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

# PARCEL MAP NO. 33552

BEING A SUBDIVISION OF LOT 2, BLOCK NO. 6 OF ARLINGTON HEIGHTS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY LOCATED IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

SEPTEMBER, 2005

A&A SURVEYING AND MAPPING  
REDLANDS, CALIFORNIA

### 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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT A.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT A, VICTORIA AVENUE, FROM PARCEL 2.

LTPP IMAGE SYSTEMS MANAGEMENT CO LLC

PETER FURDUI  
*Peter Furdui*  
TITLE: Manager  
LIDIA FURDUI  
*Lidia Furdui*  
TITLE: Manager

### BENEFICIARY STATEMENT

WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 19, 2004 AS DOCUMENT No. 2004-0655316, OFFICIAL RECORDS.

*Julie Mulhern*  
PRINT NAME: Julie Mulhern  
TITLE: Assistant Vice President

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE } S.S.

ON Oct 3rd, 2006, BEFORE ME, MARIA M. MUNTEAN NOTARY PUBLIC PERSONALLY APPEARED PETER FURDUI PERSONALLY KNOWN TO ME (OR 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

*Maria Muntean* - CALIFORNIA  
NOTARY PUBLIC IN AND FOR SAID STATE  
MARIA M. MUNTEAN  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.  
MY COMMISSION # 1455608  
EXPIRATION DEC 9th, 2007

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE } S.S.

ON Oct 3rd, 2006, BEFORE ME, MARIA M. MUNTEAN NOTARY PUBLIC PERSONALLY APPEARED LIDIA FURDUI PERSONALLY KNOWN TO ME (OR 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

*Lidia Furdui* - CALIFORNIA  
NOTARY PUBLIC IN AND FOR SAID STATE  
MARIA M. MUNTEAN  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.  
MY COMMISSION # 1455608  
EXPIRATION DEC 9th, 2007

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Wisconsin } S.S.

ON 10-18, 2006, BEFORE ME, Linda Krause, A NOTARY PUBLIC PERSONALLY APPEARED Julie Mulhern PERSONALLY KNOWN TO ME (OR 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

*Linda Krause*  
NOTARY PUBLIC IN AND FOR SAID STATE  
Linda Krause  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Milwaukee COUNTY.  
MY COMMISSION # 11-16-2008

### TAX BOND STATEMENT

~~I HEREBY STATE 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, OR ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.~~

~~DATE: \_\_\_\_\_ NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_  
CASH TAX BOND  
DATE: \_\_\_\_\_ PAUL McDONNELL  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_~~

### TAX COLLECTORS STATEMENT

I HEREBY STATE 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 FROM A LIEN NOT YET PAYABLE, WHICH ARE DEEMED TO BE~~

DATE: NOVEMBER 28, 2006  
PAUL MC DONNELL  
COUNTY TAX COLLECTOR  
BY: Keiston MacCallis

### CITY CLERK STATEMENT

RESOLVED: THAT THIS MAP CONSISTING OF TWO(2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 33552.

LOT A IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A", VICTORIA AVENUE FROM PARCEL 2 IS HEREBY ACCEPTED.

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 14th DAY OF Nov, 2006.

COLLEEN J. NICOL  
CITY CLERK OF THE  
CITY OF RIVERSIDE, CALIFORNIA  
BY: Sherry Gordon Eeles, Asst.

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY WEST COAST SANITATION, ON 7-7-2006, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

### CITY TREASURERS 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

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 11/2/06  
PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER / TREASURER  
BY: Bud Man

### RECORDER'S STATEMENT

FILED THIS 1st DAY OF December, 2006 AT 8:15 A.M. IN BOOK 219 OF PARCEL MAPS, AT PAGES 2-32, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO. 2006-0885276  
FEE \$9.-

LARRY W. WARD  
COUNTY ASSESSOR - CLERK - RECORDER  
BY: L. Ward, DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

### 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 PETER FURDUI ON AUGUST 08, 2005. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

NAME: George Darvasan-Stanciu  
GEORGE DARVASAN-STANCIU, L.S. 7884  
LICENSE EXPIRES 03/31/2007



### CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 13th DAY OF November, 2006, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 02, 2005, AND ANY APPROVED ALTERATIONS THEREOF; AND 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 THE APPROVAL HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/08  
CITY ENGINEER

BY: Tom Boyd



### CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 9th DAY OF Nov, 2006, AND 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.

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/07  
CITY SURVEYOR

BY: MSB



### 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 PARCELS 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.

DATE: 11/7/06  
DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

BY: David H. Wright  
MM Wm

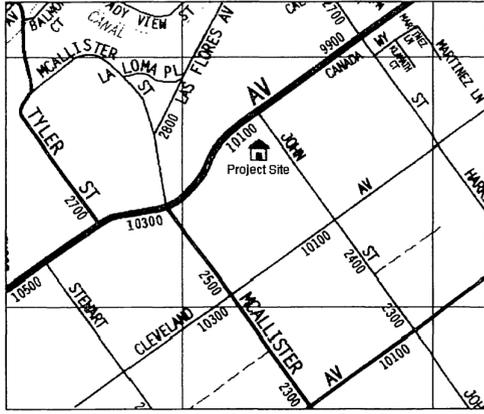
P.M.B. 219 / 31

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 33552**

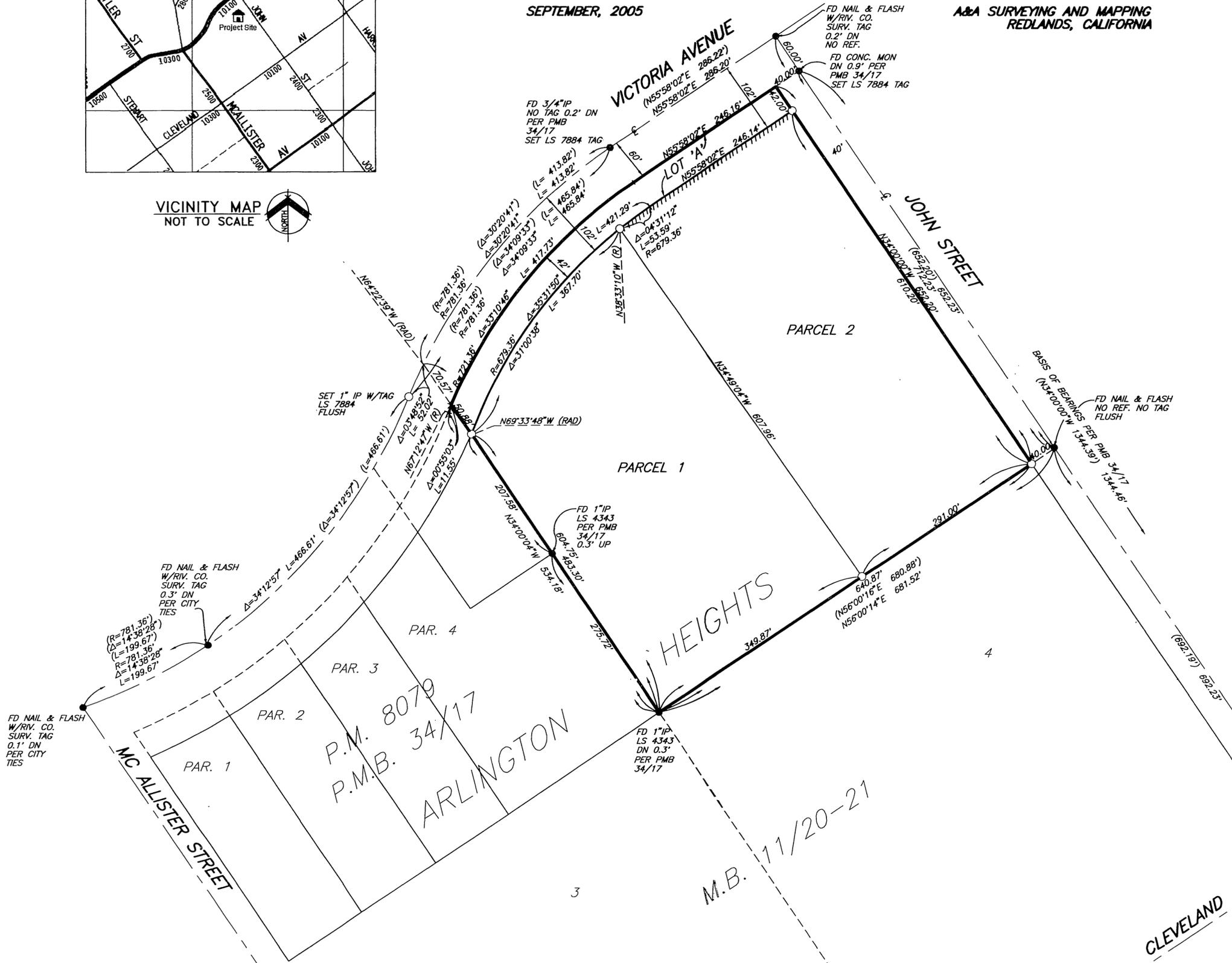
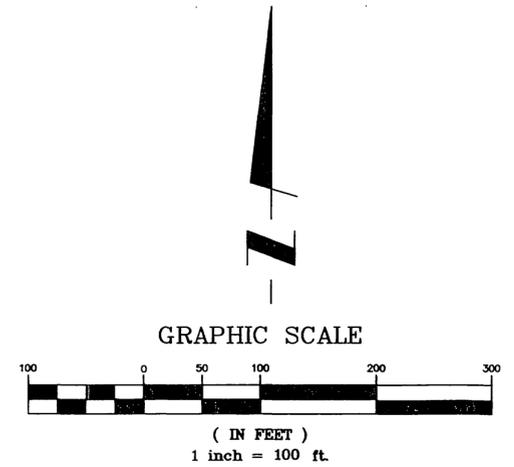
BEING A SUBDIVISION OF LOT 2, BLOCK NO. 6 OF ARLINGTON HEIGHTS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY  
LOCATED IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

SEPTEMBER, 2005

A&A SURVEYING AND MAPPING  
REDLANDS, CALIFORNIA



VICINITY MAP  
NOT TO SCALE



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF JOHN STREET AS SHOWN ON PARCEL MAP NO. 8079, P.M.B. 34/17, BEING NORTH 34°00'00" WEST.

**SURVEYOR'S NOTES**

1. PARCEL MAP NO. 33552 CONTAINS 8.63 ACRES, NET.
  2. PARCEL MAP NO. 33552 CONTAINS 2 PARCELS
  3. BUILDING SETBACKS SHALL CONFORM TO EXISTING ZONING REGULATIONS.
  4. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
  5. THE DEVELOPER WILL PROVIDE REASONABLE IRRIGATION FACILITIES TO MAINTAIN THE THREE (3) ROWS OF CITRUS TREES FRONTING BOTH ON VICTORIA AVENUE AND JOHN STREET.
  6. THERE ARE NO TREES TO BE DISPLACED OR REMOVED ON VICTORIA AVENUE.
- SET 1" I.P. W/ TAG, "LS 7884", FLUSH, AT ALL PARCEL CORNERS  
● INDICATES MONUMENT FOUND AS NOTED.  
( ) INDICATES RECORD DATA PER PARCEL MAP NO. 8079, P.M.B. 34/17 UNLESS OTHERWISE NOTED.

LLLLLLLLL INDICATES RESTRICTED ACCESS