

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

PARCEL MAP NO. 20464

SHEET 1 OF 4 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER PLAT FILED IN BOOK 47, PAGES 14-16, INCLUSIVE, RECORDS OF SAID COUNTY, AND A PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 OF STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, RECORDS OF SAID COUNTY, OF SUPERSEDED HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF FONTANA PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAID COUNTY AND STATE, RECORDED APRIL 16, 2003, RECORDS OF SAID COUNTY AND STATE.

ALLARD ENGINEERING

NOVEMBER, 2022

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND INCLUDED WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNEES FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 1 THROUGH 4, INCLUSIVE, A RECIPROCAL ACCESS AND PARKING EASEMENT OVER THE ENTIRE AREA OF ALL PARCELS CREATED BY THIS MAP.

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

WE HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, AND UPON SOUTH HIGHLAND AVENUE AND CITRUS AVENUE AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA, ALL RIGHTS OF VEHICULAR ACCESS TO OR EGRESS FROM, OVER AND ACROSS THOSE PORTIONS OF PARCELS 3 AND 4 ABUTTING CITRUS AVENUE AND SOUTH HIGHLAND AVENUE AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER THE EASTERLY 5' OF PARCEL 4 AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF FONTANA, THE 40' WIDE SEWER EASEMENT OVER PARCEL 4 AS SHOWN ON THIS MAP.

CITRUS DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]

NOTARY ACKNOWLEDGEMENT

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 San Bernardino

ON June 19, 2025 BEFORE ME, D. Wright, A NOTARY PUBLIC, PERSONALLY APPEARED Sunder Singh 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

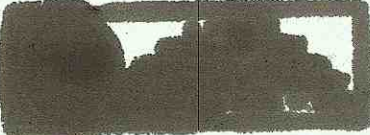
D. Wright
PRINT NAME

[Signature]
SIGNATURE

MY COMMISSION EXPIRES: April 17, 2029

COMMISSION NO.: 2517547

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.



ABANDONMENT NOTES:

PURSUANT TO SECTION (66434(g) AND 66445(j)) 66499.20 1/4 66499.20 1/2) OF THE SUBDIVISION MAP ACT, THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN ALLEY ACQUIRED BY THE COUNTY OF SAN BERNARDINO FOR ROAD PURPOSES BY TRACT NO. 3348, RECORDED IN BOOK 47 OF MAPS, PAGES 14-16, INCLUSIVE, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY AND THAT PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

PURSUANT TO SECTION (66434(g) AND 66445(j)) 66499.20 1/4 66499.20 1/2) OF THE SUBDIVISION MAP ACT, THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT BY DEED RECORDED APRIL 23, 2004 AS DOCUMENT NO. 2004-0196463, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

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 THE CITY OF FONTANA IN NOVEMBER, 2022. I HEREBY STATE THAT ALL THE MONUMENTS 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 THAT SAID MONUMENTS 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.

DATE: 10/18/25

David B. Warren
DAVID B. WARREN, L.S. 8244



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 20464, 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 COMPLETED.

DATE: _____

GIA LAM KIM, RCE 62296
CITY ENGINEER
CITY OF FONTANA



CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP 20464 CONSISTING OF 4 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

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



CITY OFFICIAL'S 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 THE ANNEXED MAP OF PARCEL MAP NO. 20464 AND ACCEPTED THE FOREGOING DEDICATION, IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND HEREBY CERTIFY THE ABANDONMENTS AS STATED IN THE ABANDONMENT NOTES HEREON.

ATTEST:

GERMAINE KEY
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

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: _____

ENSEN MASON - COUNTY AUDITOR
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

BY: _____, DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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 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.

DATE: _____

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

BY: _____, DEPUTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)&(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, ALLEYS AND PUBLIC UTILITIES PER TRACT NO. 3348, MB 47/14-16, TO BE VACATED ON THIS MAP.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 20, 1950 IN BK. 2609/195, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

PACIFIC TELEPHONE & TELEGRAPH COMPANY, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 26, 1950 IN BK. 2612 / 438, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

STATE OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196458, 2004-0196461, 2004-0196464, 2004-0196468, ALL OFFICIAL RECORDS.

STATE OF CALIFORNIA, HOLDERS OF AN EASMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196459, 2004-0196462, 2004-0196465, 2004-0196469, ALL OFFICIAL RECORDS.

STATE OF CALIFORNIA, HOLDERS OF AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196463, OFFICIAL RECORDS.

CITY OF FONTANA, HOLDERS OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES RECORDED JUNE 3, 1986 AS INST. NO. 86-144951, OFFICIAL RECORDS.

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) _____, AT THE REQUEST OF THE CITY OF FONTANA IN THE AMOUNT OF _____.

JOSIE GONZALES
ASSESSOR - RECORDER - COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

PARCEL MAP NO. 20464

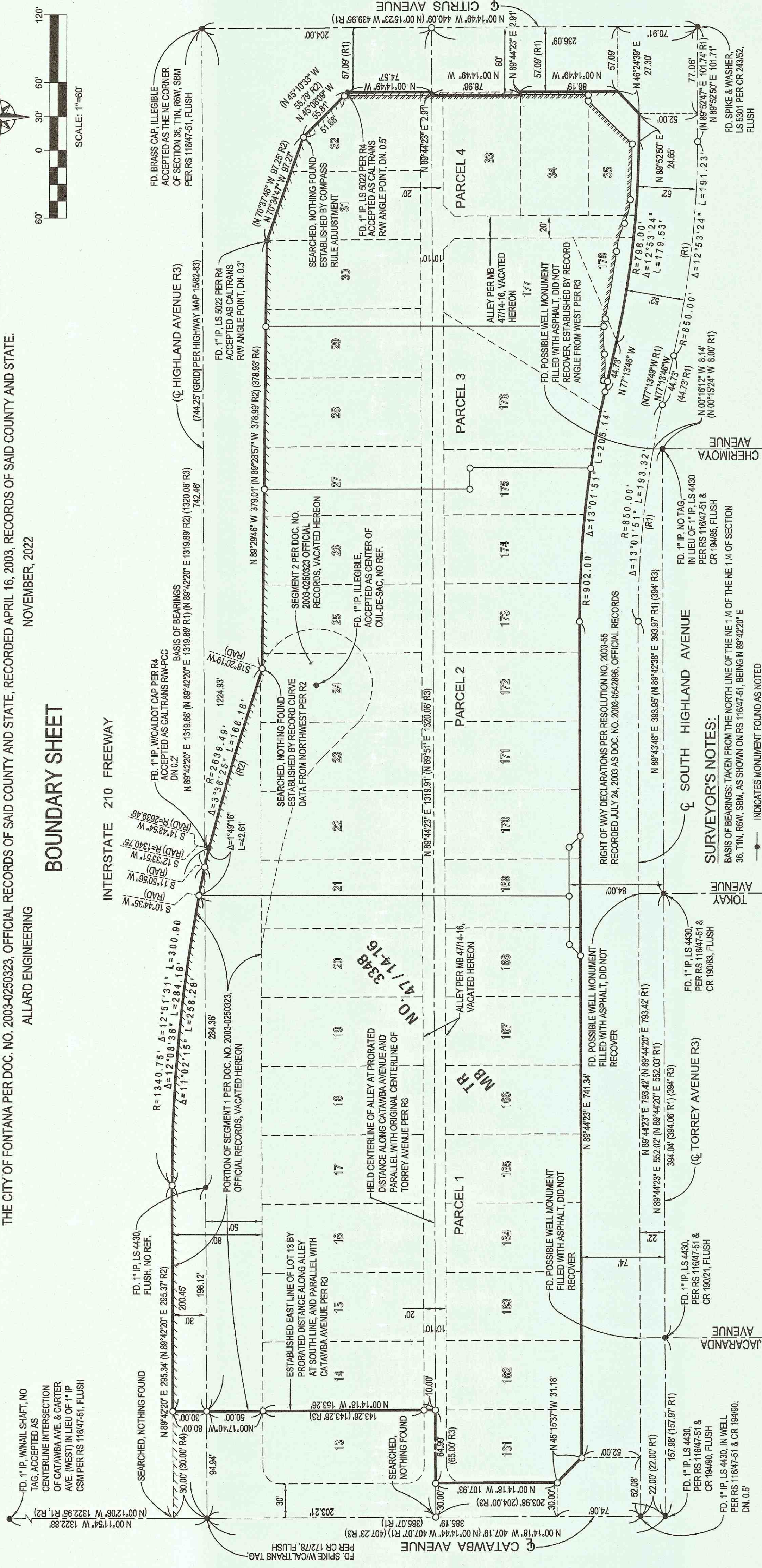
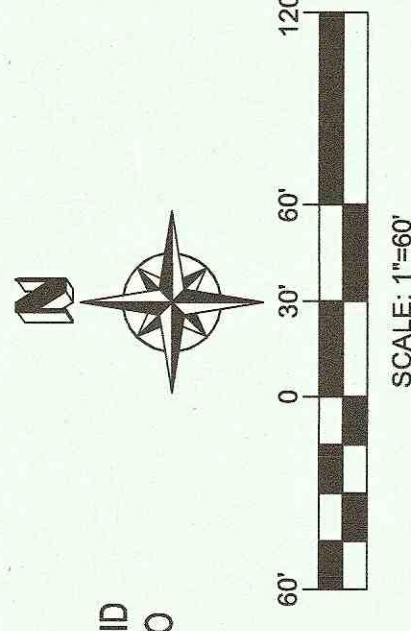
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER PLAT FILED IN BOOK 47, PAGES 14-'16, INCLUSIVE, RECORDS OF SAID COUNTY, AND A PORTION OF SEGMENT 1 AND ALL OF SEGMENT 2 OF STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, RECORDS OF SAID COUNTY, OF SUPERSEDED HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF FONTANA PER DOC. NO. 2003-0250323, OFFICIAL RECORDS OF SAID COUNTY AND STATE, RECORDED APRIL 16, 2003, RECORDS OF SAID COUNTY AND STATE.

ALLARD ENGINEERING

NOVEMBER, 2022

BOUNDARY SHEET



NOTE:
ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES
UNLESS OTHERWISE NOTED.

R2 INDICATES RECORD DATA PER CALTRANS RW MAPS 66408-2, -3 & -4. DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES, MULTIPLY BY THE COMBINATION FACTOR OF 1.00009175

R3 INDICATES RECORD DATA PER TRACT NO. 3348, MB 47/14-16

R4 INDICATES RECORD DATA PER RS 131172-83

SEE SHEET 3 FOR NEW PARCEL SHEET

SEE SHEET 4 FOR EASEMENT SHEET

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

PARCEL MAP NO. 20464

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

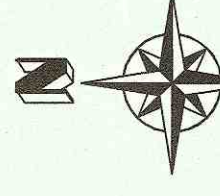
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ALLARD ENGINEERING

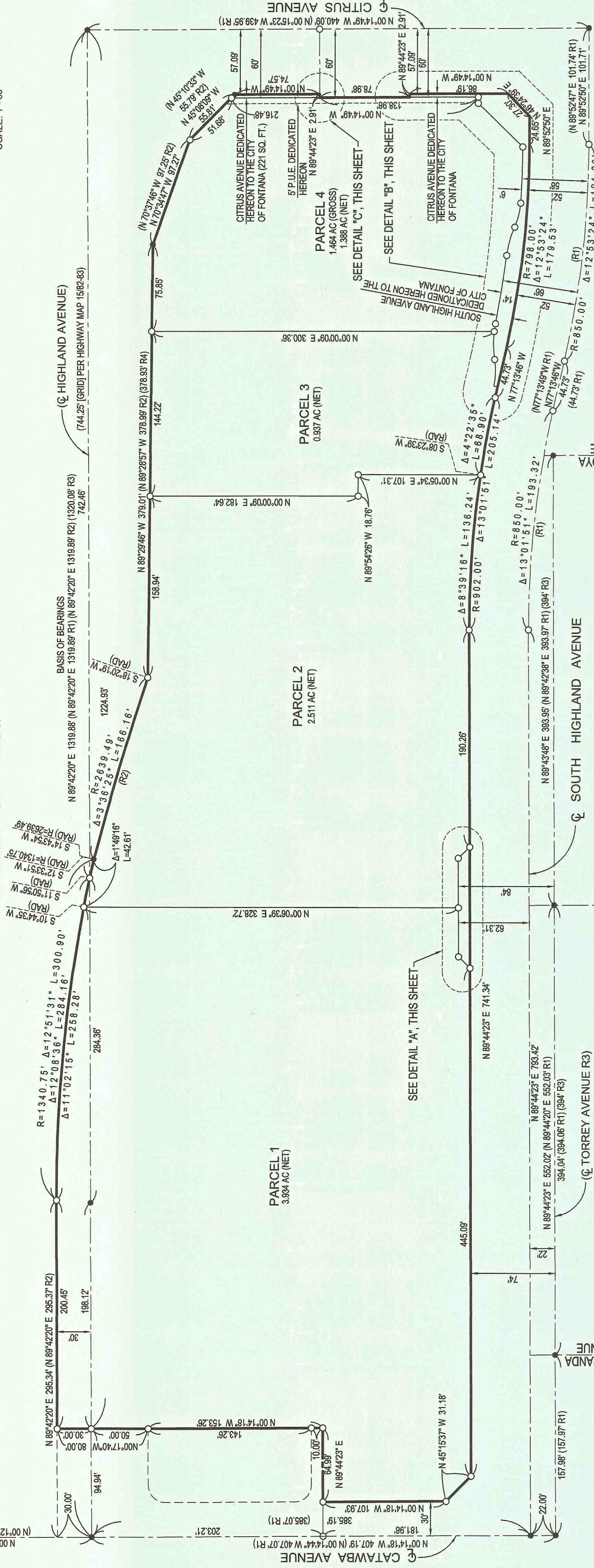
NOVEMBER, 2022

NEW PARCEL SHEET

INTERSTATE 210 FREEWAY



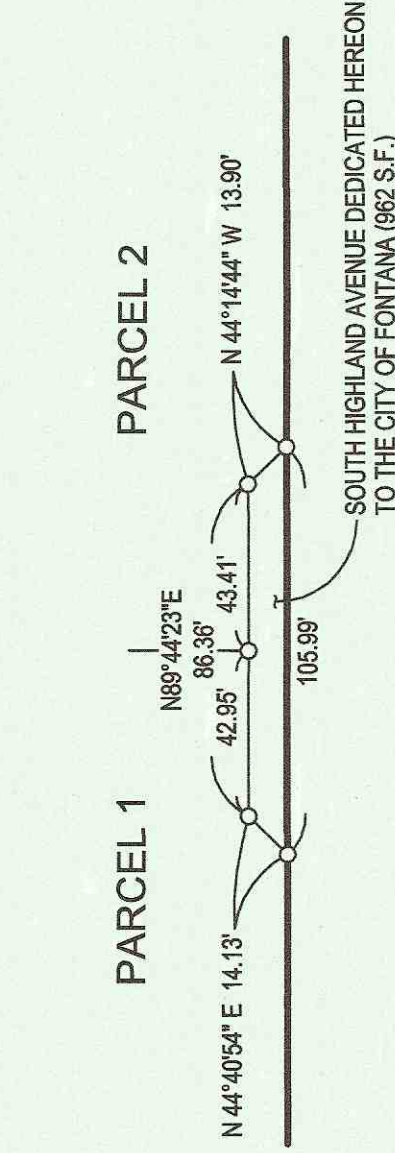
FD. 1" P. W/INAL SHAFT,
NO TAG, ACCEPTED AS
CENTERLINE INTERSECTION
OF CATAWBA AVE. & CARTER
AVE. (WEST) PER RS 116/47-51,
FLUSH



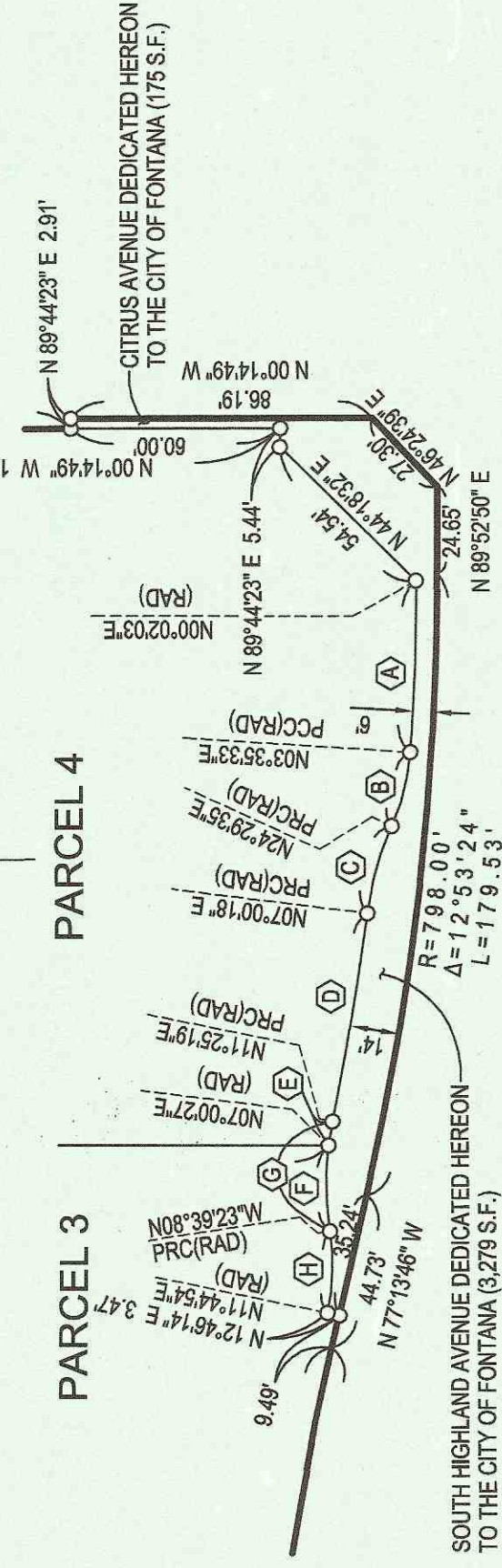
CURVE	RADIUS	DELTA	LENGTH
A	792.00'	3°33'30"	49.19'
B	60.00'	20°54'02"	21.89'
C	85.00'	17°29'17"	25.94'
D	784.00'	4°25'01"	60.44'
E	90.00'	4°24'52"	6.93'
F	90.00'	15°39'50"	24.60'
G	90.00'	20°04'42"	31.54'
H	66.00'	20°24'17"	23.50'

PARCEL 3

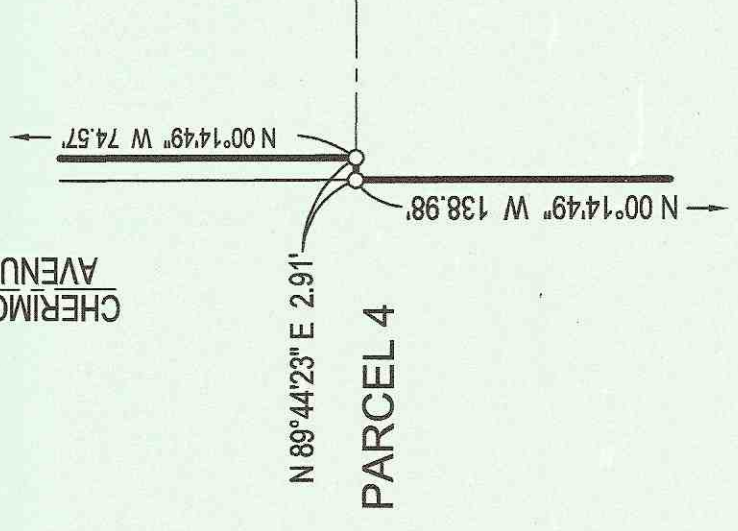
PARCEL 4



DETAIL "A"
SCALE: 1"=50'



DETAIL "B"
SCALE: 1"=50'



DETAIL "C"
SCALE: 1"=50'

SEE SHEET 2 FOR BOUNDARY SHEET & NOTES

SEE SHEET 4 FOR EASEMENT SHEET

GROSS AREA = 8.877 ACRES
NET AREA = 8.770 ACRES
NUMBERED PARCELS: 4

SHEET 4 OF 4 SHEETS

PARCEL MAP NO. 20464

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

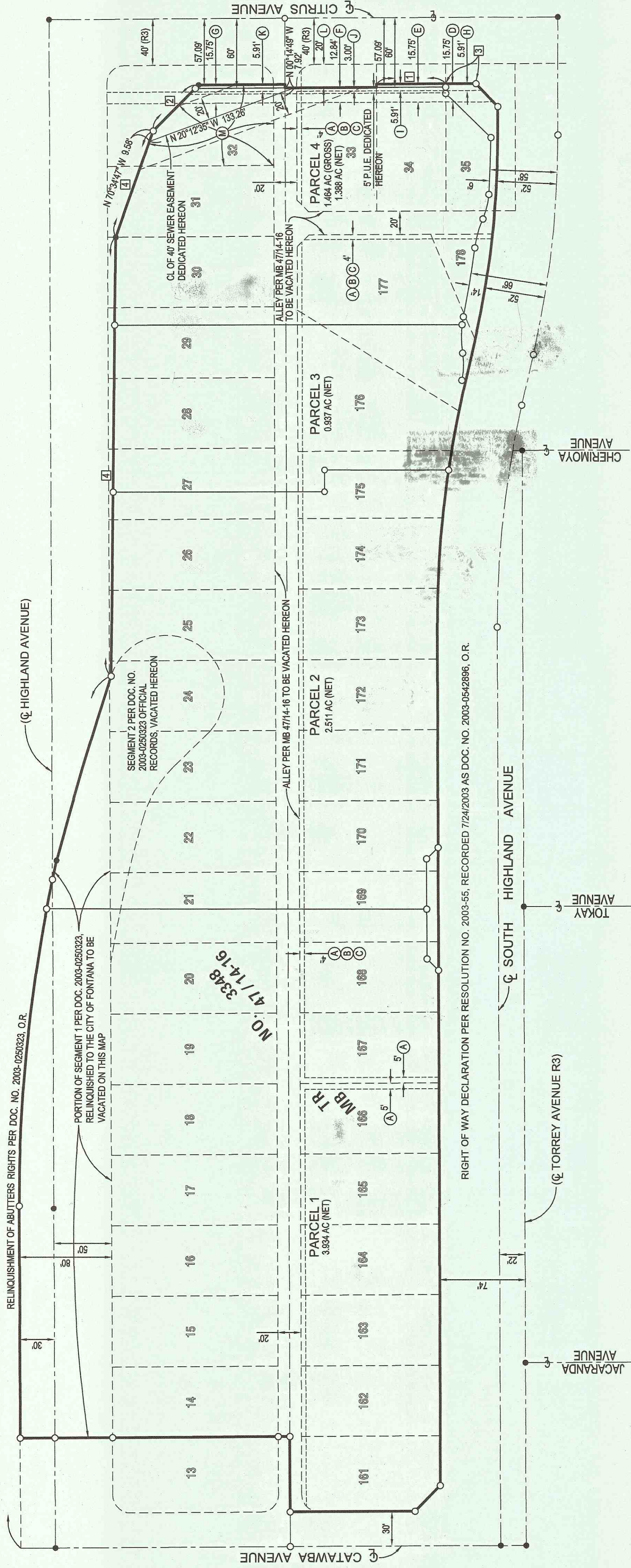
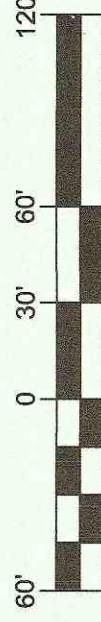
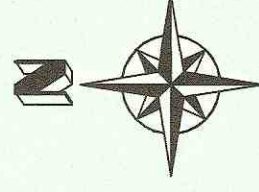
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ALLARD ENGINEERING

NOVEMBER, 2022

EASEMENT SHEET

INTERSTATE 210 FREEWAY



EASEMENTS:

- (A) CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, ALLEYS AND PUBLIC UTILITIES PER TRACT NO. 3348, MB 47/14-16, TO BE VACATED ON THIS MAP.
- (B) SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 20, 1950 IN BK. 2609 / 195, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.
- (C) PACIFIC TELEPHONE & TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 26, 1950 IN BK. 2612 / 438, OFFICIAL RECORDS, EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.
- (D) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196468, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (E) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196468, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (F) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196464, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (G) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196461, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (H) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196469, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (I) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196459, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (J) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196465, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (K) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196462, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (L) CITY OF FONTANA ROAD EASEMENT RECORDED JUNE 3, 1986 AS INST. NO. 86-144851, OFFICIAL RECORDS. TO REMAIN IN PLACE.
- (M) STATE OF CALIFORNIA EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196463, OFFICIAL RECORDS. TO BE VACATED ON THIS MAP.

RELINQUISHMENT OF ABUTTER'S RIGHTS

- [1] PER DOC. NO. 2004-0196467, O.R.
- [2] PER DOC. NO. 2004-0196460, O.R.
- [3] PER DOC. NO. 2004-0196467, O.R.
- [4] PER DOC. NO. 2008-0359351, O.R.

SEE SHEET 2 FOR BOUNDARY SHEET & NOTES

SEE SHEET 3 FOR NEW PARCEL SHEET