

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL TO:

First American Title Insurance Company

National Commercial Services

302 E. Palm Avenue

Redlands, CA 92373

MAP		MB	PAGE		PAGE
	COPY	LONG	REFUND	NCHG	EXAM

PARCEL MAP NO. 38436
SUBDIVISION GUARANTEE

NCS-1224099-ONT1

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

SUBDIVISION GUARANTEE

Fee: \$360.00

Subdivision: Parcel Map 38436

First American Title Insurance Company,
a Nebraska corporation

GUARANTEES

The County of Riverside and any City within which said subdivision is located in a sum not exceeding \$10,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

TEMESCAL DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, AS OWNER

The map hereinbefore referred to is a subdivision of:

A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 17220, AS RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 16, IN TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

Dated: 08/27/2025 at 7:30 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Comehl, Secretary

RECORDING DATE :

RIVERSIDE COUNTY RECORDER

NUMBER

DOCS

FIRST AMERICAN TITLE-NCS

CHARGE CODE: FIRSTAMTIC
JEFF ORIERO - JORIERO@FIRSTAM.COM 909-510-6205

EXAMINER

FOR RECORDER'S USE ONLY

FOR RECORDER'S USE ONLY

Documents will be recorded in the order submitted

DOCUMENT NUMBER	ORDER NUMBER	FEES	DOC	MISC.	FOR RECORDER'S USE ONLY	
					FEES	TRANSFER TAX
1	1224099		Parcel Map 38436			
2						
3						
4						
5	NEED A CONFORMED COPY OF THE RECORDED MAP					
6						
7						
8						
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10						
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12						
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16						
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19						
20						
21						
22						

RECORDER'S USE ONLY

RECORDER'S USE ONLY

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL TO:

**Temescal Development LLC
4740 Green River Rd Ste 317
Corona, CA 92878**

NCS-1224099-ONT1

APN: 279-530-031

THIS SPACE FOR RECORDERS USE ONLY

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(ADDITIONAL RECORDING FEE APPLIES)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 10th day of June 20 25, by Temescal Development LLC in its capacity as the owner and developer of 20330 & 20238 Temescal Canyon Rd, Corona, CA 92881.

Parcels Described as:

PARCEL 1 Lot/Building 1.43 Acres

PARCEL 2 Lot/Building 0.45 Acres

RECITALS

A.

Temescal Development LLC, is the owner of certain real property (the "Temescal Development LLC Property") located in the City of Corona, County of RIVERSIDE, State of California, comprised of approximately 1.88 acres and designated as PARCEL 1 and PARCEL 2 in Exhibit A and on the site plan attached hereto as Exhibit B and incorporated herein by this reference (the "Tentative Parcel Map").

ARTICLE I DEFINITIONS

For all purposes of this Agreement, the following terms shall have the following meanings:

1.1 "Building" shall mean any structure or structures (including a drive-through facility) constructed on a Parcel or any portion thereof.

1.2 "Signs" shall mean the monument sign and the pylon sign.

1.3 "General Access Easement Areas" shall mean the vehicular circulation lanes, driveways, passages, aisles, pedestrian walkways, sidewalks and similar improvements now or hereafter located in the Open Areas of any Parcel.

1.4 "Laws" shall mean all laws, rules, regulations, codes, and ordinances created, made, adopted, followed, imposed, or enforced by the United States of America, the State of California, the County of RIVERSIDE, or the City of CORONA, or any of their respective departments, divisions, and agencies.

1.5 "Occupant" shall mean a tenant, subtenant, licensee, concessionaire, or any other person or entity, other than an Owner, in lawful possession of all or any portion of a Parcel with the permission of the owner of the Parcel.

1.6 "Open Areas" shall mean those portions of a Parcel which do not now or hereafter contain a Building.

1.7 "Owner" shall mean a person or entity that is the record holder of fee simple title to any Parcel or portion thereof, excluding a mortgagee or holder of a deed of trust that holds a security interest or title to any Parcel or portion thereof, but is not in actual possession thereof, but including a mortgagee or holder of a deed of trust who has fee simple title to any Parcel or any portion thereof by virtue of a foreclosure or deed in lieu of a foreclosure, and is in actual possession of such property. TEMESCAL DEVELOPMENT LLC is the current Owner of the TEMESCAL DEVELOPMENT LLC Property.

1.8 "Parcel" shall mean each of the TEMESCAL DEVELOPMENT LLC Property lots designated as PARCEL 1 and PARCEL 2 on the site plan individually, with such parcels sometimes referred to collectively herein as the "Parcels".

1.9 "Party" shall mean an Owner or an Occupant, and all such persons and entities shall sometimes be referred to collectively as the "Parties".

ARTICLE II GENERAL DECLARATION

2.1 Purpose of Declaration. The purpose of this Declaration is to ensure the development and use of each of the Parcels in accordance with the provisions set forth herein, and to protect the Owners and Occupants of the Parcels against development and/or use not in conformity with such provisions.

2.2 Covenants Running with the Land. The covenants, conditions, and restrictions contained herein shall constitute covenants running with the land applicable to each Parcel, and each portion thereof, and shall burden and benefit and pass with any conveyance of land for the duration hereof. Such covenants and restrictions shall be deemed incorporated in all deeds and conveyances hereafter made by TEMESCAL DEVELOPMENT LLC whether or not incorporated or referred to therein, and every Owner, Occupant, person, or entity acquiring or holding an interest in a Parcel, or any portion thereof, shall take or hold such interest with notice of these covenants and restrictions and all provisions hereof. Such person or entity, by accepting such conveyance, shall be deemed to have assented to these covenants and restrictions and

provisions hereof, and shall be deemed to undertake performance and compliance with all of the terms, covenants, and conditions of this Agreement and the easements burdening the property conveyed, and such persons or entities shall in like manner receive the benefits of the easements appurtenant to their property, to the same extent as if such persons or entities were original parties hereto.

2.3 Duration. Unless otherwise canceled or terminated, all of the easements granted in this Agreement shall continue in perpetuity and all other rights and obligations of this Agreement shall automatically terminate and be of no further force and effect after ninety-nine (99) years from the date of recordation of this Agreement in the Official Records of RIVERSIDE County, California.

2.4 No Grant of Fee. Nothing contained herein shall be construed as a conveyance by TEMESCAL DEVELOPMENT LLC or any Owner to any person or entity of any Subsidiary, or such Owner's fee title to any Parcel, or any portion thereof. In addition, nothing contained herein shall be construed as a dedication of any portion of any Parcel, or any portion thereof, to the public domain.

ARTICLE III GRANT OF EASEMENTS

3.1 Easements for Ingress and Egress. TEMESCAL DEVELOPMENT LLC hereby grants to the Owners and Occupants, for the benefit of the Owners and Occupants and their respective employees, customers, licensees, concessionaires, invitees, contractors and agents, for their reciprocal nonexclusive use and enjoyment, easements over, upon and across the access drive marked on the attached site plan for ingress, egress, and access for and by vehicles and pedestrians between the Parcels and to and from the public ways surrounding the Parcels, as such public ways exist from time to time.

ARTICLE IV IMPROVEMENTS

4.1 No Barriers. No walls, fences, or barriers of any kind may be constructed or maintained in the General Access Easement Areas, or any portion thereof, by any person or entity which shall prevent or impair the use or exercise of the easements established in this Agreement or impair the visibility of any Building located upon any Parcel. The only exceptions to the foregoing provision are (i) for incidental encroachments upon the General Access Easement Areas which may occur as a result of the use of the ladders, scaffolding, storefront barricades, and similar facilities resulting in temporary obstruction of the General Access Easement Areas, all of which are permitted hereunder so long as their use is kept within reasonable requirements of construction work being expeditiously pursued; (ii) for temporary

blockage of certain areas deemed necessary by the Owners to prevent a public dedication of an easement or access right; Nothing set forth in this Section 4.1 shall prevent any Owner from constructing, installing, or erecting equipment and other materials necessary for the operation of drive-up windows (for banking or food service), shopping cart "corrals", and other permanent structures reasonably and customarily installed and maintained outside of the subject business premises, so long as no such structure is located on or encroaches upon any other Owner's Parcel.

ARTICLE V MAINTENANCE

5.1 Maintenance of Parcels. Except as otherwise set forth in Section 5.3 below, each Owner, at its sole cost and expense, shall at all times maintain (or cause its Occupant to maintain) its own Parcel, including the General Access Easement Areas, Open Areas and improvements located on such Parcel, in a safe, clean, neat, attractive, and sanitary condition, and in all respects in compliance with all applicable Laws.

5.2 Standards. The maintenance obligations of the Owners under this Article VI shall include, without limitation, the following:

5.2.1 Maintaining the surfaces in a level, smooth, and evenly covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability.

5.2.2 Removing all papers, debris, mud, sand, filth, and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition.

5.2.3 Placing, keeping in repair, and replacing any necessary or appropriate monument and pylon signs.

5.2.4 Operating, keeping in repair, and replacing, where necessary, such artificial lighting facilities as shall be reasonably required for adequate lighting.

5.2.5 Maintaining all landscaped areas and making such replacements of shrubs and other landscaping as is necessary.

5.2.6 Maintaining all perimeter and exterior building walls, including but not limited to all

retaining walls, in a good condition and state of repair.

5.3 Maintenance of TEMESCAL DEVELOPMENT LLC Access Drive. Notwithstanding the terms of Section 5.1-Section 5.2.6 above, with respect to the access drive, as marked on the attached site plan, all maintenance and repair costs shall be shared equally between the Owners of each parcel.

ARTICLE VI ENFORCEMENT OF AGREEMENT

6.1 Enforcement. Each Owner and its successors and assigns shall have the right to enforce the provisions of this Agreement by any appropriate proceeding at law or in equity against any Owner, Occupant, or any other person or entity violating or attempting to violate said provisions, either to restrain such violation or to recover damages. The failure of any Owner or its successors or assigns to enforce any of the provisions of this Agreement shall in no event be considered a waiver of the right to do so thereafter. No remedy herein conferred upon or reserved to any Owner shall exclude any other remedy herein or by law provided, but each shall be cumulative.

6.2 Self-Help. If an Owner fails to perform any provision of this Agreement, upon fifteen (15) days' prior written notice to the defaulting Owner (except that in the event of an emergency, which is defined as imminent threat of harm to property or persons, only such notice, if any, as is reasonable under the circumstances of the emergency shall be required), each non-defaulting

Owner (or its agent) shall have the right, but not the obligation, to enter upon the defaulting Owner's Parcel to cure such default for the account of and at the expense of the defaulting Owner, unless in a non-emergency situation, the defaulting Owner commences to cure such default within the fifteen (15) day period and thereafter diligently pursues such cure to completion. If an Owner exercises its self-help right pursuant to this Section 6.2, then, within thirty (30) days after receipt of an invoice from the curing Owner, the defaulting Owner shall reimburse to such curing Owner all reasonable, out-of-pocket costs incurred by the curing Owner in curing such default, plus interest on the unpaid costs at the lesser of the maximum rate permitted by applicable Law or the rate of twelve percent (12%) per annum from the date advanced by the curing Owner until paid. Furthermore, the curing Owner shall have a lien on the defaulting Owner's Parcel for the amount of the unpaid costs incurred by the curing party pursuant to this Section 6.2, together with accrued interest according to the preceding sentence. The lien shall attach from the date a claim of lien is recorded and may be enforced under the procedures set forth under applicable Law. The curing Owner shall release its claim of lien once the costs and expenses secured by the lien have been paid in full.

6.3 Attorney's Fees. In the event any action or proceeding is instituted to enforce the provisions of this Agreement, the prevailing party shall be entitled to its costs and reasonable attorneys' fees, in addition to any other relief to which it may be entitled.

ARTICLE VII MISCELLANEOUS PROVISIONS

7.1 Amendment. Any amendment to this Agreement must be recorded in the Official Records of RIVERSIDE County, California, and shall be effective as of the date of recordation.

This Agreement may be amended only by an instrument signed by all of the then-Owners of all of the Parcels.

7.2 Notices. Any and all notices and demands by or to any Owner required or desired to be given hereunder, shall be in writing and shall be validly given or made only if (i) personally delivered; (ii) deposited in the United States mail, certified or registered, postage prepaid, return receipt requested; or (iii) by a nationally recognized overnight delivery service that keeps records of deliveries and attempted deliveries, such as Federal Express. Service shall be conclusively deemed made upon the date of execution of the return receipt or the date upon which the postal authorities first attempt delivery. At the time ownership of any Parcel is transferred, the new Owner thereof shall, at the time of transfer, notify the other Owners, at each of their last known addresses, of such new Owner's address. If an Owner fails to notify all other existing Owners of such new Owner's notice address, the Owner who is required or desires to provide notice or other communication to such Owner may provide notice to such Owner by delivering the same to such Owner's Parcel. Each Owner may change its address for the purpose of receiving notices or demands as herein provided by a written notice of such change to all other Owners. Notices or demands to TEMESCAL DEVELOPMENT LLC shall be addressed as follows:

TEMESCAL DEVELOPMENT LLC 4740 Green River Road, Suite 317 Corona, CA
92878

7.3 Governing Law and Jurisdiction. This Agreement shall be interpreted and construed in accordance with the laws of the State of California, and any action or proceeding instituted to enforce its provisions shall be litigated and determined in a court of competent jurisdiction located in RIVERSIDE County, California.

7.4 Severability. Invalidation of any covenant, condition, restriction, term, or provision of this Agreement by judgment, court order, or otherwise shall in no way affect any other covenant, condition, restriction, term, or provision, each of which shall remain in full force and effect.

7.5 Interpretation. In the interpretation of this Agreement, the singular may be read as the plural, and vice versa, the neuter gender as the masculine or feminine, and vice versa, and the future tense as the past or present, and vice versa, all interchangeably as the context may require in order to fully effectuate the intent of the Parties herein. Syntax shall yield to the substance of the terms and provisions hereof. Paragraph headings are for convenience of reference only and shall not be used in the interpretation of this Agreement.

7.6 Further Assurances. Each Owner agrees to take, and reasonably cooperate with the other Owners in their efforts to take (at the expense of the requesting Owner), any action, and execute any and all other commercially reasonable documents consistent with the terms of this Agreement, reasonably necessary to effectuate and carry out the transactions contemplated by and referred to in this Agreement.

7.7 Successors and Assigns. All of the easements and other rights, covenants and conditions set forth in this Agreement shall run with the land and be binding upon and inure to the benefit of the Owners and their respective successors and assigns. Upon the conveyance by any Owner of its Parcel, such Owner shall be relieved from liability under this Agreement arising from and after the date of such conveyance.

7.8 Mortgagee Protection Clause; Mortgagee Subordination. No violation of any provision of this Agreement, nor any remedy exercised hereunder, shall defeat or render invalid the lien of mortgage made in good faith and for value upon any Parcel. However, any such mortgagee or purchaser at any trustee's sale, foreclosure sale or conveyance in lieu of foreclosure of such mortgage shall be bound by and shall take its property subject to this Agreement as fully as any other Owner of any Parcel. Concurrent with the parties' execution of this Agreement, the mortgagee of the mortgage encumbering the TEMESCAL DEVELOPMENT LLC Property as of the date of this Agreement shall execute its consent to this Agreement and subordination of its lien to this Agreement.

7.9 Counterparts. This Agreement may be executed in one (1) or more counterparts, and all the counterparts shall constitute but one (1) and the same agreement, notwithstanding that all parties hereto are not signatory to the same or original counterpart.

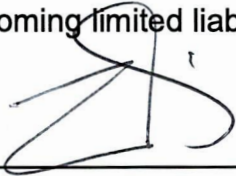
ARTICLE VIII OWNER'S AND OCCUPANT'S COVENANT

8.1 Owner's and Occupant's Covenant. Without limiting any other provision of this

Agreement, each person or entity who or which accepts a deed to any Parcel or any portion thereof, or accepts an interest in any Parcel, whether or not the same incorporates or refers to this Agreement, covenants for himself, his heirs, successors, and assigns to observe, perform, and be bound by this Agreement.

IN WITNESS WHEREOF, TEMESCAL DEVELOPMENT LLC has executed this Agreement on the date(s) set forth below, effective as of the date first set forth above.

"TEMESCAL DEVELOPMENT LLC" TEMESCAL DEVELOPMENT LLC, a Wyoming limited liability company by:



Zohaib Salim, Manager

Date: 09/11/2025

**SEE ATTACHED NOTARY
ACKNOWLEDGMENT CERTIFICATE**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 RIVERSIDE

On 09/11/2025 before me, EVELIN TARIO (NOTARY PUBLIC),
(Here insert name and title of the officer)

personally appeared ZOHAIB M. SALIM,

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.

Evelin Tario
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

MEMORANDUM

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 13 Document Date 09/11/2025

N/A

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

EXHIBIT A

LEGAL DESCRIPTION OF TEMESCAL DEVELOPMENT LLC PROPERTY

PARCEL 1 Lot/Building 1.43 Acres

PARCEL 2 Lot/Building 0.45 Acres

Real property in the City of Corona, County of Riverside, State of California, described as follows:

LEGAL DESCRIPTION:

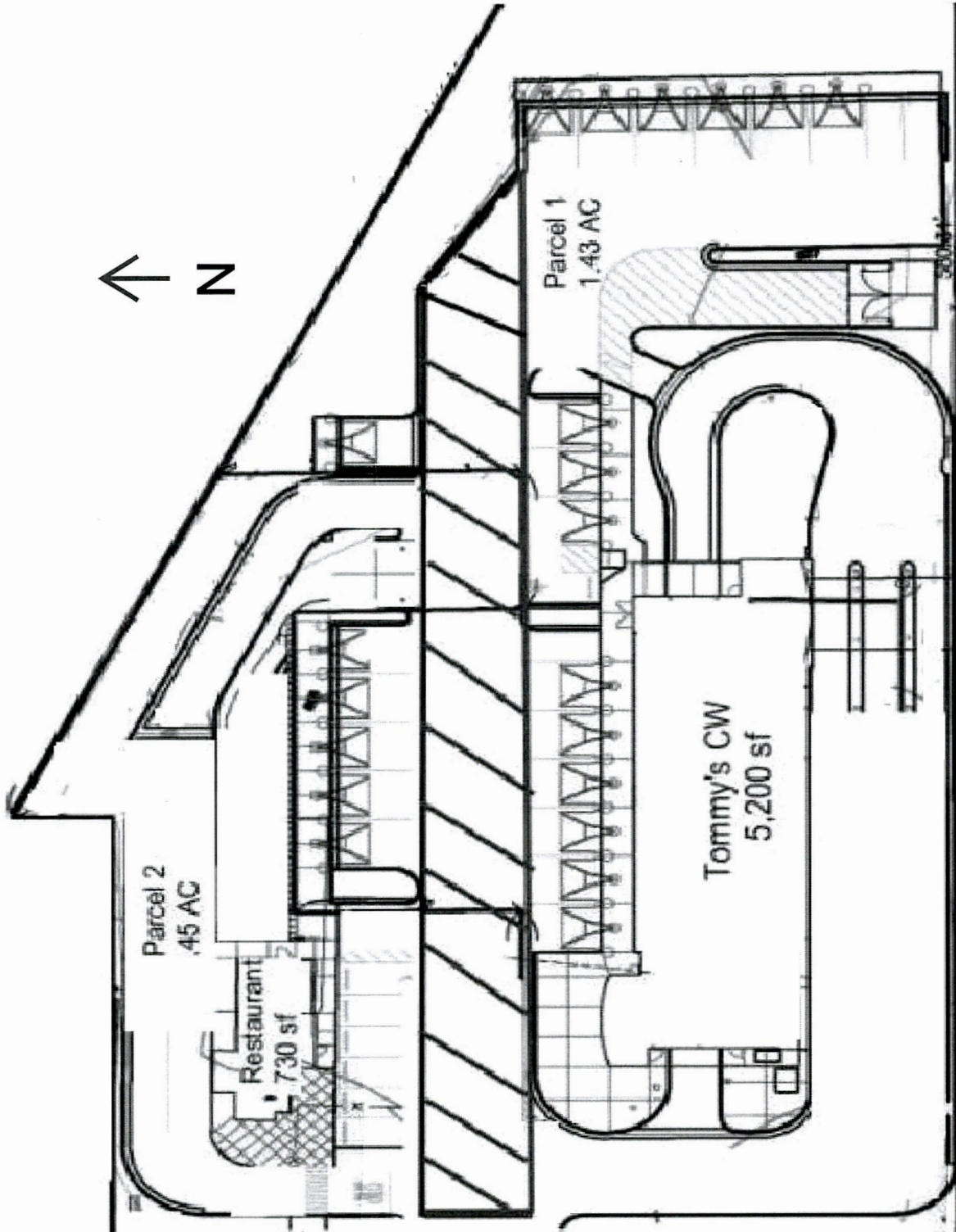
PARCEL 1 OF PARCEL MAP NO. 17220, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXHIBIT B

TENTATIVE PARCEL MAP OF TEMESCAL DEVELOPMENT LLC PROPERTY DEPICTING AREA OF ACCESS EASEMENT



Reciprocal Access Area



PARCEL MAP 38436

A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 17220, AS RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 16, IN TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M. HESS DEVELOPMENT JANUARY, 2025

RECORDER'S STATEMENT

SHEET 1 OF 2 SHEETS

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGES _____, AT THE REQUEST OF THE CLERK OF THE BOARD.

No. _____
FEE _____

PETER ALDANA,
ASSESSOR - COUNTY CLERK - RECORDER

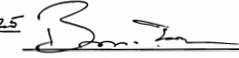
BY: _____, DEPUTY.

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 TEMESCAL DEVELOPMENT, LLC, IN JANUARY, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY.

DATED: July 31, 2025



BRIAN T. HESS
L.S. No. 8136



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 38436 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 23, 2024, THE EXPIRATION DATE BEING SEPTEMBER 16, 2027; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 9/5, 2025


DAVID McMILLAN, COUNTY SURVEYOR
L.S. No. 8488



BOARD OF SUPERVISOR'S STATEMENT

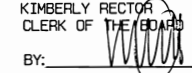
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES SAID MAP.

DATE: SEPT. 22, 2025

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS


BY: 
V. MANUEL PEREZ
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: , DEPUTY

OWNER'S 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 A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

TEMESCAL DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY


BY: ZOHAIB SALIM, LLC MANAGER

08-26-2025
DATE

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 Riverside) S.S.

ON THIS 26 DAY OF August, 2025, BEFORE ME, Lorene Householder, A NOTARY PUBLIC, PERSONALLY APPEARED Zohaib Salim WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

Lorene Householder
SIGNATURE
Lorene Householder
PRINTED NAME

MY COMMISSION EXPIRES: 9/24/2025 MY COMMISSION NUMBER: 2376228

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT TO THE H.B. PRAED AND C.G. KEKEWICH FOR RIPARIAN RIGHTS BLANKET IN NATURE PER DOC. RECORDED 10-08-1909 IN BK 292, PG 131 OF DEEDS.

PURSUANT TO SECTION 66445 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES ARE NOT REQUIRED:

INFINITY BANK, BENEFICIARY UNDER DEEDS OF TRUST RECORDED OCTOBER 16, 2024 AS INSTRUMENT NO. 2024-0312130 AND FEBRUARY 14, 2025 AS INSTRUMENT NO. 2025-0045071, BOTH OF OFFICIAL RECORDS.

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 _____) S.S.

ON THIS _____ DAY OF _____, 2025, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE

PRINTED NAME

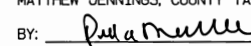
MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

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 \$ 17,300.00.

DATE: September 04, 2025

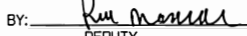
MATTHEW JENNINGS, COUNTY TAX COLLECTOR
BY: , DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 17,300.00 HAS BEEN EXECUTED AND 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.

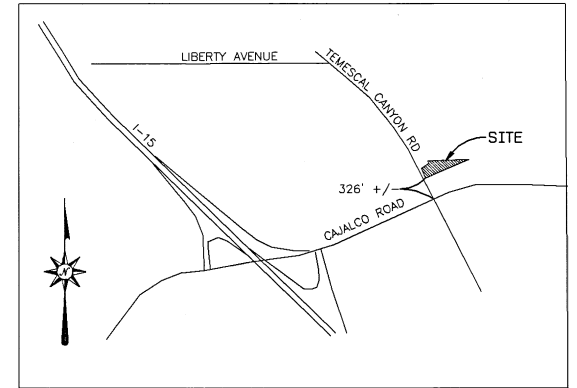
DATE: September 21, 2025

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: , DEPUTY

PARCEL MAP 38436

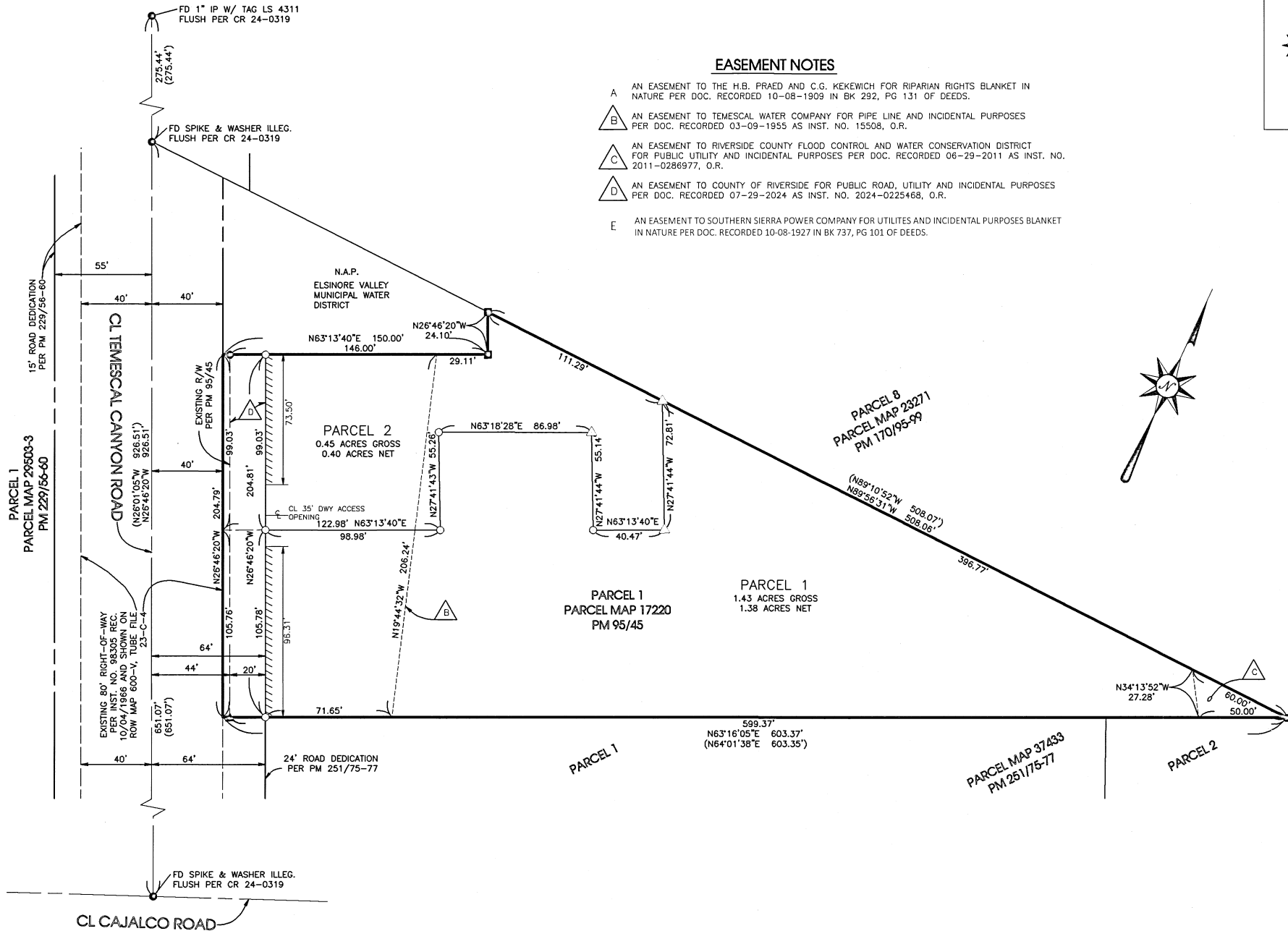
A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 17220, AS RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 16, IN TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M. HESS DEVELOPMENT JANUARY, 2025



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

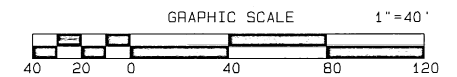
- A AN EASEMENT TO THE H.B. PRAED AND C.G. KEKEWICH FOR RIPARIAN RIGHTS BLANKET IN NATURE PER DOC. RECORDED 10-08-1909 IN BK 292, PG 131 OF DEEDS.
- B AN EASEMENT TO TEMESCAL WATER COMPANY FOR PIPE LINE AND INCIDENTAL PURPOSES PER DOC. RECORDED 03-09-1955 AS INST. NO. 15508, O.R.
- C AN EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES PER DOC. RECORDED 06-29-2011 AS INST. NO. 2011-0286977, O.R.
- D AN EASEMENT TO COUNTY OF RIVERSIDE FOR PUBLIC ROAD, UTILITY AND INCIDENTAL PURPOSES PER DOC. RECORDED 07-29-2024 AS INST. NO. 2024-0225468, O.R.
- E AN EASEMENT TO SOUTHERN SIERRA POWER COMPANY FOR UTILITES AND INCIDENTAL PURPOSES BLANKET IN NATURE PER DOC. RECORDED 10-08-1927 IN BK 737, PG 101 OF DEEDS.



SURVEYORS NOTES

- BASIS OF BEARINGS IS THE SOUTHERLY LINE OF PARCEL 1 OF PARCEL MAP 17220, P.M. 95/45 BEING N63°16'05"E PER CR 24-0319.
- INDICATES FOUND 1" IP W/ PLASTIC CAP LS 8136 FLUSH PER CR 24-0319 UNLESS OTHERWISE NOTED
 - ▲ INDICATES FOUND 1" IP W/ PLASTIC CAP LS 8136 FLUSH PER CR 24-0319, DESTROYED BY CONSTRUCTION, REPLACED WITH NAIL & TAG LS 8136 FLUSH
 - INDICATES FOUND NAIL & TAG LS 8136 FLUSH ON CURB PER CR 24-0319
 - INDICATES SET 3/4" IP W/ TAG LS 8136 FLUSH
 - △ INDICATES SET NAIL & TAG LS 8136 FLUSH
- ALL BOUNDARY DIMENSIONS ARE RECORD AND MEASURED PER CR 24-0319
- () INDICATES RECORD DATA PER PM 251/75-77
- ////// INDICATES RESTRICTED ACCESS PER INST. NO. 2024-0225468 REC. 07-29-2024, O.R.
- TOTAL GROSS ACREAGE = 1.88 AC.
- ALL MONUMENTS WERE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21

CC&Rs RECORDED _____ AS INSTRUMENT NO. _____



ENVIRONMENTAL CONSTRAINT SHEET
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 45, PAGE 34. THIS AFFECTS ALL PARCELS.