

NUMBER OF LOTS: 1
0.435 ACRES GROSS
0.419 ACRES NET

TRACT NO. 20546

SHEET 1 OF 3 SHEETS

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 6 OF TRACT NO. 2109, IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 30, PAGE 8 INCLUSIVE OF
MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING

NOVEMBER, 2022

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: THE EASEMENT FOR EMERGENCY VEHICLES SERVICES AS SHOWN HEREON.

OWNER: CYRUS OPPORTUNITY ZONE FUND II, LP

BY: Rock Fajardo
PRINTED NAME: Rock Fajardo
TITLE: Managing Partner

SURVEYOR'S STATEMENT

(*** CYRUS OPPORTUNITY ZONE FUND II, LP

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 Cyrus IN NOVEMBER, 2022. I HEREBY ALSO STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE (12) MONTHS OF MAP RECORDATION IN COMPLIANCE WITH SECTION 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Ty E. Thomas
TY E. THOMAS
P.L.S. 9309

4-26-2023
DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 20546, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT IT COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ARTICLES I THROUGH III, CHAPTER 26, CODE OF THE CITY OF FONTANA.

DATED 6/28/23, 2023

Gia Lam Kim
GIA LAM KIM, CITY ENGINEER
RCE 62296
CITY OF FONTANA



CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT NO. 20546 CONSISTING OF 3 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED 5/8, 2023

Michael P. Thornton
MICHAEL P. THORNTON, CITY LAND SURVEYOR
PLS 6867
CITY OF FONTANA



SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE/HAS BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO FEE:

CITY OF FONTANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES. RECORDED NOVEMBER 20, 1990 AS INSTRUMENT NUMBER 90-461772, OFFICIAL RECORDS.

FONTANA LAND COMPANY, A RESERVATION OF RIGHT OF WAY FOR PIPE LINES AND WATER CONDUITS IN THE DEED FROM FONTANA LAND COMPANY, A CORPORATION, TO F. E. SUYDAM, A MARRIED MAN, AS HIS SEPARATE PROPERTY FOREVER, RECORDED OCTOBER 17, 1927, IN BOOK 289, PAGE 35, OFFICIAL RECORDS.

CITY OFFICIAL STATEMENT

I HEREBY STATE THAT THIS TRACT MAP IS APPROVED AND THE FOREGOING DEDICATIONS CONVEYED BY THIS MAP, DATED NOVEMBER, 2022 FROM CYRUS OPPORTUNITY ZONE FUND II, LP, TO THE CITY OF FONTANA ARE HEREBY ACCEPTED IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS, THIS PROCEDURE IS THE TRUE AND COMPLETE PROCEDURE APPROVED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2023.

ATTEST:

Germaine Key
GERMAINE MOELLELEN KEY
CITY CLERK, CITY OF FONTANA

Acquanetta Warren
ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

ESTIMATED TO BE \$ 5,500

ENSEN MASON, AUDITOR-CONTROLLER/
TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

DATED: 7/20/2023

BY: And W
DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,500 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES, (STATE, COUNTY, MUNICIPAL OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY ASSESSOR-RECORDER-COUNTY CLERK, ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS; AND SAID BOND IS HEREBY ACCEPTED.

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

DATED: 7/20/2023

BY: And W
DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER
2023-0181886, THIS 26th DAY OF July, 2023 AT
9:21 A.M. IN BOOK 366 OF TRACT MAPS AT PAGE 20-22
AT THE REQUEST OF First American Title
IN THE AMOUNT OF \$ 15.00

CHRIS WILHITE
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO County

BY: Shan Garcia
DEPUTY RECORDER

366-20

366-20

NUMBER OF LOTS: 1
0.435 ACRES GROSS
0.419 ACRES NET

TRACT NO. 20546

SHEET 2 OF 3 SHEETS

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 6 OF TRACT NO. 2109, IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 30, PAGE 8 INCLUSIVE OF
MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING

NOVEMBER, 2022

FOR CONDOMINIUM PURPOSES

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 Orange

ON 5-02-2023 BEFORE ME, Jennifer Dixon, A NOTARY PUBLIC,

PERSONALLY APPEARED Rich Fujimoto, 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.

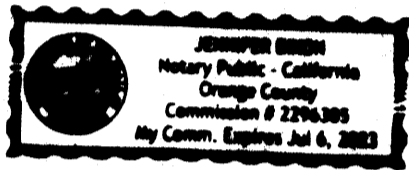
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Jennifer Dixon SIGNATURE J-D
NAME PRINTED

MY COMMISSION EXPIRES: 7/6/2023 COMMISSION NO. 2296385

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange 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 CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, 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 AND OFFICIAL SEAL.

NAME PRINTED SIGNATURE

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

366.24

366.21

1" = 40'

TRACT NO. 20546

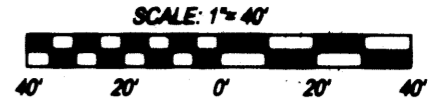
SHEET 3 OF 3 SHEETS

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 6 OF TRACT NO. 2109, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 30, PAGE 8 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

T&M SURVEYING

NOVEMBER, 2022

FOR CONDOMINIUM PURPOSES



22-996

LEGEND

- FOUND AS NOTED
- SET 1" IRON PIPE TAGGED 9309
- () INDICATES RECORD DATA
- ⚠ EASEMENT GRANTED TO THE CITY OF FONTANA FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED NOVEMBER 20, 1990 AS INSTRUMENT NUMBER 90-461772, O.R.

PROPOSED EASEMENTS

- ⚠ EASEMENT FOR EMERGENCY VEHICLES SERVICES DEDICATED FOR PUBLIC PURPOSES

MONUMENT NOTES

- 1 FD 1" IP TAGGED LS 7232 PER TRACT NO. 18439 MB 348/31-33 ACCEPTED AS CENTERLINE INTERSECTION OLEANDER AVENUE & VALENCIA AVE
- 2 ESTAB BY PRORATION PER TRACT NO. 2109 FONTANA ACRES NO. 9, M.B. 30/48
- 3 FD PK NAIL, PER CITY TIES 148, ACCEPTED AS CENTERLINE INTERSECTION VALENCIA AVENUE & CYPRESS AVENUE
- 4 FD 1" IP WITH PLASTIC PLUG, ILLEGIBLE, NO REF, ACCEPTED AS CENTERLINE INTERSECTION ORANGE WAY & OLEANDER AVENUE
- 5 FD S&W STAMPED SBCO SURVEYOR, NO REF, ACCEPTED AS CENTERLINE INTERSECTION ORANGE WAY & CYPRESS AVENUE

BASIS OF BEARINGS

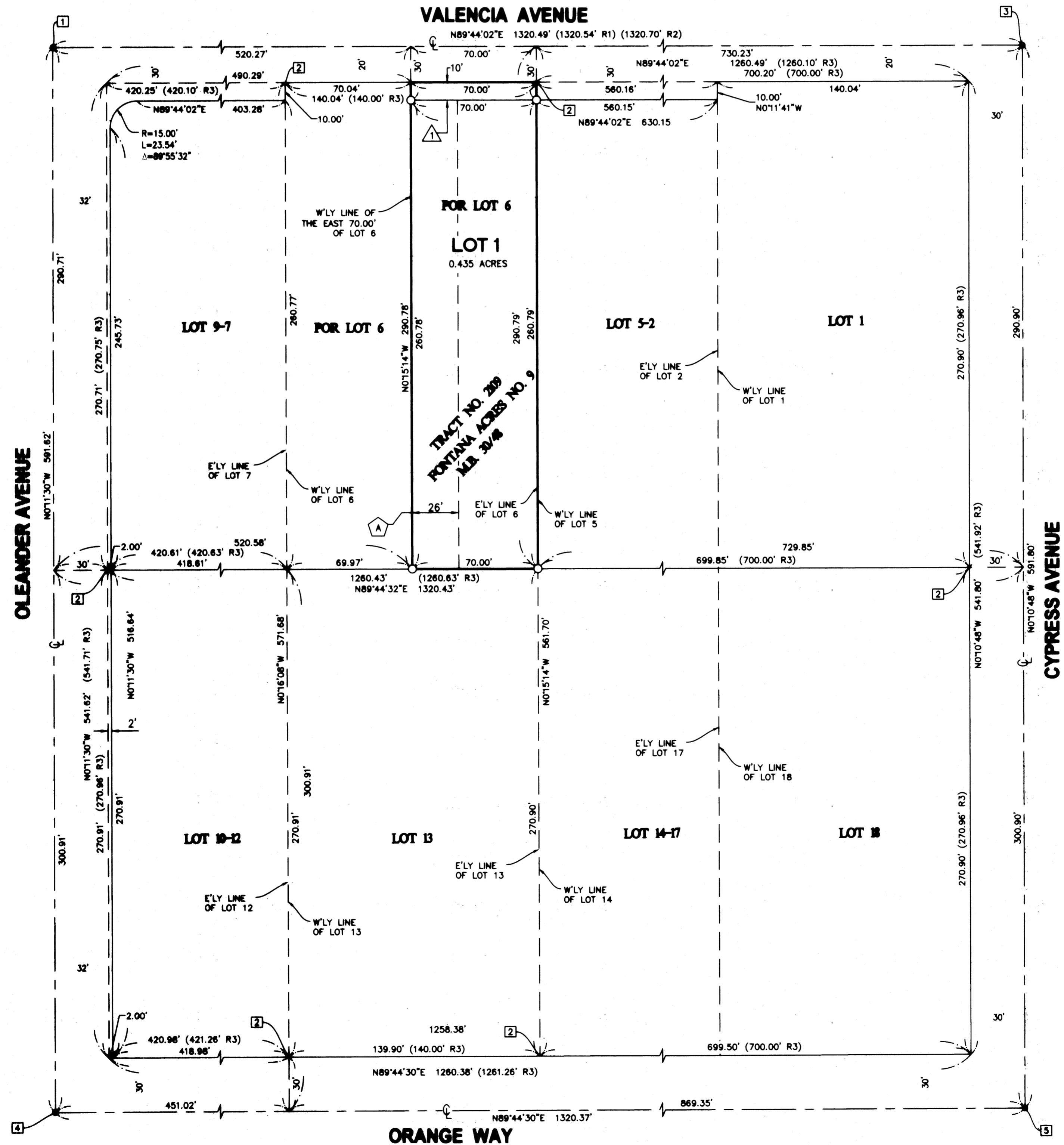
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VALENCIA AVENUE BEING NORTH 89°44'02" EAST PER TRACT NO. 16641 M.B. 316/37-39.

REFERENCE NOTES

- R1 TRACT NO. 16641 M.B. 316/37-39
- R2 TRACT NO. 18439 M.B. 348/31-33
- R3 TRACT NO. 2019 M.B. 30/48

ABBREVIATIONS

- FD. FOUND
- SFN. SEARCHED, FOUND NOTHING
- ESTAB. ESTABLISHED
- INT. INTERSECTION
- REF. REFERENCE
- ILLEG. ILLEGIBLE
- PROP. PROPORTION
- CL. CENTERLINE
- N'LY. NORTHERLY
- S'LY. SOUTHERLY
- W'LY. WESTERLY
- E'LY. EASTERLY
- RAD. RADIAL BEARING



22-996