

NUMBER OF PARCELS: 2  
11.59 ACRES GROSS  
11.21 ACRES NET

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

SHEET 1 OF 4 SHEETS

# PARCEL MAP NO. 20669

BEING A SUBDIVISION OF A PORTION OF FARM LOTS 730 AND 735, ACCORDING TO THE MAP SHOWING  
SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY AS PER PLAT  
RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY

HILLWIG-GOODROW, INC.      AUGUST 2024

## OWNER'S STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT TO THE CITY OF  
FONTANA FOR PUBLIC PURPOSES:

A PORTION OF VALLEY BOULEVARD, JUNIPER AVENUE, AND WASHINGTON DRIVE FOR STREET,  
HIGHWAY, AND PUBLIC UTILITY PURPOSES, AS SHOWN ON THIS MAP

WE HEREBY DEDICATE TO THE CITY OF FONTANA, EASEMENTS FOR SIDEWALK PURPOSES AS  
SHOWN ON THIS MAP.

OWNER(S):   JEFFERSON FONTANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: PAYTON MAYES

TITLE: CHIEF EXECUTIVE OFFICER

BENEFICIARY STATEMENT: TEXAS CAPITAL BANK, A TEXAS STATE BANK, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS,  
ASSIGNS, AND PARTICIPANTS, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 30, 2025  
AS INSTRUMENT NO. 2025-0236060 O.R.

BY: \_\_\_\_\_

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 \_\_\_\_\_,  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_,

PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE 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

NAME PRINTED

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO.: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

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STATE OF CALIFORNIA,  
COUNTY OF \_\_\_\_\_,  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_,

PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE 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

NAME PRINTED

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO.: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

## SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT OF THE STATE OF  
CALIFORNIA. SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN  
OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

FONTANA FARMS COMPANY, HOLDERS OF AN EASEMENT FOR WATER AND PIPE LINES PER DOCUMENTS  
BOOK 875, PAGE 472, OF DEEDS, BOOK 877, PAGE 316, OF DEEDS, AND BOOK 881, PAGE 310, OF DEEDS  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

FONTANA FARMS COMPANY, HOLDERS OF AN EASEMENT FOR PIPELINES & CONDUITS PER DOCUMENTS  
RECORDED JANUARY 10, 1925 IN BOOK 877, PAGE 316 OF DEEDS, AND MAY 5, 1925 IN BOOK 875, PAGE  
472 OF DEEDS.  
THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

FONTANA FARMS COMPANY, HOLDERS OF AN EASEMENT FOR PIPELINES & CONDUITS PER DOCUMENTS  
RECORDED JANUARY 10, 1925 IN BOOK 881, PAGE 310 OF DEEDS  
THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

MAY MONACO, HOLDER OF AN EASEMENT FOR USING THE WATER WEIR OR GATE IN THE PIPE LINE PER  
DOCUMENT RECORDING IN BOOK 1586, PAGE 14, OFFICIAL RECORDS  
THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

SECURITY FIRST NATIONAL BANK OF LOS ANGELES, HOLDERS OF AN EASEMENT FOR A 10" CONCRETE  
PIPELINE PER DOCUMENT RECORDED MARCH 7, 1946 IN BOOK 1881, PAGE 435, OFFICIAL RECORDS.  
THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

MYRUEL FERRO, HOLDER OF AN EASEMENT FOR A WATER WEIR PER A DOCUMENT RECORDED JANUARY 3, 1947  
IN BOOK 1980 IN BOOK 230 OF OFFICIAL RECORDS.  
THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOT PUBLIC UTILITY PURPOSES, PER DOCUMENT  
RECORDED NOVEMBER 26, 2014 AS DOCUMENT NO. 2014-0455191 O.R.

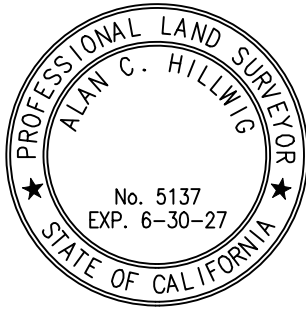
## ABANDONMENT NOTE:

WE HEREBY ABANDON THAT PORTION OF THE 15-FOOT WIDE EASEMENT FOR SEWER AND DRAINAGE PURPOSES  
OFFERED FOR DEDICATION TO LOT 15 PER TRACT NO. 11126, M.B. 159/90-93 WHICH LIES WITHIN THE  
BOUNDS OF THIS PARCEL MAP HEREON.

## 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 JEFFERSON FONTANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN AUGUST, 2024. I HEREBY STATE THAT  
ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN  
THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP IN COMPLIANCE WITH SECTION  
66495 AND 66496 OF THE SUBDIVISION MAP ACT. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE  
SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL  
MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ALAN C. HILLWIG, L.S. 5137      DATE

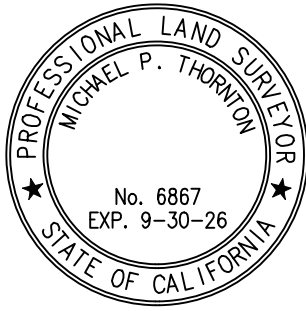


## CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 20669 CONSISTING OF 4  
SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED \_\_\_\_\_, 20\_\_\_\_

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



## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 20669, THAT THE  
SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP  
AND ANY APPROVED ALTERATIONS 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.

DATED \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
GIA LAM KIM, CITY ENGINEER  
RCE 62296  
CITY OF FONTANA



## CITY ENGINEER'S ACCEPTANCE CERTIFICATE:

I HEREBY STATE THAT THIS PARCEL MAP IS APPROVED AND THE FOREGOING DEDICATIONS CONVEYED  
BY THIS MAP, DATED AUGUST 2024, FROM JEFFERSON FONTANA, LLC, A DELAWARE LIMITED LIABILITY  
COMPANY, TO THE CITY OF FONTANA, ARE HEREBY ACCEPTED IN ACCORDANCE WITH THE CITY OF  
FONTANA STANDARDS BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL, PURSUANT  
TO AUTHORITY CONFERRED BY RESOLUTION 91-152, ADOPTED JULY 16, 1991.

DATED \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
GIA LAM KIM, CITY ENGINEER  
RCE 62296  
CITY OF FONTANA



## AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS 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 \$ \_\_\_\_\_.

DATED: \_\_\_\_\_  
ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_, DEPUTY

## CITY COUNCIL CERTIFICATE

AT THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE SAID CITY COUNCIL APPROVED ON BEHALF OF  
THE CITY OF FONTANA THAT THIS MAP OF PARCEL MAP 20669, AND ACCEPTED THE FOREGOING IN  
ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND HEREBY CERTIFY THE ABANDONMENT NOTE SHOWN  
HEREON.

THE PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY COUNCIL ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2025.

GERMAINE KEY  
CITY CLERK, CITY OF FONTANA

ATTEST:

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 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 SAN BERNARDINO COUNTY  
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.

DATED: \_\_\_\_\_  
LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS  
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 PAGE \_\_\_\_\_, AT THE REQUEST OF \_\_\_\_\_

JOSIE GONZALES  
ASSESSOR-RECORDER-COUNTY CLERK  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_  
DEPUTY RECORDER

SHEET 2 OF 4 SHEETS

**HILLWIG-GOODROW, INC.      AUGUST 2024**



NUMBER OF PARCELS: 2  
11.59 ACRES GROSS  
11.21 ACRES NET

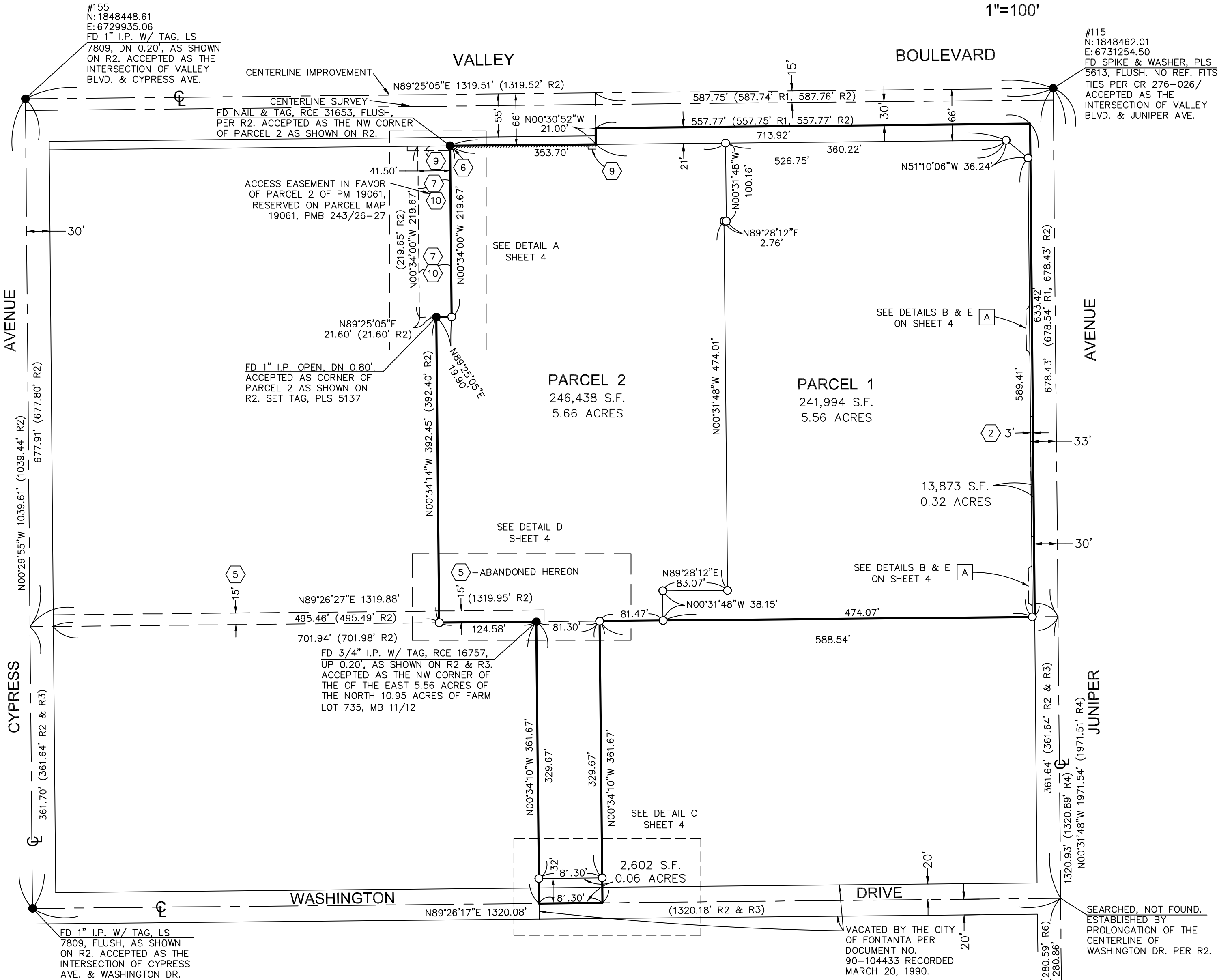
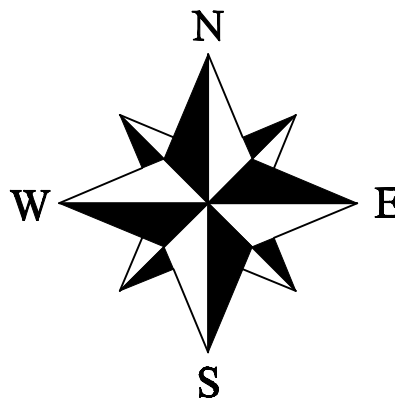
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 3 OF 4 SHEETS

# PARCEL MAP NO. 20669

BEING A SUBDIVISION OF A PORTION OF FARM LOTS 730 AND 735, ACCORDING TO THE MAP SHOWING  
SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY AS PER PLAT  
RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY

HILLWIG-GOODROW, INC. AUGUST 2024



## EXISTING EASEMENTS

- INTENTIONALLY OMITTED.
- EASEMENT FOR HIGHWAY AND ROAD PURPOSES PER DOCUMENT RECORDED OCTOBER 30, 1980 AS INSTRUMENT NO. 1980-248585, OFFICIAL RECORDS
- EASEMENT FOR ROAD PURPOSES PER DOCUMENT RECORDED MARCH 7, 1946 IN BOOK 1881, PAGE 435, OFFICIAL RECORDS
- EASEMENT FOR AERIAL AND UNDERGROUND WATER, STORM DRAIN, SEWER, ELECTRICAL, TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES PER DOCUMENT RECORDED MARCH 20, 1990 AS DOCUMENT NO. 90-104433, OFFICIAL RECORDS
- EASEMENT FOR SEWER & DRAINAGE PURPOSES OFFERED FOR DEDICATION PER TRACT NO. 11126, MB 159/90-93. PORTION OF EASEMENT WITHIN PARCEL MAP BOUNDARY IS ABANDONED HEREON.
- SIDEWALK EASEMENT DEDICATED PER PARCEL MAP 19061, PMB 243/26-27
- ACCESS EASEMENT DEDICATED PER PARCEL MAP 19061, PMB 243/26-27
- RIGHTS OF ACCESS RELINQUISHED TO VALLEY BLVD AS SHOWN ON PARCEL MAP 19061, PMB 243/26-27
- EASEMENT FOR ELECTRICAL AND COMMUNICATION PURPOSES PER DOCUMENT RECORDED NOVEMBER 26, 2014 AS DOCUMENT NO. 2014-0455191 O.R.
- NON EXCLUSIVE ACCESS EASEMENT PER DOCUMENT RECORDED AUGUST 23, 2019 AS DOCUMENT NO. 20190291481 O.R.

## PROPOSED EASEMENT

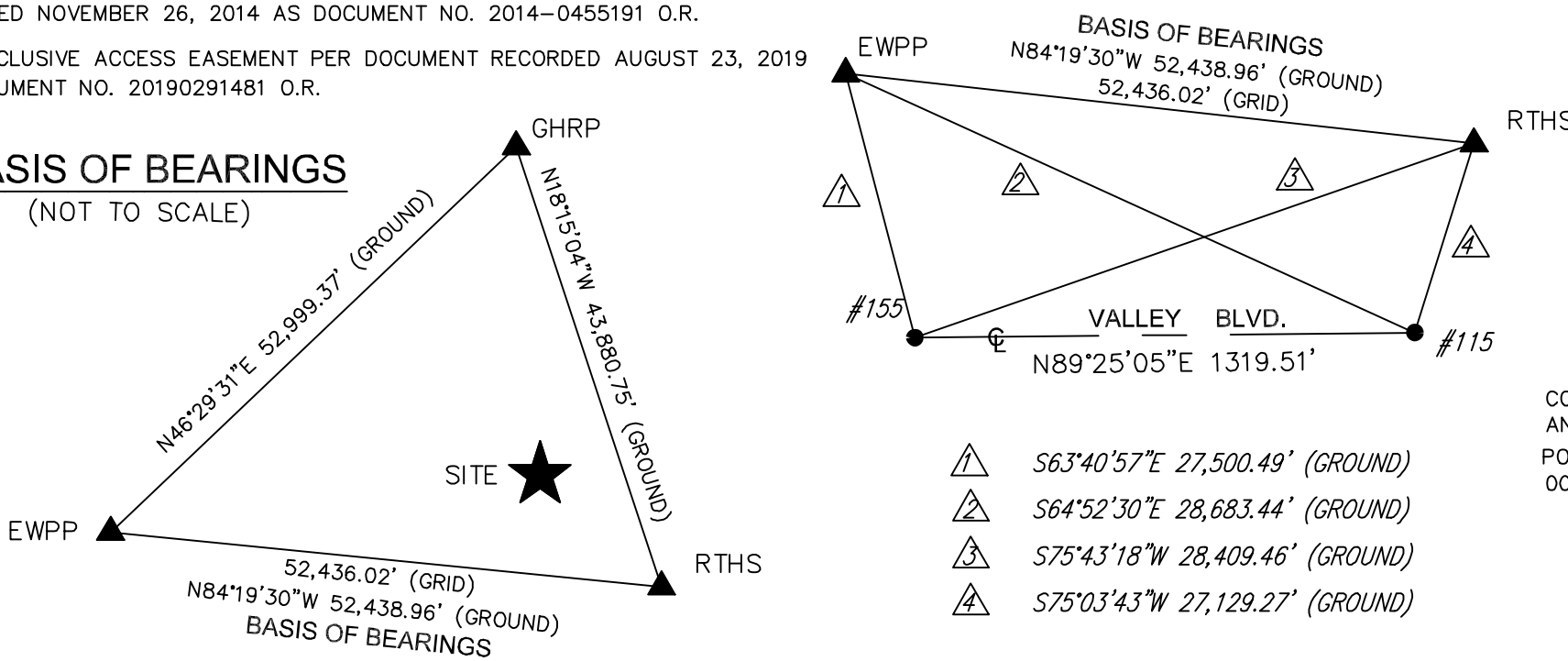
A INDICATES EASEMENT FOR SIDEWALK PURPOSES, DEDICATED HEREON.

## SURVEYOR'S NOTES:

- R1 INDICATES RECORD DATA PER RECORD OF SURVEY 170/32  
R2 INDICATES RECORD DATA PER PARCEL MAP NO. 19061, PMB 243/26-27  
R3 INDICATES RECORD DATA PER PARCEL MAP NO. 14412, PMB 153/9-11  
R4 INDICATES RECORD DATA PER RECORD OF SURVEY 77/52  
R5 INDICATES RECORD DATA PER RECORD OF SURVEY 153/96  
R6 INDICATES RECORD DATA PER RECORD OF SURVEY 122/8-21
- INDICATES MONUMENT FOUND AS NOTED
- INDICATED SET 1" I.P. W/ PLASTIC PLUG, PLS 5137, FLUSH, UNLESS OTHERWISE NOTED

## TIES TO PROJECT CONTROL

(NOT TO SCALE)



## HORIZONTAL STATE PLANE

## CONTROL STATIONS

SEE DIAGRAMS BELOW

NAD 83, C.S.R.C. CALIFORNIA ZONE 5, (GRID) (EPOCH 2017.50)

EWPP N-1860640.16 RTHS N-1855454.88  
E-6705286.44 E-6757465.46

GHRP N-1897125.81  
E-6743723.62

NAD 83, C.S.R.C. CALIFORNIA ZONE 5, (GROUND) (EPOCH 2017.50)

EWPP N-1860640.85 RTHS N-1855455.28  
E-6705284.99 E-6757466.93

GHRP N-1897128.54  
E-6743724.32

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS 83, ZONE 5 (2011) 2017.50 EPOCH, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS §§8801-8819, BASED LOCALLY UPON FIELD-OBSERVED CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) HORIZONTAL STATE PLANE CONTROL STATIONS SHOWN HEREON

## GRID TO GROUND

CALCULATIONS PERFORMED AT POINT 9  
GRID TO GROUND MULTIPLY BY 1.0000560354

EWPP, RTHS, & GHRP ARE CALIFORNIA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED

GROUND TO GRID MULTIPLY BY 0.999994397

ELEVATION AT POINT #9 ESTABLISHED BY A GPS TIE TO CONTINUOUS GPS STATION EWPP, ELEV=1194.52 (NAVD 88)

THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER SURVEY COMPUTED 11-11-17 FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT (GRP). THE ANTENNA IS AN ASHTECH 701945B\_M WITH AN SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS FROM THE GEODETIC REFERENCE POINT TO THE BOTTOM OF THE ANTENNA PRE-AMP (BPA) AND IS 0.027 FEET.

SHEET 4 OF 4 SHEETS

**HILLWIG-GOODROW, INC.      AUGUST 2024**

