

NUMBERED PARCELS: 1
GROSS AREA: 3.450 ACRES
NET AREA: 3.440 ACRES

SHEET 1 OF 4 SHEETS

PARCEL MAP NO. 20204
IN THE CITY OF RIALTO
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF ~~LOTS~~ PARCELS 7 THROUGH 12, INCLUSIVE OF PARCEL MAP NO. 5595, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S STATEMENT:

WE HEREBY STATE WE ARE ALL 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 MERRILL AVENUE AND YUCCA AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE A VARIABLE WIDTH EASEMENT TO THE CITY OF RIALTO FOR SIDEWALK AND PUBLIC UTILITY PURPOSES ALONG YUCCA AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

**SCG/DP YUCCA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY**
(AS OWNER)

BY: Brett Dedeaux
BRETT DEDEAUX, AUTHORIZED SIGNATORY

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 January 20, 2021 BEFORE ME Stephanie Phillips, A NOTARY PUBLIC, PERSONALLY APPEARED Brett Dedeaux AND 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 AND OFFICIAL SEAL.

Stephanie Phillips
SIGNATURE

NOTARY PUBLIC IN AND FOR SAID STATE

Stephanie Phillips
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS

Los Angeles County

MY COMMISSION NO. 2310903

MY COMMISSION EXPIRES: Oct 29, 2023

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AS THEIR INTERESTS CANNOT RISE INTO A FEE:

SEMI TROPIC LAND AND WATER COMPANY, EASEMENT HOLDER FOR PIPELINES AND INCIDENTAL PURPOSES AS DISCLOSED IN DEED RECORDED JANUARY 14, 1895 IN BOOK 204, PAGE 103 OF DEEDS.

THE LOCATION OF THE EASEMENT CAN NOT BE DETERMINED FROM RECORD INFORMATION.

PACIFIC BELL, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED AUGUST 11, 1988 AS INSTRUMENT NO. 1988-263161, OFFICIAL RECORDS.

CITY OF RIALTO, EASEMENT HOLDER FOR UTILITY, TREE PLANTING AND INCIDENTAL PURPOSES AS DEDICATED ON PARCEL MAP NO. 5595, IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS.

JOSEPH C. TRUXAW AND ASSOCIATES, INC.
MICHAEL P. HERNANDEZ, P.L.S. 9281 **NOVEMBER 2019**

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 THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, LOCAL TAXES OF SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ _____

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

DATED: _____

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 THE COUNTY OF SAN BERNARDINO, STATE OF 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 OF SAN BERNARDINO ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUB-DIVIDER 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
COUNTY OF SAN BERNARDINO

DATED: _____

BY: _____
DEPUTY

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 _____ DAY _____ OF, 20____.

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

AN EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER, THROUGH AND ACROSS MERRILL AVENUE AND YUCCA AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

A VARIABLE WIDTH EASEMENT TO THE CITY OF RIALTO FOR SIDEWALK AND PUBLIC UTILITY PURPOSES ALONG YUCCA AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

BARBARA A. MCGEE
CITY CLERK
CITY OF RIALTO

NOTE: 2

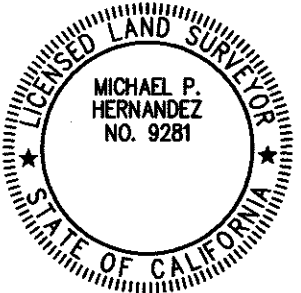
SEE SHEET X FOR ADDITIONAL SIGNATURES AND NOTARY ACKNOWLEDGMENT.

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 DP YUCCA LLC ON NOVEMBER 13, 2019 AND 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

SIGNED: Michael P. Hernandez
MICHAEL P. HERNANDEZ
P.L.S. 9281

DATED: 1-13-2021



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.

David S. Hammer
DAVID S. HAMMER
CITY ENGINEER
CITY OF RIALTO
SAVAT KHAMPHOU, R.C.E. 62019
R.C.E. 43970

DATED: 9/30/2021

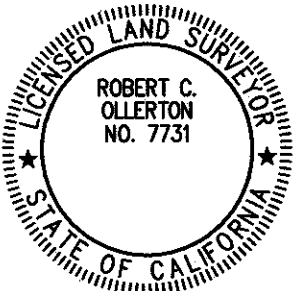


CITY SURVEYOR'S STATEMENT:

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
ROBERT C. OLLERTON, P.L.S. 7731
ACTING CITY SURVEYOR
CITY OF RIALTO

DATED: 2-10-21



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____, THIS DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGES _____ AT THE REQUEST OF _____ IN THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR/RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO COUNTY
BY: _____
DEPUTY RECORDER

NUMBERED PARCELS: 1
GROSS AREA: 3.450 ACRES
NET AREA: 3.440 ACRES

PARCEL MAP NO. 20204
IN THE CITY OF RIALTO
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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JOSEPH C. TRUXAW AND ASSOCIATES, INC.
MICHAEL P. HERNANDEZ, P.L.S. 9281 NOVEMBER 2019

OWNER'S STATEMENT:

WE HEREBY STATE WE ARE ALL 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 MERRILL AVENUE AND YUCCA AVENUE, SUBJECT TO IMPROVEMENT, AS SHOWN ON THIS MAP.

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CITIZENS BUSINESS BANK

AS BENEFICIARY, UNDER DEED OF TRUST RECORDED ^{JUNE 16, 2021} ~~SEPTEMBER 11, 2020~~ AS INSTRUMENT NO. ~~2020-031113~~ OF OFFICIAL RECORDS.
2021-0273604

Sen See Xu
(PRINT NAME) AVP. Construction Loan Officer
(TITLE) (PRINT NAME) (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 }
COUNTY OF San Bernardino } SS

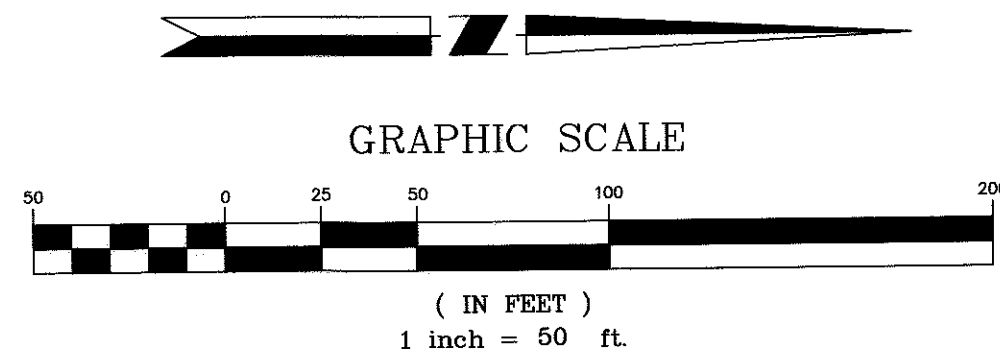
ON Jan. 14, 2021 BEFORE ME Tammy J. Nguyen, A NOTARY PUBLIC, PERSONALLY APPEARED Sen See Xu AND WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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 AND OFFICIAL SEAL.
Tammy J. Nguyen
SIGNATURE
NOTARY PUBLIC IN AND FOR SAID STATE
Tammy J. Nguyen
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
Los Angeles
MY COMMISSION NO. 2244440
MY COMMISSION EXPIRES: JUNE 27, 2022

NUMBERED PARCELS: 1
GROSS AREA: 3.450 ACRES
NET AREA: 3.440 ACRES



PARCEL MAP NO. 20204

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

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JOSEPH C. TRUXAW AND ASSOCIATES, INC.
MICHAEL P. HERNANDEZ, P.L.S. 9281 NOVEMBER 2019

SHEET 3 OF 4 SHEETS

EASEMENTS:

- 6A CITY OF RIALTO, EASEMENT HOLDER FOR UTILITY, TREE PLANTING AND INCIDENTAL PURPOSES AS DEDICATED ON PARCEL MAP NO. 5595, IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS.
- 9 PACIFIC BELL, EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED AUGUST 11, 1988 AS INSTRUMENT NO. 1988-263161, OFFICIAL RECORDS.
- 14 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MERRILL AVENUE HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP NO. 5595 ON FILE IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS.

NOTE:

SEE SHEET 4 FOR PROPOSED EASEMENT DELINEATION.

CACTUS AVENUE

N00°04'04"W 657.55' (657.61' R)

YUCCA AVENUE

(BASIS OF BEARING PER R)
N00°04'15"W 557.79' (557.81' R)

PARCEL 1

IRIS AVENUE

MERRILL AVENUE

BASIS OF BEARINGS

THE BEARING NORTH 00°04'15" WEST FOR THE CENTERLINE OF YUCCA AVENUE AS SHOWN ON PARCEL MAP NO. 5595, FILED IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

RECORD REFERENCES:

() INDICATES RECORD DATA PER PARCEL MAP NO. 5595, IN BOOK 119, PAGES 34 AND 35 OF PARCEL MAPS.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	112°26'53"	52.50'	103.04'
C2	89°57'12"	52.50'	82.42'
C3	22°29'41"	28.07'	20.61'
C4	20°46'12"	28.07'	10.18'
C5	89°58'54"	15.00'	23.56'

(101.50' R)
(82.47' R)
(19.03' R)
(10.18' R)
(23.56' R)

Δ=89°59'19" (R)

BOUNDARY MONUMENT NOTES:

- FOUND 1" IRON PIPE, TAG MISSING, DOWN 0.25'. NO REFERENCE. ACCEPTED AS CENTERLINE OF YUCCA AVENUE RADIUS POINT.
- FOUND NAIL AND TAG, "RCE 9101" IN TOP OF CURB PER (R). S89°55'45"W, 0.27' FROM NORTHEAST CORNER OF PARCEL 9.
- FOUND NAIL AND TAG, "RCE 9101" IN TOP OF CURB PER (R). S89°55'45"W, 0.38' FROM NORTHEAST CORNER OF PARCEL 8.
- FOUND NAIL AND TAG, "LOCKWOOD" IN TOP OF CURB. NO REFERENCE. ACCEPTED AS PROPERTY CORNER OF PARCEL 8.
- FOUND HOLE IN TOP OF CURB. LEAD AND TACK MISSING. SET LEAD, TACK AND TAG, "LS 9281" IN TOP OF CURB.
- FOUND NAIL AND TAG, "RCE 9101" IN TOP OF CURB PER (R). S89°55'45"W, 0.21' FROM NORTHWEST CORNER OF PARCEL 12.
- FOUND NAIL AND TAG, "RCE 9101" IN TOP OF CURB PER (R). S89°55'45"W, 0.25' FROM NORTHWEST CORNER OF PARCEL 11.
- FOUND NAIL AND TAG, "RCE 9101" IN TOP OF CURB PER (R). S89°55'45"W, 0.25' FROM NORTHWEST CORNER OF PARCEL 10.

MONUMENTATION NOTES:

- 2" IRON PIPE, CEMENT PLUG, TACK, TAG "LS 9281", FLUSH WITH THE SURFACE OF THE GROUND OR SPIKE AND WASHER, STAMPED "LS 9281" OR LEAD AND TACK, TAGGED "LS 9281".
- INDICATES FOUND MONUMENT, AS NOTED.

LEGEND:

ACCESS RIGHTS RESTRICTED.

FOUND 1" IRON PIPE, TAGGED "LS 7232", FLUSH. NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF CACTUS AVENUE AND MERRILL AVENUE.

FOUND 1" IRON PIPE, TAG MISSING, DOWN 0.15'. NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF YUCCA AVENUE AND MERRILL AVENUE.

FOUND 1" IRON PIPE WITH CAP, "LS 7232", FLUSH. NO REFERENCE. S00°03'09"E 0.06' FROM CENTERLINE OF MERRILL AVENUE.

SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION. ACCEPTED AS CENTERLINE INTERSECTION OF MERRILL AVENUE AND LILAC AVENUE. NOTHING SET.

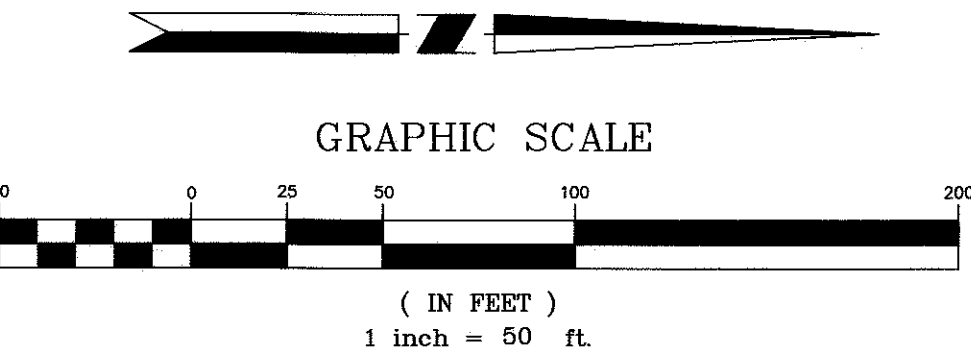
FOUND 1" IRON PIPE, TAG MISSING, DOWN 0.25'. NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF CACTUS AVENUE AND WESTERLY PROLONGATION OF SOUTH LINE OF PARCEL MAP NO. 831, P.M.B. 7, PAGE 73.

WESTERLY PROLONGATION OF SOUTH LINE OF PARCEL MAP NO. 831, P.M.B. 7, PAGE 73.

EASTERLY PROLONGATION OF SOUTH LINE OF PARCEL MAP NO. 831, P.M.B. 7, PAGE 73.

FOUND 1" IRON PIPE, TAGGED "RCE 9101" PER (R), DOWN 0.40'. ACCEPTED AS CENTERLINE INTERSECTION OF LILAC AVENUE AND EASTERLY PROLONGATION OF SOUTH LINE OF PARCEL MAP NO. 831, P.M.B. 7, PAGE 73.

NUMBERED PARCELS: 1
GROSS AREA: 3.450 ACRES
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IN THE CITY OF RIALTO
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JOSEPH C. TRUXAW AND ASSOCIATES, INC.
MICHAEL P. HERNANDEZ, P.L.S. 9281 NOVEMBER 2019
PROPOSED EASEMENT

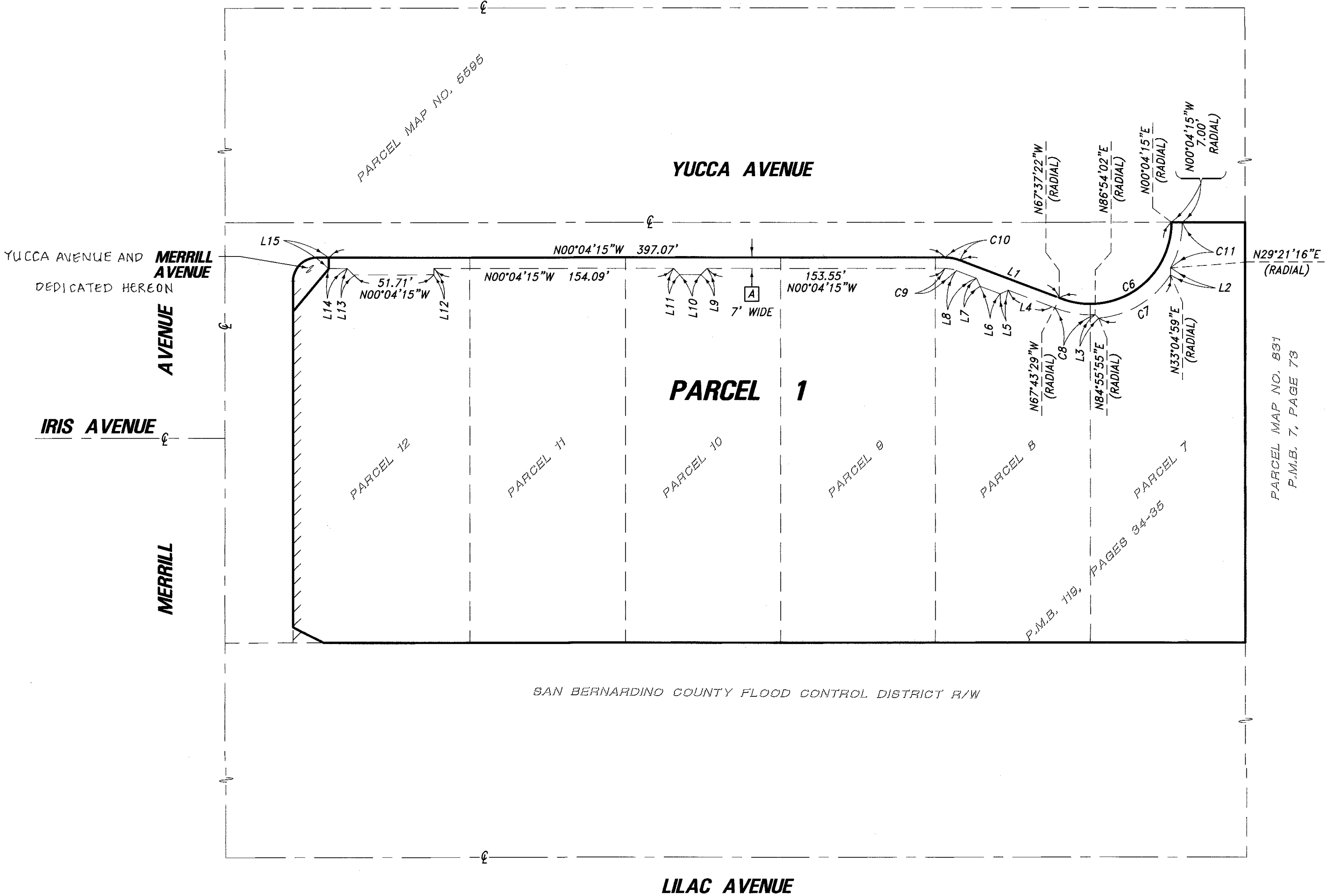
CACTUS AVENUE

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C6	112°26'53"	52.50'	103.04'
C7	51°50'56"	61.90'	56.02'
C8	25°22'29"	59.50'	26.35'
C9	20°46'12"	21.07'	7.64'
C10	20°46'12"	28.07'	10.18'
C11	29°25'31"	59.50'	30.56'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N20°41'57"E	68.24'
L2	N89°55'45"E	4.62'
L3	N44°55'45"E	3.18'
L4	N20°41'57"E	32.45'
L5	N24°16'50"W	5.66'
L6	N20°41'57"E	13.77'
L7	N65°43'10"E	5.66'
L8	N20°41'57"E	13.91'
L9	N45°04'15"W	5.66'
L10	N00°04'15"W	13.65'
L11	N44°55'45"E	5.66'
L12	N89°55'45"E	4.00'
L13	N44°55'45"E	5.66'
L14	N00°04'15"W	12.07'
L15	N89°55'45"E	7.00'



PROPOSED EASEMENT:

[A] VARIABLE WIDTH EASEMENT DEDICATED TO THE CITY OF RIALTO FOR SIDEWALK AND PUBLIC UTILITY PURPOSES ALONG YUCCA AVENUE.