

EXHIBIT E

**PETITION TO THE CITY COUNCIL OF THE CITY OF SAN BERNARDINO
REQUESTING ANNEXING TERRITORY INTO A COMMUNITY FACILITIES DISTRICT
NO. 2019-1 OF THE CITY OF SAN BERNARDINO AND A WAIVER WITH RESPECTS
TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY
FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES
THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE
COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of San Bernardino, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2019-1 (Maintenance Services) (the "Community Facilities District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the community facilities district.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District as described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the creation of the Community Facilities District or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code. The undersigned expressly waives the word limit requirement for the ballots pursuant to Sections 13247 and 9051 of the Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to


annexing territory into Community Facilities District No. 2019-1 of the portion of the incorporated area of the City of San Bernardino or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 20 day of February, 2024.

GWS#8 DEVELOPMENT, LLC

a Delaware limited liability company

By: GWS #8 Holdings, LLC
a Delaware limited liability company
its managing member

By: 
Printed Name: Scott Morse
Title: Vice President

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.
or PROJECT NO. PM 20412

OWNER'S MAILING ADDRESS:

901 Via Piemonte, Suite 175, Ontario, CA 91764

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF
SAN BERNARDINO THIS ____ DAY OF _____, 20____.

City Clerk of the City Council of the
City of San Bernardino

INSERT EXHIBIT A: BOUNDARY DESCRIPTION
(Provide Legal Description)

LEGAL DESCRIPTION

Real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

PARCEL A: (APNS: 0280-171-01-0-000, 0280-171-02-0-000, 0280-171-03-0-000, 0280-171-04-0-000, 0280-171-05-0-000; 0280-171-06-0-000, 0280-171-07-0-000, 0280-171-08-0-000, 0280-171-09-0-000, 0280-171-10-0-000, 0280-171-11-0-000, 0280-161-15-0-000, 0280-161-16-0-000, 0280-161-03-0-00, 0280-161-30-0-000, 0280-161-18-0-000, 0280-161-17-0-000, 0280-161-05-0-000, 0280-161-06-0-000, 0280-161-07-0-000, 0280-161-08-0-000, 0280-161-09-0-000, 0280-161-10-0-000, 0280-161-11-0-000, 0280-161-12-0-000, 0280-161-13-0-000 AND 0280-161-14-0-000)

PARCEL 1 OF PARCEL MAP NO. 20412, RECORDED DECEMBER 19, 2023, ON FILE IN BOOK 262, PAGES 62 THROUGH 66, INCLUSIVE, OF MAPS, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERALS OF EVERY KIND AND CHARACTER CONVEYED TO NORTEX MINERALS NO. 2, L.P., A TEXAS LIMITED PARTNERSHIP BY GRANT DEED RECORDED OCTOBER 22, 2018 AS INSTRUMENT NO. 2018-0436225 OF OFFICIAL RECORDS.

PARCEL B: (APNS: 0280-151-27-0-000 AND 0280-151-28-0-000)

PARCEL 2 OF PARCEL MAP NO. 20412, RECORDED DECEMBER 19, 2023, ON FILE IN BOOK 262, PAGES 62 THROUGH 66, INCLUSIVE, OF MAPS, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER CONVEYED TO NORTEX MINERALS NO. 2, L.P., A TEXAS LIMITED PARTNERSHIP BY GRANT DEED RECORDED SEPTEMBER 30, 2020 AS INSTRUMENT NO. 2020-0371078 OF OFFICIAL RECORDS.

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

(Please Provide a Current Parcel Map)

NUMBER OF PARCELS = 2
GROSS AREA = 15.668 ACRES
NET AREA = 15.234 ACRES

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

SHEET 1 OF 5 SHEETS

PARCEL MAP NO. 20412

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, 64, 65, 66, 67, 68, 69 AND THOSE PORTIONS OF LOTS 70, 71, 72 AND 73 OF TRACT 2228 VALLEY TRUCK FARMS NO. 4, AS PER MAP RECORDED IN BOOK 31, PAGE 95 OF MAPS; PARCEL 2 OF PARCEL MAP NO. 19921 AS PER MAP FILED IN BOOK 255, PAGES 1 THROUGH 4, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF ROLLINS WAY VACATED BY RESOLUTION NO. 2006-421, RECORDED DECEMBER 11, 2006 AS DOCUMENT NO. 2006-0854005, OF OFFICIAL RECORDS OF SAID COUNTY.

THIENES ENGINEERING, INC. BRIAN L. THIENES P.L.S. NO. 5750

DATE OF SURVEY: APRIL 2021
SUBDIVISION PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

AN EASEMENT
WE HEREBY DEDICATE TO THE CITY OF SAN BERNARDINO FOR STREET AND PUBLIC UTILITY PURPOSES: SOUTH LENA ROAD AND FOISY STREET AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF SAN BERNARDINO 3.25 FOOT WIDE EASEMENT FOR PEDESTRIAN PURPOSES AS SHOWN ON THIS MAP.

GWS#8 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Scott Morse its managing member

NAME: Scott Morse

TITLE: Vice President

BENEFICIARY STATEMENT:

COMERICA BANK, A TEXAS BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 27, 2022 AS INSTRUMENT NO. 2022-0197101, OF OFFICIAL RECORDS.

BY: Chris Young

PRINT NAME: Chris Young

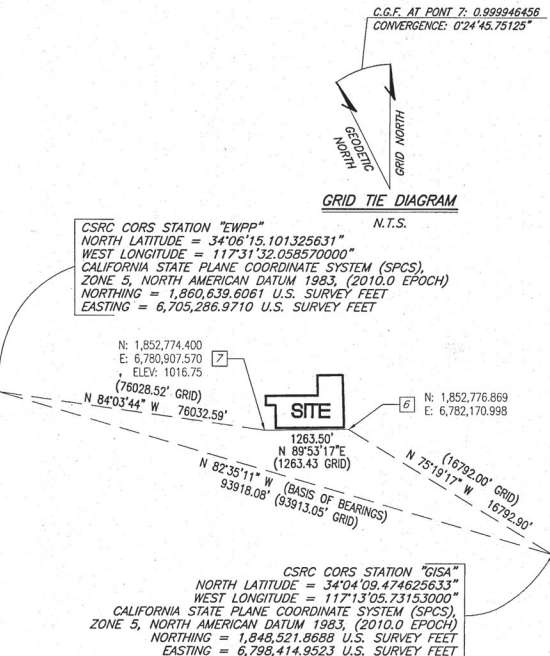
TITLE: Vice President

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "GISA" AND "EWPP" AS SHOWN HEREON (BASIS OF BEARINGS: N 82°35'11" W). ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS.

COORDINATES SHOWN ARE BASED ON NAD83, CCS83, ZONE 5, 2010.0 EPOCH, AS FURNISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND PUBLISHED WITH THE NATIONAL GEODETIC SURVEY (NGS). ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED, TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY A COMBINATION FACTOR 0.999946456 DERIVED LOCALLY AT FOUND [7] WITH A NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) GPS DERIVED ELEVATION OF 1016.75'.

THE CONVERGENCE ANGLE AT FOUND [7] IS 0°24'45.75125".



ACCURACY STATEMENT:

HORIZONTAL COORDINATES SHOWN HEREON MEET THE REQUIREMENTS OF THE CALIFORNIA COORDINATE SYSTEM, PUBLIC RESOURCES CODE 8801-8819, INCLUDING A LOCAL ACCURACY LEVEL OF 2 CENTIMETERS (0.06 FEET), CIRCULAR ERROR PROBABLE AT THE 95% CONFIDENCE LEVEL IN ACCORDANCE WITH THE FEDERAL GEOGRAPHIC DATA COMMITTEE "GEOSPATIAL POSITIONING ACCURACY STANDARD, PART 2, GEODETIC CONTROL NETWORKS", FGDC-STD-007.2-1998.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GWS#8 DEVELOPMENT, LLC IN APRIL, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BY NOVEMBER 7, 2025 AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Brian L. Thienes DATED: 11/20/ 2023
BRIAN L. THIENES
P.L.S. NO. 5750

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF SAN BERNARDINO MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

Azzam Jabseh DATED: 12/11/ 2023
AZZAM JABSEH, RCE 61198
ACTING CITY ENGINEER

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

David W. Krommhoek DATED: 12/10/23 2023
DAVID W. KROMMHOEK, PLS 9455
CONTRACT CITY SURVEYOR

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

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS, NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 0 V OR

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

BY: Paula DATED: December 15, 2023
DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 0 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES, (STATE, COUNTY, MUNICIPAL OR LOCAL) AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

BY: Paula DATED: December 15, 2023
DEPUTY

ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN BERNARDINO, PURSUANT TO AUTHORITY CONFERRED BY SECTION 19.02.040(G)(H) OF THE CITY OF SAN BERNARDINO DEVELOPMENT CODE, HEREBY APPROVES THIS MAP AND ACCEPTS THE OFFER OF DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES OF SOUTH LENA ROAD AND FOISY STREET AND THE EASEMENT FOR PEDESTRIAN PURPOSES AS SHOWN ON THIS PARCEL MAP.

DATED: 12/11/23

Azzam Jabseh
AZZAM JABSEH, RCE 61198
ACTING CITY ENGINEER

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2023-0312032, this 15th day of December, 2023, at 2:00 P.m., in Book 262 of Parcel Maps at Pages 62-66, at the request of FIRST AMERICAN TITLE COMPANY in the amount of \$ 19.00.

Chris Wilhite
Assessor-Recorder
San Bernardino County

by: Chris Wilhite
Deputy Recorder

SEE SHEET 2 FOR SIGNATURE OMISSIONS
SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS

PARCEL MAP NO. 20412

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, 64, 65, 66, 67, 68, 69 AND THOSE PORTIONS OF LOTS 70, 71, 72 AND 73 OF TRACT 2228 VALLEY TRUCK FARMS NO. 4, AS PER MAP RECORDED IN BOOK 31, PAGE 95 OF MAPS; PARCEL 2 OF PARCEL MAP NO. 19921 AS PER MAP FILED IN BOOK 255, PAGES 1 THROUGH 4, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF ROLLINS WAY VACATED BY RESOLUTION NO. 2006-421, RECORDED DECEMBER 11, 2006 AS DOCUMENT NO. 2006-0854005, OF OFFICIAL RECORDS OF SAID COUNTY.

THIENES ENGINEERING, INC. BRIAN L. THIENES P.L.S. NO. 5750

DATE OF SURVEY: APRIL 2021
SUBDIVISION PURPOSES

LEGEND:

- () INDICATES RECORD PER MAP REFERENCE.
● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES SET 2"x30" IRON PIPE, TAGGED "LS 5750", DOWN 12" AT BOUNDARY CORNERS AND 1"x30" IRON PIPE, TAGGED "LS 5750", DOWN 12" AT ALL LOT CORNERS.

SFN SEARCHED, FOUND NOTHING

NOTE:

IN THE EVENT THE ABOVE TYPE OF MONUMENT CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCES, THEN A GIN SPIKE AND WASHER STAMPED "LS 5750" WILL BE SET FLUSH IN ASPHALT SURFACE OF 2" OR MORE IN THICKNESS OR A LEAD & TACK, TAGGED 5750" WILL BE SET FLUSH IN CONCRETE.

MAP REFERENCES:

R1	RECORD OF SURVEY NO. 10-078	R.S.B. 145/71
R2	MAP OF THE SURVEY OF RANCHO SAN BERNARDINO	M.B. 7/2
R3	TRACT NO. 2980	M.B. 41/50
R4	TRACT NO. 2228 VALLEY TRUCK FARMS NO. 4	M.B. 31/95
R5	RECORD OF SURVEY 06-297	R.S.B. 149/7
R6	PARCEL MAP NO. 19921	P.M.B. 255/1-4
R7	TRACT NO. 2194 VALLEY TRUCK FARMS NO. 2	M.B. 31/73
R8	PARCEL MAP NO. 19914	P.M.B. 252/75-77
R9	PARCEL MAP NO. 20189	P.M.B. 257/31-34
D1	DOC. NO. 2013-0402008	REC. 9/12/2013
D2	DOC. NO. 2010-0472912	REC. 11/15/2010

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 Orange ss

ON November 21, 2023 BEFORE ME Alissa Welch NOTARY PUBLIC.
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Scott Morfe
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 ON 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:

Alissa Welch 2423430
SIGNATURE MY COMMISSION NUMBER
Alissa Welch MY COMMISSION EXPIRES 10/25/26
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN: Orange COUNTY.

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 TEXAS
COUNTY OF Dallas ss

ON 11/29/2023 BEFORE ME Chris Young E. NOTARY
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Chris Young
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 ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

Chris Young 1210694-5
SIGNATURE MY COMMISSION NUMBER
Chris Young MY COMMISSION EXPIRES 04/11/25
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN: Dallas COUNTY.

MONUMENT & ESTABLISHMENT NOTES:

1. FOUND 1" IRON PIPE TAGGED "SBCO SURVEY", FLUSH, PER R.S.B. 129/52; ACCEPTED AS THE CENTERLINE INTERSECTION OF CENTRAL AVENUE AND FOISY STREET (NORTH).
2. FOUND 1" IRON PIPE, TAGGED "LS 5750", FLUSH, PER R6. ACCEPTED AS THE NORTHEAST CORNER PARCEL 2 OF R6 AT POINT ON WEST LINE OF LENA ROAD, 50' HALFWIDTH.
3. FOUND 1" IRON PIPE, TAGGED "LS 5750", FLUSH, PER R6. ACCEPTED AS THE SOUTHWEST CORNER PARCEL 2 OF R6 AT POINT ON WEST LINE OF LENA ROAD, 50' HALFWIDTH.
4. FOUND 1" IRON PIPE, TAGGED "LS 5750", FLUSH, PER R6. ACCEPTED AS THE SOUTHWEST CORNER PARCEL 2 OF R6 AT POINT ON NORTH LINE OF R4.
5. FOUND 1" IRON PIPE, TAGGED "LS 6334" PER R1, FLUSH; ACCEPTED AS EC IN THE CENTERLINE OF LENA ROAD.
6. FOUND 1" IRON PIPE, TAGGED "LS 6334" PER R1, FLUSH; ACCEPTED AS THE CENTERLINE INTERSECTION OF NORMAN ROAD AND LENA ROAD.
7. FOUND RAILROAD SPIKE PER R1, FLUSH; ACCEPTED AS POINT ON THE CENTERLINE OF NORMAN ROAD BEING N 89°53'17" E 5.03' EASTERLY FROM THE INTERSECTION OF NORMAN ROAD AND FOISY STREET ROAD AS SHOWN ON COUNTY OF SAN BERNARDINO CORNER RECORD 100/67 AND R5.
8. FOUND 1" IRON PIPE, TAGGED "LS 5750", FLUSH, PER R6. ACCEPTED AS THE NORTHWEST CORNER PARCEL 2 OF R6.
9. S.F.N.; ESTABLISHED THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE CENTERLINE OF FOISY STREET PER R4. ESTABLISHED AT RECORD DISTANCE OF 9.08' EASTERLY OF AND ALONG THE CENTERLINE OF CENTRAL AVENUE PER R5.
10. FOUND 1" IRON PIPE WITH TACK, NO REFERENCE, 0.26' SOUTH OF THE NORTH LINE OF R4.
11. S.F.N.; CENTERLINE INTERSECTION OF (VACATED) ROLLINS WAY AND NORMAN ROAD; ESTABLISHED BY HOLDING RECORD DISTANCE OF 450.35' WESTERLY FROM [6] PER R1 & R5.
12. ESTABLISHED CENTERLINE FOISY STREET PER CORNER RECORD 100/067 & R7, AND ITS SOUTHERLY PROLONGATION BETWEEN [14] AND 5.03' WESTERLY OF [7], BEING THE CENTER OF 40' TOTAL WIDTH R/W AS SHOWN ON R7.
13. ESTABLISHED CENTERLINE ROLLINS WAY BEING PARALLEL WITH [12] PER R4.
14. S.F.N.; ESTABLISHED INTERSECTION CENTRAL AVENUE AND FOISY STREET (SOUTH) AS SHOWN ON R5 AND CORNER RECORD 100/067 AT RECORD DISTANCE OF 4.60' EASTERLY OF [7] AND ALONG THE CENTERLINE OF CENTRAL AVENUE.
15. NORTH LINE OF R4; ESTABLISHED PARALLEL TO CENTERLINE NORMAN ROAD HOLDING A RECORD DISTANCE OF 504.31' NORTH OF THE NORTH RIGHT-OF-WAY OF NORMAN ROAD PER R4, AND PASSING THROUGH [3] AND [4].
16. WIDTH OF LOTS 69-73 OF R4 ESTABLISHED AT RECORD DISTANCES PER R4.
17. EAST LINE OF LOTS 30-34 OF R4; ESTABLISHED HOLDING RECORD DISTANCE OF 400' FROM EAST RIGHT-OF-WAY OF ROLLINS WAY (VACATED).
18. ESTABLISHED CENTERLINE FOISY ROAD PER R4 AND ITS NORTHERLY PROLONGATION ESTABLISHED BETWEEN [7] AND [9].
19. SOUTHERLY LINE OF THE NORTHERLY 45.00' OF LOT 70 OF R4; ESTABLISHED PER D1.
20. EASTERLY LINE OF THE WEST 150.00' OF LOTS 70-73 OF R4; ESTABLISHED PER D2.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

JOSEPH S. PRENDERGAST, HOLDER OF AN EASEMENT FOR DISTRIBUTING IRRIGATING WATER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 1939 AS BOOK 1332, PAGE 296 OF OFFICIAL RECORDS. LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD.

PETER HELD, HOLDER OF AN EASEMENT FOR RIGHT OF WAY OVER AND ACROSS THE WEST 25 FEET OF LOT 12 OF TRACT NO. 2980, RECORDED IN BOOK 41, PAGE 50 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, FOR THE PURPOSE OF CLEANING THE DITCH RECORDED JANUARY 20, 1948, IN BOOK 2109, PAGE 230 OF OFFICIAL RECORDS.

TIPPECANOE WATER COMPANY, A PARTNERSHIP, HOLDER OF AN EASEMENT FOR PIPE LINES AND RIGHTS INCIDENTAL THERETO, RECORDED JANUARY 29, 1951 IN BOOK 2709, PAGE 112 OF OFFICIAL RECORDS. LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD. LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD.

CITY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 2009 AS INSTRUMENT NO. 2009-0429710 OF OFFICIAL RECORDS.

CWS#6 DEVELOPMENT, LLC, HOLDER OF AN EASEMENT FOR STORM WATER, RECORDED OCTOBER 16, 2020 AS DOCUMENT NO. 2020-0398335, OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR AN ELECTRICAL LINE, RECORDED APRIL 14, 1962 AS BOOK 3675, PAGE 846, OFFICIAL RECORDS.

CITY OF SAN BERNARDINO, HOLDER OF AN EASEMENT FOR PUBLIC ROAD PURPOSES FOR VALLEY VIEW AVENUE PER TRACT NO. 2980, RECORDED IN BOOK 41, PAGE 50 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT WAS PARTIALLY ABANDONED BY PARCEL MAP NO. 19921 RECORDED IN BOOK 255, PAGES 1 THROUGH 4, INCLUSIVE, OF PARCEL MAPS.

NOTE:

1. SEE SHEET 1 FOR BASIS OF BEARINGS.

NUMBER OF PARCELS = 2
GROSS AREA = 15.668 ACRES
NET AREA = 15.234 ACRES

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

SHEET 3 OF 5 SHEETS

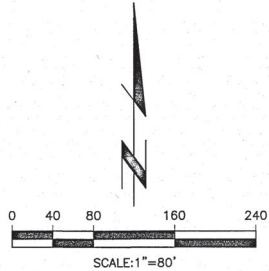
PARCEL MAP NO. 20412

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, 64, 65, 66, 67, 68, 69 AND THOSE PORTIONS OF LOTS 70, 71, 72 AND 73 OF TRACT 2228 VALLEY TRUCK FARMS NO. 4, AS PER MAP RECORDED IN BOOK 31, PAGE 95 OF MAPS; PARCEL 2 OF PARCEL MAP NO. 19921 AS PER MAP FILED IN BOOK 255, PAGES 1 THROUGH 4, INCLUSIVE; OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF ROLLINS WAY VACATED BY RESOLUTION NO. 2006-421, RECORDED DECEMBER 11, 2006 AS DOCUMENT NO. 2006-0854005, OF OFFICIAL RECORDS OF SAID COUNTY.

THIENES ENGINEERING, INC. BRIAN L. THIENES P.L.S. NO. 5750

DATE OF SURVEY: APRIL 2021
SUBDIVISION PURPOSES

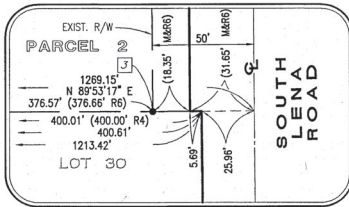
RECORD OF SURVEY
NO. 10-078
R.S.B. 145/7-1



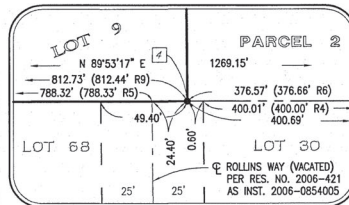
P.M. NO. 19914
P.M.B. 252/75-77
TRACT NO. 2194
M.B. 31/74

NOTE:

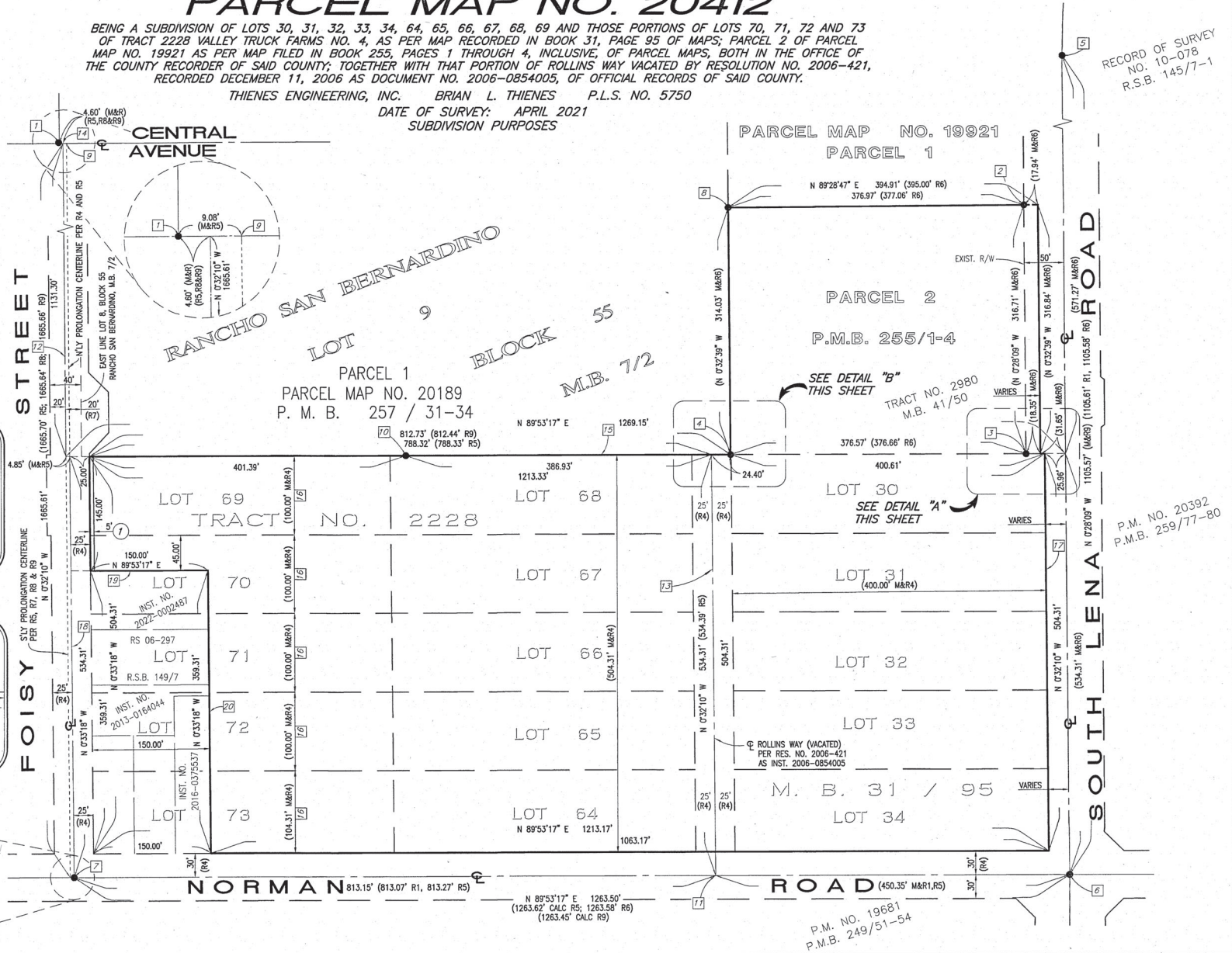
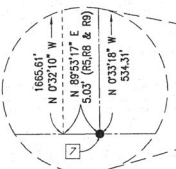
1. SEE SHEET 1 OF BASIS OF BEARINGS.
2. SEE SHEET 2 FOR MONUMENT AND ESTABLISHMENT NOTES.
3. SEE SHEET 4 AND 5 FOR EXISTING AND DEDICATED EASEMENTS.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



P.M. NO. 20392
P.M.B. 259/77-80

P.M. NO. 19681
P.M.B. 249/51-54

NUMBER OF PARCELS = 2
GROSS AREA = 15.668 ACRES
NET AREA = 15.234 ACRES

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

SHEET 4 OF 5 SHEETS

PARCEL MAP NO. 20412

BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, 64, 65, 66, 67, 68, 69 AND THOSE PORTIONS OF LOTS 70, 71, 72 AND 73 OF TRACT 2228 VALLEY TRUCK FARMS NO. 4, AS PER MAP RECORDED IN BOOK 31, PAGE 95 OF MAPS; PARCEL 2 OF PARCEL MAP NO. 19921 AS PER MAP FILED IN BOOK 255, PAGES 1 THROUGH 4, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF ROLLINS WAY VACATED BY RESOLUTION NO. 2006-421, RECORDED DECEMBER 11, 2006 AS DOCUMENT NO. 2006-0854005, OF OFFICIAL RECORDS OF SAID COUNTY.

THIENES ENGINEERING, INC. BRIAN L. THIENES P.L.S. NO. 5750

DATE OF SURVEY: APRIL 2021
SUBDIVISION PURPOSES

EXISTING EASEMENTS:

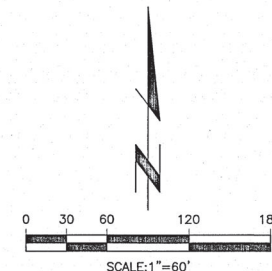
- ① AN EASEMENT IN FAVOR OF PETER HELD, FOR RIGHT OF WAY OVER AND ACROSS THE WEST LOT 12 PER R3 FOR THE PURPOSE OF CLEANING THE DITCH RECORDED JANUARY 20, 1948, IN BOOK 2109, PAGE 230 OF OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION FOR STREET AND HIGHWAY PURPOSES APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 2009 AS INSTRUMENT NO. 2009-0429710 OF OFFICIAL RECORDS.
- ③ PORTION OF EXISTING VALLEY VIEW AVENUE AS DEDICATED ON TRACT NO. 2980, M.B. 41/50, LEFT IN EFFECT AFTER THE ABANDONMENT OF SAID VALLEY VIEW AVENUE PER PARCEL MAP NO. 19921, P.M.B. 255/1-4.
- ④ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR AN ELECTRICAL LINE, RECORDED APRIL 14, 1962 AS BOOK 5675, PAGE 846 OF OFFICIAL RECORDS.

DEDICATED EASEMENTS:

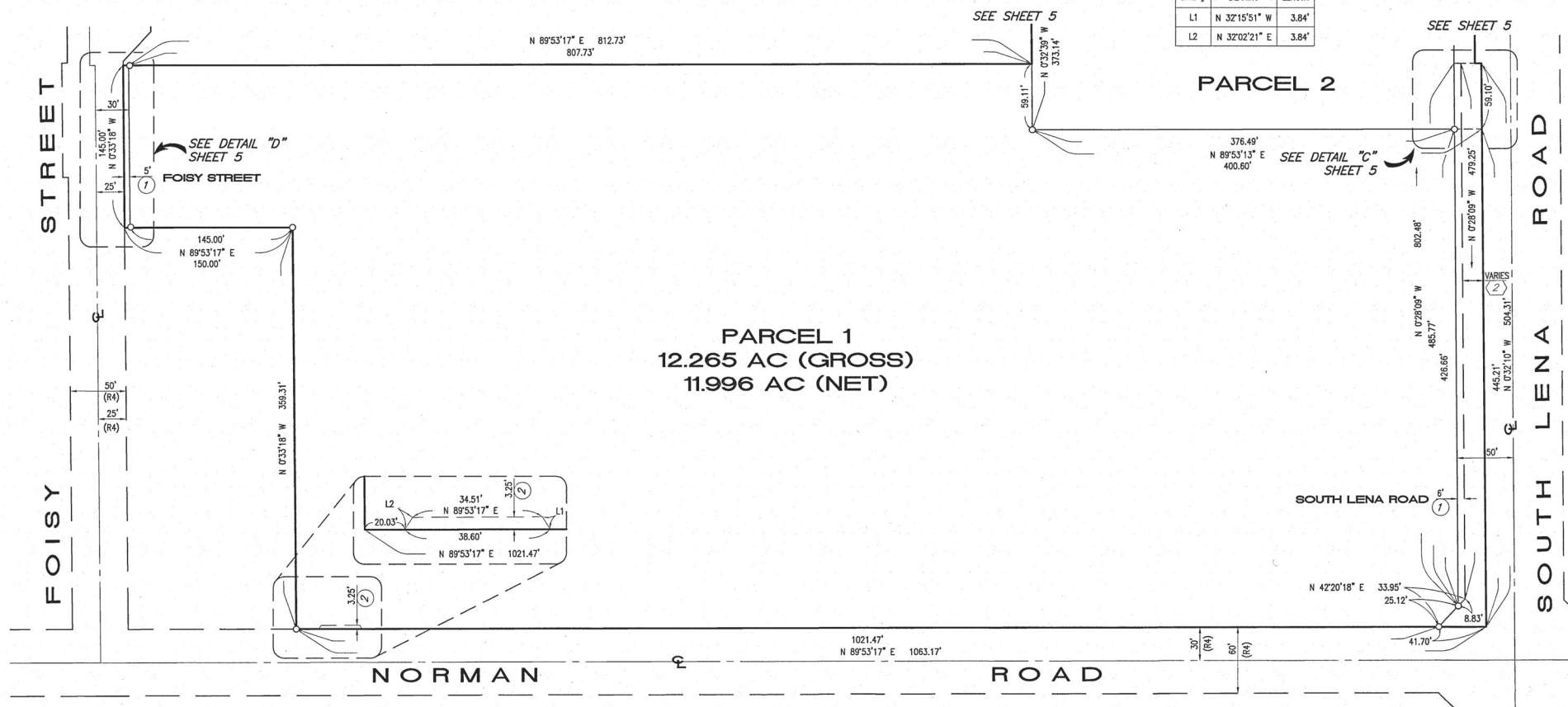
- ① AN EASEMENT TO THE CITY OF SAN BERNARDINO FOR STREET AND PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- ② AN EASEMENT TO THE CITY OF SAN BERNARDINO FOR PEDESTRIAN PURPOSES DEDICATED HEREON.

NOTE:

1. SEE SHEET 1 OF BASIS OF BEARINGS.
2. SEE SHEET 2 FOR MONUMENT AND ESTABLISHMENT NOTES.



THIS SHEET ONLY		
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 32°15'51" W	3.84'
L2	N 32°02'21" E	3.84'



NUMBER OF PARCELS = 2
GROSS AREA = 15.668 ACRES
NET AREA = 15.234 ACRES

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

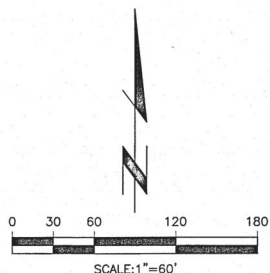
SHEET 5 OF 5 SHEETS

PARCEL MAP NO. 20412

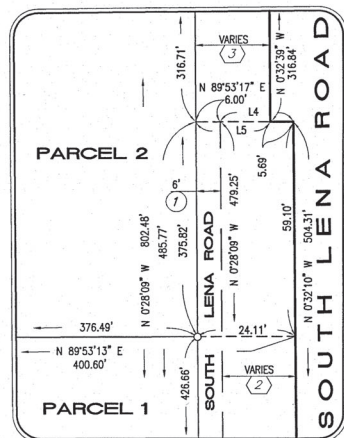
BEING A SUBDIVISION OF LOTS 30, 31, 32, 33, 34, 64, 65, 66, 67, 68, 69 AND THOSE PORTIONS OF LOTS 70, 71, 72 AND 73 OF TRACT 2228 VALLEY TRUCK FARMS NO. 4, AS PER MAP RECORDED IN BOOK 31, PAGE 95 OF MAPS; PARCEL 2 OF PARCEL MAP NO. 19921 AS PER MAP FILED IN BOOK 255, PAGES 1 THROUGH 4, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF ROLLINS WAY VACATED BY RESOLUTION NO. 2006-421, RECORDED DECEMBER 11, 2006 AS DOCUMENT NO. 2006-0854005, OF OFFICIAL RECORDS OF SAID COUNTY.

THIENES ENGINEERING, INC. BRIAN L. THIENES P.L.S. NO. 5750

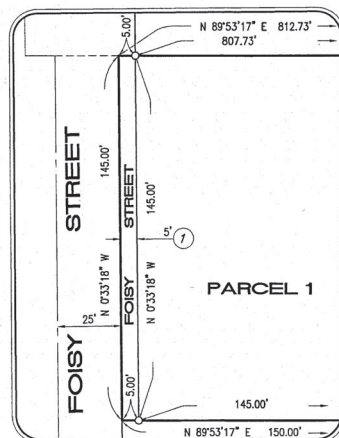
DATE OF SURVEY: APRIL 2021
SUBDIVISION PURPOSES



THIS SHEET ONLY		
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°46'18" E	25.00'
L2	N 0°32'39" W	100.38'
L3	N 89°53'17" E	25.00'
L4	N 89°53'17" E	18.04'
L5	N 89°53'17" E	18.35'

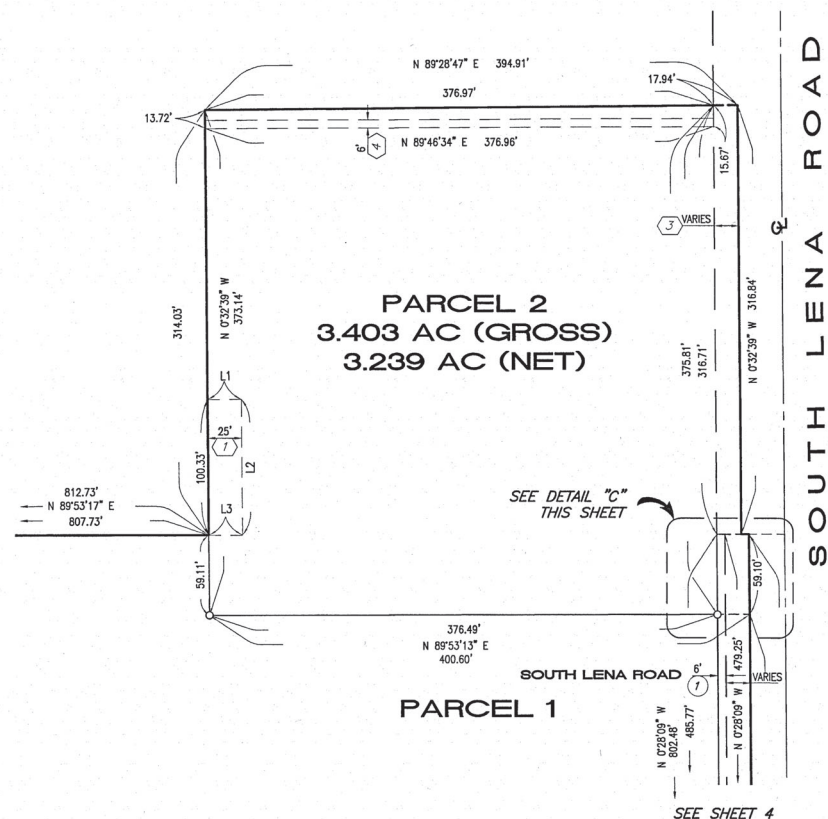


DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.

SEE SHEET 4



NOTE:

1. SEE SHEET 1 OF BASIS OF BEARINGS.
2. SEE SHEET 2 FOR MONUMENT AND ESTABLISHMENT NOTES.
3. SEE SHEET 4 FOR EXISTING AND DEDICATED EASEMENTS.