IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF BROOKS STREET VACATED AND OF LOTS I THROUGH 26 AND LOTS A.B.C.F AND PORTION OF LOT E OF TRACT NO. 2545 FILED IN BOOK 49, PAGES 13 AND 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

SHALLER & LOHR, INC. COSTA MESA, CA.

MAY. 1981

	FILED
ON	FEB 23 , 1982
AT	12:00 P.M.
	ALD D. SULLIVAN UNTY RECORDER
ву: 💭	eldie am Stage
FEE:	\$ 10.0
NO	31129
FILED BY	Y: CITY CLERK
SUB'DN.	G'TEE AMERICAN TITLE CO.

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 STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THRU "E" INCLUSIVE.

ALLEN M_CONDON AND MARGOT R. CONDON

ALTA EQUITIES, A GENERAL PARTNERSHIP OWNER

BY: LAKELAND DEVELOPMENT COMPANY A CALIFORNIA CORPORATION, A PARTNER

BY: ALLEN M. CONDON AND CO., INC. A CALIFORNIA CORPORATION, A PARTNER

> Milado ALLEN M. CONDON, PRESIDENT AND SECRETARY

OWNERS

BANK OF NEWPORT, A CORPORATION

AS BENEFICIARY UNDER

DEEDS OF TRUST RECORDED MARCH 27, 1981 AS INSTRUMENT NO. 53846 AND APRIL 21, 1981 AS INSTRUMENT NO. 70974, ALL OF OFFICIAL RECORDS AND JANUARY 25, 1982, AS INSTRUMENT NO. 13912

Ham J. Foundred UVICE PLESIDENT

AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION

AS TRUSTEE UNDER

DEED OF TRUST RECORDED NOVEMBER 19 1980 AS INSTRUMENT NO. 216942 OF OFFICIAL RECORDS

VICE PRESIDENT

SECRETARY

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 NO. 17488, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 9, 1981, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALI-FORNIA 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.

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

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 IN-STALLATION 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 January 26, 1982

DIRECTOR OF PUBLIC UTILITIES

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.

TTY	CLERK'S	CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 17488 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND 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 // th DAY Feets 20 RATAGES V __, 19<u>_</u> ያፈ.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE,

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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE

DATED	1-22-82

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 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.

DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK

OF	THE	BOARD	\mathbf{OF}	SUPERVIS

DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1981, 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.

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E x	田田	

, 1981 DONALD O. LOHR R.C.E. 20508

STATE OF CALIFORNIA ? COUNTY OF ORANGE

ALLEN M. CONDON AND MARGOT R. CONDON KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES

november 15, 1883

WITNESS MY HAND AND OFFICIAL SEAL im W Brum PUBLIC IN AND FOR SAID COUNTY AND OFFICIAL SEAL

> XIM W XRUM Notary Public California

ORANGE COUNTY

My Commission Expires November 15, 1983 -

STATE OF CALIFORNIA

SS COUNTY OF ORANGE

on this 287h 1981, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID KIM IN KRUM COUNTY AND STATE, PERSONALLY APPEARED PATRICK S. MUNN, PRESIDENT, AND WILLIAM A. KERFOOT, SECRETARY OF LAKELAND DEVELOPMENT COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS A GENERAL PARTNER OF ALTA EQUITIES, A GENERAL PARTNERSHIP, AND KNOWN TO ME TO BE THE OFFICERS AND THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE A GENERAL PARTNER OF

ALTA EQUITIES, THE GENERAL PARTNERSHIP WHICH EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND AC-KNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES November 15,1983

WITNESS MY HAND AND OFFICIAL SEAL

COUNTY AND STATE



OFFICIAL SEAL KIM W. KRUM Notary Public California ORANGE COUNTY My Commission Expires November 15, 1983 ◇\$◇◇◇◇◇◇◇

STATE OF CALIFORNIA COUNTY OF ORANGE

, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALLEN M. CONDON, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF ALLEN M. CONDON CO., INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS A GENERAL PARTNER OF

, ALTA EQUITIES, A GENERAL PARTNERSHIP, KNOWN TO ME TO BE THE OFFICERS AND THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE A GENERAL PARTNER OF ALTA EQUI-TIES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES november 15, 1983

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



TRACT NO. 17488

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF BROOKS STREET VACATED AND OF LOTS I THROUGH 26 AND LOT A, B, C, F AND PORTION OF LOT E OF TRACT NO. 2545 FILED IN BOOK 49 PAGES 13 AND 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

SHALLER AND LOHR, INC. COSTA MESA, CA

MAY, 1981

STATE OF CALIFORNIA COUNTY OF ORANGE

, A NOTARY PUBLIC IN AND FOR SAID J. Lauritzen KNOWN TO ME TO BE THE VICE President OF BANK OF NEWPORT, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORA-TION EXECUTED THE SAME AS BENEFICIARY.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL:

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SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT, OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. THE CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR SEWER AND STORM DRAIN PURPOSES, RECORDED SEPTEMBER 19, 1963 IN BOOK 3490, PAGE 523 ET SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. THE CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR STORM DRAINS. SEWERS AND INCIDENTAL PURPOSES OVER THE WESTERLY 36 FEET OF LOT 26 OF TRACT NO. 2545 AS SHOWN BY MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 3. THE CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR STREET AND INCIDENTAL PURPOSES RECORDED FEBRUARY 6, 1970 AS INSTRUMENT NO. 12194 OF OF-FICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 4. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF EASEMENTS FOR UNDERGROUND COMMUNICATIONS STRUCTURES AND INCIDENTAL PURPOSES RECORDED JUNE 28, 1965 AS INSTRUMENT NO. 74353 AND JULY 22, 1969 AS INSTRUMENT NO. 74175 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 5. EASEMENTS FOR GAS LINES AND TELEPHONE LINES AS RESERVED BY DOCUMENT RECORDED SEPTEMBER 19, 1963 IN BOOK 3490, PAGE 523, ET SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 6. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES WITHIN LOT "F" OF TRACT 2545 PER MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY INST. NO. 155366 REC. AUG. 14, 1981 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

STATE OF CALIFORNIA COUNTY OF ORANGE , 1981, BEFORE ME ON THIS A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ME TO BE THE VICE PRESIDENT, AND KNOWN TO ME TO BE THE SECRETARY OF AMERICAN TITLE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH COR-PORATION EXECUTED THE SAME AS TRUSTEE. MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC IN AND FOR SAID STATE

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. A RIGHT-OF-WAY RESERVED TO THE RIVERSIDE WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE.
- 2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF TRACT NO. 2545, FILED IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 3. AN EASEMENT FOR PUBLIC UTILITIES, WATER LINES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF TRACT NO. 2545, FILED IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 4. AN EASEMENT FOR PUBLIC UTILITY FACILITIES AND INCIDENTAL PUR-POSES RECORDED MARCH 8, 1968 AS INSTRUMENT NO. 21485 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RE-CORDED SEPTEMBER 19, 1963, IN BOOK 3490, PAGE 523 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 6. AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES OVER THE WESTERLY 36 FEET OF LOT 26 OF TRACT NO. 2545 AS SHOWN BY MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 7. CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR WATERLINES WITHIN LOT "F" OF TRACT 2545 PER MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY INST. NO. 155366 REC. AUG. 14, 1981 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED January 26, 1982

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

