

1 NUMBERED LOT  
28,898 SF GROSS / 28,066 SF NET

# TRACT NO. 37456

SHEET 1 OF 3 SHEETS

FOR CONDOMINIUM PURPOSES  
IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCK 6, RANGE 10 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY. LOCATED IN PROTRACTED SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO - STEARNS M.B. 1/47 S.B.

GGI CORONA, CALIFORNIA MAY 2017

### RECORDER'S STATEMENT:

FILED THIS 17th DAY OF JULY 2019  
AT 10:01 AM., IN BOOK 468 OF MAPS,  
AT PAGES 26-28, AT THE REQUEST OF  
THE CITY CLERK OF THE CITY OF RIVERSIDE  
NO. 2019-0265458  
FEE \$ 13.00

PETER ALDANA  
ASSESSOR-COUNTY CLERK-RECORDER  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE BY:  
[Signature] TITLE OF CHICAGO  
CHICAGO

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THIS 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, LOTS "A" AND "B".

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

CITYMARK RIVERSIDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] VICE PRESIDENT  
NAME Russ Haley TITLE

### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUALS WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE

ON MAY 07th, 2019 BEFORE ME, KEIS JOHNSON, A NOTARY PUBLIC PERSONALLY APPEARED RUSS HALEY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) 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]

PRINT NAME: KEIS JOHNSON

MY COMMISSION EXPIRES: NOV 20, 2021

COUNTY OR PRINCIPAL PLACE OF BUSINESS: SAN DIEGO

### CITY TREASURE'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: 5/22/19 EDWARD ENRIQUEZ  
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: [Signature]

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,900.00 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: July 15, 2019  
CASH OR SURETY TAX BOND

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.

CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO RIVERSIDE WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, HOLDERS OF A RIGHT OF ENTRY UPON AND RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS PER AN AGREEMENT RECORDED JUNE 10, 1889 IN BOOK H, PAGE 93. THE INTEREST OF RIVERSIDE WATER COMPANY HAS SINCE PASSED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED DECEMBER 14, 1961 AS INSTRUMENT NO. 107555 O.R.

DATE: 5/14/19 PUBLIC UTILITIES GENERAL MANAGER  
BY: [Signature] TODD M CORBIN

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NOVA SERVICES, INC. ON DECEMBER 26, 2017, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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 CITYMARK RIVERSIDE, LLC ON MAY 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 05/07/2019

[Signature]  
MICHAEL NAVARRO  
L.S. 7848  
EXPIRATION DATE 12/31/2020



### 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 TRACT 37456 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JULY 24, 2018 AND ANY APPROVED ALTERATIONS THEREOF; THAT 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; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 5-20-2019

GILBERT MACIAS HERNANDEZ  
RCE 69170 LICENSE EXPIRES 6/30/2020  
CITY ENGINEER

BY: [Signature]



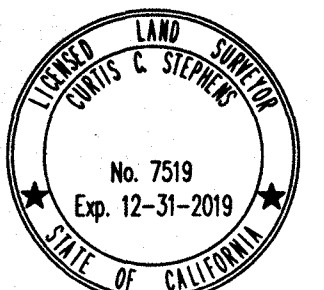
### CITY SURVEYOR'S STATEMENT

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: 5/20/19

CURTIS C. STEPHENS  
LS 7519 LICENSE EXPIRES 12/31/2019  
CITY SURVEYOR

BY: [Signature]



### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 37456.

LOTS "A" AND "B" ARE 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;

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

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

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 18th DAY OF June, 2019.

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

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 \$ 3,900.00.

DATE: July 15, 2019

JON CHRISTENSEN  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### 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 LOTS 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.

DATE: 5/14/19

[Signature]  
PUBLIC UTILITIES GENERAL MANAGER

BY: TODD M CORBIN

[Signature]

COPY

468/86

1 NUMBERED LOT  
28,898 SF GROSS / 28,066 SF NET

# TRACT NO. 37456

FOR CONDOMINIUM PURPOSES  
IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCK 6, RANGE 10 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP  
ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LOCATED IN PROTRACTED  
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO - STEARNS M.B. 1/47 S.B.

GGI CORONA, CALIFORNIA MAY 2017

### BENEFICIARY'S STATEMENT:

CALWEST BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 30, 2019  
AS DOCUMENT NO. 2019-0192898 OF OFFICIAL RECORDS.

BY: [Signature] BY: \_\_\_\_\_  
NAME: SANJAYA ARANGALLA NAME: \_\_\_\_\_  
TITLE: CCO TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUALS WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA <sup>ORANGE</sup>  
COUNTY OF ~~RIVERSIDE~~ } SS.  
ON JULY 10, 2019 BEFORE ME KATIE MANN, A NOTARY PUBLIC  
PERSONALLY APPEARED SANJAYA ARANGALLA, WHO PROVED TO  
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/HE  
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]  
PRINT NAME: KATIE MANN  
MY COMMISSION EXPIRES: APR 25, 2022  
COUNTY OR PRINCIPAL PLACE OF BUSINESS: ORANGE

### 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 INTEREST  
CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR THE PURPOSES OF PUBLIC  
UTILITIES, INGRESS, AND EGRESS, PER DOCUMENT RECORDED MARCH 1, 2019 AS DOCUMENT NO.  
2019-0070277 OF OFFICIAL RECORDS.

COPY

# TRACT NO. 37456

FOR CONDOMINIUM PURPOSES

IN THE CITY OF RIVERSIDE

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCK 6, RANGE 10 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LOCATED IN PROTRACTED SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO - STEARNS M.B 1/47 S.B.

GGI CORONA, CALIFORNIA MAY 2017

FD. SMH WITH CROSS TIES, ESTAB. INTERSECTION FROM FD. TIES ON CURB PER CITY TIE 1061.TIF

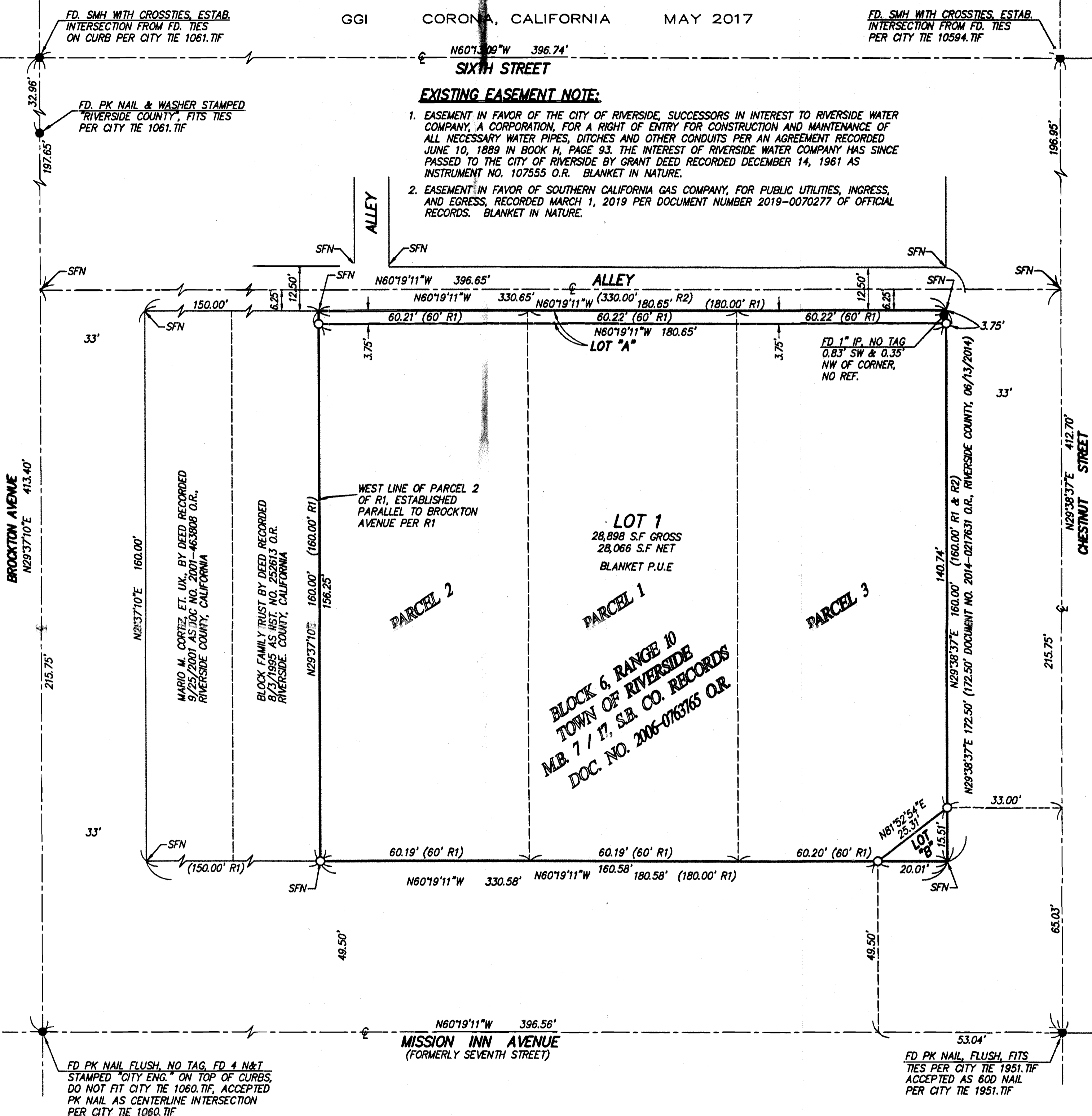
FD. SMH WITH CROSS TIES, ESTAB. INTERSECTION FROM FD. TIES PER CITY TIE 10594.TIF

N60°13'09"W 396.74'  
SIXTH STREET

### EXISTING EASEMENT NOTE:

- EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO RIVERSIDE WATER COMPANY, A CORPORATION, FOR A RIGHT OF ENTRY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS PER AN AGREEMENT RECORDED JUNE 10, 1889 IN BOOK H, PAGE 93. THE INTEREST OF RIVERSIDE WATER COMPANY HAS SINCE PASSED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED DECEMBER 14, 1961 AS INSTRUMENT NO. 107555 O.R. BLANKET IN NATURE.
- EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, FOR PUBLIC UTILITIES, INGRESS, AND EGRESS, RECORDED MARCH 1, 2019 PER DOCUMENT NUMBER 2019-0070277 OF OFFICIAL RECORDS. BLANKET IN NATURE.

COPY



BLOCK 6, RANGE 10  
TOWN OF RIVERSIDE  
M.B. 7 / 17, S.B. CO. RECORDS  
DOC. NO. 2006-0763765 O.R.

### SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED LS 7848, FLUSH
- ▲ INDICATES CORS STATION AS NOTED.
- ( ) INDICATES RECORD DATA AS NOTED HEREON.

### RECORD REFERENCES:

- R1 INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 17, 2006 AS DOCUMENT NO. 2006-0763765 O.R. RIVERSIDE COUNTY, CALIFORNIA
- R2 INDICATES RECORD DATA PER PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 16, 1899 IN BOOK 69 OF DEEDS, AT PAGE 363, ET. SEQ., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NATIONAL GEODETIC SURVEY CONTINUOUS OPERATING REFERENCE STATIONS "MAT2" AND "MLFP", BOTH AS PUBLISHED ON THE CRSC WEBSITE, BEING N58°43'05"E 42449.07' GRID (EPOCH 2011.00).

BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99998335 COMBINATION FACTOR AT THE INTERSECTION OF MISSION INN AVENUE & CHESTNUT STREET, NAVD88 ELEVATION 843.13'. CONVERGENCE ANGLE AT SAID POINT IS -00°37'10".

