

PARCEL MAP NO. 39353

BEING A SUBDIVISION OF PARCEL 22, OF PARCEL MAP NO. 19582-2 AS SHOWN BY MAP ON FILE IN BOOK 147, PAGES 3 THROUGH 6, INCLUSIVE OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN RANCHO TEMECULA SECTION 35, TOWNSHIP 7 SOUTH, RANGE 3 WEST

FOR CONDOMINIUM PURPOSES

DRC ENGINEERING, INC. SEPTEMBER, 2025

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026 AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ AT THE REQUEST OF THE CLERK OF THE CITY OF TEMECULA
NO. _____
FEE: _____

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY

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.

DUNBAR ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

BENEFICIARY STATEMENT

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 15, 2025 AS DOCUMENT NO. 2025-0258322, OF OFFICIAL RECORDS.

BY: _____

NAME: _____

ITS: _____

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

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 \$ _____.

DATED: _____, 20____

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF 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.

DATED: _____, 20____

CASH OR SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

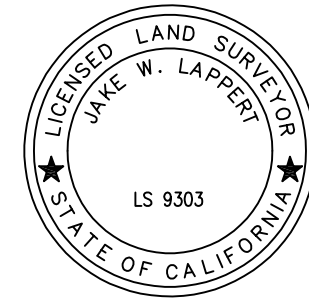
BY: _____, DEPUTY

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 NELSON AND NELSON PROPERTIES ONE, INC. IN SEPTEMBER, 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____

JAKE W. LAPPERT
L.S. 9303
EXPIRES 09/30/2026

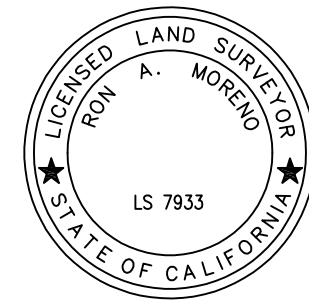


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF FOUR (4) SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION, THAT ALL THE PROVISIONS OF APPLICABLE STATE LAW AND THE CITY REGULATIONS HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2026.

RON A. MORENO, PLS 7933
CITY ENGINEER, CITY OF TEMECULA



CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY ITS CITY CLERK, RANDI JOHL HEREBY APPROVES THIS PARCEL MAP.

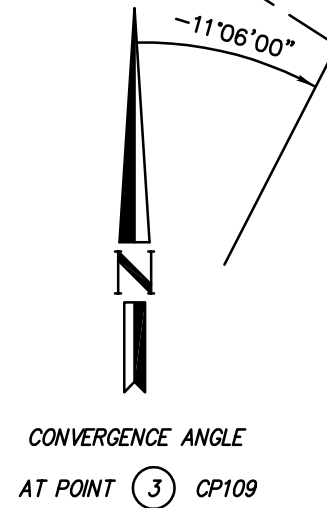
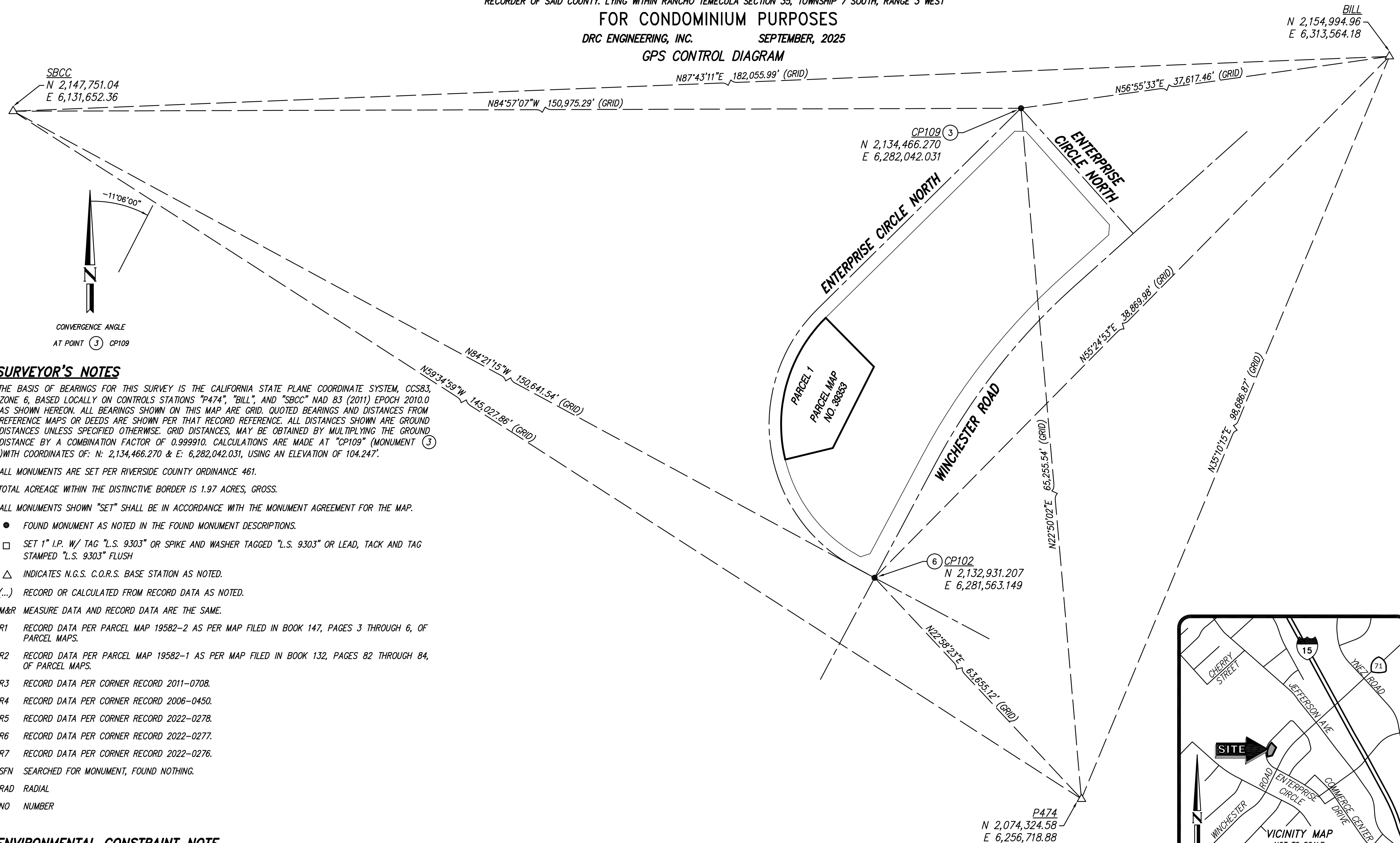
DATED: _____, 20____

RANDI JOHL
CITY CLERK, CITY OF TEMECULA

PARCEL MAP NO. 39353

BEING A SUBDIVISION OF PARCEL 22, OF PARCEL MAP NO. 19582-2 AS SHOWN BY MAP ON FILE IN BOOK 147, PAGES 3 THROUGH 6, INCLUSIVE OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. LYING WITHIN RANCHO TEMECULA SECTION 35, TOWNSHIP 7 SOUTH, RANGE 3 WEST

FOR CONDOMINIUM PURPOSES
DRC ENGINEERING, INC. SEPTEMBER, 2025
GPS CONTROL DIAGRAM



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROLS STATIONS "P474", "BILL", AND "SBCC" NAD 83 (2011) EPOCH 2010.0 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE 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 0.999910. CALCULATIONS ARE MADE AT "CP109" (MONUMENT (3)) WITH COORDINATES OF: N: 2,134,466.270 & E: 6,282,042.031, USING AN ELEVATION OF 104.247.

ALL MONUMENTS ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.

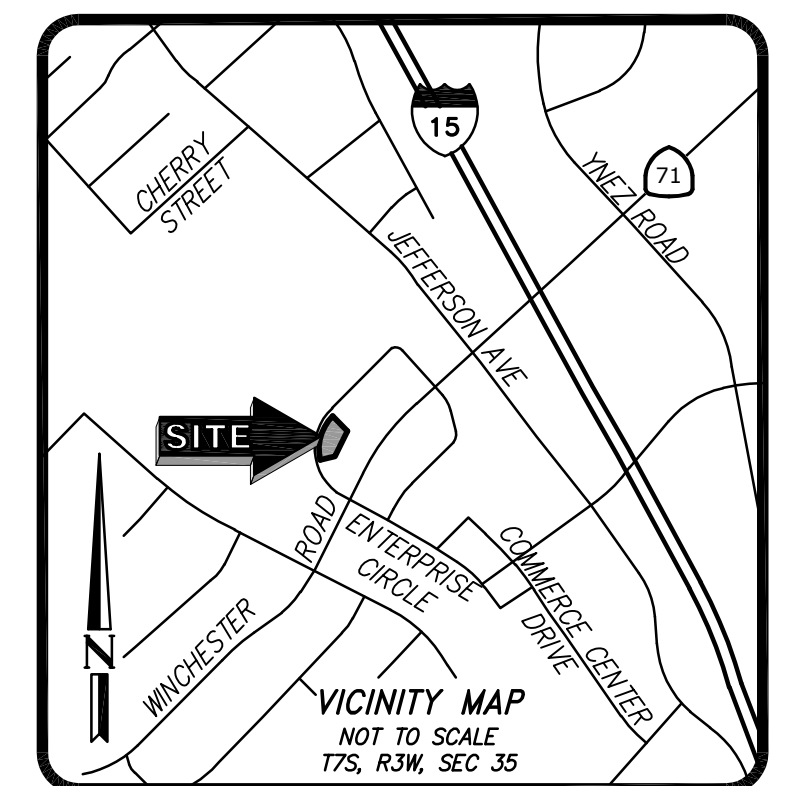
TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 1.97 ACRES, GROSS.

ALL MONUMENTS SHOWN "SET" SHALL BE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.

- FOUND MONUMENT AS NOTED IN THE FOUND MONUMENT DESCRIPTIONS.
- SET 1" I.P. W/ TAG "L.S. 9303" OR SPIKE AND WASHER TAGGED "L.S. 9303" OR LEAD, TACK AND TAG STAMPED "L.S. 9303" FLUSH
- △ INDICATES N.G.S. C.O.R.S. BASE STATION AS NOTED.
- (...) RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
- M&R MEASURE DATA AND RECORD DATA ARE THE SAME.
- R1 RECORD DATA PER PARCEL MAP 19582-2 AS PER MAP FILED IN BOOK 147, PAGES 3 THROUGH 6, OF PARCEL MAPS.
- R2 RECORD DATA PER PARCEL MAP 19582-1 AS PER MAP FILED IN BOOK 132, PAGES 82 THROUGH 84, OF PARCEL MAPS.
- R3 RECORD DATA PER CORNER RECORD 2011-0708.
- R4 RECORD DATA PER CORNER RECORD 2006-0450.
- R5 RECORD DATA PER CORNER RECORD 2022-0278.
- R6 RECORD DATA PER CORNER RECORD 2022-0277.
- R7 RECORD DATA PER CORNER RECORD 2022-0276.
- SFN SEARCHED FOR MONUMENT, FOUND NOTHING.
- RAD RADIAL
- NO NUMBER

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT STREET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA, IN ECS BOOK _____, PAGE _____. THIS AFFECTS ALL PARCELS.



NOTES

SEE SHEET 2 FOR GPS CONTROL DIAGRAM AND VICINITY MAP.

FOUND MONUMENT DESCRIPTIONS

- ① FOUND GEAR SPIKE AND WASHER STAMPED "L.S. 5758", PER R3, DOWN 0.15'.
- ② FOUND 3/4" IRON PIPE, NO PLUG, PER R4, DOWN 0.2'.
- ③ FOUND SPIKE, NO TAG, PER R5, FLUSH.
- ④ FOUND GEAR SPIKE AND WASHER STAMPED "L.S. 5411", PER R6, FLUSH.
- ⑤ FOUND 1" IRON PIPE, PER R7, DOWN 0.3', FLUSH, DISTURBED. SAID MONUMENT IS LOCATED S81°33'12"W, 0.29 FEET FROM CENTERLINE BEGINNING OF CURVE OF ENTERPRISE CIRCLE NORTH. SAID BEGINNING OF CURVE ESTABLISHED BY TIES PER R7.
- ⑥ FOUND 1 1/4" IRON PIPE, NO TAG, PER R1, DOWN 0.35', FLUSH.
- ⑦ FOUND GEAR SPIKE AND WASHER STAMPED "L.S. 5411", NO REFERENCE, FLUSH. ACCEPTED AS CENTERLINE BEGINNING OF CURVE OF WINCHESTER ROAD.
- ⑧ FOUND LEAD, TACK AND TAG STAMPED "L.S. 4547", NO REFERENCE. ACCEPTED AS CENTERLINE END OF CURVE OF WINCHESTER ROAD.
- ⑨ SNF - ESTABLISHED THE CENTERLINE INTERSECTION OF WINCHESTER ROAD AND ENTERPRISE CIRCLE NORTH BY INTERSECTION.
- ⑩ SNF - ESTABLISHED THE PROPERTY CORNER BY PRORATION PER R1.
- ⑪ FOUND RAMSET NAIL & TAG "L.S. 3163", PER R6. SAID MONUMENT IS LOCATED A DISTANCE OF 10.91' NORTHWESTERLY OF PROLONGATION OF THE NORTHEAST LINE FROM THE NORTHEAST CORNER OF PARCEL 1.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROLS STATIONS "P474", "BILL", AND "SBCC" NAD 83 (2011) EPOCH 2010.0 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE 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 0.999910. CALCULATIONS ARE MADE AT "CP109" (MONUMENT ③) WITH COORDINATES OF: N: 2,134,466.270 & E: 6,282,042.031, USING AN ELEVATION OF 104.247'.

ALL MONUMENTS ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.

TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 1.97 ACRES, GROSS.

ALL MONUMENTS SHOWN "SET" SHALL BE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.

- FOUND MONUMENT AS NOTED IN THE FOUND MONUMENT DESCRIPTIONS.
- SET 1" I.P. W/ TAG "L.S. 9303" OR SPIKE AND WASHER TAGGED "L.S. 9303" OR LEAD, TACK AND TAG STAMPED "L.S. 9303" FLUSH
- △ INDICATES N.G.S. C.O.R.S. BASE STATION AS NOTED.
- (...) RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
- M&R MEASURE DATA AND RECORD DATA ARE THE SAME.
- R1 RECORD DATA PER PARCEL MAP 19582-2 AS PER MAP FILED IN BOOK 147, PAGES 3 THROUGH 6, OF PARCEL MAPS.
- R2 RECORD DATA PER PARCEL MAP 19582-1 AS PER MAP FILED IN BOOK 132, PAGES 82 THROUGH 84, OF PARCEL MAPS.
- R3 RECORD DATA PER CORNER RECORD 2011-0708.
- R4 RECORD DATA PER CORNER RECORD 2006-0450.
- R5 RECORD DATA PER CORNER RECORD 2022-0278.
- R6 RECORD DATA PER CORNER RECORD 2022-0277.
- R7 RECORD DATA PER CORNER RECORD 2022-0276.
- SFN SEARCHED FOR MONUMENT, FOUND NOTHING.
- RAD RADIAL

P.M.B. PARCEL MAP BOOK
NO. NUMBER
EC EXAGGERATED FOR CLARITY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°33'12"W	0.29'

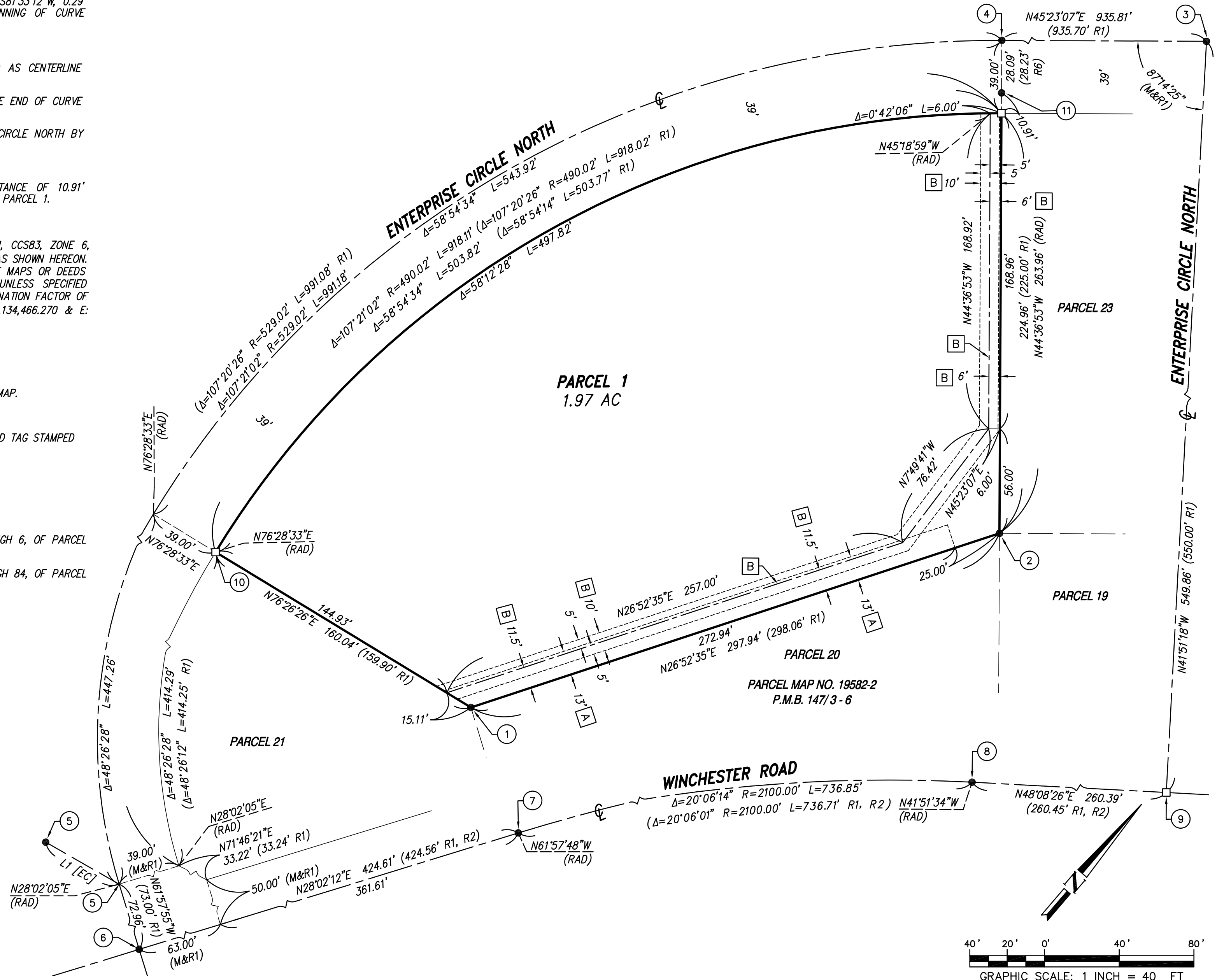
EASEMENT NOTES

- A INDICATES AN EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES AND RIGHT INCIDENTAL THERETO AS SET FORTH BY DOCUMENT RECORDED AUGUST 16, 1989 AS DOCUMENT NO. 1989-277430, OF OFFICIAL RECORDS.
- B INDICATES THE CENTERLINE OF A 10.00' WIDE EASEMENT FOR STORM DRAIN PURPOSES AND RIGHT INCIDENTAL THERETO AS SET FORTH BY DOCUMENT RECORDED AUGUST 16, 1989 AS DOCUMENT NO. 1989-277431, OF OFFICIAL RECORDS.

PARCEL MAP NO. 39353

BEING A SUBDIVISION OF PARCEL 22, OF PARCEL MAP NO. 19582-2 AS SHOWN BY MAP ON FILE IN BOOK 147, PAGES 3 THROUGH 6, INCLUSIVE OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. LYING WITHIN RANCHO TEMECULA SECTION 35, TOWNSHIP 7 SOUTH, RANGE 3 WEST

FOR CONDOMINIUM PURPOSES
DRC ENGINEERING, INC. SEPTEMBER, 2025
BOUNDARY ESTABLISHMENT, PARCEL DETAIL,
EASEMENT DETAIL



ENVIRONMENTAL CONSTRAINT SHEET

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

PARCEL MAP NO. 39353

BEING A SUBDIVISION OF PARCEL 22, OF PARCEL MAP NO. 19582-2 AS SHOWN BY MAP ON FILE IN BOOK 147, PAGES 3 THROUGH 6, INCLUSIVE OF PARCEL MAPS, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. LYING WITHIN RANCHO TEMECULA SECTION 35, TOWNSHIP 7 SOUTH, RANGE 3 WEST

FOR CONDOMINIUM PURPOSES

DRC ENGINEERING, INC. SEPTEMBER, 2025
BOUNDARY ESTABLISHMENT, PARCEL DETAIL,
EASEMENT DETAIL

ENVIRONMENTAL CONSTRAINT NOTES

- THIS PROPERTY IS LOCATED WITHIN 30 MILES OF MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL COMPLY WITH THE CALIFORNIA INSTITUTE OF TECHNOLOGY, PALOMAR OBSERVATORY RECOMMENDATIONS, ORDINANCE NO. 655.

