

SHEET 1 OF 3 SHEETS
NUMBERED LOTS: 3
LETTERED LOTS: 7
AREA: 4.531 ACRES (GROSS)
3.184 ACRES (NET)

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT NO. 20356

BEING A SUBDIVISION OF LOTS 198 AND 235 OF TRACT NO. 2346, AS PER MAP RECORDED IN BOOK 33, PAGE 55, OF MAPS, TOGETHER WITH LOT 1 OF TRACT NO. 2431, AS PER MAP RECORDED IN BOOK 34, PAGE 70, OF MAPS, AND THE NORTH 40 FEET OF THE ADJOINING THORESON AVENUE RESOLUTION NO. 444 RECORDED IN BOOK 3649, PAGE 434, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DMS CONSULTANTS, INC.

JUNE 2023
FOR CONDOMINIUM PURPOSES

WILLIAM A. PATAPOFF, R.C.E. 24967

OWNER' STATEMENT:

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

WE HEREBY DEDICATE TO THE CITY OF RIALTO, THE PUBLIC IN GENERAL, AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS FOOTHILL BOULEVARD AND THE INTERSECTION OF LARCH AVENUE AND FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO AND PUBLIC UTILITY COMPANIES, AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES, SEWER, WATER AND EMERGENCY ACCESS PURPOSES, IN, UNDER, OVER, THROUGH, AND ACROSS LOT "A" (NORTH LARCH AVENUE), SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF RIALTO, AN EASEMENT FOR PUBLIC LANDSCAPE, UTILITIES, AND PEDESTRIAN PURPOSES, 5.00' WIDE, ALONG FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY RELINQUISH ALL VEHICULAR ACCESS RIGHTS TO LOT "1" AND LOT "6" WHERE THEY ABUT LARCH AVENUE AND FOOTHILL BOULEVARD AND LOT "4" AND LOT "5" WHERE THEY ABUT ALLEY, AS SHOWN ON THIS MAP.

WE HEREBY RESERVE FOR THE USE OF OURSELVES, SUCCESSORS, ASSIGNS, AND THE HOMEOWNER'S ASSOCIATION FOR RECREATIONAL AND OPEN SPACE PURPOSES LOTS B AND C, AS SHOWN ON THIS MAP.

RIALTO FOOTHILL INVESTMENT LLC,
A CALIFORNIA LIABILITY COMPANY

BY: [Signature] BY: _____
PRINT NAME: DAVID DAI NGUYEN PRINT NAME: _____
PRINT TITLE: PARTNER PRINT TITLE: _____

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)
)SS
COUNTY OF ORANGE

ON 04.28.2025 BEFORE ME, BRIJ PRASAD, NOTARY
PUBLIC, PERSONALLY APPEARED DAVID DAI NGUYEN

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/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]
NOTARY PUBLIC IN AND FOR SAID STATE
BRIJ PRASAD
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: MAY 19, 2025

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 _____, 2024.

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

1. AN EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS FOOTHILL BOULEVARD AND THE INTERSECTION OF LARCH AVENUE AND FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.
2. AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES, SEWER, WATER, AND EMERGENCY ACCESS PURPOSES, IN, UNDER, OVER, THROUGH, AND ACROSS LOT "A", SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.
3. AN EASEMENT FOR PUBLIC LANDSCAPE, UTILITIES, AND PEDESTRIAN PURPOSES, 5.00 FOOT WIDE, ALONG FOOTHILL BOULEVARD, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.
4. ALL VEHICULAR ACCESS RIGHTS TO LOT "1" AND LOT "6" WHERE THEY ABUT LARCH AVENUE AND FOOTHILL BOULEVARD AND LOT "4" AND LOT "5" WHERE THEY ABUT ALLEY, AS SHOWN ON THIS MAP.

DATED THIS _____ DAY OF _____, 2024.

BARBARA A. MCGEE
CITY CLERK
CITY OF RIALTO

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, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS, NOT YET PAYABLE, ESTIMATED TO BE: 30,200

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

DATED: 4/29/2025 BY: [Signature]
DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 30,200 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.

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

DATED: 4/29/2025 BY: [Signature]
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 RIALTO FOOTHILL INVESTMENT LLC IN JUNE 2023 AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE 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 ACT. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature]
WILLIAM A. PATAPOFF, RCE 24967

4/09/24
DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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.

[Signature]
MICHAEL ACKERMAN, RCE 64663
CITY ENGINEER, CITY OF RIALTO

5/22/2025
DATE



COUNTY SURVEYOR'S STATEMENT:

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

[Signature]
DAVID W. KROMMENHOEK, PLS 9455
CONTRACT CITY SURVEYOR, CITY OF RIALTO

5/01/25
DATE



SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURE HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE:

METROPOLITAN TRUST COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR RIGHT-OF-WAY AND INGRESS AND EGRESS PURPOSES RECORDED AUGUST 06, 1928 IN BOOK 398, PAGE 186 OF OFFICIAL RECORDS.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NO. _____
THIS _____ DAY OF _____, 2024, AT _____
IN BOOK _____ OF MAPS AT PAGE(S) _____
AT THE REQUEST OF _____
IN THE AMOUNT OF \$ _____

CHRIS WILHITE
ASSESSOR-RECORDER/CLERK
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

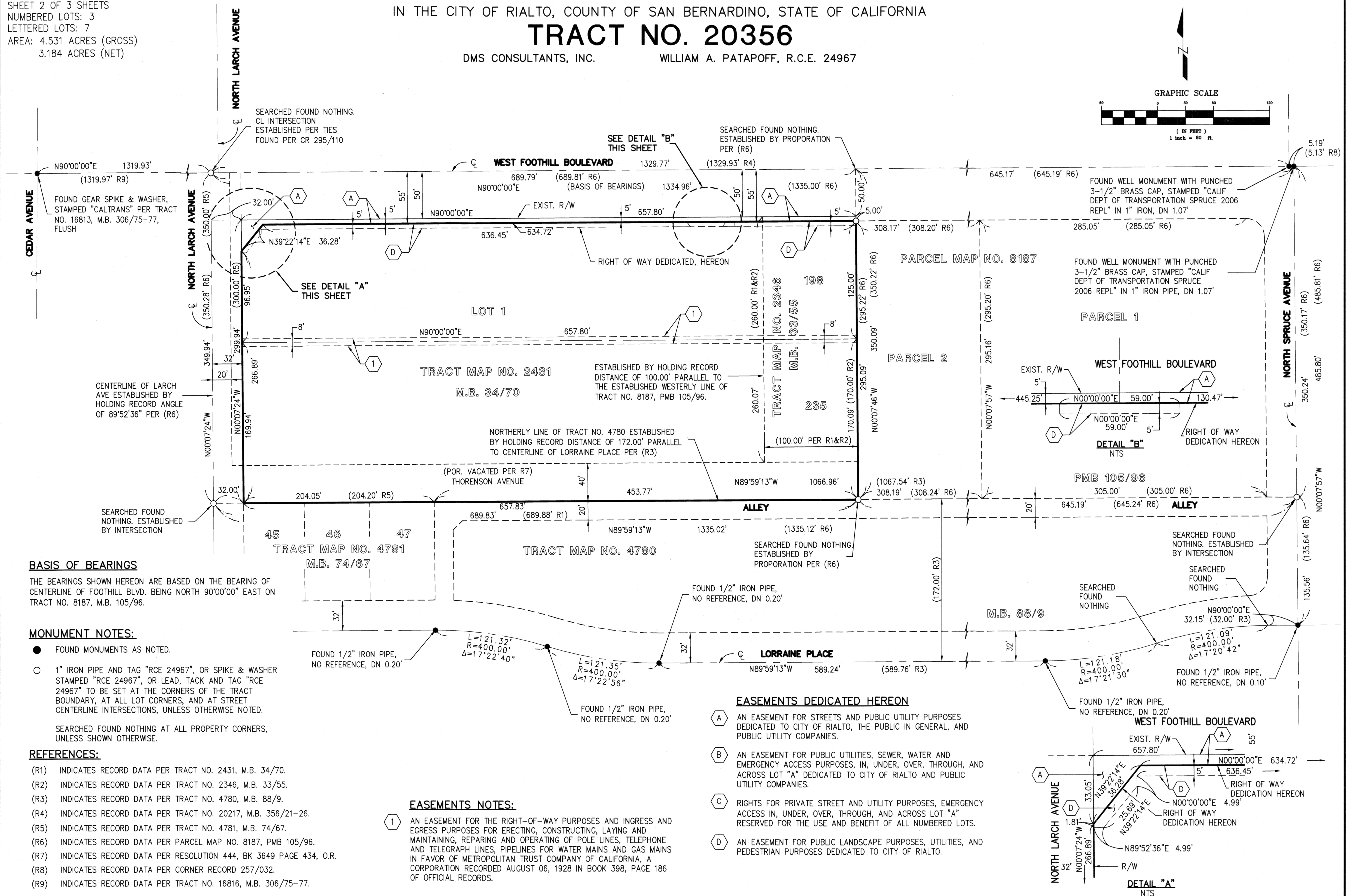
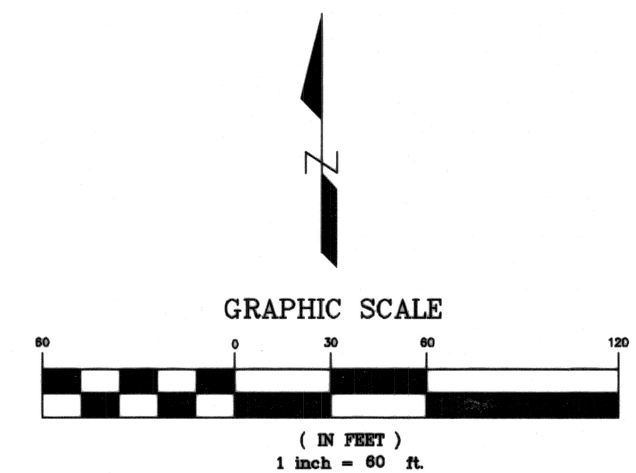
SHEET 2 OF 3 SHEETS
NUMBERED LOTS: 3
LETTERED LOTS: 7
AREA: 4.531 ACRES (GROSS)
3.184 ACRES (NET)

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

TRACT NO. 20356

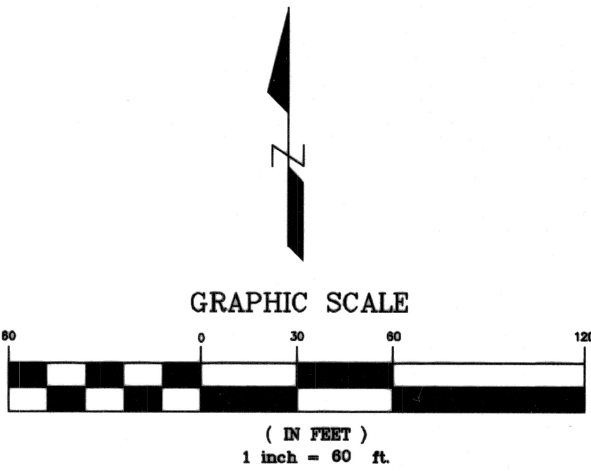
DMS CONSULTANTS, INC.

WILLIAM A. PATAPOFF, R.C.E. 24967



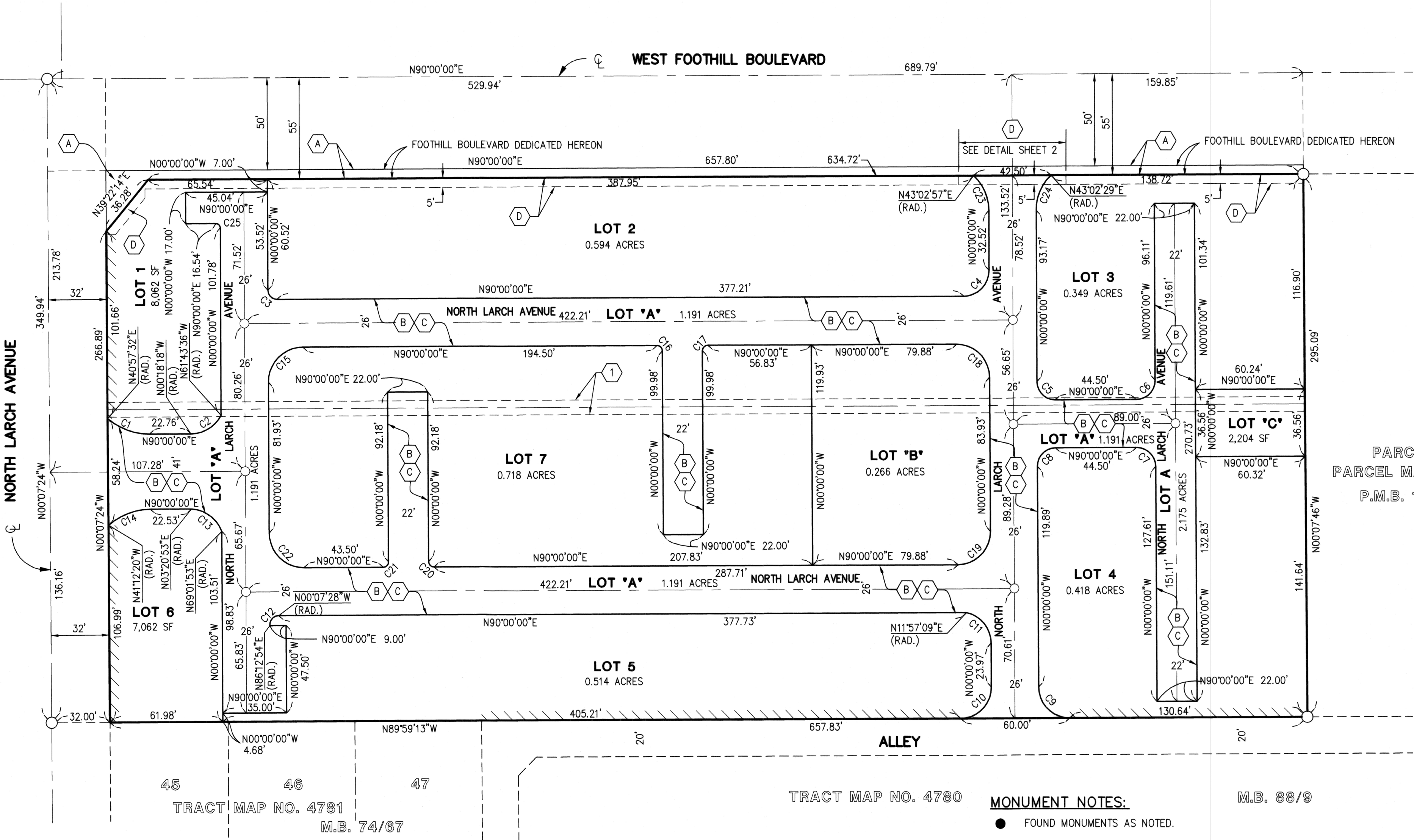
SHEET 3 OF 3 SHEETS
NUMBERED LOTS: 3
LETTERED LOTS: 7
AREA: 4.531 ACRES (GROSS)
3.184 ACRES (NET)

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT NO. 20356
DMS CONSULTANTS, INC. WILLIAM A. PATAPOFF, R.C.E. 24967



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	40°57'32"	35.00'	25.02'
C2	61°25'18"	19.00'	20.37'
C3	90°00'00"	5.00'	7.85'
C4	90°00'00"	14.00'	21.99'
C5	90°00'00"	10.00'	15.71'
C6	90°00'00"	10.50'	16.49'
C7	90°00'00"	10.50'	16.49'
C8	90°00'00"	10.00'	15.71'
C9	89°59'10"	17.00'	26.70'
C10	89°59'04"	17.00'	26.70'
C11	78°02'51"	17.00'	23.16'
C12	93°54'36"	5.00'	8.20'
C13	65°41'00"	19.00'	21.78'
C14	41°12'20"	35.00'	25.17'
C15	90°00'00"	19.00'	29.85'
C16	90°00'00"	3.00'	4.71'
C17	90°00'00"	3.00'	4.71'
C18	90°00'00"	18.00'	28.27'
C19	90°00'00"	18.00'	28.27'
C20	90°00'00"	3.00'	4.71'
C21	90°00'00"	3.00'	4.71'
C22	90°00'00"	19.00'	29.85'
C23	46°57'03"	26.00'	21.31'
C24	46°57'04"	26.00'	21.31'
C25	90°00'00"	2.50'	3.93'

PARCEL 2
PARCEL MAP NO. 8187
P.M.B. 105/96



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY
ESTABLISHMENT, AND MONUMENT NOTES
SEE SHEET 2 FOR EASEMENT NOTES

LEGEND
INDICATE RELINQUISHED VEHICLE ACCESS RIGHTS

MONUMENT NOTES:
● FOUND MONUMENTS AS NOTED.
○ 1" IRON PIPE AND TAG "RCE 24967", OR SPIKE & WASHER
STAMPED "RCE 24967", OR LEAD, TACK AND TAG "RCE
24967" TO BE SET AT THE CORNERS OF THE TRACT
BOUNDARY, AT ALL LOT CORNERS, AND AT STREET
CENTERLINE INTERSECTIONS, UNLESS OTHERWISE NOTED.
SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS,
UNLESS SHOWN OTHERWISE.