

PARCEL MAP No. 35041

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 92 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 3, T. 3 S., R. 6 W., RANCHO LA SIERRA

PAYAN SURVEYING, INC. CORONA, CALIFORNIA NOVEMBER 2015

RECORDERS STATEMENT

FILED THIS 15th DAY OF November 2016 AT 1:31 A.M., IN BOOK 241 OF PARCEL MAPS AT PAGES 74-76 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE: \$ 14.00
NO. 2016-05160423

PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER

BY: Yuan, DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

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 THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES ALONG WITH THE RIGHT OF EMERGENCY INGRESS/EGRESS, THE EASEMENT DESIGNATED AS "P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENTS DESIGNATED AS "SEWER EASEMENT".

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL PARCEL OWNERS WITHIN THIS SUBDIVISION, FOR PRIVATE ACCESS PURPOSES AND PRIVATE UTILITIES, THE EASEMENT DESIGNATED AS "PRIVATE INGRESS AND EGRESS EASEMENT".

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL PARCEL OWNERS WITHIN THIS SUBDIVISION, A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, THE EASEMENT DESIGNATED AS "PRIVATE WATER EASEMENT".

RMC DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT: Robert Chance
TITLE: 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 Riverside) SS
ON 11/15/2016 BEFORE ME, R. Brown, Notary Public
NOTARY PUBLIC, PERSONALLY APPEARED
Robert Chance
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(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.

MY COMMISSION EXPIRES: 2/28/2017
MY PRINCIPAL PLACE OF BUSINESS IN Riverside COUNTY

WITNESS MY HAND
[Signature] Commission # 2007948
NOTARY PUBLIC IN AND FOR SAID STATE
R. Brown
PRINT NAME

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: Oct 18, 2016

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 37 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35041.

THE EASEMENT DESIGNATED AS "P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES ALONG WITH THE RIGHT OF EMERGENCY INGRESS/EGRESS.

THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER 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 8th DAY OF November, 2016.

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

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 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.

SCOTT G. MILLER, PHD
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: [Signature]
DATE: 10-18-16

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 \$

DATE: November 17, 2016

DON KENT
COUNTY TAX COLLECTOR
BY: [Signature], DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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, 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: , 2016

CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR
BY: , DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAT TESTING LABORATORIES, INC ON DECEMBER 21, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

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 HOWARD GLASSER ON SEPTEMBER 2, 2015. 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.

Atanacio Payan
ATANACIO PAYAN, PLS 7796
LIC. EXP. 12/31/17
DATE: 10-10-2016



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. 35041 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 19, 2006 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.

MARK ANDREW STEUER
RCE 53672 LIC. EXP. 6/30/17
CITY ENGINEER

BY: [Signature]
DATE: 10/20/16



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.

CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/17
CITY SURVEYOR

BY: [Signature]
DATE: 10/20/16



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.

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101, OF DEEDS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

AN EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

AN EASEMENT EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED JANUARY 8, 1964 AS INSTRUMENT NO. 2652 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

DATE: Oct 18, 2016 GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

PARCEL MAP No. 35041

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 92 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 3, T. 3 S., R. 6 W., RANCHO LA SIERRA

PAYAN SURVEYING, INC. CORONA, CALIFORNIA NOVEMBER 2015

TRUSTEE:

SBS TRUST DEED NETWORK, A CALIFORNIA CORPORATION, AS TRUSTEE OF DEED OF TRUST RECORDED NOVEMBER 23, 2016 AS INSTRUMENT NO. 2016-0524948 OF OFFICIAL RECORDS.

BY: Mitch J Willet
NAME: Mitchell J. Willet
TITLE: President

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 Los Angeles)ss
ON 12/14/2016 BEFORE ME, Y. Blane, NOTARY PUBLIC,

PERSONALLY APPEARED, Mitchell J Willet 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 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 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: Y. Blane
NAME OF NOTARY: Y. Blane
COUNTY IN WHICH COMMISSIONED: Los Angeles
DATE COMMISSION EXPIRES: 1-3-2017
COMMISSION NUMBER: 2002833

BENEFICIARY:

TIOGA PASS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY OF DEED OF TRUST RECORDED NOVEMBER 23, 2016 AS INSTRUMENT NO. 2016-0524949 OF OFFICIAL RECORDS.

BY: H Glasser
NAME: HOWARD GLASSER
TITLE: MANAGER

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 Riverside)ss
ON 12/13/2016 BEFORE ME, R. BROWN, NOTARY PUBLIC,

PERSONALLY APPEARED, Howard Glasser 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 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 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: R. Brown
NAME OF NOTARY: R. BROWN
COUNTY IN WHICH COMMISSIONED: Riverside
DATE COMMISSION EXPIRES: 2/28/2017
COMMISSION NUMBER: 2007948

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

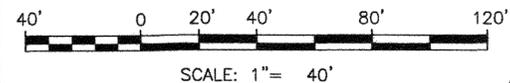
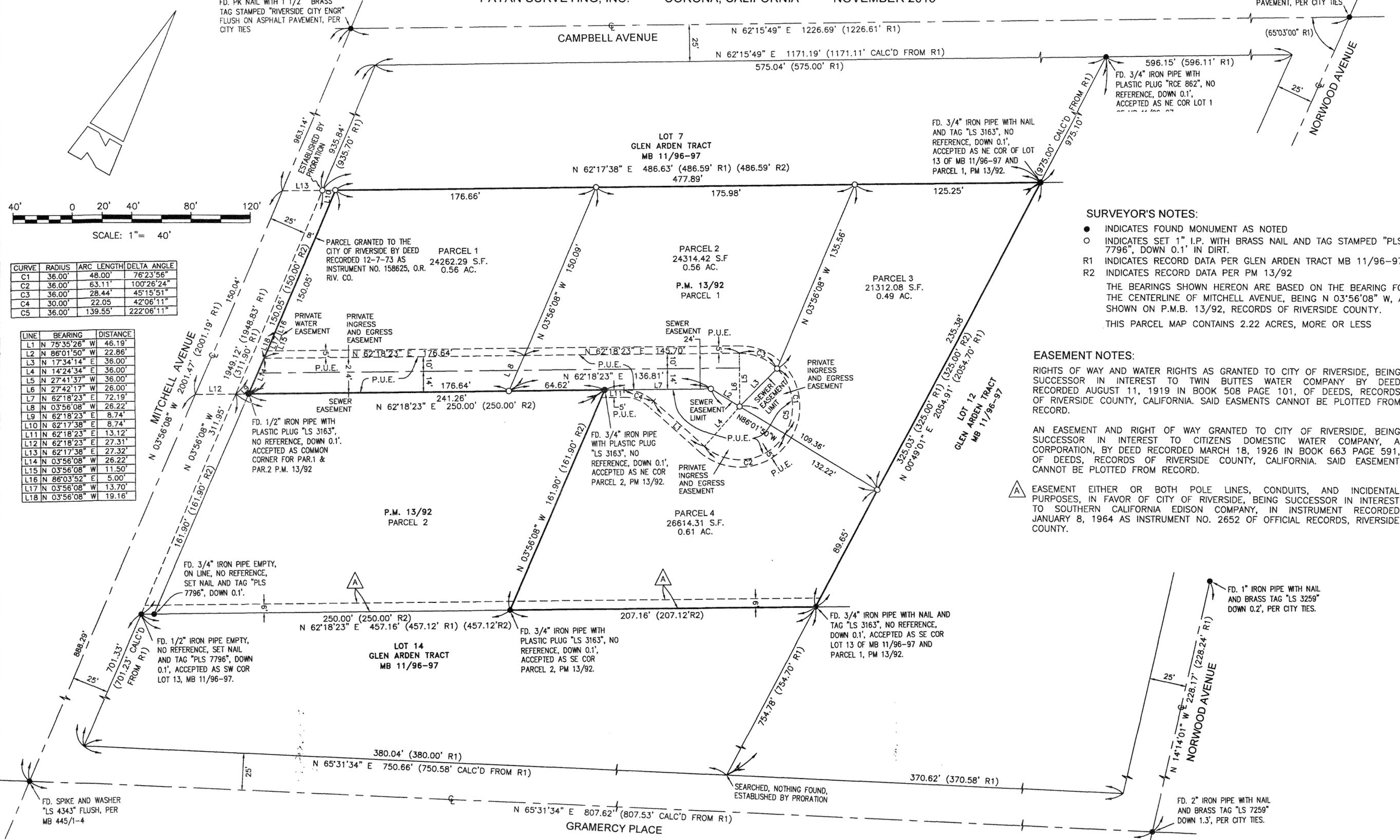
PARCEL MAP No. 35041

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 92 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 3, T. 3 S., R. 6 W., RANCHO LA SIERRA

PAYAN SURVEYING, INC. CORONA, CALIFORNIA NOVEMBER 2015

FD. PK NAIL WITH 1 1/2" BRASS TAG STAMPED "RIVERSIDE CITY ENGR" FLUSH ON ASPHALT PAVEMENT, PER CITY TIES

FD. PK NAIL WITH 1 1/2" BRASS TAG STAMPED "RIVERSIDE CITY ENGR" FLUSH ON ASPHALT PAVEMENT, PER CITY TIES



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	36.00'	48.00'	76°23'56"
C2	36.00'	63.11'	100°26'24"
C3	36.00'	28.44'	45°15'51"
C4	30.00'	22.05'	42°06'11"
C5	36.00'	139.55'	222°06'11"

LINE	BEARING	DISTANCE
L1	N 75°35'26" W	46.19'
L2	N 86°01'50" W	22.86'
L3	N 17°34'14" E	36.00'
L4	N 14°24'34" E	36.00'
L5	N 27°41'37" W	36.00'
L6	N 27°42'17" W	26.00'
L7	N 62°18'23" E	72.19'
L8	N 03°56'08" W	26.22'
L9	N 62°18'23" E	8.74'
L10	N 62°17'38" E	8.74'
L11	N 62°18'23" E	13.12'
L12	N 62°18'23" E	27.31'
L13	N 62°17'38" E	27.32'
L14	N 03°56'08" W	26.22'
L15	N 03°56'08" W	11.50'
L16	N 86°03'52" E	5.00'
L17	N 03°56'08" W	13.70'
L18	N 03°56'08" W	19.16'

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.P. WITH BRASS NAIL AND TAG STAMPED "PLS 7796", DOWN 0.1' IN DIRT.
- R1 INDICATES RECORD DATA PER GLEN ARDEN TRACT MB 11/96-97
- R2 INDICATES RECORD DATA PER PM 13/92

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FOR THE CENTERLINE OF MITCHELL AVENUE, BEING N 03°56'08" W, AS SHOWN ON P.M.B. 13/92, RECORDS OF RIVERSIDE COUNTY.

THIS PARCEL MAP CONTAINS 2.22 ACRES, MORE OR LESS

EASEMENT NOTES:

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENTS CANNOT BE PLOTTED FROM RECORD.

AN EASEMENT AND RIGHT OF WAY GRANTED TO CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

▲ EASEMENT EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED JANUARY 8, 1964 AS INSTRUMENT NO. 2652 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

P.M.B. 241/76