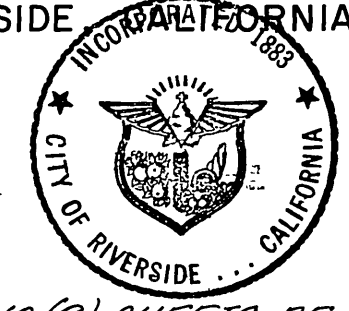


121/92 P.M.B. 121/92

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**PARCEL MAP NO. 19790**

SHOWING A DIVISION OF A PORTION OF LOT 3 IN BLOCK 22 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 20 AND 21 OF MAPS, SAN BERNARDINO COUNTY RECORDS. LOCATED IN SECTIONS 17 & 18, T.3S., R.5W., S.B.M.

THE SP GROUP RIVERSIDE, CALIFORNIA  
FEBRUARY, 1984



**OWNER'S CERTIFICATE**

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET RULE". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALK FACILITIES AND THE PLANTING AND MAINTENANCE OF TREES THE EASEMENT DESIGNATED AS "10' SIDEWALK AND STREET TREE EASEMENT." FURTHER, WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1 THRU 6 INCLUSIVE, ON, OVER AND ACROSS VAN BUREN BLVD., LINCOLN AVE. AND AEGEAN DR. ADJOINING SAID PARCELS, EXCEPT AT THE "DN OPENINGS" NOTED ON THE ANNEXED MAP.

T. & S. DEVELOPMENT INC., A CALIFORNIA CORPORATION.  
*Mark A. Thompson* *Dennis E. Morgan*  
MARK A. THOMPSON - PRESIDENT DENNIS E. MORGAN - SECRETARY

UNION BANK, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JAN. 26, 1984 AS INST. NO. 17865 O.R. RIVERSIDE COUNTY, CALIFORNIA.  
*Craig L. Miller* *Jim Weaver*  
CRAIG L. MILLER - VICE PRES. JIM WEAVER - LOAN OFFICER

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED FEB. 23, 1984 AS INST. NO. 40703 O.R. RIVERSIDE COUNTY, CALIFORNIA.  
*Roderick W. Johnston* *Hal Thomas*  
RODERICK W. JOHNSTON 1987. VICE-PRES. HAL THOMAS 1987. SECRETARY

**NOTARY ACKNOWLEDGEMENT**

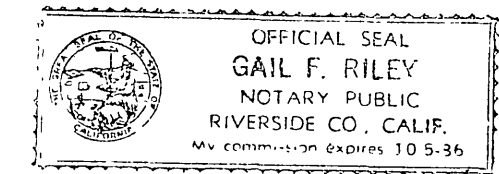
STATE OF CALIFORNIA) 55  
COUNTY OF RIVERSIDE)  
ON THIS 23 DAY OF MAY 1984 BEFORE ME GAIL F. RILEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MAZE A. THOMPSON, KNOWN TO ME TO BE THE PRESIDENT, AND DENNIS E. MORGAN, KNOWN TO ME TO BE THE SECRETARY OF T & S DEVELOPMENT INC., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES 10/5/86. WITNESS MY HAND AND OFFICIAL SEAL



*Gail F. Riley*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA) 55  
COUNTY OF RIVERSIDE)  
ON THIS 23 DAY OF MAY 1984 BEFORE ME GAIL F. RILEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CRAIG L. MILLER, KNOWN TO ME TO BE THE VICE-PRES., AND JIM WEAVER, KNOWN TO ME TO BE THE LOAN OFFICER OF UNION BANK CORP., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES 10/5/86. WITNESS MY HAND AND OFFICIAL SEAL



*Gail F. Riley*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 19790 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 THE CITY THERETO.  
I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22<sup>ND</sup> DAY OF MAY, 1984.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: *Mary Maxwell*  
DEPUTY CITY CLERK

**PUBLIC UTILITIES CERTIFICATE**

I HEREBY CERTIFY AS FOLLOWS:  
WATER FACILITIES  
FRONTAGE FEES, ACREAGE FEES, WATER CONNECTION AND BACK-UP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1, #2, #3, #4, #5, AND #6.  
ELECTRIC FACILITIES  
ALL ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE, BUT CUSTOMER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED.  
EASEMENTS  
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.  
FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
DATE: May 22, 1984 BY: *Fred Kray*

**SIGNATURE OMISSION**

UNDER THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.  
1. EASEMENTS AND RIGHTS-OF-WAY OVER AND ACROSS THE LAND HEREINABOVE DESCRIBED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA. SAID EASEMENT NOW IN FAVOR OF THE GAGE CANAL COMPANY.  
2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE TRUST CO., LTD., A CORPORATION. IN INSTRUMENT RECORDED MAR. 14, 1983 IN BOOK 201, PAGE 344 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINE PURPOSES, AND CANNOT BE LOCATED FROM THE RECORDS SAID EASEMENT NOW IN FAVOR OF THE GAGE CANAL CO.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA) 55  
COUNTY OF RIVERSIDE)  
ON THIS 23 DAY OF MAY 1984 BEFORE ME SINA LUDWIG, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RODERICK W. JOHNSTON, KNOWN TO ME TO BE THE VICE-PRES. AND HAL THOMAS, KNOWN TO ME TO BE THE SECRETARY OF FIRST AMERICAN TITLE INS. CO., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES 8-18-85. WITNESS MY HAND AND OFFICIAL SEAL

*Sina Ludwig*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**RECORDER'S CERTIFICATE**

FILED THIS 29<sup>TH</sup> DAY OF MAY 1984 AT 11:15 A.M. IN BOOK 121 OF PARCEL MAPS AT PAGES 92-93 AT THE REQUEST OF THE CITY CLERK.  
FEE \$800  
No. 113722  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: *Sista Rogan*  
SUBV. G'TEE: FIRST AMERICAN TITLE INSURANCE CO.

**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 \$16,200.00.  
DATE: May 22, 1984  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: *Maná R. Torres*

**ENGINEER'S CERTIFICATE**

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 T. & S. DEVELOPMENT INC. ON DEC. 1983. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.  
DATE: 5-23-84  
MARK S. ANDERSON - R.C.E. 26821

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED THIS 29<sup>TH</sup> DAY OF MAY 1984 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 15 OF THE RIVERSIDE MUNICIPAL CODE.  
ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER  
BY: *Robert C. Wales*  
TENTATIVE MAP APPROVED: DECEMBER 3, 1983

**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 WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.  
DATE: 5/22/1984  
H.E. BREWER, CITY TREASURER  
BY: *W.R. Hansen*

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$16,200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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: 5-24-84  
GERALD MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: *Gerald Maloney*  
DEPUTY

P.M.B. 121/92

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 19790

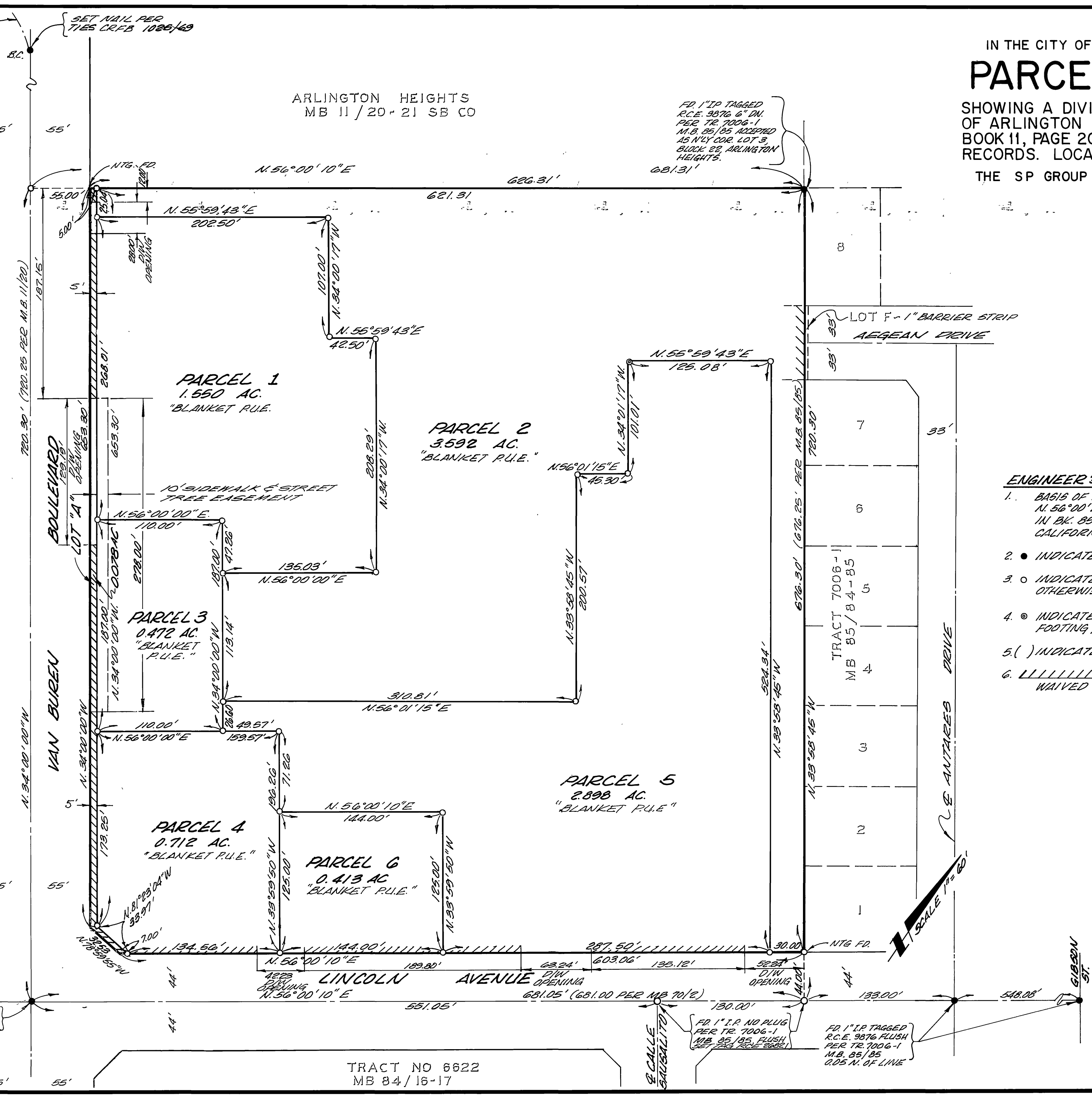
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THE SP GROUP RIVERSIDE, CALIFORNIA

FEBRUARY, 1984

ARLINGTON HEIGHTS  
MB 11/20-21 SB CO

FD 1" I.P. TAGGED  
R.C.E. 9876 6" DN.  
PER TR. 7006-1  
M.B. 85/85 ACCEPTED  
AS N'LY COR. LOT 3,  
BLOCK 22, ARLINGTON  
HEIGHTS.  
681.31'



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINCOLN AVENUE AS N. 56° 00' 10" E AS SHOWN BY MAP OF TRACT NO. 7006-1, RECORDED IN BK. 85 OF MAPS, PG. 85 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" I.P. AND TAG R.C.E. 26821, FLUSH UNLESS OTHERWISE NOTED.
4. ⊙ INDICATES SET LEAD & TACK TAGGED R.C.E. 26821 IN CONCRETE FOOTING / OR TOP OF CURB.
5. ( ) INDICATES RECORDED DATA AS NOTED.
6. LLLLLLLLL INDICATES VEHICULAR ACCESS RIGHTS WAIVED EXCEPT AT DRIVEWAY OPENINGS SHOWN.

ARLINGTON HEIGHTS  
MB 11/20 SB, CO

P.M.B. 12/1/93

TRACT NO 6622  
MB 84/16-17

P.M.B. 12/1/93