

TRACT NO. 20382

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 218, 219 AND 222 OF TRACT NO. 2102, IN THE
CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED
IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES
T&M SURVEYING
SEPTEMBER 2021

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 FINAL PARCEL MAP.

THE REAL PROPERTY SHOWN HEREON IS DEDICATED AS AN EASEMENT FOR EMERGENCY
ACCESS GRANTED TO THE CITY OF FONTANA
VARIABLE WIDTH EASEMENT FOR INGRESS/EGRESS AND PRIVATE UTILITIES PURPOSES AS RESERVED HEREON
OWNER(S): INLAND SENIOR DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

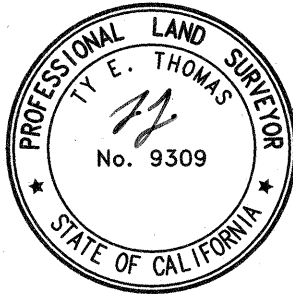
BY: M. Monshizadeh
PRINTED NAME: Mohammad Monshizadeh
TITLE: Managing Member

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 MOHAMMAD MONSHIZABEH IN SEPTEMBER, 2021.
I HEREBY ALSO STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER
AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS WITHIN
TWELVE (12) MONTHS OF MAP RECORDATION IN COMPLIANCE WITH SECTION 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 APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Ty E. Thomas
TY E. THOMAS
P.L.S. 9309

5-10-2022
DATE



BENEFICIARY STATEMENT

GF CAPITAL, A NEVADA CORPORATION DBA IN CA. AS GF CAPITAL GROUP BENEFICIARY
UNDER DEED OF TRUST RECORDED MARCH 4, 22 AS INSTRUMENT NO. 2022-0084404 OF
OFFICIAL RECORDS.

DATED May 12, 2022.

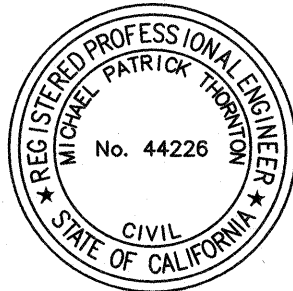
BY: Scott Hinson
PRINTED NAME: Scott Hinson
TITLE: President

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT NO. 20382 CONSISTING
OF 3 SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT
APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO AND THAT
ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF THE CITY
OF FONTANA HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS
TECHNICALLY CORRECT.

DATED _____, 202__.

Michael P. Thornton
MICHAEL P. THORNTON
INTERIM CITY ENGINEER
R.C.E. 44226 AND P.L.S. 6867
CITY OF FONTANA, CALIFORNIA



CITY OFFICIAL'S ACCEPTANCE:

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FONTANA, STATE OF
CALIFORNIA, HELD ON THE _____ DAY OF _____, 202__, THE SAID CITY
COUNCIL APPROVED ON BEHALF OF THE CITY OF FONTANA THIS MAP OF TRACT NO.
20382 AND ACCEPTED THE FOREGOING DEDICATIONS IN ACCORDANCE WITH THE CITY OF
FONTANA STANDARDS.

THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY
COUNCIL ON THE _____ DAY OF _____, 202__.

ATTEST: _____
CITY CLERK

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT CERTIFICATES

Germaine McClellan Key
GERMAINE MCCLELLAN KEY
CITY CLERK, CITY OF FONTANA

Acquanetta Warren
ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

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

I DO 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 \$ _____

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

DATED _____ 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.

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

DATED _____ 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 _____ AT PAGE _____,
AT THE REQUEST OF _____,
IN THE AMOUNT OF \$ _____.

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

BY: _____
DEPUTY RECORDER

SIGNATURE OMISSIONS:

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

FONTANA LAND COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPELINES
RIGHTS OF WAY FOR CONSTRUCTING AND MAINTAINING ELECTRIC LIGHT, TELEPHONE AND
POWER LINES, RECORDED OCTOBER 3, 1928 IN BOOK 410, PAGE 356, AND RECORDED
NOVEMBER 28, 1928 IN BOOK 438, PAGE 353, BOTH OF OFFICIAL RECORDS. EASEMENT
IS BLANKET IN NATURE. PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3)(B) OF
THE SUBDIVISION MAP ACT, THIS HOLDER OF THIS EASEMENT HAS NOT BEEN NOTIFIED
DUE TO THE INABILITY TO LOCATED THEM OR THEIR SUCCESSOR.

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T&M SURVEYING

SEPTEMBER, 2021

FOR CONDOMINIUM PURPOSES

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 ORANGE

ON May 12, 2022 BEFORE ME, IRA D. GLASKY, NOTARY PUBLIC,
PERSONALLY APPEARED MOHAMMAD MOSEHIZADEH 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.

IRA D. GLASKY SIGNATURE ADG
NAME PRINTED

MY COMMISSION EXPIRES: MARCH 26, 2025 COMMISSION NO. 2349152

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

NOTARY ACKNOWLEDGEMENT:

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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 MAY 12, 2022 BEFORE ME, IRA D. GLASKY, NOTARY PUBLIC,
PERSONALLY APPEARED SCOTT LISSOU, 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.

IRA D. GLASKY SIGNATURE ADG
NAME PRINTED

MY COMMISSION EXPIRES: MARCH 26, 2025 COMMISSION NO. 2349152

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

1"=60'

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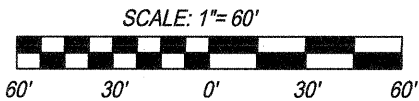
T&M SURVEYING

SEPTEMBER, 2021

FOR CONDOMINIUM PURPOSES

SHEET 3 OF 4 SHEETS

SEE SHEET 4 FOR
EASEMENT LOCATIONS



LEGEND

- FOUND AS NOTED
- SET 1" IRON PIPE TAGGED 9309
- () INDICATES RECORD DATA

MONUMENT NOTES

- FD. 1" I.P. , NO TAG, DN. 0.3', PER TRACT NO. 15763, M.B. 266/80-81. ACCP'T AS CL INTERSECTION BANANA & FOOTHILL
- FD. LEAD, TACK AND S.B.CO. TAG, FLUSH, PER CSFB 4015/2318. ACCP'T AS CL INTERSECTION BANANA & ARROW ROUTE
- FD. 1" I.P. , NO TAG, FLUSH, IN LIEU OF 1" I.P. TAGGED "L.S. 4730, PER M.B. 286/57-58. ACCP'T AS CL INTERSECTION BANANA & IVY
- FD. 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER CSFB 4015/2451. ACCP'T AS CL INTERSECTION CALABASH & ARROW ROUTE
- FD. 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER CSFB 4015/2453. ACCP'T AS SW COR. LOT 221, PER R1.
- FD. 1" I.P. TAGGED "S.B.CO. SURVEY" TAG, FLUSH, PER CSFB 4015/2453.

- FD. MAG NAIL & WASHER STAMPED "S.B.CO. SURVEY", FLUSH, PER CSFB 4015/2453. ACCP'T AS SW COR. LOT 220, PER R1.
- SFN. ESTAB. AT 330.23' PER R1, EXTENDED N'LY FROM 7 ALONG THE CL OF CALABASH AVENUE.
- SFN. ESTAB BY PROP. PER R1
- SFN. ESTAB 85.00' W'LY OF THE NE COR. OF LOT 218, R1
- SFN. ESTAB 85.00' W'LY OF THE E'LY LINE LOT 218, R1, EXTENDED S'LY.
- SFN. ESTAB BY INTERSECTION
- SF. ESTAB 64.00' W'LY OF THE W'LY LINE LOT 218, R1, EXTENDED S'LY.

REFERENCE NOTES

- R1 FONTANA ARROW ROUTE TRACT NO. 2102, M.B. 31/11-15
R2 TRACT NO. 15763, M.B. 266/7-8
R3 CSFB 4015/2453

ABBREVIATIONS

- FD. FOUND
SFN. SEARCHED, FOUND NOTHING
ESTAB. ESTABLISHED
INT. INTERSECTION
REF. REFERENCE
ILLEG. ILLEGIBLE
PROP. PROPORTION
CL. CENTERLINE
N'LY. NORTHERLY
S'LY. EASTERLY
W'LY. WESTERLY
E'LY. EASTERLY
RAD. RADIAL BEARING



1"=40'

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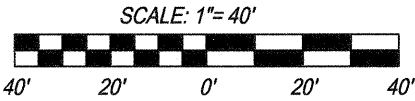
T&M SURVEYING

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FOR CONDOMINIUM PURPOSES

SHEET 4 OF 4 SHEETS

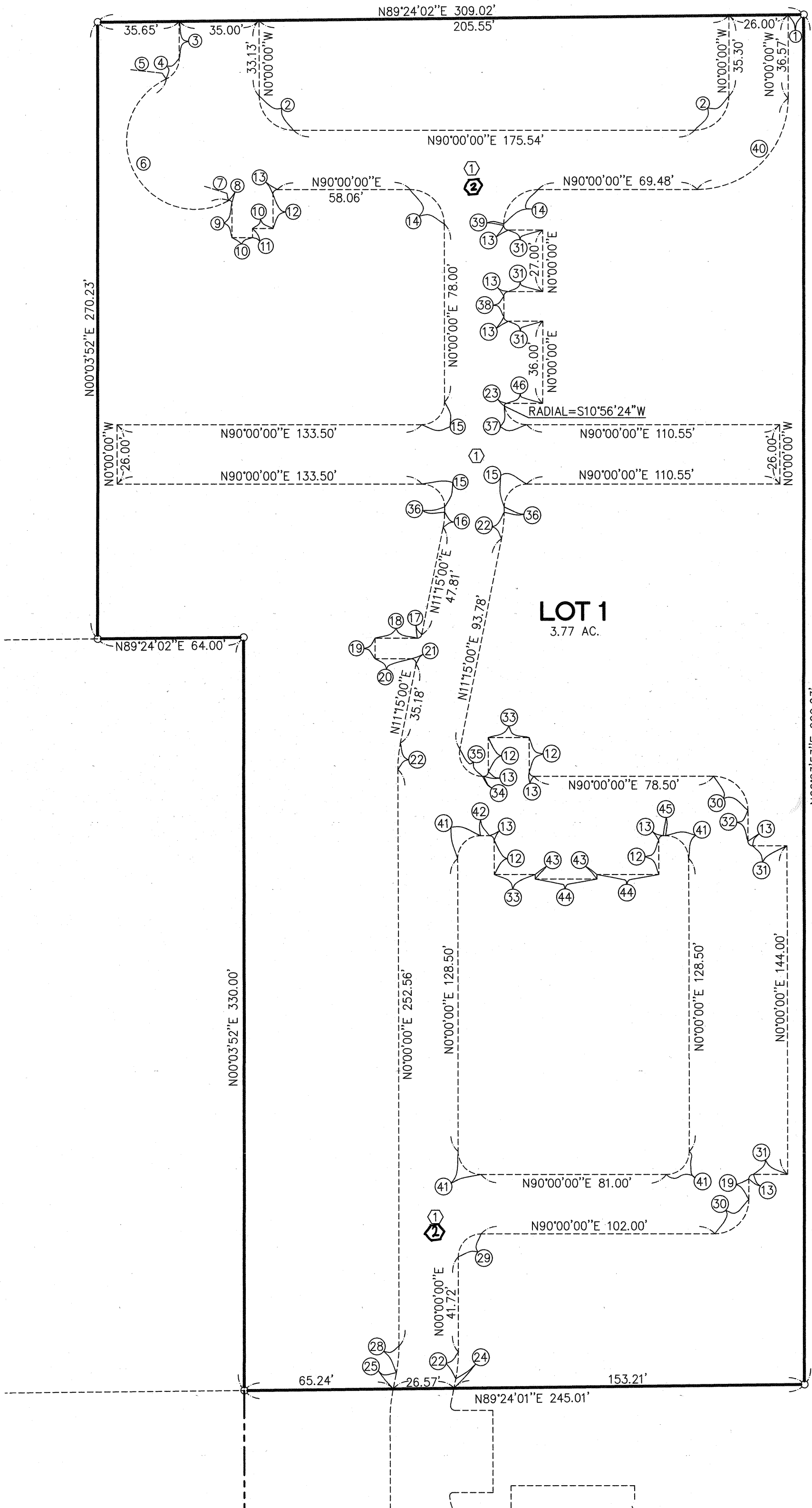
SEE SHEET 3 FOR
BASIS OF BEARINGS
REFERENCE NOTES
MONUMENT NOTES
ABBREVIATIONS



LEGEND

- SET 1" IRON PIPE TAGGED 9309
- ① EASEMENT FOR EMERGENCY ACCESS PURPOSES GRANTED TO THE CITY OF FONTANA.
- ② EASEMENT FOR INGRESS / EGRESS AND PRIVATE UTILITY PURPOSES RESERVED HEREON

FOOTHILL BOULEVARD



DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	N89°24'02"E	--	6.82'	--
2	90°00'00"	15.00'	23.56'	15.00'
3	N00°00'00"E	--	16.20'	--
4	64°58'33"	10.00'	11.34'	6.37'
5	N25°01'27"W	--	--	--
6	184°05'00"	30.00'	96.39'	841.56'
7	N29°06'27"W	--	--	--
8	119°06'27"	1.00'	2.08'	1.70'
9	N00°00'00"E	--	15.24'	--
10	N90°00'00"E	--	9.00'	--
11	N00°00'00"E	--	4.01'	--
12	N00°00'00"E	--	15.00'	--
13	90°00'00"	2.00'	3.14'	2.00'
14	90°00'00"	15.00'	23.56'	15.00'
15	90°00'00"	10.00'	15.71'	10.00'
16	11°15'00"	34.00'	6.68'	3.35'
17	78°45'00"	2.00'	2.75'	1.64'
18	N90°00'00"E	--	18.50'	--
19	N00°00'00"E	--	9.00'	--
20	N90°00'00"E	--	15.92'	--
21	101°15'00"	2.00'	3.53'	2.44'
22	11°15'00"	60.00'	11.78'	5.91'
23	100°56'24"	1.00'	1.76'	1.21'
24	N11°15'00"E	--	4.31'	--
25	N11°15'00"E	--	7.20'	--
26	S79°03'36"W	--	--	--
27	NOT USED	--	--	--
28	11°15'00"	60.00'	11.78'	5.91'
29	90°00'00"	10.00'	15.71'	10.00'
30	90°00'00"	15.00'	23.56'	15.00'
31	N90°00'00"E	--	15.00'	--
32	N00°00'00"E	--	13.50'	--
33	N90°00'00"E	--	18.00'	--
34	N90°00'00"E	--	0.56'	--
35	101°15'00"	10.00'	17.67'	12.19'
36	N00°00'00"E	--	2.37'	--
37	79°03'36"	10.00'	13.80'	8.25'
38	N00°00'00"E	--	9.02'	--
39	N00°00'00"E	--	0.69'	--
40	90°00'00"	40.00'	62.83'	40.00'
41	90°00'00"	10.00'	15.71'	10.00'
42	N90°00'00"E	--	3.96'	--
43	N00°00'00"E	--	2.00'	--
44	N90°00'00"E	--	27.00'	--
45	N90°00'00"E	--	1.04'	--
46	N90°00'00"E	--	15.84'	--