

TRACT MAP NO. 39406

BEING A SUBDIVISION OF LOTS 6 AND 7 OF TRACT MAP NO. 16,178-1, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 127, PAGES 22 THROUGH 24 OF MAPS, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

FOR CONDOMINIUM PURPOSES

KPFF CONSULTING ENGINEERS

SEPTEMBER 2025

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____M. IN BOOK _____ OF MAPS,
AT PAGES _____, AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF TEMECULA.
NO. _____
FEE _____

PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE BY:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

TEMECULA NF PROP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: _____
TITLE: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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 _____ }SS

ON _____ BEFORE ME, _____
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 AND OFFICIAL SEAL.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

BASIS OF BEARINGS

THE BEARING OF N34°16'35"W ALONG THE CENTERLINE OF COMMERCE CENTER DRIVE AS SHOWN ON THE MAP OF TRACT NO. 16,178-1, AS FILED IN MAP BOOK 127, PAGES 22 & 24, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES

- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 20, 1922 IN BOOK 570 OF DEEDS, PAGE 416. IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY (NOT PLOTTABLE)
- AN EASEMENT FOR A RIGHT OF WAY, WITH THE RIGHT TO ERECT AND MAINTAIN TOWERS OR OTHER SUPPORTS, WITH WIRES AND FIXTURES THEREON NECESSARY FOR THE PURPOSES OF SAID POWER COMPANY, AND TO CLEAR, GRADE AND KEEP SAME FREE FROM BRUSH AND WOOD GROWTH TO SUCH A WIDTH AS MAY BE NECESSARY FOR PROTECTION FROM FIRE, ACROSS THAT CERTAIN PROPERTY AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1922 IN BOOK 571 OF DEEDS, PAGE 157. IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY (NOT PLOTTABLE)
- AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES, RECORDED JUNE 26, 1928 IN BOOK 772 OF DEEDS, PAGE 105. IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY (NOT PLOTTABLE)
- AN EASEMENT FOR SEWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 11, 1982 AS INSTRUMENT NO. 8225743 OF OFFICIAL RECORDS. IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1982 AS INSTRUMENT NO. 82-182332 OF OFFICIAL RECORDS. IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION

SURVEYOR'S STATEMENT

I, CHRISTOPHER M. JONES, A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TEMECULA NF PROP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN SEPTEMBER 2025. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.



CHRISTOPHER JONES, P.L.S. NO. 8193 _____ DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP IS CONSISTING OF 2 SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION.

ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

RON A. MORENO, L.S. 7933 _____ DATE _____
CITY ENGINEER
CITY OF TEMECULA

CITY CLERK'S CERTIFICATE

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

DATED: _____, 20____

RANDI JOHL
CITY CLERK, CITY OF TEMECULA

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____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

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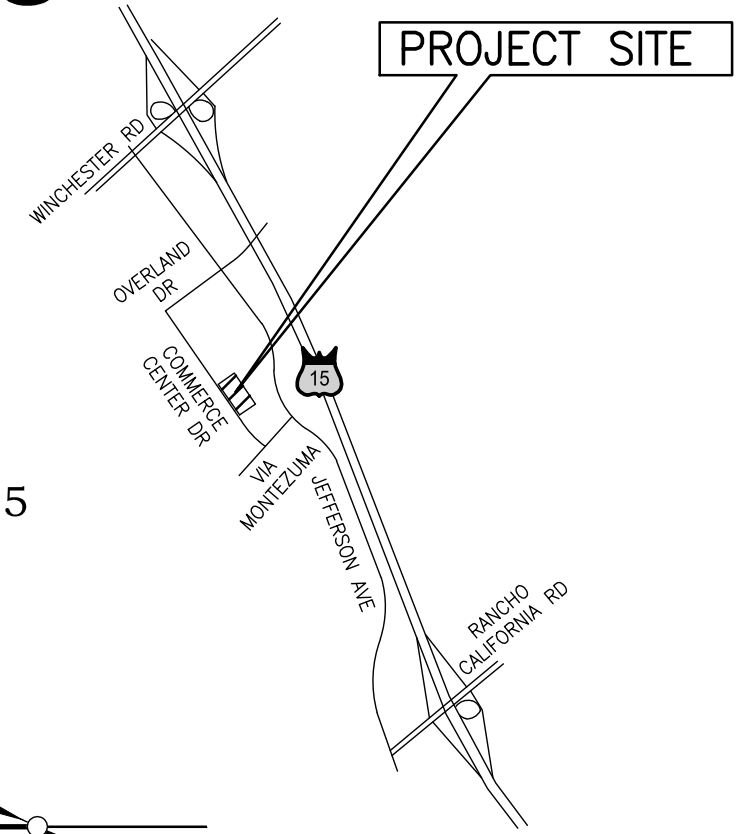
FOR CONDOMINIUM PURPOSES

KPFF CONSULTING ENGINEERS

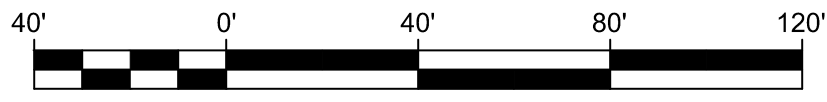
SEPTEMBER 2025

TRACT MAP NO. 16,178-2
M.B. 160/96-98

N55°43'25"E 261.00' (M&R1)



VICINITY MAP
(NOT TO SCALE)



SCALE 1" = 40'

FD NAIL & WASHER PER R2;
ACCEPTED AS SW PROD OF THE
NW'LY COR OF LOT 7 OF R1.

FD 1 1/4" I.P., TAGGED
R.C.E. 22031, FLUSH, PER R1;
ACCEPTED AS POINT ON CL.

FD NAIL & WASHER PER R2;
ACCEPTED AS NE PROD OF THE
NE'LY COR OF LOT 8 OF TR R1.

COMMERCE CENTER DRIVE

33' 66' 33'
N34°16'35"W 700.04' (700.00' R1)
N34°16'35"W 490.00' (M&R1)

FD LEAD & TACK NO TAG, NO
REFERENCE; N48°06'37"W
0.05' FROM THE SE'LY COR
OF LOT 7 OF R1, ACCEPTED
AS THE SE'LY COR OF LOT 7.

LOT 1
127,890 SQ. FT.
(2.936 ACRES)

PARCEL 2
PARCEL MAP
NO. 19352
M.B. 121/40-41

NE'LY LINE OF
LOTS 6 & 7 OF R1.

FD NAIL & WASHER PER R2;
ACCEPTED AS SW PROD OF
THE SW'LY COR OF LOT 6 OF R1.

S55°43'25"W 261.00' (M&R1)

TRACT MAP
NO. 16,178-1
M.B. 127/22-24

FD LEAD NO TACK, NO
REFERENCE; N81°52'52"E
0.10' FROM THE SE'LY COR
OF LOT 6 OF R1, ACCEPTED
AS THE SE'LY COR OF LOT 6.

SURVEYOR'S NOTES

- () INDICATES RECORD DATA PER NOTED REFERENCE
- M&R INDICATES "MEASURED & RECORD"
- SNF INDICATES "SEARCHED, NOTHING FOUND"
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET LEAD, TACK AND TAG "PLS 8193"
OR SPIKE AND WASHER "PLS 8193", UNLESS OTHERWISE NOTED.

GROSS ACREAGE: 2.936 ACRES WITHIN THE BOLD BOUNDARY LINES OF THIS MAP.

REFERENCE NOTES

- R1 INDICATES RECORD PER TRACT MAP NO. 16,178-1 M.B. 127/22-24
- R2 INDICATES RECORD PER R.S. 104/21

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 1 PAGE 163. THIS AFFECTS LOT 1.

FD 1 1/4" I.P. PER R1;
ACCEPTED AS POINT ON CL.