

Escrow No. 145973
RECORDING REQUESTED BY

85043934

COUNTY OF SONOMA

RECORDED AT REQUEST OF STG
AT 00 MIN. PAST 8A M.
BERNICE A. PETERSON
SONOMA COUNTY RECORDER
Date JUL 10 1985

WHEN RECORDED RETURN TO
GRANTEE

FREE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED
OF EASEMENT**

RIVER GROVE, INC.

GRANT(S) TO: THE COUNTY OF SONOMA, A POLITICAL SUBDIVISION OF THE
STATE OF CALIFORNIA

All that Real Property situated in the unincorporated area of the County of Sonoma, State of California, described as follows:

SEE EXHIBIT 'A' ATTACHED

Unofficial Copy

RIVER GROVE, INC., A CALIFORNIA
CORPORATION

Witness _____

By: [Signature]
PAUL T.F. WANG, PRESIDENT

Dated 28 May, 1985

STATE OF CALIFORNIA }
COUNTY OF _____ } ss

On this _____ day of 05043934, 19____, before me,

_____, a Notary Public, State of California,

duly commissioned and sworn, personally appeared _____

known to me to be the person whose name _____ subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said County of _____ the day and year in this certificate first above written.

(Seal)

Notary Public, State of California

STATE OF CALIFORNIA }
COUNTY OF _____ } ss

On this _____ day of _____, 19____, before me,

_____, a Notary Public, State of California,

duly commissioned and sworn, personally appeared _____

_____, known to me to be the same person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposes and says that he resides in the County of _____

State of California, that he was present and saw _____

personally known to him to be the same person described in and whose name _____ subscribed to the within instrument as a party thereto, sign and execute the same; and that he, the affiant, then and there subscribed his name to said instrument as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said County of _____ the day and year in this certificate first above written.

(Seal)

Notary Public, State of California

STATE OF CALIFORNIA }
COUNTY OF SONOMA } ss

On this 10th day of June, 1985, before me,

the undersigned, a Notary Public, State of California,

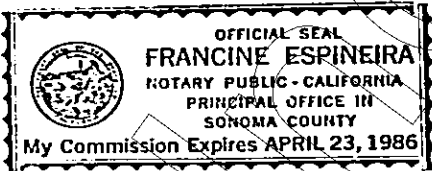
duly commissioned and sworn, personally appeared _____

PAUL T. F. WANG known to me to be the

President of the corporation described

in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said County of Sonoma the day and year in this certificate first above written



(Seal)

Francine Espineira
Notary Public, State of California

CERTIFICATE OF ACCEPTANCE — This is to certify that the interest in real property conveyed above is hereby accepted by order of the Board of Supervisors of the County of Sonoma on June 11, 1985, and grantee consents to recordation thereof by its duly authorized officer

Dated: June 21, 1985 Vice-Chairman of the Board of Supervisors of the County of Sonoma

85.043934

EXHIBIT "A"

PARCEL ONE:

An easement for access and public utility purposes over a strip of land with a uniform width of 52.00 feet being that certain parcel identified as "EASEMENT PARCEL 'A'", and shown upon that certain map of "Dubrava Village", recorded in Book 373 of Maps, Page 30-32, Sonoma County Records.

PARCEL TWO

An easement for pedestrian access over a strip of land with a uniform width of 10.00 feet being that certain parcel identified as "EASEMENT PARCEL 'E'", and shown upon that certain map of "Dubrava Village", recorded in Book 373 of Maps, Page 30-32, Sonoma County Records.

PARCEL THREE

An easement for parking purposes over a portion of the lands of River Grove, Inc., as described in deed recorded in Book 3617, Official Records, Page 856, Sonoma County Records more particularly described as follows:

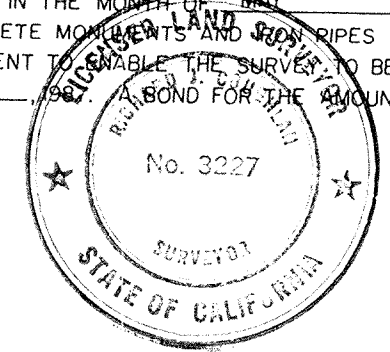
Said parking easement shall be delineated by fence posts and signs and shall further have 25 parking stalls marked upon the surface of the ground within Lot 1, as shown upon the map of "Dubrava Village", recorded in Book 373 of Maps, Page 30-32, Sonoma County Records. Access to this easement shall be over the herein-above described PARCEL ONE and such other route as shall be delineated upon the surface of the ground.

The easement herein described as "PARCEL THREE" shall terminate upon the recording of a Grant Deed of Easement from River Grove, Inc. to the County of Sonoma, which shall contain a specific metes and bounds description to be determined upon development of said Lot 1. The subsequent easement, granted to the County of Sonoma, shall be for the same purposes as herein above set forth.

SURVEYOR'S CERTIFICATE

I, RICHARD J. COUGHLAN, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN THE MONTH OF MAY 1985 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND ALL CONCRETE MONUMENTS AND SPOKE PIPES WILL BE CORRECTLY PLACED IN THE POSITIONS SHOWN, THE SAME BEING SUFFICIENT TO STABLE THE SURVEY TO BE RETRACED AND THAT SAID MONUMENTS WILL BE PLACED PRIOR TO JUNE 1 1985. A BOND FOR THE AMOUNT OF \$ 1200.00 HAS BEEN FILED TO ASSURE SUCH PLACING.

SIGNED: Richard J. Coughlan, L.S. 3227
RICHARD J. COUGHLAN SANTA ROSA, CALIFORNIA



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MAP OF THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS OF THE LAW AND TO THE ACTION OF THE TENTATIVE MAP FILED TAKEN BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, BY RESOLUTION No. 2144 AND DATED Jan 4, 1983, AND THAT THE MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 13th DAY OF JUNE 1985.

BY: Donald B. Head
DONALD B. HEAD, COUNTY SUPERVISOR, COUNTY OF SONOMA, STATE OF CALIFORNIA

BY: _____
DEPUTY

COUNTY TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ 8,000.00. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493(d) AND 66493(c) ARE HEREBY ACCEPTED AND APPROVED.

DATED: JUNE 3, 1985.

SIGNED: Demas W. Meaz by Terry R. Ugalant Ass't.
TAX COLLECTOR, COUNTY OF SONOMA, STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH, AND APPROVED BY THE COUNTY OF SONOMA, NAMELY BOND(S) UNDER GOVERNMENT CODE SECTION 66493(d) AND 66493(c) IN THE SUMS OF \$ 8,000.00 AND \$ 0 RESPECTIVELY.

I FURTHER CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS FINAL MAP AND REJECTED THE PUBLIC UTILITIES EASEMENT HEREIN OFFERED.

RESOLUTION No. 85-1229 DATED: 6/27/85, 1985
Christina Retana
CLERK OF THE BOARD OF SUPERVISORS

OWNER'S CERTIFICATE

RIVER GROVE, INC., A CALIFORNIA CORPORATION HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND HEREBY CONSENTS TO THE MAKING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES AND HEREBY DEDICATES TO THE COUNTY OF SONOMA THE PUBLIC UTILITIES EASEMENT DESCRIBED UPON PAGE 2 OF THIS MAP. THE USE OF THE REAL PROPERTY SHOWN HEREIN IS SUBJECT TO THE RESTRICTIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE SONOMA COUNTY RECORDERS OFFICE _____, 1985 UNDER DOCUMENT NUMBER 85-_____, OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

THE USE OF LOTS 1, 2 AND 3 IS RESTRICTED BY A PUBLIC ACCESS AGREEMENT AND EASEMENT IN FAVOR OF THE COUNTY OF SONOMA, RECORDED IN THE SONOMA COUNTY RECORDERS OFFICE ON _____, 1985 UNDER DOCUMENT NUMBER 85-_____, OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

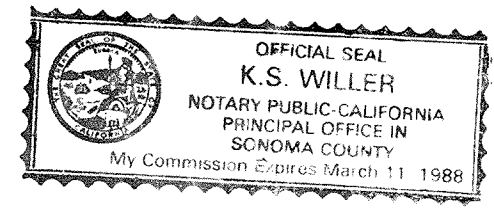
[Signature]

OWNER'S NOTARY CERTIFICATE

ON THIS 28th DAY OF May, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PAUL T. P. WANG AND _____ KNOWN TO ME TO BE THE PRESIDENT AND _____ OF RIVER GROVE, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME UPON BEHALF OF THE CORPORATION NAMED THEREIN AND ACKNOWLEDGED TO ME SAID CORPORATION EXECUTED THE SAME AS OWNER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

SIGNED: [Signature]
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA



RECORDER'S CERTIFICATE

FILED THIS 10 DAY OF July, 1985 AT 8:00 A.M. IN BOOK 373 OF MAPS AT PAGE 30-32, AT THE REQUEST OF THE COUNTY CLERK

SIGNED: Bernice A. Peterson P. J. Laughlin, Dogfish
COUNTY RECORDER, SONOMA COUNTY, CALIFORNIA Fee 10⁰⁰
85-43927

TRUSTEE'S CERTIFICATE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST AGAINST THE TRACT OF LAND HEREON SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED THIS 3rd DAY OF June, 1985.

BY: [Signature]
BY: Denise Bennett

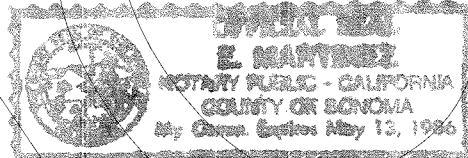


TRUSTEE'S NOTARY CERTIFICATE

ON THIS 3rd DAY OF June, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED R.D. Muzzatti AND Denise Bennett KNOWN TO ME TO BE THE Vice-President AND Assistant Secretary OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME UPON BEHALF OF THE CORPORATION NAMED THEREIN AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS TRUSTEE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

SIGNED: E. Martnez
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA



TRUSTEE'S CERTIFICATE

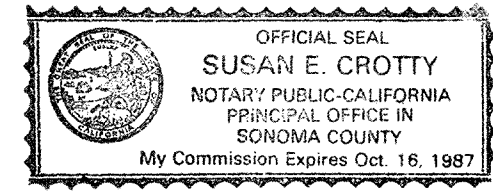
TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, (NOW TICOR TITLE INSURANCE COMPANY OF CALIFORNIA) TRUSTEE UNDER DEED OF TRUST AGAINST THE TRACT OF LAND HEREON SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED THIS 31st DAY OF MAY, 1985.

BY: Stephen M. Galletti
BY: _____

TRUSTEE'S NOTARY CERTIFICATE

ON THIS 31st DAY OF May, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Stephen M. Galletti AND [Signature] KNOWN TO ME TO BE THE Assistant Secretary AND [Signature] OF TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, (NOW TICOR TITLE INSURANCE COMPANY OF CALIFORNIA) THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME UPON BEHALF OF THE CORPORATION NAMED THEREIN AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS TRUSTEE.

SIGNED: Susan E. Crotty
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA



TRUSTEE'S CERTIFICATE

UNDERWOOD ASSOCIATES, INC., A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST AGAINST THE TRACT OF LAND HEREON SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED THIS 5th DAY OF July, 1985.

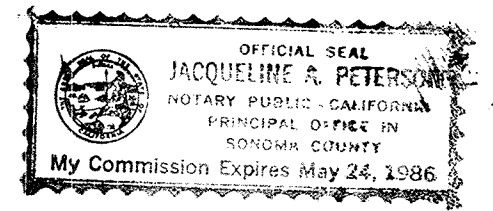
BY: [Signature]
BY: _____

TRUSTEE'S NOTARY CERTIFICATE

ON THIS 5th DAY OF July, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED GORDON W. BELLAR AND _____ KNOWN TO ME TO BE THE _____ AND _____ OF UNDERWOOD ASSOCIATES, CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME UPON BEHALF OF THE CORPORATION NAMED THEREIN AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS TRUSTEE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

SIGNED: Jacqueline A. Peterson
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA



EASEMENT CERTIFICATE

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

NAME	RECORDED	NATURE OF EASEMENT
RUSSIAN RIVER SANITATION DISTRICT (C.S.A. 23)	DOC. NO. 85-033307	SEWER LINE
PACIFIC BELL	DOC. NO. 85-33267	PUBLIC UTILITY

TRACT No. 648

DUBRAVA VILLAGE

- A CONDOMINIUM PROJECT -

LYING WITHIN SECTION 31, T8N, R10W, M.D.M. AND BEING THE LANDS OF RIVER GROVE, INC. AS DESCRIBED IN DEED RECORDED IN BOOK 3617, OFFICIAL RECORDS, PAGE 856, SONOMA COUNTY RECORDS.

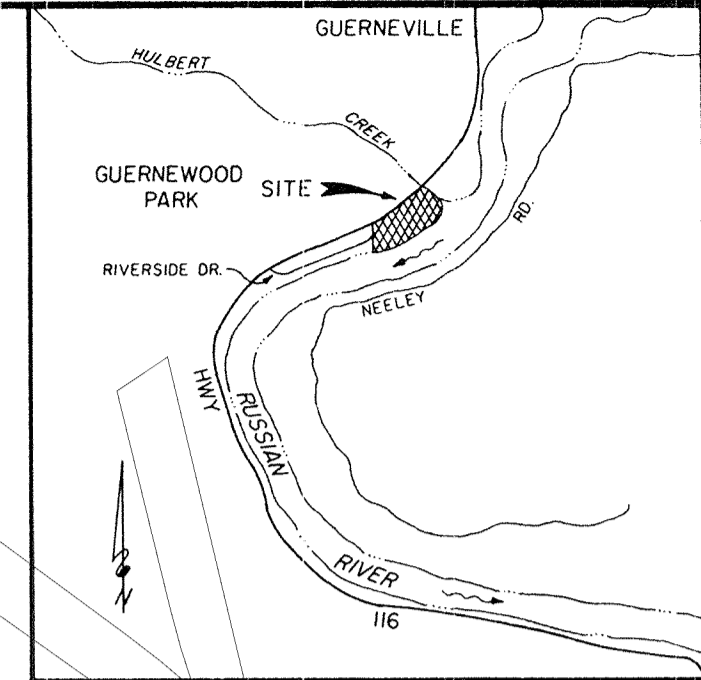
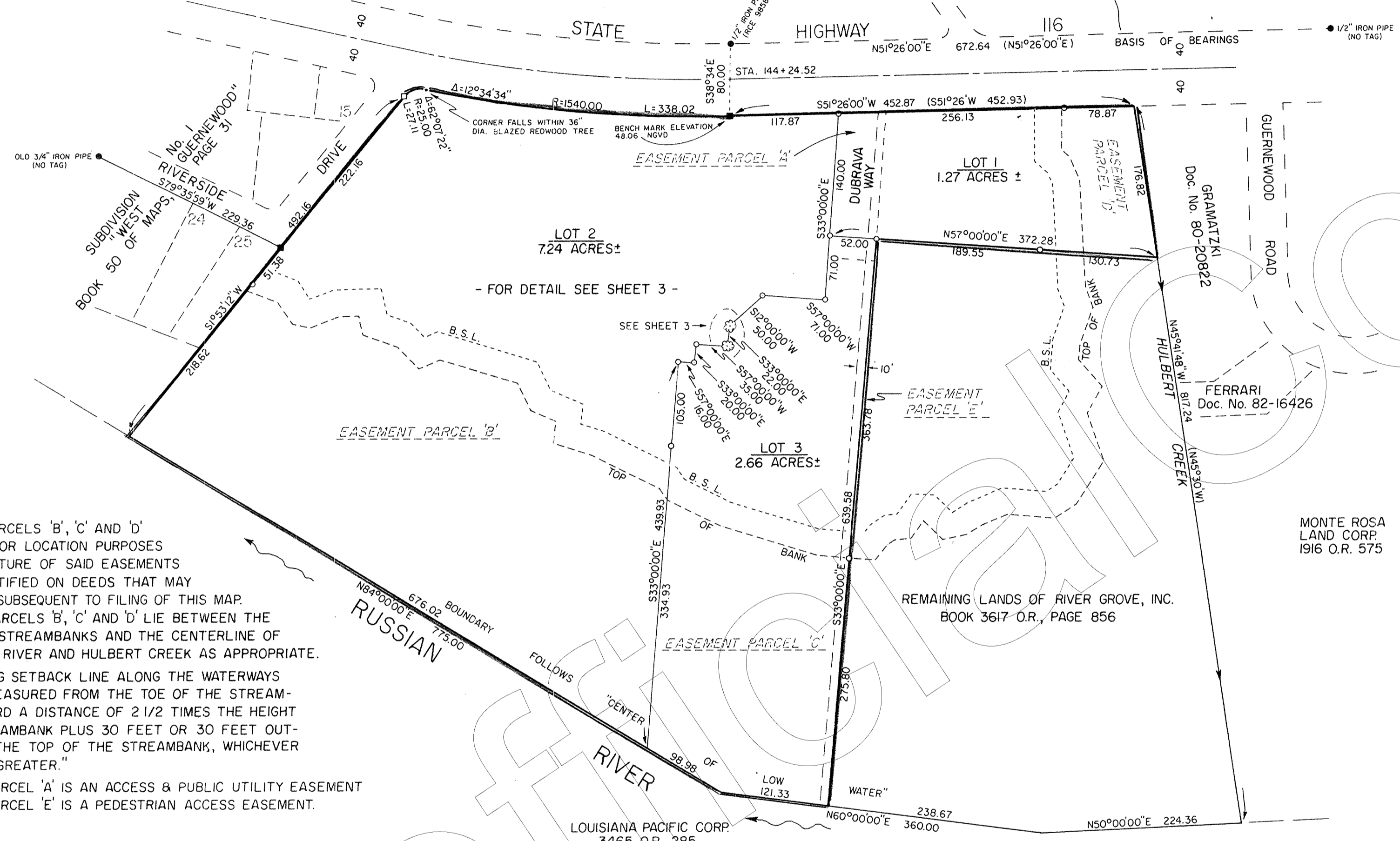
COUNTY OF SONOMA — STATE OF CALIFORNIA

A.P. NO. 72-13-01

RICHARD J. COUGHLAN
LAND SURVEYOR
SANTA ROSA CALIFORNIA

RECORD OF SURVEY
BOOK 110 OF MAPS, PAGE 31

PARCEL MAP NO. 4425
BOOK 211 OF MAPS, PAGE 50



A PRELIMINARY SOILS REPORT IS
ON FILE IN THE SONOMA COUNTY
BUILDING DEPARTMENT.

SCALE: 1" = 100'

NOTE: EASEMENT PARCELS 'B', 'C' AND 'D' ARE SHOWN FOR LOCATION PURPOSES ONLY. THE NATURE OF SAID EASEMENTS WILL BE IDENTIFIED ON DEEDS THAT MAY GRANT THEM SUBSEQUENT TO FILING OF THIS MAP. EASEMENT PARCELS 'B', 'C' AND 'D' LIE BETWEEN THE TOP OF THE STREAMBANKS AND THE CENTERLINE OF THE RUSSIAN RIVER AND HULBERT CREEK AS APPROPRIATE.

NOTE: "THE BUILDING SETBACK LINE ALONG THE WATERWAYS SHALL BE MEASURED FROM THE TOE OF THE STREAM-BANK OUTWARD A DISTANCE OF 2 1/2 TIMES THE HEIGHT OF THE STREAMBANK PLUS 30 FEET OR 30 FEET OUTWARD FROM THE TOP OF THE STREAMBANK, WHICHEVER DISTANCE IS GREATER."

NOTE: EASEMENT PARCEL 'A' IS AN ACCESS & PUBLIC UTILITY EASEMENT
EASEMENT PARCEL 'E' IS A PEDESTRIAN ACCESS EASEMENT.

- LEGEND**
- SET 1/2" IRON PIPE, L.S. 3227
 - FOUND MONUMENT AS DESCRIBED
 - (R) RECORD DATA
 - B.S.L. BUILDING SETBACK LINE
 - FOUND 6" x 6" CONCRETE MONUMENT, NO MARKINGS
 - SET 1/2" IRON PIPE, L.S. 3227 IN 6" DIA. CONCRETE MONUMENT
 - NGVD NATIONAL GEODETIC VERTICAL DATUM (MEAN SEA LEVEL)

SUBJECT TO INUNDATION

ALL LOTS ARE SUBJECT TO FREQUENT INUNDATION.
ESTIMATED 10 YEAR FLOOD LEVEL - 52 FEET ABOVE MEAN SEA LEVEL
ESTIMATED 100 YEAR FLOOD LEVEL - 58 FEET ABOVE MEAN SEA LEVEL

NOTE: AN EASEMENT IN GROSS, FOR PUBLIC UTILITY PURPOSES, OVER LOT 2 AS DEDICATED UPON SHEET 1, SHALL ENCOMPASS ALL PORTIONS OF THE COMMON AREA, EXCEPT THOSE PORTIONS DESIGNATED AS A "UNIT" OR "RESTRICTED COMMON AREA" BY THE CONDOMINIUM PLAN AND THE "C.C.&R.S."

TRACT No. 648
DUBRAVA VILLAGE
— A CONDOMINIUM PROJECT —

LYING WITHIN SECTION 31, T.8N., R.10W., M.D.M. AND BEING THE LANDS OF RIVER GROVE, INC. AS DESCRIBED IN DEED RECORDED IN BOOK 3617, OFFICIAL RECORDS, PAGE 856, SONOMA COUNTY RECORDS.

COUNTY OF SONOMA — STATE OF CALIFORNIA

A.P. NO. 72-13-01

RICHARD J. COUGHLAN
LAND SURVEYOR
SANTA ROSA CALIFORNIA

