

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 36898

BEING A DIVISION OF A PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE,
RECORDED MAY 15, 1995 AS INSTRUMENT NO. 155874, OFFICIAL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA

LOCATED IN SECTION 24, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO, M.B. 7/10 S.B.

FUSCOE ENGINEERING - ONTARIO, CA JANUARY 2015

RECORDER'S STATEMENT

FILED THIS 21ST DAY OF November 2017
AT 2:06 P.M. IN BOOK 243 OF PARCEL
MAPS, AT PAGES 85-86, AT THE
REQUEST OF THE CLERK OF THE BOARD.

FEE \$12.00 NO. 2017-0489727

PETER ALDANA, COUNTY ASSESSOR-CLERK-RECORDER

BY: Joseph Gomez DEPUTY

SUBDIVISION GUARANTEE BY:
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.

Craig Jones
METRO GATEWAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
CRAIG JONES

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 noted.

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: 11/13/2017 ADAM RAYMOND
CHIEF FINANCIAL OFFICER/ CITY TREASURER
BY: Adam Raymond

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: November 8, 2017 BY: Girish Balachandran

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 THE 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: _____, 2017
CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR
BY: _____, DEPUTY

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: October 31, 2017
JON CHRISTENSEN
COUNTY TAX COLLECTOR
BY: John Christensen, DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

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 METRO GATEWAY LLC, ON JANUARY 2015. I HEREBY STATE THAT ALL THE 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: Oct. 10, 2017 Alan C. Hillwig
ALAN C. HILLWIG
P.L.S. 5137
LIC. EXP. 06/30/19



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 36898 WHICH WAS APPROVED ON MARCH 13, 2015 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 MAP.

DATE: 11-14-17 MARK ANDREW STEUER
RCE 53672 LIC. EXP. 6/30/19
CITY ENGINEER

BY: Mark Andrew Steuer



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: 11/14/17 CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/17
CITY SURVEYOR

BY: Curtis C. Stephens



NOTARY ACKNOWLEDGMENT:

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 Orange } SS
ON October 24, 2017, BEFORE ME, Lindsey Nicole Mansher
A NOTARY PUBLIC, PERSONALLY APPEARED,
Craig Jones

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/IT/ 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.

Lindsey Nicole Mansher
SIGNATURE
Lindsey Nicole Mansher
NAME PRINTED

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION EXPIRES 01/15/2019
MY COMMISSION # 2097255

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:

- 1 CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SLOPE & SUPPORT PURPOSES, AND STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1995 AS DOCUMENT NO. 160343, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 2 RIVERSIDE HOLDING, LLC, HOLDERS OF AN ACCESS EASEMENT RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016-0543753, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 3 SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDERS OF A 10 FOOT IN WIDTH PERMANENT, NON-EXCLUSIVE EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES RECORDED MAY 31, 2017 AS DOCUMENT NO. 2017-0215319, OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS DESCRIBED AS LYING 5 FEET ON EACH SIDE OF THE GAS PIPELINE AS INSTALLED BY THE GRANTEE. THE LOCATION OF THE INSTALLED GAS LINES ARE NOT SPECIFICALLY DEFINED.

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

PARCEL MAP NO. 36898

BEING A DIVISION OF A PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE, RECORDED MAY 15, 1995 AS INSTRUMENT NO. 155874, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

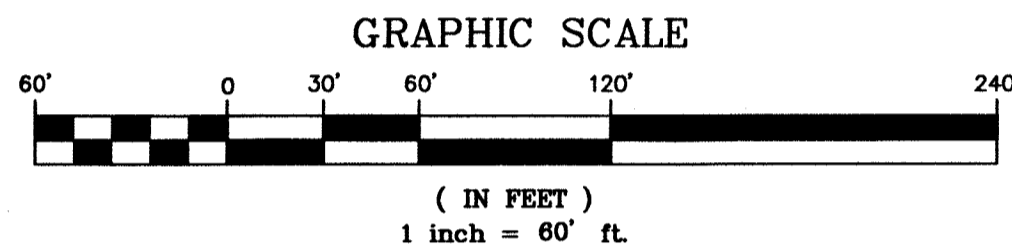
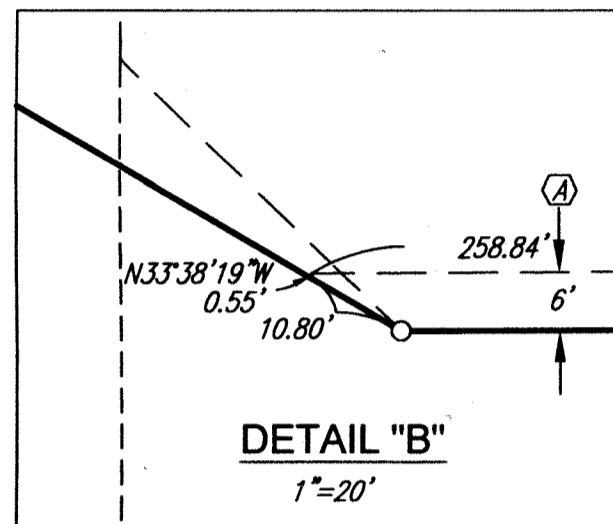
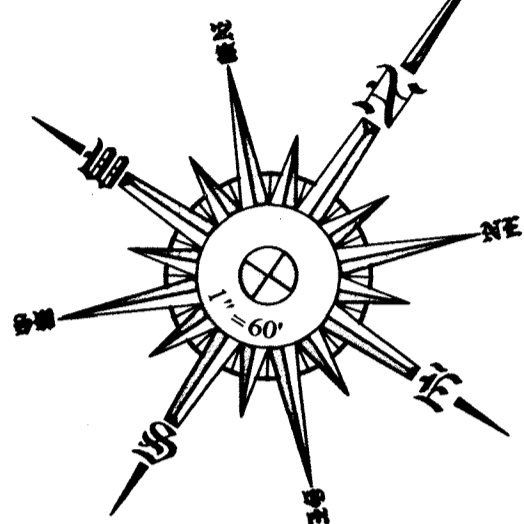
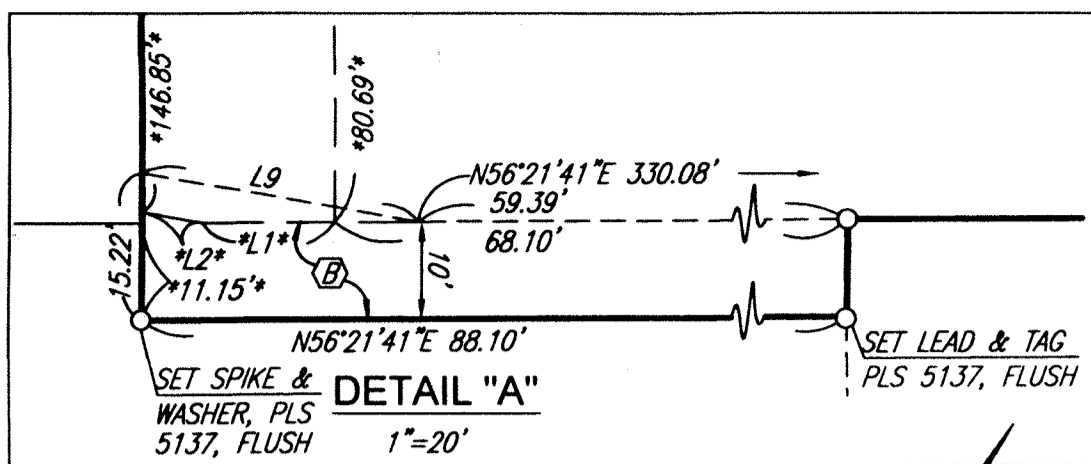
LOCATED IN SECTION 24, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO, M.B. 7/10 S.B..

FUSCOE ENGINEERING - ONTARIO, CA **JANUARY 2015**

SURVEYOR'S NOTES

BASIS OF BEARINGS IS THE CENTERLINE OF INDIANA AVENUE AS SHOWN ON MB 416/62-66 AS BEARING NORTH 56°21'41" EAST

- () - RECORD OR CALCULATED DATA PER RS 82/7-9
- [] - RECORD DATA PER MB 416/62-66
- (()) - RECORD DATA PER EASEMENT RECORDED MAY 18, 1995 AS DOCUMENT NO. 160343, O.R. RIVERSIDE COUNTY, CA
- [[]] - RECORD DATA PER RS 120/91-92
- < > - INDICATES MEASURED AND RECORD DATA PER GRANT DEED RECORDED MAY 23, 2014 AS DOCUMENT NO. 2014-0189687, O.R. RIVERSIDE COUNTY, CA
- << >> - INDICATES MEASURED AND RECORD DATA PER GRANT DEED RECORDED MAY 27, 2014 AS DOCUMENT NO. 2014-0191498, O.R. RIVERSIDE COUNTY, CA
- { } - INDICATES RECORD DATA PER GRANT DEED RECORDED AUGUST 26, 2016 AS DOCUMENT NO. 2016-0367921, O.R., RIVERSIDE COUNTY, CA
- ** - INDICATES MEASURED AND RECORD DATA PER RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016-0543753, O.R., RIVERSIDE COUNTY, CA
- - MONUMENT FOUND AS NOTED
- - SET 1" IRON PIPE W/PLUG PLS 5137, FLUSH UNLESS OTHERWISE NOTED WHERE CORNER FALLS IN CONCRETE OR STONE, A NAIL AND TAG STAMPED PLS 5137 SHALL BE SET.



FD PK NAIL & WASHER
 RIVERSIDE CITY SURVEYOR
 FLUSH, PER C/R 11-0876
 ACCEPTED AS C/L PARK
 SIERRA DR. & REPLACEMENT
 FOR 1" IP RCE 9876 PER
 RS 82/7-9

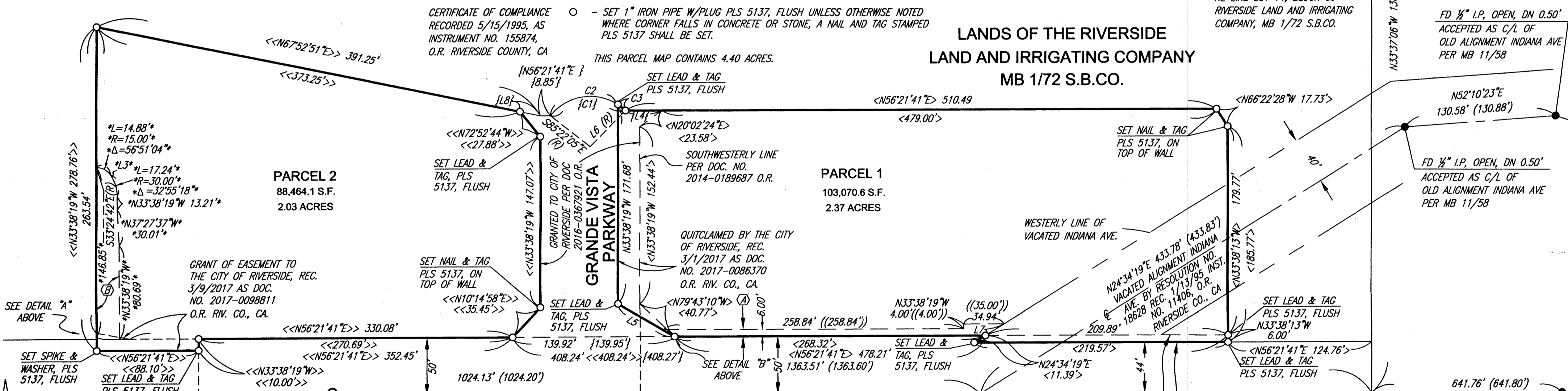
FD PK NAIL & WASHER
 RIVERSIDE CITY SURVEYOR
 FLUSH, PER C/R 11-0877
 ACCEPTED AS C/L PARK
 SIERRA DR.

FD 1" IP LS 5306, FLUSH
 PER RS 120/91-92.
 ACCEPTED AS THE NE COR.
 LOT 11 AS SHOWN ON
 RS 82/7-9

11 10

14 15

LA SIERRA AVENUE



PARCEL "B"
 CERTIFICATE OF COMPLIANCE
 RECORDED 5/15/1995, AS
 INSTRUMENT NO. 155874,
 O.R. RIVERSIDE COUNTY, CA

LANDS OF THE RIVERSIDE
 LAND AND IRRIGATING COMPANY
 MB 172 S.B.CO.

LINE DATA TABLE

L1*	N56°21'41"E*	13.66*
L2*	N66°39'58"E*	6.44*
L3	N66°33'37"W	1.20'
L4	{N56°21'41"E}	{31.49'}
L5	N86°40'32"E	56.03'
L6	N10°54'01"E (R)	
L7	N24°34'19"E	18.98'
L8	{N67°52'51"E}	{17.97' {18.00'}
L9	N66°39'58"E	29.18'

CURVE DATA TABLE

LENGTH	RADIUS	DELTA
{C1}	{73.09'}	{43.50'}
C2	64.70'	43.50'
C3	8.39'	43.50'

EASEMENT NOTES:

- (A) EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE AND SUPPORT PURPOSES, STORM DRAIN FACILITIES, AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1995 AS DOCUMENT NO. 160343 OF OFFICIAL RECORDS.
- (B) RECIPROCAL ACCESS AGREEMENT BETWEEN METRO GATEWAY, LLC, AND RIVERSIDE HOLDINGS, LLC, RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016-0543753 OF OFFICIAL RECORDS.
- (C) 10 FOOT PERMANENT, NON-EXCLUSIVE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE AND INCIDENTAL PURPOSES, RECORDED MAY 31, 2017 AS DOCUMENT NO. 2017-0215319, OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS DESCRIBED AS LYING 5 FEET ON EACH SIDE OF THE GAS PIPELINE AS INSTALLED BY THE GRANTEE. THE LOCATION OF THE INSTALLED GAS LINES ARE NOT SPECIFICALLY DEFINED AND CAN NOT BE PLOTTED.