

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...

CHASE HOLDING, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: IRVING M. CHASE

TITLE: MANAGER

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...

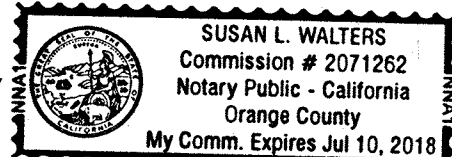
STATE OF CALIFORNIA COUNTY OF ORANGE ON 5/19/17 BEFORE ME Susan L. Walters, A NOTARY PUBLIC PERSONALLY APPEARED Irving M. Chase

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)...

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 Susan L. Walters



PRINT NAME NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: Orange

COMMISSION EXPIRES: July 10, 2018

COMMISSION # OF NOTARY: 2071262

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: 8/10/17

ADAM RAYMOND ACTING CHIEF FINANCIAL OFFICER/CITY TREASURER

SIGNATURE Adam Raymond

PARCEL MAP NO. 36861

BEING A SUBDIVISION OF PARCELS 1, 2, AND 3 OF RECORD OF SURVEY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 34, PAGE 32 OF RECORDS OF SURVEY...

RICK ENGINEERING COMPANY RIVERSIDE, CA

APRIL 2015

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...

GIRISH BALACHANDRAN, PUBLIC UTILITIES GENERAL MANAGER

DATE: 8/8/17 BY: Girish Balachandran for Rick Engineering

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILLING THE ANNEXED MAP.

AN EASEMENT IN FAVOR OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AND THE RIVERSIDE CANAL COMPANY FOR WATER DITCH FOR IRRIGATION AND INCIDENTAL PURPOSES RECORDED 4-26-1882 IN BOOK 28 OF DEEDS, PAGE 635.

AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES, DITCHES AND OTHER CONDUITS AND INCIDENTAL PURPOSES RECORDED 8-14-1885 IN BOOK 42 OF DEEDS, PAGE 294 AND 296.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED 1-17-1925 AS BOOK 645 OF DEEDS, PAGE 69 ET. SEQ.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLES, LINE OF POLES AND SUPPORTING STRUCTURES AND INCIDENTAL PURPOSES RECORDED 10-30-1959 AS INST. NO. 93040.

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLES, LINE OF POLES AND SUPPORTING STRUCTURES AND INCIDENTAL PURPOSES RECORDED 6-23-1961 AS INST. NO. 54212.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED 7-20-2017 DOC. NO. 2017-0295855

GIRISH BALACHANDRAN, PUBLIC UTILITIES GENERAL MANAGER

DATE: 8/8/17 BY: Girish Balachandran for Rick Engineering

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 \$ 10,700.00

DATE: June 27, 2017

DON KENT COUNTY TAX COLLECTOR

BY: Theresa Katheral DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,700.00 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...

DATE: June 27, 2017

CASH OR SURETY BOND

DON KENT COUNTY TAX COLLECTOR

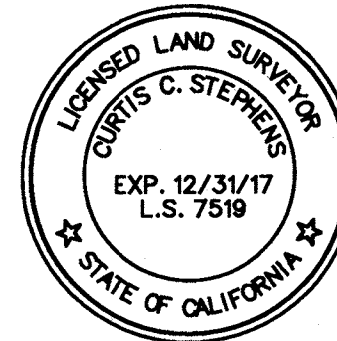
BY: Theresa Katheral DEPUTY

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: 8/10/17

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



BY: Curtis C. 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 IN FAVOR OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AND THE RIVERSIDE CANAL COMPANY FOR WATER DITCH FOR IRRIGATION AND INCIDENTAL PURPOSES RECORDED 4-26-1882 IN BOOK 28 OF DEEDS, PAGE 635.

AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES, DITCHES AND OTHER CONDUITS AND INCIDENTAL PURPOSES RECORDED 8-14-1885 IN BOOK 42 OF DEEDS, PAGE 294 AND 296.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED 1-17-1925 AS BOOK 645 OF DEEDS, PAGE 69 ET. SEQ.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLES, LINE OF POLES AND SUPPORTING STRUCTURES AND INCIDENTAL PURPOSES RECORDED 10-30-1959 AS INST. NO. 93040.

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLES, LINE OF POLES AND SUPPORTING STRUCTURES AND INCIDENTAL PURPOSES RECORDED 6-23-1961 AS INST. NO. 54212.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED 7-20-2017 DOC. NO. 2017-0295855

RECORDER'S STATEMENT

FILED THIS 21st DAY OF August, 2017 AT 12:39 P.M. IN BOOK 243 OF PARCEL MAPS, AT PAGES 46-48 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO. 2017-0345027 FEE: \$ 14.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: Maria Sherrill J. Abrera DEPUTY

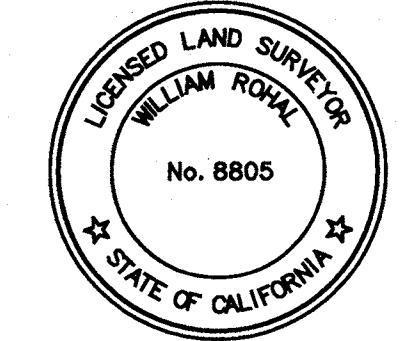
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 FAIBARG V, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ON SEPTEMBER 26, 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 OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 1, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 5-16-2017

WILLIAM F. ROHAL L.S. 8805 EXPIRES 6-30-2018

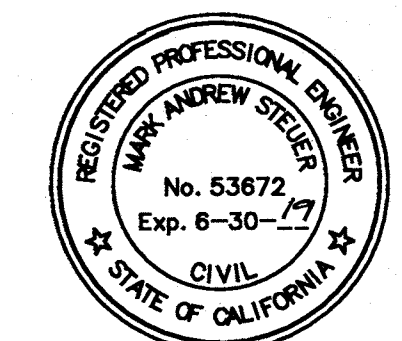


CITY ENGINEER'S STATEMENT

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 36861 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JANUARY 26, 2016 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. 6/30/19 CITY ENGINEER

BY: Mark Andrew Steuer



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.

EASEMENT NOTES

- 1 AN EASEMENT IN FAVOR OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AND THE RIVERSIDE CANAL COMPANY FOR WATER DITCH FOR IRRIGATION AND INCIDENTAL PURPOSES RECORDED 4-26-1882 IN BOOK 28 OF DEEDS, PAGE 635. CANNOT BE PLOTTED FROM RECORD.
- 2 AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES, DITCHES AND OTHER CONDUITS AND INCIDENTAL PURPOSES RECORDED 8-14-1885 IN BOOK 42 OF DEEDS, PAGE 294 AND 296. CANNOT BE PLOTTED FROM RECORD.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED 1-17-1925 AS BOOK 645 OF DEEDS, PAGE 69 ET. SEQ.
- 4 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLES, LINE OF POLES AND SUPPORTING STRUCTURES AND INCIDENTAL PURPOSES RECORDED 10-30-1959 AS INST. NO. 93040.
- 5 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLES, LINE OF POLES AND SUPPORTING STRUCTURES AND INCIDENTAL PURPOSES RECORDED 6-23-1961 AS INST. NO. 54212.
- 6 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES RECORDED 7-20-2017 DOC. NO. 2017-0295855.

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

PARCEL MAP NO. 36861

BEING A SUBDIVISION OF PARCELS 1, 2, AND 3 OF RECORD OF SURVEY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 34, PAGE 32 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF LOT 7 OF MCCOLLOUGH TRACT, AS PER MAP RECORDED IN BOOK 10, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF LOTS 1, 2, 3 AND 4 OF LOT 1 AND A PORTION OF LOT 2 MCCOLLOUGH TRACT AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS AT PAGE 5 THEREOF, RECORDS OF SAID COUNTY. LOCATED IN PROTRACTED SECTION 13, T. 2 S., R. 5 W., JURUPA RANCHO M. B. 1/47 S.B.
 RICK ENGINEERING COMPANY
 RIVERSIDE, CA

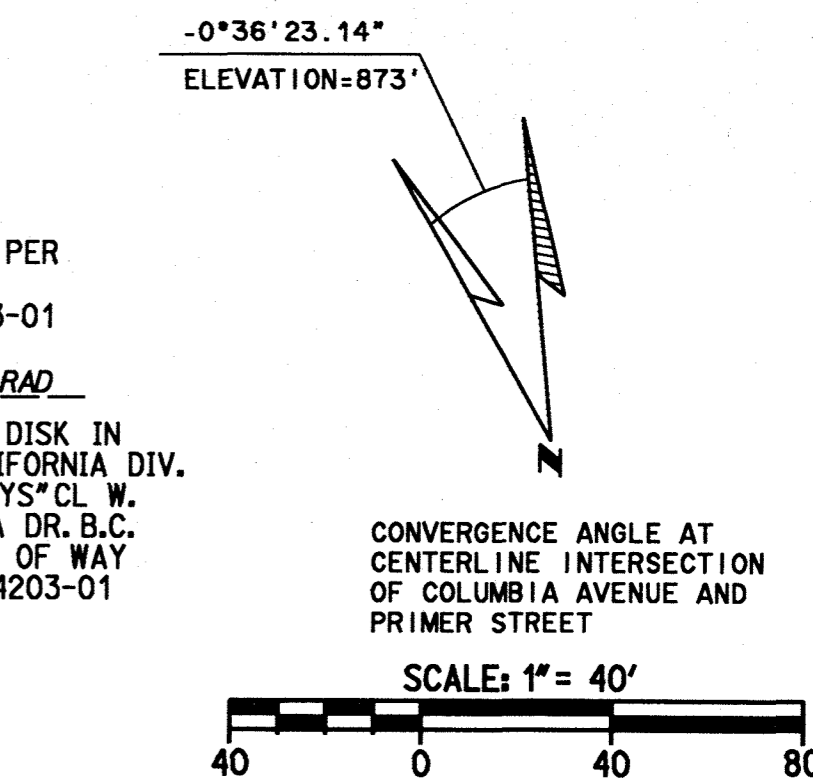
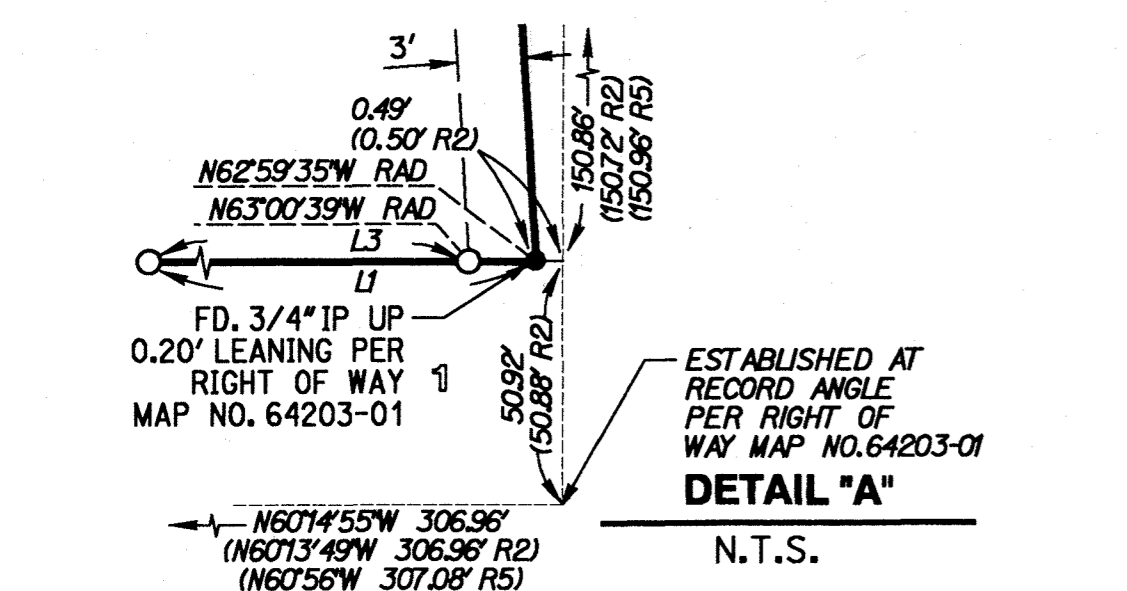
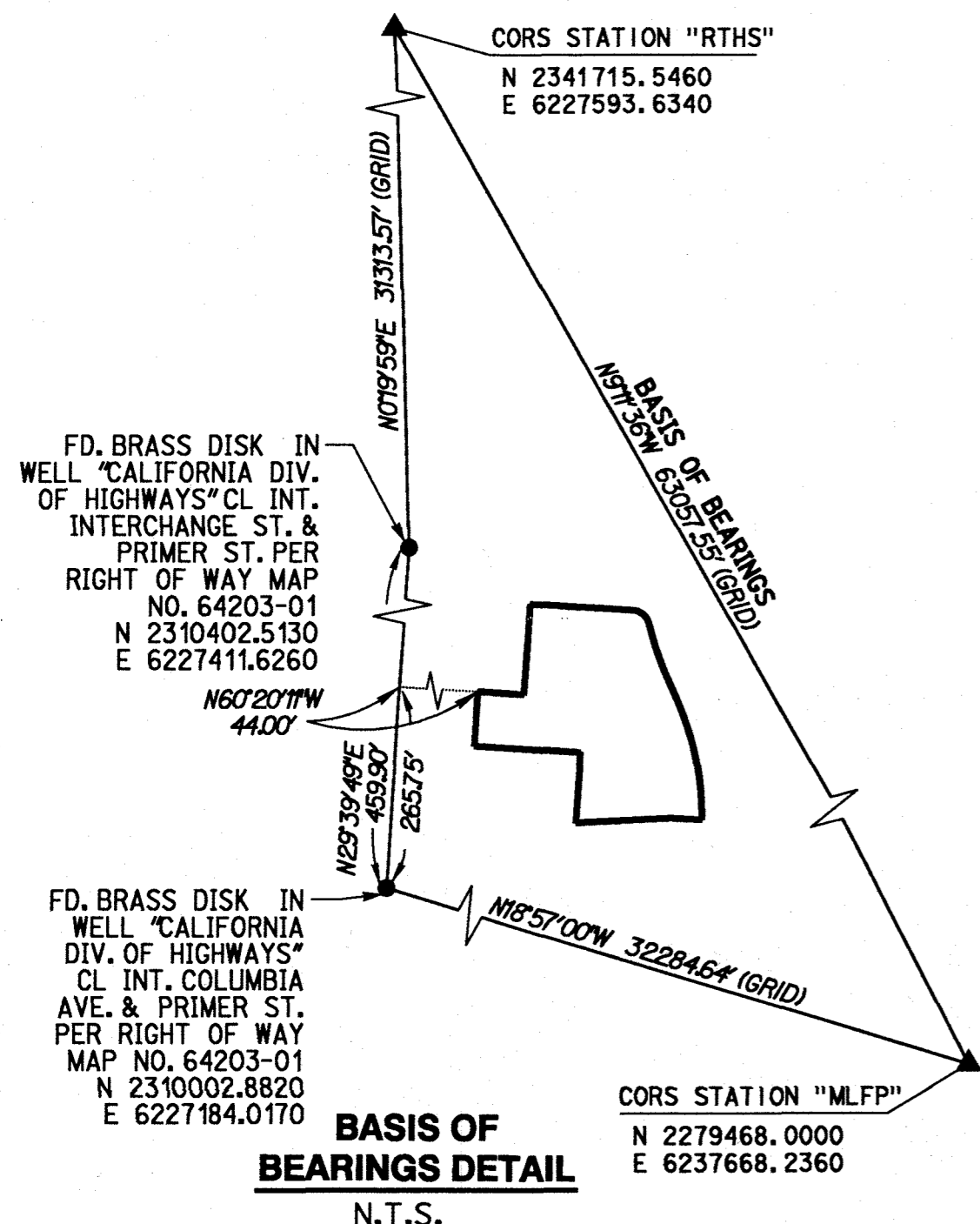
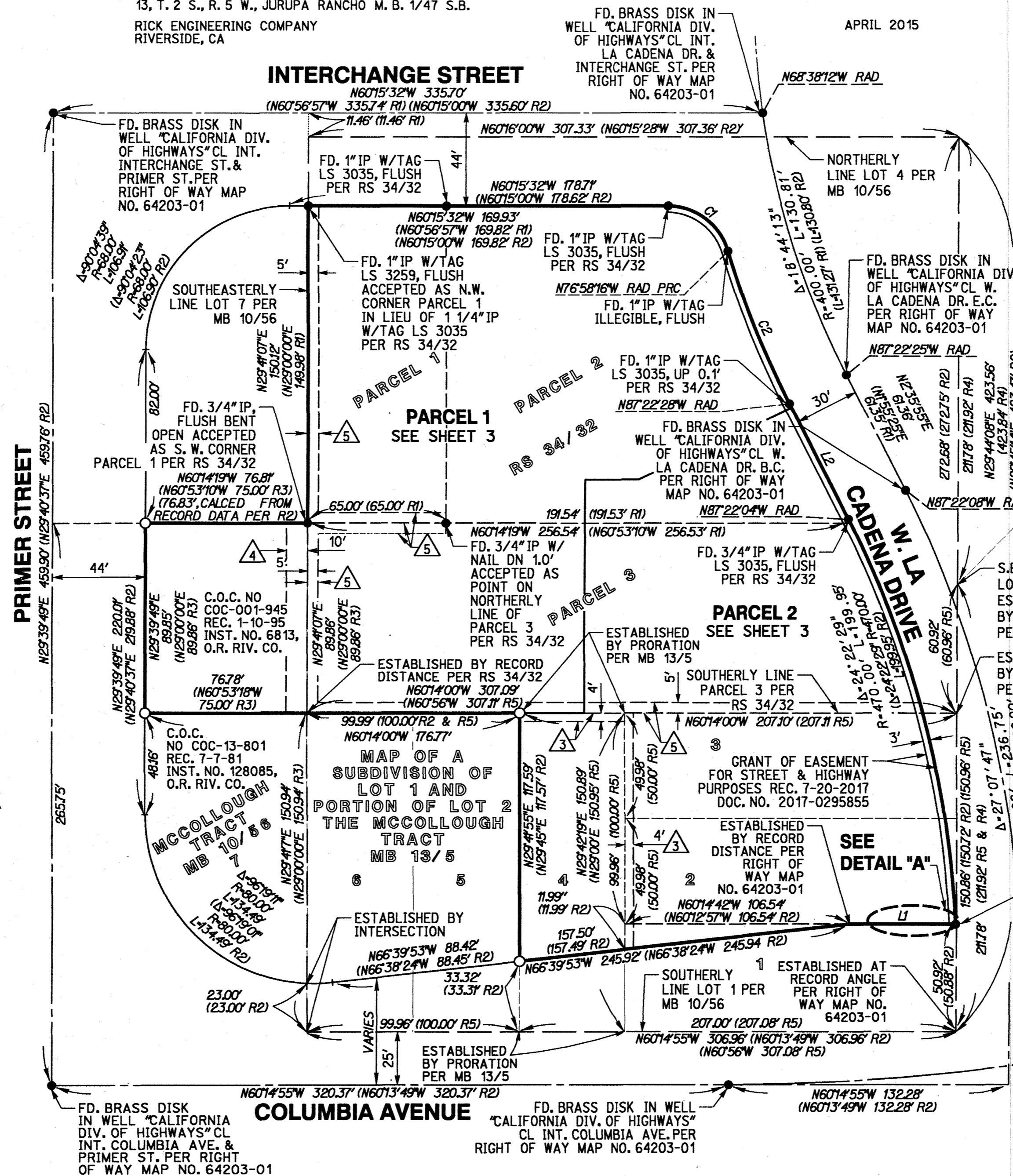
SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (2007.00 EPOCH), ZONE 6, AS DETERMINED LOCALLY BY A TIE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "MLFP" AND "RTHS". DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.9999854213, AVERAGE ELEVATION ABOVE MEAN SEA LEVEL = 873'. SHOWN AS N 9°11'36" W.

1. ● INDICATES FOUND AS NOTED.
2. ○ INDICATES SET 1" IRON PIPE TAGGED LS 8805, FLUSH.
3. ▲ FOUND CORS CONTROL STATION AS NOTED.
4. THIS TRACT CONTAINS 1.978 ACRES GROSS.
5. ——— INDICATES SUBDIVISION BOUNDARY.
6. RAD ——— INDICATES RADIAL BEARING.
7. R1 ——— INDICATES RECORD PER RS 34/32.
8. R2 ——— INDICATES RECORD OR CALCULATED FROM RECORD PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 64203-01.
9. R3 ——— INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE NO. 001-945 RECORDED JAN. 10, 1995 AS DOCUMENT NO. 6813, O.R. RIV. CO.
10. R4 ——— INDICATES RECORD PER MB 10/56.
11. R5 ——— INDICATES RECORD PER MB 13/5.
12. * INDICATES EASEMENT ITEM.

NAME	DIRECTION	LENGTH
L1	N 60°14'42" W	50.02'
L2	(N 60°12'57" W	50.00' R2)
	N 2°35'55" E	61.35'
	(N 1°55'25" E	61.35' R1)
L3	(N 2°37'22" E	61.35' R2)
	N 60°14'42" W	47.02'

NAME	DELTA	RADIUS	ARC
C1	73°17'16"	30.00'	38.37'
	(73°16'34"	30.00'	38.37' R1)
	(73°16'34"	30.00'	38.37' R2)
C2	10°24'12"	430.00'	78.08'
	(10°24'12"	430.00'	78.08' R1)
	(10°24'12"	430.00'	78.08' R2)



243/42

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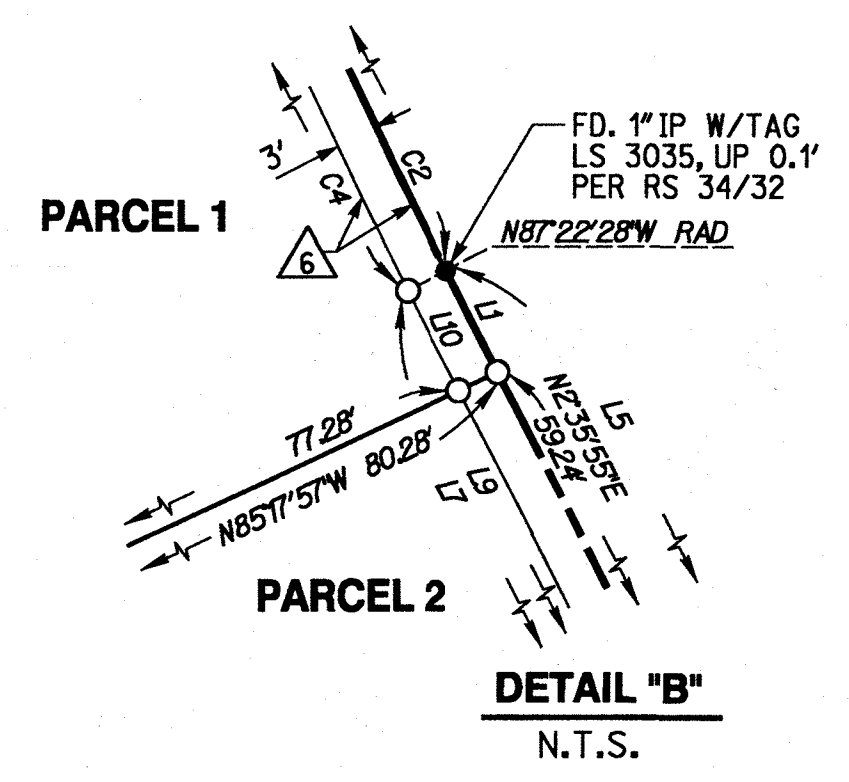
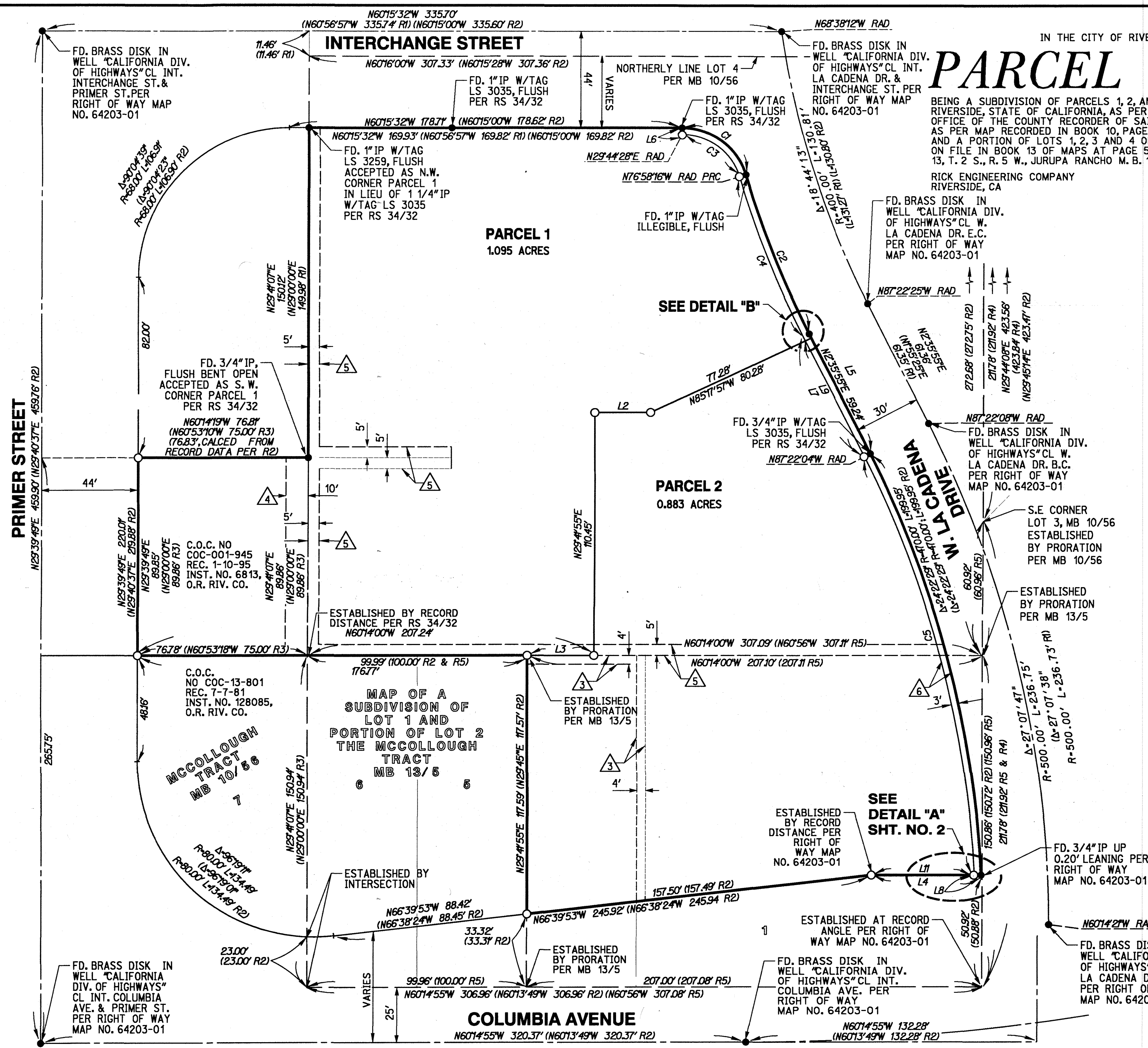
PARCEL MAP NO. 36861

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

BEING A SUBDIVISION OF PARCELS 1, 2, AND 3 OF RECORD OF SURVEY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 34, PAGE 32 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF LOT 7 OF MCCOLLOUGH TRACT, AS PER MAP RECORDED IN BOOK 10, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF LOTS 1, 2, 3 AND 4 OF LOT 1 AND A PORTION OF LOT 2 MCCOLLOUGH TRACT AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS AT PAGE 5 THEREOF, RECORDS OF SAID COUNTY, LOCATED IN PROTRACTED SECTION 13, T. 2 S., R. 5 W., JURUPA RANCHO M. B. 1/47 S.B.

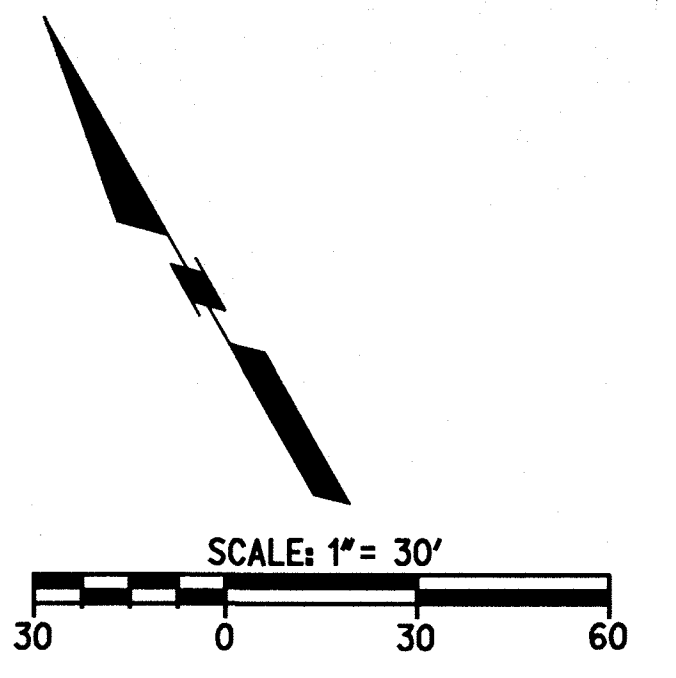
RICK ENGINEERING COMPANY
RIVERSIDE, CA

APRIL 2015



NAME	LINE TABLE		
	DIRECTION	LENGTH	
L1	N 2°35'55" E	2.11	
L2	N 60°18'05" W	25.37	
L3	N 60°14'00" W	30.47	
L4	N 60°14'42" W	50.02'	
L5	(N 60°12'57" W	50.00')	
	N 2°35'55" E	61.35'	
L6	(N 1°55'25" E	61.35' R1)	
	(N 2°37'22" E	61.35' R2)	
L7	N 29°44'28" E	3.00'	
L8	N 2°35'55" E	61.35'	
L9	N 60°14'42" W	3.00'	
L10	N 2°35'55" E	59.35'	
L11	N 2°35'55" E	2.00'	
L11	N 60°14'42" W	47.02'	

NAME	CURVE TABLE		
	DELTA	RADIUS	ARC
C1	73°17'16"	30.00'	38.37'
	(73°16'34"	30.00'	38.37' R1)
C2	(73°16'34"	30.00'	38.37' R2)
	10°24'12"	430.00'	78.08'
C3	(10°24'12"	430.00'	78.08' R1)
	(10°24'12"	430.00'	78.08' R2)
C4	73°17'16"	27.00'	34.54'
C5	10°24'12"	433.00'	78.62'
C5	24°21'25"	467.00'	198.53'



PRIMER STREET

INTERCHANGE STREET

SEE DETAIL "B"

PARCEL 1
1.095 ACRES

PARCEL 2
0.883 ACRES

W. LA CADENA DRIVE

MAP OF A SUBDIVISION OF LOT 1 AND PORTION OF LOT 2 THE MCCOLLOUGH TRACT MB 13/5

SEE DETAIL "A" SHT. NO. 2

COLUMBIA AVENUE