

NUMBERED PARCELS = 2 PARCELS
LETTERED LOTS = 2 LOTS
TOTAL OF GROSS ACREAGE = 4.034 ACRES
TOTAL OF NET ACREAGE = 3.921 ACRES
LETTER LOT ACREAGE = 0.1135 ACRES

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, WE HEREBY DEDICATE FOR PUBLIC USE AN EASEMENT OVER LOTS "A" AND "B" FOR PUBLIC UTILITY PURPOSES AS SHOWN.

WE HEREBY DEDICATE ABUTTERS RIGHT OF ACCESS ALONG JEFFERSON AVENUE, WINCHESTER ROAD AND ENTERPRISE CIRCLE NORTH TO THE PUBLIC. THE OWNERS OF PARCELS "1" AND "2", ABUTTING THESE ROADWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT FOR THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE EXISTING FORTY FOOT (40') AND ONE EXISTING TWENTY FOOT (20') ACCESS OPENINGS FOR PARCEL "1" AND ONE TWENTY FOOT (20') AND TWO PROPOSED FORTY FOOT (40') ACCESS OPENINGS FOR PARCEL "2", AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN THE PRIVATE DRAINAGE EASEMENT FOR CROSS LOT DRAINAGE FROM PARCEL 1 TO PARCEL 2 FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND PARCEL OWNERS AS SHOWN WITHIN THIS PARCEL MAP.

BREA IMPERIAL CENTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

MICHAEL D. ETCHANDY TRUST, DATED JUNE 26, 1998
BY: MICHAEL D. ETCHANDY
TITLE: MANAGING MEMBER

BENEFICIARY

MIDFIRST BANK, "BENEFICIARY" UNDER DEED OF TRUST RECORDED MAY 18, 2007, AS INSTRUMENT NO. 2007-0332948, AS MODIFIED PER DOCUMENTS RECORDED JUNE 13, 2007 AS INSTRUMENT NO. 2007-0386658, NOVEMBER 14, 2012 AS INSTRUMENT NO. 2012-0550683 AND APRIL 11, 2016 AS INSTRUMENT NO. 2016-0140670 ALL SHOWN IN OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: ROSS HANSEN
TITLE: FIRST SENIOR VICE PRESIDENT

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

ON _____, 20____ BEFORE ME,

_____, A

NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 _____

PLEASE PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____, 20____.

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

PARCEL MAP NO. 37485

BEING A SUBDIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 2620, RECORDED MARCH 17, 1988 AS INSTRUMENT NO. 71282 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF PARCELS 14 AND 15 OF PARCEL MAP NO. 19582-2 FILED IN BOOK 147, PAGES 3 THROUGH 6, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, STATE OF CALIFORNIA.

BHA, INC. AUGUST, 2018

SIGNATURES OMISSION

THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNER(S) OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i)(C) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

A PUBLIC UTILITY EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON DECEMBER 2, 1987, AS INSTRUMENT NO. 341987, OFFICIAL RECORDS.

A 40' WIDE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRIVEWAYS AND RELATED APPURTENANCES IN FAVOR OF KAISER DEVELOPMENT COMPANY PER GRANT DEED RECORDED MARCH 17, 1988, AS INSTRUMENT NO. 71284.

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A 12' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED FEBRUARY 2, 1989, AS INSTRUMENT NO. 34639, OFFICIAL RECORDS.

MINERAL, OIL AND GAS RIGHTS BELOW 500 FEET OF SURFACE IN FAVOR OF KAISER DEVELOPMENT COMPANY RESERVED IN GRANT DEED RECORDED MARCH 17, 1988, AS INSTRUMENT NO. 71284.

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STATE OF CALIFORNIA
COUNTY OF

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NOTARY PUBLIC, PERSONALLY APPEARED _____

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

PLEASE PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____, 20____.

SHEET 1 OF 5 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M. IN BOOK _____ OF PARCEL 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: TICOR TITLE _____

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 BREA IMPERIAL CENTER, LLC, IN APRIL 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: _____, 2019

ARMAND A. MAROIS, PLS NO. 5941
EXPIRES 12-31-2020

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF FIVE (5) SHEETS 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 NO. 37485 AS FILED AND APPROVED BY THE CITY OF TEMECULA ON AUGUST 2, 2018, THE EXPIRATION DATE BEING BEING AUGUST 2 2021, 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 _____, 2019

_____ FOR PATRICK A. THOMAS, CITY ENGINEER,
AS DELGATED
CITY OF TEMECULA

CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY IT'S CITY CLERK, RANDI JOHL HEREBY APPROVES THIS PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION OF AN EASEMENT OVER LOTS "A" AND "B" MADE HEREON FOR STREET AND PUBLIC UTILITY PURPOSES SUBJECT TO IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS. WE ALSO HEREBY ACCEPT THE ABUTTERS RIGHTS OF ACCESS AS DEDICATED HEREON.

DATED: _____, 2019
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 \$ _____.

DATE: _____, 2019
JON CHRISTENSEN, 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 NOW YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 2019

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY PROJECTED SEC 35, T7S, R3W, S8M



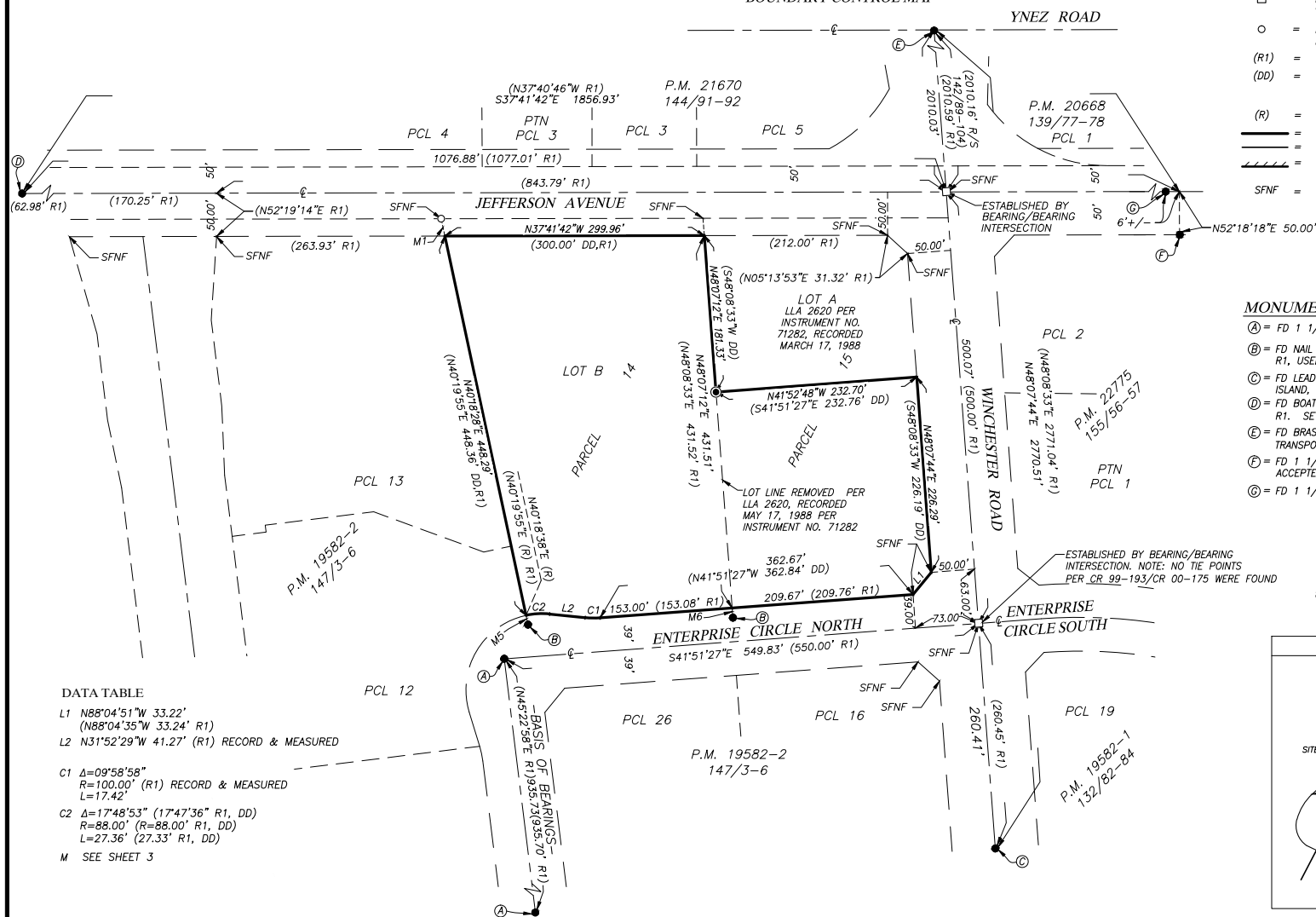
ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA, IN E.C.S. BOOK 1, PAGE . THIS AFFECTS ALL LOTS

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

PARCEL MAP NO. 37485

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BOUNDARY CONTROL MAP**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ENTERPRISE CIRCLE NORTH BEING N 45°22'58"E AS SHOWN ON PARCEL MAP 19582-2, FILED IN BOOK 147 OF PARCEL MAPS, AT PAGES 3 THRU 6, OFFICIAL RECORDS.

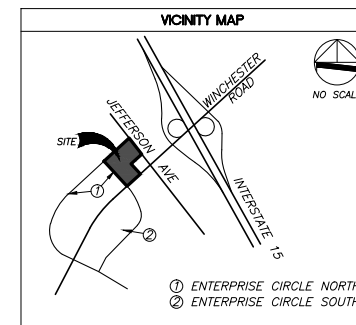
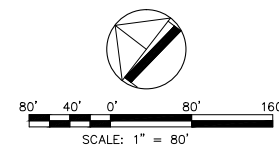
SURVEYORS NOTES

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- ⊙ = INDICATES WILL SET A 2" IRON PIPE WITH BRASS DISC STAMPED "LS 5941". FLUSH WITH SURFACE.
- = INDICATES WILL SET A 1" IRON PIPE WITH BRASS DISC STAMPED "LS 5941". FLUSH WITH SURFACE.
- = INDICATES WILL SET A LEAD PLUG & BRASS DISC STAMPED "LS 5941", FLUSH IN THE TOP OF CURB, CONCRETE DRIVEWAY OR SIDEWALK.
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- SFNF = SEARCHED FOR NOTHING FOUND

ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.9.
ALL MONUMENTS SHOWN "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
DRAINAGE EASEMENT(S) SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS

MONUMENT DESCRIPTIONS

- ① = FD 1 1/4" I.P. W/DISC STAMPED "LS 3163", FLUSH, PER R1.
② = FD NAIL AND DISC STAMPED "LS 3163", FLUSH, IN TOP OF CURB PER R1, USED FOR LINE ONLY.
③ = FD LEAD PLUG W/DISC STAMPED "LS 4547", FLUSH, IN CONCRETE ISLAND, PER CR 99-193.
④ = FD BOAT SPIKE, DN 0.10', NO REC, ACCEPTED AS CENTERLINE B.C. PER R1. SET 1" IRON PIPE WITH TAG "LS 5941", FLUSH WITH SURFACE.
⑤ = FD BRASS DISC DN 12" IN WELL MONUMENT STAMPED "DEPT OF TRANSPORTATION 20+10.45 LS 6359" PER R/S 142/89-104.
⑥ = FD 1 1/4" I.P. W/PLASTIC PLUG MARKED "LS 2602", NO REC, ACCEPTED AS POINT ON ROW OF JEFFERSON AVENUE.
⑦ = FD 1 1/4" I.P. BENT AND DISTURBED, NO REFERENCE. NOT USED

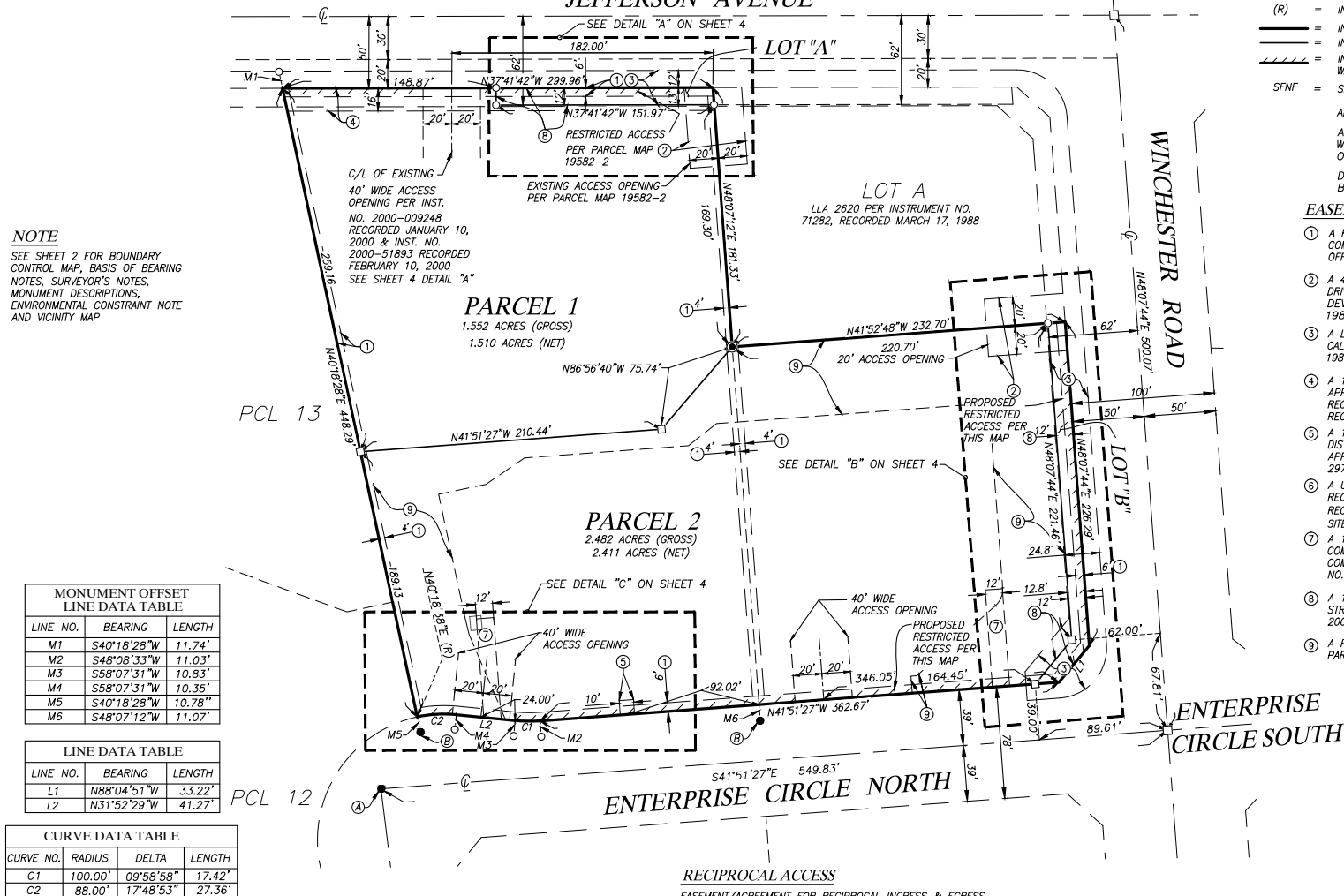


PROJECTED SEC 35, T7S, R3W, SBM

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

PARCEL MAP NO. 37485

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JEFFERSON AVENUE**SURVEYORS NOTES**

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DRAINAGE EASEMENT(S) SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS

EASEMENT NOTES

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- ⑥ A UTILITY EASEMENT IN FAVOR OF GTE CALIFORNIA INCORPORATED RECORDED DECEMBER 5, 1988 AS INSTRUMENT NO. 354248, OFFICIAL RECORDS. NOT PLOTTABLE. (GENERAL EASEMENT EXCLUSIVE OF BUILDING SITES)
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- ⑧ A 12' WIDE EASEMENT IN FAVOR OF THE CITY OF TEMECULA FOR STREET EASEMENT RECORDED DECEMBER 10, 2004 AS INSTRUMENT NO. 2004-984218, OFFICIAL RECORDS.
- ⑨ A PRIVATE DRAINAGE EASEMENT FOR CROSS LOT DRAINAGE FROM PARCEL 1 TO PARCEL 2 RETAINED HEREON. SEE SHEET 5 FOR DETAIL.



50' 25' 0' 50' 100'
SCALE: 1" = 50'

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JEFFERSON AVENUE

WINCHESTER ROAD

ENTERPRISE CIRCLE SOUTH

ENTERPRISE CIRCLE NORTH

PARCEL 1

PARCEL 2

LOT A

LOT B

PCL 13

PCL 12

PRIVATE CROSS LOT DRAINAGE EASEMENT
(ALLOWING FOR PARCEL 1 TO DRAIN ACROSS PARCEL 2)

LINE DATA TABLE		
LINE NO.	BEARING	LENGTH
L1	N88°04'51"W	33.22'
L2	N31°52'29"W	41.27'
L3	N41°51'27"W	4.07'

CURVE DATA TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	100.00'	09°58'58"	17.42'
C2	88.00'	17°48'53"	27.36'

ENVIRONMENTAL CONSTRAINTS SHEET

ENVIRONMENTAL CONSTRAINTS NOTE

- THIS PROPERTY IS LOCATED WITHIN 30 MILES OF PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL COMPLY WITH THE CALIFORNIA INSTITUTE OF TECHNOLOGY, PALOMAR OBSERVATORY RECOMMENDATIONS, ORDINANCE NO. 655.
- THIS PROJECT IS WITHIN A LIQUEFACTION AND SUBSIDENCE HAZARD ZONE.
- COUNTY GEOLOGICAL REPORT NO. 199 WAS PREPARED FOR THIS PROPERTY BY PIONEER CONSULTANTS AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPARTMENT. SPECIFIC ITEM OF CONCERN IN THE REPORT IS LIQUIFICATION HAZARD.
- THE PROJECT DOES NOT LIE WITHIN THE AREA OF THE 100-YEAR FLOODPLAIN.

NOTE

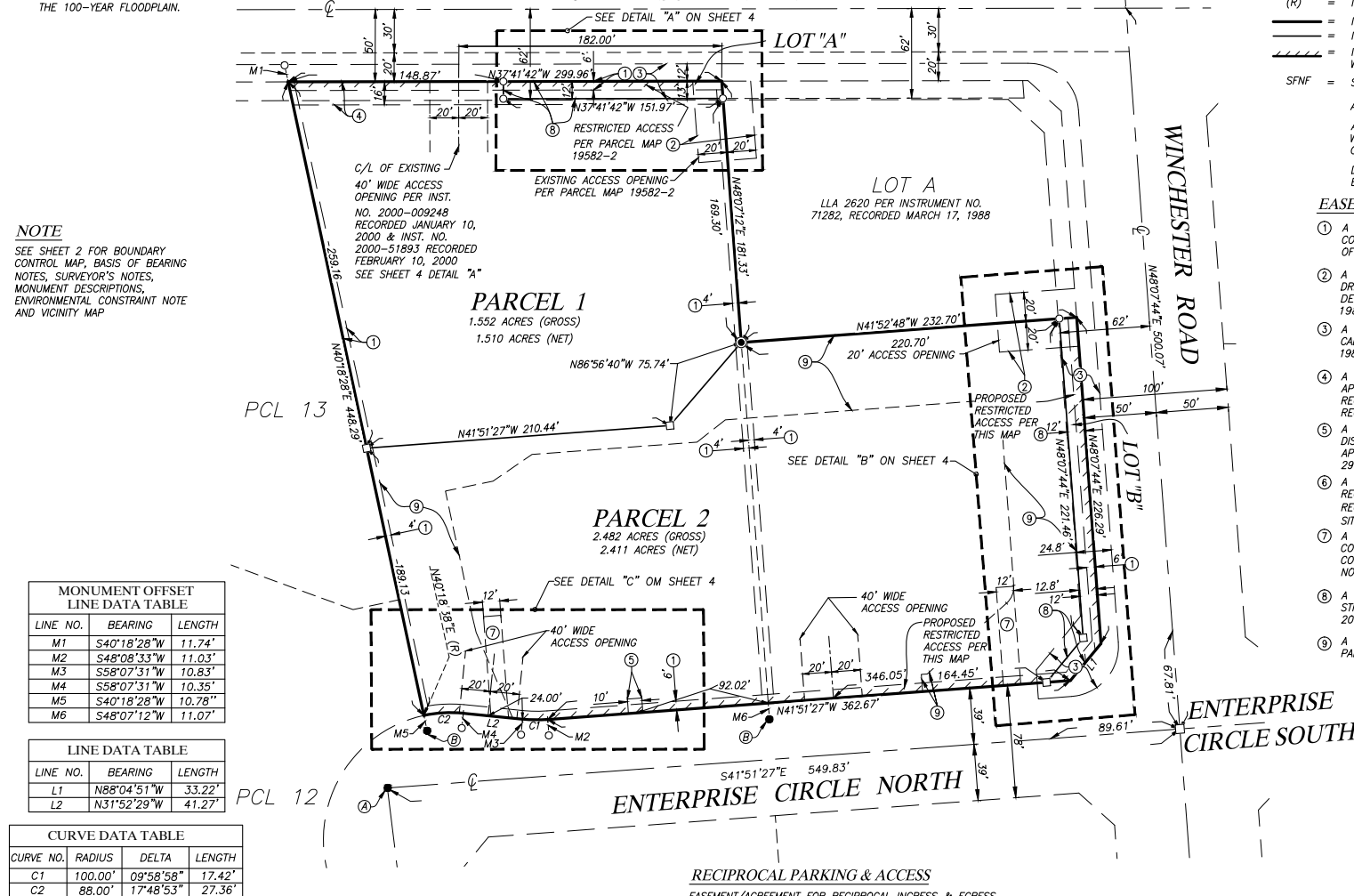
SEE SHEET 2 FOR BOUNDARY CONTROL MAP, BASIS OF BEARING NOTES, SURVEYOR'S NOTES, MONUMENT DESCRIPTIONS, ENVIRONMENTAL CONSTRAINT NOTE AND VICINITY MAP

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

PARCEL MAP NO. 37485

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JEFFERSON AVENUE



SHEET 1 OF 1 SHEETS

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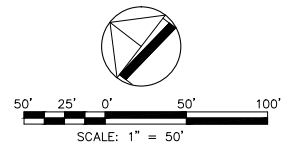
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PROJECTED SEC 35, T7S, R3W, S8M

BOOK ____ PAGE ____