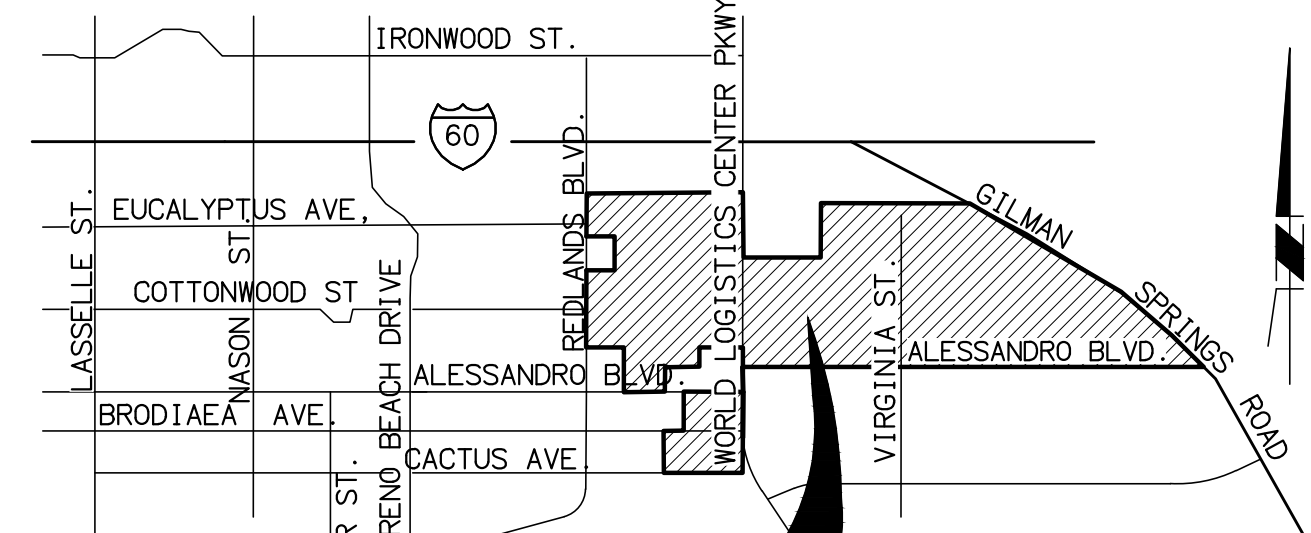


PARCEL SUMMARY

PARCEL #	GROSS AC.	NET AC.
1	57.3	54.6
2	65.1	65.1
3	61.7	60.4
4	40.0	37.0
5	52.1	52.1
6	52.1	52.1
7	48.0	44.5
8	40.3	38.2
9	80.0	78.2
10	60.0	60.0
11	40.0	39.1
12	140.1	136.5
13	78.5	77.6
14	43.4	43.4
15	74.3	73.4
16	43.0	43.0
17	65.4	62.9
18	37.5	36.5
19	74.1	72.9
20	25.1	24.9
21	37.0	37.0
22	38.7	38.7
23	33.7	32.7
24	107.4	107.4
25	80.0	77.7
TOTAL	1539.2	1511.3



LEGEND

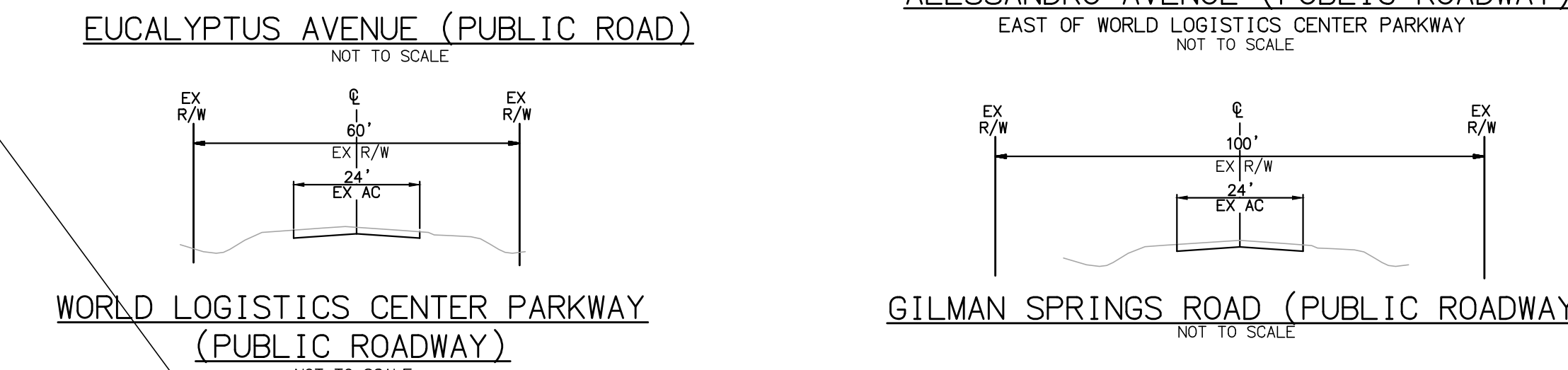
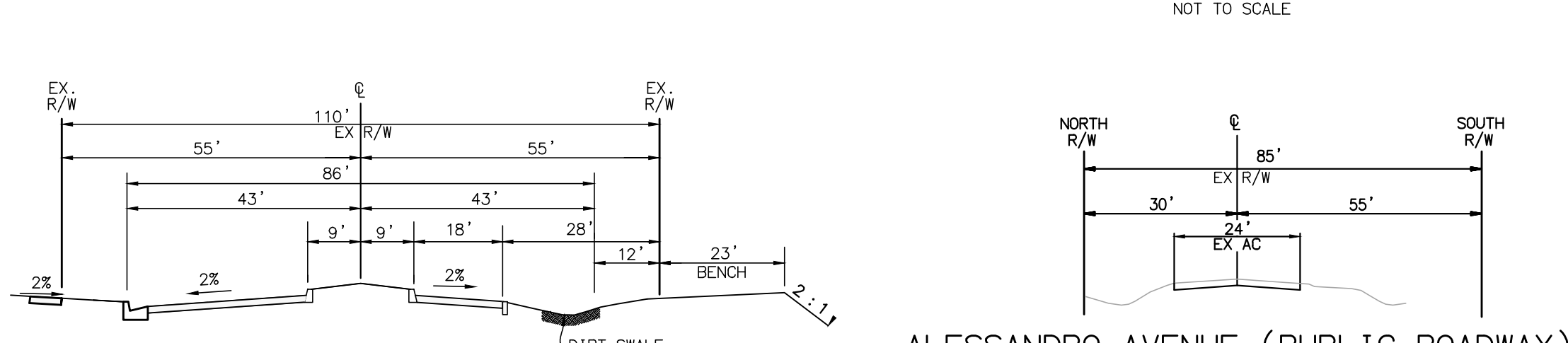
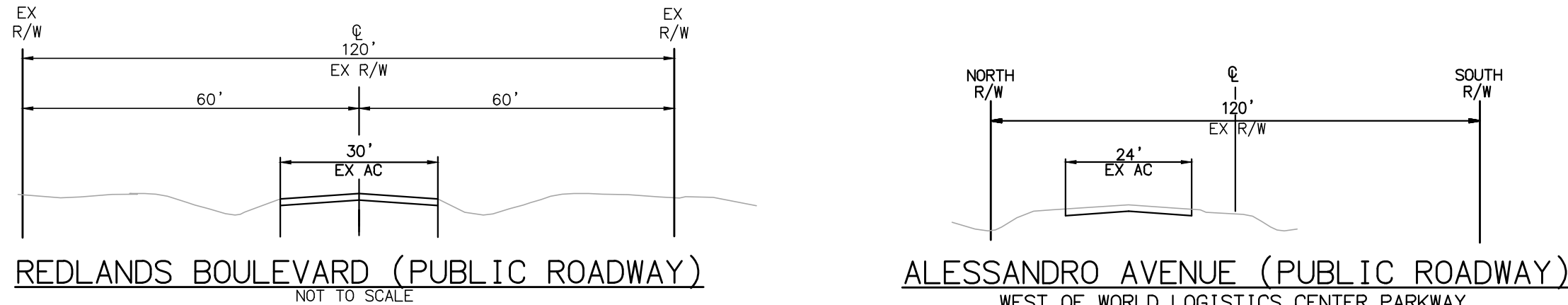
- PARCEL MAP PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINES, R/W LINES TO BE ELIMINATED/VACATED
- EXISTING CENTER LINES
- EXISTING EASEMENTS
- SECTION LINES
- CITY LIMITS
- 6 PROPOSED PARCEL NUMBER
- 152 EXISTING LOT NUMBER
- EXISTING BLOCK NUMBER

DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH
1	N89°33'12"E	45.00'	45.00'
2	N44°48'36"W	53.95'	53.95'
3	N90°00'00"W	150.00'	150.00'
4	S03°04'18"E	512.00'	27.44'
5	N86°55'44"W	66.22'	66.22'
6	S03°04'18"E	488.00'	26.16'
7	S09°28'52"W	2058.00'	340.55'
8	S20°20'08"W	83.00'	29.46'
9	S74°51'38"W	107.00'	33.35'
10	S01°48'06"W	1932.00'	59.63'
11	S74°51'38"W	107.00'	33.24'
12	S03°04'18"E	83.00'	28.37'
13	S03°04'18"E	1942.00'	98.01'
14	N45°33'30"E	750.00'	659.89'
15	N89°33'03"W	53.00'	53.00'
16	N00°26'13"E	650.47'	650.47'
17	N00°26'40"E	659.89'	659.89'
18	N00°26'44"E	650.09'	650.09'
19	N00°27'08"E	659.98'	659.98'
20	N89°33'24"W	660.20'	660.20'
21	N00°27'36"E	660.01'	660.01'
22	N89°33'19"W	650.18'	650.18'
23	N00°26'51"E	659.88'	659.88'
24	N89°33'04"W	322.97'	322.97'
25	N89°30'59"W	660.21'	660.21'
26	N89°33'39"W	660.21'	660.21'
27	N00°26'45"E	732.41'	732.41'
28	N00°25'49"E	667.61'	667.61'
29	N00°27'31"E	388.54'	388.54'
30	N00°27'31"E	659.98'	659.98'

IN THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36457
 TOTAL ACRES: 1,539.2
 PREPARED: APRIL 2020
FOR FINANCE AND CONVEYANCE PURPOSES ONLY

ASSESSOR PARCEL NUMBERS:
 422-079-006, 010, 017, 018, 019, 020, 021, 022
 422-100-001, 002, 003, 004
 422-110-001
 422-130-001, 002, 003
 478-210-054, 055
 478-220-001 THRU 007, 010 THRU 013, 015 THRU 028
 478-230-001 THRU 007, 009, 010, 011, 014, 019, 020
 478-240-005, 006, 007, 008, 011, 017, 019, 024 THRU 030
 488-350-003 THRU 010, 015, 019, 021, 023, 025



EASEMENT NOTES:

- (13) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED IN BOOK 11, PAGE 10 OF MAPS FOR PIPELINES, DITCHES, FLUMES, AND RIGHTS AND INCIDENTAL PURPOSES.
- (14) THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- (15) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN BOOK 11, PAGE 10 OF MAPS FOR RIGHT OF WAY IN FAVOR OF THE PUBLIC OVER THE PORTION OF SAID LAND INCLUDED WITHIN ALL STREETS, AVENUES AND BOULEVARDS AND INCIDENTAL PURPOSES.
- (16) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN BOOK 11, PAGE 10 OF MAPS FOR RIGHT OF WAY IN FAVOR OF THE PUBLIC OVER THE PORTION OF SAID LAND AS DISCLOSED BY ORDER OF THE BOARD OF SUPERVISORS ON FEBRUARY 18, 1993 ON FILE IN BOOK 7, PAGE 120 OF SUPERVISOR'S MINUTES. ALSO, ANY EASEMENT WHICH THE BOARD OF SUPERVISORS MAY HAVE FORWARDED A PORTION OF SAID LAND AS DISCLOSED BY ORDER OF THE BOARD OF SUPERVISORS ON APRIL 08, 1996, ON FILE IN BOOK 3, PAGE 82 OF SUPERVISOR'S MINUTES.
- (17) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1915 IN BOOK 432 OF DEEDS, SET 254 IN FAVOR OF COUNTY OF RIVERSIDE.
- (18) THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- (19) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1915 IN BOOK 432 OF DEEDS, SET 254 IN FAVOR OF COUNTY OF RIVERSIDE.
- (20) THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
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- (100) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1915 IN BOOK 432 OF DEEDS, SET 254 IN FAVOR OF COUNTY OF RIVERSIDE.

EASEMENT NOTES:

- (1) THE BASIS OF THIS MAP IS A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER ORDER NO. NS-22970, DATED FEBRUARY 10, 2012 (INCLUDES THIS AND OTHER PROPERTIES), NO RESPONSIBILITY AS TO THE ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP.
- (2) GEOGRAPHICALLY LOCATABLE ITEMS FROM SCHEDULE B OF SAID REPORT (SUCH AS EASEMENTS) ARE SHOWN ON THIS MAP AND ARE NUMERICALLY KEYS TO THE REPORT BY THE SYMBOL (C).
- (3) EXISTING GENERAL PLAN DESIGNATION: R2, R5, R10, C, BP, M, P.
- (4) EXISTING LAND USE: VACANT
- (5) EXISTING SURROUNDING LAND USE: SOUTH - VACANT LAND - OPEN SPACE; EAST - VACANT LAND - OPEN SPACE; NORTH - INDUSTRIAL DEVELOPMENT/VACANT LAND; WEST - SINGLE FAMILY RESIDENTIAL/VACANT LAND.
- (6) TOTAL NUMBER OF LOTS: 26 NUMBERED LOTS.
- (7) TOTAL ACREAGE: 1,539.2 AC.
- (8) PROJECT DENSITY: VARIES.
- (9) UTILITY PURPOSES: VARIES.
- (10) SEWER: EMDM.
- (11) WATER: WASTE MANAGEMENT OF THE INLAND EMPIRE.
- (12) TRASH: SOUTHERN CALIFORNIA GAS CO.
- (13) CITY OF MORENO VALLEY.
- (14) TELEPHONE: VERIZON.
- (15) CABLE CO.: ADELPHI CABLE.
- (16) R.C.T.D. AND CITY OF MORENO VALLEY.
- (17) SCHOOL DISTRICTS: WEST OF VIRGINIA STREET - MORENO VALLEY UNIFIED SCHOOL DISTRICT; EAST OF VIRGINIA STREET - SAN JACINTO UNIFIED SCHOOL DISTRICT.
- (18) LIQUEFACTION POTENTIAL IS LOW TO MODERATE.
- (19) APPLICANT REQUESTS THE RIGHT TO FILE MULTIPLE MAPS UNDER SECTION 66456-1 OF THE SUBDIVISION MAP ACT.
- (20) AVERAGE RESIDENTIAL LOT SIZE: N/A.
- (21) THE PORTION OF THE PROPERTY LYING NORTH OF ALESSANDRO BOULEVARD AND WEST OF THEODORE STREET IS WITHIN FEMA FLOOD ZONE "X" (SHADED), 06065007706 8/28/2008. THE REMAINDER OF THE PROPERTY IS WITHIN FEMA FLOOD ZONE "X" (UNSHADED) 06065007706 8/28/2008 AND 06065007906 8/28/2008. FLOOD ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". FLOOD ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- (22) THE FOLLOWING STREETS SHOWN ON MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY WITHIN THE BOUNDARY OF THIS MAP WILL BE VACATED ON THE PARCEL MAP: EUCALYPTUS AVENUE BETWEEN REDLANDS BOULEVARD AND THEODORE STREET, DRACAEA AVENUE (EXCEPT AS SHOWN), COTTONWOOD AVENUE, BAY STREET, BRODIAEA AVENUE, CACTUS AVENUE, SINCLAIR STREET, VIRGINIA STREET AND WALLESES STREET.
- (23) PRIOR TO RECORDED OF PARCEL 26, THE UNDERLYING PROPERTY SHALL BE ANNEXED INTO THE CITY OF MORENO VALLEY.

LEGAL DESCRIPTION

ALL OF BLOCKS 55, 56, 57, 81, 82, 83, 84, 85, 86, 87, 88, 109, 111, 112 AND 136 AS SHOWN BY MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO LOTS 1, 2 AND PORTIONS OF LOTS 2, 5, 6 AND 7 OF BLOCK 88, ALSO LOTS 1 THROUGH 7 OF BLOCK 59, ALSO LOTS 1 THROUGH 4 AND LOTS 7 AND 8 OF BLOCK 60, ALSO LOTS 3 AND 4 OF BLOCK 110, ALSO LOTS 1 THROUGH 3 AND LOTS 6 THROUGH 8 OF BLOCK 113, ALL AS SHOWN BY MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY.

TOGETHER WITH LOTS 1 THROUGH 4 OF BLOCK 1 AND LOTS 1 THROUGH 4 OF BLOCK 2 AS SHOWN BY MAP OF MORENO AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH PORTIONS OF SECTION 7 AND FRACTIONAL SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF.

GENERAL NOTES:

- (1) THE BASIS OF THIS MAP IS A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER ORDER NO. NS-22970, DATED FEBRUARY 10, 2012 (INCLUDES THIS AND OTHER PROPERTIES), NO RESPONSIBILITY AS TO THE ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP.
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- (4) EXISTING LAND USE: VACANT
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- (6) TOTAL NUMBER OF LOTS: 26 NUMBERED LOTS.
- (7) TOTAL ACREAGE: 1,539.2 AC.
- (8) PROJECT DENSITY: VARIES.
- (9) UTILITY PURPOSES: VARIES.
- (10) SEWER: EMDM.
- (11) WATER: WASTE MANAGEMENT OF THE INLAND EMPIRE.
- (12) TRASH: SOUTHERN CALIFORNIA GAS CO.
- (13) CITY OF MORENO VALLEY.
- (14) TELEPHONE: VERIZON.
- (15) CABLE CO.: ADELPHI CABLE.
- (16) R.C.T.D. AND CITY OF MORENO VALLEY.
- (17) SCHOOL DISTRICTS: WEST OF VIRGINIA STREET - MORENO VALLEY UNIFIED SCHOOL DISTRICT; EAST OF VIRGINIA STREET - SAN JACINTO UNIFIED SCHOOL DISTRICT.
- (18) LIQUEFACTION POTENTIAL IS LOW TO MODERATE.
- (19) APPLICANT REQUESTS THE RIGHT TO FILE MULTIPLE MAPS UNDER SECTION 66456-1 OF THE SUBDIVISION MAP ACT.
- (20) AVERAGE RESIDENTIAL LOT SIZE: N/A.
- (21) THE PORTION OF THE PROPERTY LYING NORTH OF ALESSANDRO BOULEVARD AND WEST OF THEODORE STREET IS WITHIN FEMA FLOOD ZONE "X" (SHADED), 06065007706 8/28/2008. THE REMAINDER OF THE PROPERTY IS WITHIN FEMA FLOOD ZONE "X" (UNSHADED) 06065007706 8/28/2008 AND 06065007906 8/28/2008. FLOOD ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". FLOOD ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- (22) THE FOLLOWING STREETS SHOWN ON MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY WITHIN THE BOUNDARY OF THIS MAP WILL BE VACATED ON THE PARCEL MAP: EUCALYPTUS AVENUE BETWEEN REDLANDS BOULEVARD AND THEODORE STREET, DRACAEA AVENUE (EXCEPT AS SHOWN), COTTONWOOD AVENUE, BAY STREET, BRODIAEA AVENUE, CACTUS AVENUE, SINCLAIR STREET, VIRGINIA STREET AND WALLESES STREET.
- (23) PRIOR TO RECORDED OF PARCEL 26, THE UNDERLYING PROPERTY SHALL BE ANNEXED INTO THE CITY OF MORENO VALLEY.

STATEMENT OF OWNERSHIP

HF PROPERTIES, SUNNMEAD PROPERTIES, & HL PROPERTY PARTNERS, DO HEREBY STATE AND DEPOSE THAT WE ARE THE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT WE HAVE CONSENTED TO THE PREPARATION AND RECORDED OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

DATED THIS _____ DAY OF APRIL, 2020

OWNERS:

SUNNMEAD PROPERTIES
 HF PROPERTY PARTNERS
 13451 THEODORE, LLC
 14225 CORPORATE WAY
 MORENO VALLEY, CA 92553
 (951) 867-5300

ENGINEER:

MICHAEL BAKER INTERNATIONAL
 5 HILTON CENTRE DRIVE, SUITE 500
 SANTA ANA, CA 92707
 (949) 472-3505

DEVELOPER:

HIGHLAND FAIRVIEW
 14225 CORPORATE WAY
 MORENO VALLEY, CA 92553
 (951) 520-5015

WORLD LOGISTICS CENTER
TENTATIVE PARCEL MAP NO. 36457
FOR FINANCE PURPOSES
CITY OF MORENO VALLEY

