

CITY 422/70

M.B. 422 / 70

TRACT MAP NO. 33290

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 12 OF BLOCK 13 AND LOTS 5 & 6 OF BLOCK 15 OF LA SIERRA GARDENS, AS PER MAP FILED IN BOOK 11, PAGES 42 TO 50, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS. LOCATED IN SECTION 23, T. 3 S., R. 6 W., S.B.M.

MADISON FCS INC.
CORONA, CALIFORNIA
OCTOBER 2006

RECORDER'S STATEMENT

FILED THIS 20th DAY OF June 2007 AT 8 AM IN BOOK 422 OF MAPS AT PAGES 70-72 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE
FEE: \$ 11.00
NO. 2007-0404131
LARRY W. WARD
COUNTY ASSESSOR - CLERK-RECORDER
BY: Shirley S. Zavala, Deputy
SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY



DATE: 11/10/2007
GLEN R. DIXON
EXPIRES 06/30/2008

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.

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

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MAGNOLIA AVENUE AND LOT "A" FROM LOT 1 AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES EASEMENT DESIGNATED AS 15' SEWER EASEMENT.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES THE EASEMENT DESIGNATED AS BLANKET P.U.E.

92 MAGNOLIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
TITLE: Manager
PRINT NAME: ADAM PASORI

TRUSTEES:

LANDAMERICA LAWYERS TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST, RECORDED AUGUST 3, 2005, DOC. NO. 2005-626318 O.R., RIV. CO., CA. AND AUGUST 3, 2005 DOC # 2005-626318 O.R., RIV. CO., CA.

BY: [Signature] TITLE: Asst. Vice President
PRINT NAME: Leslie E Shrimplin

LAWYERS TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST, RECORDED AUGUST 3, 2005, DOC. NO. 2005-626318 O.R., RIV. CO., CA. AND AUGUST 3, 2005 DOC # 2005-626321 O.R., RIV. CO., CA.

BY: [Signature] TITLE: Asst. Vice President
PRINT NAME: Leslie E Shrimplin

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 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 \$ 43,800

DATE: April 11, 2007

PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: [Signature]

TAX BOND STATEMENT

HEREBY STATE THAT A BOND IN THE SUM OF \$ 43,800 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY 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 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: _____

CASH TAX BOND
DATE: April 11, 2007

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: [Signature]

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 LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: April 13, 2007

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: [Signature]

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

1. AN EASEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPES, DITCHES OR OTHER CONDUITS IN FAVOR OF RIVERSIDE LAND AND IRRIGATION COMPANY, RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 294 AND 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. AN EASEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PIPES, POLES OR CONDUITS IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY, RECORDED FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPELINES, DITCHES OR FLUMES IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, RECORDED MARCH 18, 1926, IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER DITCHES, CANALS PIPELINES, FLUMES OR CONDUIT IN FAVOR OF TWIN BUTTES WATER COMPANY, RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATE: April 13, 2007

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
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 92 MAGNOLIA, LLC, ON FEBRUARY 6, 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 33290 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JUNE 7, 2005 AND ANY APPROVED ALTERATIONS THEREOF; THAT 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 COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 4/20/07

THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6/30/08
CITY ENGINEER
BY: [Signature]



CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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.

DATE: 4/20/07

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
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. EXCEPT THOSE NOTED BELOW:

NONE

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

DATE: 4/17/07

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER
BY: [Signature]
DEPUTY

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 33290.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS 15' SEWER EASEMENT, IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENT DESIGNATED AS BLANKET P.U.E. IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MAGNOLIA AVENUE AND LOT "A" FROM LOT 1 AS SHOWN ON THE ANNEXED MAP IS HEREBY ACCEPTED.

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 19th DAY December, 2006

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY C.H.J. INC. ON JANUARY 31, 2006, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

M.B. 422 / 70

CITY

422 / 71

TRACT MAP NO. 33290

BEING A SUBDIVISION OF LOT 12 OF BLOCK 13 AND LOTS 5 & 6 OF BLOCK 15 OF LA SIERRA GARDENS, AS PER MAP FILED IN BOOK 11, PAGES 42 TO 50, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS. LOCATED IN SECTION 23, T. 3 S., R. 6 W., S.B.M.

FOR CONDOMINIUM PURPOSES
MADISON FCS INC.
CORONA, CALIFORNIA
OCTOBER 2006

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING, HOLDERS OF EASEMENTS AS NOTED HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE.

1. SECURITY TRUST AND SAVINGS BANK, HOLDER OF AN EASEMENT FOR UTILITIES AND PIPELINES RECORDED JUNE 26, 1925 IN BOOK 646 PAGE 126 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SECURITY FIRST NATIONAL BANK OF LOS ANGELES, HOLDER OF AN EASEMENT FOR UTILITIES AND PIPELINES RECORDED JULY 29, 1929 IN BOOK 820 PAGE 338 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. SECURITY TRUST AND SAVINGS BANK, HOLDER OF AN EASEMENT FOR UTILITIES AND PIPELINES RECORDED NOVEMBER 26, 1926 IN BOOK 697 PAGE 428 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } SS
 ON THIS 3-13-2007 BEFORE ME, Sibel Gurbuz
 A NOTARY PUBLIC, PERSONALLY APPEARED Adam Pasori

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE [Signature]
 MY COMMISSION EXPIRES: June 10, 2009
 NAME: Sibel Gurbuz
 MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS
 ON THIS _____ BEFORE ME, _____
 A NOTARY PUBLIC, PERSONALLY APPEARED _____

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____
 MY COMMISSION EXPIRES: _____
 NAME: _____
 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF San Bernardino } SS
 ON THIS March 29 2007 BEFORE ME, K Cordova
 A NOTARY PUBLIC, PERSONALLY APPEARED _____
Leslie E. Shrumplin

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE [Signature]
 MY COMMISSION EXPIRES: July 28, 2010
 NAME: K. Cordova
 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS
 ON THIS _____ BEFORE ME, _____
 A NOTARY PUBLIC, PERSONALLY APPEARED _____

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____
 MY COMMISSION EXPIRES: _____
 NAME: _____
 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS
 ON THIS _____ BEFORE ME, _____
 A NOTARY PUBLIC, PERSONALLY APPEARED _____

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____
 MY COMMISSION EXPIRES: _____
 NAME: _____
 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS
 ON THIS _____ BEFORE ME, _____
 A NOTARY PUBLIC, PERSONALLY APPEARED _____

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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____
 MY COMMISSION EXPIRES: _____
 NAME: _____
 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NUMBER OF LOTS:
1 NUMBERED LOT WITH AN AREA OF 125,087 SQ. FT. +/- AND
1 LETTERED LOT WITH AN AREA OF 5,639 SQ. FT. +/- FOR A
TOTAL AREA OF 130,726 SQ. FT. +/-

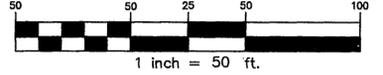
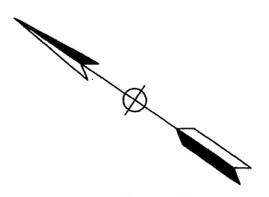
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 33290

BEING A SUBDIVISION OF LOT 12 OF BLOCK 13 AND LOTS 5 & 6 OF BLOCK 15 OF LA SIERRA GARDENS,
AS PER MAP FILED IN BOOK 11, PAGES 42 TO 50, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS.
LOCATED IN SECTION 23, T. 3 S., R. 6 W., S.B.M.

FOR CONDOMINIUM PURPOSES MADISON FCS INC. CORONA, CALIFORNIA

OCTOBER 2006



SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF MAGNOLIA AVENUE PER TRACT MAP 21228 FILED IN BOOK 155, PAGES 99 TO 101, INCLUSIVE, OF MAPS IN THE RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEARING NORTH 56°00'00" EAST

THIS SUBDIVISION CONTAINS 3.00 ACRES.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

SURVEYOR'S NOTES CONT.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 2" IP TAGGED LS 6251/FLUSH UNLESS OTHERWISE NOTED.
- R&M INDICATES RECORD AND MEASURED
- () RECORD PER MB 11/42-50
- (()) RECORD PER MB 143/5-6
- [] RECORD PER MB 155/99-101
- { } RECORD PER PMB 73/91-93
- [[]] RECORD PER MB 166/67-69
- ////// HATCH INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

EASEMENT NOTES

- △ AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES EASEMENT DESIGNATED AS 15' SEWER EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE DEDICATED HEREON.
- △ A BLANKET PUBLIC UTILITIES EASEMENT (P.U.E.) FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE DEDICATED HEREON.

