

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 37166

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP No. 33441 AS SHOWN BY PARCEL MAP ON FILE IN BOOK 222 PAGES 30 AND 31, INCLUSIVE, AND THAT CERTAIN PARCEL DESCRIBED IN "CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" LL-P04-0299 RECORDED JANUARY 19, 2005 AS DOCUMENT No. 2005-0052244, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 31, T.2S, R.4W, SAN BERNARDINO MERIDIAN

THE PRIZM GROUP CORONA, CA APRIL 2018

RECORDERS STATEMENT

FILED THIS 19th DAY OF JUNE, 2019
AT 2:30 PM IN BOOK 246 OF PARCEL MAPS
AT PAGES 100-101
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

PETER ALDANA
COUNTY ASSESSOR/CLERK/RECORDER
BY: [Signature] DEPUTY
FEE: \$ 11.00
NUMBER: 2019-0221767

SUBDIVISION GUARANTEE: CHICAGO TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OMAHA IRVINE INVESTMENTS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
WAEI IBRAHIM, PRESIDENT

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 WAEI IBRAHIM IN APRIL, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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 MAY 30, 2019. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 5-21-19 BY: [Signature]
VINCENT KLEPPE
L.S. 7181



NOTARY ACKNOWLEDGMENT

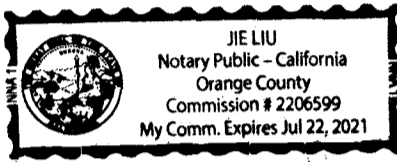
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Orange }^{SS}

ON May 23, 2019, BEFORE ME, Jie Liu

NOTARY PUBLIC, PERSONALLY APPEARED, Wael S Ibrahim



CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP 37166 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE, ACTING ON BEHALF OF THE ZONING ADMINISTRATOR AS DEFINED IN CHAPTER 19.910 OF THE ZONING CODE (TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE) ON MARCH 1, 2018 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLETED WITH.

DATE: 6-12-19 BY: [Signature]
GILBERT M. HERNANDEZ
RCE 69170
CITY ENGINEER



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 ACKNOWLEDGE 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 [Signature] NOTARY SIGNATURE Jie Liu PRINT NAME

MY COMMISSION EXPIRES Jul. 22, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange County

CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 6/13/19 BY: [Signature]
CURTIS C. STEPHENS
L.S. 7519
CITY SURVEYOR



SOILS REPORT

A PRELIMINARY SOILS REPORT **WAS NOT** PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: June 10, 2019 BY: [Signature]
TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

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 \$ 1,900.00

DATE: June 4, 2019 BY: [Signature]
JON CHRISTENSEN
COUNTY TAX COLLECTOR
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT THE BOND IN THE SUM OF \$ 1,900.00 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 THIS 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: June 4, 2019 BY: [Signature]
CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS, WHICH HAVE NOT BEEN PAID, EXCEPT FOR THOSE NOTED BELOW.

NONE NOTED

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATE: 6/12/19 BY: [Signature]
EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

4 AN EASEMENT IN FAVOR OF THE MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, FOR AVIGATION PURPOSES, AS GRANTED IN A DOCUMENT RECORDED JANUARY 18, 2007 AS INSTRUMENT NUMBER 2007-0042000, OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR THE RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY FOR WATER DITCHES, PIPES OR FLUMES THAT MAY BE REQUIRED FOR THE IRRIGATION AND OTHER PURPOSES OF THE RIVERSIDE WATER COMPANY, AS GRANTED IN A DOCUMENT RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, BOTH OF DEEDS, RECORDS OF SAN BERNARDINO. SAID EASEMENT IS BLANKET IN NATURE.

2 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR WATERLINE FACILITIES, AS GRANTED IN A DOCUMENT RECORDED MARCH 28, 2007 AS INSTRUMENT NUMBER 2007-0209003, OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

3 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR WATERLINE FACILITIES, AS GRANTED IN A DOCUMENT RECORDED JULY 11, 2007 AS INSTRUMENT NUMBER 2007-0450127, OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

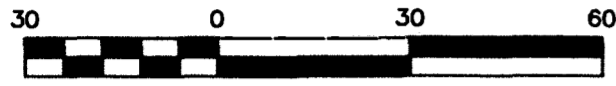
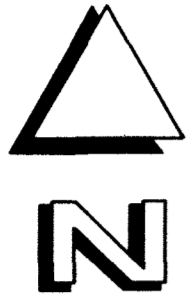
DATE: June 10, 2019 BY: [Signature]
TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

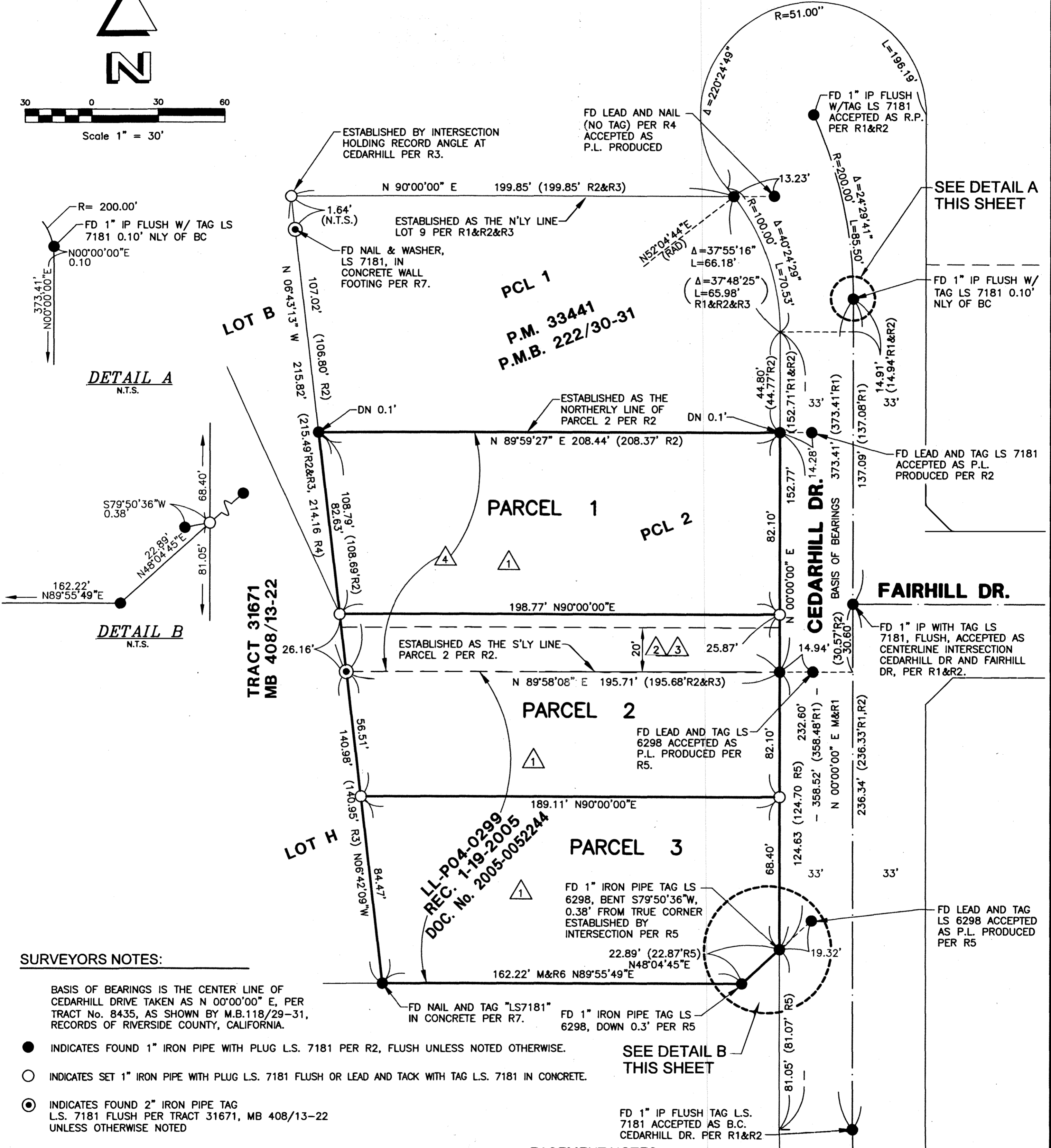
PARCEL MAP 37166

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP No. 33441 AS SHOWN BY PARCEL MAP ON FILE IN BOOK 222 PAGES 30 AND 31, INCLUSIVE, AND THAT CERTAIN PARCEL DESCRIBED IN "CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" LL-P04-0299 RECORDED JANUARY 19, 2005 AS DOCUMENT No. 2005-0052244, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 31, T.2S, R.4W, SAN BERNARDINO MERIDIAN

THE PRIZM GROUP CORONA, CA APRIL 2018



Scale 1" = 30'



DETAIL A
N.T.S.

DETAIL B
N.T.S.

SURVEYORS NOTES:

BASIS OF BEARINGS IS THE CENTER LINE OF CEDARHILL DRIVE TAKEN AS N 00°00'00" E, PER TRACT No. 8435, AS SHOWN BY M.B.118/29-31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND 1" IRON PIPE WITH PLUG L.S. 7181 PER R2, FLUSH UNLESS NOTED OTHERWISE.
- INDICATES SET 1" IRON PIPE WITH PLUG L.S. 7181 FLUSH OR LEAD AND TACK WITH TAG L.S. 7181 IN CONCRETE.
- ⊙ INDICATES FOUND 2" IRON PIPE TAG L.S. 7181 FLUSH PER TRACT 31671, MB 408/13-22 UNLESS OTHERWISE NOTED

- (R1) INDICATES RECORD DATA PER TRACT 8435 FILED IN BOOK 118, PAGES 29 THROUGH 31 INCLUSIVE. OFFICIAL RECORDS, RIVERSIDE COUNTY.
- (R2) INDICATES RECORD DATA PER PARCEL MAP 33441 PARCEL FILED IN BOOK 222, PAGES 30 & 31 INCLUSIVE, OFFICIAL RECORDS, RIVERSIDE COUNTY.
- (R3) INDICATES RECORD DATA PER "CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" LL-P04-0299, RECORDED JANUARY 19, 2005 AS DOCUMENT No. 2005-0052244, OFFICIAL RECORDS, RIVERSIDE COUNTY.
- (R4) INDICATES RECORD DATA PER TRACT 31671 FILED IN BOOK 408, PAGES 13 THROUGH 22 INCLUSIVE. OFFICIAL RECORDS, RIVERSIDE COUNTY.
- (R5) INDICATES RECORD DATA PER PARCEL MAP 25952 PARCEL FILED IN BOOK 176, PAGES 22 & 23 INCLUSIVE, OFFICIAL RECORDS, RIVERSIDE COUNTY.
- (R6) INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-P04-0299 RECORDED JANUARY 19, 2005 AS DOCUMENT No. 2005-0052244, OFFICIAL RECORDS, RIVERSIDE COUNTY.
- (R7) INDICATES RECORD DATA PER CERTIFICATE OF CORRECTION RECORDED FEBRUARY 9, 2010 AS DOCUMENT No. 2010-0060656, OFFICIAL RECORDS, RIVERSIDE COUNTY.

EASEMENT NOTES:

- △ 1 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY FOR WATER DITCHES, PIPES OR FLUMES THAT MAY BE REQUIRED FOR THE IRRIGATION AND OTHER PURPOSES OF THE RIVERSIDE WATER COMPANY, AS GRANTED IN A DOCUMENT RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, BOTH OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT IS BLANKET IN NATURE.
- △ 2 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR WATERLINE FACILITIES, AS GRANTED IN A DOCUMENT RECORDED MARCH 28, 2007 AS DOCUMENT NUMBER 2007-0209003, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
- △ 3 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR WATERLINE FACILITIES, AS GRANTED IN A DOCUMENT RECORDED JULY 11, 2007 AS DOCUMENT NUMBER 2007-0450127, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
- △ 4 AN EASEMENT IN FAVOR OF THE MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, FOR AVIGATION PURPOSES, AS GRANTED IN A DOCUMENT RECORDED JANUARY 18, 2007 AS DOCUMENT NUMBER 2007-0042000, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.