

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 36994

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 13124 AS SHOWN BY MAP ON FILE IN BOOK 67 OF PARCEL MAPS, AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 5, T. 3 S., R. 5 W., S.B.M. SDH AND ASSOCIATES, INC. NOVEMBER 2016 RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this _____ day of _____, 20____, at _____ M. in Book _____ of Maps at Pages _____, at the request of the City Clerk of the City of Riverside.

No. _____

Fee: _____

Peter Aldana, Assessor - County Clerk - Recorder

By: _____, Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE COMPANY

SHEET 1 OF 3 SHEETS

OWNER'S STATEMENT

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the subdivision 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 to the City of Riverside as an easement for the construction and maintenance of electric energy distribution, telecommunication facilities and water facilities the easement designated as "Blanket P.U.E."

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of sanitary sewer facilities the easement designated as "Sewer Easement".

Riverside 36, LLC, a Delaware limited liability company

Roger C Hobbs
printed name
Managing Member
title

First Bank, a Missouri State chartered bank as Beneficiary under Deed of Trust recorded February 24, 2017 as Doc. No. 2017-0078529, Official Records of Riverside County, California.

Debra Carpenter
Debra Carpenter, SVP
V.P.

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 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 _____

Jon Christensen
County Tax Collector

By: _____, Deputy

TAX BOND CERTIFICATE

I hereby certify 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 or Surety Tax Bond
Jon Christensen
County Tax Collector

By: _____, Deputy

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Margaret P. Trimble on October 17, 2016. I hereby state that all monuments are of the character and occupy the positions indicated or that they will be set in those positions before December 1, 2019, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map. The survey is true and complete as shown.

Date September 26, 2017

Chester F. Ralston
CHESTER F. RALSTON
L.S. 5174 Lic. Exp. 6/30/19



CITY ENGINEER'S STATEMENT

I hereby state that I have examined this map, that the subdivision as shown hereon is substantially the same as it appears on the tentative map of Tract 36994 which was approved by the City Council of the City of Riverside on December 13, 2016 and any approved alterations thereof; That all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; That the easements for sewer and drainage facilities as shown on the map have been approved; that the plans for drains, drainage works, and sewers sufficient to mitigate flood damage to all lots in the subdivision 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 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.

Date: 10/12/17

Mark Andrew Steuer
RCE 53672 Lic. Exp. 6/30/____
City Engineer

By: Mark Andrew Steuer



CITY SURVEYOR'S STATEMENT

I hereby state that I have examined this map, and that I am satisfied that the map is technically correct, and that all monuments have been set or a cash deposit sufficient to cover their placement has been deposited with the City of Riverside.

Date: 10/12/17

Curtis C. Stephens
L.S. 7519 Lic. Exp. 12/31/____
City Surveyor

By: Curtis C. Stephens



CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of 3 sheets be, and the same is hereby accepted as the final map of Tract 36994.

The easement designated as "Blanket P.U.E." is hereby accepted as an easement for the construction and maintenance of electric energy distribution, telecommunication facilities and water facilities.

The easement designated as "Sewer Easement" is hereby accepted as an easement for the construction and maintenance of sanitary sewer facilities.

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.

I hereby certify that the forgoing resolution was accepted by the Mayor and Council of the City of Riverside this _____ day of _____, 20____.

Colleen J. Nicol
City Clerk of the City of Riverside, California

By: _____

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, except for those noted below.

None noted.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property, or any special assessments, bonds, and/or liens related to special districts located within the City of Riverside that are not administered by the City.

Date: 10/12/17

Adam Raymond
Chief Financial Officer/City Treasurer

By: Adam Raymond

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SHOWN BY MAP ON FILE IN BOOK 67 OF PARCEL MAPS, AT PAGE
85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
LOCATED IN SECTION 5, T. 3 S., R 5 W., S.B.M.
SDH AND ASSOCIATES, INC. NOVEMBER 2016
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 9/18/2017 before me, Alicia Munoz, public notary
A Notary Public personally appeared Roger Craig Hobbs

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand:

Alicia Munoz
signature
Alicia Munoz
print name



My commission expires July 23, 2019

My principal place of business is in Orange County.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 9/18/17 before me, Alicia Munoz, public Notary
A Notary Public personally appeared Gregory J. Hann and Deborah J. Carpenter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand:

Alicia Munoz
signature
Alicia Munoz
print name



My commission expires July 23, 2019

My principal place of business is in Orange County.

UTILITIES EASEMENT STATEMENT

The City of Riverside being the record owners of the following described easements hereby consents to
the making and filing of the annexed map.

An easement for construction and maintenance of electrical facilities in favor of the City of Riverside as
dedicated and accepted on Parcel Map 13124 by map on file in Book 67 of Parcel Maps, at Page 85
thereof, Records of Riverside County, California.

Girish Balachandran,
Public Utilities General Manager

Date: 10/11/17 By: [Signature]

PUBLIC 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 lots as shown on this map;
and that all public utility easements shown are sufficient for all requirements of the Water and Electric
Divisions of the Public Utilities Department of the City of Riverside.

Girish Balachandran,
Public Utilities General Manager

Date: 10/11/17 By: [Signature]

SIGNATURE OMISSIONS

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 interests cannot ripen into a fee:

An easement for the construction and maintenance of a private waterline in favor of the owner of
Parcel 2 of Parcel Map 13124 by map on file in Book 67 of Parcel Maps, at Page 85 thereof,
Records of Riverside County, California, recorded July 5, 1979, as inst. no. 140342, Official
Records of Riverside County, California.

SOILS REPORT

A preliminary soils report was prepared for this subdivision by GeoMat Testing Laboratories, Inc. on
July 31, 2015 as required by the Health and Safety Code of the State of California, Section 17953.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 3 OF 3 SHEETS

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SDH AND ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

NOVEMBER 2016

EASEMENT NOTES

▲ An easement for construction and maintenance of electrical facilities in favor of the City of Riverside as dedicated and accepted on Parcel Map 13124 by map on file in Book 67 of Parcel Maps, at Page 85 thereof, Records of Riverside County, California.

▲ An easement for the construction and maintenance of a private waterline in favor of the owner of Parcel 2 of Parcel Map 13124 by map on file in Book 67 of Parcel Maps, at Page 85 thereof, Records of Riverside County, California, recorded July 5, 1979 as inst. no. 140342, Official Records of Riverside County, California.



SURVEYOR'S NOTES

Bearings are based upon the Southeast line of Parcel 2 as being N56°00'30"E. as shown on Parcel Map 13124 by map on file in Book 67 of Parcel Maps at Page 85 thereof, Records of Riverside County, California.

● Indicates Found Monuments as noted.

○ Indicates Set 1" I.P. with "L.S. 5174" tag, Flush, unless otherwise noted.

() Indicates Record Data per P.M.B. 67/85, unless otherwise noted.

< > Indicates Record Data per M.B. 23/61, unless otherwise noted.

This Tract contains 2.963 Acres gross.

