

GROSS AREA = 6.84 ACRES
NET AREA = 6.84 ACRES
NUMBER OF PARCELS = 3

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

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 20152

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT OF SAID LAND

ON POINT LAND SURVEYING, INC.



FEBRUARY 2020

OWNER'S STATEMENT:

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY RESERVE TO THE OWNERS OF PARCEL 1, PARCEL 2, AND PARCEL 3 A 10' WIDE LANDSCAPE EASEMENT SHOWN HEREON.

WE HEREBY RESERVE TO THE OWNERS OF PARCEL 1, PARCEL 2, AND PARCEL 3 A COMMON DRAINAGE AND ACCESS EASEMENT SHOWN HEREON.

CDRE HOLDINGS 14 LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Robert J. Guilford III
NAME: ROBERT J. GUILFORD III
TITLE: VICE PRESIDENT

BENEFICIARY STATEMENT:

SOUTHERN CALIFORNIA IBEW-NECA PENSION PLAN, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 10, 2021 AS INSTRUMENT NO. 2021-0359627 O.R.

BY: AMERICAN REALTY ADVISORS, LLC, its Investment Manager

NAME: Paul Vacheron
TITLE: Vice President

NOTARY ACKNOWLEDGMENTS:

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

ON 10/11/2021 BEFORE ME, Judith A. Stevens, Notary Public NOTARY PUBLIC
INSERT NAME AND TITLE OF OFFICER

PERSONALLY APPEARED Robert J. Guilford III

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) 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 (S) 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: Judith A. Stevens

PRINTED NAME: Judith A. Stevens MY COMMISSION EXPIRES 08/27/2025

MY COMMISSION NO. 2268614 MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

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

ON 10/14/2021 BEFORE ME, P. Naville Hawk, Notary Public NOTARY PUBLIC
INSERT NAME AND TITLE OF OFFICER

PERSONALLY APPEARED Paul Vacheron

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) 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 (S) 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: P. Naville Hawk

PRINTED NAME: P. Naville Hawk MY COMMISSION EXPIRES 09/21/2024

MY COMMISSION NO. 2334151 MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENTS AND OTHER RIGHTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO FEE.

CITY OF RIALTO, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND STORM DRAIN IMPROVEMENTS PER DOCUMENT RECORDED 2/11/2021 AS INST. NO. 2021-0068490 OFFICIAL RECORDS, AND RECORDED 9/17/2021 AS INSTRUMENT NO. 2021-0404644 O.R.
RAMESH DOLWANI, AN INDIVIDUAL, HOLDERS OF AN EASEMENT FOR UTILITIES AND ACCESS PER DOCUMENT RECORDED 4/1/2021 AS INST. NO. 2021-0148821 OFFICIAL RECORDS.

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 THATCHER ENGINEERING & ASSOCIATES, INC. IN SEPTEMBER 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE/WILL BE SET SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: SEPTEMBER 24, 2021

BY: Anthony D. Smith
ANTHONY D. SMITH, P.L.S. 8133
REGISTRATION EXPIRES 12/31/2022



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF RIALTO MUNICIPAL CODE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DAVID S. HAMMER, CITY ENGINEER
CITY OF RIALTO
RCE 43976

DATED



CITY 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 AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

David O. Knell
DAVID O. KNELL, PLS 5301
ACTING CITY SURVEYOR
CITY OF RIALTO

9-27-2021

DATED



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 \$ 0-.

DATED: October 27, 2021

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

BY: Ashley Adame, DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 0- 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 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: October 27, 2021

+ county
* county

LYNNA MONELL,
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

BY: Ashley Adame, DEPUTY

ACCEPTANCE 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__.

DATED: _____, 2021

BY: _____
BARBARA A. MCGEE
CITY CLERK
CITY OF RIALTO

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER THE DOC. NO. _____, THIS ____ DAY OF _____ 20__, AT _____ M, IN BOOK ____ OF _____ AT PAGES _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY IN THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

GROSS AREA = 6.84 ACRES
NET AREA = 6.84 ACRES
NUMBER OF PARCELS = 3

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

SHEET 2 OF 3 SHEETS

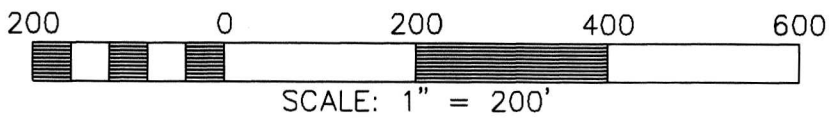
PARCEL MAP NO. 20152

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ON POINT LAND SURVEYING, INC.

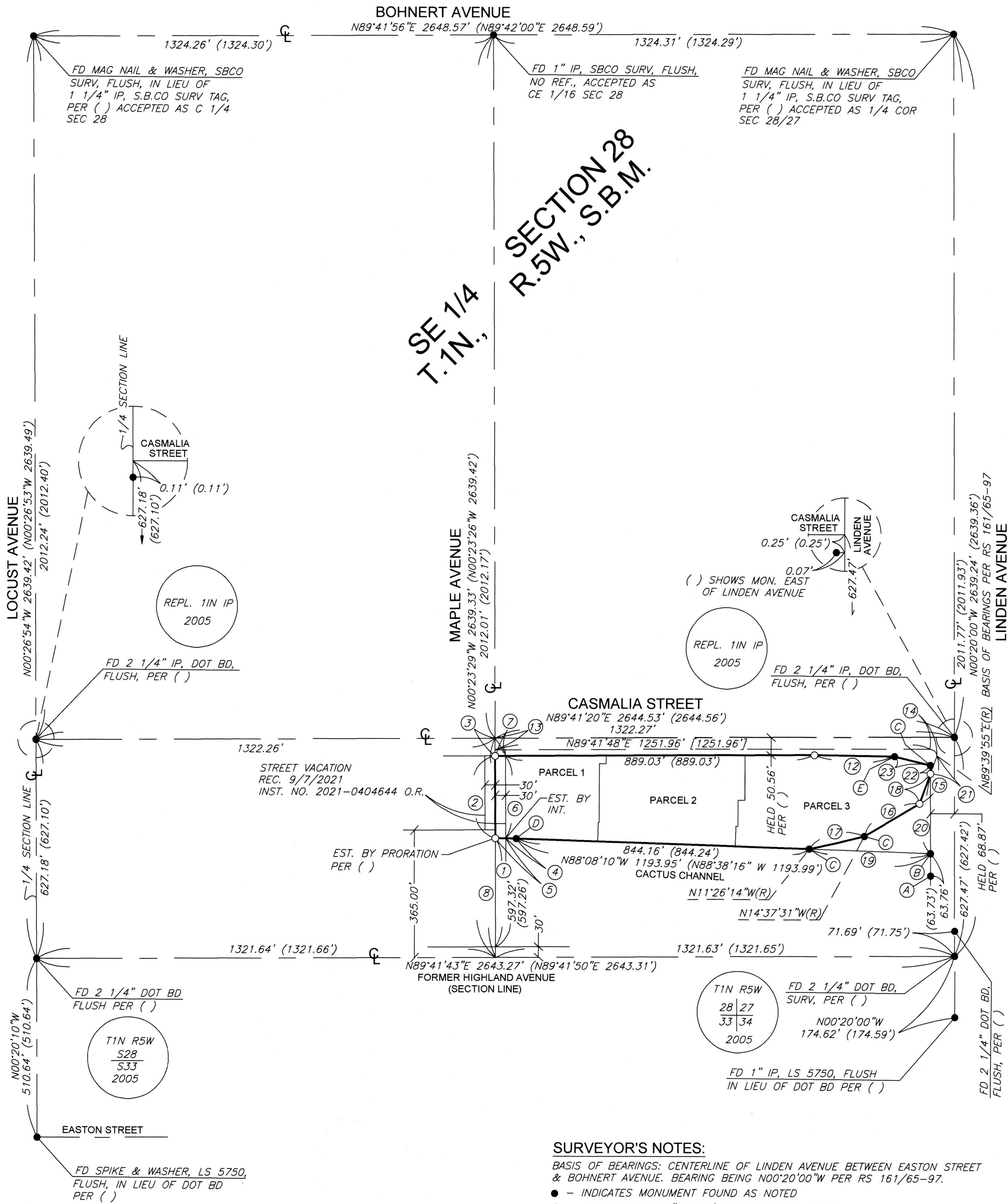


FEBRUARY 2020



MONUMENT NOTES:

- (A) FD 1" IP, CALDOT, PER ()
- (B) FD 1" IP, CALDOT, PER ()
- (C) FD BOAT SPIKE, NO WASHER, NO REF., SET 1" IP, LS 8133, FLUSH
- (D) FD 1" IP W/ PP, ILLEGIBLE, UP 0.1', IN LIEU OF 1" IP, CALDOT, PER ()
- (E) FD BOAT SPIKE, NO WASHER, NO REF., MON IS S05°31'11"W 0.26'; SET 1" IP, LS 8133, FLUSH



SURVEYOR'S NOTES:

- BASIS OF BEARINGS: CENTERLINE OF LINDEN AVENUE BETWEEN EASTON STREET & BOHNERT AVENUE. BEARING BEING N00°20'00"W PER RS 161/65-97.
- - INDICATES MONUMENT FOUND AS NOTED
 - - INDICATES SET 1" IP W/ TAG, LS 8133, FLUSH
 - () - RECORD DATA PER RS 161/65-97, METRIC UNITS CONVERTED TO US SURVEY FOOT GROUND DISTANCES BASED ON DATUM NOTES PER SAID RECORD
 - [] - RECORD DATA PER INST. NO. 2005-0738606 O.R., REC. 10/03/2005
 - SNF - SEARCH, NOT FOUND

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SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 20152

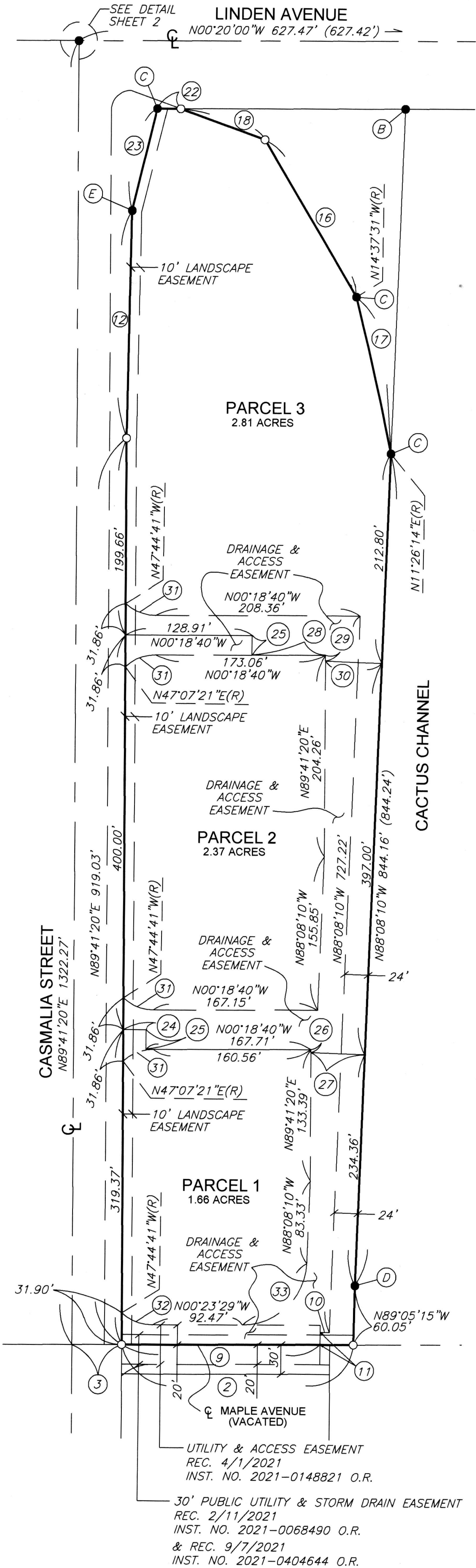
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FEBRUARY 2020

SEE SHEET 2 FOR PROCEDURE OF SURVEY,
SURVEYOR'S NOTES & MONUMENT NOTES



LINE & CURVE DATA:

- ① N00°23'29"W 311.02' (310.99')
- ② N00°23'29"W 235.74' (235.71')
- ③ N00°23'29"W 50.56' (50.57')
- ④ N89°05'15"W 30.04' (30.04')
- ⑤ N89°05'15"W 30.01' (30.01')
- ⑥ N00°23'29"W 236.38' (236.23')
- ⑦ N89°41'20"E 30.00'
- ⑧ N00°23'29"W 627.32' (627.26')
- ⑨ N00°23'29"W 201.76'
- ⑩ N01°51'50"E 9.44'
- ⑪ N89°41'43"E 12.75'
- ⑫ N89°14'32"W 231.19' (231.19')
- ⑬ N00°23'29"W 33.09'
- ⑭ Δ=89°58'07" R=20.00' L=31.41' T=19.99'
[Δ=89°58'12" R=20.00' L=31.40']
(Δ=89°58'12" R=20.00' L=31.40')
- ⑮ N19°45'02"E 145.49' [145.49'] (145.49')
- ⑯ N59°09'39"E 184.70' [184.70'] (184.70')
- ⑰ Δ=03°11'17" R=2930.00' L=163.03' T=81.54'
- ⑱ N19°45'02"E 91.37'
- ⑲ N88°08'10"W 349.78' (349.75')
- ⑳ N00°20'00"W 228.81' (228.85' CALC)
- ㉑ N19°45'02"E 54.12' [54.03']
- ㉒ N00°20'00"E 23.82' (23.82')
- ㉓ N76°29'07"W 106.26' (106.27')
- ㉔ N00°18'40"W 23.29'
- ㉕ N89°41'20"E 20.00'
- ㉖ N89°41'20"E 2.72'
- ㉗ N01°51'50"E 54.96'
- ㉘ N00°18'40"W 74.59'
- ㉙ N89°41'20"E 5.91'
- ㉚ N01°51'50"E 57.53'
- ㉛ Δ=42°33'59" R=45.00' L=33.43' T=17.53'
- ㉜ Δ=42°38'48" R=45.00' L=33.49' T=17.57'
- ㉝ Δ=87°44'41" R=65.00' L=99.54' T=62.49'

