

2 PARCELS
4 LETTERED LOTS
75.919 ACRES (GROSS)
65.499 ACRES (NET)

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

PARCEL MAP NO. 36879

BEING A SUBDIVISION OF PARCELS 50, 51, 52, 53, 60, AND 61, OF PARCEL MAP NO. 24733, AS PER MAP FILED IN BOOK 175, PAGES 30 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, TOGETHER WITH PARCELS 1, 2, 3, 4, 5, 45, 46, AND 48, OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 27, 1992, AS INSTRUMENT NO. 277677, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SEPTEMBER, 2017 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

RECORDER'S STATEMENT:

FILED THIS 16th DAY OF August 2018, AT 1:16 P.M. IN BOOK 245 OF PARCEL MAPS, AT PAGES 46-51 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO. 2018-0326262 FEE \$ 19- PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER BY: [Signature] 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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A" (LANCIE DRIVE).

WE HEREBY DEDICATE LOT "B", IN FEE TITLE TO THE CITY OF RIVERSIDE, FOR PUBLIC PARKING PURPOSES.

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 A PUBLIC MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENTS." SAID EASEMENT(S) SHALL BE MAINTAINED BY THE CITY OF RIVERSIDE. SAID EASEMENT(S) SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EARTH FILL, DEPOSITS, AND IMPROVEMENTS THAT WOULD OBSTRUCT USE OF THE TRAIL.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE EASEMENT(S) DESIGNATED AS "FIRE ACCESS EASEMENT" FOR FIRE, EMERGENCY, AND PARK MAINTENANCE VEHICLE ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM FIRE DEPARTMENT, EMERGENCY, AND PARK MAINTENANCE SERVICES. SAID EASEMENT(S) SHALL BE MAINTAINED IN ITS/THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSORS HEIRS, AND ASSIGNS.

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

1. THAT PORTION OF AN EASEMENT FOR PUBLIC STREET, PUBLIC UTILITY AND PUBLIC SERVICES, PUBLIC LANDSCAPING AND SIDEWALKS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 24733, IN BOOK 175, PAGES 30 THROUGH 36 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE BOUNDARIES OF THIS PARCEL MAP.
2. THAT PORTION OF AN EASEMENT FOR PUBLIC STREET PURPOSES, PUBLIC UTILITY, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE AS DESCRIBED IN OFFER OF DEDICATION RECORDED JULY 2, 1992, AS INSTRUMENT NO. 246723 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE BOUNDARIES OF THIS PARCEL MAP.
3. THAT PORTION OF AN EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 24535, IN BOOK 162, PAGES 84 THROUGH 90 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE BOUNDARIES OF THIS PARCEL MAP.
4. THAT PORTION OF AN EASEMENT FOR SIDEWALK AND LANDSCAPE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, RECORDED JUNE 26, 1992, AS INSTRUMENT NO. 237766 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE BOUNDARIES OF THIS PARCEL MAP.
5. THAT PORTION OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, RECORDED JANUARY 8, 2007, AS DOCUMENT NO. 2007-0015740 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE BOUNDARIES OF THIS PARCEL MAP.
6. THAT PORTION OF AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, RECORDED JULY 2 1992, AS DOCUMENT NO. 246725 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE BOUNDARIES OF THIS PARCEL MAP.

WE HEREBY RESERVE FOR OURSELVES, HEIRS, AND ASSIGNS, LOT "C" FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY RESERVE FOR OURSELVES, HEIRS, AND ASSIGNS, LOT "D".

SYCAMORE CANYON DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: John M. Magness
PRINT TITLE: Senior Vice President

SYCAMORE VII LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: Deanna Magnon
PRINT TITLE: Managing Member

BENEFICIARY STATEMENT:

FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, UNDER A DEED OF TRUST RECORDED FEBRUARY 16, 2018 AS INSTRUMENT NO. 2018-0059438 OF OFFICIAL RECORDS.

BY: [Signature] BY: [Signature]
PRINT NAME: Douglas J. Libard PRINT NAME:
PRINT TITLE: S.V.P. PRINT TITLE:

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 SYCAMORE CANYON DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON SEPTEMBER 28, 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 THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 2, 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.

[Signature] 5/22/18 DATE
BRIAN L. THIENES P.L.S. NO. 5750 REG. EXPIRES 12/31/19



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 NO. 36879 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE CITY COUNCIL ON FEBRUARY 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.

MARK ANDREW STEUER, R.C.E. 53672 LIC. EXP. 6/30/19 CITY ENGINEER

BY: [Signature] DATE: 6/6/18

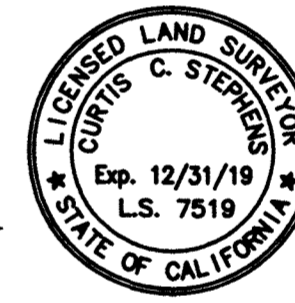


CITY SURVEYOR'S STATEMENT:

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. 12/31/19 CITY SURVEYOR

BY: [Signature] DATE: 6/17/18



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.

Community Facilities District No. 92-1
Sycamore Canyon Business Park
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: 6/5/18 ADAM RAYMOND CHIEF FINANCIAL OFFICER/CITY TREASURER
BY: [Signature]

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$321,000.00 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
JON CHRISTENSEN
COUNTY TAX COLLECTOR

DATE: July 12, 2018 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 \$321,000.00.

JON CHRISTENSEN
COUNTY TAX COLLECTOR

DATE: July 13, 2018 BY: [Signature] DEPUTY

2 PARCELS
4 LETTERED LOTS
75.919 ACRES (GROSS)
65.499 ACRES (NET)

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

PARCEL MAP NO. 36879

BEING A SUBDIVISION OF PARCELS 50, 51, 52, 53, 60, AND 61, OF PARCEL MAP NO. 24733, AS PER MAP FILED IN BOOK 175, PAGES 30 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, TOGETHER WITH PARCELS 1, 2, 3, 4, 5, 45, 46, AND 48, OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 27, 1992, AS INSTRUMENT NO. 277677, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SEPTEMBER, 2017 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

OPTIONEE:

CRP/DP LANCE OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF PURCHASE RIGHTS, UNDER "AGREEMENT (MEMORANDUM OF PURCHASE RIGHTS)", RECORDED MARCH 27, 2018 AS DOCUMENT NO. 2018-0114209 OF OFFICIAL RECORDS.

CRP/DP LANCE OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: Edward Samek
PRINT TITLE: Vice President

OWNERS:

SYCAMORE CANYON DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: John M. Magness
PRINT TITLE: Senior Vice President

SYCAMORE VII LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: Deanna Magnon
PRINT TITLE: Managing Member

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 August 8, 2018 BEFORE ME Erika Jackson, Notary Public
(INSERT NAME AND TITLE OF THE OFFICER)
PERSONALLY APPEARED Edward Samek
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 ON 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] 2170465
SIGNATURE MY COMMISSION NUMBER
Erika Jackson MY COMMISSION EXPIRES December 1, 2020
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles 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 San Bernardino) ss
ON August 3, 2018 BEFORE ME Christine Lynn Buckle, Notary Public
(INSERT NAME AND TITLE OF THE OFFICER)
PERSONALLY APPEARED John M. Magness
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 ON 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] 2110124
SIGNATURE MY COMMISSION NUMBER
Christine Lynn Buckle MY COMMISSION EXPIRES May 4, 2019
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN: San Bernardino 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 SAN BERNARDINO) ss
ON August 2, 2018 BEFORE ME Adriana G. CASTILLO
(INSERT NAME AND TITLE OF THE OFFICER) Notary Public
PERSONALLY APPEARED DEANNA MAGNON
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 ON 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] 2184072
SIGNATURE MY COMMISSION NUMBER
Adriana G. CASTILLO MY COMMISSION EXPIRES February 20, 2021
PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN: SAN BERNARDINO COUNTY.

2 PARCELS
4 LETTERED LOTS
75.919 ACRES (GROSS)
65.499 ACRES (NET)

PARCEL MAP NO. 36879

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 50, 51, 52, 53, 60, AND 61, OF PARCEL MAP NO. 24733, AS PER MAP FILED IN BOOK 175, PAGES 30 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, TOGETHER WITH PARCELS 1, 2, 3, 4, 5, 45, 46, AND 48, OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 27, 1992, AS INSTRUMENT NO. 277677, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SEPTEMBER, 2017 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

MONUMENT NOTES:

- 1- FOUND 1" IRON PIPE TAGGED "LS 5346", PER R4, DOWN 0.5'; ACCEPTED AS THE NORTHWEST 1/16 CORNER OF SECTION 4, T3S, R4W, SBM.
- 2- FOUND LEAD & TACK TAGGED "LS 3913", PER R4, FLUSH; ACCEPTED AS THE CENTER NORTH 1/16 CORNER OF SECTION 4, T3S, R4W, SBM.
- 3- FOUND 1" IRON PIPE TAGGED "LS 5346", PER R7, DOWN 0.5'; ACCEPTED AS THE SOUTHEAST CORNER OF LOT 21 OF R7.
- 4- FOUND 1" IRON PIPE TAGGED "RCE 9876", PER R1, R2, & R3, DOWN 0.4'; ACCEPTED AS THE CENTER WEST 1/16 CORNER OF SECTION 4, T3S, R4W, SBM.
- 5- FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5306", PER R6, DOWN 0.8'; IN LIEU OF 1" IRON PIPE TAGGED RCE "9876" AND THE CENTER SECTION OF SECTION 4, T3S, R4W, SBM.
- 6- FOUND 1" IRON PIPE TAGGED "RCE 9876", PER R1 & R2, DOWN 0.3'; ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T3S, R4W, SBM.
- 7- FOUND 1" IRON PIPE TAGGED "RCE 9876", PER R1, DOWN 0.3'; ACCEPTED AS THE SOUTH 1/16 CORNER OF SECTION 4/5, T3S, R4W, SBM.
- 8- FOUND SPIKE & WASHER STAMPED "LS 5306", IN LIEU OF 1" IRON PIPE TAGGED "LS 5306", PER R6, FLUSH; ACCEPTED AS THE CENTER SOUTH 1/16 CORNER OF SECTION 4, T3S, R4W, SBM.
- 9- FOUND 1" IRON PIPE TAGGED "LS 5306", PER R6, DOWN 0.2'; ACCEPTED AS THE MOST NORTHERLY CORNER OF LOT "A" OF R6.
- 10- FOUND 1" IRON PIPE TAGGED "LS 5529", PER COUNTY OF RIVERSIDE CORNER RECORD DOCUMENT NO. 97-58; N 42°13'31" E 0.44' FROM THE SOUTHWEST 1/16 CORNER OF SECTION 4, T3S, R4W, SBM AND SOUTHWEST CORNER OF PARCEL 40 OF R1; SAID SOUTHWEST CORNER ESTABLISHED BY PRORATION ALONG A LINE BETWEEN 7 AND 8 PER R1.
- 11- FOUND 1" IRON PIPE STAMPED "RCE 9876", PER R1, DOWN 0.6'; N 89°58'25" E 0.11'; USED FOR LINE ONLY TO ESTABLISH THE SOUTHWEST CORNER OF PARCEL 61 OF R2.
- 12- FOUND 1" IRON PIPE TAGGED "LS 5529", NO REF, DOWN 0.5'; N 35°09'55" E 0.52' FROM THE SOUTHWEST CORNER OF PARCEL 3 OR R8; SAID SOUTHWEST CORNER ESTABLISHED BY HOLDING RECORD DISTANCE OF 439.17' FROM 11 PER R8.
- 13- SOUTHERLY LINES OF PARCELS 3, 4, & 5 OF R8; ESTABLISHED BY RECORD ANGLES AND DISTANCES PER R8.
- 14- FOUND 1" IRON PIPE TAGGED "LS 5529", R10, DOWN 0.5'; N 10°42'19" E 0.27' FROM THE NORTHWEST CORNER OF PARCEL 61 OF R2.
- 15- FOUND 1" IRON PIPE TAGGED "LS 5529", R10, DOWN 0.5'; ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 39 OF R1.

EASEMENT NOTES:

1. AN AVIGATION EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, RECORDED MARCH 30, 2007 AS INSTRUMENT NO. 2007-0220478 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

MAP REFERENCES:

R1	PARCEL MAP NO. 24535	P.M.B. 162/84-90
R2	PARCEL MAP NO. 24733	P.M.B. 175/30-36
R3	RECORD OF SURVEY	R.S.B. 77/59-63
R4	RECORD OF SURVEY	R.S.B. 118/5
R5	TRACT NO. 21166	M.B. 283/18-26
R6	PARCEL MAP NO. 33246	P.M.B. 220/11-17
R7	TRACT NO. 22408-4	M.B. 274/66-74
R8	WAIVER OF PARCEL MAP FOR A LOT LINE ADJUSTMENT (CERTIFICATE OF COMPLIANCE)	INST. NO. 277677, O.R. REC 7/27/92
R9	PARCEL MAP NO. 36871	P.M.B. 240/27-30
R10	CERTIFICATE OF CORRECTION-CC133	INST. NO. 058426, O.R. REC. 02/21/1997

SURVEYOR'S NOTES:

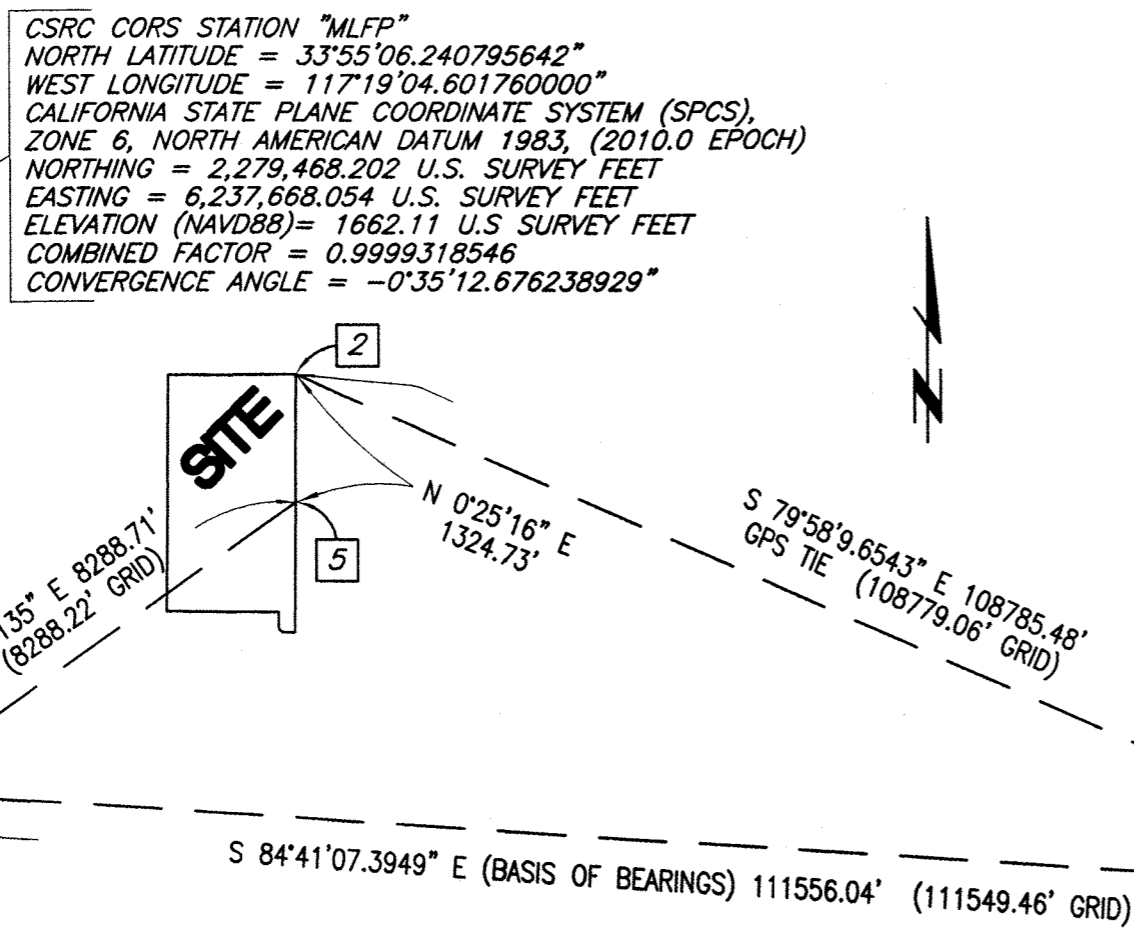
- S.F.N. INDICATED SEARCHED, FOUND NOTHING
() RECORD DATA
● INDICATES FOUND MONUMENT AS NOTED.
○ INDICATES SET 1" (I.D.) IRON PIPE, TAGGED, 15" LONG, TAGGED "LS 5750", UNLESS OTHERWISE NOTED.
△ INDICATES SET SPIKE, TAGGED "LS 5750"
M & R INDICATES MEASURED AND RECORD

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 6, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "MLFP" AND "P584" AS SHOWN HEREON (BASIS OF BEARINGS: S 84°41'07.3949" E). ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS.

COORDINATES SHOWN ARE BASED ON NAD83, CCS83, ZONE 6, 2010.0 EPOCH, AS FURNISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND PUBLISHED WITH THE NATIONAL GEODETIC SURVEY (NGS). ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY A COMBINATION FACTOR OF 0.9999409976 DERIVED LOCALLY AT 1" IRON PIPE WITH PLASTIC PLUG, TAGGED LS 5306, ACCEPTED AS THE CENTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, 33°56'18.747371281" NORTH, 117°18'18.682327270" WEST WITH A NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GPS DERIVED ELEVATION OF 1546.82'.

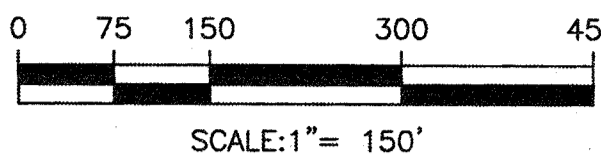
THE MAPPING ANGLE AT FOUND 1" IRON PIPE IS -0°34'47.442703574".



GPS TIES & BASIS OF BEARINGS
N.T.S.

PARCEL MAP NO. 36879

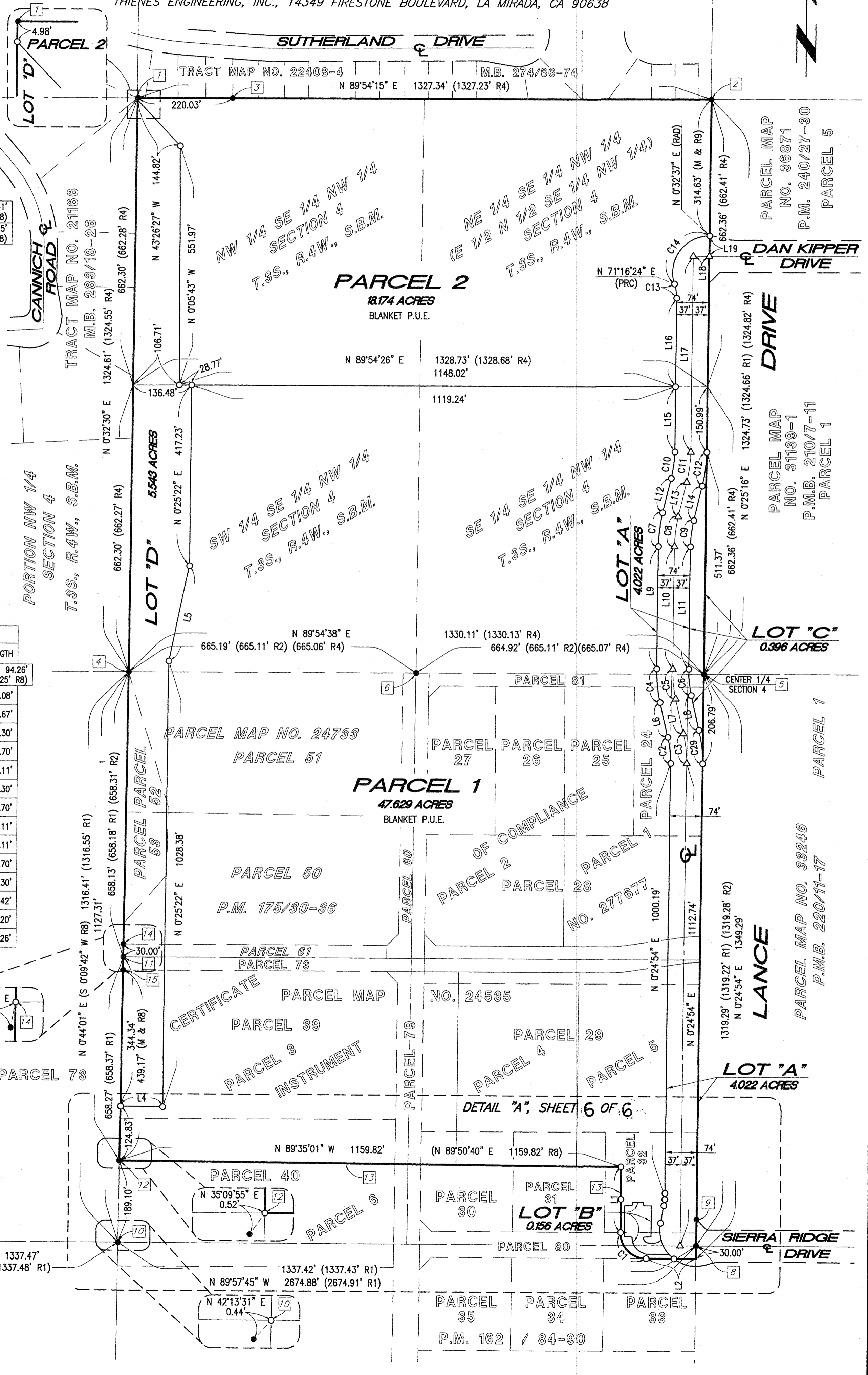
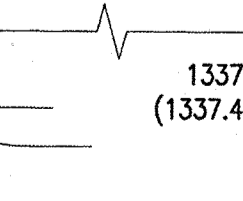
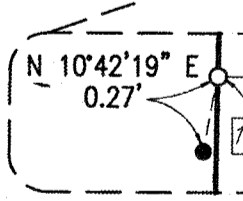
BEING A SUBDIVISION OF PARCELS 50, 51, 52, 53, 60, AND 61, OF PARCEL MAP NO. 24733, AS PER MAP FILED IN BOOK 175, PAGES 30 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, TOGETHER WITH PARCELS 1, 2, 3, 4, 5, 45, 46, AND 48, OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 27, 1992, AS INSTRUMENT NO. 277677, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.



SEPTEMBER, 2017 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638

LINE #	BEARING	LENGTH
L1	N 0°02'49" E	151.41' (151.31' RB)
L2	S 89°57'45" E	115.15' (151.23' RB)
L3	N 89°57'11" W	101.86'
L4	N 89°34'38" W	97.29'
L5	S 11°57'51" W	224.92'
L6	S 12°53'28" E	82.08'
L7	S 12°53'28" E	82.08'
L8	S 12°53'28" E	82.08'
L9	S 0°25'16" W	282.24'
L10	S 0°25'16" W	282.24'
L11	S 0°25'16" W	282.24'
L12	S 13°44'01" W	81.98'
L13	S 13°44'01" W	81.98'
L14	S 13°44'01" W	81.98'
L15	N 0°25'16" E	150.32'
L16	N 0°25'16" E	204.05'
L17	N 0°25'16" E	451.39'
L18	N 89°54'32" E	37.00'
L19	S 0°25'16" W	47.00'

CURVE #	DELTA	RADIUS	LENGTH
C1	90°00'34"	60.00'	94.26' (94.25' RB)
C2	13°18'22"	263.00'	61.08'
C3	13°18'22"	300.00'	69.67'
C4	13°18'44"	337.00'	78.30'
C5	13°18'44"	300.00'	69.70'
C6	13°18'44"	263.00'	61.11'
C7	13°18'45"	337.00'	78.30'
C8	13°18'45"	300.00'	69.70'
C9	13°18'45"	263.00'	61.11'
C10	13°18'45"	263.00'	61.11'
C11	13°18'45"	300.00'	69.70'
C12	13°18'45"	337.00'	78.30'
C13	19°08'52"	100.00'	33.42'
C14	109°16'13"	84.00'	160.20'
C29	13°18'22"	337.00'	78.26'



Handwritten notes: 018-0328262, 018-0328262, 018-0328262

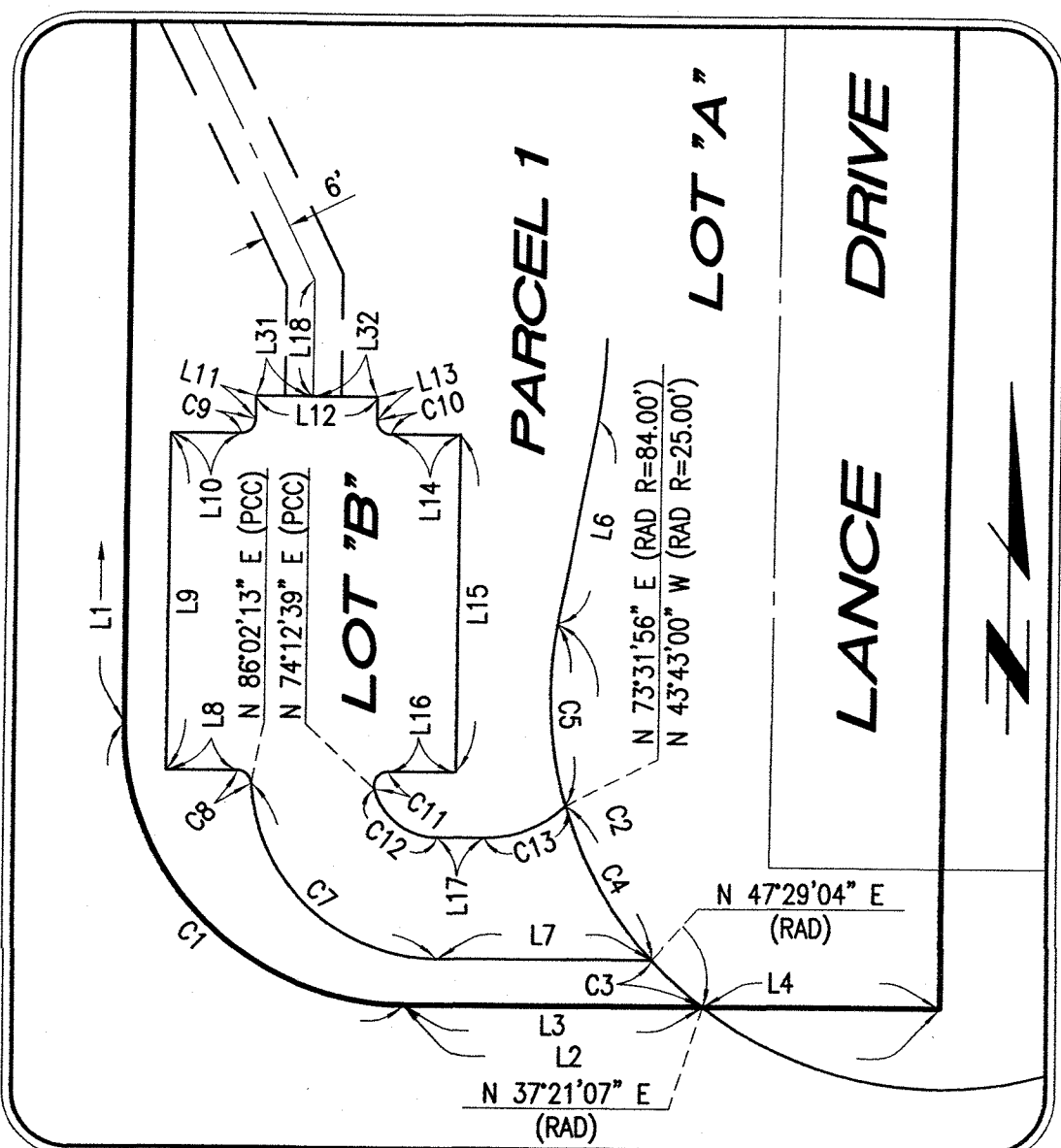
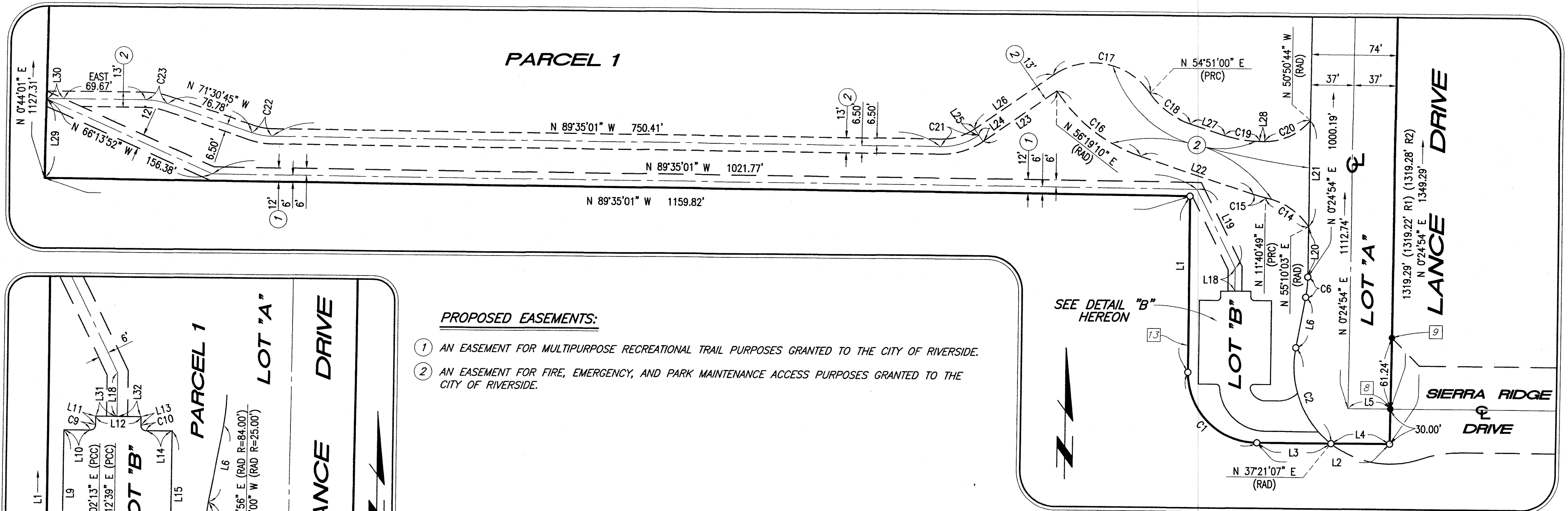
2 PARCELS
4 LETTERED LOTS
75.919 ACRES (GROSS)
65.499 ACRES (NET)

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

PARCEL MAP NO. 36879

BEING A SUBDIVISION OF PARCELS 50, 51, 52, 53, 60, AND 61, OF PARCEL MAP NO. 24733, AS PER MAP FILED IN BOOK 175, PAGES 30 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, TOGETHER WITH PARCELS 1, 2, 3, 4, 5, 45, 46, AND 48, OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 27, 1992, AS INSTRUMENT NO. 277677, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SEPTEMBER, 2017 BRIAN L. THIENES P.L.S. NO. 5750
THIENES ENGINEERING, INC., 14349 FIRESTONE BOULEVARD, LA MIRADA, CA 90638



DETAIL "B"
N.T.S.

PROPOSED EASEMENTS:

- ① AN EASEMENT FOR MULTIPURPOSE RECREATIONAL TRAIL PURPOSES GRANTED TO THE CITY OF RIVERSIDE.
- ② AN EASEMENT FOR FIRE, EMERGENCY, AND PARK MAINTENANCE ACCESS PURPOSES GRANTED TO THE CITY OF RIVERSIDE.

SEE DETAIL "B"
HEREON

DETAIL "A"
N.T.S.

LINE #	BEARING	LENGTH
L1	N 0°02'49" E	151.41'
L2	S 89°57'45" E	115.15'
L3	S 89°57'45" E	64.16'
L4	S 89°57'45" E	50.98'
L5	S 89°57'45" E	37.00'
L6	S 10°27'09" W	44.11'
L7	S 89°57'45" E	46.17'
L8	S 89°57'45" E	15.10'
L9	S 0°02'15" W	72.00'
L10	N 89°57'45" W	15.00'
L11	S 0°02'30" W	5.00'

LINE #	BEARING	LENGTH
L12	N 89°57'30" W	26.00'
L13	N 0°02'30" E	5.00'
L14	N 89°57'45" W	15.00'
L15	N 0°02'15" E	72.00'
L16	S 89°57'45" E	14.58'
L17	N 89°57'45" W	10.22'
L18	S 0°02'37" W	19.79'
L19	S 26°12'45" E	75.37'
L20	N 0°24'54" E	43.33'
L21	N 0°24'54" E	91.15'
L22	S 71°52'53" E	102.10'

LINE #	BEARING	LENGTH
L23	N 54°57'37" E	76.29'
L24	N 35°02'23" W	6.50'
L25	N 35°02'23" W	6.50'
L26	N 54°57'37" E	81.30'
L27	S 71°52'53" E	30.71'
L28	N 89°34'57" W	4.31'
L29	S 0°44'01" W	67.99'
L30	N 90°00'00" E	14.89'
L31	N 89°57'30" W	12.25'
L32	N 89°57'30" W	13.75'

CURVE #	DELTA	RADIUS	LENGTH
C1	90°00'34"	60.00'	94.26'
C2	63°06'02"	84.00'	92.51'
C3	10°07'57"	84.00'	14.85'
C4	26°02'52"	84.00'	38.19'
C5	26°55'13"	84.00'	39.47'
C6	10°02'15"	100.00'	17.52'
C7	85°59'58"	40.00'	60.04'
C8	85°59'58"	3.00'	4.50'
C9	89°59'44"	3.00'	4.71'
C10	90°00'16"	3.00'	4.71'
C11	105°49'36"	3.00'	5.54'
C12	74°10'24"	14.00'	18.12'

CURVE #	DELTA	RADIUS	LENGTH
C13	43°45'15"	25.00'	19.09'
C14	43°29'14"	60.00'	45.54'
C15	6°26'19"	100.00'	11.24'
C16	38°12'03"	140.00'	93.34'
C17	89°53'24"	60.00'	94.13'
C18	36°43'53"	70.00'	44.88'
C19	17°42'04"	100.00'	30.89'
C20	51°15'48"	50.00'	44.74'
C21	35°27'22"	56.00'	34.65'
C22	18°04'16"	56.00'	17.66'
C23	18°29'15"	61.25'	19.76'