

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

PARCEL MAP NO. 37085

BEING A SUBDIVISION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. P16-0215, RECORDED MARCH 3, 2017, AS DOCUMENT NO. 0090866, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

FEBRUARY 2016

RECORDER'S STATEMENT

FILED THIS 28th DAY OF December, 2018
AT 10:50 P.M. IN BOOK 2416 OF PARCEL
MAPS AT PAGES 36-39, AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. 2018-0562885 FEE \$ 15.00

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 A 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 RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE INGRESS/EGRESS EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP, FOR PRIVATE INGRESS/EGRESS PURPOSES.

MOHAMMAD M. SADEGHIAN AND KLARA M. SADEGHIAN, AS CO-TRUSTEES OF THE SADEGHIAN FAMILY TRUST DATE 4-19-16

[Signature] MOHAMMAD M. SADEGHIAN, TRUSTEE
[Signature] KLARA M. SADEGHIAN, TRUSTEE

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 MOHAMMAD M. SADEGHIAN ON FEBRUARY 18, 2016. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY SHALL BE SET PRIOR TO DECEMBER 31, 2020 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE 10-30-2018

[Signature]
EDY P. ADKISON, LS 5390
EXPIRATION SEPTEMBER 30, 2020



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: 12/11/18

CURTIS C. STEPHENS
L.S. 7519, LIC. EXP. 12-31-2019
CITY SURVEYOR

BY: [Signature]



BENEFICIARY STATEMENT

CHINO COMMERCIAL BANK N.A., BENEFICIARY UNDER DEED OF TRUST PER DOCUMENT RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581402 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

[Signature]
Chino Commercial Bank N.A.
by: [Signature]

[Signature]
Roger Caberto
Sr. Vice President
(PRINT NAME-TITLE)

(PRINT NAME-TITLE)

BENEFICIARY STATEMENT

WEST VALLEY NATIONAL BANK, BENEFICIARY UNDER DEED OF TRUST PER DOCUMENT RECORDED SEPTEMBER 11, 2018 AS DOCUMENT NO. 2018-0364139 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

[Signature]
Brett Bhosraim / Sr. Vice President
(PRINT NAME-TITLE)

(PRINT NAME-TITLE)

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

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. 37085 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON JUNE 30, 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.

DATE: 12/11/2018

JEFFREY THOMAS HART R.C.E. 70910
LIC. EXPIRES 6-30-2019
CITY ENGINEER

BY: [Signature]



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.

- 1. AN EASEMENT FOR CONVEYING ELECTRIC ENERGY AND THE RIGHTS TO CONSTRUCT AND MAINTAIN APPURTENANT FACILITIES, IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY, PER DOCUMENT RECORDED JUNE 10, 1949 IN BOOK 1083, PAGE 237, ET SEQ., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

[Signature]
Todd L. Jorgensen for
PUBLIC UTILITIES GENERAL MANAGER

DATE 12/18/18 BY: Todd L. Jorgensen *ogdt*

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 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.

DATED: _____ 2018

CASH OR SURETY 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: December 20, 2018

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

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: 12/19/18

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOIL EXPLORATION COMPANY, INC. ON APRIL 8, 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. 37085

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adkan
ENGINEERS
RIVERSIDE, CA

FEBRUARY 2016

City

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 Riverside

ON 10-19-18 BEFORE ME, Janet Doshier, NOTARY PUBLIC,
PERSONALLY APPEARED Mohammad M. Sadughian,
Marina M. Sadughian, 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/HEY 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 Janet Doshier
PRINT NAME Janet Doshier

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 225745

MY COMMISSION EXPIRES: 9-10-22

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

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~~ Arizona
COUNTY OF Maricopa

ON 10/23/18 BEFORE ME, Debra L. Ingle, NOTARY PUBLIC,
PERSONALLY APPEARED Brett Bhesania, Sr. Vice President, 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/HEY 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.

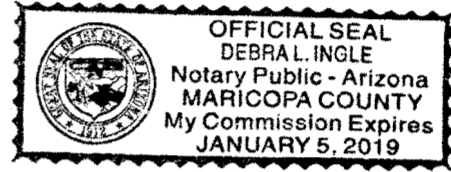
WITNESS MY HAND

SIGNATURE Debra L. Ingle
PRINT NAME Debra L. Ingle

NOTARY PUBLIC, STATE OF ~~CALIFORNIA~~ Arizona COMMISSION NO.: _____

MY COMMISSION EXPIRES: 1/2/19

COUNTY OF PRINCIPAL PLACE OF BUSINESS Maricopa



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

ON Oct 17, 2018 BEFORE ME, Martha Hunez, NOTARY PUBLIC,
PERSONALLY APPEARED Roger Caberto, 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/HEY 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 Martha Hunez
PRINT NAME Martha Hunez

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2188487

MY COMMISSION EXPIRES: March 26, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Bernardino

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 LOTS AS SHOWN ON THIS MAP, AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

NAME: Todd L. Jorgenson for
PUBLIC UTILITIES GENERAL MANAGER

DATE: 12/18/18

BY: Todd L. Jorgenson *ogdv*

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adkan
ENGINEERS
RIVERSIDE, CA

FEBRUARY 2016

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF DAUCHY AVENUE BEING NORTH 0°30'58" EAST PER TRACT NO. 31238, MB 392/13-18.

- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG FLUSH
- △ -INDICATES SET SPIKE & WASHER LS 5390 FLUSH
- SNF -INDICATES SEARCHED, NOTHING FOUND
- S&W -INDICATES SPIKE & WASHER
- R&M -INDICATES RECORD AND MEASURED

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- (R1) -INDICATES RECORD DATA PER TRACT NO. 31238, MB 392/13-18
- (R2) -INDICATES RECORD DATA PER RIV. COUNTY SURVEYOR'S FB 2206, PAGES 1 THROUGH 3, SURVEY NO. 6263
- (R3) -INDICATES RECORD DATA PER PM NO. 6142, PMB 15/100
- (R4) -INDICATES RECORD DATA PER TRACT NO. 29222, MB 410/5-9
- (R5) -INDICATES RECORD DATA PER RS 144/75
- (R6) -INDICATES RECORD DATA PER RS 54/48.
- (R7) -INDICATES RECORD DATA PER TRACT NO. 23967, MB 220/57-58
- (R8) -INDICATES RECORD DATA PER LLA P08-0135, REC. 5-07-2009, DOC. NOS. 2009-0227573 O.R. & 2009-0227575 O.R., RIV. CO.
- (R9) -INDICATES RECORD DATA PER LLA P16-0215, REC. 3-03-2017, DOC. NO. 2017-0090863 O.R., RIV. CO.
- (R10) -INDICATES RECORD DATA PER TRACT NO. 32997, MB 441/83-91

THIS MAP CONTAINS 6.328 ACRES NET, WITHIN THE DISTINCTIVE BORDER

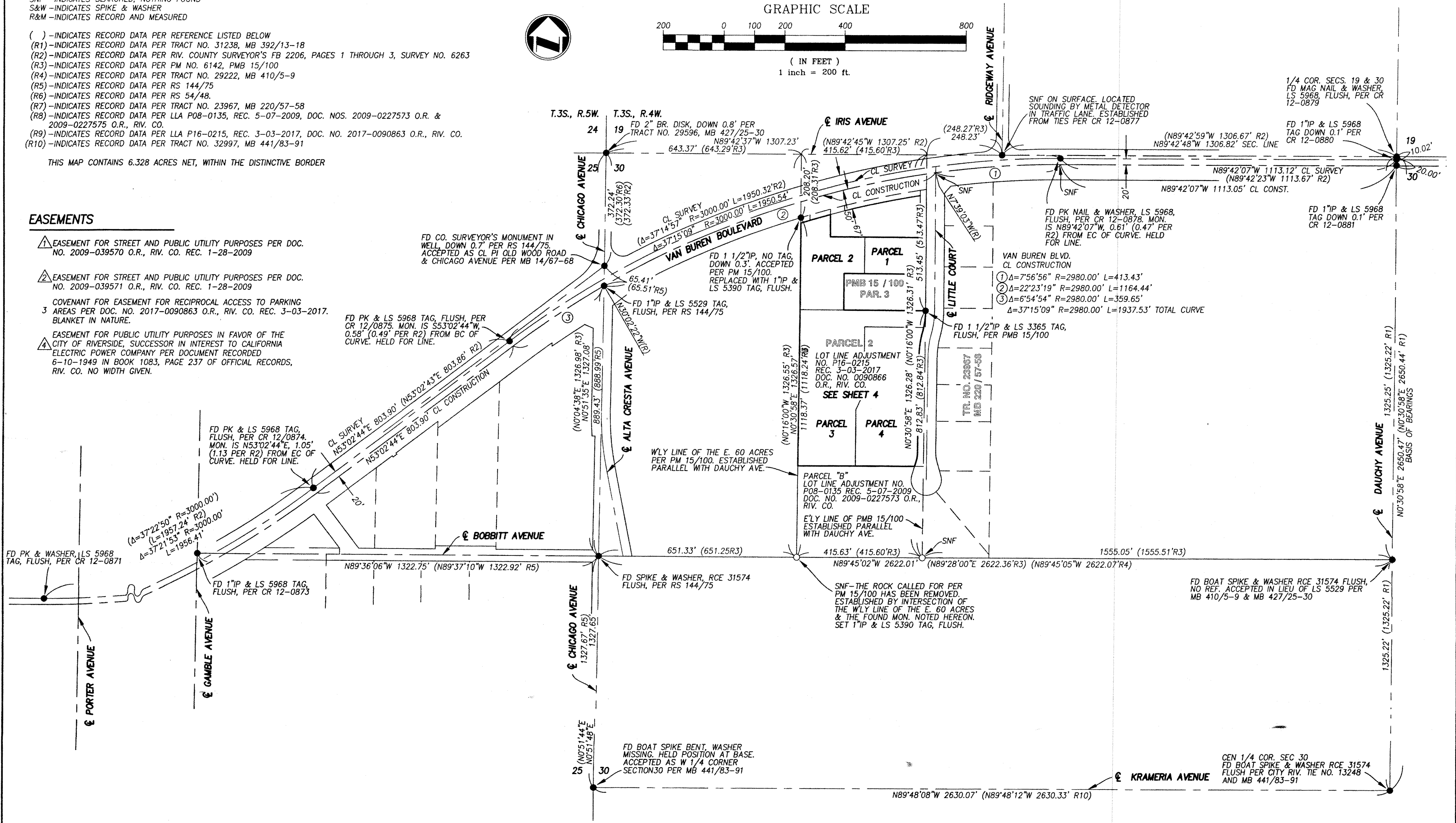
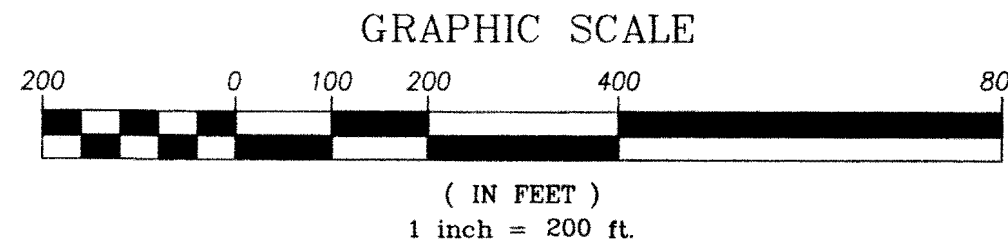
EASEMENTS

△ EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER DOC. NO. 2009-039570 O.R., RIV. CO. REC. 1-28-2009

△ EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER DOC. NO. 2009-039571 O.R., RIV. CO. REC. 1-28-2009

COVENANT FOR EASEMENT FOR RECIPROCAL ACCESS TO PARKING 3 AREAS PER DOC. NO. 2017-0090863 O.R., RIV. CO. REC. 3-03-2017. BLANKET IN NATURE.

△ EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY PER DOCUMENT RECORDED 6-10-1949 IN BOOK 1083, PAGE 237 OF OFFICIAL RECORDS, RIV. CO. NO WIDTH GIVEN.



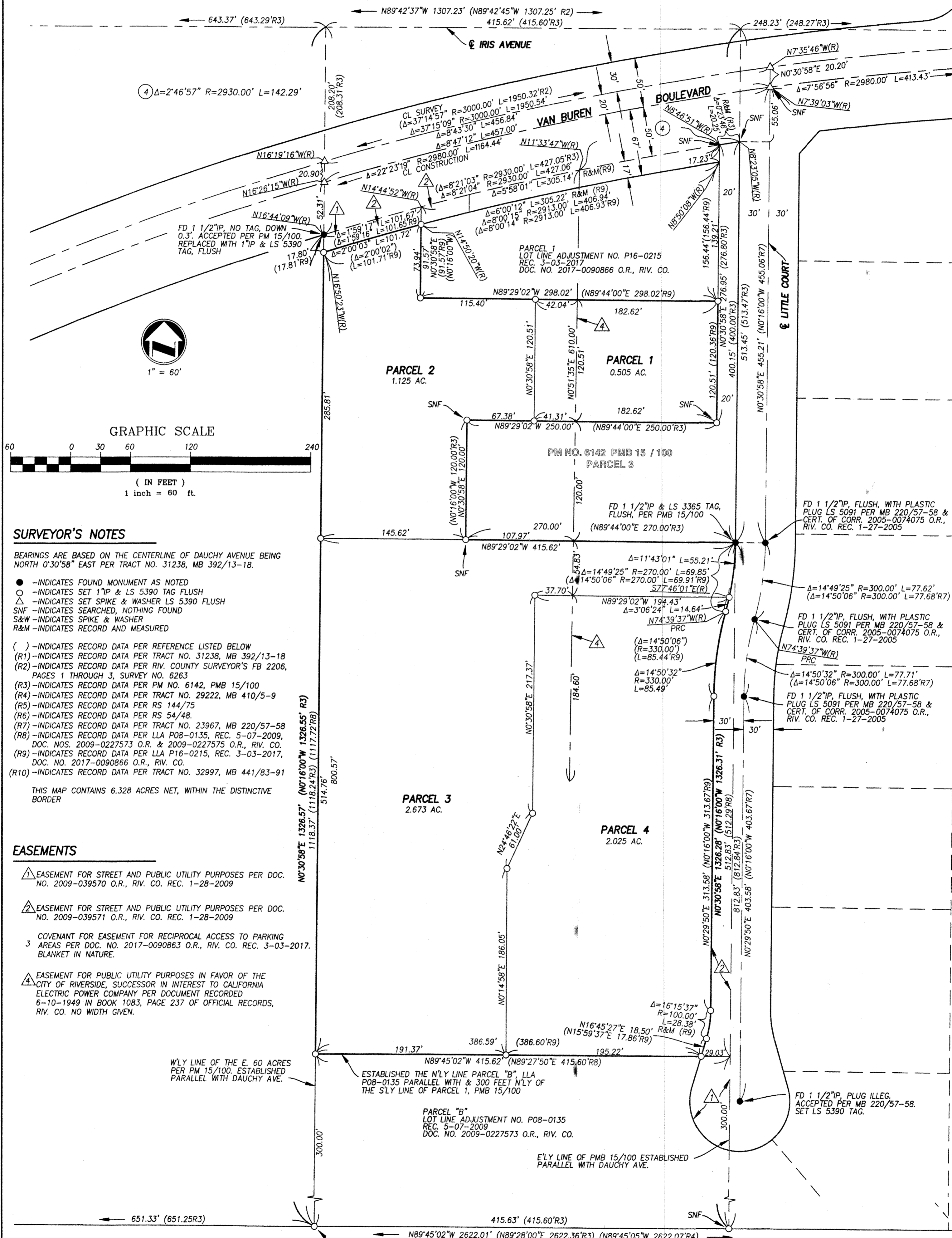
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adkan ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY 2016



SURVEYOR'S NOTES

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- (R4) - INDICATES RECORD DATA PER TRACT NO. 29222, MB 410/5-9
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- (R7) - INDICATES RECORD DATA PER TRACT NO. 23967, MB 220/57-58
- (R8) - INDICATES RECORD DATA PER LLA P08-0135, REC. 5-07-2009, DOC. NOS. 2009-0227573 O.R. & 2009-0227575 O.R., RIV. CO.
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EASEMENTS

1. EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER DOC. NO. 2009-039570 O.R., RIV. CO. REC. 1-28-2009
2. EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER DOC. NO. 2009-039571 O.R., RIV. CO. REC. 1-28-2009
3. COVENANT FOR EASEMENT FOR RECIPROCAL ACCESS TO PARKING AREAS PER DOC. NO. 2017-090863 O.R., RIV. CO. REC. 3-03-2017, BLANKET IN NATURE.
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W'LY LINE OF THE E. 60 ACRES PER PM 15/100, ESTABLISHED PARALLEL WITH DAUCHY AVE.

ESTABLISHED THE N'LY LINE PARCEL "B", LLA P08-0135 PARALLEL WITH & 300 FEET N'LY OF THE S'LY LINE OF PARCEL 1, PMB 15/100

PARCEL "B"
LOT LINE ADJUSTMENT NO. P08-0135
REC. 5-07-2009
DOC. NO. 2009-0227573 O.R., RIV. CO.

E'LY LINE OF PMB 15/100 ESTABLISHED PARALLEL WITH DAUCHY AVE.

SNF-THE ROCK CALLED FOR PER PM 15/100 HAS BEEN REMOVED. ESTABLISHED BY INTERSECTION OF THE W'LY LINE OF THE E. 60 ACRES & THE FOUND MONUMENTS NOTED HEREON.
SET 1"IP & LS 5390 TAG, FLUSH.