

PARCEL MAP NO. 31914

RECORDER'S STATEMENT

FILED THIS 17 DAY OF March, 2005 AT IN BOOK 212 OF PARCEL MAPS AT PAGES 39-40 AT THE REQUEST OF THE CITY CLERK. AT 8:00 AM FEE \$9.00 LARRY W. WARD COUNTY ASSESSOR-CLERK-RECORDER NUMBER 2005-0211968

BEING A SUBDIVISION OF A PORTION OF LOT 81 OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARK P. PFEILER, L.S. 5959 R. B. ENGINEERING MARCH, 2004

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE

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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES OVER PARCELS 1 THROUGH 7 INCLUSIVE THE EASEMENTS DESIGNATED AS BLANKET P.U.E.

WE HEREBY DEDICATE TO CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE HEREBY RETAIN THE ACCESS EASEMENT INDICATED AS "RECIPROCAL ACCESS EASEMENT", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

IOWA CENTER PARTNERS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DARRELL A. BUTLER BY: Rufus C. BARKLEY, III TITLE: MEMBER / GENERAL MGR. TITLE: MEMBER / GENERAL MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } SS ON 2/23/05, BEFORE ME, S. GUARINO, A PUBLIC PERSONALLY APPEARED DARRELL A. BUTLER AND RUFUS C. BARKLEY, III PERSONALLY KNOWN TO ME (OR 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. WITNESS MY HAND: SIGNATURE: [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY. NOTARY PUBLIC IN AND FOR SAID STATE IN S. GUARINO MY COMMISSION EXPIRES: 10-11-2006 (PRINTED NAME)

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE, UNDER DEED OF TRUST RECORDED JUNE 3, 2004 AS INSTRUMENT NO. 2004-0424304 OF OFFICIAL RECORDS.

BY: GARY FRANCIS BY: Tom Roberts TITLE: ASST. VICE-PRESIDENT TITLE: Asst. Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } SS ON 2/23/05, BEFORE ME, Andrew Marago PERSONALLY APPEARED GARY FRANCIS AND Tom Roberts PERSONALLY KNOWN TO ME (OR 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. WITNESS MY HAND: SIGNATURE: [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN UTAH COUNTY. NOTARY PUBLIC IN AND FOR SAID STATE IN ANDREW MARAGO MY COMMISSION EXPIRES: May 10, 2007 (PRINTED NAME)

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 28th DAY OF February, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JANUARY 8, 2004 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 HAVE BEEN COMPLIED WITH.

DATED 2/28, 2005. THOMAS J. BOYD RCE 36170 LIC. EXP. 6/30/06 CITY ENGINEER BY: [Signature]



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS DAY OF , 2005 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED 2/28, 2005. MARK S. BROWN LS 5655 LIC. EXP. 9/30/05 CITY SURVEYOR BY: [Signature]



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 IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED February 28, 2005. PAUL C. SUNDEEN, CITY TREASURER BY: [Signature]

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 IOWA CENTER PARTNERS, LLC, IN MARCH 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED FEBRUARY 21, 2005.

BY: [Signature] MARK P. PFEILER, L.S. 5959 EXPIRATION DATE: 12-31-06



TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL 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 \$ 13,800. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATED 3/16, 2005. PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 13,800 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 3/16, 2005. CASH TAX BOND NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

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 THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 2/25, 2005. BY: [Signature] THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

UTILITIES EASEMENT STATEMENT

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

- 1. AN EASEMENT IN FAVOR OF EAST RIVERSIDE LAND AND WATER COMPANY FOR WATER RIGHTS RECORDED FEBRUARY 16, 1891 IN BOOK 124, PAGE 398 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.

DATED 2/25, 2005. BY: [Signature] THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31914

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES. THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 8th DAY OF March, 2005.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

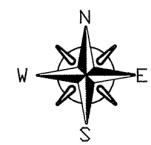
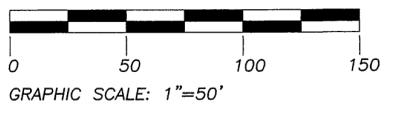
SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING ON OCTOBER 23, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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

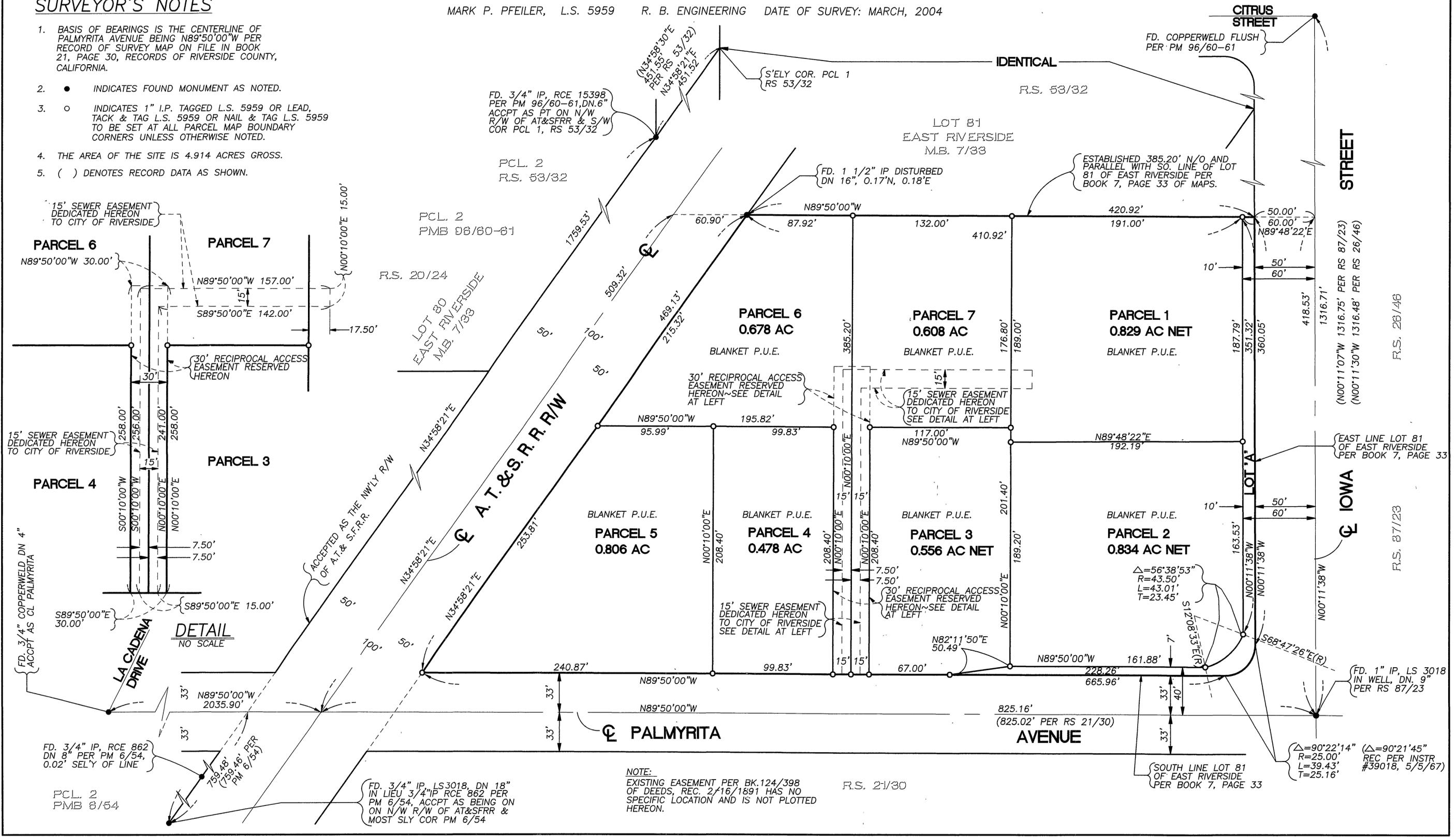
PARCEL MAP NO. 31914

BEING A SUBDIVISION OF A PORTION OF LOT 81 OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
MARK P. PFEILER, L.S. 5959 R. B. ENGINEERING DATE OF SURVEY: MARCH, 2004



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF PALMYRITA AVENUE BEING N89°50'00"W PER RECORD OF SURVEY MAP ON FILE IN BOOK 21, PAGE 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES 1" I.P. TAGGED L.S. 5959 OR LEAD, TACK & TAG L.S. 5959 OR NAIL & TAG L.S. 5959 TO BE SET AT ALL PARCEL MAP BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
4. THE AREA OF THE SITE IS 4.914 ACRES GROSS.
5. () DENOTES RECORD DATA AS SHOWN.



NOTE: EXISTING EASEMENT PER BK.124/398 OF DEEDS, REC. 2/16/1891 HAS NO SPECIFIC LOCATION AND IS NOT PLOTTED HEREON.

P.M.B. 212/40

P.M.B. 212/40

R.S. 28/46

R.S. 87/23

EAST LINE LOT 81 OF EAST RIVERSIDE PER BOOK 7, PAGE 33

(N00°11'07"W 1316.75' PER RS 87/23)
(N00°11'30"W 1316.48' PER RS 26/46)

LOT A

LOT B

LOT C

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT K

LOT L

LOT M

LOT N

LOT O

LOT P

LOT Q

LOT R

LOT S

LOT T

LOT U

LOT V

LOT W

LOT X

LOT Y

LOT Z

LOT AA

LOT AB

LOT AC

LOT AD

LOT AE

LOT AF

LOT AG

LOT AH

LOT AI

LOT AJ

LOT AK

LOT AL

LOT AM

LOT AN

LOT AO

LOT AP

LOT AQ

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