

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37335

BEING A SUBDIVISION OF PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED NOVEMBER 1, 2016 AS DOCUMENT NO. 2016-0483282 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. APRIL 2017
 TAIT AND ASSOCIATES, INC.
 SANTA ANA, CA

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:

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME LIEN ON REAL PROPERTY, OR SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATE: _____ ADAM RAYMOND, CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: _____

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 BOARD HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 20____
 CASH OR SURETY TAX BOND
 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: _____, 20____
 JON CHRISTENSEN
 COUNTY TAX COLLECTOR

BY: _____, 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.
 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES RECORDED NOVEMBER 3, 2016 AS DOCUMENT NO. 2016-0581435, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS BLANKET OVER PARCELS 1 THROUGH 4, NOT PLOTTED).

PUBLIC UTILITY GENERAL MANAGER

DATE: _____ BY: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RISE INTO A FEE.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS PURPOSES, RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581435, OFFICIAL RECORDS, RIVERSIDE COUNTY. (NOT PLOTTED, EXACT LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION, INSPECTION, MAINTAINING, RETROFITTING, REPAIRING SAID STORM WATER INFILTRATION BASIN AND INCIDENCES THEREBY BY WAY OF SUCH ROADS OR PASSAGEWAYS, RECORDED NOVEMBER 18, 2016 AS DOCUMENT NO. 2016-0515881, OFFICIAL RECORDS, RIVERSIDE COUNTY.

ACCESS DENIAL TO ADJACENT FREEWAY RECORDED APRIL 15, 1993 IN BOOK 1482, PAGE 235 AND RECORDED OCTOBER 3, 1990 AS INSTRUMENT NO. 89565, OFFICIAL RECORDS, RIVERSIDE COUNTY.

RECIPROCAL EASEMENT AGREEMENT BETWEEN PRP INVESTORS MADISON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GLENWOOD SHOPPING CENTER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ALUM ROCK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND CIRCLE K STORES, INC., A TEXAS CORPORATION, RECORDED SEPTEMBER 13, 2013 AS DOCUMENT NO. 2013-0447839, OFFICIAL RECORDS, RIVERSIDE COUNTY.

GRANT OF RECIPROCAL EASEMENTS BY JECORP MADISON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 23, 2016, AS DOCUMENT NO. 2016-0262977, OFFICIAL RECORDS AND MODIFICATIONS RECORDED OCTOBER 21, 2016 AS DOCUMENT NO. 2016-0464654, OFFICIAL RECORDS, RIVERSIDE 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 Orange SS

ON April 17, 2018 BEFORE ME, Jennifer Lynn Delinsky, A NOTARY PUBLIC, PERSONALLY APPEARED Brett Del Valle, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THE INSTRUMENT, AND THAT HE/HIS/HER/IT/THAT PERSON(S) HAS/HAS/HAVE/HAVE EXECUTED THE SAME IN HIS/HER/ITS/HER/IT/THAT PERSON(S) AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/IT/THAT PERSON(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.

SIGNATURE: [Signature] MY COMMISSION EXPIRES December 13, 2020

PRINTED NAME: Jennifer Lynn Delinsky PRINCIPAL PLACE OF BUSINESS: Orange 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 Orange SS

ON April 18, 2018 BEFORE ME, Jay Lee Epps, A NOTARY PUBLIC, PERSONALLY APPEARED Chen Han and Kevin Si Han, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THE INSTRUMENT, AND THAT HE/HIS/HER/IT/THAT PERSON(S) HAS/HAS/HAVE/HAVE EXECUTED THE SAME IN HIS/HER/ITS/HER/IT/THAT PERSON(S) AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/IT/THAT PERSON(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.

SIGNATURE: [Signature] MY COMMISSION EXPIRES 10-22-2021

PRINTED NAME: Jay Lee Epps PRINCIPAL PLACE OF BUSINESS: Orange 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 Los Angeles SS

ON April 19, 2018 BEFORE ME, Jay Lee Epps, A NOTARY PUBLIC, PERSONALLY APPEARED Yang Chen Han and Kevin Si Han, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THE INSTRUMENT, AND THAT HE/HIS/HER/IT/THAT PERSON(S) HAS/HAS/HAVE/HAVE EXECUTED THE SAME IN HIS/HER/ITS/HER/IT/THAT PERSON(S) AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/IT/THAT PERSON(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.

SIGNATURE: [Signature] MY COMMISSION EXPIRES 9-14-2019

PRINTED NAME: Jay Lee Epps PRINCIPAL PLACE OF BUSINESS: Los Angeles COUNTY

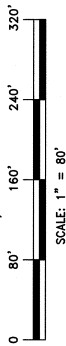
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37335

BEING A SUBDIVISION OF PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED NOVEMBER 1, 2016 AS DOCUMENT NO. 2016-0483282 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

TAIT AND ASSOCIATES, INC.
SANTA ANA, CA

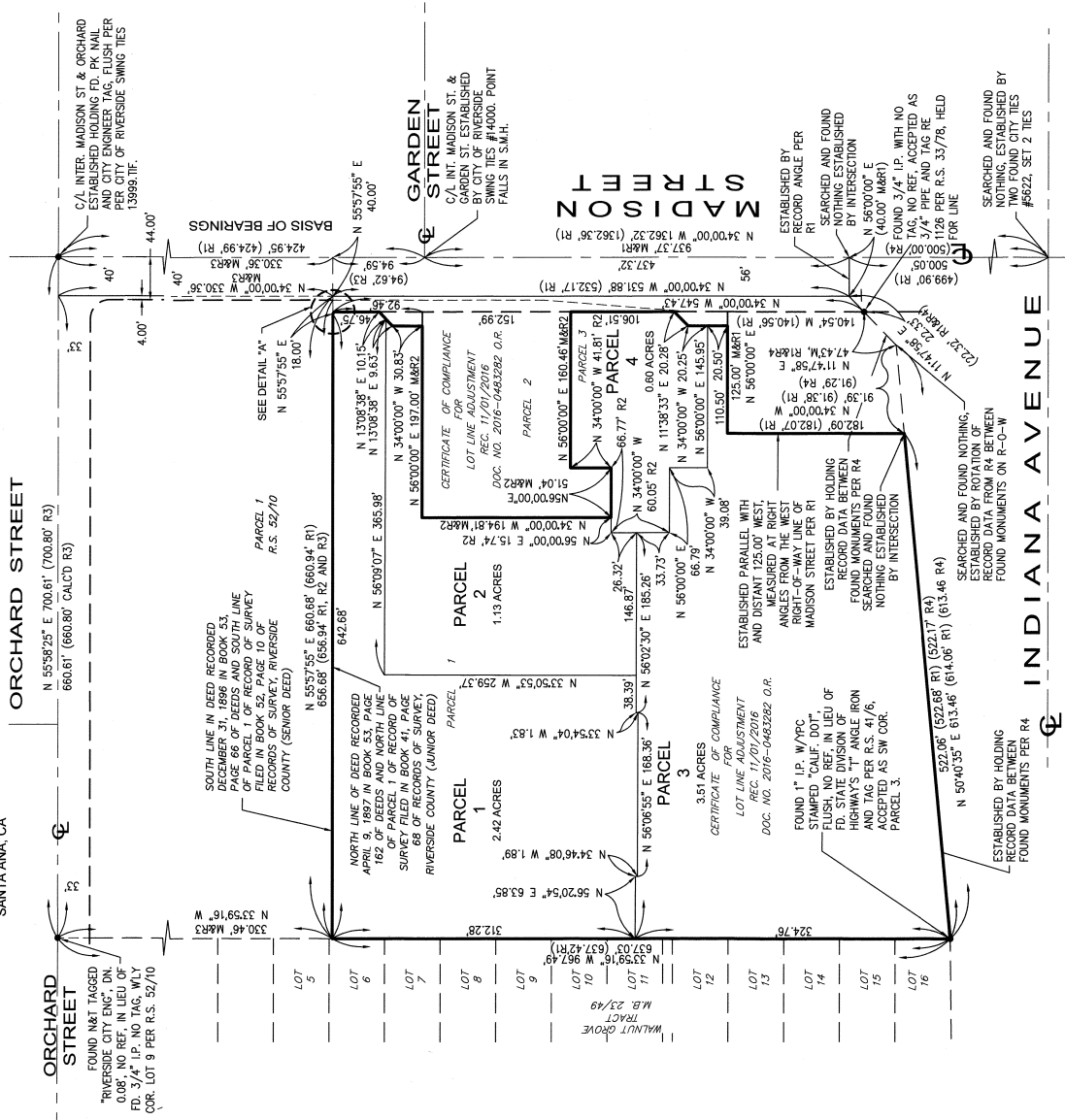
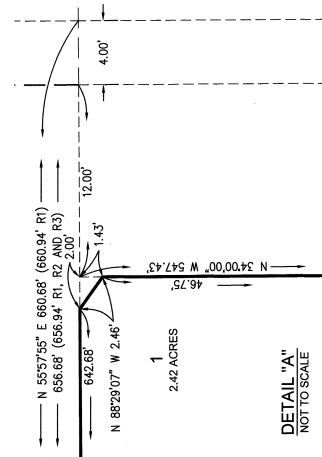
APRIL 2017



SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS TAKEN FROM THE CENTERLINE OF MADISON STREET BEING NORTH 34°00' WEST PER R1.

- INDICATES MONUMENT FOUND AS NOTED.
- I.P. INDICATES IRON PIPE
- ⊕ INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY LINE
- INDICATED INTERIOR PARCEL LINES
- SET 1" I.P. X 18" AT ALL PARCEL CORNERS TAGGED "PLS 8080"
- M INDICATES MEASURED DATA.
- (R1) INDICATES RECORD DATA PER RECORD OF SURVEY BOOK 33 PAGE 78, RECORDS OF RIVERSIDE COUNTY.
- (R2) INDICATES RECORD DATA PER CITY OF RIVERSIDE ADJUSTMENT RECORDED 11/01/2016 AS DOCUMENT NO. 2016-0483282, O.R., RIVERSIDE COUNTY.
- (R3) INDICATES RECORD DATA PER RECORD OF SURVEY BOOK 52 PAGE 10, RECORDS OF RIVERSIDE COUNTY.
- (R4) INDICATES RECORD DATA PER CALTRANS RIGHT OF WAY APPRAISAL MAP, MAP NO. 428615-4A.
- SEE SHEET 4 FOR EASEMENTS
- YPC YELLOW PLASTIC CAP



DETAIL "A"
NOT TO SCALE

EASEMENT NOTES:

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES RECORDED NOVEMBER 9, 2016 AS DOCUMENT NO. 2016-0501386, RIVERSIDE COUNTY. (AFFECTS, BLANKET OVER PARCELS 1 THROUGH 4, NOT PLOTTED).

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581435, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, BLANKET OVER PARCELS 1 THROUGH 4, NOT PLOTTED).

AN EASEMENT AND RIGHT-OF-WAY IN FAVOR OF THE CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION FOR PUBLIC STREET AND HIGHWAY PURPOSES AND FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE, REPAIR, AND REPAIRS OF SUCH ROADS OR PASSAGEWAYS, RECORDED NOVEMBER 18, 2016 AS DOCUMENT NO. 2016-0515881, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, PLOTTED HEREON).

STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION, INSPECTION, MAINTENANCE, RETROFITTING, REPAIRING SAID STORM WATER DRAINAGE SYSTEMS, RECORDED NOVEMBER 18, 2016 AS DOCUMENT NO. 2016-0515881, OFFICIAL RECORDS, RIVERSIDE COUNTY. (AFFECTS, PLOTTED HEREON).

ACCESS DENIAL TO ADJACENT FREEMAN RECORD APRIL 15, 1963 IN BOOK 1462, PAGE 255 AND RECORDED OCTOBER 3, 1960 AS DOCUMENT NO. 88566, OFFICIAL RECORDS, RIVERSIDE COUNTY.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 37335

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TAIT AND ASSOCIATES, INC.
SANTA ANA, CA
APRIL 2017

SHEET 4 OF 4 SHEETS



EASEMENT DETAIL SHEET

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

WALNUT GROVE TRACT
M.B. 23/49

PARCEL 1
2.42 ACRES

PARCEL

PARCEL 2
1.14 ACRES

CERTIFICATE OF COMPLIANCE
FOR
LOT LINE ADJUSTMENT
REC. 11/01/2016
DOC. NO. 2016-0483282 O.R.

PARCEL 2

PARCEL 3
0.61 ACRES

PARCEL 3
3.52 ACRES

CERTIFICATE OF COMPLIANCE
FOR
LOT LINE ADJUSTMENT
REC. 11/01/2016
DOC. NO. 2016-0483282 O.R.

PARCEL 4
0.61 ACRES

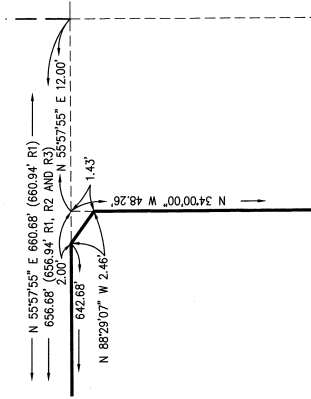
PARCEL 3

STATE HIGHWAY

MADISON STREET

A GRANT OF EASEMENT AND
RIGHT OF WAY RECORDED
SEPTEMBER 19, 2017 AS DOC.
NO. 2017-0386619, O.R.

A GRANT OF EASEMENT AND
RIGHT OF WAY RECORDED
SEPTEMBER 19, 2017 AS DOC.
NO. 2017-0386619, O.R.



DETAIL 'B'
SCALE: 1"=5'