

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 2.11
(ID # 24940)

MEETING DATE:
Tuesday, May 21, 2024

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Parcel Map 37990 a Schedule "E" Subdivision in the French Valley area.
District 3. [Applicant Fees 100%]

RECOMMENDED MOTION:

1. Approve the Improvement Agreements for Final Parcel Map 37990 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Parcel Map 37990.


ACTION:Consent

Dennis Acuna, Director of Transportation 5/15/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 21, 2024
xc: Trans.

Kimberly A. Rector
Clerk of the Board
By:  Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Parcel Map of 37990 was approved by Planning Commission on September 7, 2022, as Action Item 4.1. Final Parcel Map 37990 is a 2.16-acre subdivision creating 2 parcels in the French Valley area. This Final Map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the Final Map. The Transportation Department recommends approval of this final parcel map.

DMSD Property LLC, desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

PM 37990 \$159,500 for the completion of road and drainage improvements.

PM 37990 \$5000 for the completion of the water system.

PM 37990 \$3000 for the completion of the sewer system.

Additional Fiscal Information:


All fees paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

PM 37990 Vicinity Map

PM 37990 Mylars

PM 37990 Improvement Agreements


Jason Farin, Principal Management Analyst 5/16/2024

**AGREEMENT
FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and DMSD Property, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Parcel Map 37990**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Eastern Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Three Thousand and no/100 Dollars (\$3,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

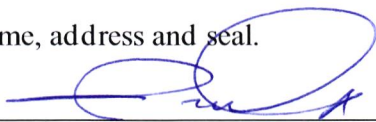
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County
Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Contractor
OMSD Property, LLC
41760 Ivy St - Ste #201
Murrieta, CA 92562

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____

Print Name Dawood Aeshay

Title Managing Member

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Diego

On march 20, 2024 before me, Olivia Solis, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Dawood Beshay
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact


Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

**AGREEMENT
FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and DMSD Property, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Parcel Map 37990**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Eastern Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Five Thousand and no/100 Dollars (\$5,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Landowner shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Landowner shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

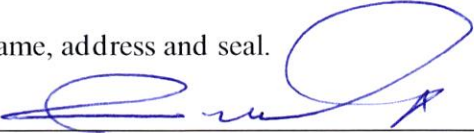
County

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Contractor

DMSD Property, LLC
41760 Iuy St. Ste# 201
Murrieta, CA 92562

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____

Print Name Dawood Beshay _____

Title Managing Member _____

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Riverside

On March 26, 2024 before me, Olivia Solis, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Dawood Beshay
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document


Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and DMSD Property LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Parcel Map 37990**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One Hundred Fifty-Nine Thousand Five Hundred and no/100 Dollars (\$159,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

MAY 21 2024 2:11

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

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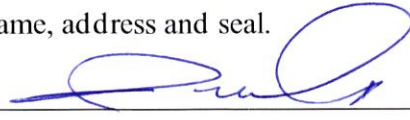
County

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Contractor

DMSD Property, LLC
41760 Ivy St. Ste #201
Murrieta, CA 92562

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____

Print Name Dawood Beshay

Title Managing Member

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California }
County of Riverside

On March 26, 2024 before me, Olivia Solis, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Dawood Beshay
Name(s) of Signer(s)

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.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____


Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____


COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

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TRAVEL.
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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 DMSD PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON MARCH, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE/WILL BE SET SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 03/27/24



COUN

THIS MAP I
I HEREBY S
SUBSTANTI
AMENDED,
SEPTEMBER

DATED: _____

AS



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THIS PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION OF THE 25' TRANSPORTATION EASEMENT FOR THE PURPOSE OF VESTING TITLE IN THE COUNTY OF RIVERSIDE ON BEHALF OF THE PUBLIC FOR PUBLIC ROAD AND UTILITY PURPOSES AND SUBJECT TO IMPROVEMENTS, IN ACCORDANCE WITH STATE STANDARDS, WILL BE INCLUDED INTO THE STATE MAINTAINED ROAD SYSTEM PURSUANT TO SECTION 233 OF THE STREETS AND HIGHWAYS CODE BY THE UNDERSIGNED ON BEHALF OF THE BOARD OF SUPERVISORS PURSUANT TO THE AUTHORITY CONTAINED IN COUNTY ORDINANCE NO. 669. THE OFFER OF DEDICATION OF ABUTTER'S RIGHTS OF ACCESS IS ALSO HEREBY ACCEPTED

DATE May 21, 2024

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Chuck Washington
CHAIRMAN OF THE BOARD OF SUPERVISORS
Chuck Washington

ATTEST:

KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: Mae My Li, DEPUTY

BEEN EXECUTED AND IS FILED
ON, CONDITIONED UPON THE
SPECIAL ASSESSMENTS COLLECTED
RECORDED ARE A LIEN AGAINST
THE PROPERTY OWNED BY SAID BOARD OF

THIS STATEMENT EXCLUDES ANY
SPECIAL ASSESSMENTS NOT
RECORDED

1. CREEK/MURRIETA VALLEY
2. THE COUNTY OF RIVERSIDE
3. OF THE GOVERNMENT CODE

SECTION 460, PAYMENT OF THE
AND WATER CONSERVATION
FOR SAID PARCELS, WHICHEVER
ADVANCE OF EITHER THE GRADING
T AT THE TIME OF ISSUANCE

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 PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 9,900.00.

DATE MAY 6, 2024

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: Matthew Jennings, DEPUTY

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

**ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
RECORDS MANAGEMENT PROGRAM
RECORDS TRANSFER LIST, part 1**

1. Work Order #

1. Page of

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred.

DEPARTMENTAL INFORMATION					
3. DEPARTMENT Clerk of the Board of Supervisors			8. ORG.#	10. DATE 05/22/2024	
4. ORGANIZATION County of Riverside			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS 4080 Lemon St., Room 127			12. NO. OF BOXES TRANSFERRED		
CITY Riverside, Ca. 92501			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP 1010		7. Name PHONE # FAX# Naomy Sicra 955-1069 955-1071		14. RECORDS COORDINATOR (must be Authorized):	
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS Must be the same as records series title on schedule	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 05/21/2024 - Item No 2.11				
	Final Parcel Map No 37990 - Sched "E"				
	SUBDIVISION OF PARCEL "A" WITHIN SECTION 6, TWONSHIP 7 SOUTH, RANGE 2 WEST				
	District 2				
21. RECORDS RECEIVED BY: <i>[Signature]</i>			30. REMARKS		
22. TITLE		23. RECEIVED VIA:			
24. DATE RECEIVED: 5.22.24		25. TIME RECEIVED: 10:13			
26. BOXES VERIFIED BY:		27. DATE BOXES VERIFIED:			
28. NAME\DATE SCANNED TO HOLDING AREA:					
			29. NAME\DATE SCANNED TO LOCATION:		

RECEIVED
 MAY 22 2024 10:19 AM
 RECORDS CENTER



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

BOARD APPROVAL REQUIRED: Yes No

COUNTY COUNSEL APPROVAL: Yes No

AGREEMENT/CONTRACT NO.:

REQUESTED BOARD DATE: 5/21/2024

CAN IT GO AT A LATER DATE: YES NO

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 1		

PROJECT/SUBJECT:

FINAL PARCEL MAP NO: 37990 (Schedule "E")

DESCRIPTION: APPROVAL OF FINAL PARCEL MAP AND IMPROVEMENT AGREEMENTS

CONTRACTING PARTY: GINA NESS	W.O. NO.: FPM37990 (TC-SU21)(DBF)
PROJECT MANAGER: GINA NESS	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: GINA NESS	EXTENSION:

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):

THE FINAL PARCEL MAP AND 3 COPIES OF THE IMPROVEMENT AGREEMENTS ARE TO BE EXECUTED BY THE CHAIR OF THE BOARD. COB RETAINS 1 COPY OF THE IMPROVEMENT AGREEMENT AND RETURNS THE 2 REMAINING COPY TO TRANSPORTATION.

THE FINAL PARCEL MAP IS TO BE DELIVERED TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
24940			

BOARD AGENDA DATE:

BOS ITEM NUMBER:



Legend

**Road Book Centerline
TYPE**

- ▬▬▬ F.A.U. Maintained
- ▬▬▬ F.A.S. Maintained
- Paved Surface Maintained
- Graveled Surface Maintained
- Dirt Surface Maintained
- Accepted for Public Use
- Non-County Road
- Vacated
- City Road
- Maintained for City/Non-County

VICINITY MAP

Parcel Map 37990

Section 6, T.7S. R.2W.

Supervisorial District: 3



NOT TO SCALE

PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TRANSPORTATION EASEMENT (25'). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES. AS A CONDITION OF DEDICATION OF 25' TRANSPORTATION EASEMENT, THE OWNERS OF PARCEL 1 AND 2 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RETAIN THE PRIVATE ACCESS EASEMENT, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

DMSD PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MANAGERS: DAWOOD BESHAY AND SAM K. FONG

BY: [Signature] BY: [Signature]
DAWOOD BESHAY SAM K. FONG
MANAGER MANAGER

BENEFICIARY STATEMENT

PACIFIC WESTERN BANK, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 18, 2014 AS INSTRUMENT NO. 2014-0089690 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature]
JASON A. PENA, SVP RELATIONSHIP MANAGER
PACIFIC WESTERN BANK

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
COUNTY OF Riverside)
ON April 17, 2024, BEFORE ME Marnee Woods

A NOTARY PUBLIC, PERSONALLY APPEARED, Dawood Beshay 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

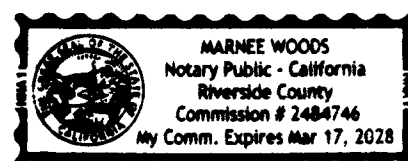
[Signature]
SIGNATURE

Marnee Woods
PRINT NAME

MY COMMISSION NUMBER 2484746

MY COMMISSION EXPIRES 3/17/2028

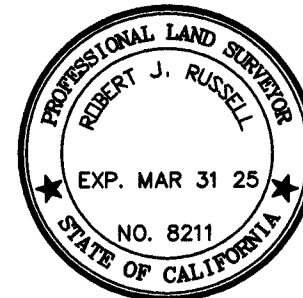
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY



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 DMSD PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON MARCH, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE/WILL BE SET SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 03/27/24
[Signature]
ROBERT J. RUSSELL, PLS 8211
EXPIRATION DATE: MARCH 31, 2025



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 37990 AS FILED, AMENDED, AND APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 7, 2022 THE EXPIRATION DATE BEING SEPTEMBER 07, 2025, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: 5-9 2024

[Signature]
DAVID L. McMILLAN, COUNTY SURVEYOR
PLS 8488
EXPIRATION DATE: DECEMBER 31, 2024



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE AMOUNT OF \$ 9,900.00 HAS BEEN EXECUTED AND IS FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE MAY 6 2024
 CASH OR SURETY TAX BOND
MATTHEW JENNINGS, COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/MURRIETA VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF ACTUAL PERMIT.

BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THIS PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION OF THE 25' TRANSPORTATION EASEMENT FOR THE PURPOSE OF VESTING TITLE IN THE COUNTY OF RIVERSIDE ON BEHALF OF THE PUBLIC FOR PUBLIC ROAD AND UTILITY PURPOSES AND SUBJECT TO IMPROVEMENTS, IN ACCORDANCE WITH STATE STANDARDS, WILL BE INCLUDED INTO THE STATE MAINTAINED ROAD SYSTEM PURSUANT TO SECTION 233 OF THE STRIKES AND HIGHWAYS CODE BY THE UNDERSIGNED ON BEHALF OF THE BOARD OF SUPERVISORS PURSUANT TO THE AUTHORITY CONTAINED IN COUNTY ORDINANCE NO. 669. THE OFFER OF DEDICATION OF ABUTTER'S RIGHTS OF ACCESS IS ALSO HEREBY ACCEPTED.

DATE MAY 6 2024
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: _____ CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

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 PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 9,900.00.

DATE MAY 6 2024
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

COMMERCIAL DEVELOPMENT RESOURCES FEBRUARY 2024

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
COUNTY OF Riverside)

ON April 17, 2024, BEFORE ME Marnee Woods

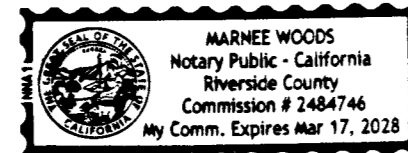
A NOTARY PUBLIC, PERSONALLY APPEARED, Jason A. Pena
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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

M. Woods
SIGNATURE

Marnee Woods
PRINT NAME



MY COMMISSION NUMBER 2484746

MY COMMISSION EXPIRES 3/17/2028

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
COUNTY OF Riverside)

ON April 29, 2024, BEFORE ME Marnee Woods

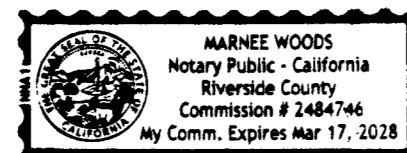
A NOTARY PUBLIC, PERSONALLY APPEARED, Sam K. Fong
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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

M. Woods
SIGNATURE

Marnee Woods
PRINT NAME



MY COMMISSION NUMBER 2484746

MY COMMISSION EXPIRES 3/17/2028

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

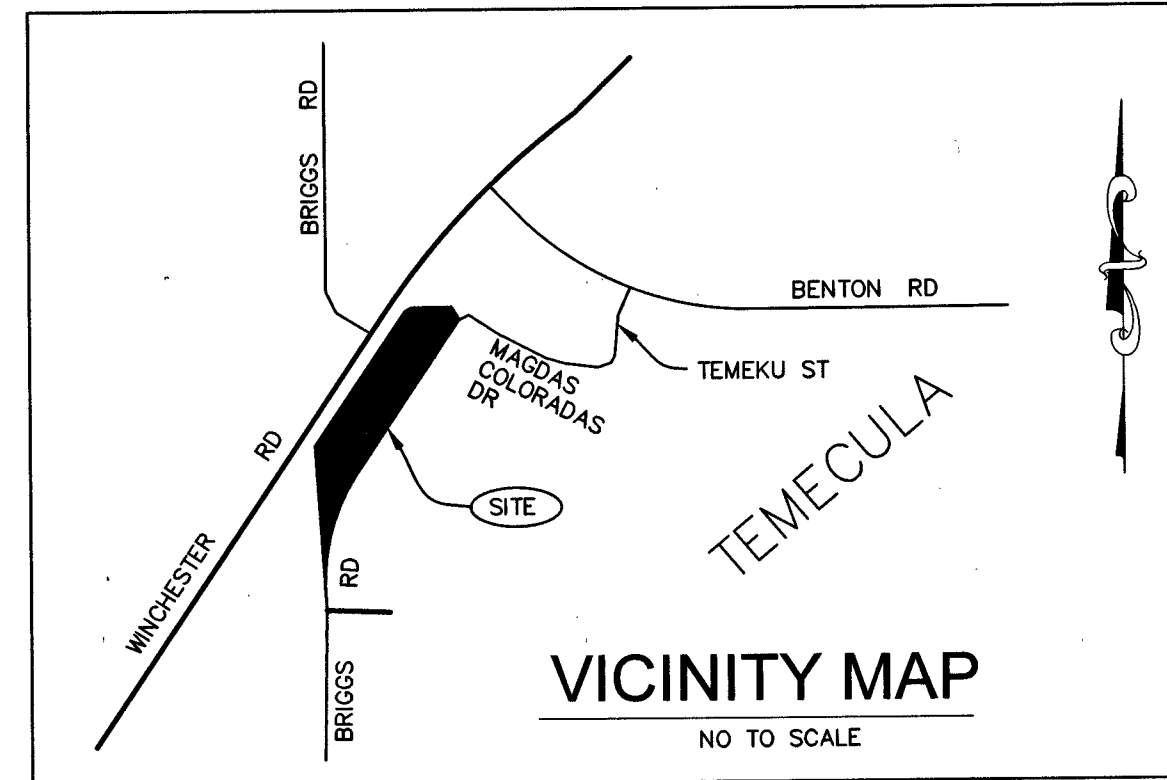
COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

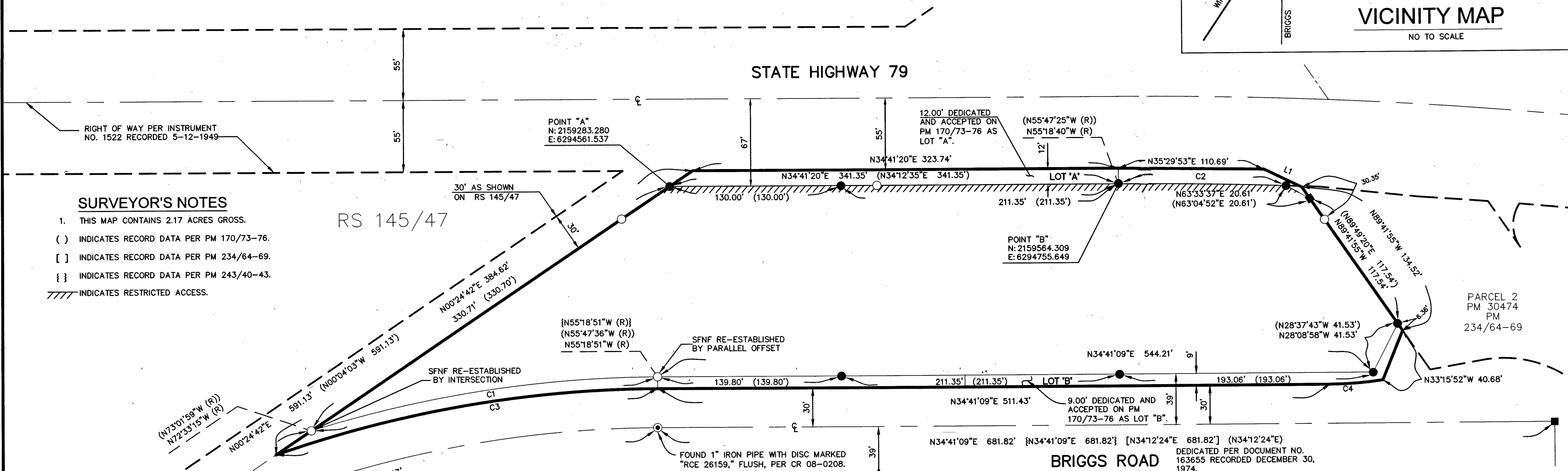
BOUNDARY PROCEDURE

MONUMENT NOTES

- INDICATES A FOUND 1" IRON PIPE WITH DISC MARKED "RCE 21914," FLUSH, PER PM 170/73-76.
- INDICATES A FOUND 1" IRON PIPE WITH DISC MARKED "LS 6154," FLUSH, PER PM 234/64-69.
- INDICATED A FOUND MONUMENT AS NOTED HEREON.
- INDICATES A SET 1" IRON PIPE WITH DISC MARKED "LS 8211," FLUSH.
- SFNF INDICATES SEARCHED FOR NOT FOUND



STATE HIGHWAY 79



SURVEYOR'S NOTES

1. THIS MAP CONTAINS 2.17 ACRES GROSS.
- () INDICATES RECORD DATA PER PM 170/73-76.
- [] INDICATES RECORD DATA PER PM 234/64-69.
- { } INDICATES RECORD DATA PER PM 243/40-43.
- //// INDICATES RESTRICTED ACCESS.

RS 145/47

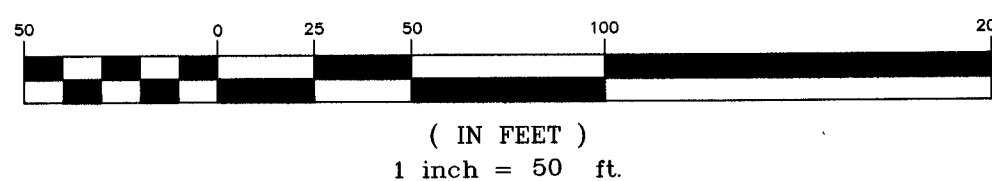
CURVE DATA

C1	Δ=17'14"24"	R=889.00'	L=267.50'	(Δ=17'14"23" R=889.00' L=267.49')
C2	Δ=02'07"48"	R=3433.00'	L=127.62'	(Δ=02'07"48" R=3433.00' L=127.62')
C3	Δ=19'16"14"	R=880.00'	L=295.97'	(Δ=19'16"14" R=880.00' L=295.97')
C4	Δ=08'31"57"	R=270.00'	L=40.21'	(Δ=08'31"57" R=270.00' L=40.21')

LINE DATA

L1 N60°28'31"E 32.17' (N59°59'46"W 32.16')

GRAPHIC SCALE



EASEMENT NOTES SEE SHEET 6
ENVIRONMENTAL CONSTRAINT NOTE SEE SHEET 5

PARCEL 1 PM
37082
PM 243/40-43

BRIGGS ROAD

DEDICATED PER DOCUMENT NO. 163655 RECORDED DECEMBER 30, 1974.

PARCEL 9
PM 23199
PM 170/73-76

PARCEL 8

PARCEL 10

MAGDAS COLORADAS STREET

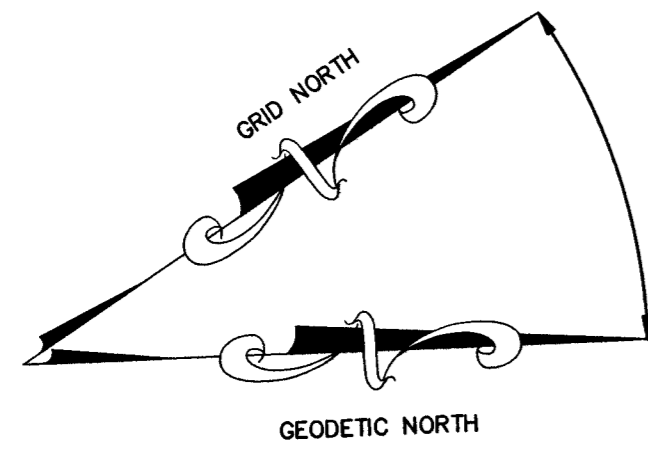
PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

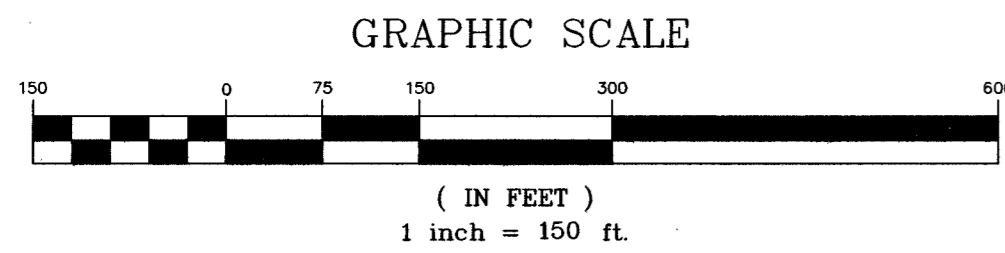
COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

BASIS OF BEARINGS



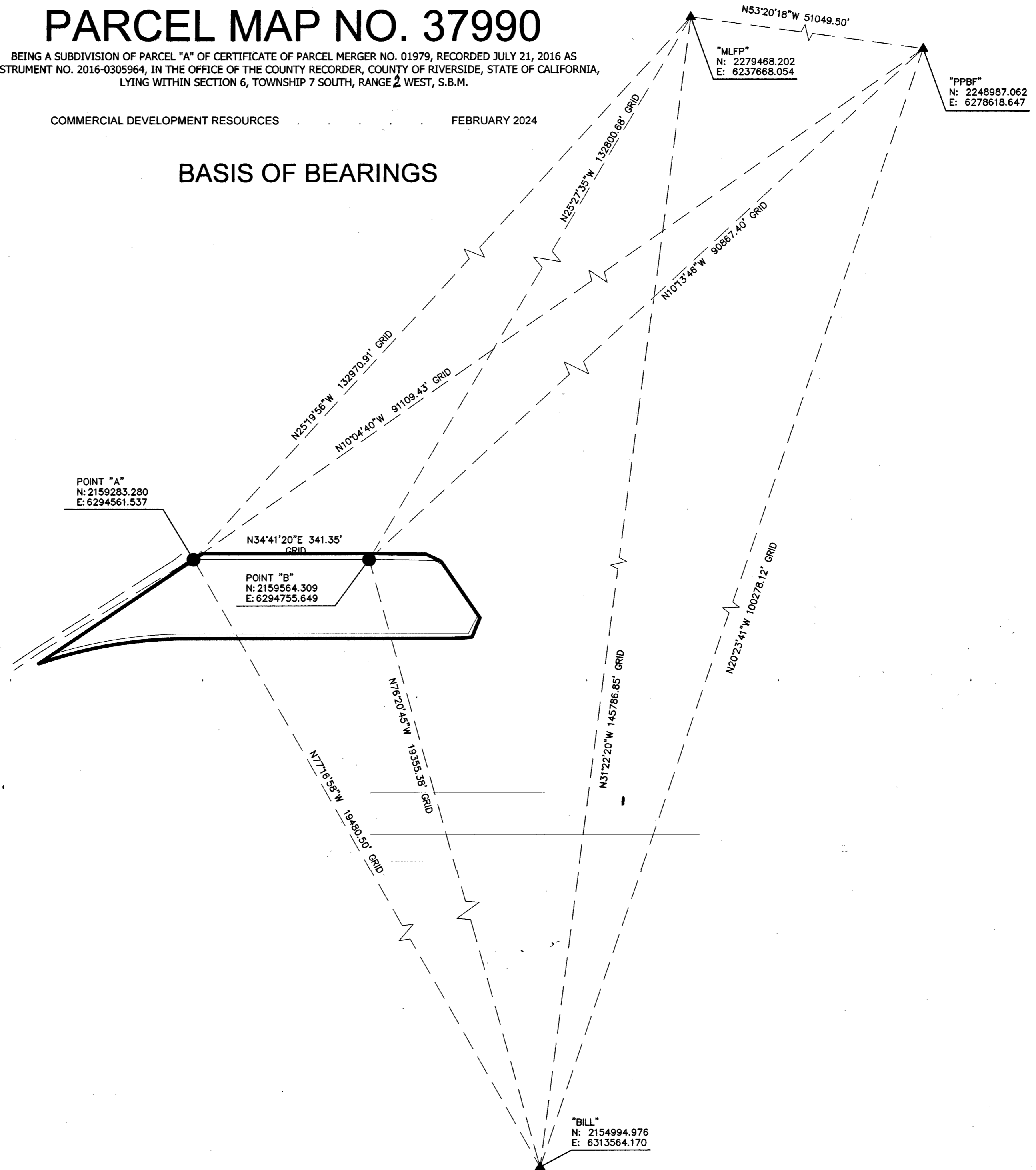
CONVERGENCE ANGLE AT POINT "A" = -00°28'53"



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, COS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS, "BILL," MLFP" AND "PPBF," NAD 83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990484. CALCULATIONS ARE MADE AT POINT "A" WITH COORDINATES OF N: 2159283.28, E: 6294561.54, USING AN ELEVATION OF 1346 FEET.

MONUMENT NOTES SEE SHEET 3
 SURVEYOR'S NOTES SEE SHEET 3
 EASEMENT NOTES SEE SHEET 4
 ENVIRONMENTAL CONSTRAINT NOTE SEE SHEET 5



PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

MONUMENT NOTES

- INDICATES A FOUND 1" IRON PIPE WITH DISC MARKED "RCE 21914," FLUSH, PER PM 170/73-76.
- INDICATES A FOUND 1" IRON PIPE WITH DISC MARKED "LS 6154," FLUSH, PER PM 234/64-69.
- ⊙ INDICATED A FOUND MONUMENT AS NOTED HEREON.
- INDICATES A SET 1" IRON PIPE WITH DISC MARKED "LS 8211," FLUSH.
- SFNF INDICATES SEARCHED FOR NOT FOUND

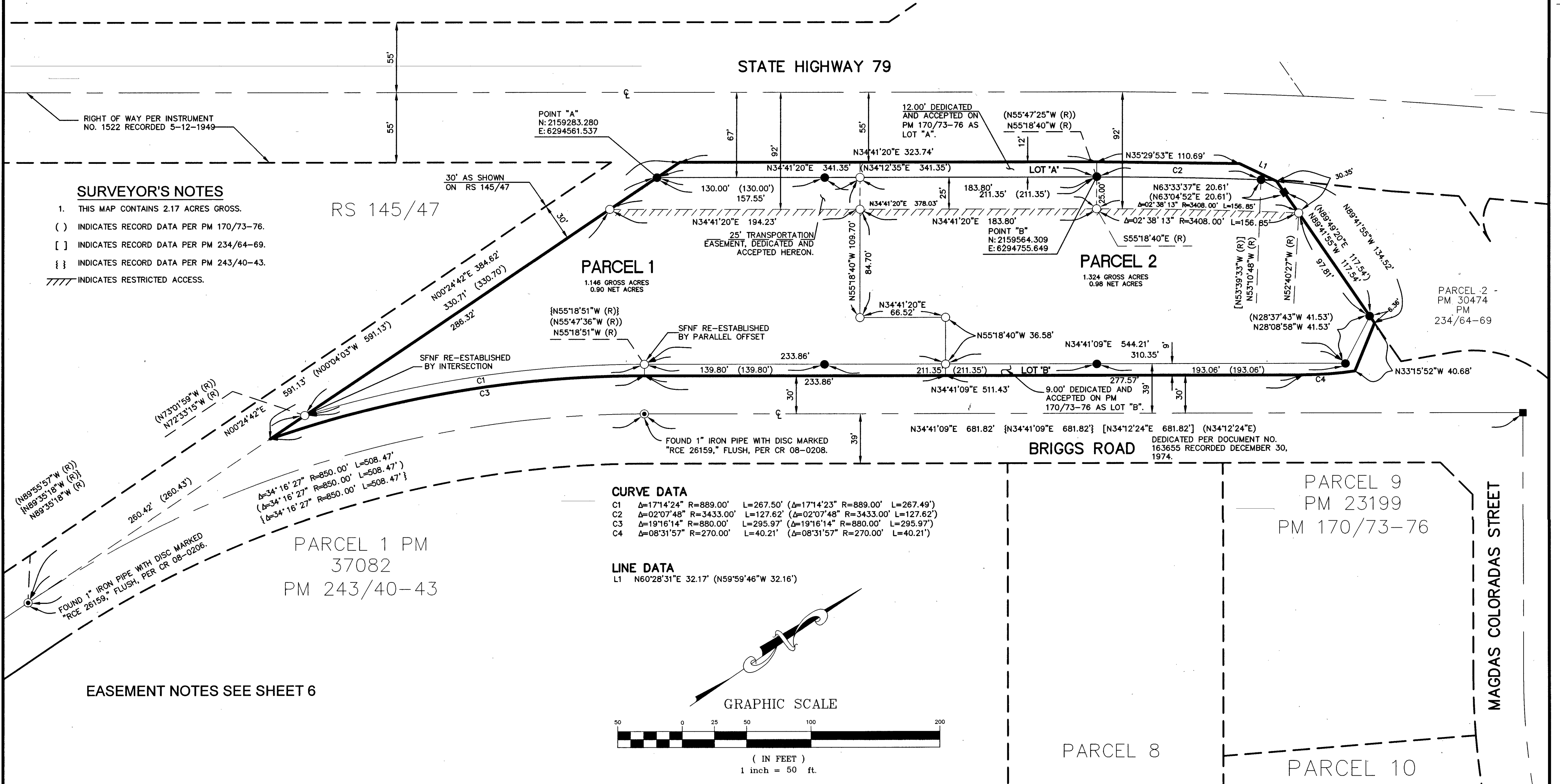
COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 45 PAGE 11. THIS AFFECTS ALL PARCELS.

PARCELS



SURVEYOR'S NOTES

1. THIS MAP CONTAINS 2.17 ACRES GROSS.
- () INDICATES RECORD DATA PER PM 170/73-76.
- [] INDICATES RECORD DATA PER PM 234/64-69.
- { } INDICATES RECORD DATA PER PM 243/40-43.
- /// INDICATES RESTRICTED ACCESS.

RS 145/47

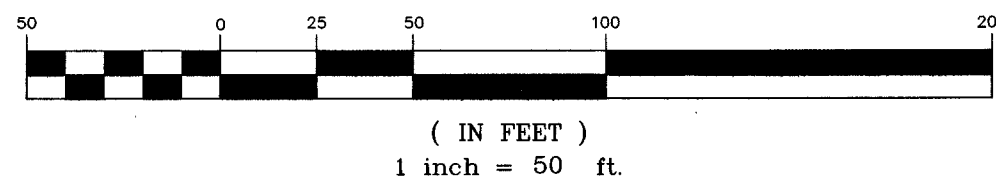
CURVE DATA

C1	Δ=17°14'24"	R=889.00'	L=267.50'	(Δ=17°14'23" R=889.00' L=267.49')
C2	Δ=02°07'48"	R=3433.00'	L=127.62'	(Δ=02°07'48" R=3433.00' L=127.62')
C3	Δ=19°16'14"	R=880.00'	L=295.97'	(Δ=19°16'14" R=880.00' L=295.97')
C4	Δ=08°31'57"	R=270.00'	L=40.21'	(Δ=08°31'57" R=270.00' L=40.21')

LINE DATA

L1 N60°28'31"E 32.17' (N59°59'46"W 32.16')

GRAPHIC SCALE



EASEMENT NOTES SEE SHEET 6

PARCEL 1 PM 37082 PM 243/40-43

BRIGGS ROAD

DEDICATED PER DOCUMENT NO. 163655 RECORDED DECEMBER 30, 1974.

PARCEL 9 PM 23199 PM 170/73-76

PARCEL 8

PARCEL 10

MAGDAS COLORADAS STREET

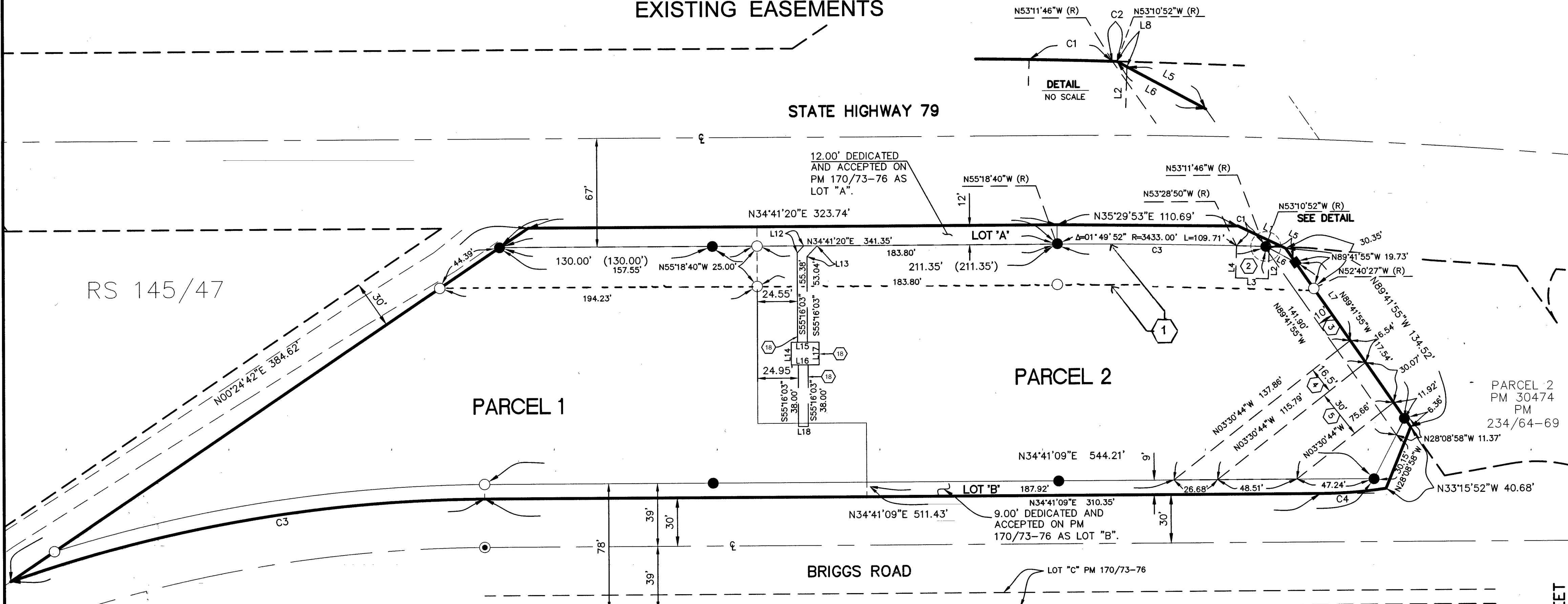
PARCEL MAP NO. 37990

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

EXISTING EASEMENTS



RS 145/47

PARCEL 1

PARCEL 2

PARCEL 2
PM 30474
PM 234/64-69

PARCEL 1 PM
37082
PM 243/40-43

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

EASEMENT NOTES

- 1 INTENTIONALLY DELETED EASEMENT DEDICATED PER PM 170/73-76 NOT ACCEPTED
- 2 AN EASEMENT FOR STORM DRAIN, IN FAVOR OF THE COUNTY OF RIVERSIDE, PER DOCUMENT NO. 401429, RECORDED NOVEMBER 19, 1991.
- 3 AN EASEMENT FOR THE DISTRIBUTION OF ELECTRICITY, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DOCUMENT NO. 031080, RECORDED JANUARY 29, 1992.
- 4 AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER DOCUMENT RECORDED IN BOOK 1087, PAGE 124 ON JUNE 24, 1949 AND DOCUMENT NO. 164132, RECORDED MAY 16, 1991, DECLARING MODIFICATIONS THEREOF.
- 5 AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER DOCUMENT RECORDED IN BOOK 2307, PAGE 118 ON JULY 25, 1958. AMENDED MAY 16, 1991 AS INSTRUMENT NO. 164132
- 18 AN EASEMENT FOR THE DISTRIBUTION OF ELECTRICITY, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DOCUMENT NO. 378922, RECORDED DECEMBER 22, 2023.

THE TERMS, PROVISIONS AND EASEMENTS IN FAVOR OF RIVERSIDE COUNTY CONTAINED IN THE DOCUMENT ENTITLED "AVIGATION EASEMENT" RECORDED MAY 16, 1991 AS INSTRUMENT NO. 163973 OF OFFICIAL RECORDS. BLANKET IN NATURE.

LINE TABLE

L1	N60°28'31"E 32.17' (N59°59'46"W 32.16')
L2	N53°18'47"W 18.95'
L3	N36°41'13"E 20.00'
L4	N53°23'53"W 20.00'
L5	N63°33'37"E 18.27'
L6	N63°33'37"E 20.61'
L7	N89°41'55"W 59.01'
L8 L11	N63°33'37"E 2.34'
L12	S12°44'56"E
L13	S12°44'56"E
L14 L17	S55°16'03"E 7.00'
L15 L16	S34°43'57"E 8.50'
L18	S34°43'57"E 8.50' 6.00'

PARCEL 9
PM 23199

PM 170/73-76

ENVIRONMENTAL CONSTRAINTS
NOTE SEE SHEET 5

MONUMENT NOTES SEE SHEET 3
SURVEYOR'S NOTES SEE SHEET 3

CURVE TABLE

C1	Δ=00°17'58" R=3433.00' L=17.94'
C2	Δ=00°00'54" R=3433.00' L=0.90'
C3	Δ=02°07'48" R=3433.00' L=127.62'

MAGDAS COLORADAS STREET

MONUMENT NOTES SEE SHEET 3
 SURVEYOR'S NOTES SEE SHEET 3
 EASEMENT NOTES SEE SHEET 6
 ECS NOTE SEE SHEET 5

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37990

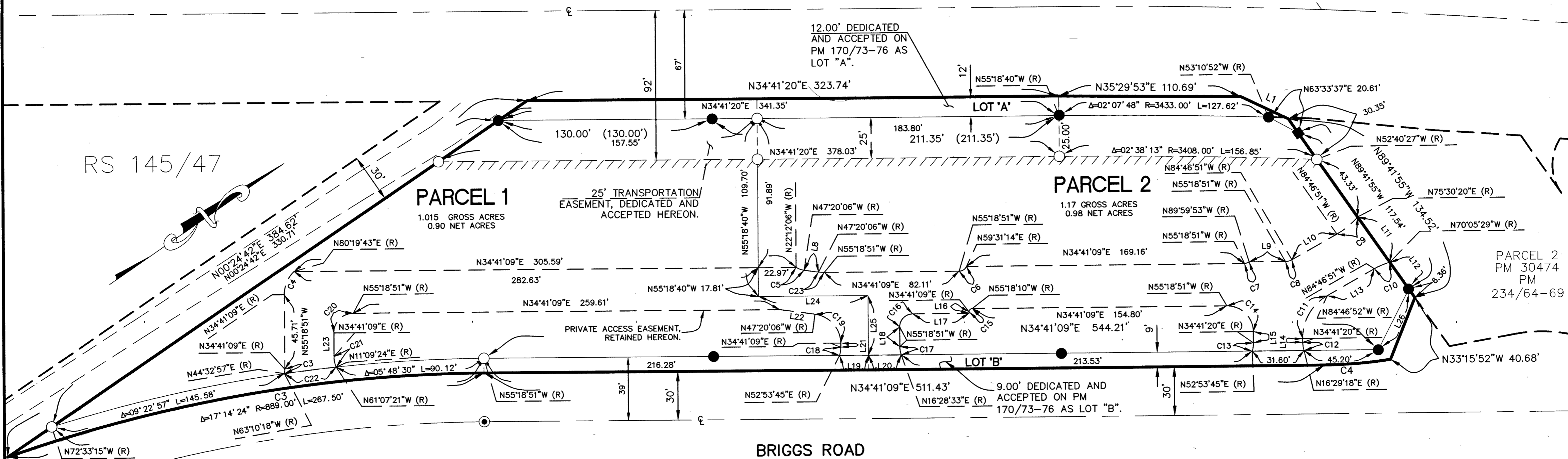
BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF PARCEL MERGER NO. 01979, RECORDED JULY 21, 2016 AS INSTRUMENT NO. 2016-0305964, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

COMMERCIAL DEVELOPMENT RESOURCES

FEBRUARY 2024

PROPOSED EASEMENTS

STATE HIGHWAY 79



RS 145/47

PARCEL 1
 1.015 GROSS ACRES
 0.90 NET ACRES

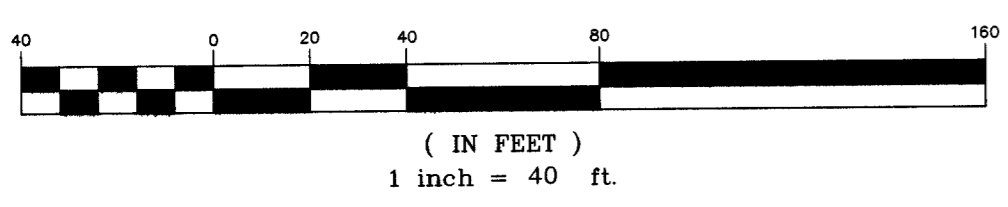
PARCEL 2
 1.17 GROSS ACRES
 0.98 NET ACRES

PARCEL 2
 PM 30474
 PM 234/64-69

BRIGGS ROAD

PARCEL 1 PM
 37082
 PM 243/40-43

GRAPHIC SCALE



CURVE TABLE

C3	Δ=09°51'48" R=16.00' L=2.75'
C4	Δ=45°38'34" R=20.00' L=15.93'
C5	Δ=25°08'00" R=12.00' L=5.26'
C6	Δ=65°09'55" R=5.00' L=5.69'
C7	Δ=34°41'02" R=5.00' L=3.03'
C8	Δ=29°28'00" R=8.00' L=4.11'
C9	Δ=19°42'49" R=48.00' L=16.52'
C10	Δ=14°41'22" R=40.00' L=10.26'
C11	Δ=60°31'49" R=30.00' L=31.69'
C12	Δ=18°12'02" R=16.00' L=5.08'

CURVE TABLE CONT.

C13	Δ=18°12'25" R=16.00' L=5.08'
C14	Δ=90°00'11" R=16.00' L=25.13'
C15	Δ=90°00'41" R=2.00' L=3.14'
C16	Δ=90°00'00" R=8.00' L=12.57'
C17	Δ=18°12'36" R=16.00' L=5.09'
C18	Δ=18°12'36" R=16.00' L=5.09'
C19	Δ=82°01'15" R=18.00' L=25.77'
C20	Δ=90°00'00" R=12.00' L=18.85'
C21	Δ=23°31'45" R=16.00' L=6.57'
C22	Δ=02°02'57" R=889.00' L=31.79'
C23	Δ=07°58'45" R=25.00' L=3.48'

LINE TABLE

L8	N42°39'54"E 8.83'
L9	N34°41'09"E 22.15'
L10	N05°13'09"E 31.64'
L11	N89°41'55"W 34.25'
L12	N89°41'55"W 20.23'
L13	N05°13'09"E 33.11'
L14	N55°18'40"W 2.39'
L15	N55°18'40"W 7.00'
L16	N55°18'51"W 0.91'

LINE TABLE CONT.

L17	N34°41'09"E 34.32'
L18	N55°18'51"W 12.09'
L19	N34°41'09"E 17.58'
L20	N34°41'09"E 20.02'
L21	N55°18'51"W 2.59'
L22	N42°39'54"E 21.47'
L23	N55°18'51"W 14.58'
L24	N34°41'20"E 66.52'
L25	N55°18'40"W 36.58'
L26	N28°08'58"W 41.53'

PARCEL 9
 PM 23199
 PM 170/73-76

MAGDAS COLORADAS STREET