

Exhibit C

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 7 SHEETS

NUMBERED LOTS: 108
LETTERED LOTS: 19
GROSS ACREAGE: 20.007 ACRES
NET ACREAGE: 12.892 ACRES

TRACT NO. 38442

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF December 20 25 AT 8:00 A.M. IN BOOK 504 OF MAPS, AT PAGES 11-17, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF MORENO VALLEY.

NO. 2025-03916586 FEE \$21
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE
FIRST AMERICAN TITLE COMPANY

FIDELITY NATIONAL

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 LOT 'F' (STARDUST AVENUE), LOT 'G' (EVENTIDE AVENUE), LOT 'H' (SUNBEAM CIRCLE), LOT 'I' (MORNING BREEZE WAY), LOT 'J' (MYSTIC SKY AVENUE), LOT 'K' (SUMMERSET WAY), LOT 'L' (BRISA AVENUE), LOT 'M' (SUNSET CROSSINGS DRIVE), LOT 'R' (ALESSANDRO BOULEVARD) AND LOT 'S' (BAY AVENUE), TO THE PUBLIC, FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN ON SAID MAP. THE PARKWAYS OF ALESSANDRO BOULEVARD, BAY AVENUE, AND SUNSET CROSSINGS DRIVE WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION UNDER SEPARATE AGREEMENT.

WE ALSO HEREBY DEDICATE TO THE CITY OF MORENO VALLEY EASEMENT (A) AS SHOWN HEREON FOR PUBLIC TRAIL PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF MORENO VALLEY EASEMENT (C) AS SHOWN HEREON FOR WATER QUALITY AND INSPECTION PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF MORENO VALLEY, FOR THEMSELVES, SUCCESSORS OR ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY OVER LOTS 1 THROUGH 108, LOT 'A', LOT 'B', LOT 'C', LOT 'D', LOT 'E', LOT 'N', LOT 'O', LOT 'P', AND LOT 'Q' FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY.

WE ALSO HEREBY DEDICATE IN FEE LOT 'C' TO THE CITY OF MORENO VALLEY FOR PUBLIC RECREATION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER AND WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE

SUBDIVISION AND DESIGNATED AS (B) "EASEMENT FOR SEWER AND WATER PIPELINES AND ACCESS EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

WE HEREBY RETAIN LOT 'A', LOT 'B', LOT 'D', LOT 'E', LOT 'N', LOT 'O', LOT 'P' AND LOT 'Q' AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC.,
A CALIFORNIA CORPORATION

BY: Vicki Gullion

NAME: VICKI GULLION

TITLE: ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

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 Riverside

ON 11/10/2025, BEFORE ME, Ashley Arroyann Donovan, A NOTARY PUBLIC, (INSERT NAME)

PERSONALLY APPEARED Vicki Gullion 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

Ashley Arroyann Donovan Ashley Arroyann Donovan
NAME PRINTED SIGNATURE

MY COMMISSION NO: 2417574 MY COMMISSION EXPIRES 9/22/2026

MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.

NOTARY ACKNOWLEDGEMENT

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, (INSERT NAME), 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

NAME PRINTED SIGNATURE

MY COMMISSION NO: MY COMMISSION EXPIRES

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR, ELECTRICAL TRANSMISSION LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1930 IN BOOK 854, PAGE 212 O.R.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

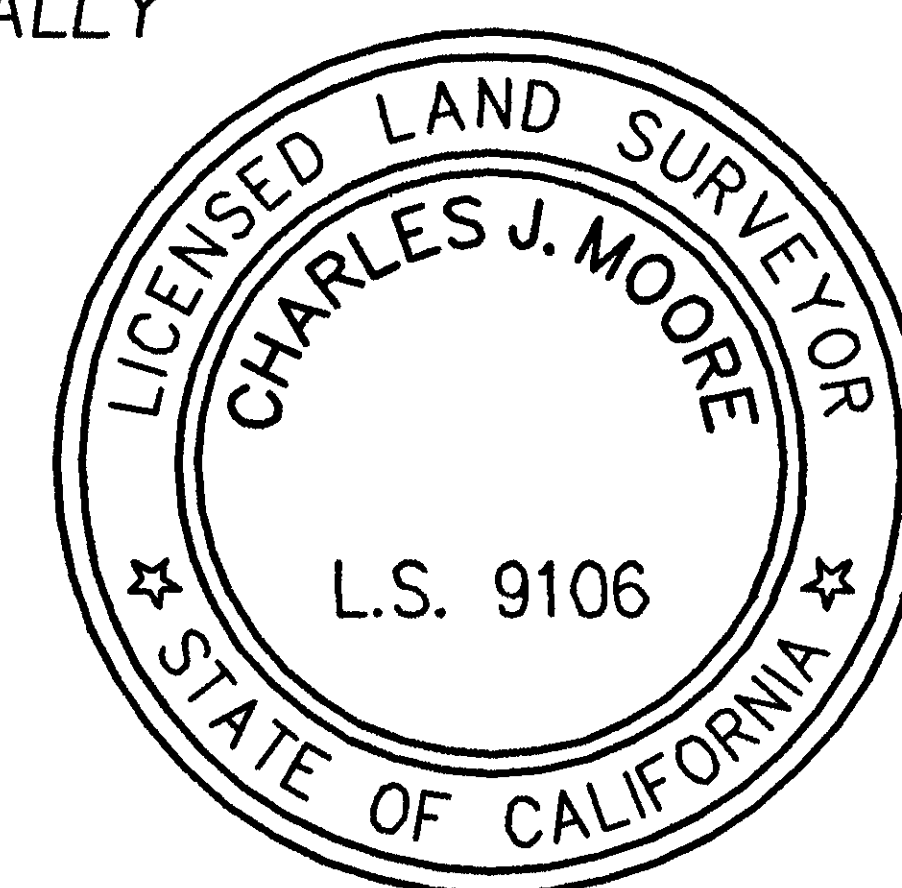
I HEREBY STATE THAT THE EASEMENT DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT IS HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

Sheila Zelaya DATE 11/12/25
SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF

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 HIGHPOINTE MV I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN AUGUST, 2021. I HEREBY STATE THAT ALL 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 SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature] November 10, 2025
CHARLES J. MOORE, L.S. 9106 DATE



CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF THE TRACT MAP AS FILED AND APPROVED BY THE CITY OF MORENO VALLEY PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL KNOWN PROVISIONS OF THE STATE LAW AND CITY REGULATIONS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: December 17, 2025

[Signature]
MELISSA WALKER,
RCE NO. 62940
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER



CITY SURVEYOR'S STATEMENT

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

DATE: 12-5, 2025

[Signature]
GEORGE ALVAREZ,
RCE NO. 25161
ACTING CITY SURVEYOR
CITY OF MORENO VALLEY



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DULY APPROVES THIS TRACT MAP AND ACCEPTS ON BEHALF OF THE PUBLIC THE DEDICATION OF LOT 'F' (STARDUST AVENUE), LOT 'G' (EVENTIDE AVENUE), LOT 'H' (SUNBEAM CIRCLE), LOT 'I' (MORNING BREEZE WAY), LOT 'J' (MYSTIC SKY AVENUE), LOT 'K' (SUMMERSET WAY), LOT 'L' (BRISA AVENUE), LOT 'M' (SUNSET CROSSINGS DRIVE), LOT 'R' (ALESSANDRO BOULEVARD) AND LOT 'S' (BAY AVENUE), SUBJECT TO THE COMPLETION OF PUBLIC STREET AND PUBLIC UTILITY IMPROVEMENTS BEING ACCEPTED INTO AND BECOMING PART OF THE CITY MAINTAINED STREET SYSTEM.

AND DO ACCEPT ON BEHALF OF THE CITY OF MORENO VALLEY:

AN EASEMENT FOR PUBLIC TRAIL PURPOSES SHOWN HEREON AS (A), SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

AN EASEMENT FOR WATER QUALITY AND INSPECTION PURPOSES SHOWN HEREON AS (C), SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

AN NON-EXCLUSIVE EASEMENT OVER LOTS 1 THROUGH 108, INCLUSIVE, LOT 'A', LOT 'B', LOT 'C', LOT 'D', LOT 'E', LOT 'N', LOT 'O', LOT 'P', AND LOT 'Q' FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS OVER, UNDER, UPON, AND ACROSS SAID LOTS, SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

AND DO ACCEPT IN FEE ON BEHALF OF THE CITY OF MORENO VALLEY:

LOT 'C' FOR PUBLIC RECREATION PURPOSES, SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

I HEREBY CERTIFY THAT PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

- 1. THE SOUTHERLY 40.00 FEET OF BAY AVENUE, AS SHOWN BY MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY FILED IN BOOK 11, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. THE NORTHERLY 60.00 FEET OF ALESSANDRO BOULEVARD, AS SHOWN BY MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY FILED IN BOOK 11, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

I ALSO HEREBY STATE THAT APPROVAL OF THE SUBJECT MAP IS PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT.

DATE: December 18, 2025
Patty Rodriguez
CITY CLERK OF THE CITY MORENO VALLEY

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.

DATE: 20

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: DEPUTY

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: DECEMBER 09 20 25

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: Deputy

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

# TRACT NO. 38442

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE VI, BASED LOCALLY ON CONTROL STATIONS "MAT2", "MLFP", & "PPBF" NAD83 (NSRS2011) EPOCH 2010.00, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS 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 0.9999346285. CALCULATIONS ARE MADE AT CONTROL POINT #519 WITH COORDINATES OF N: 2280033.45 E: 6276690.17.

## MONUMENT NOTES

SET A 1" IRON PIPE & TAG "LS 9106", DN. 0.1' OR LEAD, TACK, & TAG "LS 9106" AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, UNLESS OTHERWISE NOTED.

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB ON SIDE LOT LINES PROJECTED.

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB FOR BC, EC, PCC, PRC, & CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.10 AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP.

- SET 1-1/2" COPPERWELD STAMPED "LS 9106", FLUSH, UNLESS OTHERWISE NOTED.
- MONUMENT FOUND AS NOTED. SET TAG "LS 9106" ON ALL MONUMENTS FOUND UNTAGGED OR ILLEGIBLE, UNLESS OTHERWISE NOTED.

- 1 - FOUND 1"IP & PLASTIC PLUG "H-G LLC PLS 5137", DN. 0.6' IN MONUMENT WELL, PER R5
- 2 - FOUND 1-1/2" BRASS DISK STAMPED "LS 5346" DN. 0.4' IN MONUMENT WELL, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION PER R5
- 3 - SNF, ESTABLISHED BY PROPORTION, PER R1
- 4 - SNF, ESTABLISHED BY INTERSECTION
- 5 - FOUND 1"IP & TAG "LS 4230", FLUSH IN A.C. PAVEMENT, PER R5
- 6 - FOUND 1-1/4"IP & TAG "LS 4343", DN. 0.9', PER RSB 65/49
- 7 - FOUND 3/4"IP & TAG "LS 2992" UP 0.7', PER R2 & R3
- 8 - FOUND 1"IP & PLASTIC PLUG "LS 3018", DN. 0.1' IN A.C. PAVEMENT, PER R4
- 9 - FOUND 1"IP & PLASTIC PLUG "LS 3018", DN. 0.1' IN MONUMENT WELL, PER R4
- 10 - FOUND 3/4"IP EMPTY, DN. 1.8', ACCEPTED AS NE CORNER OF LOT 7, BLOCK 92, PER R2 & R3
- 11 - FOUND 1-1/2" BRASS DISK STAMPED "LS 5346" DN. 0.4' IN MONUMENT WELL, PER CORNER RECORD 2023-0043
- 12 - FOUND LEAD, TACK, & TAG "LS 5346" FLUSH IN CONCRETE MEDIAN, NO REFERENCE, ACCEPTED AS INTERSECTION OF  $\hat{C}$  OF IMPROVEMENTS AND  $\hat{C}$  LARKMEAD COURT PER R5
- 13 - SNF, ESTABLISHED BY PROPORTION, PER R6

## RECORD REFERENCES

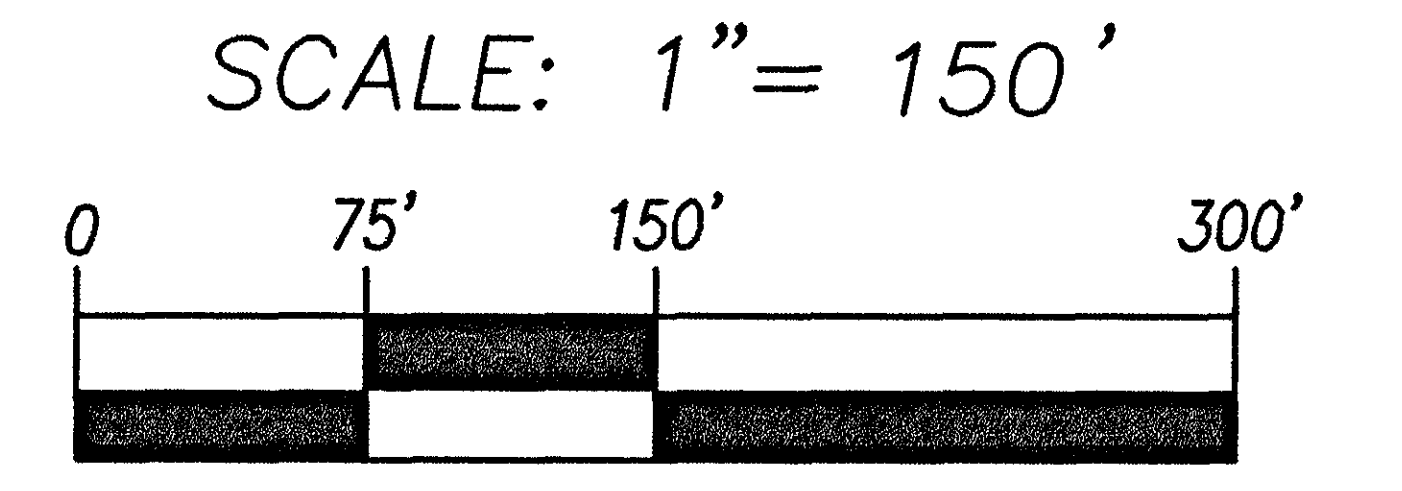
- ( ) - M.B. 11/10 S.B.C.O. (R1)
- [ ] - MB 165/42-43 (R4)
- { } - RSB 113/28-29 (R5)
- ( ) - P.M.B. 49/37 (R6)
- R1 - MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., M.B. 11/10 S.B.C.O.
- R2 - RSB 30/93
- R3 - PARCEL MAP NO. 7634, P.M.B. 27/29
- R4 - TRACT 19879-1, MB 165/42-43
- R5 - RSB 113/28-29
- R6 - PARCEL MAP NO. 9968, P.M.B. 49/37

## BOUNDARY ESTABLISHMENT

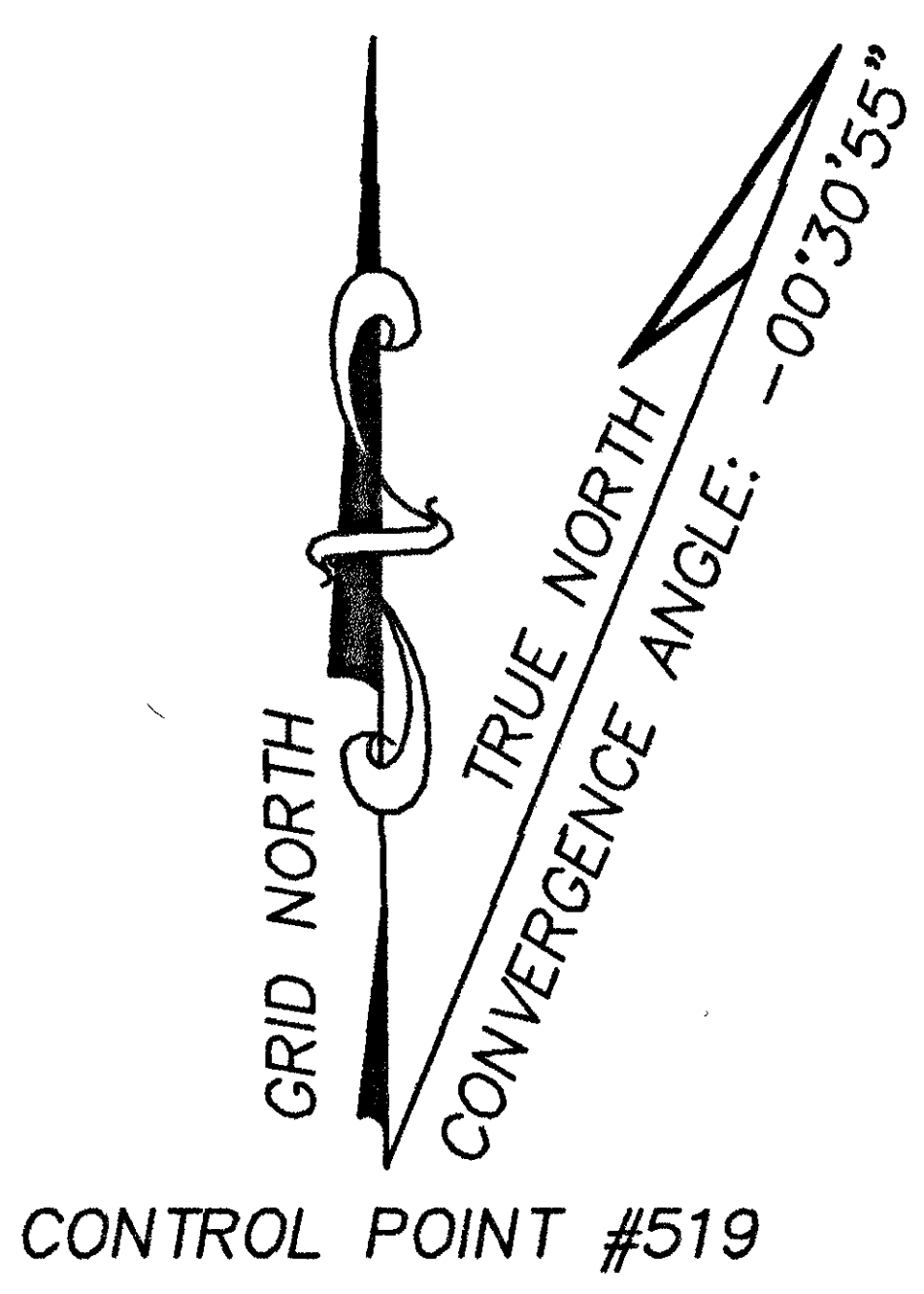
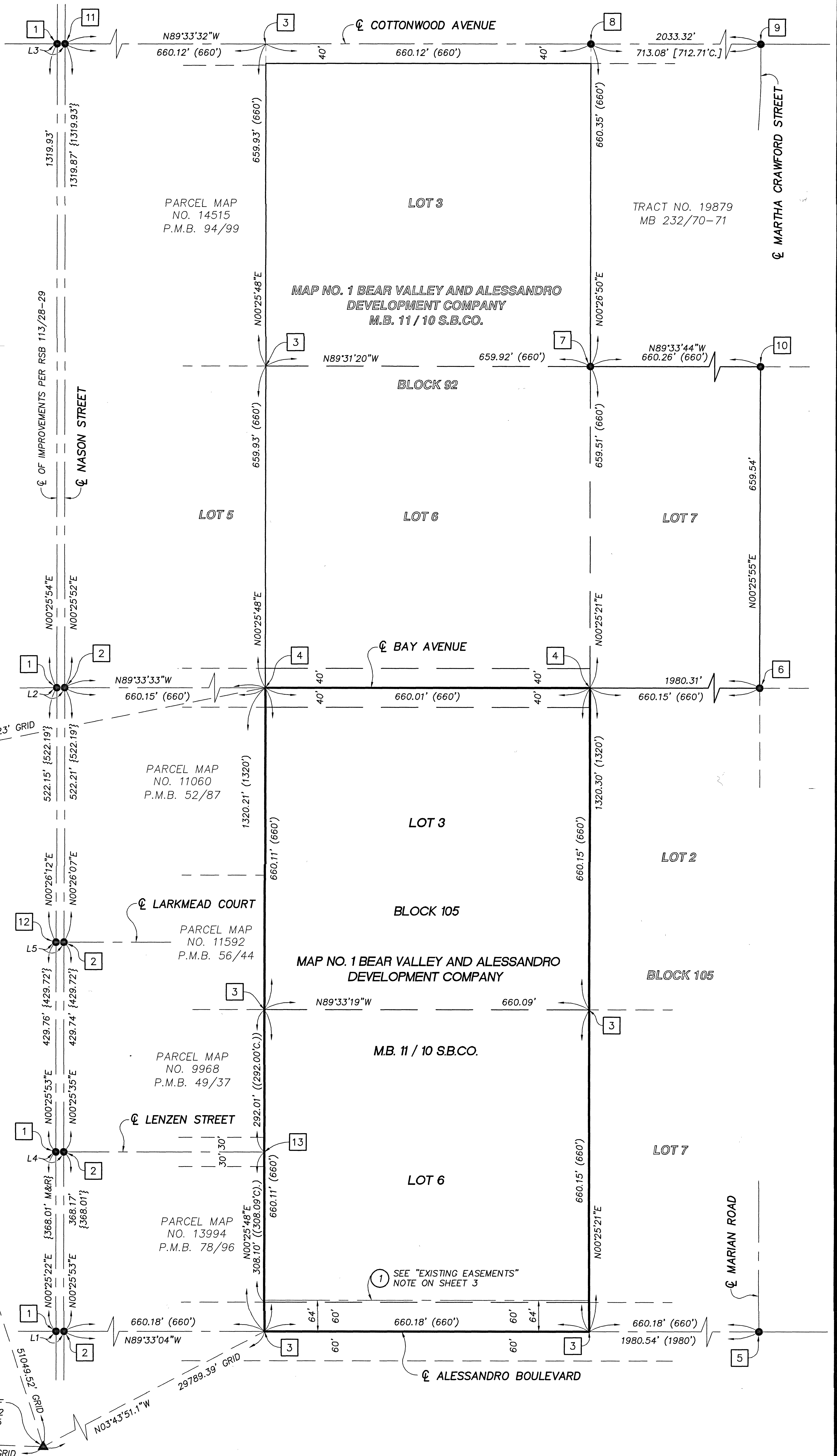
### SURVEYOR'S NOTES

- C. - CALCULATED
- DN. - DOWNY
- IP - IRON PIPE
- SNF - SEARCHED, NOTHING FOUND
- M&R - MEASURED AND RECORD

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N89°01'58"W	16.00'
L2	N89°45'49"W	16.00'
L3	N89°33'33"W	16.00'
L4	N89°36'52"W	16.05'
L5	N89°32'57"W	16.01'



2025-03910586 Original



STATION: MAT2  
N: 2257426.52  
E: 6201390.12

STATION: PPBF  
N: 2248987.02  
E: 6278618.65

CONTROL POINT #519  
N83°45'48.6"W 77688.29' GRID

# TRACT NO. 38442

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

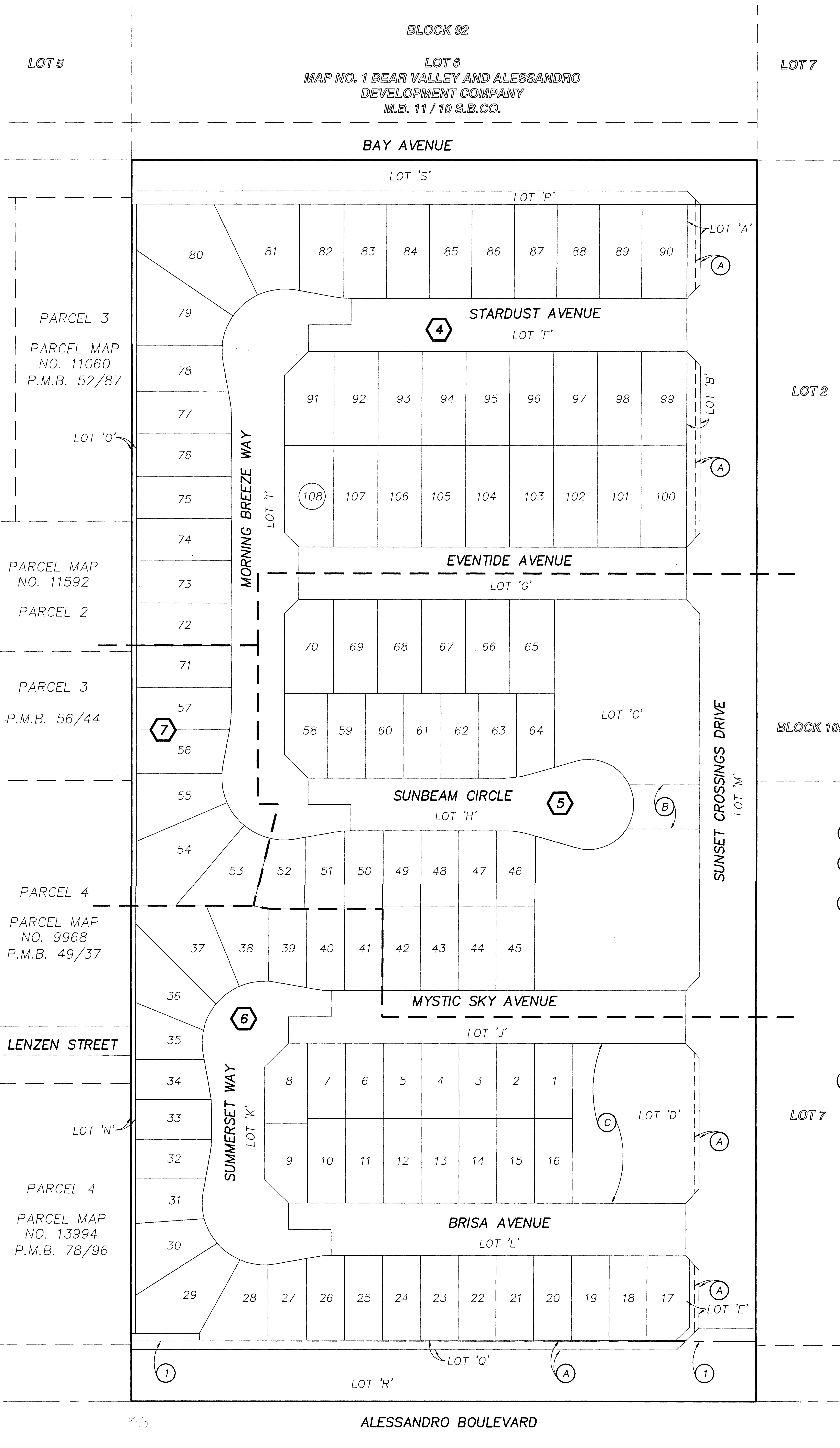
SHEET 3 OF 7 SHEETS  
SEE SHEET 2 FOR BASIS OF BEARINGS,  
BOUNDARY ESTABLISHMENT AND  
MONUMENT NOTES.

## INDEX MAP



VICINITY MAP  
NO SCALE

2025-0396586  
Original



### ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY OF MORENO VALLEY CITY ENGINEER, IN E.C.S. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, THIS AFFECTS LOT NO(S) \_\_\_\_\_.

### C.C.&R. NOTE

C.C.R.'S PER INST. NO. 2025-0396587  
REC. 12-23-2025, O.R.

### NOTES

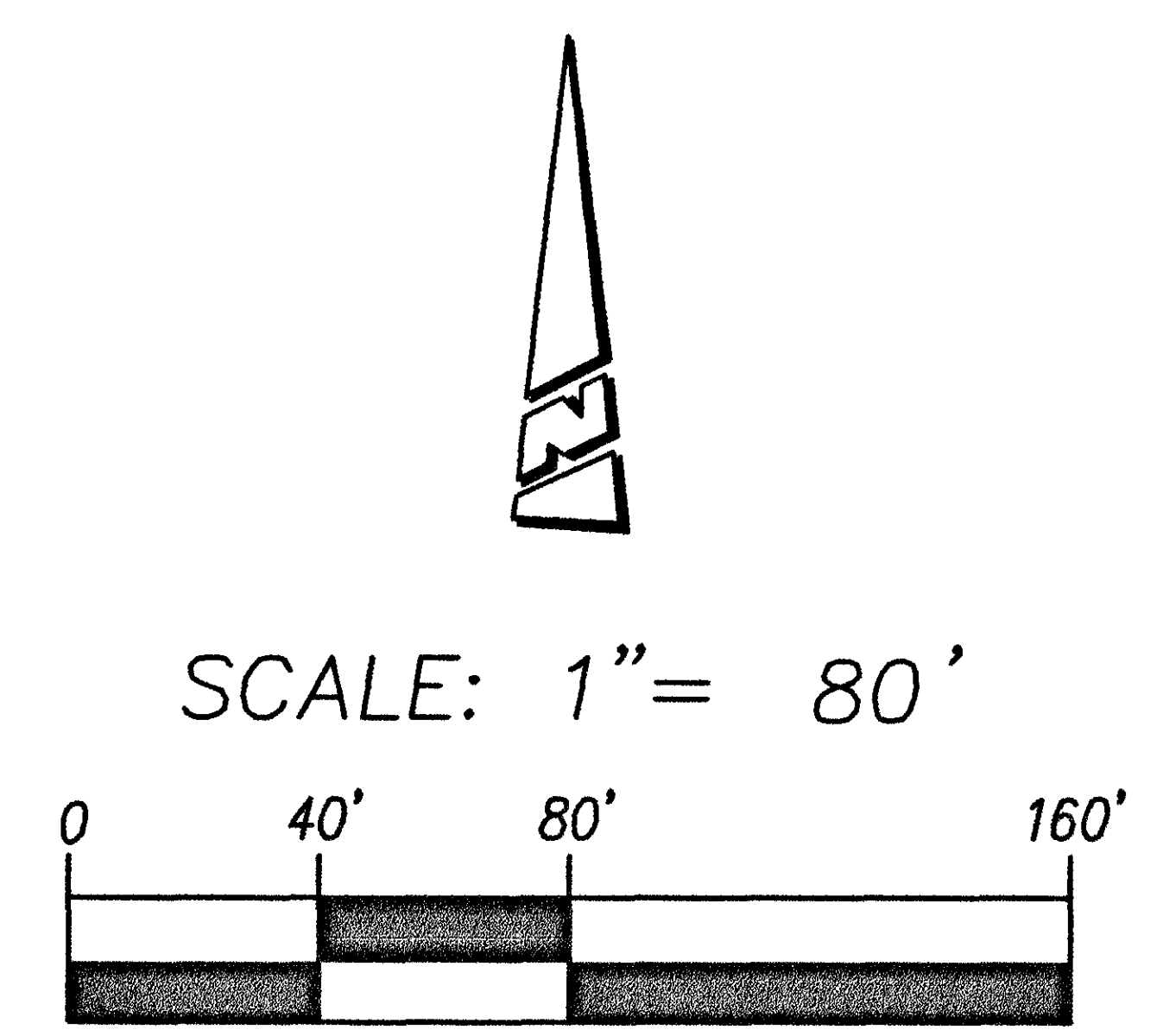
- LOTS 'A', 'B', 'E', 'P' AND 'Q' ARE NOT A SEPARATE BUILDING SITES AND ARE FOR LANDSCAPE AND PUBLIC TRAIL PURPOSES.
- LOT 'C' IS NOT A SEPARATE BUILDING SITE AND IS FOR PUBLIC RECREATION PURPOSES.
- LOT 'D' IS NOT A SEPARATE BUILDING SITE AND IS FOR WATER QUALITY BASIN PURPOSES.
- LOTS 'F' THROUGH 'M', INCLUSIVE, AND LOTS 'R' AND 'S' ARE NOT SEPARATE BUILDING SITES AND ARE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
- LOTS 'N' AND 'O' ARE NOT A SEPARATE BUILDING SITES AND ARE FOR PRIVATE DRAINAGE PURPOSES.

### EASEMENT NOTES

- DRAINAGE EASEMENT - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.
  - (A) - EASEMENT FOR PUBLIC TRAIL PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, DEDICATED HEREON.
  - (B) - EASEMENT FOR SEWER AND WATER PIPELINES AND ACCESS PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, DEDICATED HEREON.
  - (C) - EASEMENT FOR WATER QUALITY AND INSPECTION PURPOSES OVER ALL OF LOT 'D' IN FAVOR OF THE CITY OF MORENO VALLEY, DEDICATED HEREON.
- AN NON-EXCLUSIVE BLANKET EASEMENT OVER LOTS 1 THROUGH 108, INCLUSIVE, LOT 'A', LOT 'B', LOT 'C', LOT 'D', LOT 'E', LOT 'N', LOT 'O', LOT 'P', AND LOT 'Q' FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS OVER, UNDER, UPON, AND ACROSS SAID LOTS IN FAVOR OF THE CITY OF MORENO VALLEY, DEDICATED HEREON.

### EXISTING EASEMENTS

- (1) - CENTERLINE OF AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, RECORDED APRIL 30, 1930 IN BOOK 854, PAGE 212 O.R. EASEMENT WIDTH IS NOT DEFINED IN SAID DOCUMENT, CENTERLINE IS SHOWN HEREON. SEE CC&R'S RECORDED CONCURRENTLY HERewith AND REFERENCED HEREON FOR ADDITIONAL INFORMATION.



2025-039(u58) Original

HL 504

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 38442**

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

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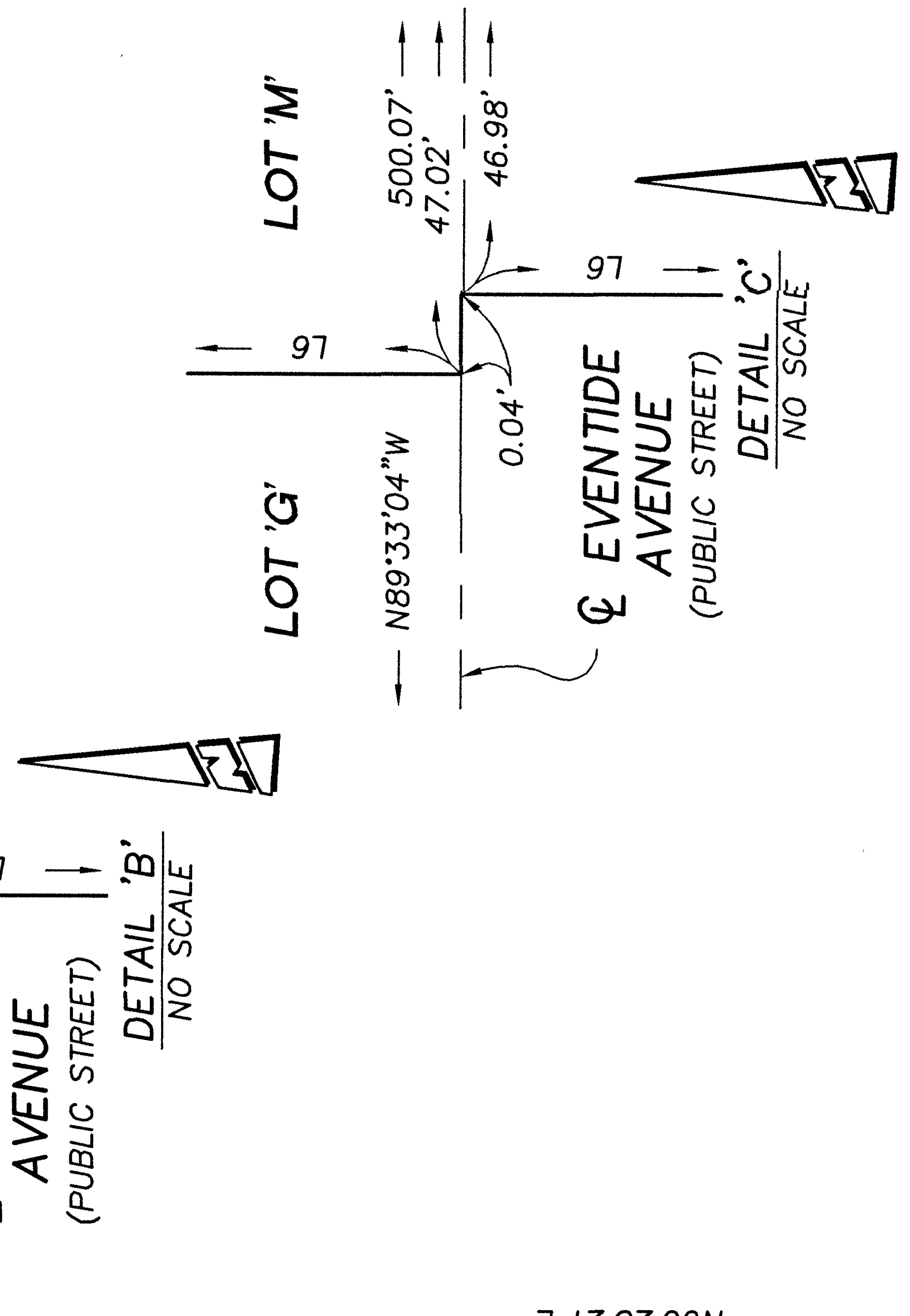
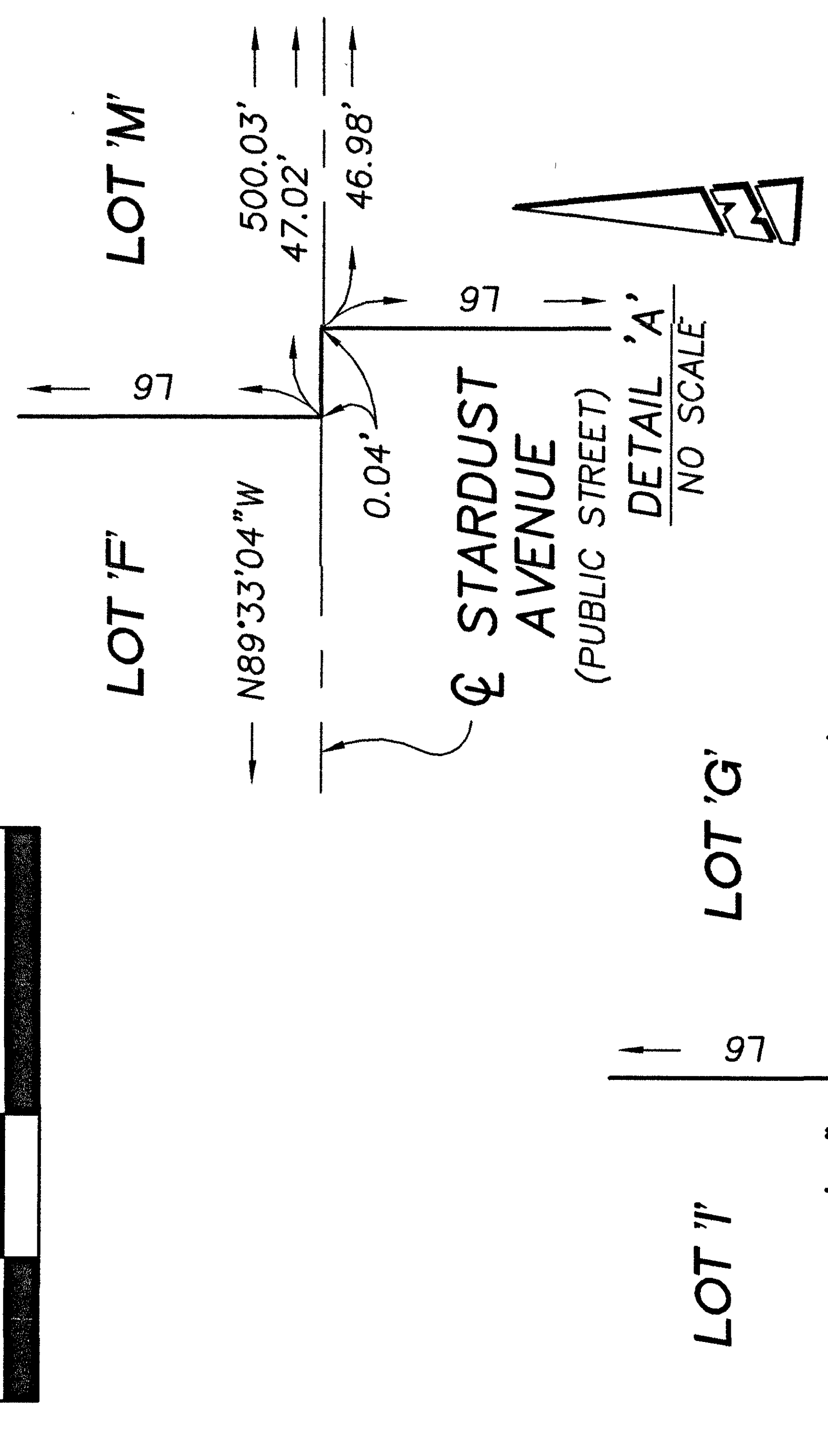
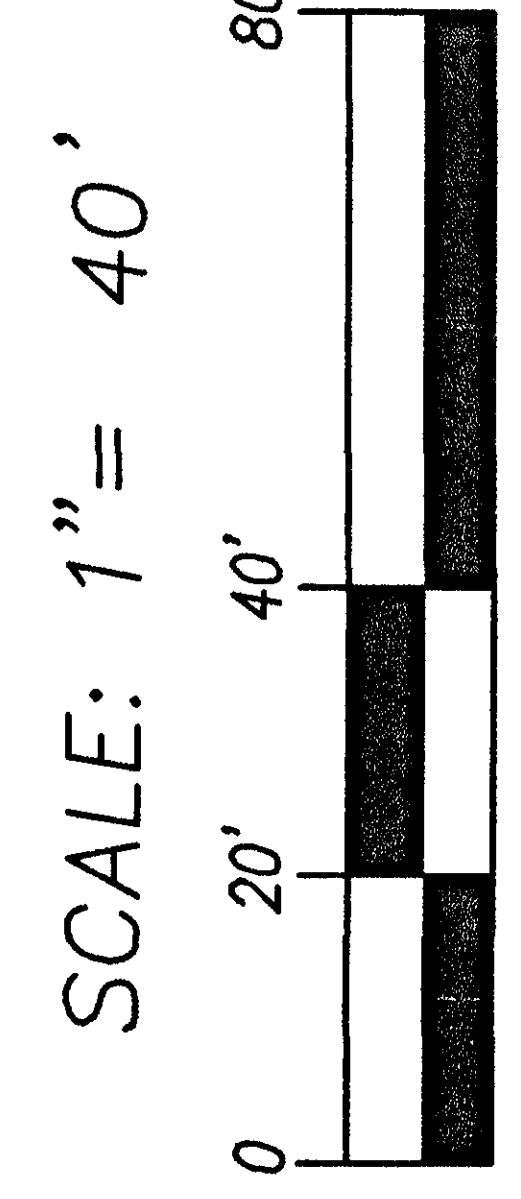
AUGUST, 2021

SHEET 4 OF 7 SHEETS  
 SEE SHEET 2 FOR BASIS OF BEARINGS,  
 BOUNDARY ESTABLISHMENT AND  
 MONUMENT NOTES. SEE SHEET 3 FOR  
 INDEX MAP, VICINITY MAP AND  
 EASEMENT NOTES.

LOT 2  
 BLOCK 105  
 MAP NO. 1 BEAR VALLEY AND  
 ALESSANDRO DEVELOPMENT COMPANY  
 M.B. 11/10 S.B.CO.

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	100.00'	1017.48"	17.97'
C2	100.00'	422.32"	7.64'
C3	100.00'	555.16"	10.33'
C4	66.00'	355.125"	47.30'
C5	66.00'	295.849"	34.53'
C6	66.00'	283.648"	32.96'
C7	66.00'	16709.41"	18.62'

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N00°26'27"E	33.00'
L2	N44°34'06"W	19.80'
L3	N89°34'39"W	60.00'
L4	N89°34'39"W	33.00'
L5	N43°27'42"E	20.52'
L6	N00°26'56"E	20.00'
L7	N42°35'18"W	20.51'
L8	N79°15'17"W	40.99'
L9	N09°52'00"W	40.99'
L10	N45°26'22"E	35.36'
L11	N89°34'12"W	28.00'
L12	N44°33'38"W	21.21'
L13	N45°26'22"E	21.22'



SEE SHEET 2

SEE SHEET 7

SEE SHEET 5

SEE SHEET 5

PARCEL 3  
 PARCEL MAP NO. 11060  
 P.M.B. 52/87

PARCEL 2  
 PARCEL MAP NO. 11592  
 P.M.B. 56/44

2025-03916580  
Original

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

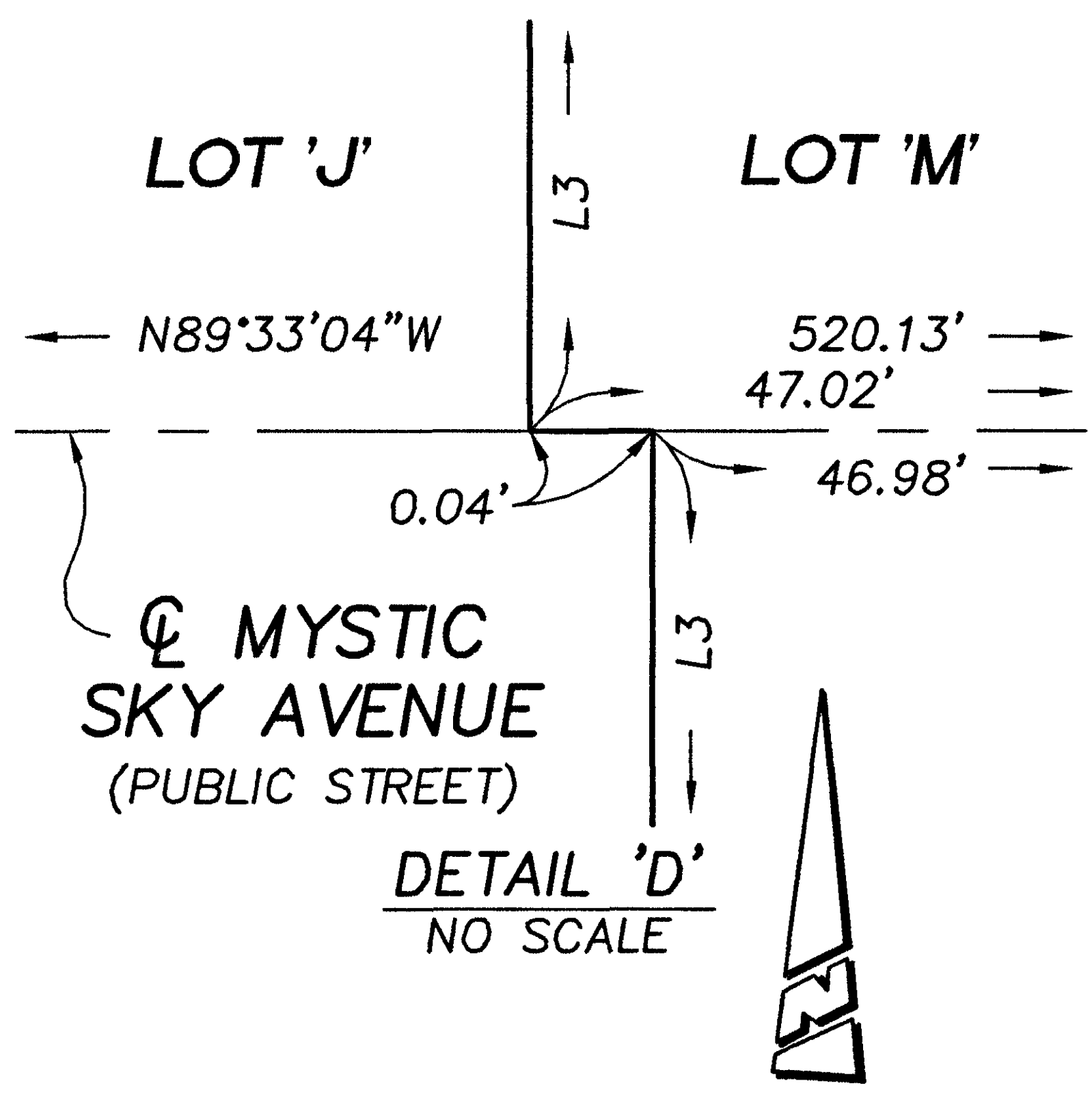
# TRACT NO. 38442

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

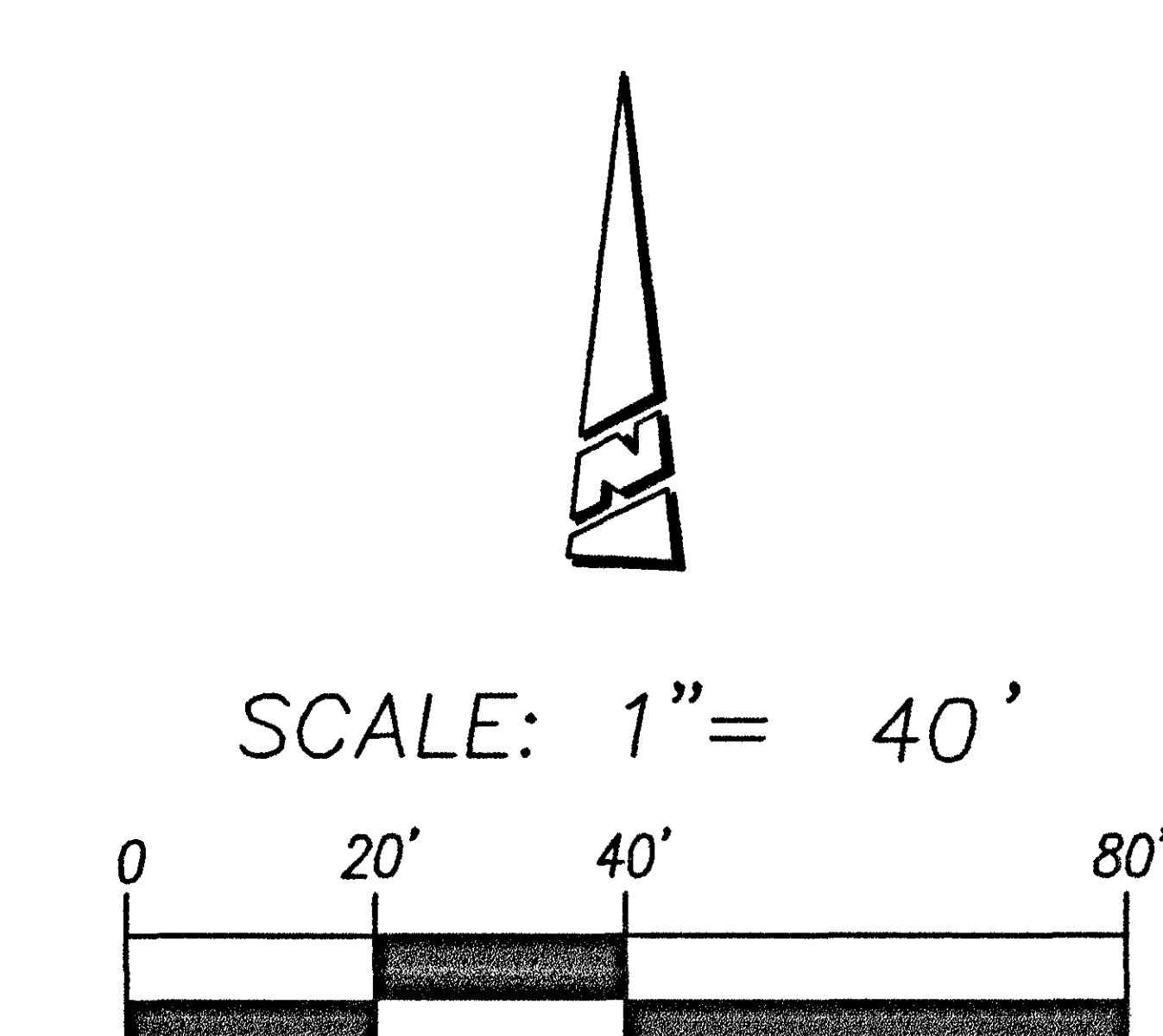
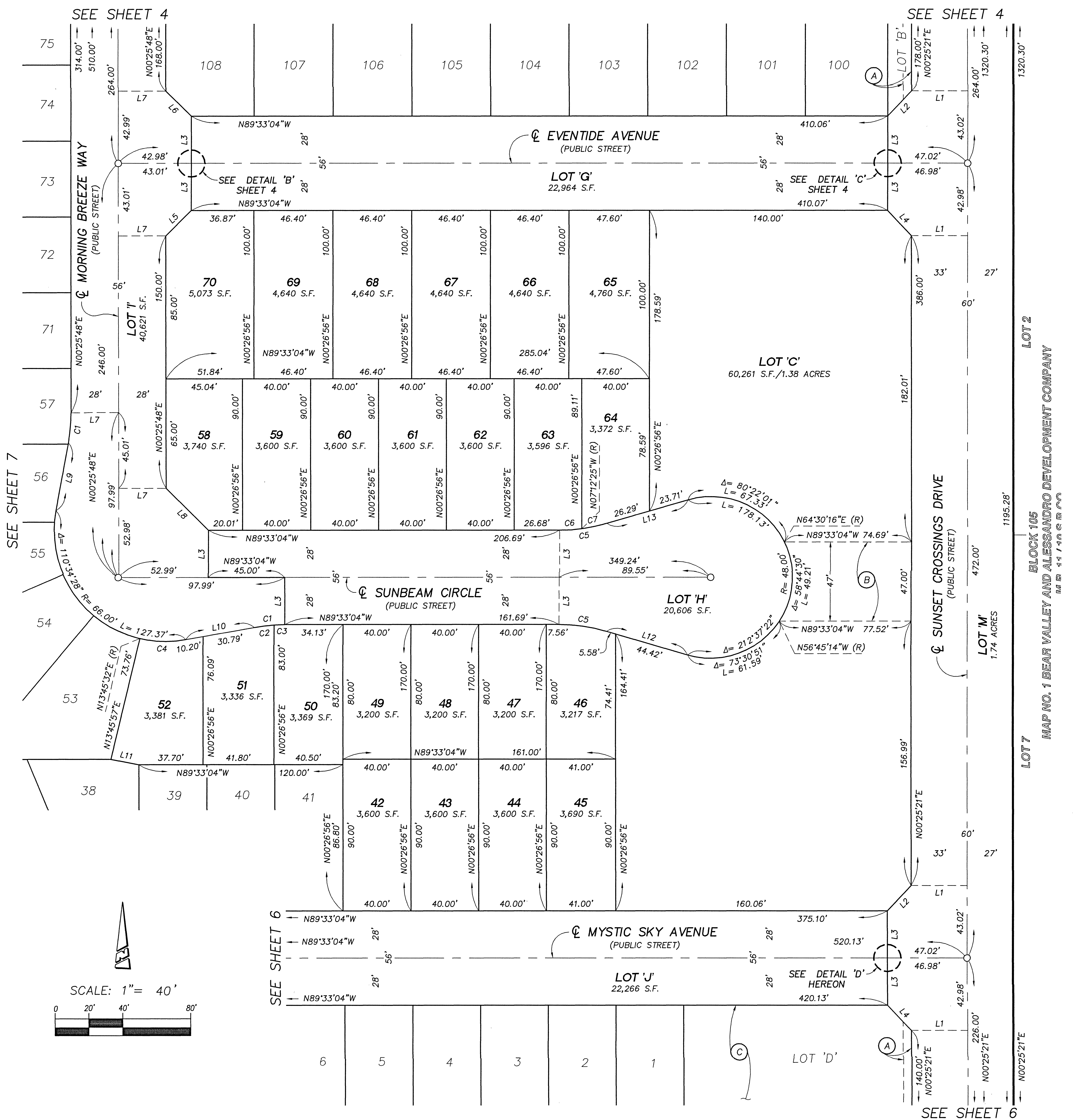
AUGUST, 2021

SHEET 5 OF 7 SHEETS  
SEE SHEET 2 FOR BASIS OF BEARINGS,  
BOUNDARY ESTABLISHMENT AND  
MONUMENT NOTES. SEE SHEET 3 FOR  
INDEX MAP, VICINITY MAP AND  
EASEMENT NOTES.



LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N89°34'39\"W	33.00'
L2	N43°27'42\"E	20.52'
L3	N00°26'56\"E	28.00'
L4	N42°35'18\"W	20.51'
L5	N45°26'22\"E	21.22'
L6	N44°33'38\"W	21.21'
L7	N89°34'12\"W	28.00'
L8	N44°34'11\"W	35.36'
L9	N10°43'36\"E	40.99'
L10	N80°09'08\"E	40.99'
L11	N78°27'20\"W	16.63'
L12	N73°14'23\"W	50.00'
L13	N74°08'15\"E	50.00'

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	100.00'	10°17'48\"	17.97'
C2	100.00'	6°38'39\"	11.60'
C3	100.00'	3°39'09\"	6.37'
C4	66.00'	23°36'24\"	27.19'
C5	100.00'	16°18'41\"	28.47'
C6	100.00'	7°39'21\"	13.36'
C7	100.00'	8°39'20\"	15.11'



LOT 2  
BLOCK 105  
MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY  
M.B. 11 / 10 B.C.C.

2025-0396586  
Original

504  
76

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

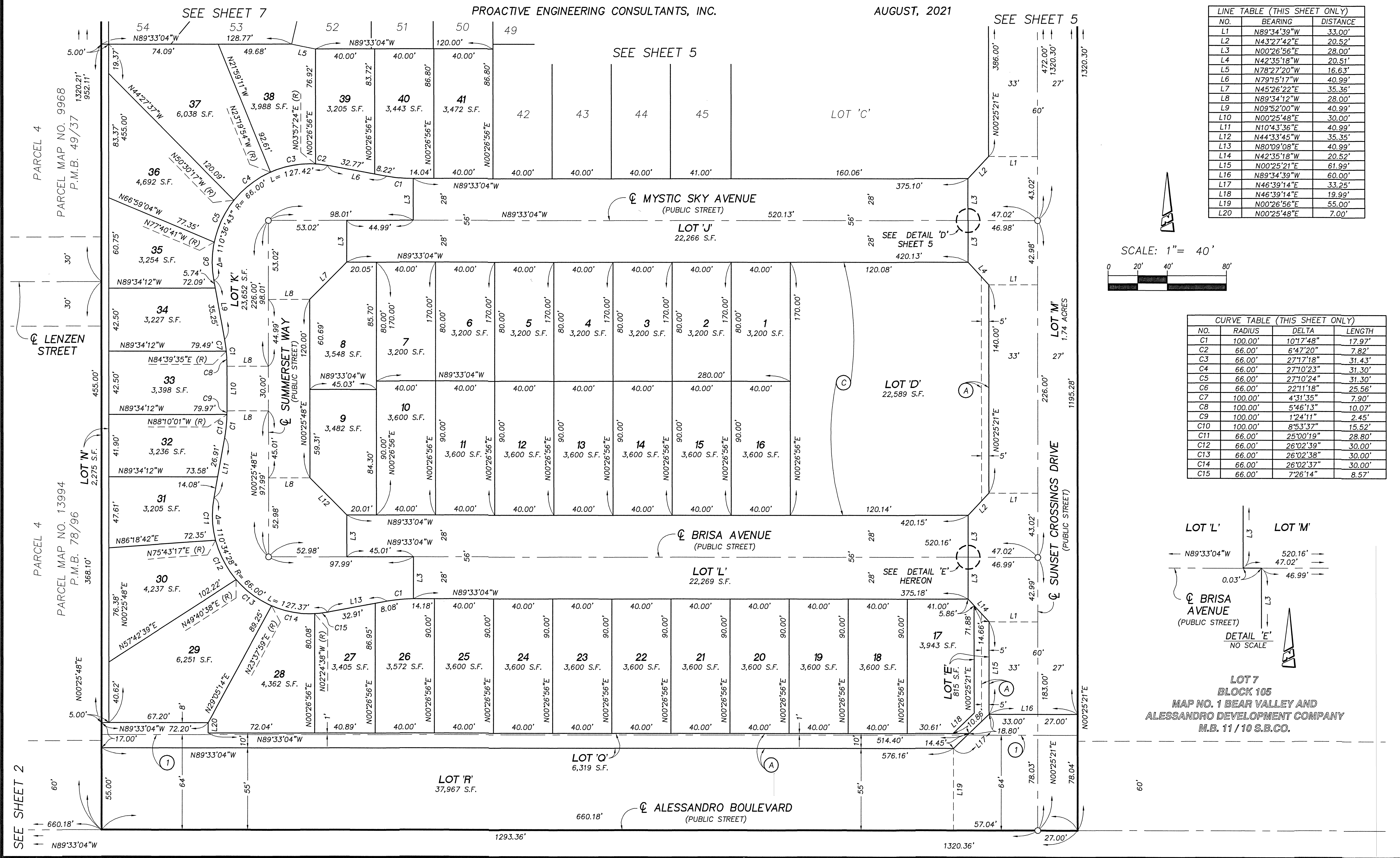
# TRACT NO. 38442

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

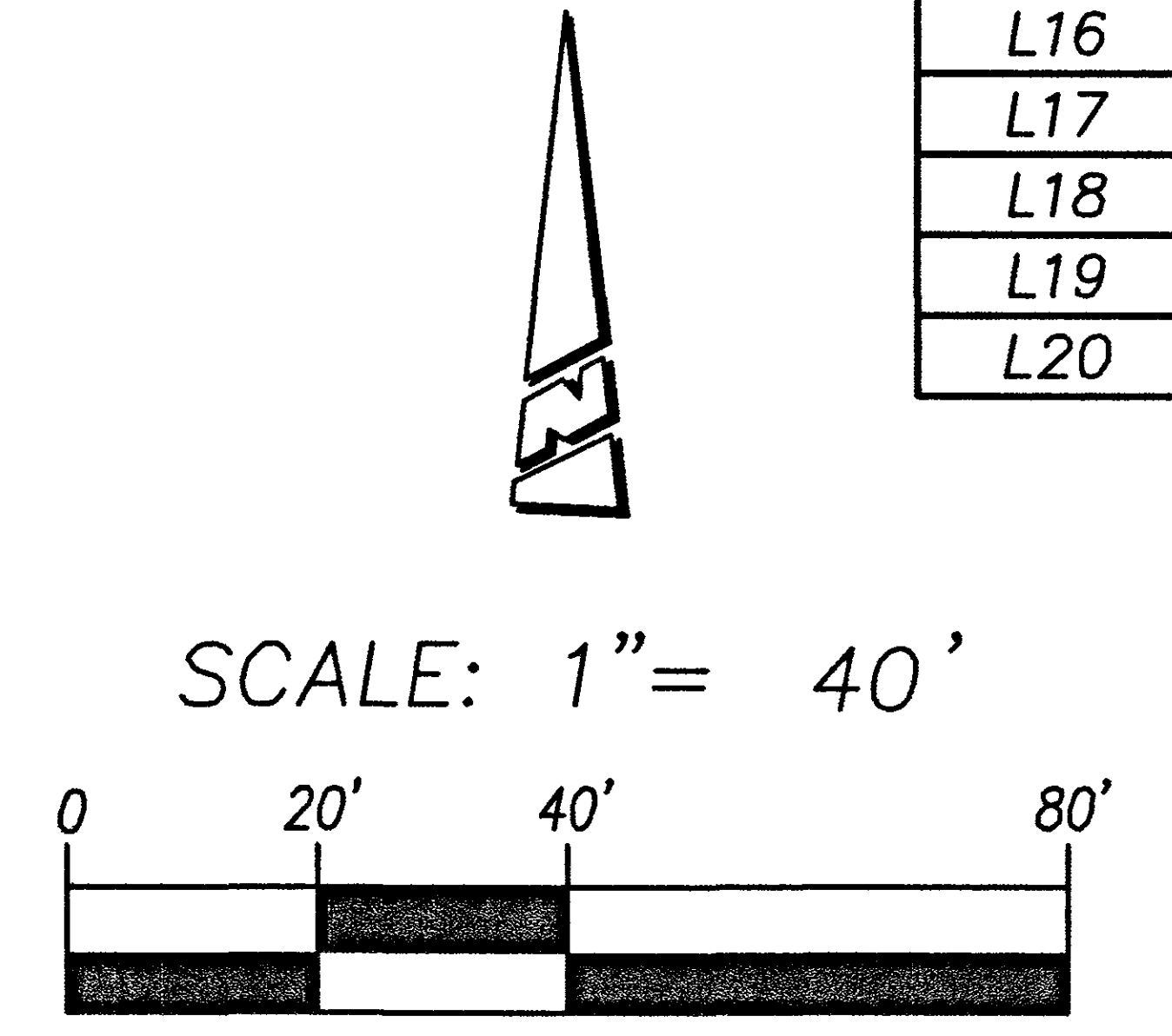
AUGUST, 2021

SHEET 6 OF 7 SHEETS  
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.



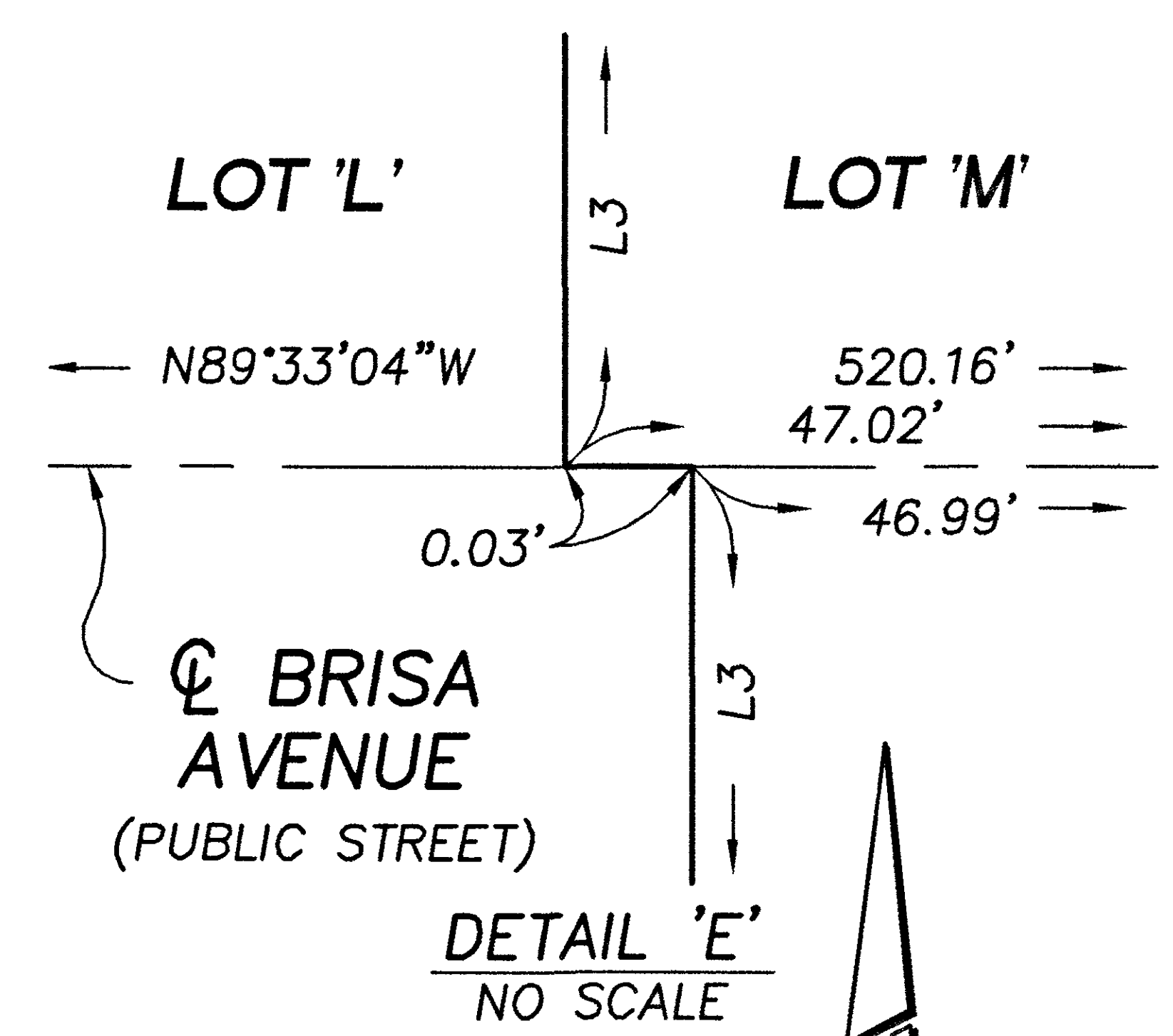
LINE TABLE (THIS SHEET ONLY)

NO.	BEARING	DISTANCE
L1	N89°34'39"W	33.00'
L2	N43°27'42"E	20.52'
L3	N00°26'56"E	28.00'
L4	N42°35'18"W	20.51'
L5	N78°27'20"W	16.63'
L6	N79°15'17"W	40.99'
L7	N45°26'22"E	35.36'
L8	N89°34'12"W	28.00'
L9	N09°52'00"W	40.99'
L10	N00°25'48"E	30.00'
L11	N10°43'36"E	40.99'
L12	N44°33'45"W	35.35'
L13	N80°09'08"E	40.99'
L14	N42°35'18"W	20.52'
L15	N00°25'21"E	61.99'
L16	N89°34'39"W	60.00'
L17	N46°39'14"E	33.25'
L18	N46°39'14"E	19.99'
L19	N00°25'48"E	55.00'
L20	N00°25'48"E	7.00'



CURVE TABLE (THIS SHEET ONLY)

NO.	RADIUS	DELTA	LENGTH
C1	100.00'	10°17'48"	17.97'
C2	66.00'	6°47'20"	7.82'
C3	66.00'	27°17'18"	31.43'
C4	66.00'	27°10'23"	31.30'
C5	66.00'	27°10'24"	31.30'
C6	66.00'	22°11'18"	25.56'
C7	100.00'	4°31'35"	7.90'
C8	100.00'	5°46'13"	10.07'
C9	100.00'	1°24'11"	2.45'
C10	100.00'	8°53'37"	15.52'
C11	66.00'	25°00'19"	28.80'
C12	66.00'	26°02'39"	30.00'
C13	66.00'	26°02'38"	30.00'
C14	66.00'	26°02'37"	30.00'
C15	66.00'	7°26'14"	8.57'



LOT 7  
BLOCK 105  
MAP NO. 1 BEAR VALLEY AND  
ALESSANDRO DEVELOPMENT COMPANY  
M.B. 11 / 10 S.B.CO.

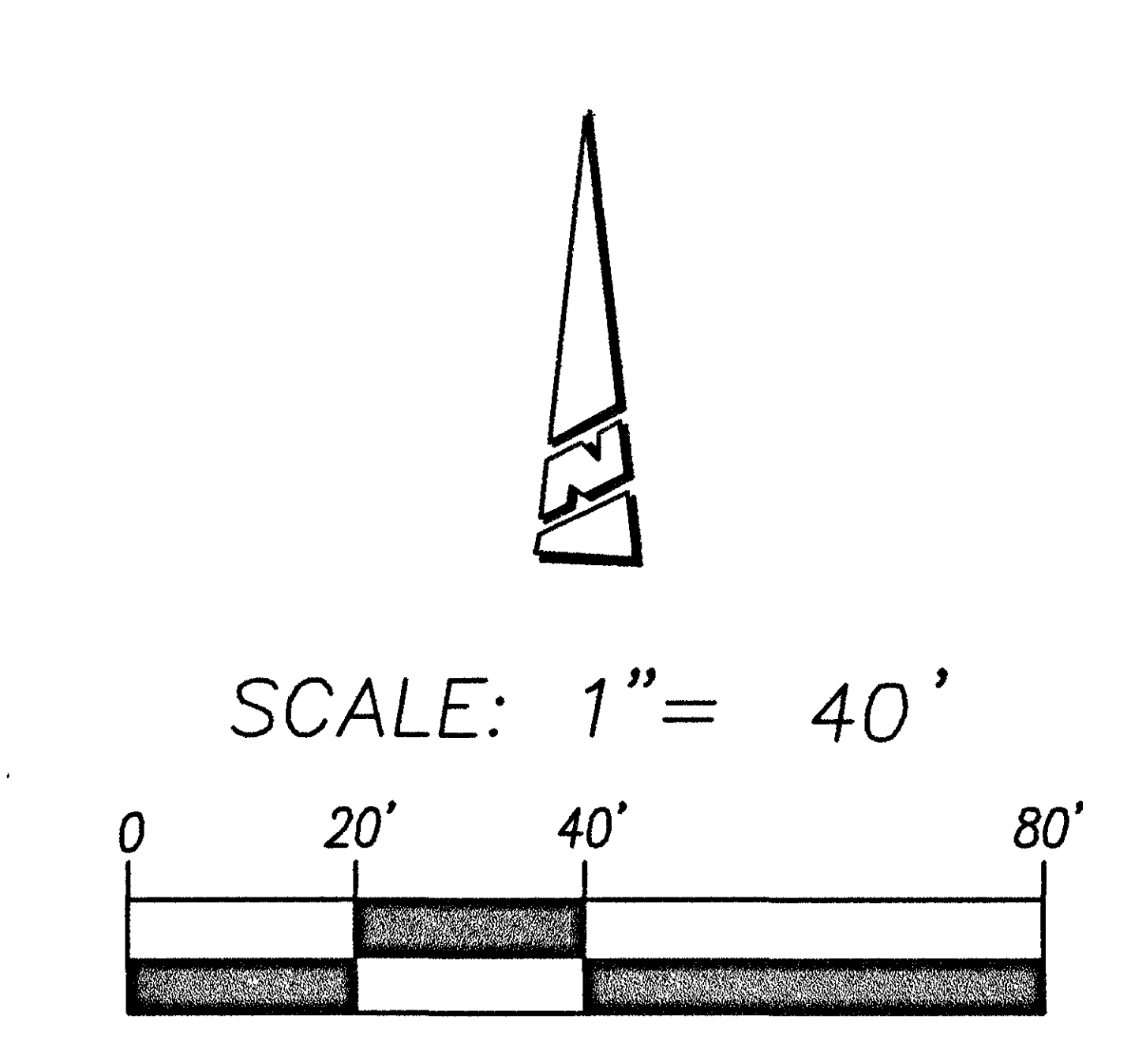
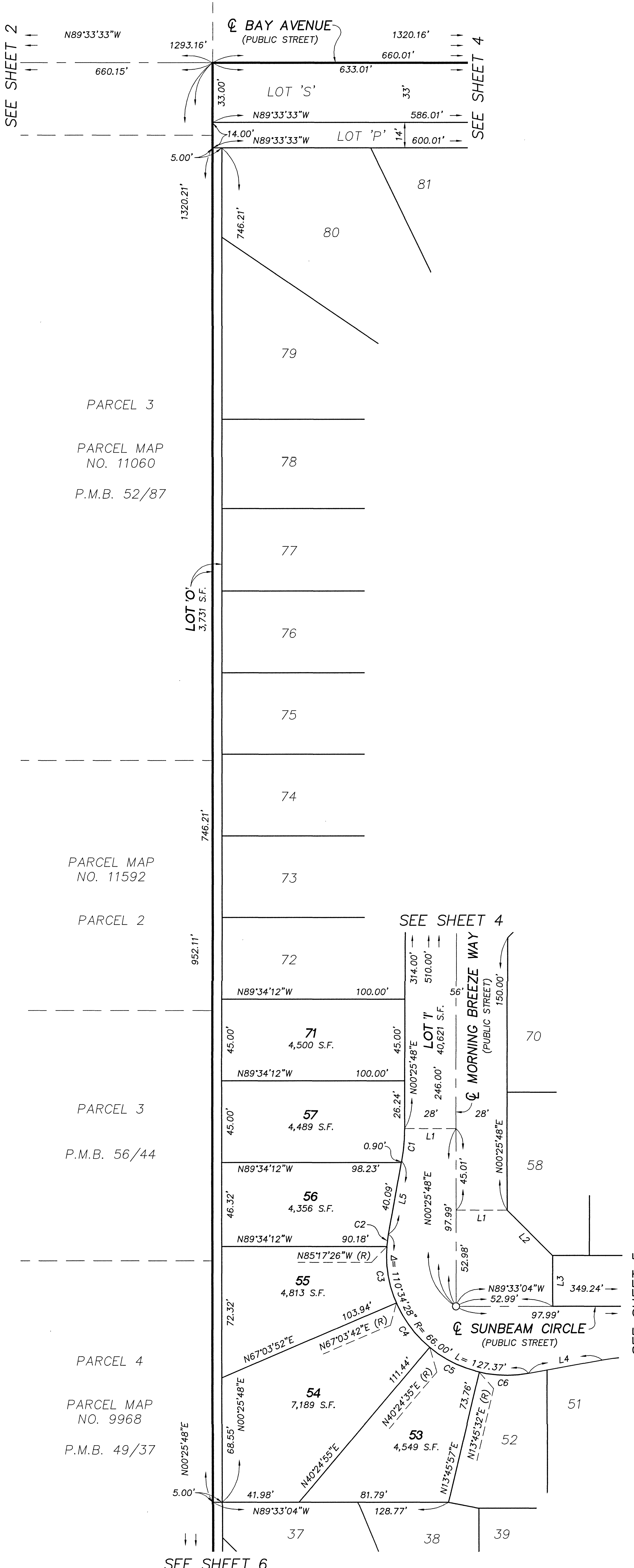
2025-03910580  
Original

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 38442

BEING A SUBDIVISION OF LOT 3 AND LOT 6 OF BLOCK 105 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY  
PROACTIVE ENGINEERING CONSULTANTS, INC. AUGUST, 2021

SHEET 7 OF 7 SHEETS  
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.



LINE TABLE (THIS SHEET ONLY)

NO.	BEARING	DISTANCE
L1	N89°34'12"W	28.00'
L2	N44°34'11"W	35.36'
L3	N00°26'56"E	28.00'
L4	N80°09'08"E	40.99'
L5	N10°43'36"E	40.99'

CURVE TABLE (THIS SHEET ONLY)

NO.	RADIUS	DELTA	LENGTH
C1	100.00'	10°17'48"	17.97'
C2	66.00'	6°01'02"	6.93'
C3	66.00'	27°38'52"	31.85'
C4	66.00'	26°39'07"	30.70'
C5	66.00'	26°39'02"	30.70'
C6	66.00'	23°36'24"	27.19'