

GROSS AREA11.430 ACRES
NET AREA..... 7.668 ACRES
NUMBERED LOTS.....76 LOTS
LETTERED LOTS.....1 LOT

TRACT NO. 18825

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL "B" OF CITY OF FONTANA LLA NO. 15-016 RECORDED AS INSTRUMENT NO. 2016-0136067 O.R. AND A PORTION OF GOVERNMENT LOT 4, SECTION 19, T.1N., R.5W., S.B.M., SECTION 19, T.1N., R.5W., S.B.M.

MARK WARE, PLS

JANUARY 2013

OWNER'S STATEMENT

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

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

LUCIA LANE, PAPER BIRCH LANE, DANTE PLACE, GARIBALDI WAY, MESSINA STREET AND FLORENTINE AVENUE FOR STREET, HIGHWAY, UTILITY AND RELATED PURPOSES, UNDER, OVER AND UPON AS SHOWN ON THIS MAP.

THE 40 FOOT WIDE STORM DRAIN EASEMENT AS SHOWN HEREON.

WE HEREBY RESERVE FOR OURSELVES, HEIRS AND ASSIGNS, LOT "A" FOR PARK AND OPEN SPACE PURPOSES AS SHOWN ON THIS MAP.

RSI COMMUNITIES-CALIFORNIA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] 1/23/2018
DATE
TITLE: DARIUS FATAKIA
V.P. LAND DEVELOPMENT

BY: [Signature] 1/23/2018
DATE
TITLE: PAT DONAHUE
SoCAL DIVISION PRESIDENT

BENEFICIARY'S STATEMENT

U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, AS ADMINISTRATIVE AGENT AS BENEFICIARY OF DEED OF TRUST, RECORDED JANUARY 19, 2018 AS INSTRUMENT NO. 2018-0019905 OF OFFICIAL RECORDS.

BY: [Signature] 1/24/18
DATE
TITLE: SVP

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 Orange

ON January 23, 2018 BEFORE ME, Virginia Reeder

A NOTARY PUBLIC, PERSONALLY APPEARED Pat Donahue and Darius Fatakia

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 THIS 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.
Virginia Reeder Virginia Reeder
PRINT NAME SIGNATURE
MY COMMISSION EXPIRES: October 20, 2019 My Commission # 2127674
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

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 Orange

ON January 24, 2018 BEFORE ME, ROSALIND M. TENNEY

A NOTARY PUBLIC, PERSONALLY APPEARED ELKE HELLER

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 THIS 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.
ROSALIND M. TENNEY [Signature]
PRINT NAME SIGNATURE
MY COMMISSION EXPIRES: 4-15-2021 My Commission # 2191862
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
CITY OF FONTANA, AS TO THAT PORTION OF SAID PROPERTY LYING WITHIN THE LINES OF CITRUS AVENUE, AS IT NOW EXISTS.
UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE PATENT RECORDED JULY 28, 1899, IN BOOK "F", PAGE 259 OF PATENTS.
SOUTHERN CALIFORNIA EDISON COMPANY, HOLDERS OF AN EASEMENT FOR ELECTRICAL LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 1947, IN BOOK 2041, PAGE 244, OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RSI COMMUNITIES IN NOVEMBER 2017. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE 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.

[Signature] 01-21-18
MARK WARE P.L.S. 5820 DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED 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 COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

2-8-18
DATE
[Signature]
RICARDO SANDOVAL, P.L.S. 7407
CITY ENGINEER
CITY OF FONTANA, CALIFORNIA



CITY OFFICIAL'S STATEMENT

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF CALIFORNIA, HELD ON THE 21th DAY OF February, 2018. THE SAID CITY COUNCIL ACCEPTED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO. 18915 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS, AND HEREBY CERTIFY TO THE ABANDONMENT AS STATED IN THE ABANDONMENT NOTE SHOWN HEREON.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY CITY COUNCIL ON THE 21th DAY OF February, 2018.

ATTEST:
[Signature] [Signature]
TONIA LEWIS ACQUANEVITA WARREN
CITY CLERK, CITY OF FONTANA MAYOR, CITY OF FONTANA

ABANDONMENT NOTE:

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS WHICH WERE ACQUIRED BY THE CITY OF FONTANA AS FOLLOWS:

THAT VARIABLE WIDTH STREET, HIGHWAY AND PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 2018-0014601, OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED JANUARY 16, 2018, AND NOT SHOWN HEREON.

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 270,600 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 ANNEXED MAP WITH THE COUNTY RECORDER 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.

3-6-18
DATE
LAURA H. WELCH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
BY: Albert Aleman DEPUTY

AUDITOR'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, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 270,600

3-6-18
DATE
OSCAR VALDEZ
COUNTY AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA
BY: Albert Aleman DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

Recorded in Official Records,
County of San Bernardino
Doc#: 2018-0080121
3/06/2018 2:46 PM

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2018 0080121
THIS 6th DAY OF March, 2018, AT 2:46 P.M. IN BOOK 349 OF MAPS AT PAGE(S) 16-18, AT THE REQUEST OF First American Title - Corona IN THE AMOUNT OF \$ 13.00

BOB DUTTON
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO
BY: [Signature]
DEPUTY RECORDER

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SECTION 19, T.1N., R.5W., S.B.M.

MARK WARE, PLS

JANUARY 2013

SURVEYOR'S NOTES

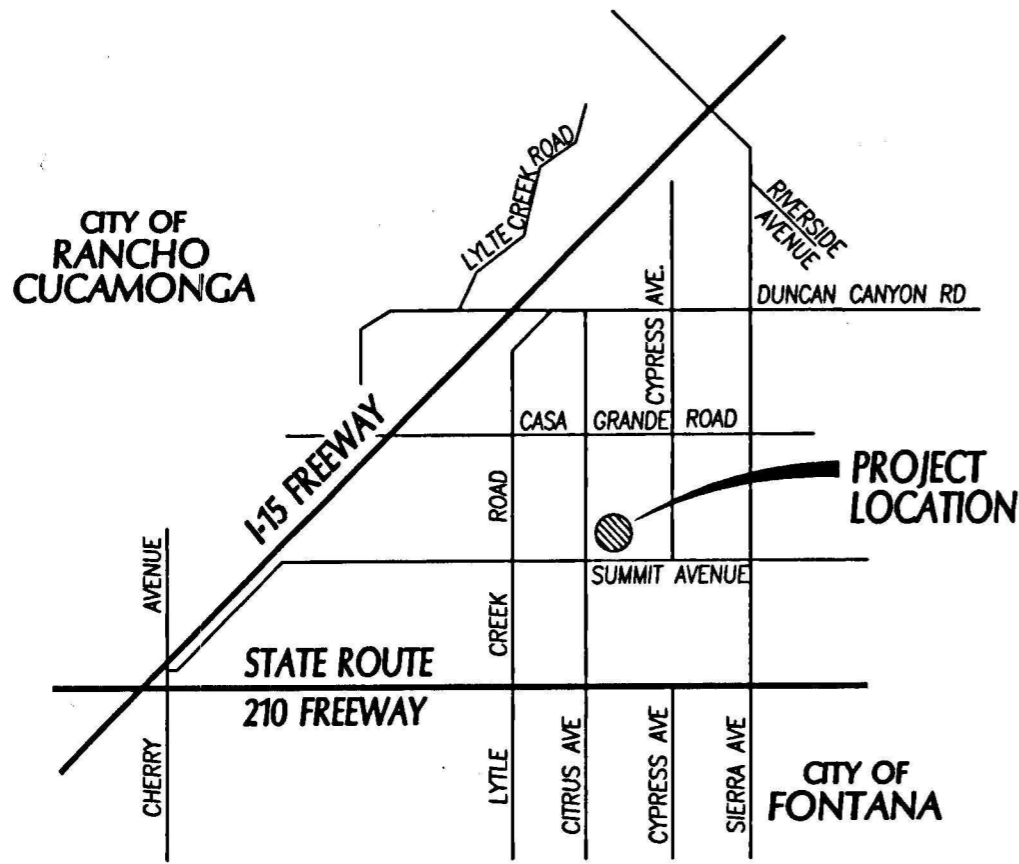
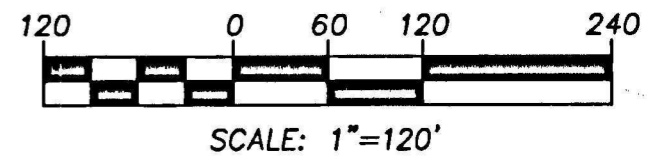
- ⊙ INDICATES FOUND MONUMENT, AS NOTED
- INDICATES FOUND 1" I.P., TAGGED L.S. 5820, FLUSH PER TRACT 18825-1, M.B. 346/5-8.
- INDICATES SET 1" I.P., TAGGED L.S. 5820, FLUSH, UNLESS OTHERWISE NOTED

1" I.P., TAGGED L.S. 5820 TO BE SET AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, LEAD AND TAG, L.S. 5820 TO BE SET IN TOP OF CURB AT PROLONGATION OF ALL SIDE LOT LINES AND ON THE TOP OF PERIMETER WALLS AT PROLONGATION OF ALL SIDE LOT LINES.

IN THE EVENT THE ABOVE DESCRIBED MONUMENT CANNOT BE SET, A TAG, L.S. 5820, WILL BE AFFIXED IN CONCRETE, STONE, WOOD OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP.

() DENOTES RECORD AND MEASURED PER RECORD OF SURVEY, R.S. 35/9

[] DENOTES RECORD AND MEASURED PER TRACT NO.16695, M.B. 310/21-28.



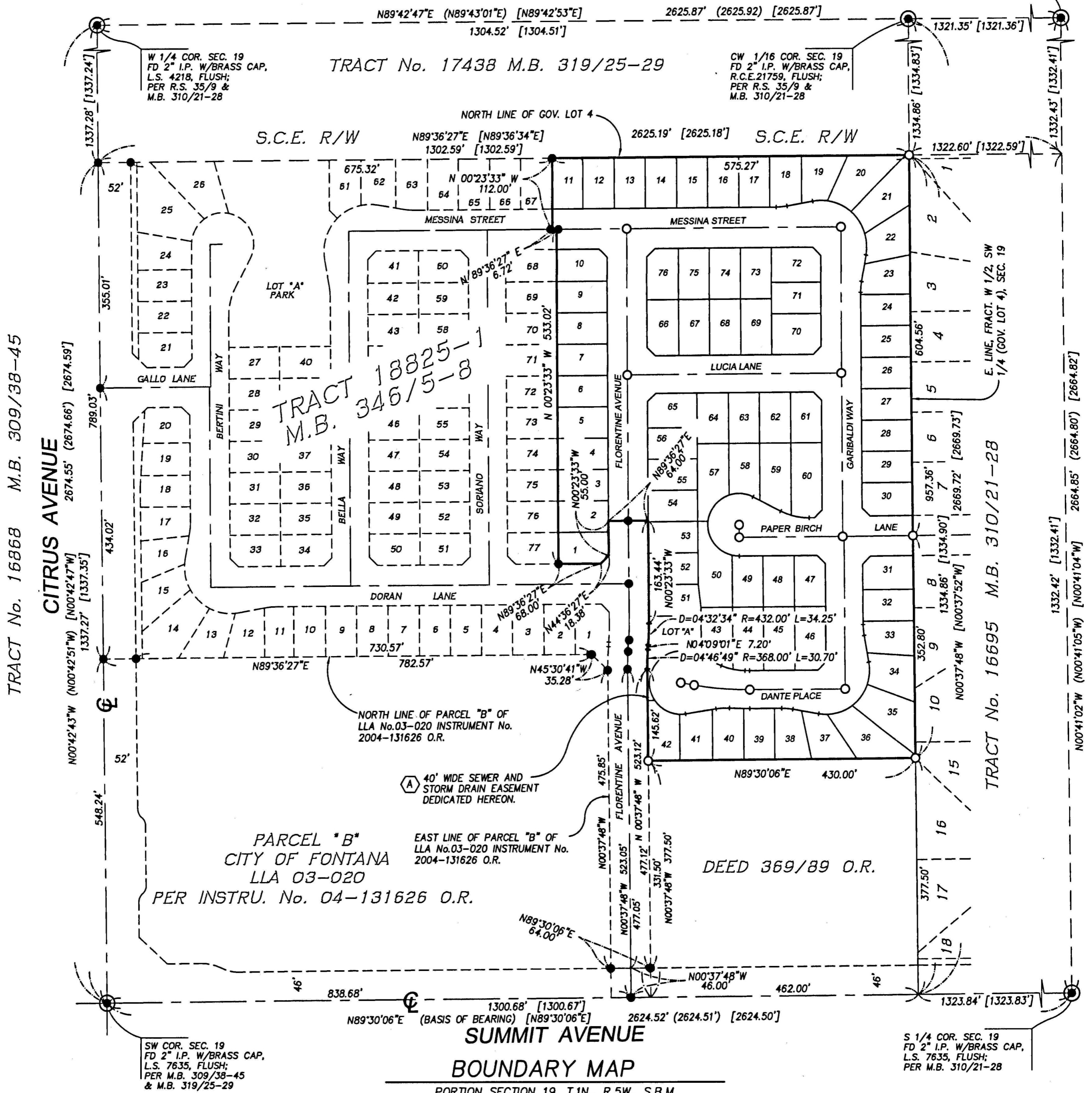
VICINITY MAP

N.T.S.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, T.1N., R.5W., S.B.M. AS SHOWN ON RECORD OF SURVEY R.S. 35/9, BEING : N89°30'06"E

C 1/4 COR. SEC. 19
FD 2" I.P. W/BASS CAP,
R.C.E.21759, FLUSH;
PER R.S. 35/9 &
M.B. 310/21-28



BOUNDARY MAP

PORTION SECTION 19, T.1N., R.5W., S.B.M.

TRACT No. 16868 M.B. 309/38-45

CITRUS AVENUE

TRACT No. 17438 M.B. 319/25-29

TRACT 18825-1
M.B. 346/5-8

TRACT No. 16695 M.B. 310/21-28

PARCEL "B"
CITY OF FONTANA
LLA 03-020
PER INSTRU. No. 04-131626 O.R.

DEED 369/89 O.R.

SW COR. SEC. 19
FD 2" I.P. W/BASS CAP,
L.S. 7635, FLUSH;
PER M.B. 309/38-45
& M.B. 319/25-29

S 1/4 COR. SEC. 19
FD 2" I.P. W/BASS CAP,
L.S. 7635, FLUSH;
PER M.B. 310/21-28

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MARK WARE, PLS

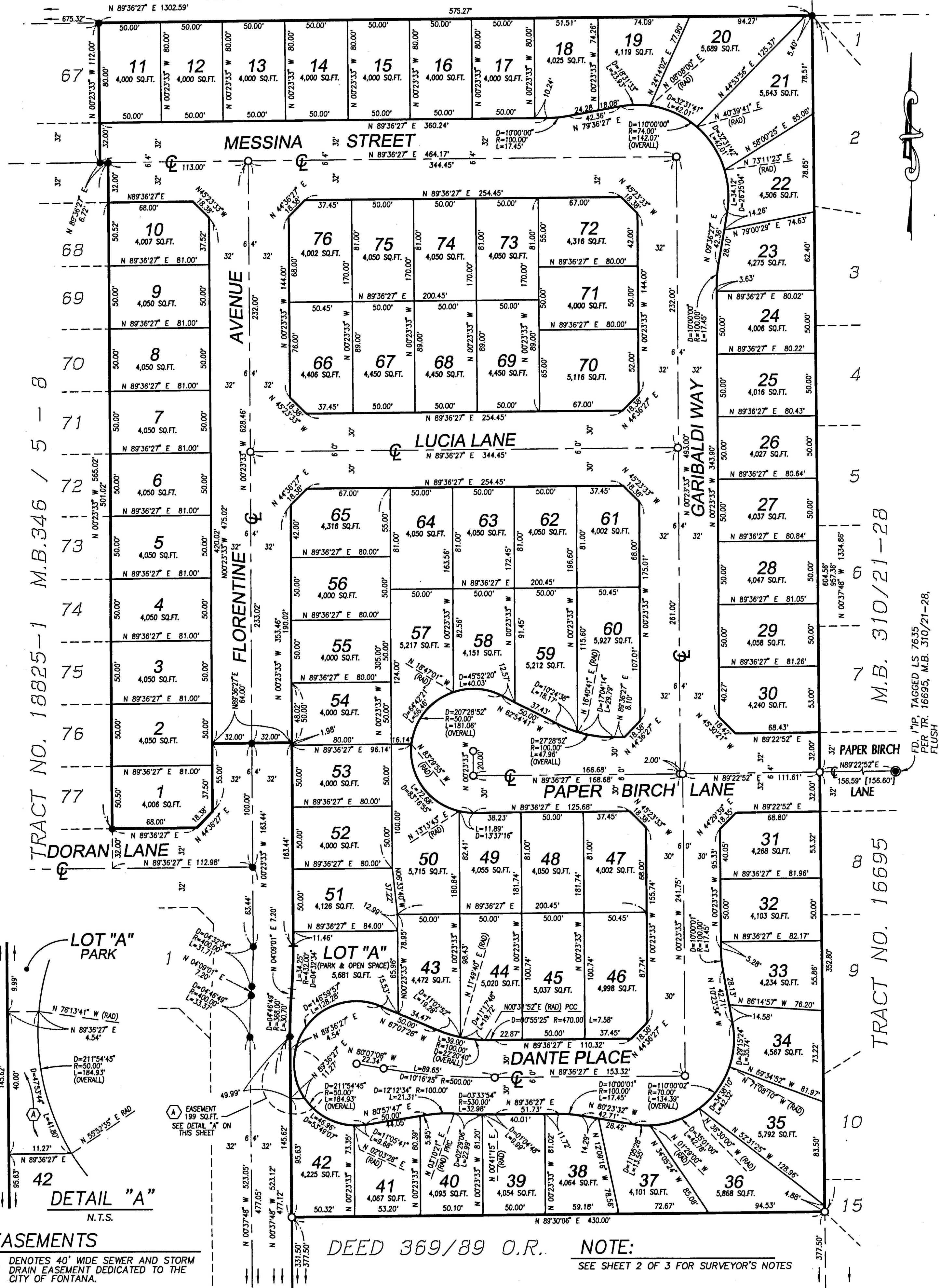
JANUARY 2013



SCALE: 1"=50'

S.C.E. R/W

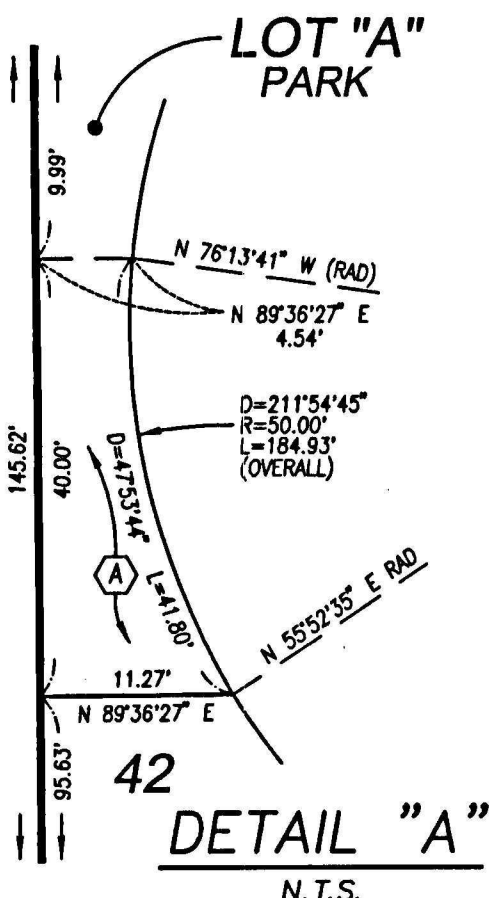
S.C.E. R/W



TRACT NO. 18825-1 M.B.346 / 5-8

M.B. 310/21-28

TRACT NO. 16695



N.T.S.

EASEMENTS

(A) DENOTES 40' WIDE SEWER AND STORM DRAIN EASEMENT DEDICATED TO THE CITY OF FONTANA.

DEED 369/89 O.R.

NOTE:

SEE SHEET 2 OF 3 FOR SURVEYOR'S NOTES

FD. 1"IP, TAGGED LS 7635 PER TR. 16695, M.B. 310/21-28, FLUSH