

NUMBER OF PARCELS: 4
NET ACREAGE: 28.04 ACRES
GROSS ACREAGE: 28.38 ACRES

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

SHEET 1 OF 9 SHEETS

PARCEL MAP NO. 20910

BEING A SUBDIVISION OF LOTS 1 THROUGH 19, INCLUSIVE, LOTS 22 THROUGH 30, INCLUSIVE, A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE, AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926 IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; LYING WITHIN SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.



MARCH 2024

OWNERS' STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

WE HEREBY DEDICATE TO THE CITY OF FONTANA EDWARD AVENUE AND CITRUS AVENUE FOR STREET, HIGHWAY, UTILITY AND RELATED PURPOSES, UNDER, OVER AND UPON AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF FONTANA, EASEMENTS FOR PUBLIC UTILITY, EMERGENCY ACCESS AND PUBLIC SERVICE VEHICULAR INGRESS/EGRESS PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR SEWER PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF FONTANA, AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF FONTANA, A TRAFFIC SIGNAL EASEMENT FOR INSTALLATION AND MAINTENANCE PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS THE PRIVATE STREET EASEMENTS FOR PRIVATE STREET PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS, A WATER EASEMENT FOR WATER PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS, A SEWER EASEMENT FOR SEWER PURPOSES AS SHOWN ON THIS MAP.

JACK M. CHEN AND SHIRLEY S. CHEN, AS TRUSTEES OF THE CHEN FAMILY TRUST DATED DECEMBER 21, 2021; ANNIE CHARYU CHEN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY; JAMES HANWEI CHEN, A SINGLE MAN; AND KIMBERLY TINGWEI CHEN, A SINGLE WOMAN, ALL AS TENANTS IN COMMON

BY: JACK M. CHEN AND SHIRLEY S. CHEN, AS TRUSTEES OF THE CHEN FAMILY TRUST DATED DECEMBER 21, 2021

BY:

NAME: JACK M. CHEN
TITLE: TRUSTEE

BY: SHIRLEY S. CHEN, TRUSTEE

BY: JACK M. CHEN, AS ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED MARCH 20, 2026 AS DOCUMENT NO. 2026-0073375, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

BY:

NAME: JACK M. CHEN
TITLE: ATTORNEY-IN-FACT

BY: ANNIE CHARYU CHEN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

BY: JACK M. CHEN, AS ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED MARCH 20, 2026 AS DOCUMENT NO. 2026-0073374, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

BY:

NAME: JACK M. CHEN
TITLE: ATTORNEY-IN-FACT

BY: JAMES HANWEI CHEN, A SINGLE MAN;

BY: JACK M. CHEN, AS ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED MARCH 20, 2026 AS DOCUMENT NO. 2026-0073373, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

BY:

NAME: JACK M. CHEN
TITLE: ATTORNEY-IN-FACT

BY: KIMBERLY TINGWEI CHEN, A SINGLE WOMAN

BY: JACK MONGCHIEH CHEN, AS ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED MARCH 20, 2026 AS DOCUMENT NO. 2026-0073376, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

BY:

NAME: JACK MONGCHIEH CHEN
TITLE: ATTORNEY-IN-FACT

BCT FONTANA PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BCT FONTANA PHASE I HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY:

NAME: TIM STANLEY
TITLE: VICE PRESIDENT AND TREASURER

BCT FONTANA PHASE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BCT FONTANA PHASE II HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY:

NAME: TIM STANLEY
TITLE: VICE PRESIDENT AND TREASURER

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 AND OFFICIAL SEAL

PRINT NAME _____
SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

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 AND OFFICIAL SEAL

PRINT NAME _____
SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

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 BCT DEVELOPMENT ON MARCH 8, 2024. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF MAP RECORDATION, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 3-21-2024

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-26



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 20910, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERNATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ARTICLE I THROUGH III, CHAPTER 26, CODE OF THE CITY OF FONTANA HAVE BEEN COMPLETED.

DATE: _____, 20____

GIA LAM KIM, CITY ENGINEER
RCE 62296
CITY OF FONTANA



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP 20910 CONSISTING OF 9 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 20____

MICHAEL P. THORNTON, PLS 6867
CITY LAND SURVEYOR
CITY OF FONTANA



CITY OFFICIAL'S STATEMENT

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, THE SAID CITY COUNCIL ACCEPTED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF PARCEL MAP NO. 20910 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY CITY COUNCIL ON THE _____ DAY OF _____, 20____.

ATTEST:

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

BOARD OF SUPERVISORS' 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 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.

DATE: _____, 20____

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THAT EASEMENT IN FAVOR OF THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY PER EASEMENT DEED RECORDED APRIL 14, 2005 AS DOCUMENT NO. 2005-0262484, OF OFFICIAL RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP.

THAT PORTION OF EDWARD AVENUE AS DELINEATED ON TRACT 2178 MALOOF HIGHLAND AVENUE TRACT NO. 2 PER MAP FILED IN BOOK 31, AT PAGE 52, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCELS 2, 3, AND 4.

THAT PORTION OF JOE AVENUE AS DELINEATED ON TRACT 2178 MALOOF HIGHLAND AVENUE TRACT NO. 2 PER MAP FILED IN BOOK 31, AT PAGE 52, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCELS 1 AND 2.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF THE SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

NORRIS E. MCKENNEY AND MARY E. MCKENNEY, HUSBAND AND WIFE, OWNERS OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL RIGHTS PER DEED RECORDED JUNE 2, 1952, IN BOOK 2960, PAGE 288, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

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 \$ _____.

DATE: _____, 20____

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

BY: _____, DEPUTY

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 \$ _____.

JOSIE GONZALES
ASSESSOR-RECORDER-COUNTY CLERK
SAN BERNARDINO COUNTY

BY: _____, DEPUTY

PARCEL MAP NO. 20910

BEING A SUBDIVISION OF LOTS 1 THROUGH 19, INCLUSIVE, LOTS 22 THROUGH 30, INCLUSIVE, A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE, AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926 IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; LYING WITHIN SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.

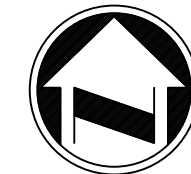


BOUNDARY

MARCH 2024

NOTES

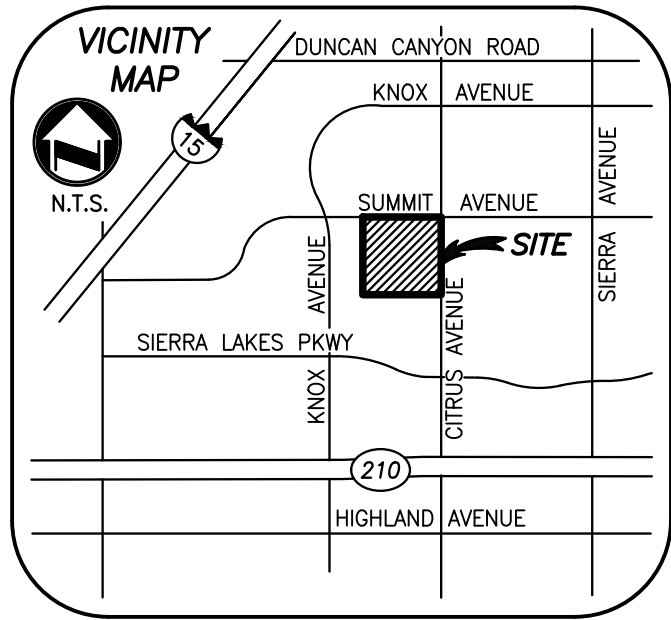
SEE SHEET 3 FOR EASEMENT NOTES.
SEE SHEET 4 FOR EASEMENT DETAIL INDEX.
SEE SHEETS 5-9 FOR EASEMENT DETAIL.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



COURSE DATA

- 1 N89°40'53"E 25.00'(M) (N89°49'E R4)
- 2 N00°13'09"W 108.59'(M) (N00°05'45"W R4)
(N00°02'25"E R5)
- 3 N89°40'46"E 328.27'(M) (N89°49'E R4)
- 4 N00°14'31"W 117.59'(M) (N00°07'30"W 117.60'R4)
- 5 N89°41'13"E 126.39'(M) (N89°49'E 126.13'R4)
- 6 N89°41'13"E 25.00'(M) (N89°49'E 25.00'R4)
- 7 N89°14'53"E 25.00'(M) (N89°49'E 25.00'R4)
- 8 N89°14'53"E 126.49'(M) (N89°49'E 126.25'R4)
- 9 N89°14'53"E 151.84'(M) (N89°49'E 151.56'R4)
- 10 N89°14'53"E 50.00'(M) (N89°49'E 50.00'R4)
- 11 N00°12'01"W 129.58'(M) (N00°04'W 129.61'R4)
- 12 N00°12'01"W 25.00'(M) (N00°04'W 25.00'R4)
(N00°03'34"E 25.00'R5-CALC.)
- 13 N00°14'31"W 25.00'(M) (N00°07'30"W 25.00'R4)
(N00°01'13"E 25.00'R5-CALC.)
- 14 N00°14'31"W 21.00'
- 15 N00°14'31"W 96.59'

SURVEYOR'S NOTES

THE CENTERLINE OF SUMMIT AVENUE BEING NORTH 89°40'46" EAST PER TRACT NO. 18981, MB 351/73-78 BEING THE BASIS OF BEARINGS FOR THIS MAP.

- - INDICATES SET 1" I.P. & "LS 5390" TAG, FLUSH.
- - INDICATES FOUND MONUMENT AS NOTED.

- 1 - FD. PK NAIL & "LS 7635" TAG, FLUSH, ACCEPTED AS THE N 1/4 COR. OF SEC. 25 PER R1.
- 2 - FD. MAG NAIL, NO TAG, IN LIEU OF 1" IP TAGGED "LS 4756" PER R3. SET "LS 5390" TAG.
- 3 - FD. BOLT SPIKE & WASHER, ILLEGIBLE TAG IN LIEU OF SPIKE & WASHER WITH "LS 7635", ACCEPTED AS THE NE COR. OF SEC. 25 PER R1.
- 4 - FD. 1" IP TAGGED "LS 5820", FLUSH PER R1.
- 5 - FD. NAIL & "LS 5820" TAG IN ROCK PER R1.
- 6 - FD. 2" BRASS DISC TAGGED "LS 7635", FLUSH, ACCEPTED AS THE E 1/4 COR. OF SEC. 25 PER R1.
- 7 - FD. 1" IP TAGGED "LS 4756", FLUSH, ACCEPTED AS THE C 1/4 COR. OF SEC. 25 PER R1.
- 8 - FD. 1" IP TAGGED "LS 6154", DOWN 0.3' PER R2.

SNF - INDICATES SEARCHED NOTHING FOUND

(M) - INDICATES MEASURED DATA

() - INDICATES RECORD DATA AS NOTED.

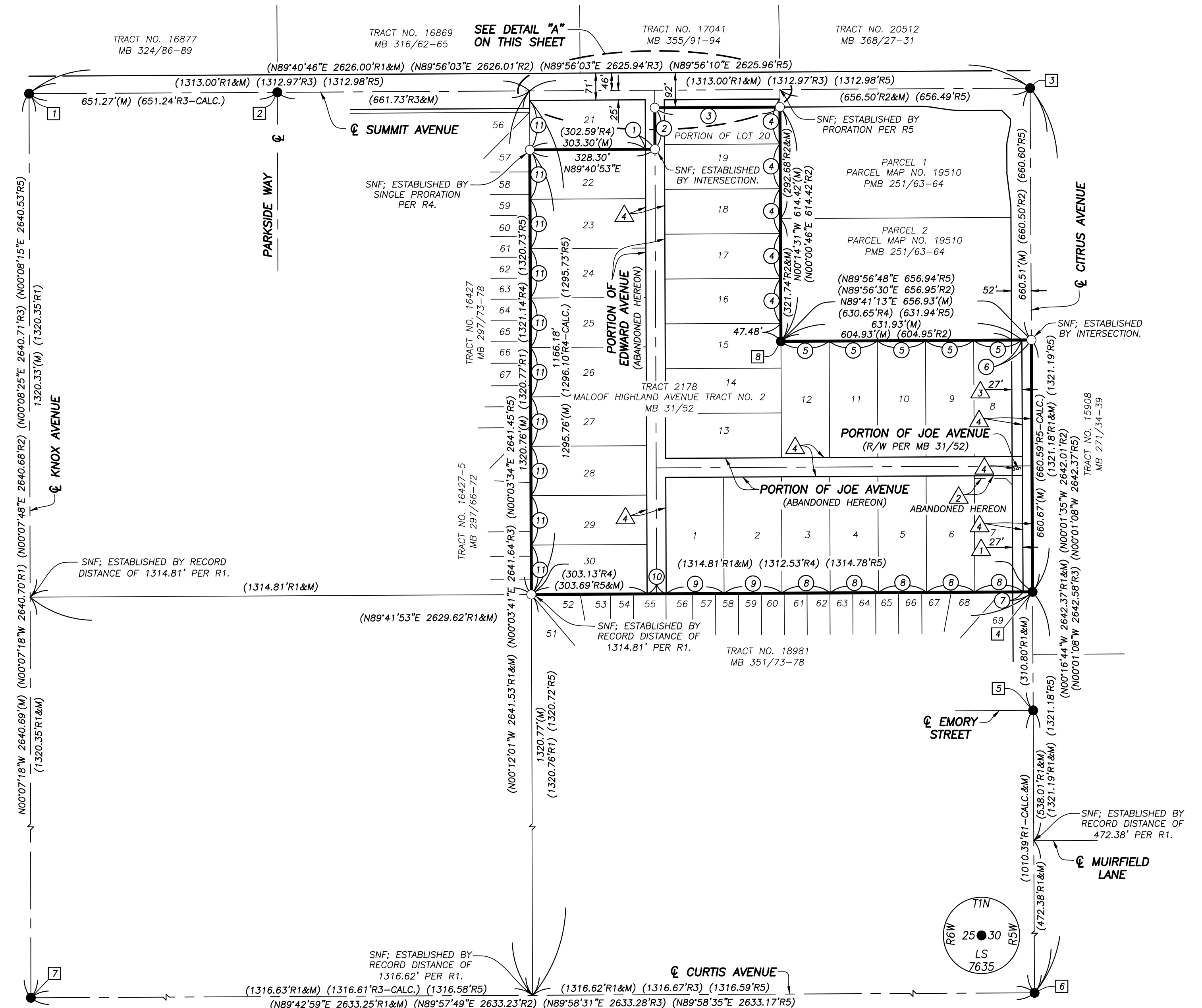
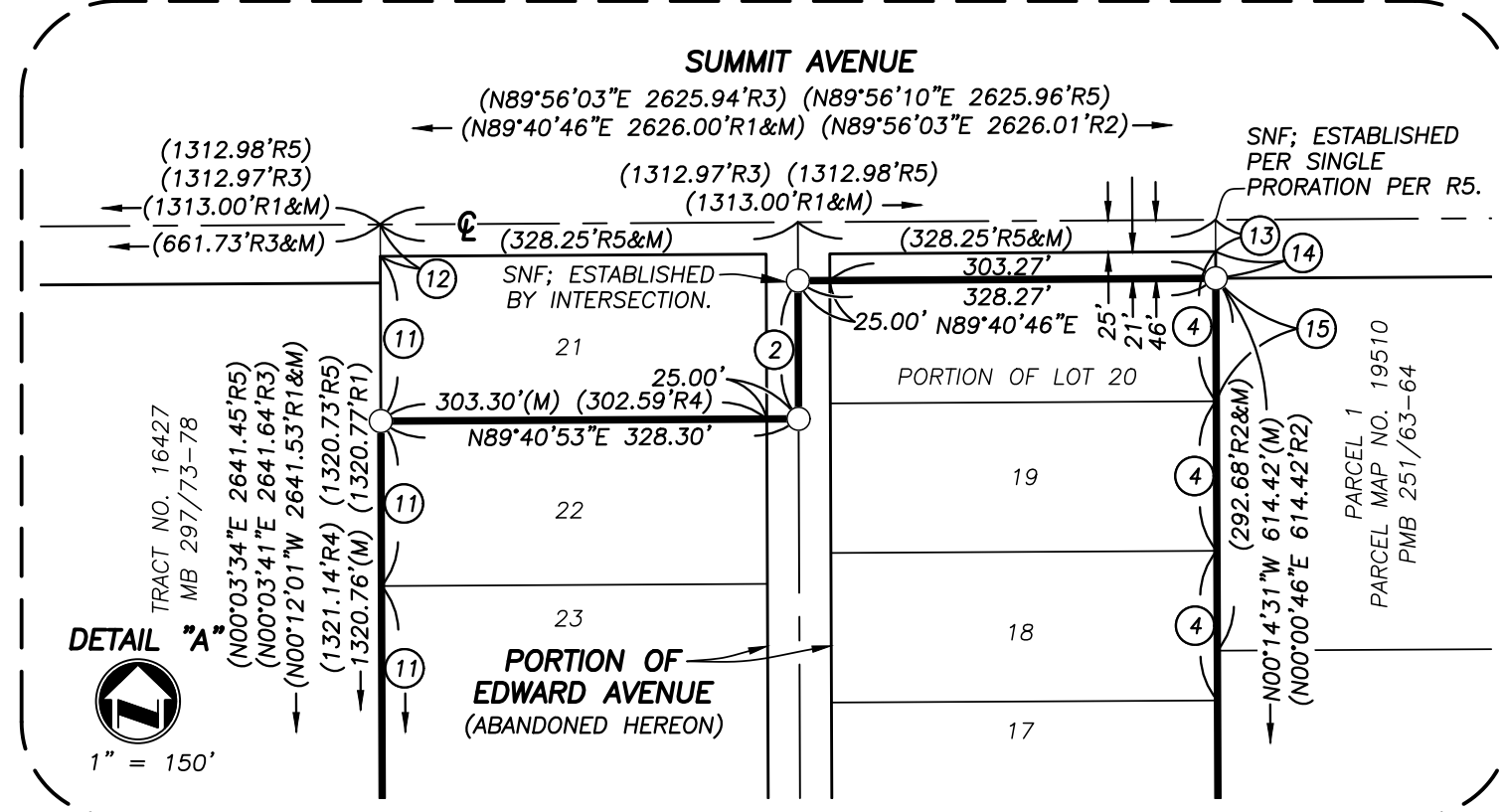
R1 - INDICATES RECORD DATA PER TRACT NO. 18981, MB 351/73-78.

R2 - INDICATES RECORD DATA PER PARCEL MAP NO. 19510, PMB 251/63-64.

R3 - INDICATES RECORD DATA PER TRACT NO. 16427, MB 297/73-78.

R4 - INDICATES RECORD DATA PER TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, MB 31/52.

R5 - INDICATES RECORD DATA PER RS 05-008, RS 123/88.



PARCEL MAP NO. 20910

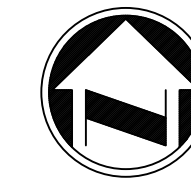
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adkan
ENGINEERS

MARCH 2024

NOTES

SEE SHEET 2 FOR SURVEYOR NOTES, BASIS OF BEARINGS, AND VICINITY MAP.
SEE SHEET 4 FOR EASEMENT DETAIL INDEX.
SEE SHEETS 5-9 FOR EASEMENT DETAIL.



GRAPHIC SCALE



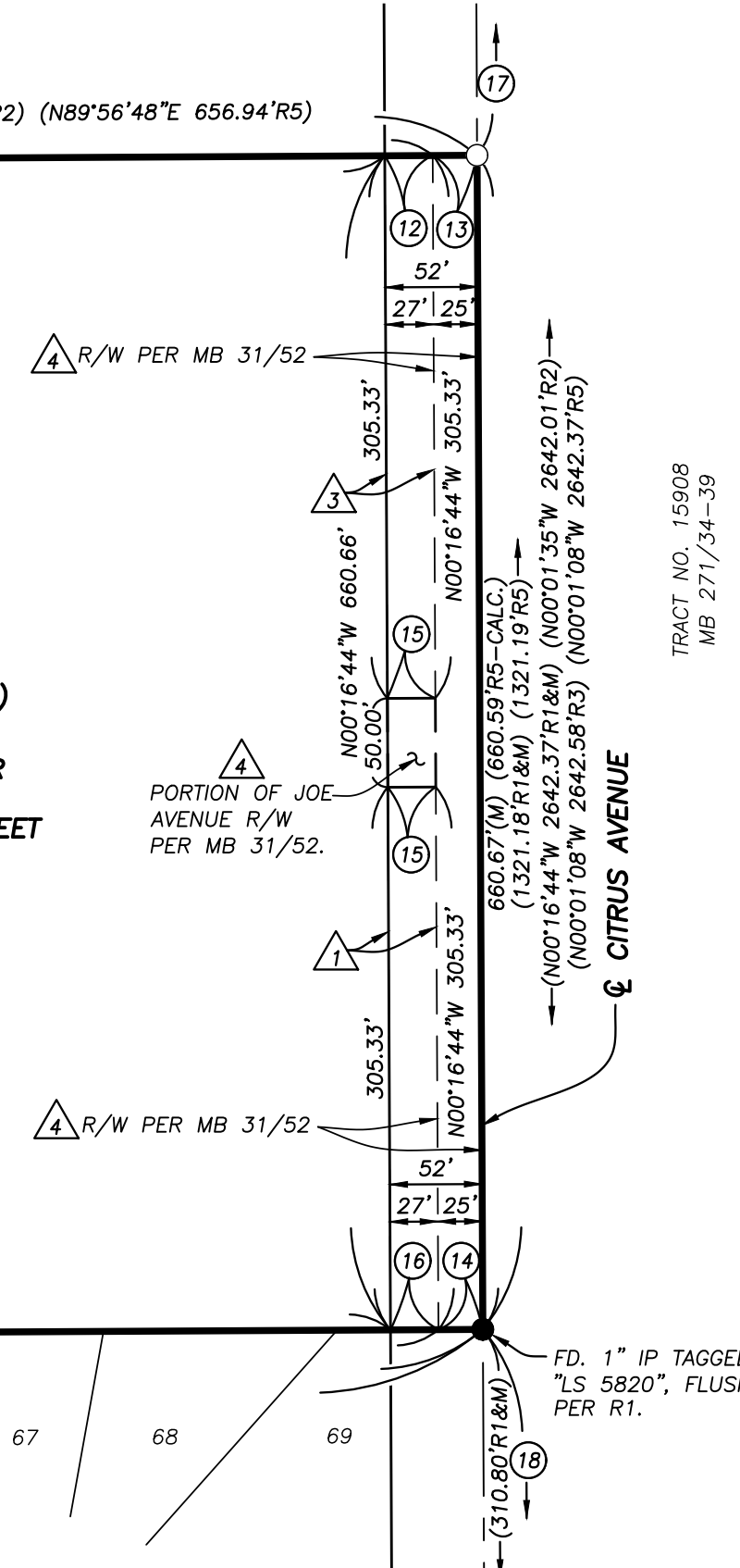
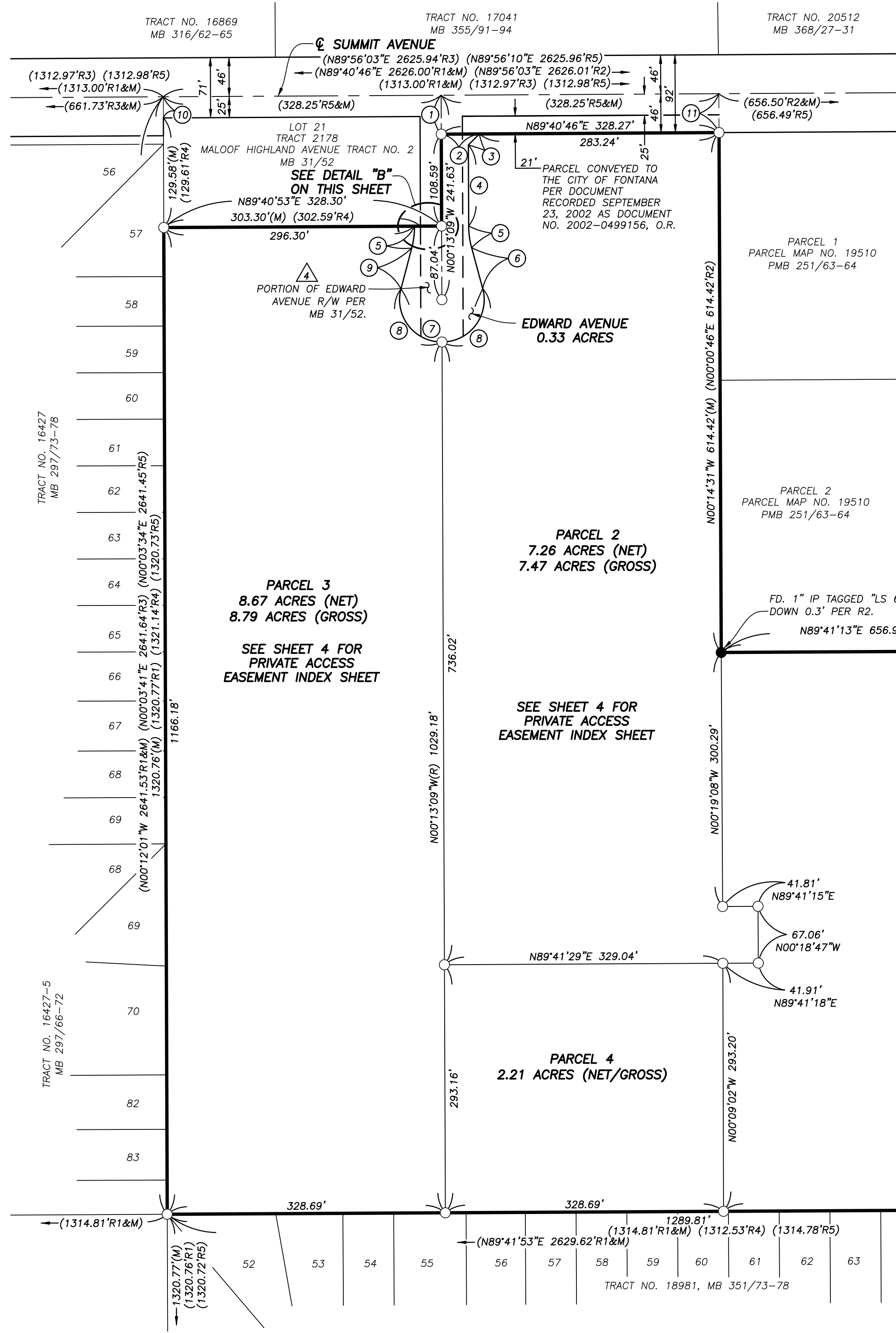
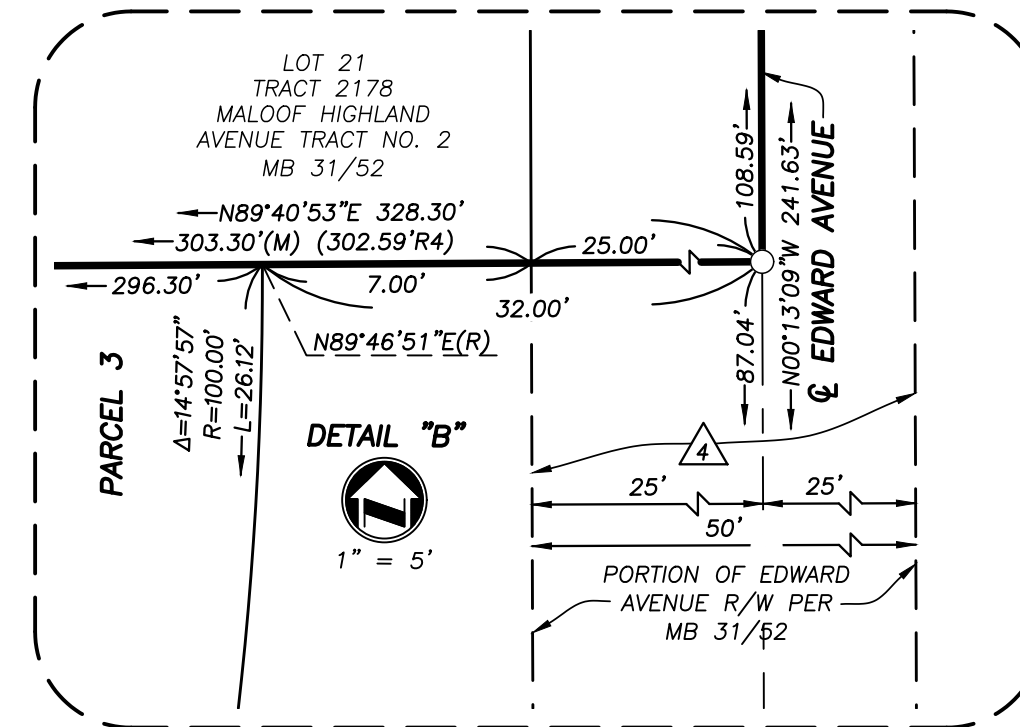
(IN FEET)
1 inch = 100 ft.

COURSE DATA

- ① N00°13'09"W 46.00'
- ② N89°40'46"E 45.03'
- ③ N44°43'48"E 18.45'
- ④ N00°13'09"W 95.67'
- ⑤ Δ=14°57'57" R=100.00' L=26.12'
- ⑥ N15°11'06"W 50.00'
- ⑦ Δ=209°55'53" R=50.00' L=183.20'
- ⑧ Δ=104°57'57" R=50.00' L=91.60'
- ⑨ N14°44'47"E 50.00'
- ⑩ N00°12'01"W 25.00'(M) (N00°04'W 25.00'R4) (N00°03'34"E 25.00'R5-CALC.)
- ⑪ N00°14'31"W 46.00'
- ⑫ N89°41'13"E 27.00'
- ⑬ N89°41'13"E 25.00'
- ⑭ N89°41'53"E 25.00'
- ⑮ N89°41'29"E 27.00'
- ⑯ N89°41'53"E 27.00'
- ⑰ N00°16'44"W 660.51'(M) (N00°01'35"W 660.50'R2) (N00°01'08"W 660.60'R5)
- ⑱ N00°16'44"W 1321.19'R1&M (N00°01'08"W 1321.19'R5)

EASEMENT NOTES

- ① AN EASEMENT IN FAVOR OF THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY RECORDED MARCH 15, 2002 AS DOCUMENT NO. 2002-0131230, OF OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY RECORDED APRIL 14, 2005 AS DOCUMENT NO. 2005-0262484 OF OFFICIAL RECORDS. ABANDONED HEREON.
- ③ AN EASEMENT IN FAVOR OF THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY RECORDED JULY 19, 2002 AS DOCUMENT NO. 2002-0375529 OF OFFICIAL RECORDS.
- ④ AN EASEMENT IN FAVOR OF THE CITY OF FONTANA, AS SUCCESSOR IN INTEREST TO THE PUBLIC TO ALL STREETS FOR PUBLIC USE PER TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, MB 31/52.
- ⑤ AN EASEMENT FOR PUBLIC UTILITY, EMERGENCY ACCESS AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES, DEDICATED HEREON.
- ⑥ A PRIVATE ACCESS EASEMENT, RESERVED HEREON.
- ⑦ A PRIVATE WATER EASEMENT, RESERVED HEREON.
- ⑧ A SEWER EASEMENT, DEDICATED TO THE CITY OF FONTANA HEREON.
- ⑨ A PRIVATE SEWER EASEMENT, RESERVED HEREON.
- ⑩ AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNAL, DEDICATED TO THE CITY OF FONTANA HEREON.
- ⑪ A STORM DRAIN EASEMENT, DEDICATED HEREON.



TRACT NO. 16427
MB 297/73-78

TRACT NO. 16427-5
MB 297/66-72

TRACT NO. 15908
MB 271/34-39

TRACT NO. 18981, MB 351/73-78

PARCEL MAP NO. 20910

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adkan
ENGINEERS

EASEMENT INDEX MAP

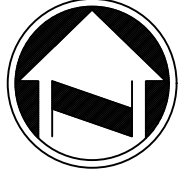
MARCH 2024

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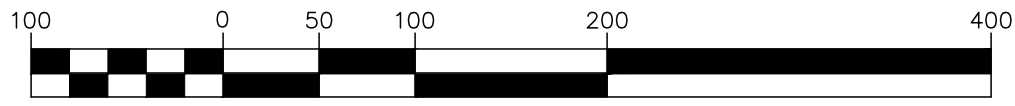
SEE SHEET 2 FOR SURVEYOR NOTES, BASIS OF BEARINGS, AND VICINITY MAP.
SEE SHEET 3 FOR EASEMENT NOTES.
SEE SHEETS 5-9 FOR EASEMENT DETAIL.

EASEMENT NOTES

- 1 AN EASEMENT IN FAVOR OF THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY RECORDED MARCH 15, 2002 AS DOCUMENT NO. 2002-0131230, OF OFFICIAL RECORDS.
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- C A PRIVATE WATER EASEMENT, RESERVED HEREON.
- D A SEWER EASEMENT, DEDICATED TO THE CITY OF FONTANA HEREON.
- E A PRIVATE SEWER EASEMENT, RESERVED HEREON.
- F AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNAL, DEDICATED TO THE CITY OF FONTANA HEREON.
- G A STORM DRAIN EASEMENT, DEDICATED HEREON.



GRAPHIC SCALE



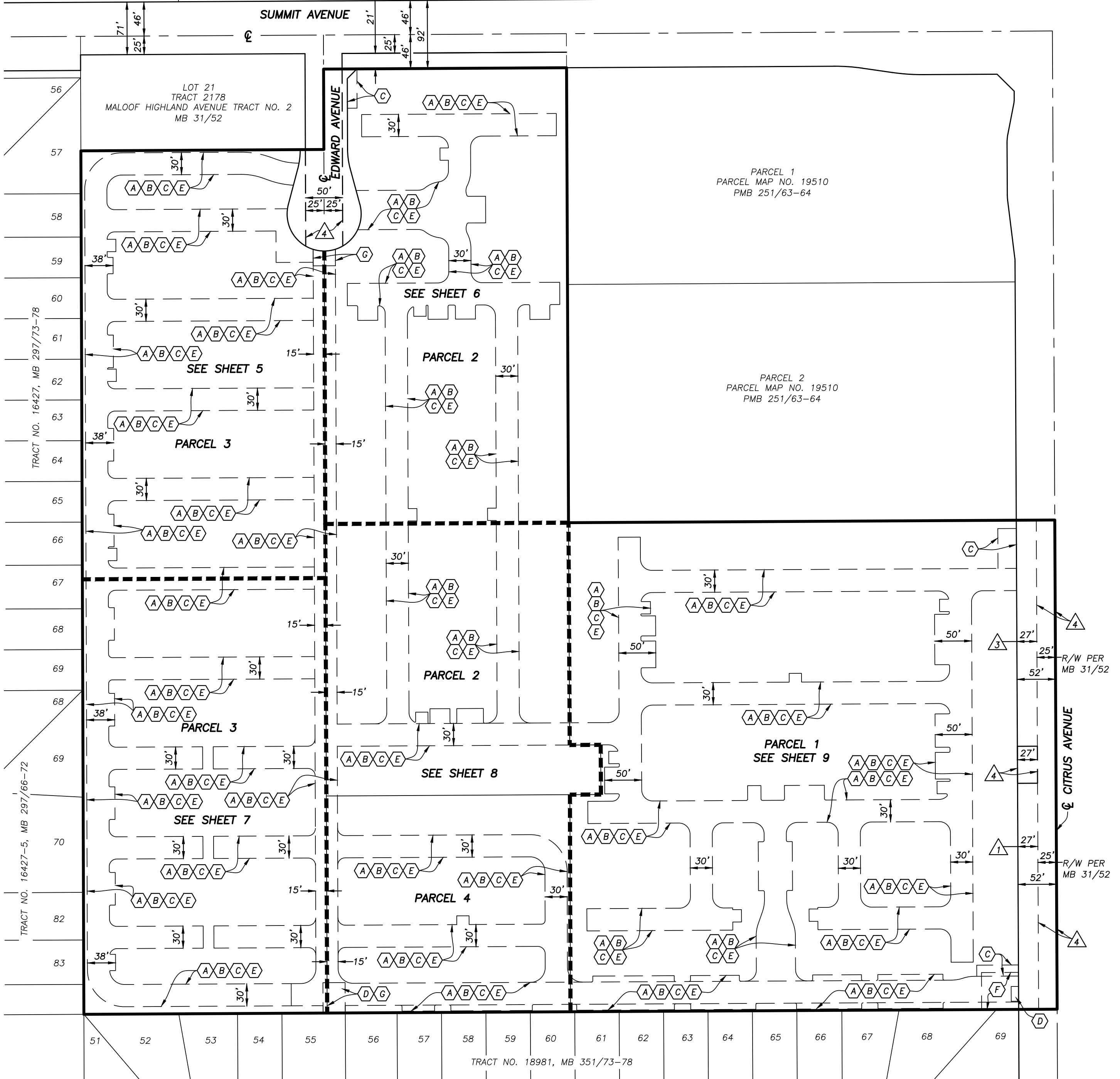
(IN FEET)
1 inch = 100 ft.

TRACT NO. 16869
MB 316/62-65

TRACT NO. 17041
MB 355/91-94

PARCEL CONVEYED TO THE CITY OF FONTANA PER DOCUMENT RECORDED SEPTEMBER 23, 2002 AS DOCUMENT NO. 2002-0499156, O.R.

TRACT NO. 20512
MB 368/27-31



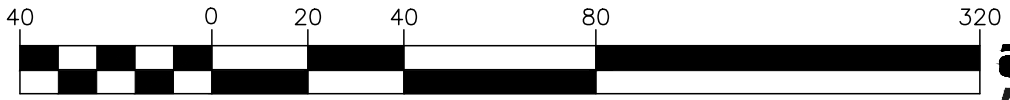
TRACT NO. 18981, MB 351/73-78

PARCEL MAP NO. 20910

BEING A SUBDIVISION OF LOTS 1 THROUGH 19, INCLUSIVE, LOTS 22 THROUGH 30, INCLUSIVE, A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE, AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926 IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; LYING WITHIN SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.



GRAPHIC SCALE



adkan
ENGINEERS

NOTES

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, AND VICINITY MAP.
SEE SHEET 3 FOR EASEMENT NOTES.
SEE SHEET 4 FOR EASEMENT INDEX.

MARCH 2024

COURSE DATA

- ① $\Delta=20^{\circ}00'00''$ R=85.00' L=29.67'
- ② $\Delta=20^{\circ}06'12''$ R=115.00' L=40.35'
- ③ $\Delta=16^{\circ}48'50''$ R=115.00' L=33.75'
- ④ $\Delta=20^{\circ}06'12''$ R=85.00' L=29.82'
- ⑤ $\Delta=89^{\circ}52'54''$ R=20.00' L=31.37'
- ⑥ $\Delta=90^{\circ}06'06''$ R=10.00' L=15.73'
- ⑦ $\Delta=06^{\circ}37'41''$ R=50.00' L=5.78'
- ⑧ $\Delta=34^{\circ}54'55''$ R=50.00' L=30.47'
- ⑨ $\Delta=89^{\circ}53'54''$ R=10.00' L=15.69'
- ⑩ $N89^{\circ}47'59''E$ 11.83'
- ⑪ $N00^{\circ}12'01''W$ 16.67'
- ⑫ $N00^{\circ}12'01''W$ 5.84'
- ⑬ $\Delta=90^{\circ}00'00''$ R=2.00' L=3.14'
- ⑭ $N89^{\circ}47'59''E$ 6.00'
- ⑮ $N00^{\circ}12'01''W$ 22.49'
- ⑯ $N00^{\circ}12'01''W$ 6.33'
- ⑰ $N00^{\circ}12'01''W$ 11.49'
- ⑱ $\Delta=14^{\circ}57'57''$ R=100.00' L=26.12'
- ⑲ $\Delta=10^{\circ}29'00''$ R=100.00' L=18.30'
- ⑳ $\Delta=04^{\circ}28'56''$ R=100.00' L=7.82'
- ㉑ $N00^{\circ}12'01''W$ 11.51'
- ㉒ $\Delta=17^{\circ}27'27''$ R=50.00' L=15.23'
- ㉓ $\Delta=17^{\circ}27'28''$ R=50.00' L=15.24'
- ㉔ $\Delta=12^{\circ}32'33''$ R=50.00' L=10.95'
- ㉕ $\Delta=68^{\circ}20'15''$ R=50.00' L=59.64'
- ㉖ $\Delta=80^{\circ}52'48''$ R=50.00' L=70.58'
- ㉗ $\Delta=30^{\circ}00'00''$ R=50.00' L=26.18'
- ㉘ $\Delta=34^{\circ}39'50''$ R=50.00' L=30.25'
- ㉙ $\Delta=47^{\circ}12'23''$ R=50.00' L=41.20'
- ㉚ $\Delta=60^{\circ}00'00''$ R=50.00' L=52.36'
- ㉛ $\Delta=104^{\circ}57'57''$ R=50.00' L=91.60'

(IN FEET)
1 inch = 40 ft.

LOT 21
TRACT 2178
MALOOF HIGHLAND AVENUE TRACT NO. 2
MB 31/52

SEE DETAIL "C"
ON THIS SHEET

EDWARD AVENUE
0.33 ACRES

PORTION OF EDWARD
AVENUE R/W PER
MB 31/52

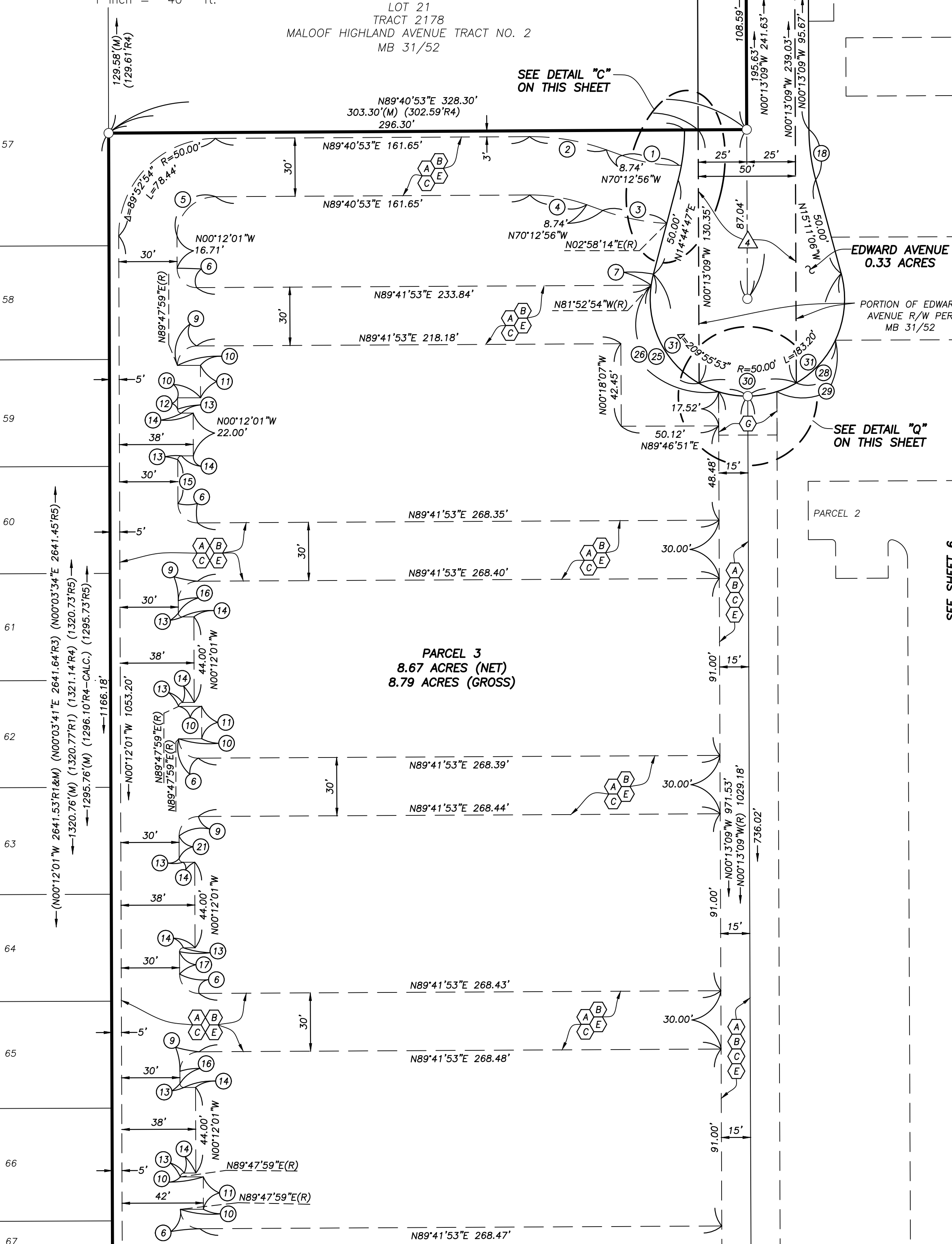
SEE DETAIL "Q"
ON THIS SHEET

PARCEL 2

SEE SHEET 6

PARCEL 3
8.67 ACRES (NET)
8.79 ACRES (GROSS)

TRACT NO. 16427, MB 297/73-78

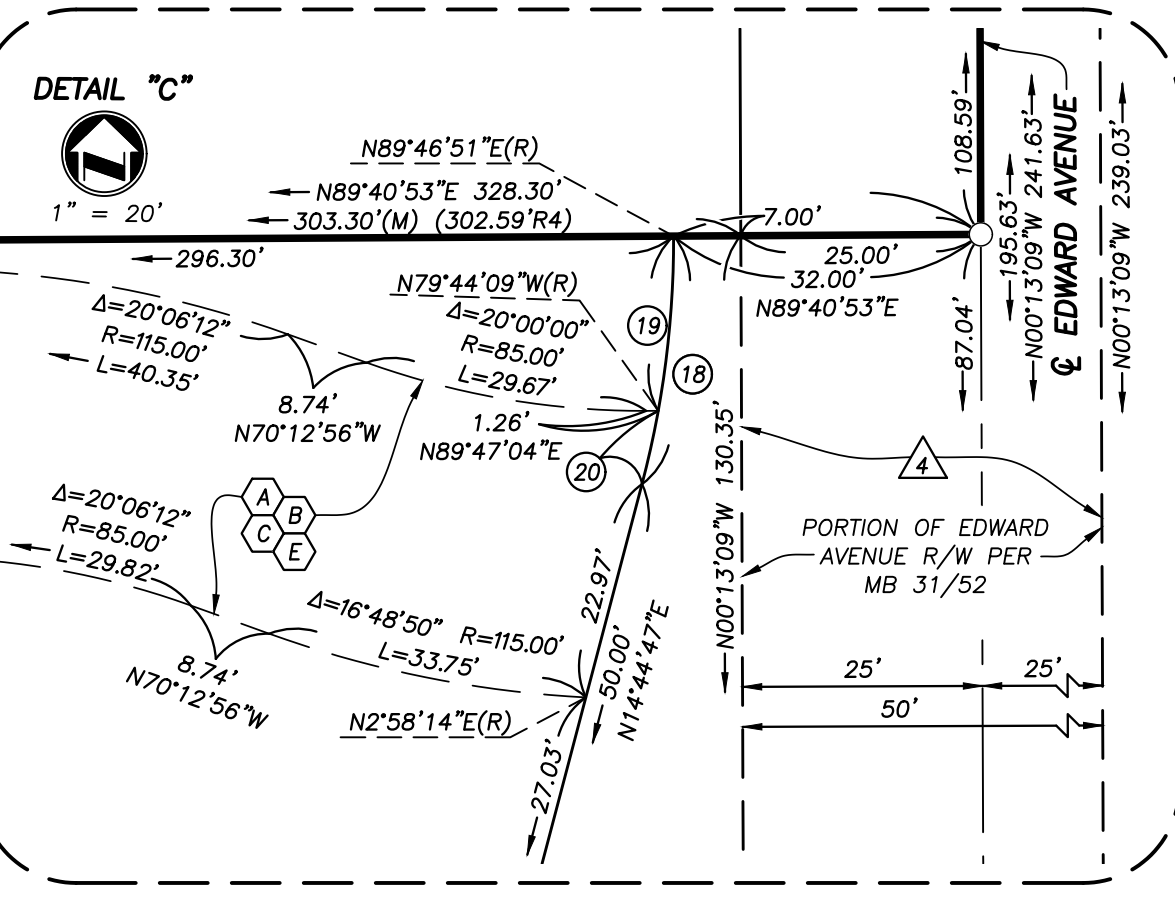


SEE SHEET 7

DETAIL "C"



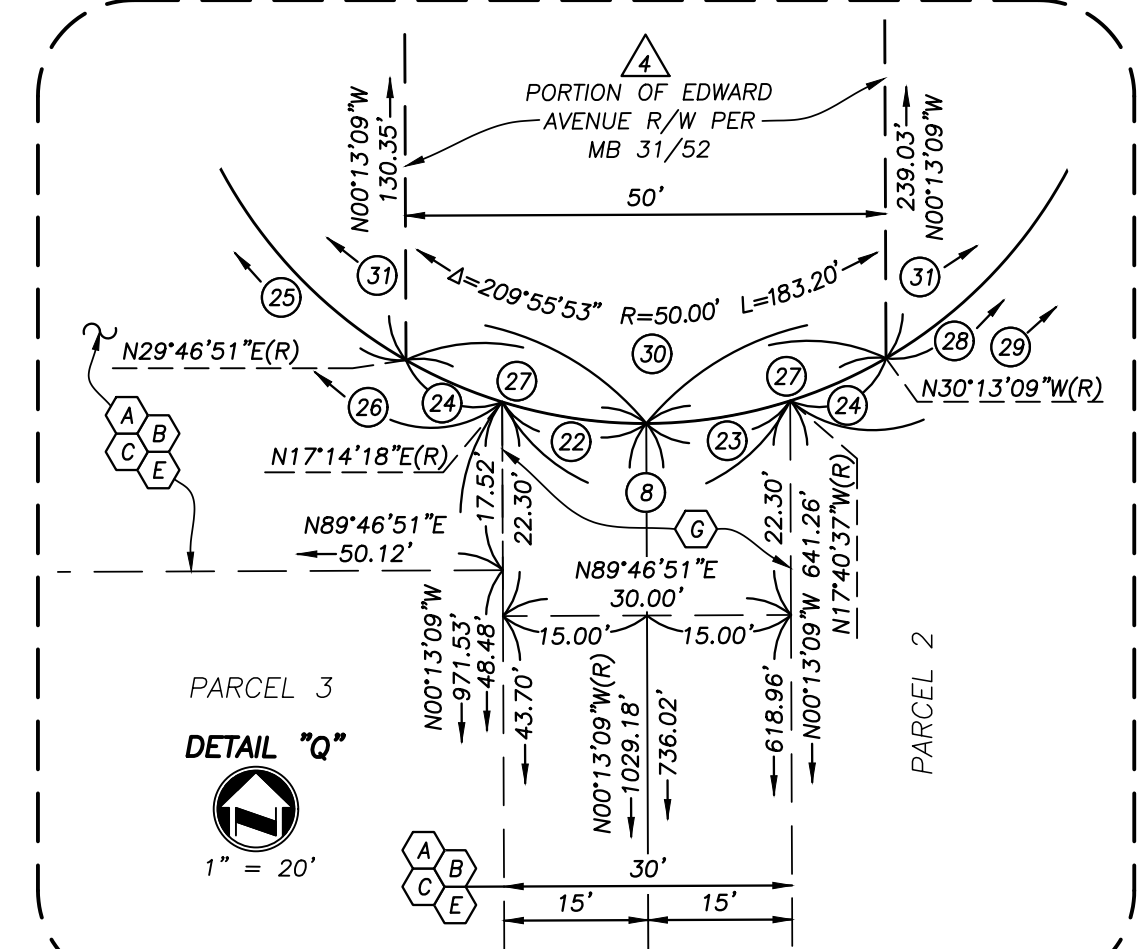
1" = 20'



DETAIL "Q"



1" = 20'



COURSE DATA

- 1 $\Delta=38^{\circ}27'44''$ R=15.00' L=10.07'
- 2 $\Delta=30^{\circ}52'22''$ R=38.00' L=20.48'
- 3 $\Delta=82^{\circ}24'38''$ R=15.00' L=21.58'
- 4 N00°13'03"W 14.30'
- 5 N89°41'13"E 11.30'
- 6 N89°41'13"E 11.81'
- 7 $\Delta=90^{\circ}05'42''$ R=15.00' L=23.59'
- 8 $\Delta=65^{\circ}26'17''$ R=2.00' L=2.28'
- 9 N89°46'57"E 23.31'
- 10 N89°46'57"E 23.25'
- 11 $\Delta=67^{\circ}07'19''$ R=2.00' L=2.34'
- 12 $\Delta=27^{\circ}36'51''$ R=45.00' L=21.69'
- 13 N00°14'21"W 30.00'
- 14 N89°41'15"E 11.50'
- 15 $\Delta=90^{\circ}00'00''$ R=2.00' L=3.14'
- 16 N00°18'45"W 18.00'
- 17 N89°41'15"E 27.00'
- 18 N89°41'15"E 4.51'
- 19 $\Delta=89^{\circ}55'23''$ R=10.00' L=15.69'
- 20 N89°41'13"E 11.83'
- 21 $\Delta=90^{\circ}04'24''$ R=15.00' L=23.58'
- 22 N89°41'15"E 10.00'
- 23 N00°18'45"W 17.00'
- 24 N89°41'15"E 6.00'
- 25 N89°41'13"E 16.67'
- 26 $\Delta=58^{\circ}20'19''$ R=15.00' L=15.27'
- 27 N89°41'13"E 11.84'
- 28 N89°41'13"E 11.86'
- 29 $\Delta=75^{\circ}35'45''$ R=10.00' L=13.19'
- 30 $\Delta=104^{\circ}28'39''$ R=2.00' L=3.65'
- 31 N00°18'45"W 17.75'
- 32 N89°41'15"E 11.99'
- 33 $\Delta=89^{\circ}54'18''$ R=15.00' L=23.54'
- 34 $\Delta=104^{\circ}57'57''$ R=50.00' L=91.60'
- 35 $\Delta=60^{\circ}00'00''$ R=50.00' L=52.36'
- 36 N89°40'46"E 20.03'
- 37 N44°43'48"E 18.45'
- 38 N89°41'18"E 13.03'
- 39 N00°13'09"W 53.05'

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

SHEET 6 OF 9 SHEETS

PARCEL MAP NO. 20910

BEING A SUBDIVISION OF LOTS 1 THROUGH 19, INCLUSIVE, LOTS 22 THROUGH 30, INCLUSIVE, A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE, AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926 IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; LYING WITHIN SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.



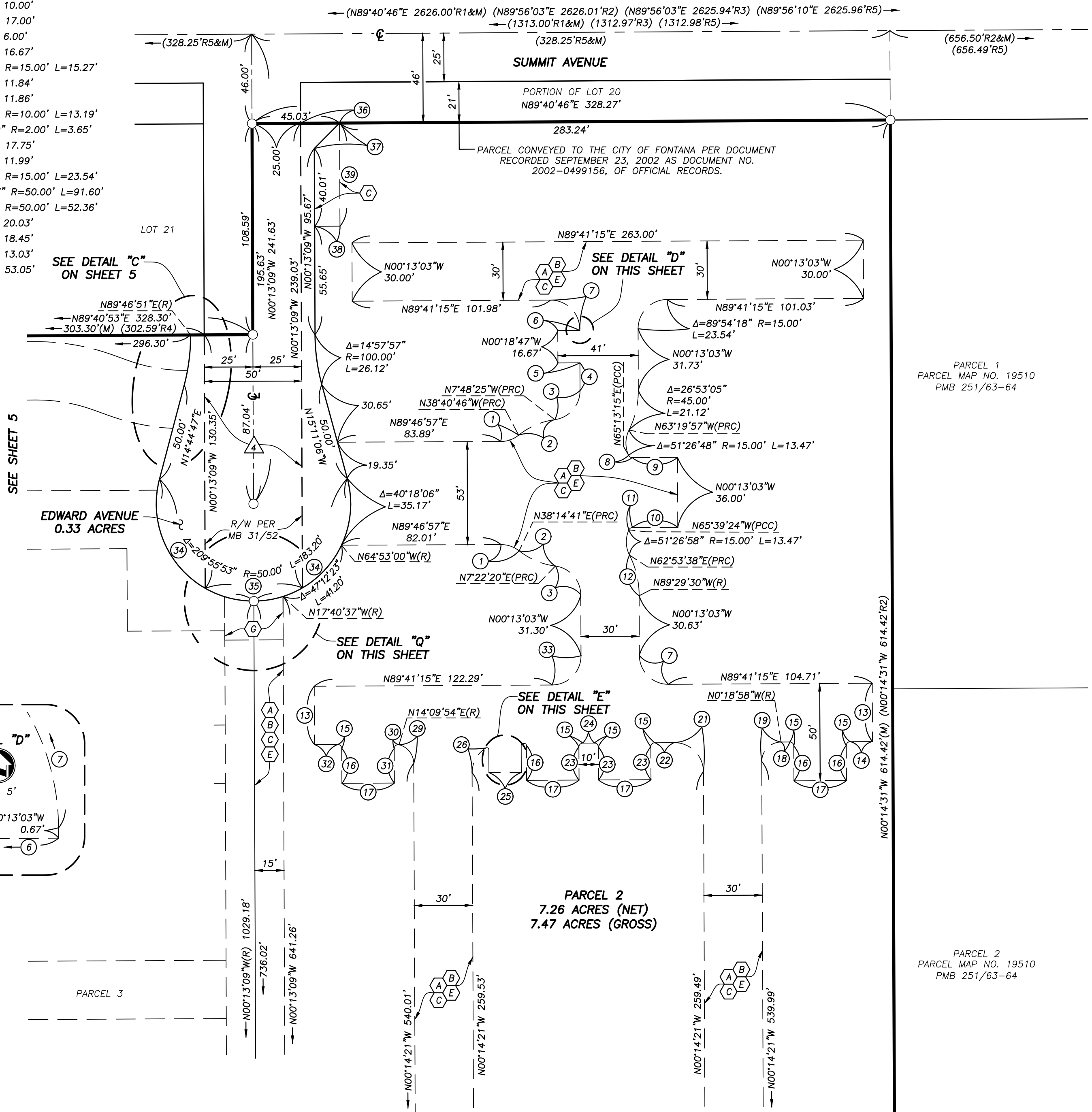
NOTES

MARCH 2024

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, AND VICINITY MAP.

SEE SHEET 3 FOR EASEMENT NOTES.

SEE SHEET 4 FOR EASEMENT INDEX.

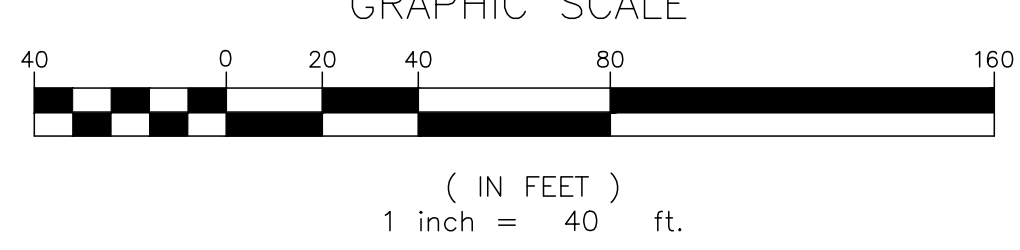
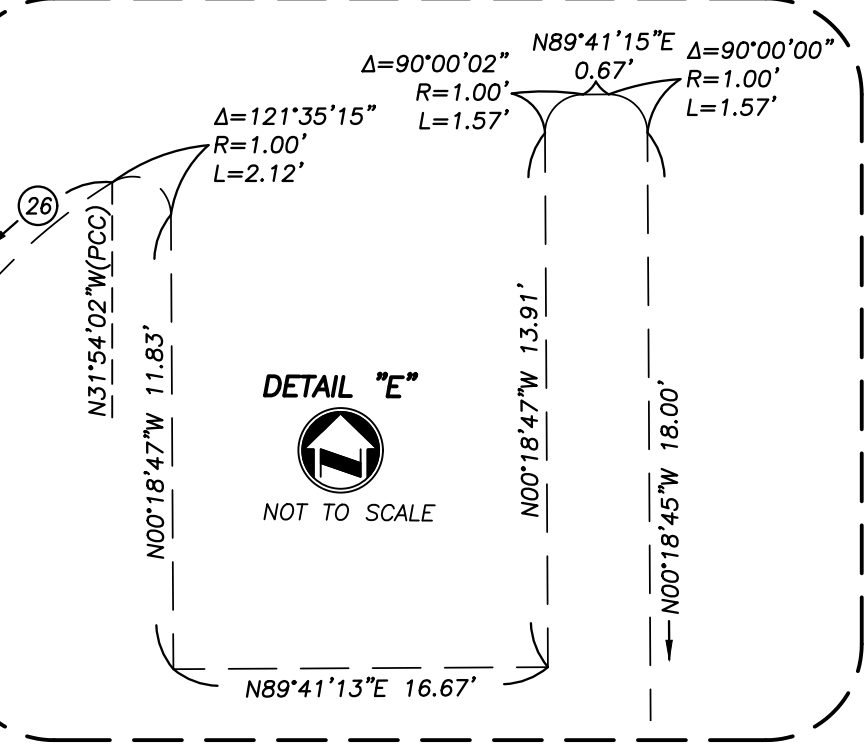
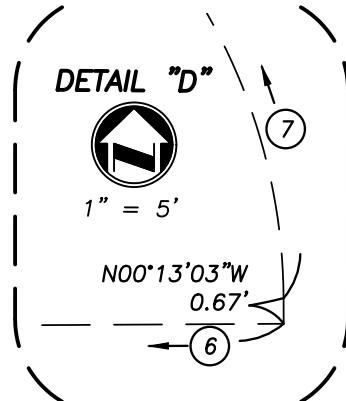


SEE DETAIL "C" ON SHEET 5

SEE DETAIL "D" ON THIS SHEET

SEE DETAIL "Q" ON THIS SHEET

SEE DETAIL "E" ON THIS SHEET



PARCEL 1
PARCEL MAP NO. 19510
PMB 251/63-64

PARCEL 2
PARCEL MAP NO. 19510
PMB 251/63-64

FD. 1" IP TAGGED "LS
6154", DOWN 0.3'
PER R2.
(N89°56'48"E 656.94'R5)
(N89°56'30"E 656.95'R2)
(N89°41'13"E 656.93'(M))
604.93'(M) (604.95'R2)

PARCEL MAP NO. 20910

BEING A SUBDIVISION OF LOTS 1 THROUGH 19, INCLUSIVE, LOTS 22 THROUGH 30, INCLUSIVE, A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE, AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926 IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; LYING WITHIN SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.

NOTES

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, AND VICINITY MAP.
SEE SHEET 3 FOR EASEMENT NOTES
SEE SHEET 4 FOR EASEMENT INDEX

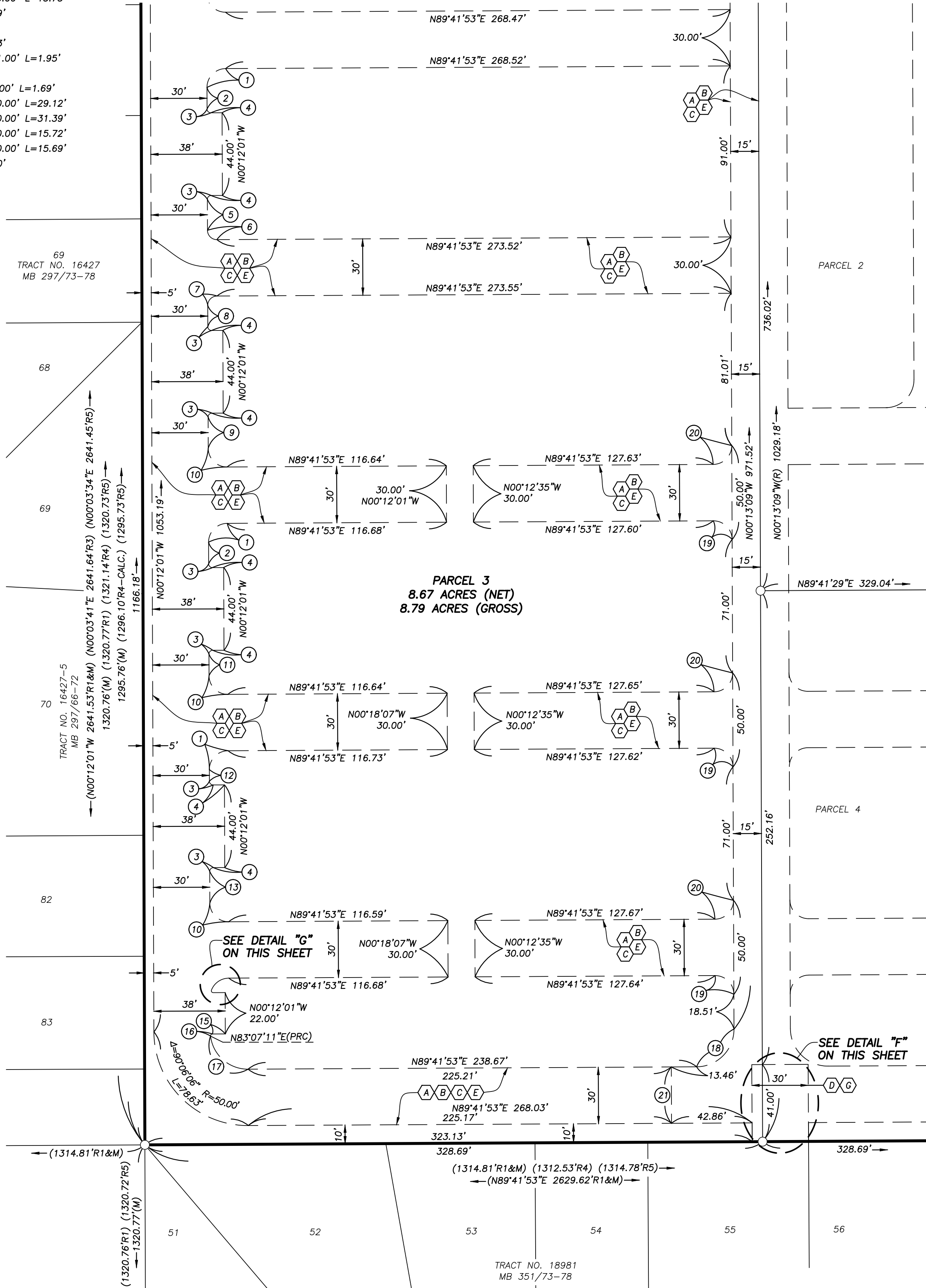
COURSE DATA

- 1 $\Delta=89^{\circ}53'54''$ $R=10.00'$ $L=15.69'$
- 2 $N00^{\circ}12'01''W$ 11.51'
- 3 $\Delta=90^{\circ}00'00''$ $R=2.00'$ $L=3.14'$
- 4 $N89^{\circ}47'59''E$ 6.00'
- 5 $N00^{\circ}12'01''W$ 16.50'
- 6 $\Delta=90^{\circ}06'06''$ $R=5.00'$ $L=7.86'$
- 7 $\Delta=89^{\circ}53'54''$ $R=5.00'$ $L=7.85'$
- 8 $N00^{\circ}12'01''W$ 11.32'
- 9 $N00^{\circ}12'01''W$ 16.67'
- 10 $\Delta=90^{\circ}06'06''$ $R=10.00'$ $L=15.73'$
- 11 $N00^{\circ}12'01''W$ 11.49'
- 12 $N00^{\circ}12'01''W$ 6.17'
- 13 $N00^{\circ}12'01''W$ 16.83'
- 14 $\Delta=111^{\circ}33'43''$ $R=1.00'$ $L=1.95'$
- 15 $N89^{\circ}47'59''E$ 6.87'
- 16 $\Delta=96^{\circ}40'48''$ $R=1.00'$ $L=1.69'$
- 17 $\Delta=83^{\circ}25'18''$ $R=20.00'$ $L=29.12'$
- 18 $\Delta=89^{\circ}55'02''$ $R=20.00'$ $L=31.39'$
- 19 $\Delta=90^{\circ}04'58''$ $R=10.00'$ $L=15.72'$
- 20 $\Delta=89^{\circ}55'02''$ $R=10.00'$ $L=15.69'$
- 21 $N00^{\circ}13'09''W$ 30.00'

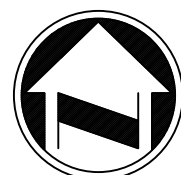
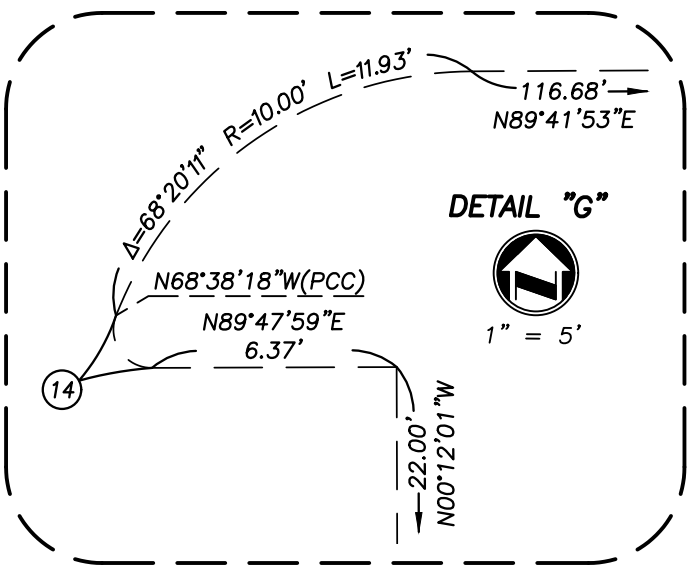
adkan
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SEE SHEET 5

MARCH 2024



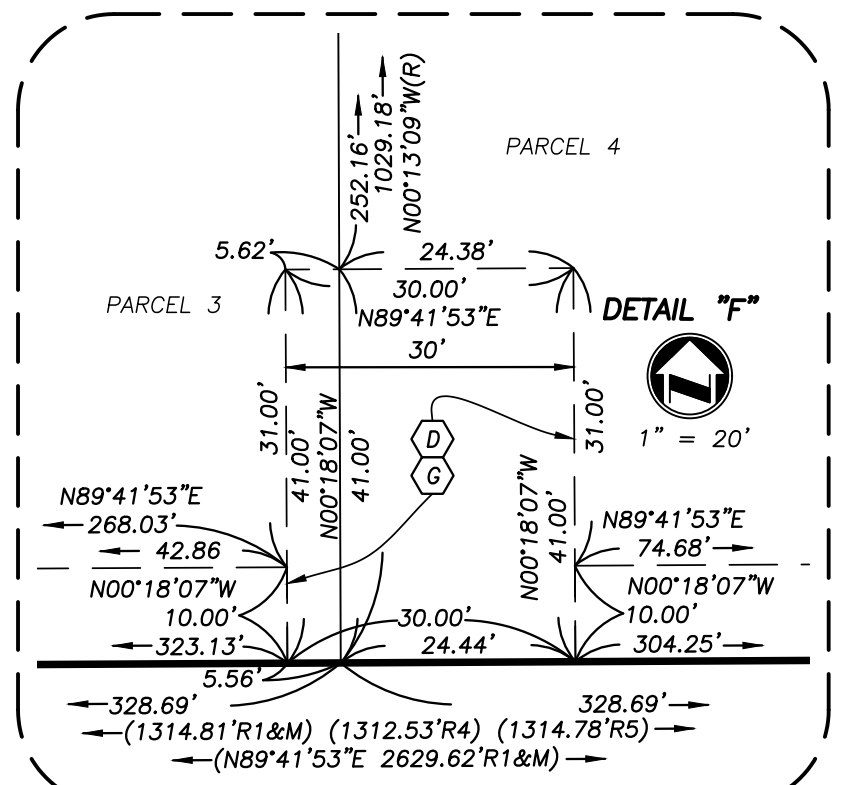
SEE SHEET 8



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



PARCEL MAP NO. 20910

BEING A SUBDIVISION OF LOTS 1 THROUGH 19, INCLUSIVE, LOTS 22 THROUGH 30, INCLUSIVE, A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE, AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926 IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; LYING WITHIN SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, S.B.M.

NOTES

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, AND VICINITY MAP.

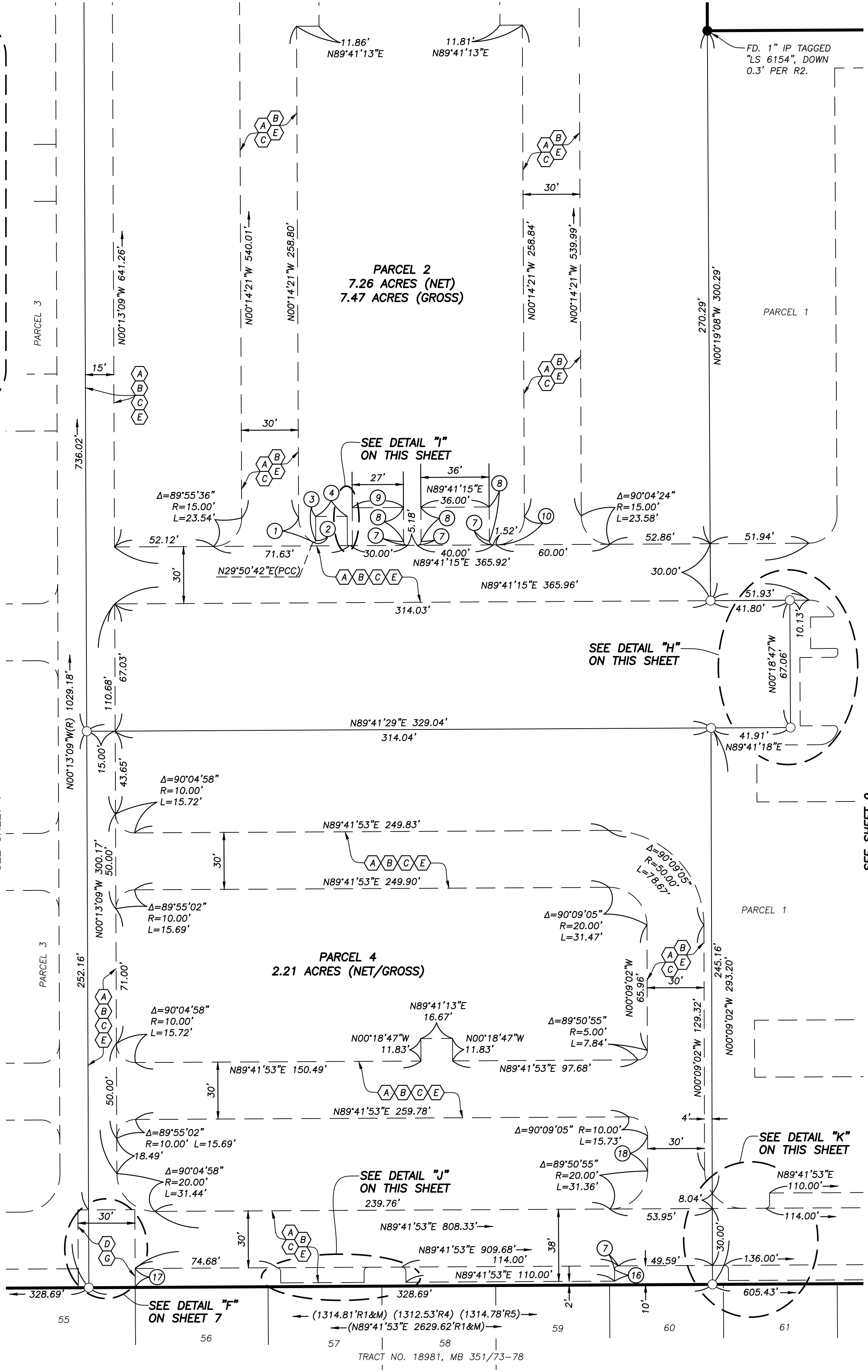
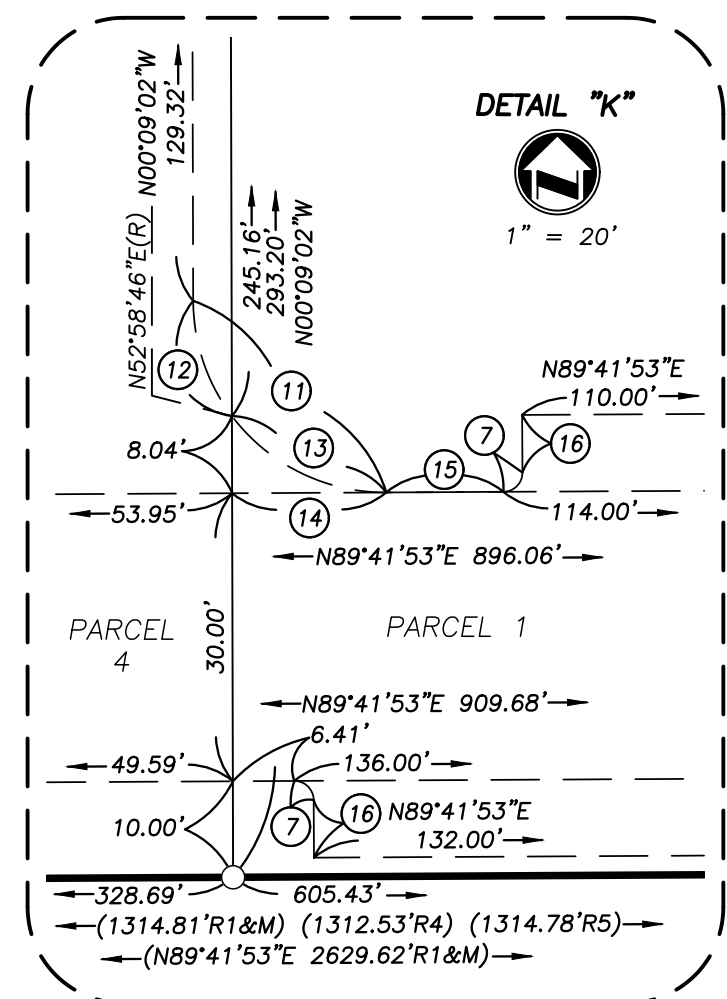
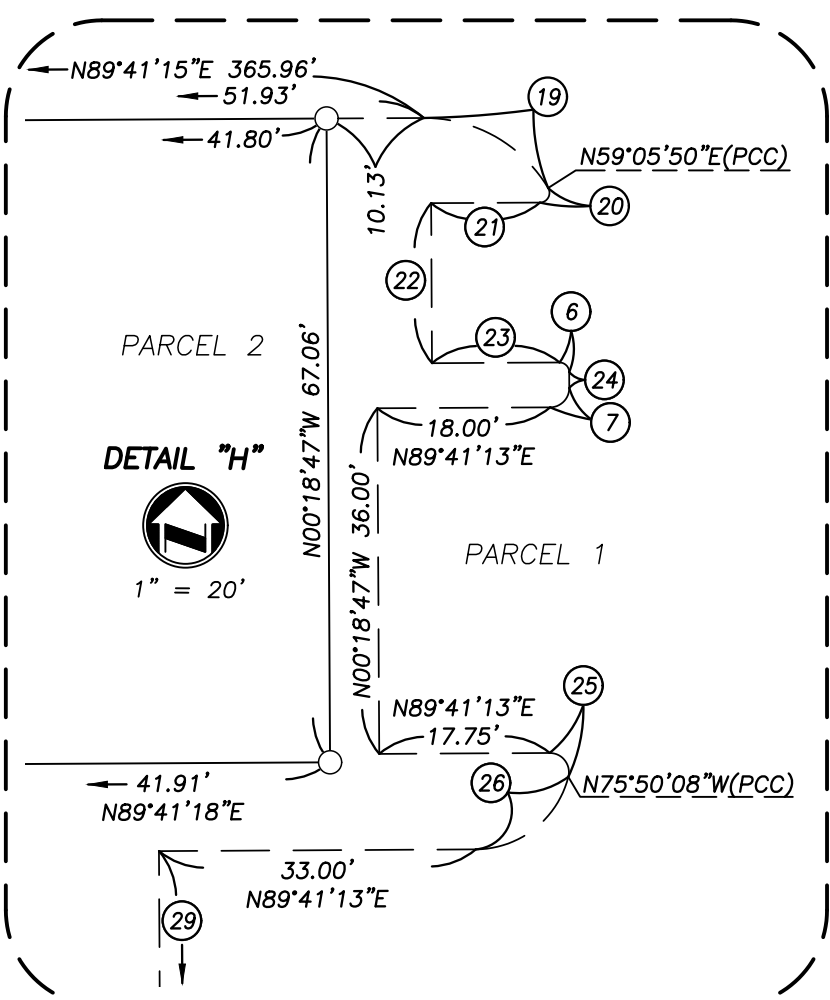
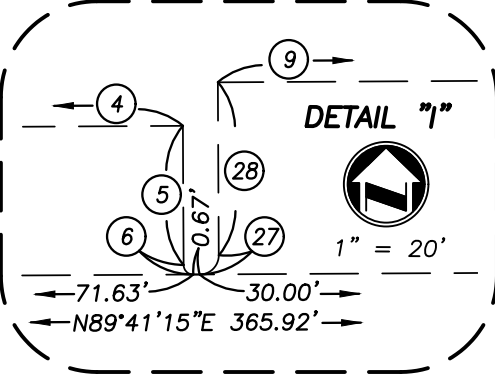
SEE SHEET 3 FOR EASEMENT NOTES.

SEE SHEET 4 FOR EASEMENT INDEX.

adkan ENGINEERS

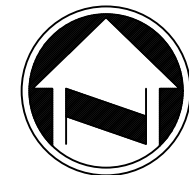
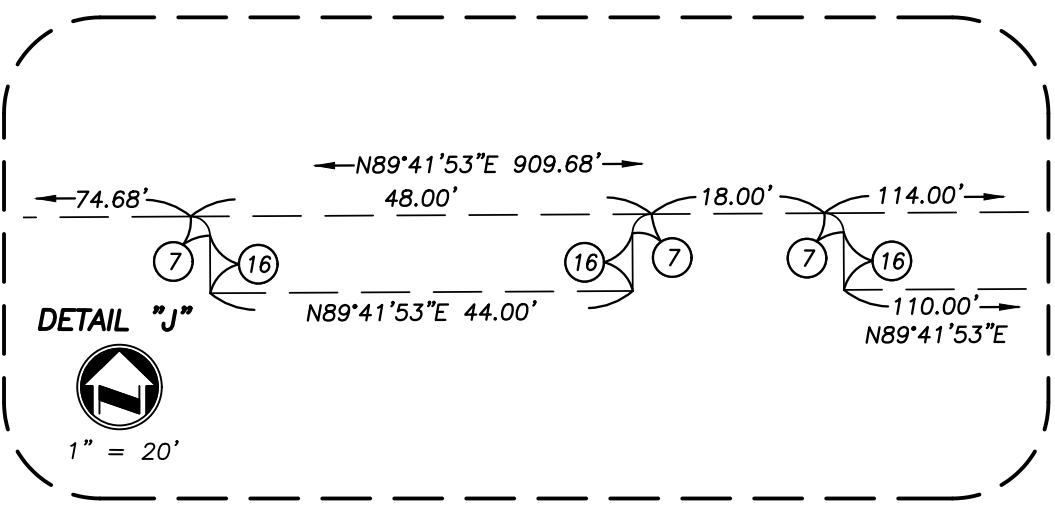
SEE SHEET 6

MARCH 2024

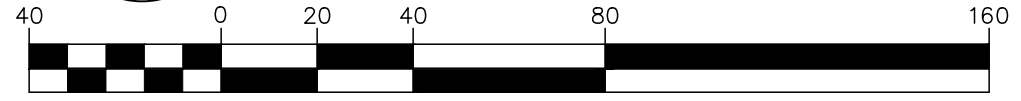


COURSE DATA

- 1 Δ=59°54'56" R=15.00' L=15.69'
- 2 Δ=120°09'29" R=1.00' L=2.10'
- 3 N00°18'47"W 12.59'
- 4 N89°41'13"E 16.67'
- 5 N00°18'47"W 14.49'
- 6 Δ=90°00'00" R=1.00' L=1.57'
- 7 Δ=90°00'00" R=2.00' L=3.14'
- 8 N00°18'45"W 18.00'
- 9 N89°41'15"E 27.00'
- 10 Δ=89°55'36" R=15.00' L=23.54'
- 11 Δ=90°09'05" R=20.00' L=31.47'
- 12 Δ=36°52'12" R=20.00' L=12.87'
- 13 Δ=53°16'53" R=20.00' L=18.60'
- 14 N89°41'53"E 16.05'
- 15 N89°41'53"E 12.20'
- 16 N00°18'07"W 6.00'
- 17 N00°18'07"W 10.00'
- 18 N00°09'02"W 18.53'
- 19 Δ=59°24'35" R=15.00' L=15.55'
- 20 Δ=120°35'23" R=1.00' L=2.10'
- 21 N89°41'13"E 11.33'
- 22 N00°18'47"W 16.67'
- 23 N89°41'13"E 13.28'
- 24 N00°18'47"W 1.67'
- 25 Δ=104°28'39" R=2.00' L=3.65'
- 26 Δ=75°31'21" R=10.00' L=13.18'
- 27 Δ=89°59'58" R=1.00' L=1.57'
- 28 N00°48'45"W 19.00'
- 29 N00°18'47"W 30.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

