

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

# TRACT 32502 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 12, 13, AND 14 OF MAGNOLIA BOULEVARD ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS AT PAGE 72 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

SEPTEMBER 2005  
**CANTY PSOMAS**

RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

Filed this 28<sup>th</sup> day of April, 2006 at 9:00 am in Book 401 of Maps at Pages 72-74 at the request of the City Clerk of the City of Riverside. No. 2006-0311430 Fee: \$11.00 LARRY W. WARD, County Assessor - Clerk - Recorder

By: Shirley L. Zouader Deputy

Subdivision Guarantee: **COMMERCE TITLE COMPANY**

### 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 for those noted below.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Date 3/21/06 PAUL C. SUNDEEN  
Chief Financial Officer/Treasurer  
By: Bret McLean

### 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 \$34,000.

Date April 26, 2006 PAUL McDONNELL  
County Tax Collector  
By: Sarvice Donald

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$34,000 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 the 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 April 26, 2006 NANCY ROMERO  
Clerk of the Board of Supervisors  
CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector  
By: Shirley L. Zouader

### ENGINEER'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 MAGNOLIA GARDENS LLC on February of 2005. I hereby state that this final map substantially conforms to the conditionally approved tentative map. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in those 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. The survey is true and complete as shown.

Date March 27, 2006  
JOHN W. CANTY  
C.E. 17550 Lic. Exp. 6/30/07  
By: Colleen J. Nicol

### 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 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 and telecommunication facilities, the easement designated as "BLANKET P.U.E."

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of sanitary sewer facilities, the easement designated as "SEWER EASEMENT".

We hereby request that the following Easements, which are not shown on the attached map, be abandoned in conformance with Section 66434 (g) of the Subdivision Map Act: The City of Riverside being successor in interest to 1) that certain easement for water pipes in favor of Riverside Water Company, recorded May 11, 1905 in Book 173, Pages 123 and 124 of Deeds, records of Riverside California, 2) that certain easement for pipe lines in favor of La Sierra Heights Water Company, recorded May 17, 1911 in Book 327, Page 227 of Deeds, records of Riverside California, 3) that certain easement for lines of pipes in favor of Citizens Domestic Water Company, recorded March 18, 1926 in Book 663, Pages 591 of Deeds, records of Riverside California, 4) that certain easement for pole lines in favor of Southern California Edison Company, recorded July 12, 1956 in Book 1942, Page 136, Official Records of Riverside County.

MAGNOLIA GARDENS, LLC, a California Limited Liability Company

By: Alfred Koeller Alfred Koeller, Manager  
By: William Larson William Larson, Manager

COMMERCE TITLE as Trustee under Deeds of Trust recorded November 24, 2004 as inst. no. 938186, and June 30, 2005 as inst. no. 526165, both being O.R. Riv. Co., Ca.

By: JEANNE FLYNN MARTIN S.C.V.P.

1ST CENTENNIAL BANK as Trustee under Deed of Trust recorded September 20, 2005 as inst. no. 773562, O.R. Riv. Co., Ca.

By: Wilford R. Schoonover, Sr. V.P.  
By: Jarlene Dieliso, V.P.

### 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.

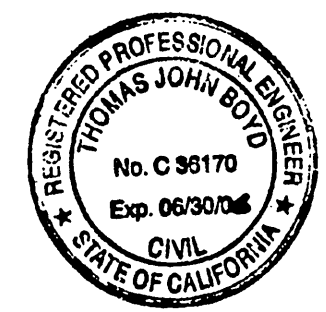
Date 4/10/06 MARK S. BROWN  
L.S. 5655 Lic. Exp. 9/30/07  
City Surveyor  
By: Mark S. Brown



### 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 32502 which was approved by the City Council of the City of Riverside on October 12, 2004 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 the plans for drains, drainage works, and sewers sufficient to mitigate flood damage to all lots in the subdivision have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have 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 4/10/06 THOMAS J. BOYD  
R.C.E. 36170 Lic. Exp. 6/30/06  
City Engineer  
By: Thomas Boyd



### CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of ~~two (2)~~ <sup>THREE (3)</sup> Sheets be, and the same is hereby accepted as the final map of Tract 32502.

Lot "A" is hereby accepted for public street and public utility purposes. The easement designated as "BLANKET P.U.E." is hereby accepted as easement for the construction and maintenance of electric energy distribution and telecommunication facilities.

The easement designated as "SEWER EASEMENT" is hereby accepted as easement for the construction and maintenance of sanitary sewer facilities.

That the following easements are hereby abandoned in conformance with Section 66434 (g) of the Subdivision Map Act: The City of Riverside being successor in interest to 1) that certain easement for water pipes in favor of Riverside Water Company, recorded May 11, 1905 in Book 173, Pages 123 and 124 of Deeds, records of Riverside California, 2) that certain easement for pipe lines in favor of La Sierra Heights Water Company, recorded May 17, 1911 in Book 327, Page 227 of Deeds, records of Riverside California, 3) that certain easement for lines of pipes in favor of Citizens Domestic Water Company, recorded March 18, 1926 in Book 663, Pages 591 of Deeds, records of Riverside California, 4) that certain easement for pole lines in favor of Southern California Edison Company, recorded July 12, 1956 in Book 1942, Page 136, Official Records of Riverside County.

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 forgoing resolution was accepted by the Mayor and Council of the City of Riverside this 25<sup>th</sup> day of April, 2006.

COLLEEN J. NICOL  
City Clerk of the City of Riverside, California  
By: Colleen J. Nicol

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SEPTEMBER 2005

**CANTY PSOMAS**

RIVERSIDE, CALIFORNIA

**NOTARY ACKNOWLEDGEMENT**

State of California  
County of Orange ) SS

On March 15, 2006 before me, Amadita Preciado  
A Notary Public in and for said County and State, personally appeared Alfred Paul Kruier  
and William Ralph Larsen

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: My commission expires December 30, 2008 #1531513

Amadita Preciado Amadita Preciado  
Notary Public in and for said State (Print Name)  
My principal place of business is in Ventura County

**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 5, 2006

David H. Wright,  
Public Utilities General Manager

By: [Signature]  
MM VS

**NOTARY ACKNOWLEDGEMENT**

State of CALIFORNIA  
County of SAN BERNARDINO ) SS

On MARCH 28, 2006 before me, RITA CALVIN, NOTARY PUBLIC  
A Notary Public in and for said County and State, personally appeared JEANNE  
ELYND MARTIN

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: My commission expires August 26, 2009

Rita Calvin Rita Calvin  
Notary Public in and for said State (Print Name)  
My principal place of business is in SAN BERNARDINO County

**SOILS REPORT**

A preliminary soils report was prepared for this subdivision by John R. Byerly, Inc. on April 5, 2005 as required by the health and safety code of the State of California, Section 17953.

**NOTARY ACKNOWLEDGEMENT**

State of California  
County of San Bernardino ) SS

On March 15, 2006 before me, Sandra M. Farmer  
A Notary Public in and for said County and State, personally appeared Clifford N. Schonauer and Darlene D'Elisa

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: My commission expires 9-10-2006 #1374024

Sandra M. Farmer Sandra M. Farmer  
Notary Public in and for said State (Print Name)  
My principal place of business is in San Bernardino County

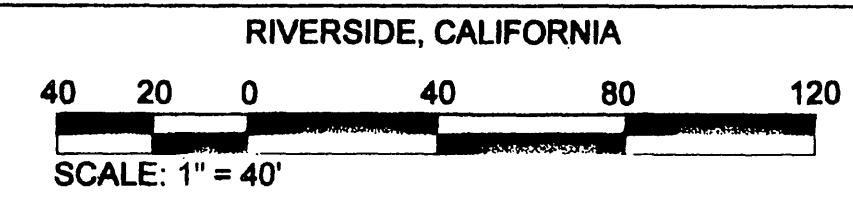
M.B. 401/73

M.B. 401/73

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SEPTEMBER 2005  
CANTY PSOMAS



### ENGINEER'S NOTES

Bearings are based on the centerline of Dawes Street as being N.34°16'57"W., as shown on Parcel Map 21254 by map on file in Book 140 of Parcel Maps at Pages 45 through 46 thereof, Records of Riverside County, California.

All dimensions shown hereon have been compiled and/or calculated from record data, unless otherwise noted.

- Indicates Found Monument as noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, or Nail and R.C.E. 17550 Tag in wall or concrete at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Indicates Set Nail and R.C.E. 17550 Tag in top of curb at the prolongation of side lot lines, unless otherwise noted.
- ( ) Indicates Measured Data, also Record Data per P.M. 140/45-46, unless otherwise noted.

This Tract contains 2.91 Acres.

F.M. DUNBAR'S  
SUBDIVISION  
M.B. 5/185

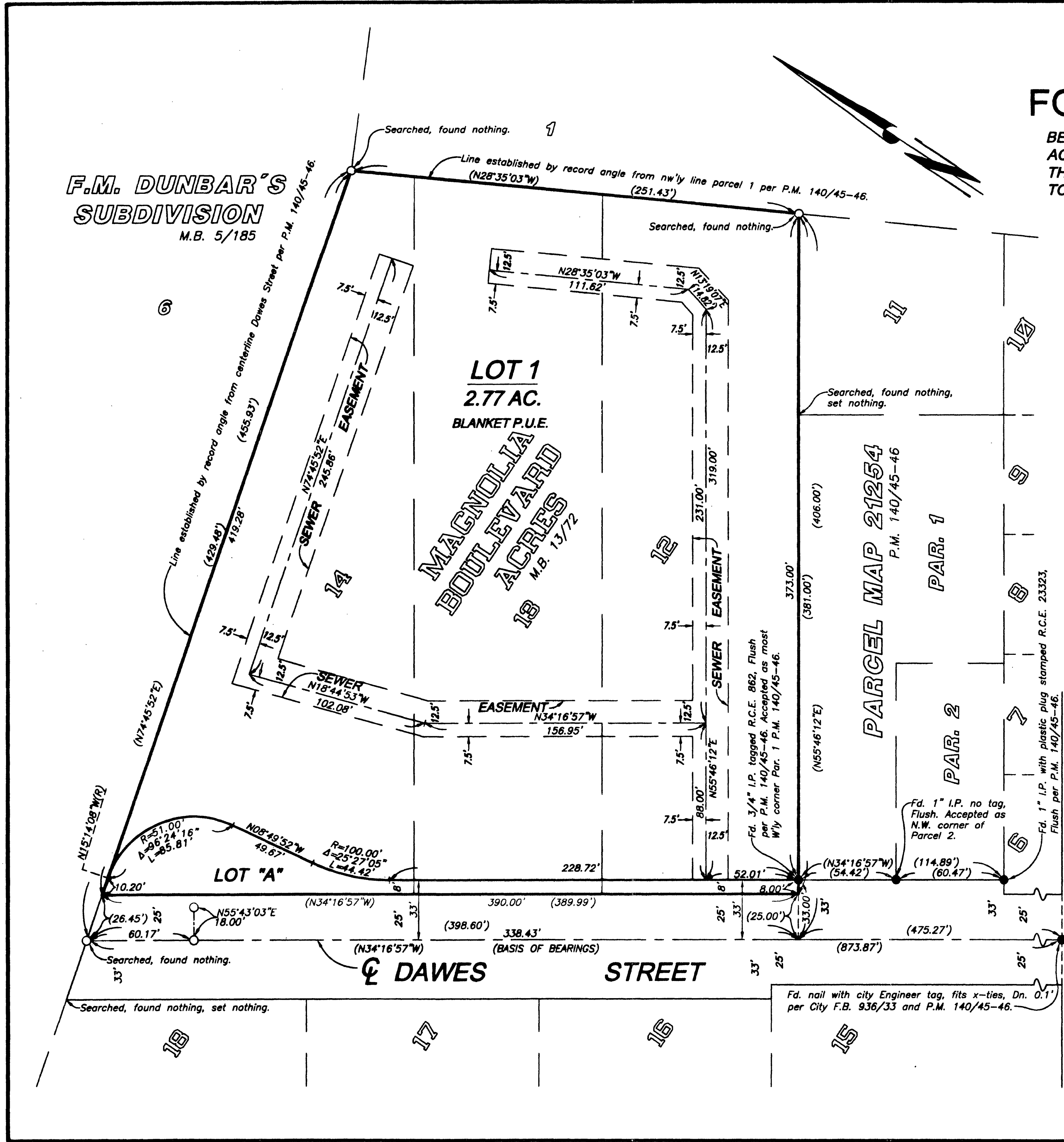
LOT 1  
2.77 AC.  
BLANKET P.U.E.

MAGNOLIA  
BOULEVARD  
ACRES  
M.B. 13/72

PARCEL MAP 21254  
P.M. 140/45-46  
PAR. 1  
PAR. 2

MAGNOLIA AVENUE

DAWES STREET



M.B. 401 / 74

M.B. 401 / 74