

# PARCEL MAP NO. 36777

## IN THE CITY OF RIVERSIDE

BEING A SUBDIVISION OF A PORTION OF LOT 7 OF HEERS SUBDIVISION NO. 8,  
FILED IN BOOK 29 OF MAPS, PAGES 15 & 16  
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
LOCATED IN SECTION 32, T.2S., R.5W., S.B.M.  
MASSARO & WELSH  
SAN BERNARDINO, CA  
JUNE, 2014

### 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.

INLAND INVESTMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Jimmy Espinoza  
JIMMY ESPINOZA, MANAGING MEMBER

### NOTARY ACKNOWLEDGEMENT

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 San Bernardino

ON January 16, 2015 BEFORE ME, M.L. Vigil, Notary Public PERSONALLY APPEARED Jimmy Espinoza, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(S), 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: M.L. Vigil

M.L. Vigil  
COUNTY - Riverside  
COMMISSION # 1978086  
EXPIRATION DATE 5/13/2016

### 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 \$ 900.00.

DATE: MARCH 12, 2015

DON KENT  
COUNTY TAX COLLECTOR

BY: Swan Bzura, DEPUTY.

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY CITY AND COUNTY SOIL ENGINEERING AND TESTING CORP. ON OCTOBER 21, 2014 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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.

1) AN EASEMENT AND RIGHT OF WAY FOR BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER DOCUMENT RECORDED 11/18/2014 AS DOCUMENT NO. 2014-0440327 OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER

DATE: Feb 12, 2015

BY: MB

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 900.00 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.

DATE: MARCH 12, 2015

CASH OR SURETY TAX BOND  
DON KENT  
COUNTY TAX COLLECTOR

BY: Swan Bzura, DEPUTY

### 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.

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: 2/23/2015

BRENT A. MASON  
FINANCE DIRECTOR / TREASURER

BY: Scott Kane

### 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.

GIRISH BALACHANDRAN,  
PUBLIC UTILITIES GENERAL MANAGER

DATE: Feb 12, 2015

BY: MB

### RECORDER'S STATEMENT

FILED THIS 19<sup>th</sup> DAY OF March, 2015

AT 4:48 P.M., IN BOOK 238, OF PARCEL MAPS,

AT PAGES 75-76, AT THE REQUEST OF

THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2015-0111505

FEE \$12.00

PETER ALDANA,  
ASSESSOR - COUNTY CLERK - RECORDER

BY: Uusan DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE

### 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 JIMMY ESPINOZA ON JUNE 14, 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 1-15-15

Paul T. Welsh  
PAUL T. WELSH  
P.L.S. 5205  
LIC. EXP. 6/30/15



### 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 PARCEL MAP NO. 36777 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON OCTOBER 7, 2014 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 2/24/2015

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/16  
CITY ENGINEER

BY: Thomas Boyd



### 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: 2/24/15

CURTIS C. STEPHENS  
L.S. 7519 LIC. EXP. 12/31/15  
CITY SURVEYOR

BY: Curtis Stephens



### SIGNATURE OMISSIONS

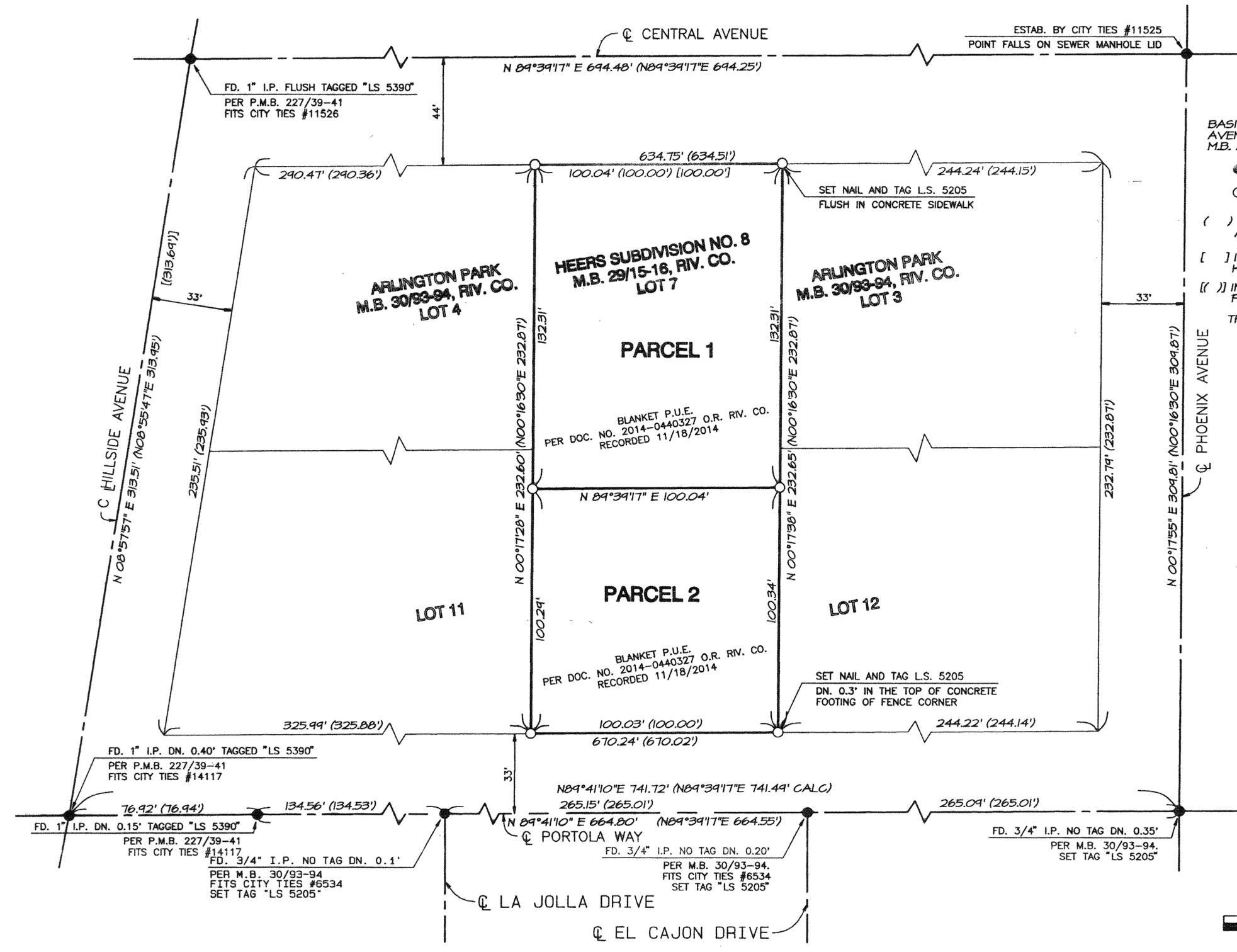
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SETTLERS AND OCCUPANTS AS SET FORTH IN A DOCUMENT RECORDED JULY 15, 1881 IN BOOK B, PAGE 544 OF AGREEMENTS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

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MASSARO & WELSH  
SAN BERNARDINO, CA  
JUNE, 2014

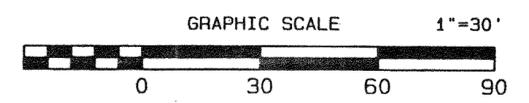


**SURVEYOR'S NOTES**

BASIS OF BEARINGS IS THE CENTERLINE OF CENTRAL AVENUE PER MAP OF ARLINGTON PARK, M.B. 30/93-94, RIV. CO. BEING N89°39'17"E

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IRON PIPE TAGGED "LS 5205", FLUSH, UNLESS OTHERWISE NOTED
- ( ) INDICATES RECORD DATA PER ARLINGTON PARK, M.B. 30/93-94, RIV. CO.
- [ ] INDICATES RECORD DATA PER HEERS SUBDIVISION NO. 8 M.B. 29/15-16, RIV. CO.
- [[ ]] INDICATES RECORD DATA PER P.M. NO. 35165, P.M.B. 227/39-41

THIS PARCEL MAP CONTAINS 0.53 ACRES



P.M.B. 238/76