

237
9
CJA

5 PARCELS
80.085 ACRES (GROSS)
79.274 ACRES (NET)

PARCEL MAP NO. 34707

SHEET 1 OF 4 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY 2007 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

RECORDER'S STATEMENT:
FILED THIS 29TH DAY OF May
2014, AT 4:04 P.M. IN BOOK 253
OF PARCEL MAPS, AT PAGES 9-12, AT
THE REQUEST OF THE CITY CLERK OF THE
CITY OF RIVERSIDE.
NO. 2014-0187441
FEE \$16.00
LARRY W. WARD, ASSESSOR,
COUNTY CLERK AND RECORDER
BY: Suzanne Owen DEPUTY
SUBDIVISION GUARANTEE: CHICAGO 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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ON ALL PARCELS.

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

WE HEREBY REQUEST THAT THE BARRIER STRIP DESIGNATED AS "LOT-D 1' BARRIER STRIP" ON P.M. 173/97-98 BE ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET, NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIVISION MAP ACT: THAT PORTION OF ALESSANDRO BOULEVARD AS DESCRIBED IN QUITCLAIM DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 17, 1956 IN BOOK 1898, PAGE 284, ET SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY.

ALESSANDRO PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SIGMA AFFILIATES REALTY INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: CONNECTICUT GENERAL LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION, ITS OPERATIONS MEMBER

BY: SIGMA INVESTMENTS, INC., A DELAWARE CORPORATION, AUTHORIZED SIGNATORY

BY: [Signature]
PRINT NAME: Jeremy Byrne
PRINT TITLE: Vice President

BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION, UNDER A DEED OF TRUST, RECORDED APRIL 18, 2013, AS INSTRUMENT NO. 2013-0183480, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: [Signature]
PRINT NAME: Laura Lynton
PRINT TITLE: Senior 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. 34707.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE NON-ACCESS BARRIER STRIP DESIGNATED AS "LOT-D 1' BARRIER STRIP" ON P.M. 173/97-98 IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

THAT THE FOLLOWING STREET IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIVISION MAP ACT: THAT PORTION OF ALESSANDRO BOULEVARD AS DESCRIBED IN QUITCLAIM DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 17, 1956 IN BOOK 1898, PAGE 284, ET SEQ., OFFICIAL RECORDS OF 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 28TH DAY OF May, 2014.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
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 WESTERN REALCO, IN MAY, 2005. 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 THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 1, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature] 2/20/14
DATE
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXPIRES 12/31/15



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. 34707 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON MARCH 9, 2010 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: 5/2/2014

THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 8/30/14
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.

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

DATE: 4/30/14

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.

DATE: 4/30/2014

BRENT A. MASON
FINANCE DIRECTOR / TREASURER

BY: [Signature]

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 175,100.00 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.

(CASH) OR SURETY TAX BOND
BOY KENT
COUNTY TAX COLLECTOR

DATED: March 24, 20 14.

BY: [Signature] DEPUTY

237
10
CADA

5 PARCELS
80.065 ACRES (GROSS)
79.274 ACRES (NET)

PARCEL MAP NO. 34707

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY 2007 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Hartford) ss
ON April 14, 2014 BEFORE ME, Barbara Vasilakis, Notary public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Jeremy Byrne
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

Barbara W. Vasilakis
SIGNATURE OF NOTARY PUBLIC
72706
MY COMMISSION NUMBER

Barbara W. Vasilakis
PRINT NAME
10-31-17
MY COMMISSION EXPIRES

MY PRINCIPAL PLACE OF BUSINESS IS IN: Hartford COUNTY.

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:

QUESTAR SOUTHERN TRAILS PIPELINE COMPANY, SUCCESSOR IN INTEREST TO FOUR CORNERS PIPE LINE COMPANY, A DELAWARE CORPORATION, HOLDERS OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1957 IN BOOK 2184 PAGE 82, ET SEQ. OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A PUBLIC CORPORATION, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES AS SET FORTH IN THE DOCUMENTS RECORDED APRIL 23, 1964 AS INSTRUMENT NO. 50401 AND RECORDED MAY 15, 1964 AS INSTRUMENT NO. 60349, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

MARCH INLAND PORT AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR THE RIGHT OF FLIGHT OF MILITARY OR CIVILIAN AIRCRAFT AND INCIDENTAL PURPOSES, RECORDED JANUARY 1, 2013, AS DOCUMENT NO. 2013-0054918, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED 5/29/2014 AS DOCUMENT NO. 1014-D197443 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss
ON April 10, 2014 BEFORE ME, Gina Trastavina, Notary Public
Laura Lynton, Senior Vice President
(HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Laura Lynton
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

Gina Trastavina
SIGNATURE OF NOTARY PUBLIC
204676
MY COMMISSION NUMBER

Gina Trastavina
PRINT NAME
September 23, 2017
MY COMMISSION EXPIRES

MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY.

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 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 ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATE: April 29, 2014

BY: [Signature]

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 \$ 175,100.00.

DON KENT
COUNTY TAX COLLECTOR

DATE: March 24, 2014

BY: Valerie Orszag, DEPUTY

WATER FACILITIES STATEMENT:

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER CONSTRUCTIONS.

DEREK KAWAI, RCE C54253
DIRECTOR OF ENGINEERING

DATE: 04/03/2014

BY: Derek Kawai

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING ON OCTOBER 19, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

5 PARCELS
80.065 ACRES (GROSS)
79.274 ACRES (NET)

PARCEL MAP NO. 34707

SHEET 3 OF 4 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

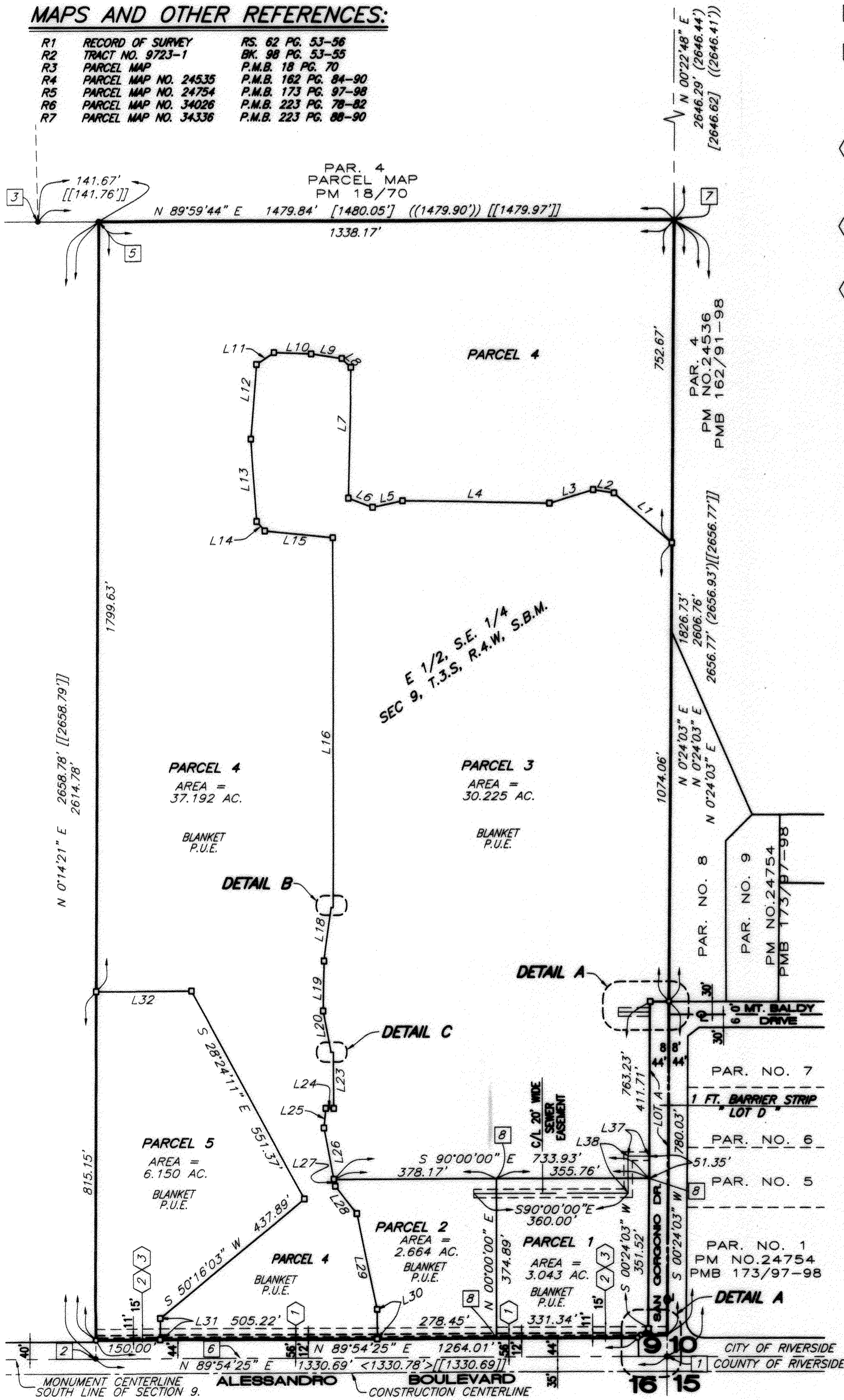
FEBRUARY 2007 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

LINE TABLE:

THIS SHEET ONLY			INDEX	BEARING	LENGTH
INDEX	BEARING	LENGTH			
L1	S49°13'37"E	177.98'	L20	N10°47'48"W	94.39'
L2	S81°17'49"E	48.77'	L21	N5°08'03"E	2.99'
L3	N73°09'25"E	106.45'	L22	N89°35'56"W	6.90'
L4	S88°45'08"E	342.62'	L23	N0°00'00"E	131.13'
L5	N77°50'42"E	70.71'	L24	S89°35'56"E	18.67'
L6	S69°27'26"E	59.63'	L25	N5°08'03"E	45.86'
L7	S1°08'30"W	305.34'	L26	S10°58'06"E	121.80'
L8	S45°05'36"E	29.76'	L27	S10°58'06"E	16.76'
L9	S81°35'17"E	72.05'	L28	N37°18'30"W	80.95'
L10	S87°42'10"E	86.74'	L29	N11°53'55"W	229.72'
L11	N55°31'24"E	49.64'	L30	N0°05'35"W	69.71'
L12	N4°30'59"E	175.14'	L31	N0°14'21"E	50.00'
L13	N4°10'15"W	192.02'	L32	N90°00'00"E	221.29'
L14	N40°53'59"W	29.14'	L33	S45°09'14"W	8.53'
L15	N84°18'22"W	159.05'	L34	S45°09'14"W	23.86'
L16	N0°00'00"E	866.47'	L35	N89°54'25"E	60.80'
L17	N90°00'00"E	5.10'	L36	S89°54'25"W	44.00'
L18	N7°42'54"E	126.25'	L37	S00°00'00"E	49.36'
L19	N1°06'39"E	116.80'	L38	S00°00'00"W	86.34'
			L39	S00°00'00"E	73.73'

MAPS AND OTHER REFERENCES:

R1	RECORD OF SURVEY	RS. 62 PG. 53-56
R2	TRACT NO. 9723-1	BK. 98 PG. 53-55
R3	PARCEL MAP	P.M.B. 18 PG. 70
R4	PARCEL MAP NO. 24535	P.M.B. 162 PG. 84-90
R5	PARCEL MAP NO. 24754	P.M.B. 173 PG. 97-98
R6	PARCEL MAP NO. 34026	P.M.B. 223 PG. 78-82
R7	PARCEL MAP NO. 34336	P.M.B. 223 PG. 88-90



MONUMENT & ESTABLISHMENT NOTES:

- FOUND 2" COPPERWELD MONUMENT; DWN 0.5 FT; STAMPED 9,10,16,15 AS PER R-1, ACCEPTED AS THE S.E. CORNER OF SECTION 9, T. 3 S, R. 4 W, S.B.B.M.
- FOUND 3/4" IRON PIPE; DWN 0.4 FT; NO TAG. ACCEPTED AS THE S.W. CORNER OF THE E 1/2, S.E. 1/4, SECTION 9, T. 3 S, R. 4 W, S.B.B.M. AS PER R-2; DESTROYED DUE TO CONSTRUCTION; FOUND BRASS DISC STAMPED "L.S. 5413", NO REF. OFF: N 33°14'54" W 0.11'.
- FOUND NAIL AND TAG, L.S. 3385 IN LARGE ROCK AS PER R-4 AND R-3. ACCEPTED AS A POINT ON THE EAST-WEST CENTER OF SECTION 9, T. 3 S, R. 4 W AND AS THE SOUTH EAST CORNER OF PARCEL 74, R-4.
- FOUND 1" IRON PIPE; FLUSH NO TAG; ACCEPTED AS THE N.E. CORNER OF SECTION 9, T. 3 S, R. 4 W AS PER R-1, R-3 AND R-4; SET TAG "L.S. 5750".
- FOUND A NAIL IN A LARGE ROCK; ACCEPTED AS THE NORTH WEST CORNER OF THE E 1/2 OF THE SE 1/4, SECTION 9, T. 3 S, R. 4 W, PER R-7; SET TAG "L.S. 5750".
- USED THE LINE BETWEEN 1 AND 2 AS THE BASIS OF BEARINGS AS PER R-1.
- FOUND 1" IRON PIPE WITH PLASTIC PLUG, TAGGED "L.S. 5529" IN DIRT; 0.6 DWN; ACCEPTED AS THE EAST 1/4 CORNER OF SECTION 9, T. 3 S, R. 4 W PER R-6.

EASEMENT NOTES:

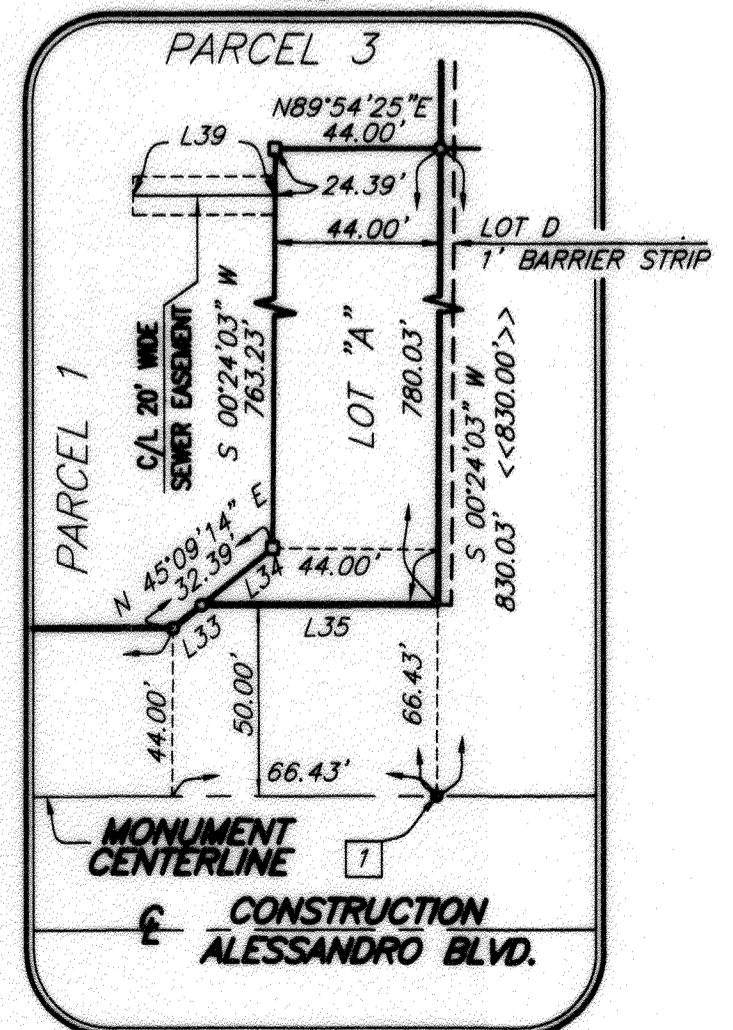
- PERTAINS TO AN EASEMENT GRANTED QUESTAR SOUTHERN TRAILS PIPELINE COMPANY, SUCCESSOR IN INTEREST TO FOUR CORNERS PIPELINE COMPANY, A DELAWARE CORPORATION, FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1957 IN BOOK 2184 PAGE 82, ET SEQ., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- PERTAINS TO AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A PUBLIC CORPORATION, FOR PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1964 AS INSTRUMENT NO. 50401 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- PERTAINS TO AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A PUBLIC CORPORATION, FOR PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT RECORDED MAY 15, 1964 AS INSTRUMENT NO. 80349 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- PERTAINS TO AN EASEMENT GRANTED TO MARCH INLAND PORT AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR THE RIGHT OF FLIGHT OF MILITARY OR CIVILIAN AIRCRAFT AND INCIDENTAL PURPOSES, RECORDED JANUARY 1, 2013, AS DOCUMENT NO. 2013-0054918, OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS BLANKET IN NATURE AND AFFECTS PARCELS 1 THROUGH 5 AND LETTERED LOT "A".

SURVEYOR'S NOTES:

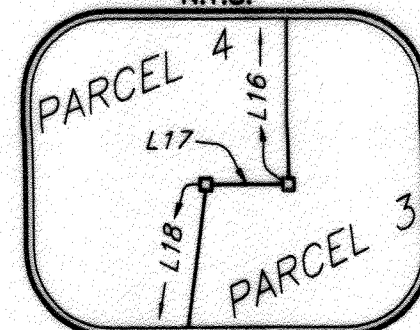
THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 9, T3S, R4W, S.B.B.M. BEING N 89°54'25" E AS PER RECORD OF SURVEY FILED IN BOOK 62 PAGES 53-56, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 2" IRON PIPE, TAGGED "L.S.5750"; FLUSH.
- INDICATES SET 1" IRON PIPE, TAGGED "L.S.5750"; FLUSH.
- ⊠ INDICATES LEAD, TACK, & TAG, TAGGED "L.S.5750"; FLUSH.
- () INDICATES RECORD DATA PER R1
- < > INDICATES RECORD DATA PER R2
- [] INDICATES RECORD DATA PER R3
- (()) INDICATES RECORD DATA PER R4
- << >> INDICATES RECORD DATA PER R5
- [[]] INDICATES RECORD DATA PER R7

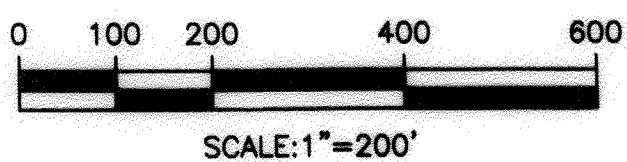
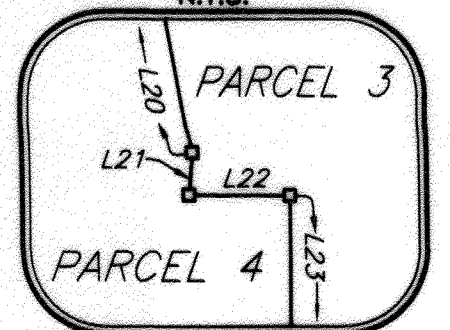
DETAIL A N.T.S.



DETAIL B N.T.S.



DETAIL C N.T.S.



SEE SHEET 4 FOR PRIVATE EASEMENTS

237
12

5 PARCELS
80.065 ACRES (GROSS)
79.274 ACRES (NET)

PARCEL MAP NO. 34707

SHEET 4 OF 4 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9,
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FEBRUARY 2007 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

EASEMENT NOTES
SEE SHEET 3

SURVEYOR'S NOTES
SEE SHEET 3

MONUMENT & ESTABLISHMENT NOTES
SEE SHEET 3

PRIVATE EASEMENT NOTES:

SHEET 3 ONLY

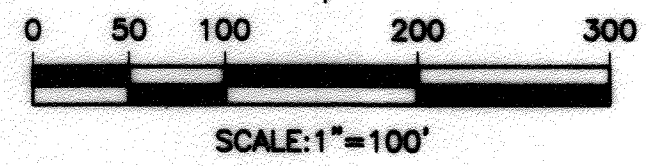
(5) COVENANTS, CONDITIONS, RESTRICTIONS, & EASEMENTS
RECORDED 6/23/11 AS DOCUMENT NO. 2014-0191443
OF RIVERSIDE COUNTY.

LINE TABLE:

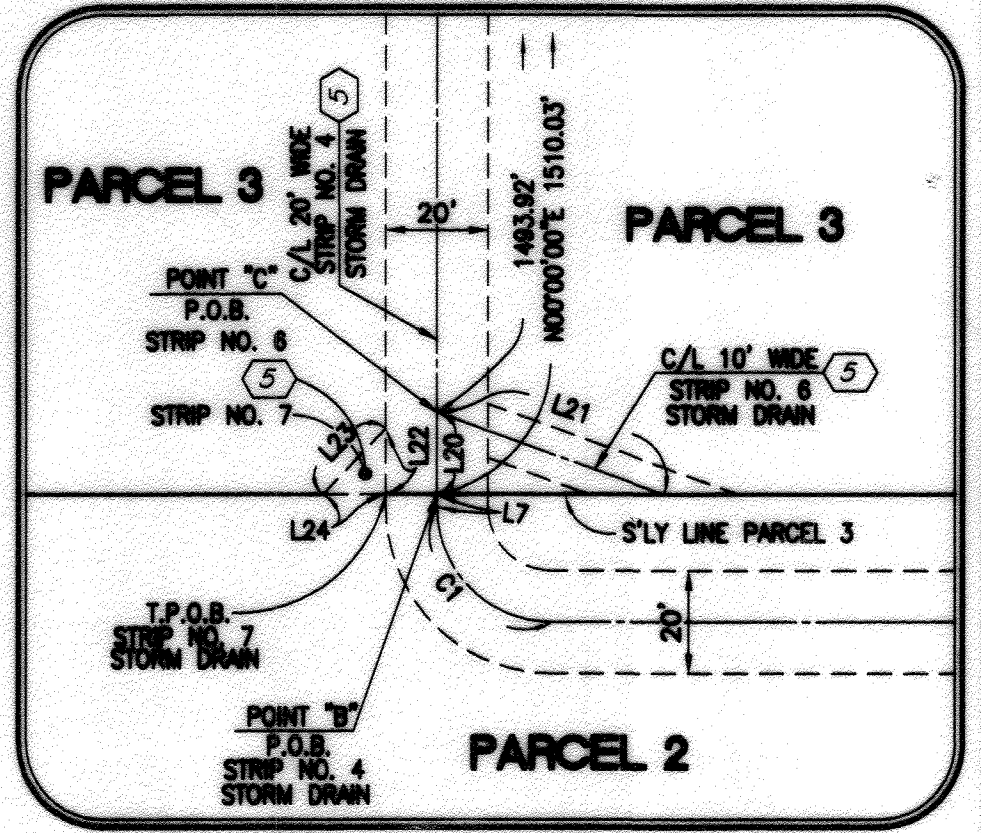
THIS SHEET ONLY INDEX	BEARING	LENGTH
L1	N 90°00'00" W	21.00'
L2	N 90°00'00" E	21.00'
L3	S 00°00'00" W	49.10'
L4	S 00°00'00" E	25.00'
L5	N 70°00'00" W	80.06'
L6	N 25°00'00" W	12.31'
L7	N 00°00'00" E	2.50'
L8	S 01°08'30" W	95.17'
L9	N 84°18'22" W	159.05'
L10	N 40°53'39" W	29.14'
L11	N 04°10'15" W	192.02'
L12	N 04°30'59" E	175.14'
L13	N 55°31'24" E	49.64'
L14	S 87°42'10" E	86.74'
L15	S 81°35'17" E	72.05'
L16	S 45°05'36" E	29.76'
L17	S 00°00'00" E	100.14'
L18	S 84°18'22" E	11.53'
L19	S 50°00'00" W	26.98'
L20	S 00°00'00" E	16.12'
L21	S 70°00'00" E	47.13'
L22	S 00°00'00" E	12.88'

LINE TABLE:

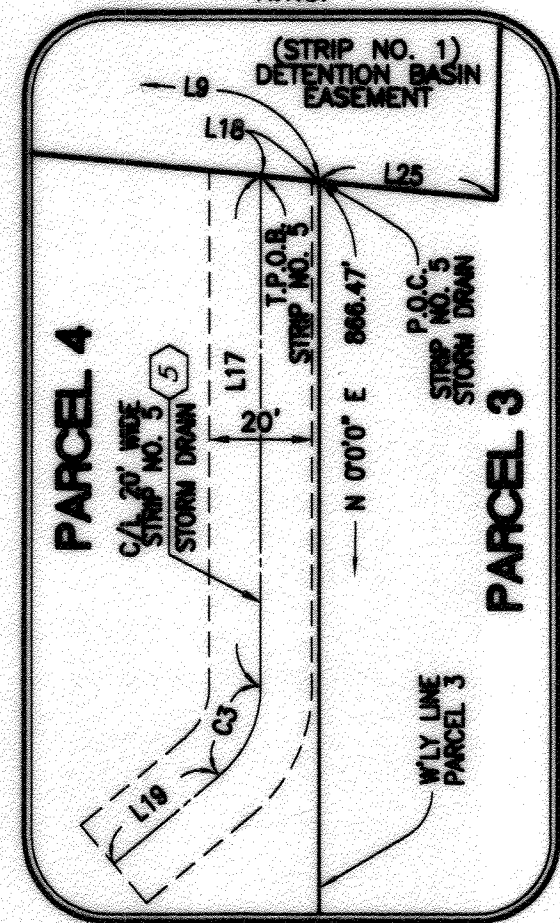
THIS SHEET ONLY INDEX	BEARING	LENGTH
L23	N 43°37'59" E	17.79'
L24	N 90°00'00" W	12.28'
L25	N 84°18'22" W	34.62'
L26	S 00°00'00" E	60.27'
L27	N 00°24'03" E	36.90'
L28	N 90°00'00" E	44.58'
L29	N 90°00'00" W	46.29'
L30	N 00°00'00" E	25.00'
L31	N 00°00'00" E	25.14'
L32	N 00°00'00" E	50.14'
L33	N 00°24'03" E	35.07'
L34	N 00°24'03" E	36.24'
L35	N 00°24'03" E	71.31'
L36	N 48°28'57" W	1.29'
L37	N 00°05'35" W	39.98'
L38	N 00°05'35" W	40.02'
L39	N 89°54'25" E	13.08'
L40	N 89°54'25" E	12.95'
L41	N 89°54'25" E	26.03'
L42	N 89°54'25" E	16.61'
L43	N 89°54'25" E	16.58'
L44	N 89°54'25" E	33.20'



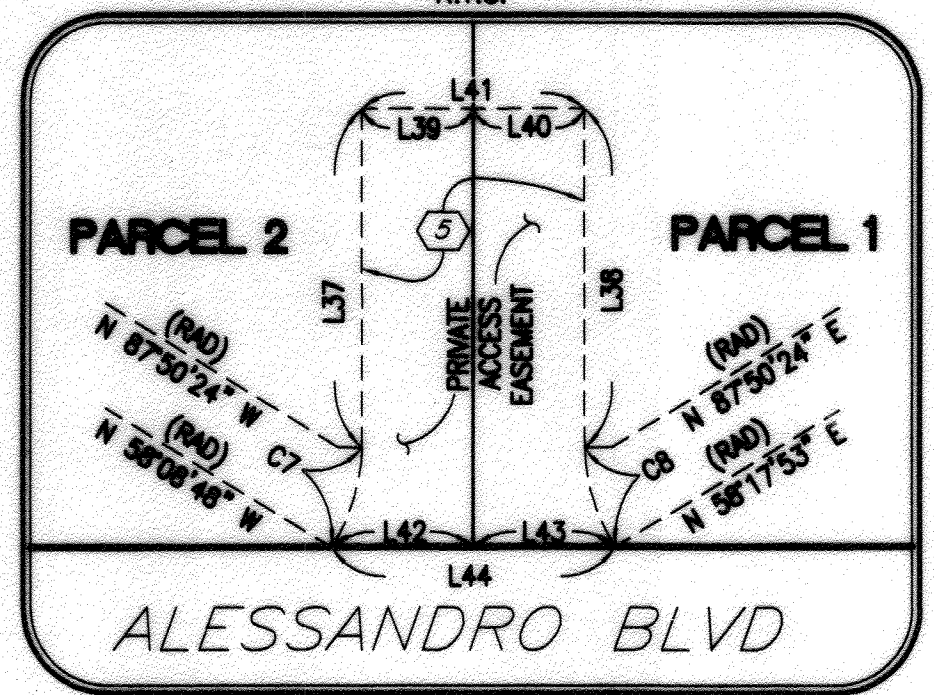
DETAIL "D"
N.T.S.



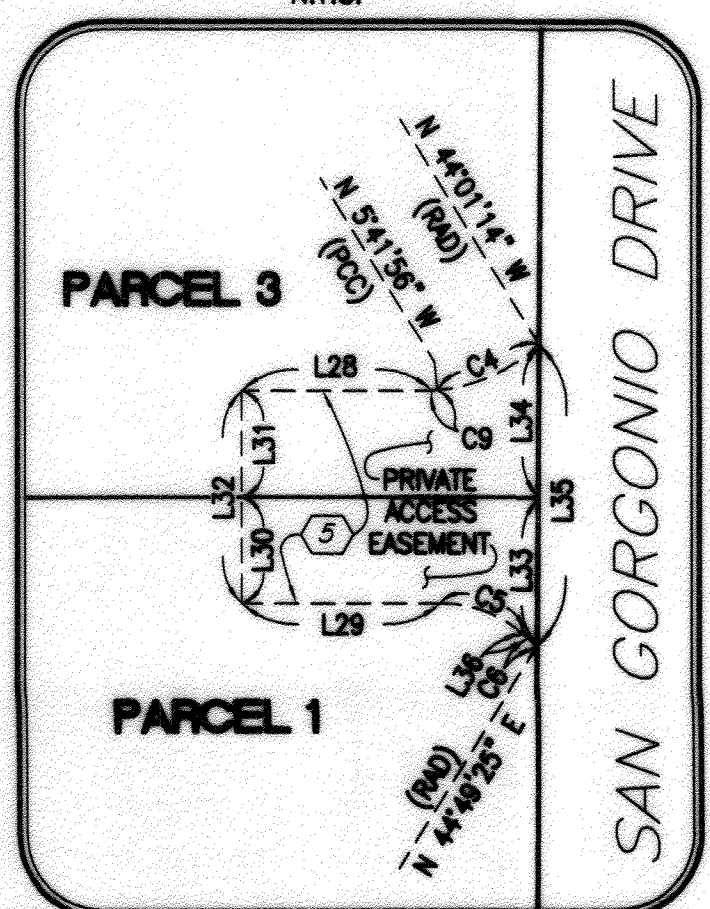
DETAIL "E"
N.T.S.



DETAIL "F"
N.T.S.



DETAIL "G"
N.T.S.



CURVE TABLE:

THIS SHEET ONLY INDEX	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	22.50'	35.34'	22.50'
C2	25°00'00"	45.00'	19.63'	9.98'
C3	50°00'00"	22.50'	19.63'	10.49'
C4	38°19'18"	40.00'	26.75'	13.90'
C5	40°44'46"	30.00'	21.33'	11.14'
C6	04°18'21"	40.00'	3.01'	1.50'
C7	29°41'36"	24.00'	12.44'	6.36'
C8	29°32'31"	24.00'	12.37'	6.33'
C9	05°41'57"	12.00'	1.19'	0.60'

