

2009-0129164 ORIGINAL

228

P.M.B. 228 / 11

PARCEL MAP NO. 35960

BEING A DIVISION OF A PORTION OF LOT 1, BLOCK 3, OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS PER MAP RECORDED IN BOOK 1 OF MAPS, PAGE 72, ALSO KNOWN IN THE CITY OF RIVERSIDE AS BOOK 1 OF MAPS, PAGE 70, BOTH RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, T.3S., R.5W., SBB&M.

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

APRIL 2008

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.

DAVID H. WRIGHT,
PUBLIC UTILITIES GENERAL MANAGER

DATE: Dec 9, 2008
UTILITIES EASEMENT STATEMENT

BY: [Signature]
MM SJ

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 IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, A CORPORATION, RECORDED AUGUST 14, 1885, IN BOOK 42, PAGES 284 THROUGH 286 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

DATE: Dec 9, 2008
TAX BOND CERTIFICATE

BY: [Signature]
MM SJ

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$9,500.00 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: March 14, 2009
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
DON KENT
COUNTY TAX COLLECTOR

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: \$9,500.00.

DON KENT DATED March 2, 2009
COUNTY TAX COLLECTOR

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 7000 ARLINGTON LLC ON JANUARY 30, 2008.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 24 Nov. 2008
Craig A. Cook
CRAIG A. COOK
R.C.E. 23323
EXP. DATE: 12-31-09



SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LGC INLAND ON JANUARY 16, 2008 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17963.

RECORDER'S STATEMENT

SHEET 1 OF 2 SHEETS

FILED THIS 17th DAY OF March, 2009 AT 8 A.M. IN BOOK 228 OF PARCEL MAPS, AT PAGES 11-12, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2009-0129164
FEE 12.00
LARRY W. WARD, ASSESSOR, COUNTY CLERK, RECORDER
BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE BY: LAND AMERICA LAWYERS TITLE.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 19th DAY OF December, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 14, 2008 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 OF THE APPROVAL HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6/30/10
CITY ENGINEER



BY: [Signature]

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35960.

THE EASEMENT DESIGNATED AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION 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 6th DAY OF Jan., 2009.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 18th DAY OF December, 2008 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. 9/30/09
CITY SURVEYOR

BY: [Signature]

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 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: 12/10/08

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: [Signature]

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE PREPARATION AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
I HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

7000 ARLINGTON, L.L.C.

[Signature]
BY: WILLIAM F. URBANO, PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE

ON 11/11/08 BEFORE ME, KI YOUNG HONG, PERSONALLY APPEARED WILLIAM F. URBANO 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 SHE/HE/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 AND OFFICIAL SEAL.

SIGNATURE [Signature]

NAME KI YOUNG HONG

MY COMMISSION EXPIRES 12/10/08

MY PRINCIPAL PLACE OF BUSINESS IS LAGUNA NIGUEL

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$9,500.00 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: March 14, 2009
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
DON KENT
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

BY: _____ DEPUTY

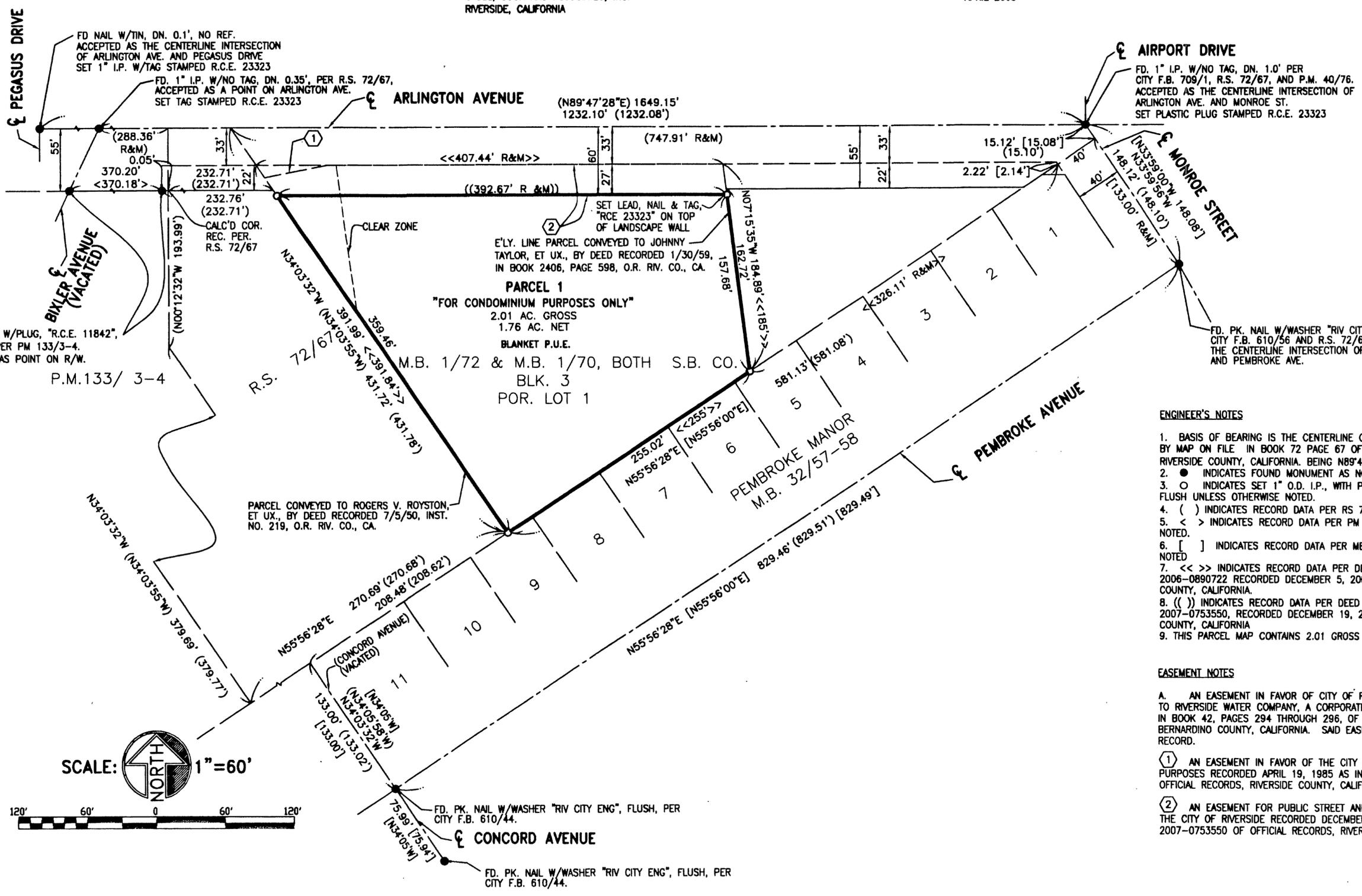
P.M.B. 228 / 11

PARCEL MAP NO. 35960

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A DIVISION OF A PORTION OF LOT 1, BLOCK 3, OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS PER MAP RECORDED IN BOOK 1 OF MAPS, PAGE 72, ALSO KNOWN IN THE CITY OF RIVERSIDE AS BOOK 1 OF MAPS, PAGE 70, BOTH RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, T.3S., R.5W., SBB&M.

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

APRIL 2008



ENGINEER'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF ARLINGTON AVENUE, AS SHOWN BY MAP ON FILE IN BOOK 72 PAGE 67 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BEING N89°47'28"E.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" O.D. I.P., WITH PLASTIC PLUG STAMPED RCE 23323, FLUSH UNLESS OTHERWISE NOTED.
4. () INDICATES RECORD DATA PER RS 72/67, UNLESS OTHERWISE NOTED.
5. < > INDICATES RECORD DATA PER PM 133/3-4, UNLESS OTHERWISE NOTED.
6. [] INDICATES RECORD DATA PER MB 32/57-58, UNLESS OTHERWISE NOTED.
7. << >> INDICATES RECORD DATA PER DEED RECORDED AS INSTRUMENT NO. 2006-0890722 RECORDED DECEMBER 5, 2006 OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
8. (()) INDICATES RECORD DATA PER DEED RECORDED AS INSTRUMENT NO. 2007-0753550, RECORDED DECEMBER 19, 2007 OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
9. THIS PARCEL MAP CONTAINS 2.01 GROSS ACRES, 1.76 ACRES NET.

EASEMENT NOTES

- A. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, A CORPORATION, RECORDED AUGUST 14, 1885, IN BOOK 42, PAGES 294 THROUGH 296, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- ① AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STREET PURPOSES RECORDED APRIL 19, 1985 AS INSTRUMENT NO. 85-82808 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- ② AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED DECEMBER 19, 2007, AS INSTRUMENT NO. 2007-0753550 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1" = 60'

