

2 NUMBERED PARCELS
1 LETTERED PARCEL
16,520 S.F. (GROSS)
16,025 S.F. (NET)

PARCEL MAP NO. 38052

SHEET 1 OF 2 SHEETS

BEING A SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 4 OF COX'S ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LOCATED IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

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

CALLAND ENGINEERING
BREA, CALIFORNIA

OWNER'S STATEMENT

WE HEREBY STATE 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. 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".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENT DESIGNATED AS "12" SEWER EASEMENT".

STEVEN HUNG MING SHIH AND JULIE CHANG SHIH, TRUSTEES OF THE STEVEN AND JULIE SHIH FAMILY TRUST, DATED DECEMBER 29, 2012

[Signature]
STEVEN HUNG MING SHIH, TRUSTEE

[Signature]
JULIE CHANG SHIH, TRUSTEE

NOTARY ACKNOWLEDGEMENT

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 } SS
COUNTY OF Los Angeles

ON March 13, 2025 BEFORE ME Jerry Le, PERSONALLY APPEARED Steven Hung Ming Shih and Julie Chang Shih, 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 [Signature]

PRINTED NAME: Jerry Le

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION NO. 2372400 MY COMMISSION EXPIRES Aug 30, 2025

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY CAL LAND ENGINEERING, INC. PROJECT NO. 19-009-042GE, DATED JUNE 26, 2023 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISION OF SECTION 66436(g)(3)(A)(viii) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT AND RIGHT OF ENTRY UPON AND RIGHT OF WAY FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS PURPOSES PER DEED RECORDED NOVEMBER 11, 1903, IN BOOK 179, PAGE 330 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE.

SAID EASEMENT IS BLANKET IN NATURE.

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: _____

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
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 \$_____

DATED: _____

MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: _____

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY, 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; AND 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.

DATED: 4/1/2025

DAVID A. GARCIA
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 202____
AT _____ M., IN BOOK _____ OF PARCEL MAPS, AT
PAGE(S) _____ AT THE REQUEST OF THE CITY
CLERK OF THE CITY OF RIVERSIDE.

NUMBER _____

FEE \$ _____
PETER ALDANA
COUNTY ASSESSOR - COUNTY CLERK - RECORDER

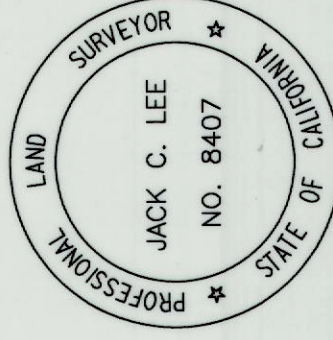
BY: _____ DEPUTY
SUBDIVISION GUARANTEE BY:
LAWYERS TITLE COMPANY

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 STEVEN SHIH ON DECEMBER 9, 2019. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 3-10-2025

[Signature]
JACK C. LEE, L.S. 8407



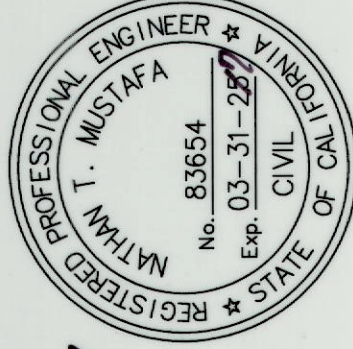
CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NO. 38052, APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON OCTOBER 19, 2022, 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.

DATED: 04/01/2025

NATHAN T. MUSTAFA
RCE 83654, LIC. EXP. 3/31/2025
CITY ENGINEER

BY: [Signature]



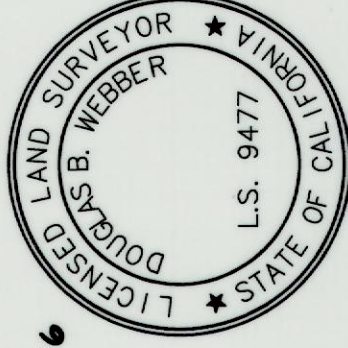
CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED: 3/26/2025

DOUGLAS B. WEBBER
P.L.S. 9477, LIC. EXP. 12/31/2024
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 PARCEL MAP NO. 38052.

LOT "A" IS 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.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "12" SEWER EASEMENT" IS HEREBY ACCEPTED AS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER 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 THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 20____

DONESIA GAUSE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

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.

DATED: 4/16/2025

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/TREASURER

BY: [Signature]

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

AN EASEMENT AND RIGHT OF ENTRY UPON AND RIGHT OF WAY FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS PER DEED RECORDED NOVEMBER 11, 1903, IN BOOK 179, PAGE 330 OF DEEDS, RECORDS OF RIVERSIDE COUNTY,

DATED: _____

DAVID A. GARCIA
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

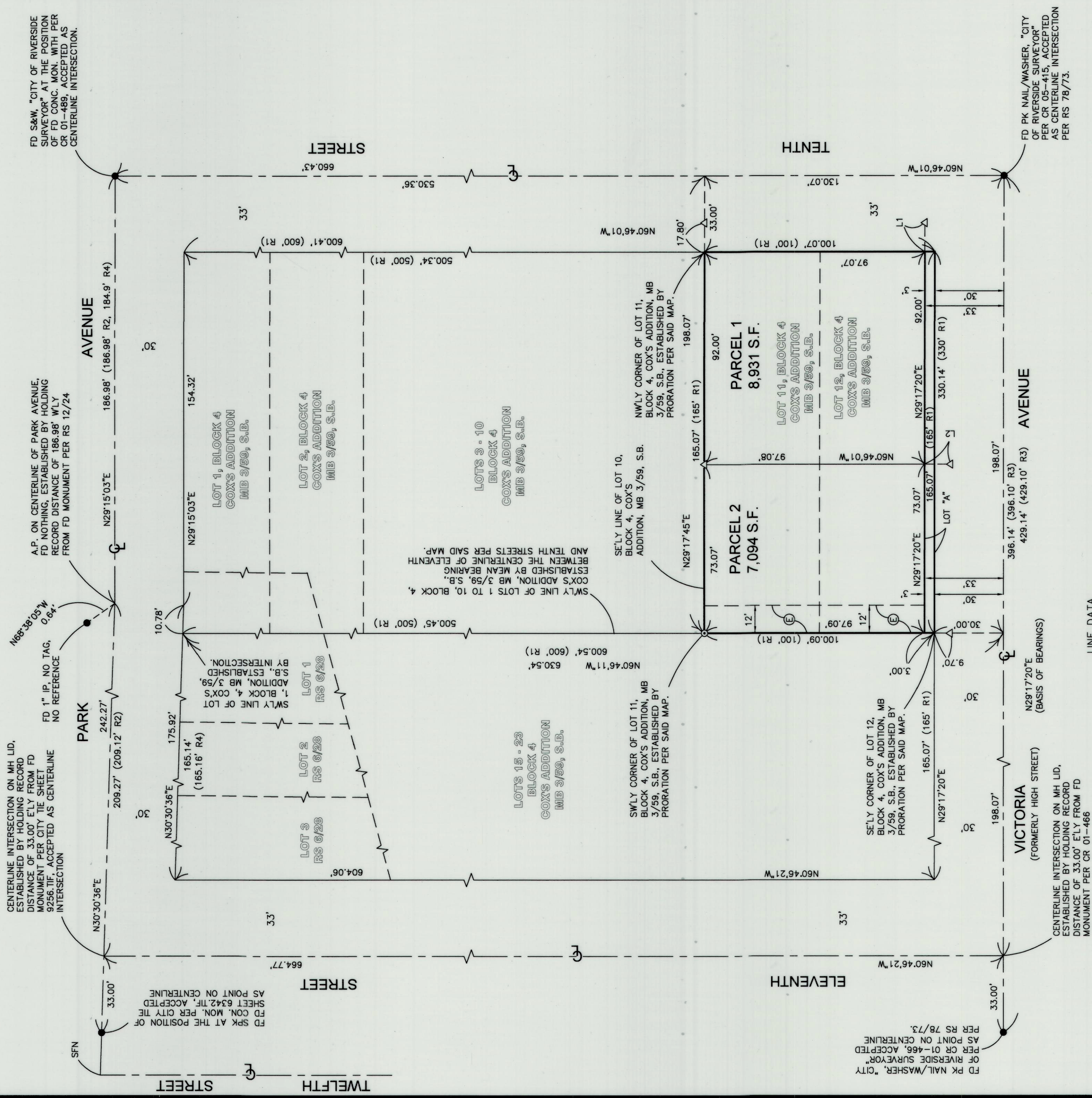
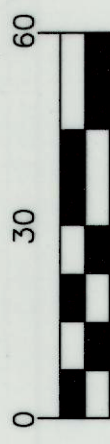
PARCEL MAP NO. 38052

SHEET 2 OF 2 SHEETS

BEING A SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 4 OF COX'S ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LOCATED IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

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

CALLAND ENGINEERING
BREA, CALIFORNIA
DECEMBER, 2019



RECORD DATA:
R1 INDICATES RECORD AND CALCULATED DATA PER COX'S ADDITION, MB 3/59, S.B.
R2 INDICATES RECORD AND CALCULATED DATA PER RS 12/14
R3 INDICATES RECORD AND CALCULATED DATA PER RS 78/73
R4 INDICATES RECORD AND CALCULATED DATA PER RS 6/28

BASIS OF BEARINGS:
THE BEARING N29°17'20"E FOR THE CENTERLINE OF VICTORIA AVENUE AS SHOWN ON THE MAP OF RECORD OF SURVEY, RECORDED IN BOOK 78, PAGE 73 OF RECORD OF SURVEY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SURVEYOR'S NOTES:
● INDICATES FD MONUMENT AS NOTED
⊙ SET 1" IP, WITH "LS 8407" TAG, FLUSH
△ SET LEAD, TACK & TAG, "LS 8407"

LINE DATA		
NO	BEARING	LENGTH
L1	N29°17'20"E	16.30'
L2	N60°46'01"W	12.70'

THE PARCEL MAP CONTAINS 0.38 ACRES (16,520 SQ. FT.) GROSS

EASEMENT NOTE:
ⓔ "12' SEWER EASEMENT"