

245/5

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37335

BEING A SUBDIVISION OF PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED NOVEMBER 1, 2016 AS DOCUMENT NO. 2016-0483282 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.  
TAIT AND ASSOCIATES, INC. APRIL 2017  
SANTA ANA, CA

### RECORDER'S STATEMENT

FILED THIS 20 DAY OF June, 2018, AT 2:14 P.M. IN BOOK 245 OF PARCEL MAPS AT PAGES 5-8 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO. 2018-0249501 FEE: \$15.00

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER

BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL 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 STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "15' STORM DRAIN EASEMENT."

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES, RECORDED JUNE 2, 1961 AS INSTRUMENT NO. 47204, OFFICIAL RECORDS, RIVERSIDE COUNTY.
2. THAT CERTAIN 10' WIDE EASEMENT FOR DRAINAGE, POLE LINES AND CONDUITS AS SHOWN IN RECORD OF SURVEY IN BOOK 41 PAGE 68 OF RECORDS OF SURVEY, RIVERSIDE COUNTY.
3. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES, RECORDED JUNE 2, 1961 AS INSTRUMENT NO. 47203, OFFICIAL RECORDS, RIVERSIDE COUNTY.
4. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES, RECORDED JUNE 7, 1963 AS INSTRUMENT NO. 59715, OFFICIAL RECORDS, RIVERSIDE COUNTY.
5. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES, RECORDED JANUARY 15, 1971 AS INSTRUMENT NO. 4469, OFFICIAL RECORDS, RIVERSIDE COUNTY.
6. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES, RECORDED NOVEMBER 26, 1971 AS INSTRUMENT NO. 135523, OFFICIAL RECORDS, RIVERSIDE COUNTY.
7. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 31, 1993 AS INSTRUMENT NO. 341099, OFFICIAL RECORDS, RIVERSIDE COUNTY.

HFC/PRP MADISON, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: Brett DelValle  
TITLE: Manager

YONG CHAN HAN AND YEOUN SIL HAN, HUSBAND AND WIFE AS JOINT TENANTS

BY: YONG CHAN HAN  
Yong Chan Han  
BY: YEOUN SIL HAN  
Yeounsil Han

### BENEFICIARY

BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY OF DEED OF TRUST RECORDED OCTOBER 28, 2016 AS DOCUMENT NO. 2016-0476833 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

BY: [Signature]  
NAME: CINTHYA V. MARTINEZ  
TITLE: VICE PRESIDENT

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 37335.

THE EASEMENT DESIGNATED AS "15' STORM DRAIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THAT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES, RECORDED JUNE 2, 1961 AS INSTRUMENT NO. 47204, OFFICIAL RECORDS, RIVERSIDE COUNTY.
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7. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 31, 1993 AS INSTRUMENT NO. 341099, OFFICIAL RECORDS, RIVERSIDE COUNTY.

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 12th DAY OF June, 2018

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

BY: [Signature]

### 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.

Todd Jorgenson  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 5/14/18 BY: [Signature]

### 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 HFC/PRP MADISON, LLC ON APRIL 14, 2017. 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 OR THEY WILL BE SET IN THOSE POSITIONS BEFORE APRIL 14, 2019, AND THAT THE MONUMENTS ARE ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE APRIL 10th, 2018

[Signature]  
DUSTIN BYRON WILTON  
L.S. 8080, LIC. EXP. 12/31/2019



### 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. 37335 WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE, ACTING ON BEHALF OF THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 14, 2017 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: May 16, 2018 MARK ANDREW STEUER  
RCE 53672 LIC. EXP. 6/30/19  
CITY ENGINEER

BY: [Signature]



### 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: 5/16/2018 CURTIS C. STEPHENS  
L.S. 7519 LIC. EXP. 12/31/19  
CITY SURVEYOR

BY: [Signature]



### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTHERN CALIFORNIA GEOTECHNICAL ON JANUARY 7, 2016 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37335

BEING A SUBDIVISION OF PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE FOR  
LOT LINE ADJUSTMENT RECORDED NOVEMBER 1, 2016 AS DOCUMENT NO.  
2016-0483282 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.  
TAIT AND ASSOCIATES, INC. APRIL 2017  
SANTA ANA, CA

### 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:

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: 5/15/18 ADAM RAYMOND,  
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: [Signature]

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$85,500.00 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.

DATE June 18, 20 18

~~CASH~~ OR SURETY TAX BOND  
JON CHRISTENSEN  
COUNTY TAX COLLECTOR  
BY: [Signature] 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 \$ 85,500.00

DATE June 18, 20 18

JON CHRISTENSEN  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### 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.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES RECORDED NOVEMBER 9, 2016 AS DOCUMENT NO. 2016-0501386, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, BLANKET OVER PARCELS 1 THROUGH 4, NOT PLOTTED).

Todd Jorgenson  
PUBLIC UTILITY GENERAL MANAGER

DATE: [Signature] 5/14/18 BY: [Signature]  
cg #

### 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:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS PURPOSES, RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581435, OFFICIAL RECORDS, RIVERSIDE COUNTY. (NOT PLOTTED, EXACT LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION, INSPECTION, MAINTAINING, RETROFITTING, REPAIRING SAID STORM WATER INFILTRATION BASIN AND INCIDENCES THERETO BY WAY OF SUCH ROADS OR PASSAGEWAYS, RECORDED NOVEMBER 18, 2016 AS DOCUMENT NO. 2016-0515981, OFFICIAL RECORDS, RIVERSIDE COUNTY.

ACCESS DENIAL TO ADJACENT FREEWAY RECORDED APRIL 15, 1953 IN BOOK 1462, PAGE 255 AND RECORDED OCTOBER 3, 1960 AS INSTRUMENT NO. 85656, OFFICIAL RECORDS, RIVERSIDE COUNTY.

RECIPROCAL EASEMENT AGREEMENT, BETWEEN PRP INVESTORS MADISON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GLENWOOD SHOPPING CENTER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ALUM ROCK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND CIRCLE K STORES INC., A TEXAS CORPORATION, RECORDED SEPTEMBER 13, 2013 AS DOCUMENT NO. 2013-0447639, OFFICIAL RECORDS, RIVERSIDE COUNTY.

GRANT OF RECIPROCAL EASEMENTS, BY HFC/PRP MADISON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 23, 2016, AS DOCUMENT NO. 2016-0069207, OFFICIAL RECORDS AND MODIFICATIONS RECORDED OCTOBER 21, 2016 AS DOCUMENT NO. 2016-0464054, OFFICIAL RECORDS, RIVERSIDE COUNTY.

### 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 April 17, 2018 BEFORE ME, Jennifer Lynn Dedinsky, A NOTARY PUBLIC, PERSONALLY APPEARED Brett Del Valle 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

SIGNATURE [Signature] MY COMMISSION EXPIRES December 23, 2020

Jennifer Lynn Dedinsky PRINCIPAL PLACE OF BUSINESS Orange COUNTY

### 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 April 18, 2018 BEFORE ME, Tracy Lee Epps, A NOTARY PUBLIC, PERSONALLY APPEARED Cynthia Y. Martinez 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

SIGNATURE [Signature] MY COMMISSION EXPIRES 10-22-2021

Tracy Lee Epps PRINCIPAL PLACE OF BUSINESS Orange COUNTY

### 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 Los Angeles ) SS

ON April 19, 2018 BEFORE ME, Yejoo Lee, A NOTARY PUBLIC, PERSONALLY APPEARED Yong Chan Han and Yeoun Si Han 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

SIGNATURE [Signature] MY COMMISSION EXPIRES 9-14-2019

Yejoo Lee PRINCIPAL PLACE OF BUSINESS Los Angeles COUNTY

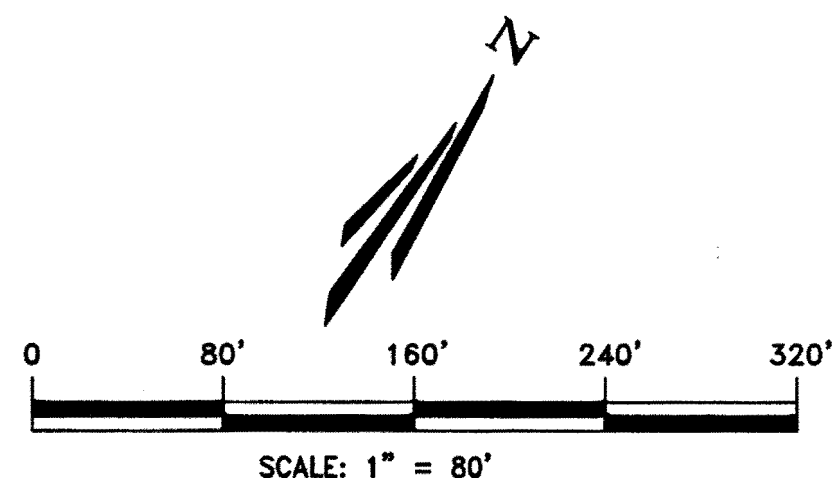
245  
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# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37335

BEING A SUBDIVISION OF PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE FOR  
LOT LINE ADJUSTMENT RECORDED NOVEMBER 1, 2016 AS DOCUMENT NO.  
2016-0483282 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

TAIT AND ASSOCIATES, INC.  
SANTA ANA, CA

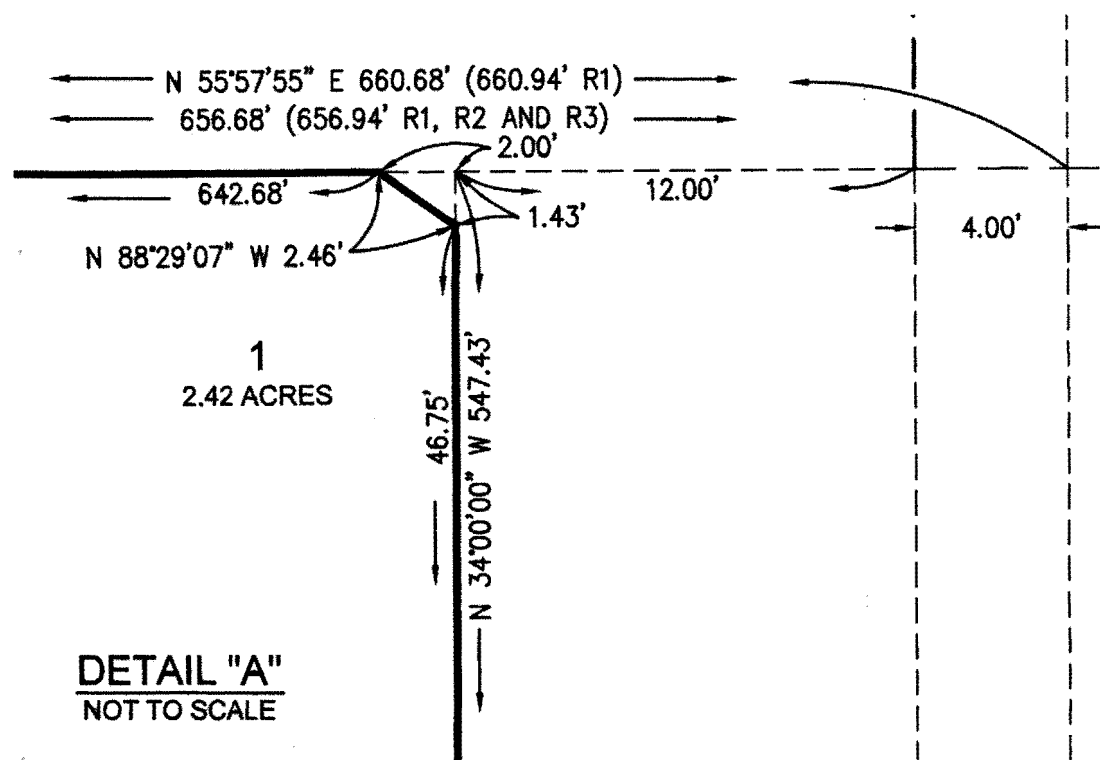
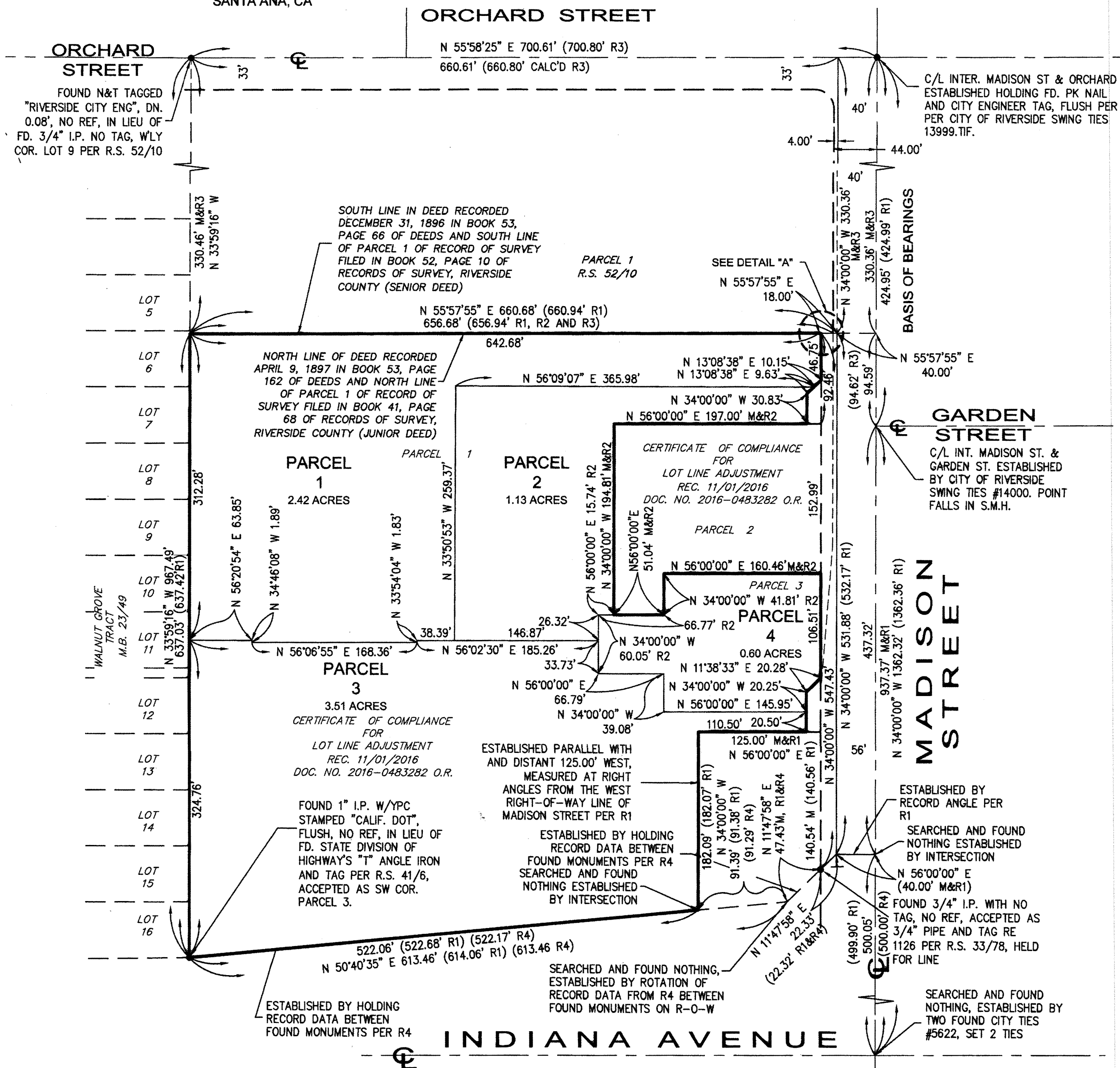
APRIL 2017



### SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS TAKEN FROM THE CENTERLINE OF MADISON STREET BEING NORTH 34°00' WEST PER R1.

- INDICATES MONUMENT FOUND AS NOTED.
- I.P. INDICATES IRON PIPE
- ⊕ INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY LINE
- INDICATED INTERIOR PARCEL LINES
- SET 1" I.P. X 18" AT ALL PARCEL CORNERS TAGGED "PLS 8080"
- M INDICATES MEASURED DATA.
- (R1) INDICATES RECORD DATA PER RECORD OF SURVEY BOOK 33 PAGE 78, RECORDS OF RIVERSIDE COUNTY.
- (R2) INDICATES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED 11/01/2016 AS DOCUMENT NO. 2016-0483282, O.R., RIVERSIDE COUNTY.
- (R3) INDICATES RECORD DATA PER RECORD OF SURVEY BOOK 52 PAGE 10, RECORDS OF RIVERSIDE COUNTY.
- (R4) INDICATES RECORD DATA PER CALTRANS RIGHT OF WAY APPRAISAL MAP, MAP NO. 428515-4A.
- SEE SHEET 4 FOR EASEMENTS
- YPC YELLOW PLASTIC CAP



EASEMENT NOTES:

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES RECORDED NOVEMBER 9, 2016 AS DOCUMENT NO. 2016-0501386, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, BLANKET OVER PARCELS 1 THROUGH 4, NOT PLOTTED).

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581435, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, BLANKET OVER PARCELS 1 THROUGH 4, NOT PLOTTED).

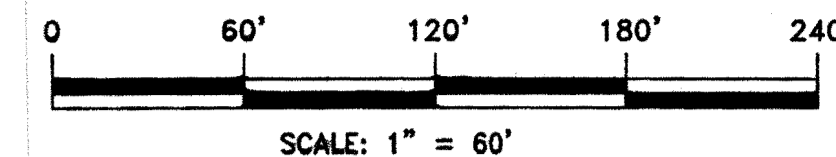
AN EASEMENT AND RIGHT-OF-WAY IN FAVOR OF THE CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 19, 2017 AS DOCUMENT NO. 2017-0386619, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, PLOTTED HEREON).

STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION, INSPECTION, MAINTAINING, RETROFITTING, REPAIRING SAID STORM WATER INFILTRATION BASIN AND INCIDENCES THERETO BY WAY OF SUCH ROADS OR PASSAGEWAYS, RECORDED NOVEMBER 18, 2016 AS DOCUMENT NO. 2016-0515981, OFFICIAL RECORDS, RIVERSIDE COUNTY.

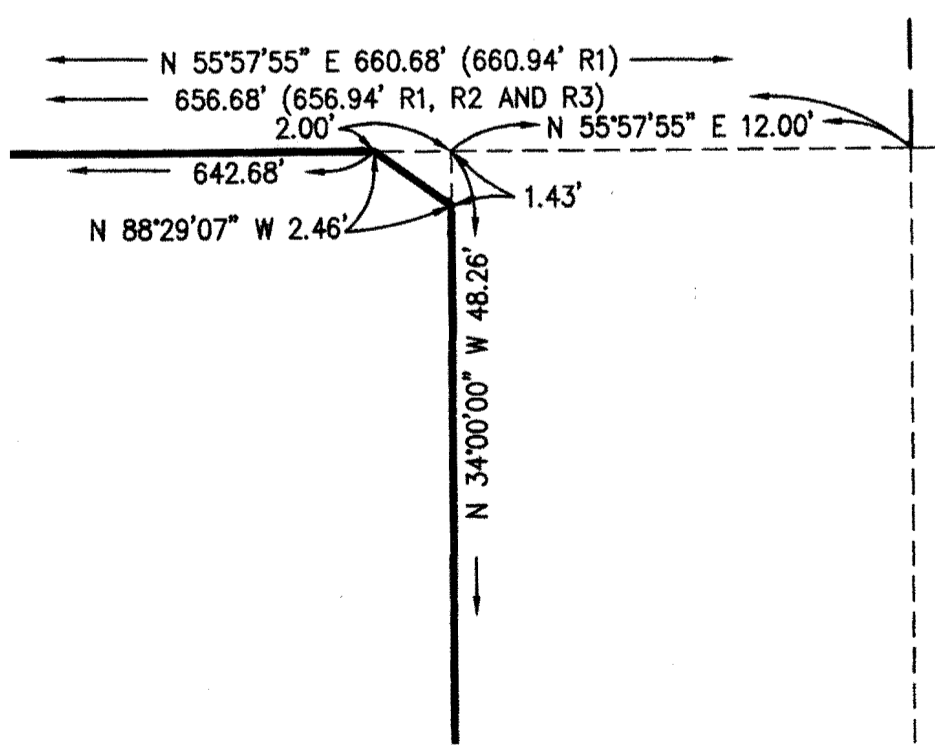
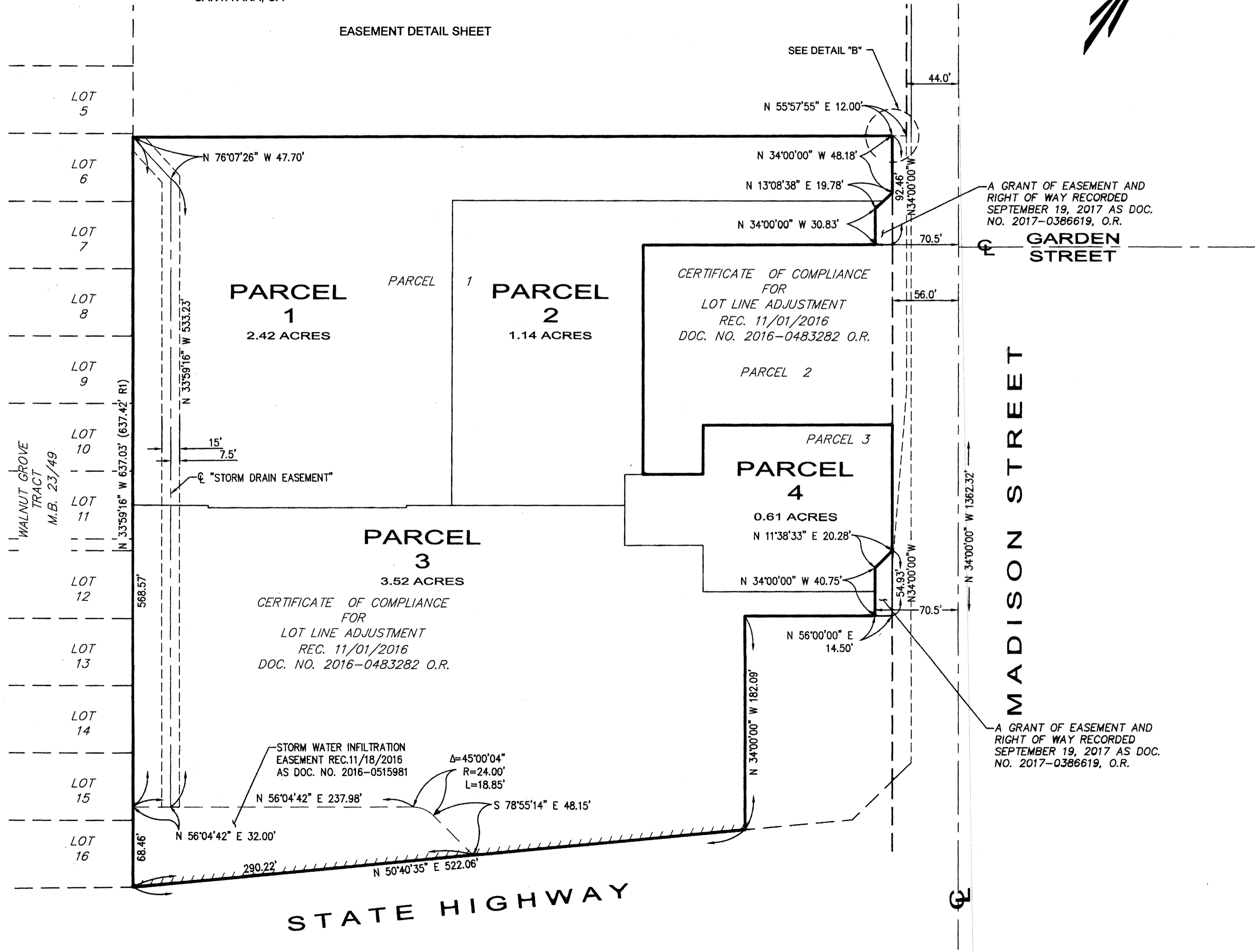
ACCESS DENIAL TO ADJACENT FREEWAY RECORDED APRIL 15, 1953 IN BOOK 1462, PAGE 255 AND RECORDED OCTOBER 3, 1960 AS DOCUMENT NO. 85656, OFFICIAL RECORDS, RIVERSIDE COUNTY.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 37335**

BEING A SUBDIVISION OF PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED NOVEMBER 1, 2016 AS DOCUMENT NO. 2016-0483282 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.  
TAIT AND ASSOCIATES, INC. APRIL 2017  
SANTA ANA, CA



EASEMENT DETAIL SHEET



DETAIL 'B'  
SCALE: 1"=5'

A GRANT OF EASEMENT AND RIGHT OF WAY RECORDED SEPTEMBER 19, 2017 AS DOC. NO. 2017-0386619, O.R.

A GRANT OF EASEMENT AND RIGHT OF WAY RECORDED SEPTEMBER 19, 2017 AS DOC. NO. 2017-0386619, O.R.