BY INSTRUMENT RECORDED NOVEMBER 19, 1948 AS INSTRUMENT NO. 2576 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

