

PARCEL MAP 19942

SHEET 1 OF 4 SHEETS

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE EAST 1/2 OF LOT 13, PORTION OF THE EAST 1/2 OF LOT 12, GOLDEN ORANGE ACRES TRACT,
AS PER PLAT RECORDED IN BOOK 20, PAGE 58 TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP 17971, AS PER
MAP RECORDED IN BOOK 224, PAGES 91 AND 92, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

T&M SURVEYING

TY E. THOMAS L.S. 9309

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 HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WE ALSO 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 ALDER AVENUE AND WALNUT STREET, SUBJECT TO IMPROVEMENTS, AS SHOWN ON THIS MAP

WE ALSO DEDICATE A 10.0 FOOT WIDE EASEMENT FOR LANDSCAPE PURPOSES ALONG WALNUT AVENUE, SUBJECT TO IMPROVEMENTS, AS SHOWN ON THIS MAP.

WE ALSO DEDICATE A 10.0 FOOT WIDE EASEMENT FOR LANDSCAPE PURPOSES ALONG ALDER AVENUE, SUBJECT TO IMPROVEMENTS, AS SHOWN ON THIS MAP.

CH REALTY VII/I RIALTO ALDER NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: CH REALTY VII/I RIALTO ALDER NORTH GP,
L.L.C., A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: FUND VII MANAGERS, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: Matthew E. Colter
NAME: Matthew E. Colter
TITLE: Vice President

BENEFICIARY

COMMERICA BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED
JULY 29, 2019 AS INSTRUMENT NO. 2019-0254598, OF OFFICIAL RECORDS, RECORDS
OF SAN BERNARDINO COUNTY

BY: Kevin E. Crayton
NAME: Kevin E. Crayton
TITLE: SVP-Texas Market

SEE SHEET 2 FOR NOTARY AKNOWLEDGMENTS

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 PACIFIC INDUSTRIAL IN JULY, 2018 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE PARCEL MAP, IF ANY.

SIGNED: TY E. THOMAS
TY E. THOMAS
P.L.S. NO. 9309

DATE: 9/05/19



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 REGULATION HAVE BEEN COMPLIED WITH.

BY: SAVAT KHAMPHOU, RES 62019
CITY ENGINEER,
CITY OF RIALTO

DATE: 01/16/2020

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL 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.

BY: CARLETON W. LOCKWOOD JR., P.L.S. 7378
CARLETON W. LOCKWOOD JR., P.L.S. 7378
ACTING CITY SURVEYOR
CITY OF RIALTO

DATE: 10/21/19

CITY CLERK'S CERTIFICATE

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

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

THE EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES, IN, UNDER, OVER THROUGH AND ACROSS ALDER AVENUE AND WALNUT STREET, SUBJECT TO IMPROVEMENTS, AS SHOWN ON THIS MAP

THE 10.0 FOOT WIDE EASEMENT FOR LANDSCAPE PURPOSES ALONG WALNUT AVENUE, SUBJECT TO IMPROVEMENTS, AS SHOWN ON THIS MAP.

THE 10.0 FOOT WIDE EASEMENT FOR LANDSCAPE PURPOSES ALONG ALDER AVENUE, SUBJECT TO IMPROVEMENTS, AS SHOWN ON THIS MAP.

DATED THIS _____ DAY OF _____, 20____

BARBARA A. MCGEE
CITY CLERK, CITY OF RIALTO

DATE

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 THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NO YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENT, AND SAID BOND IS HEREBY ACCEPTED. * OF SAN BERNARDINO ASSESSOR-RECORDER COUNTY CLERK

LAURA H. WELCH LYNN MONGELI
CLERK OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA

DATE: 10/8/2019

BY: Shirley Adewale
DEPUTY

SIGNATURE OMISSION NOTES

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (A)(3)(A)(i-viii) THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

FONTANA DEVELOPMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 296 OF DEEDS, PAGE 202.
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 2, 1951 AS BOOK 2742, PAGE 203 OF OFFICIAL RECORDS.

THE CITY OF RIALTO, A CALIFORNIA MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 23, 2016 AS INSTRUMENT NO. 2016-199408 OF OFFICIAL RECORDS.

THE CITY OF RIALTO, A CALIFORNIA MUNICIPAL CORPORATION, HOLDER OF AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY TOGETHER WILL ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND INCIDENTAL PURPOSES, RECORDED MAY 23, 2016 AS INSTRUMENT NO. 2016-199411 OF OFFICIAL RECORDS.

AN EASEMENT FOR CEMENT PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 30, 1911 IN BOOK 470 PAGE 341 OF DEEDS.
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENTS RECORDED IN BOOK 81 PAGE 381 OF DEEDS, BOOK 135 PAGE 347 OF DEEDS AND BOOK 185 PAGE 215 OF DEEDS.
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 81 PAGE 1511 OF DEEDS.
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 99 PAGE 189 OF DEEDS.
(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

COUNTY ADDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THE 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

DATE: 10/8/2019

ENSEN MASON
COUNTY AUDITOR-CONTROLLER\TREASURER\TAX COLLECTOR
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: Shirley Adewale
DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____

THIS _____ DAY OF _____, 20____, AT _____ M, IN BOOK

_____ OF MAPS AT PAGE(S) _____, THROUGH _____, AT THE

REQUEST OF _____, IN THE AMOUNT OF

\$ _____

BOB DUCTON
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

PARCEL MAP 19942

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

T&M SURVEYING

TY E. THOMAS L.S. 9309

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~~ Texas
COUNTY OF Dallas

ON September 10 2019 BEFORE ME,
Raquel Morales PERSONALLY
APPEARED Matthew E. Carter 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 Texas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

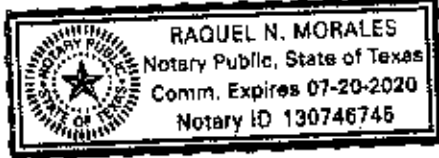
WITNESS MY HAND

SIGNATURE [Signature]

PRINTED NAME Raquel Morales
Dallas COUNTY

MY COMMISSION NO. 130746745
MY COMMISSION EXPIRES 7-20-2020

MY PRINCIPAL PLACE OF BUSINESS IS IN



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 _____

ON _____ BEFORE ME,
_____, PERSONALLY
APPEARED _____, 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 _____

PRINTED NAME _____
_____ COUNTY

MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS IN

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~~ Texas
COUNTY OF Dallas

ON September 10, 2019 BEFORE ME,
Cathy Watson PERSONALLY
APPEARED Kevin Grayton 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 Texas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

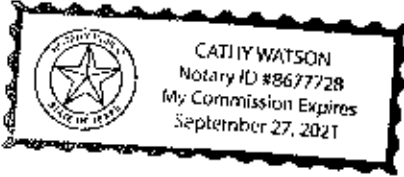
WITNESS MY HAND

SIGNATURE Cathy Watson

PRINTED NAME Cathy Watson
Dallas COUNTY

MY COMMISSION NO. 8677728
MY COMMISSION EXPIRES 9/21/2021

MY PRINCIPAL PLACE OF BUSINESS IS IN



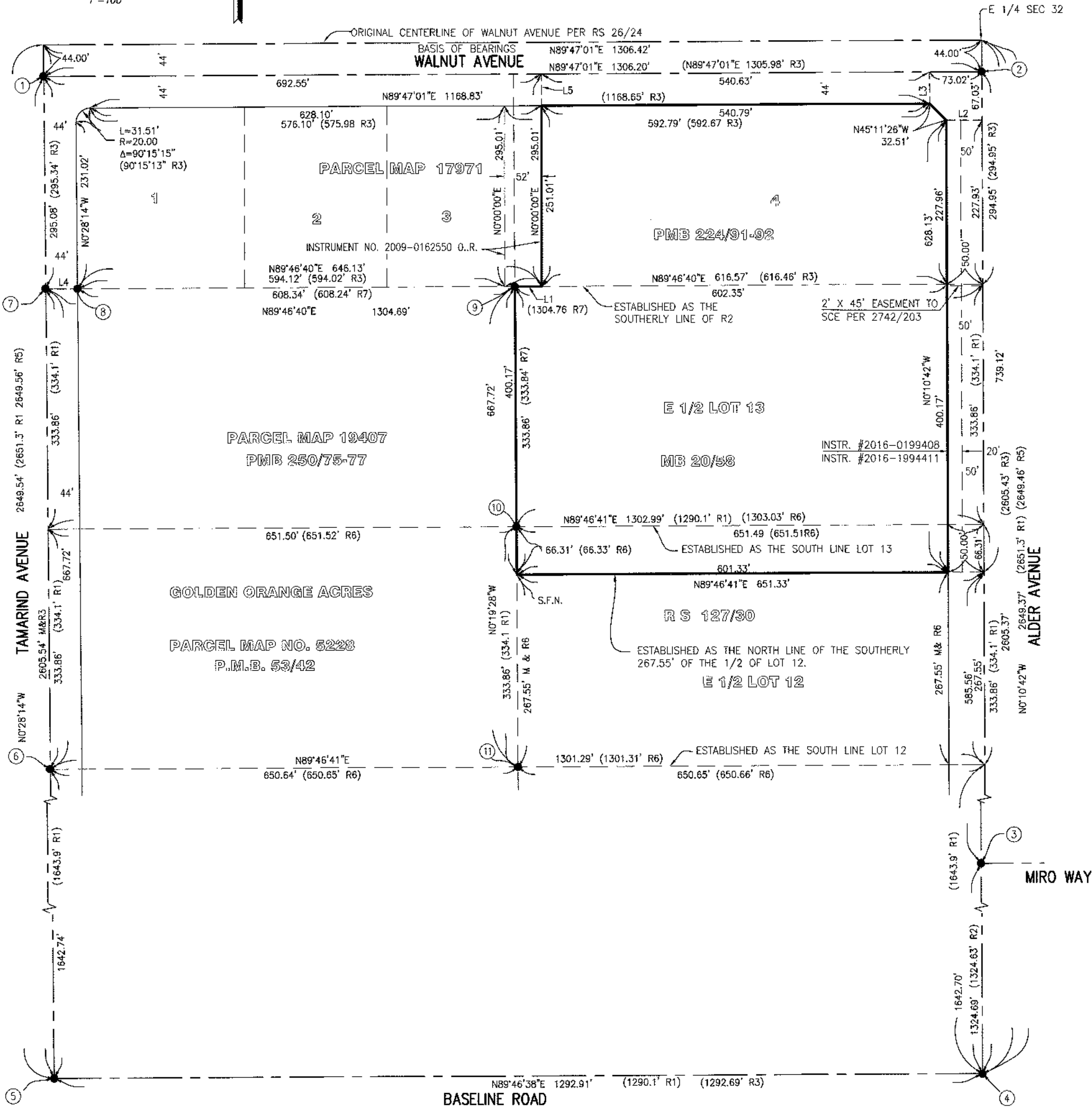
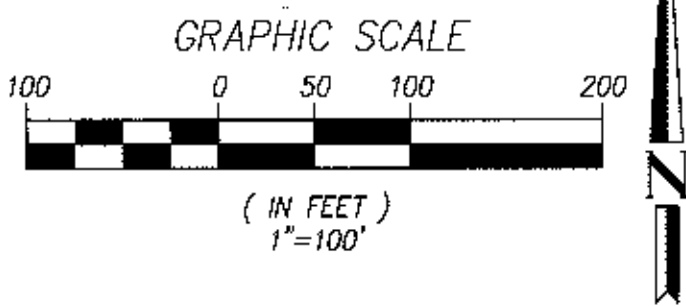
PARCEL MAP 19942

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

T&M SURVEYING

TY E. THOMAS L.S. 9309

BOUNDARY ESTABLISHMENT



LEGEND:

● INDICATES FOUND MONUMENT AS NOTED.

S.F.N. SEARCHED, FOUND NOTHING

○ INDICATES 2" IP TAGGED "L.S. 9309", FLUSH; OR 8" S & W STAMPED "L.S. 9309" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR LEAD, TACK AND TAG "L.S. 9309" OR NAIL AND TAGGED "L.S. 9309" TO BE SET, UNLESS OTHERWISE INDICATED.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°46'40"E	37.78'
L2	N89°49'18"E	50.00'
L3	N0°12'50"W	44.00'
L4	N89°46'40"E	44.00'
L5	N0°00'00"E	44.00'

MONUMENT NOTES

- FOUND 1" I.P., NO TAG. FLUSH, IN LIEU OF 1" I.P. "LS 5750" PER PMB 250/75-77. ACCEPTED AS CENTERLINE INTERSECTION OF WALNUT AVENUE AND TAMARIND AVENUE PER R3.
- FOUND SPIKE AND WASHER "L.S. 5750". FLUSH. ACCEPTED AS CENTERLINE INTERSECTION OF ALDER AVENUE AND WALNUT AVENUE PER R3.
- FOUND SPIKE AND WASHER "L.S. 5750" FLUSH, PER R2. ACCEPTED AS CENTERLINE INTERSECTION OF ALDER AVENUE AND MIRO WAY.
- FOUND 2" I.P. BENT, NO TAG. ACCEPTED AS SE CORNER SECTION 32 AND CENTERLINE INTERSECTION OF ALDER AVENUE AND BASELINE ROAD PER R2.
- FOUND SPIKE AND WASHER "L.S. 5411" PER PMB 250/75-77. ACCEPTED AS CENTERLINE INTERSECTION OF BASELINE ROAD AND TAMARIND AVENUE PER R2.
- FOUND SPIKE AND WASHER "L.S. 5750", FLUSH PER PMB 250/75-77. ACCEPTED AS POINT ON CENTERLINE OF TAMARIND AVENUE AND SOUTHWESTERLY PROLONGATION OF PARCEL MAP 5226, PMB 53/42
- FOUND 1" I.P., TAGGED "5750". FLUSH. PER PMB 250/75/77. ACCEPTED AS POINT ON CENTERLINE OF TAMARIND AVENUE AND SOUTHERLY PROLONGATION PARCELS 1-4 PARCEL MAP 17971 PER R3.
- FOUND LEAD, TACK AND TAG "LS 5750" PER PARCEL MAP 19407, PMB 250 /75-77. ACCEPTED AS POINT ON THE EASTERLY LINE OF TAMARIND AVENUE PER R7.
- FOUND 1.5" I.P. TAGGED "LS 5750". ACCEPTED AS NORTHEAST CORNER PARCEL 1 PARCEL MAP 19407, PMB 250/75-77 AND NORTHEASTERLY CORNER OF THE WEST HALF OF LOT 13 GOLDEN ORANGE ACRES PER R7.
- FOUND 1" I.P. TAGGED "LS 3069" ACCEPTED AS THE SOUTHERLY CORNER OF THE WEST HALF OF LOT 13 GOLDEN ORANGE ACRES PER R6 AND R7.
- FOUND 1" I.P. TAGGED "LS 5613" NO REFERENCE, ACCEPTED AS THE SOUTHEASTERLY CORNER OF THE WEST HALF OF LOT 12 GOLDEN ORANGE ACRES.

REFERENCED:

- R1 INDICATES RECORD DATA PER GOLDEN ORANGE ACRES M.B. 20/58.
R2 INDICATES RECORD DATA PER PARCEL MAP 19649, PMB 249/28-32.
R3 INDICATES RECORD DATA PER PARCEL MAP 17971, PMB 224/91-92.
R4 INDICATES RECORD DATA PER PARCEL MAP 5226, PMB 53/42.
R5 INDICATES RECORD DATA PER RECORD OF SURVEY 26/24.
R6 INDICATES RECORD DATA PER RECORD OF SURVEY 127/30.
R7 INDICATES RECORD DATA PER PARCEL MAP 19407, PMB 250/75-77.

BASIS OF BEARINGS

THE BEARING OF N89°47'01"E FOR THE CENTERLINE OF WALNUT AVENUE AS SHOWN ON PARCEL MAP 17971, P.M.B. 224/91-92 WAS USED AS THE BASIS OF BEARINGS OF THIS PARCEL MAP.

PARCEL MAP 19942

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

T&M SURVEYING
TY E. THOMAS L.S. 9309
PARCEL DETAIL AND EASEMENT SHEET

