

TRACT NO. 39277

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

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2, IN FRACTIONAL SECTION 28 AND OF
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE
5 WEST, SAN BERNARDINO BASE AND MERIDIAN

ADVANCED CIVIL GROUP, INC.
LAGUNA NIGUEL, CA.

JEFFERY L. MAY'S L.S. 6379

AUGUST 2025

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____
20____ AT _____ M. IN BOOK _____ OF
MAPS, AT _____ PAGES _____ AT THE
REQUEST OF THE CLERK OF THE CITY OF
RIVERSIDE.
NO. _____
FEE _____

PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER

BY: _____
DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

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

MV 20296 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
STEVE LANDIS
MANAGING MEMBER

BENEFICIARY

BANNER BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, AS BENEFICIARY UNDER
DEED OF TRUST RECORDED APRIL 10, 2026 AS INSTRUMENT NO. 2026-0108450 OF OFFICIAL
RECORDS.

BY: [Signature]

NAME: Geoffrey S. Ramirez

TITLE: Vice President see sheet # 2 For Notary

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

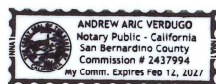
COUNTY OF San Bernardino

ON June 4th 2026 BEFORE ME Andrew Aric Verdugo, A NOTARY PUBLIC
PERSONALLY APPEARED Steve Landis, WHO PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THIS 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

Andrew Aric Verdugo
PRINT NAME



MY COMMISSION EXPIRES Feb. 12th 2027

MY PRINCIPAL PLACE OF BUSINESS IS San Bernardino COUNTY.

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO. 243 7994

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY 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.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENT, 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: _____ EDWARD ENRIQUEZ
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 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: _____, 20____
CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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 ORDINANCES AT THE REQUEST OF MV20296 LLC, ON AUGUST 29,
2025. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE
POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS BY AUGUST 29,
2027, AND THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature]
JEFFERY L. MAY'S
P.L.S. NO. 6379
EXPIRATION DATE: 12/31/2028

5/29/26
DATE



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 TRACT 39277
APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF RIVERSIDE ON AUGUST
14, 2025 AND ANY APPROVED ALTERATIONS THEREOF; 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
APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THE EASEMENTS FOR
SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP ARE APPROVED; THE PLANS
FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE
TO ALL LOTS IN THE SUBDIVISION ARE APPROVED; A COMPLETE SET OF PLANS
COVERING ALL IMPROVEMENTS ARE FILED WITH THE PUBLIC WORKS DEPARTMENT AND
THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS ARE COMPLETED IN
ACCORDANCE WITH THE APPROVED PLANS OR 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.

CHRIS P SCULLY
RCE 83144 LICENSE EXPIRES 3/31/2027
CITY ENGINEER

DATE: 6/9/26

BY: [Signature]



CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED 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.

DOUGLAS B. WEBBER
LS 9477 LICENSE EXPIRES 12/31/2026
CITY SURVEYOR

DATE: 6/9/2026

BY: DB Webb



CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY
ACCEPTED AS THE FINAL MAP OF TRACT NO. 39277.

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 "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 _____ DAY OF _____, 20____.

DONESIA GAUSE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

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____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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 LOTS 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.

DATE: _____ DAVID GARCIA
PUBLIC UTILITIES GENERAL MANAGER

BY: _____

TRACT NO. 39277

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

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2, IN FRACTIONAL SECTION 28 AND OF
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE
5 WEST, SAN BERNARDINO BASE AND MERIDIAN

ADVANCED CIVIL GROUP, INC. JEFFERY L. MAYS L.S. 6379 AUGUST 2025
LAGUNA NIGUEL, CA.

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
INTERESTS CANNOT RIPEN INTO A FEE:

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND
INCIDENTAL PURPOSES RECORDED JUNE 02, 1972 AS INSTRUMENT NO. 72357 OF OFFICIAL
RECORDS.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ZS ENGINEERING ON
AUGUST 5, 2025, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF
CALIFORNIA, SECTION 17953.

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, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, HOLDER OF AN
EASEMENT FOR FOR WATER DITCHES AND INCIDENTAL PURPOSES RECORDED JULY 25, 1888 IN
BOOK 70 OF DEEDS, PAGE 178.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, HOLDER OF
AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES,
PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES AND INCIDENTAL PURPOSES
RECORDED APRIL 26, 1882 IN BOOK 28 OF DEEDS, PAGE 635 AND AUGUST 14, 1885 IN BOOK
42, PAGE 294 AND 296.

DAVID GARCIA
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

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

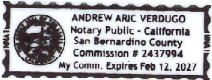
ON June 4th 2026 BEFORE ME Andrew Aric Verdugo A NOTARY PUBLIC
PERSONALLY APPEARED Geoffrey S. Ramirez WHO PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THIS WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY
EXECUTED THE SAME IN HIS/HER/THEIR 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

Andrew Aric Verdugo
PRINT NAME



MY COMMISSION EXPIRES Feb. 12th 2027

MY PRINCIPAL PLACE OF BUSINESS IS San Bernardino COUNTY.

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO. 2437994

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IN THE CITY OF RIVERSIDE
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LAGUNA NIGUEL, CA.

JEFFERY L. MAY'S L.S. 6379

AUGUST 2025

EASEMENT NOTES

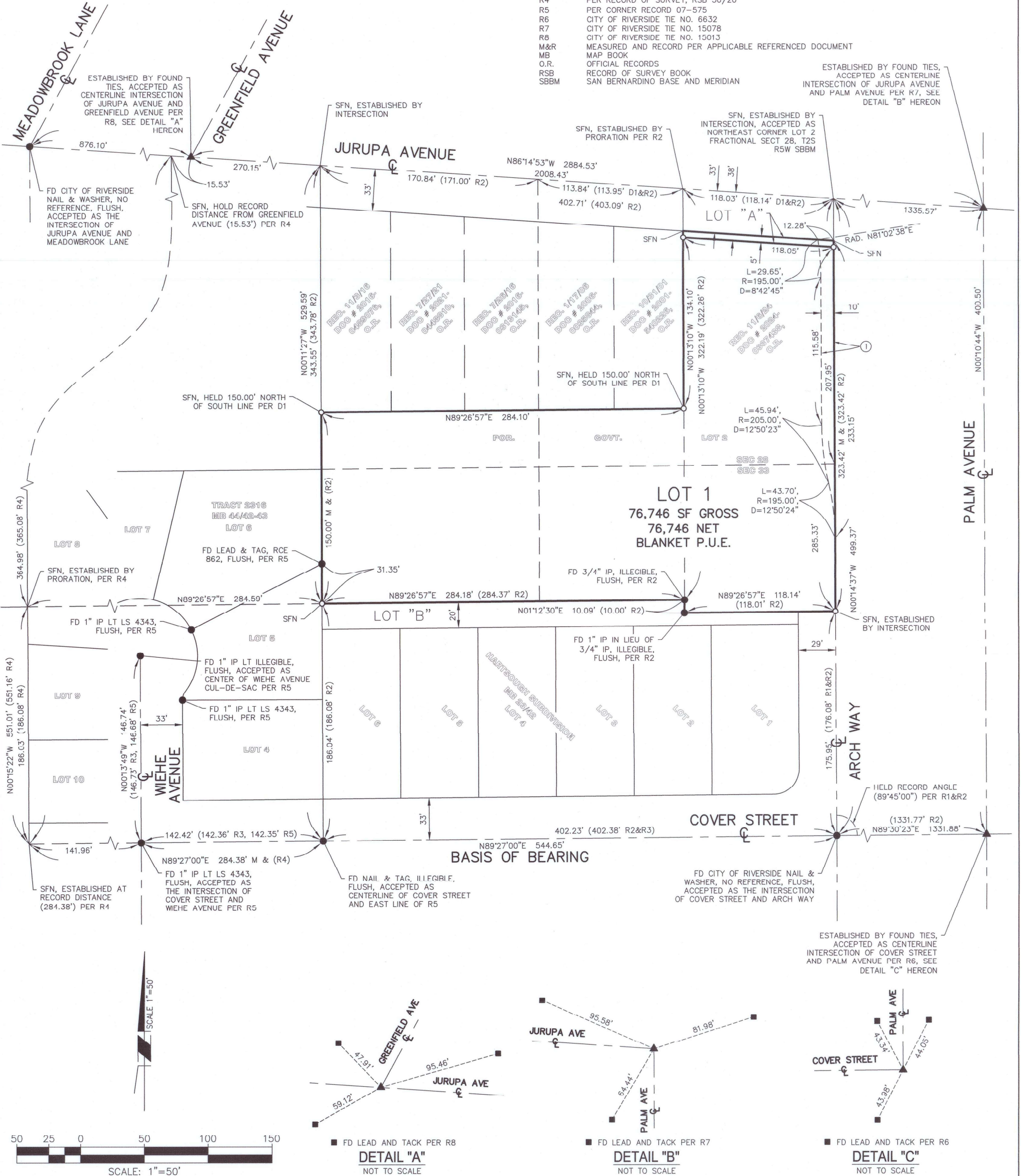
- AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE PER DOCUMENT RECORDED JUNE 02, 1972 AS INSTRUMENT NO. 72357 OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER DITCHES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE PER DOCUMENT RECORDED JULY 25, 1888 IN BOOK 70 OF DEEDS, PAGE 178.
- AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE PER DOCUMENT RECORDED APRIL 26, 1882 IN BOOK 28 OF DEEDS, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND 296, ALL.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTERLINE OF COVER STREET AS BEING N89°27'00"E AS SHOWN ON TRACT 2316 BY MAP ON FILE IN BOOK 44 OF MAPS AT PAGES 42 THROUGH 43 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES INTERSECTION ESTABLISHED PER FOUND TIES
- INDICATES TIE LOCATION
- INDICATES 1" IRON PIPE TAGGED "P.L.S. 6379" TO BE SET OR 8" GEAR SPIKE AND WASHER STAMPED "P.L.S. 6379" TO BE SET IN A.C., OR LEAD, TACK & TAG STAMPED "P.L.S. 6379" TO BE SET IN CONCRETE AND IN BLOCK WALLS, AT ALL PARCEL BOUNDARY (DISTINCTIVE BORDER) CORNERS, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER RECORD NOTED BELOW PER DOCUMENT NO. 2024-0337437 RECORDED NOVEMBER 6, 2024, O.R.
- D1 PER W.F. STEVENSON TRACT, MB 20/85
- R1 HARTSOUGH SUBDIVISION, MB 23/42
- R2 PER TRACT 2316, MB 44/42-43
- R3 PER RECORD OF SURVEY, RSB 30/20
- R4 PER CORNER RECORD 07-575
- R5 CITY OF RIVERSIDE TIE NO. 6632
- R6 CITY OF RIVERSIDE TIE NO. 15078
- R7 CITY OF RIVERSIDE TIE NO. 15013
- M&R MEASURED AND RECORD PER APPLICABLE REFERENCED DOCUMENT
- MB MAP BOOK
- O.R. OFFICIAL RECORDS
- RSB RECORD OF SURVEY BOOK
- SBBM SAN BERNARDINO BASE AND MERIDIAN



FD LEAD AND TACK PER R8
DETAIL "A"
NOT TO SCALE

FD LEAD AND TACK PER R7
DETAIL "B"
NOT TO SCALE

FD LEAD AND TACK PER R6
DETAIL "C"
NOT TO SCALE