

9 NUMBERED LOTS
7 LETTERED LOTS
41.3 ACRES - GROSS
41.3 ACRES - NET

IN THE CITY OF RIALTO

SHEET 1 OF 9

TRACT MAP No. 20448

FOR CONDOMINIUM PURPOSES

IN THE CITY OF RIALTO, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PARCEL SHOWN ON CERTIFICATE OF COMPLIANCE NO. 2022-016 RECORDED DECEMBER 21, 2022 AS DOCUMENT NO. 2022-0404908,
OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M.
DAWSON SURVEYING, INC. JUNE 2023

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS LOT "A", AS SHOWN ON THIS FINAL MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO AN EASEMENT FOR LANDSCAPE PURPOSES OVER A PORTION OF LOT "D" AS SHOWN ON THIS FINAL MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO A PUBLIC UTILITY EASEMENT OVER PORTIONS OF LOTS "1" THROUGH "9", INCLUSIVE, AND LETTERED LOTS "B" THROUGH "G", INCLUSIVE, AS SHOWN ON THIS FINAL MAP.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, ASSIGNS, AND THE HOMEOWNER ASSOCIATION THE FOLLOWING.

LOT "A" FOR PRIVATE ROAD AND UTILITY PURPOSES AS SHOWN HEREON

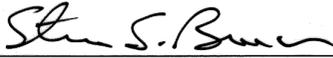
LOTS "B" & "F" FOR LANDSCAPE, OPEN SPACE, AND RECREATION PURPOSES AS SHOWN HEREON

LOTS "C", "D" AND "E" FOR LANDSCAPE AND OPEN SPACE PURPOSES AS SHOWN HEREON

LOT "G" FOR LANDSCAPE, OPEN SPACE, RECREATION, UTILITY, AND WATER QUALITY PURPOSES AS SHOWN HEREON.

AG EHC II (LEN) CA 4, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT



NAME: STEVEN S. BENSON, ITS MANAGER

OPTIONEE'S STATEMENT

MEMORANDUM OF OPTION AGREEMENT WITH LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, (OPTIONEE) BY DOCUMENT RECORDED DECEMBER 6, 2023 AS INSTRUMENT NUMBER 2023-0302298 OF OFFICIAL RECORDS.

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY



NAME: GEOFFREY SMITH
TITLE: VICE PRESIDENT

BENEFICIARY STATEMENT

LEWIS-HILLWOOD RIALTO COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 6, 2023 AS INSTRUMENT NUMBER 2023-0302295 OF OFFICIAL RECORDS.

LEWIS-HILLWOOD RIALTO COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
By: LEWIS-RIALTO COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: LEWIS MANAGEMENT CORP., A DELAWARE CORPORATION
ITS SOLE MANAGER


NAME: ~~BRYANT T. GOODMAN~~ JOHN M. GOODMAN
TITLE: ~~EXECUTIVE VICE PRESIDENT/DEVELOPMENT~~
AUTHORIZED AGENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ _____.

DATED: _____

ENSEN MASON
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

BY: _____ DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES (STATE, COUNTY, MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS; AND SAID BOND IS HEREBY ACCEPTED.

DATED: _____

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

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 ORDINANCE AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA, LLC. IN JUNE 2023 AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN 24 MONTHS AFTER RECORDATION DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED IN COMPLIANCE WITH SECTION 66495 AND 66496 OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



ROBERT JOHN DAWSON, PLS 6932
EXPIRATION DATE 09/30/25

9-12-24
DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

ROBERT C. OLLERTON, PLS 7731
ACTING CITY SURVEYOR
CITY OF RIALTO

DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

MICHAEL ACKERMAN, ACTING CITY ENGINEER, RCE 64663
CITY ENGINEER
CITY OF RIALTO

DATE



CITY CLERK'S CERTIFICATE

I, BARBARA A. MCGEE, CITY CLERK FOR THE CITY OF RIALTO, DO HEREBY CERTIFY THAT THE CITY COUNCIL, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ATTACHED MAP ON THE _____ DAY OF _____, 20__.

AND THAT THEREUPON, SAID COUNCIL DID ACCEPT, ON BEHALF OF THE CITY OF RIALTO FOR PUBLIC USE:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS LOT "A", AS SHOWN ON THIS FINAL MAP.

AN EASEMENT FOR LANDSCAPE PURPOSES OVER A PORTION OF LOT "D" AS SHOWN ON THIS FINAL MAP.

A PUBLIC UTILITY EASEMENT OVER PORTIONS OF LOTS "1" THROUGH "9", INCLUSIVE, AND LETTERED LOTS "B" THROUGH "G", INCLUSIVE, AS SHOWN ON THIS FINAL MAP.

DATED THIS _____ DAY OF _____, 20__.

BARBARA A. MCGEE
CITY CLERK
CITY OF RIALTO

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER _____, THIS _____ DAY OF _____, 20__, AT _____ M. IN BOOK _____ OF TRACT MAPS AT PAGE _____ AT THE REQUEST OF LENNAR TITLE, IN THE AMOUNT OF \$ _____.

CHRIS WILHITE
ASSESSOR-RECORDER / CLERK
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

9 NUMBERED LOTS
7 LETTERED LOTS
41.3 ACRES - GROSS
41.3 ACRES - NET

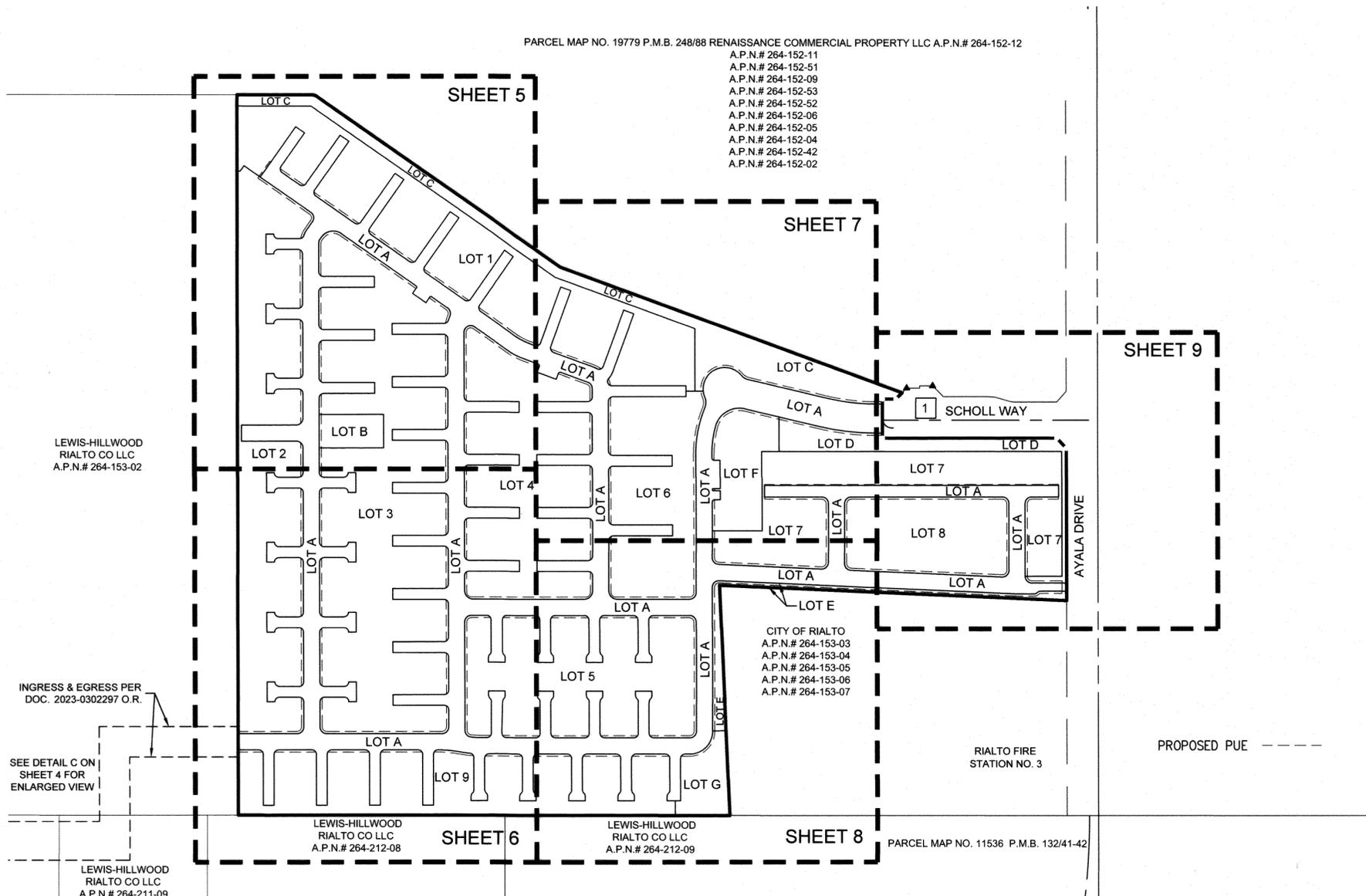
TRACT MAP No. 20448

FOR CONDOMINIUM PURPOSES

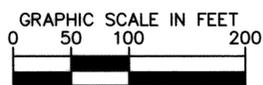
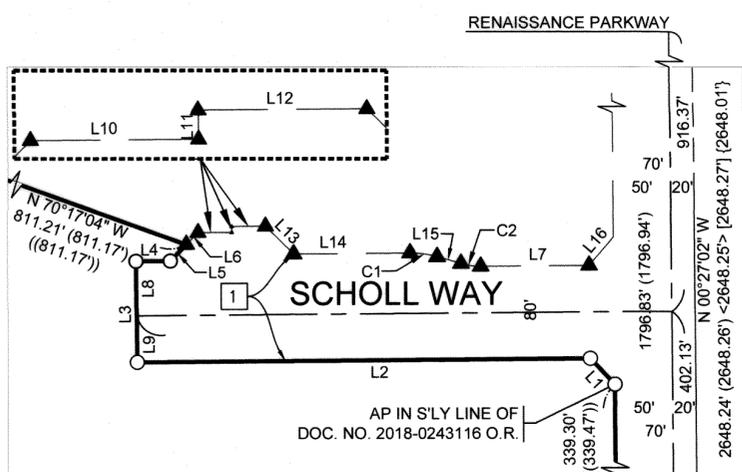
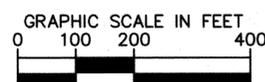
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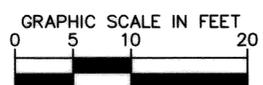
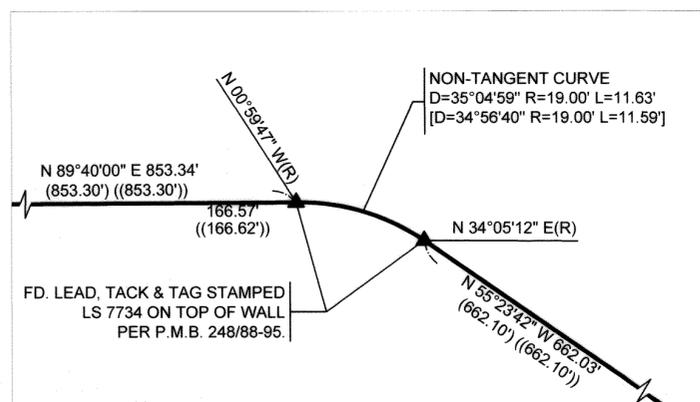
INDEX SHEET



INDEX MAP SHEETS 5 - 9



DETAIL A



DETAIL B

EASEMENT NOTES

- 1 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF RIALTO, A MUNICIPAL CORPORATION
PURPOSE: STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES AND OTHER APPURTENANT USES
RECORDING DATE: JULY 5, 2018
RECORDING NO: 2018-0243116, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND

LINE	BEARING	LENGTH	
L1	N43°16'51"W	30.70'	((30.70'))
L2	N89°32'46"E	389.00'	((389.00'))
L3	N0°27'14"W	87.00'	((87.00'))
L4	N89°32'46"E	29.64'	((29.78'))
L5	N44°35'51"E	19.66'	((19.50'))
L6	N44°35'51"E	14.45'	((14.44'))
L7	N89°32'46"E	92.94'	((92.93'))
L8	N0°27'14"W	47.00'	
L9	N0°27'14"W	40.00'	
L10	N89°32'40"E	28.98'	((29.00'))
L11	N0°28'52"W	4.99'	((4.99'))
L12	N89°35'38"E	29.00'	((29.00'))
L13	N45°25'05"W	33.94'	((33.94'))
L14	N89°32'27"E	99.85'	((99.83'))
L15	N73°47'56"W	21.36'	((21.42'))
L16	N40°34'14"E	32.02'	((31.89'))

CURVE	RADIUS	LENGTH	DELTA	RECORD
C1	80.29'	23.42'	16°42'50"	((16°41'57", R = 80.29', L = 23.40'))
C2	58.29'	17.02'	16°43'53"	((16°41'57", R = 58.29', L = 16.99'))

9 NUMBERED LOTS
7 LETTERED LOTS
41.3 ACRES - GROSS
41.3 ACRES - NET

IN THE CITY OF RIALTO

SHEET 6 OF 9

TRACT MAP No. 20448

FOR CONDOMINIUM PURPOSES

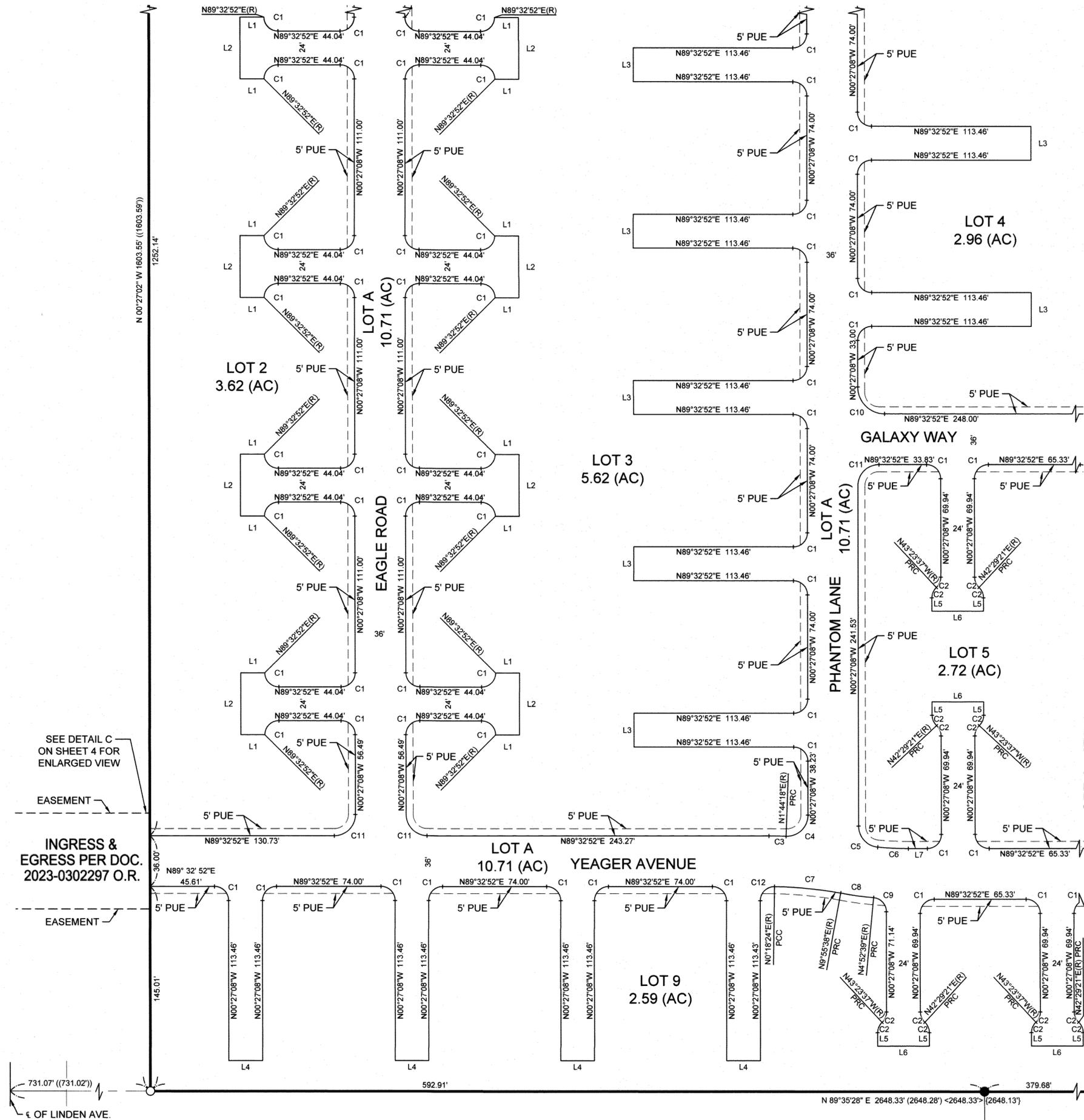
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DAWSON SURVEYING, INC.

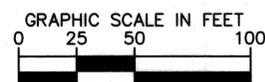
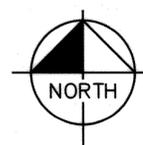
JUNE 2023

SEE SHEET 5



CURVE TABLE			
C#	Δ	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	47°03'31"	10.00'	8.21'
C3	2°11'26"	318.00'	12.16'
C4	92°11'26"	15.00'	24.14'
C5	84°36'56"	15.00'	22.15'
C6	5°23'04"	232.00'	21.80'
C7	9°37'14"	282.00'	47.35'
C8	5°02'58"	268.00'	23.62'
C9	84°40'13"	10.00'	14.78'
C10	90°00'00"	19.00'	29.85'
C11	90°00'00"	15.00'	23.56'
C12	90°45'32"	10.00'	15.84'

LINE TABLE		
L#	BEARING	DISTANCE
L1	N89°32'52"E	17.00'
L2	N00°27'08"W	44.00'
L3	N00°27'08"W	24.00'
L4	N89°32'52"E	24.00'
L5	N00°27'08"W	9.53'
L6	N89°32'52"E	36.75'
L7	N89°32'52"E	13.47'



9 NUMBERED LOTS
 7 LETTERED LOTS
 41.3 ACRES - GROSS
 41.3 ACRES - NET

IN THE CITY OF RIALTO

SHEET 7 OF 9

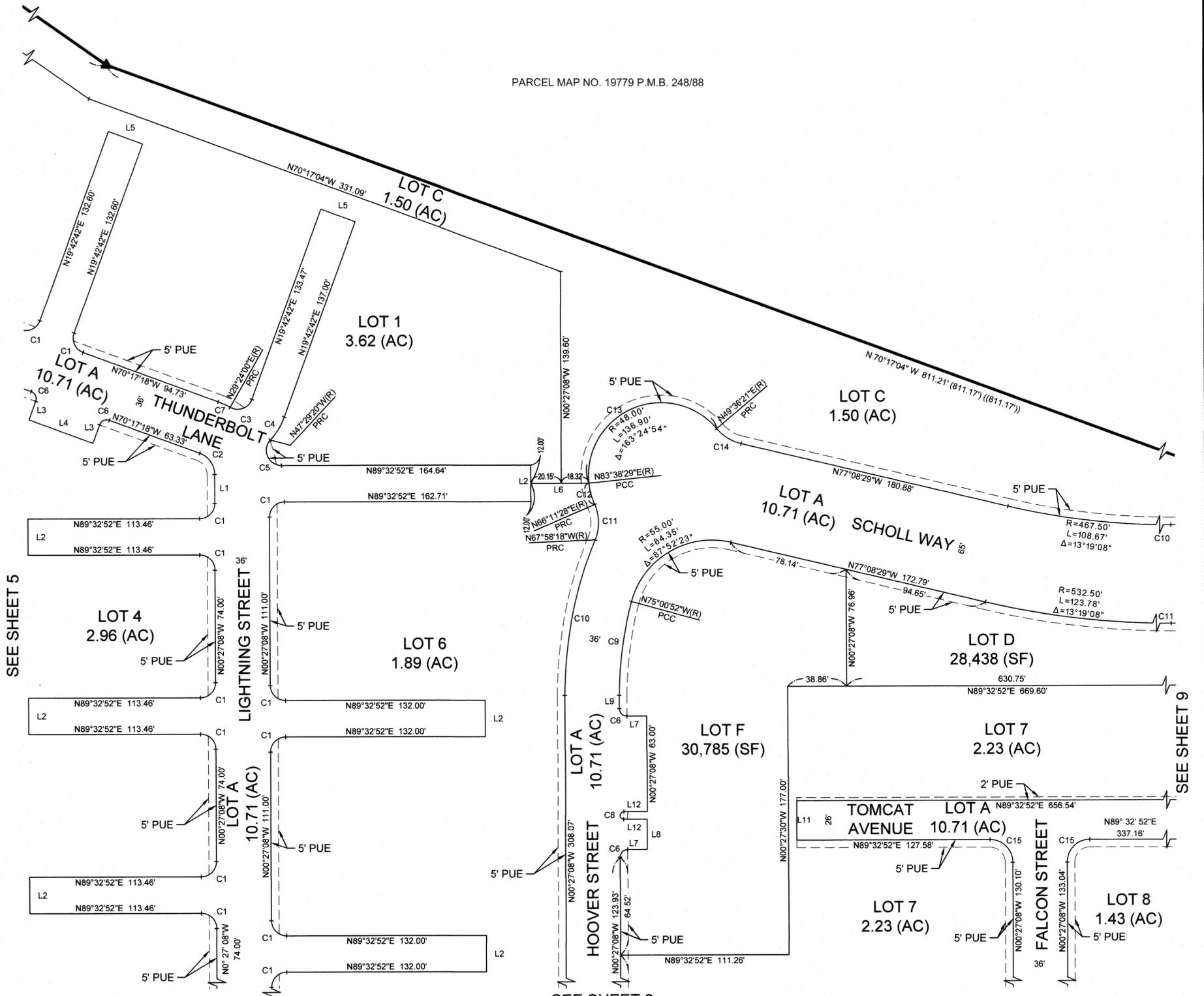
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PARCEL MAP NO. 19779 P.M.B. 248/88



SEE SHEET 5

SEE SHEET 9

SEE SHEET 8

CURVE TABLE			
C#	Δ	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	69°50'10"	15.00'	18.28'
C3	99°41'18"	10.00'	17.40'
C4	22°47'59"	45.00'	17.91'
C5	132°57'48"	10.00'	23.21'
C6	90°00'00"	5.00'	7.85'
C7	9°41'18"	51.00'	8.62'
C8	180°00'00"	2.50'	7.85'
C9	15°26'16"	232.00'	62.51'
C10	22°28'50"	268.00'	105.15'
C11	45°50'15"	30.00'	24.00'
C12	17°27'01"	48.00'	14.62'
C13	163°24'54"	48.00'	136.90'
C14	36°44'50"	30.00'	19.24'
C15	90°00'00"	15.00'	23.56'

LINE TABLE		
L#	BEARING	DISTANCE
L1	N00°27'08"W	19.10'
L2	N00°27'08"W	24.00'
L3	N19°42'42"E	13.00'
L4	N70°17'18"W	45.00'
L5	N70°17'18"W	24.00'
L6	N89°32'52"E	38.47'
L7	N89°32'52"E	13.00'
L8	N00°27'08"W	20.00'
L9	N00°27'08"W	8.79'
L10	N89°32'23"E	16.14'
L11	N00°27'08"W	26.00'
L12	N89°32'52"E	15.50'

