

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE HEREBY RETAIN THE "RECIPROCAL ACCESS EASEMENT" OVER PARCEL 1 AS SHOWN HEREON FOR THE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, PARCEL OWNERS WITHIN THIS MAP, FOR VEHICULAR INGRESS, EGRESS AND PARKING PURPOSES.

MAGNESIA FALLS PLAZA, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY.

TERRACE PARTNERS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: Matthew V. Johnson
MATTHEW V. JOHNSON, MANAGING MEMBER
DATE: 4/15/16

BY: Scott R. Wilson
SCOTT R. WILSON, MANAGING MEMBER
DATE: 4/15/16

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

ON April 15, 2016, BEFORE ME, Carol L. Hickman, A NOTARY PUBLIC, PERSONALLY APPEARED Matthew V. Johnson, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY YES; AND THAT BY HIS / HER / THEIR SIGNATURE 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.

SIGNATURE Carol L. Hickman

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb. 7, 2018
MY COMMISSION NUMBER 2057101
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

ON April 15, 2016, BEFORE ME, Carol L. Hickman, A NOTARY PUBLIC, PERSONALLY APPEARED Scott R. Wilson, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY YES, AND THAT BY HIS / HER / THEIR SIGNATURE 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.

SIGNATURE Carol L. Hickman

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb. 7, 2018
MY COMMISSION NUMBER 2057101
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS, HAVE BEEN OMITTED:
COACHELLA VALLEY COUNTY WATER DISTRICT, HOLDER OF AN EASEMENT FOR TRANSMISSION OF DOMESTIC WATER PURPOSES, RECORDED APRIL 28, 1969 AS INSTRUMENT NO. 41487 OF OFFICIAL RECORDS.
SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATIONS SYSTEMS PURPOSES, RECORDED APRIL 14, 1980 AS INSTRUMENT NO. 70781 OF OFFICIAL RECORDS. (SAID EASEMENT CANNOT BE PLOTTED FROM THE RECORD).
COACHELLA VALLEY COUNTY WATER DISTRICT, HOLDER OF AN EASEMENT FOR TRANSMISSION OF DOMESTIC WATER PURPOSES, RECORDED JULY 31, 1980 AS INSTRUMENT NO. 136225 OF OFFICIAL RECORDS.
VILLA PACIFIC BUILDING COMPANY AND STANLEY W. GRIBBLE, HOLDER OF AN EASEMENT FOR ROADWAY AND PARKING PURPOSES, RECORDED SEPTEMBER 26, 1980 AS INSTRUMENT NO. 176449 OF OFFICIAL RECORDS.
VILLA PACIFIC BUILDING COMPANY AND STANLEY W. GRIBBLE, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES, AND DRAINAGE PURPOSES PER AGREEMENT RECORDED SEPTEMBER 26, 1980 AS INSTRUMENT NO. 176449 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE).
GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PURPOSES, RECORDED JUNE 15, 1981 AS INSTRUMENT NO. 110746 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE).
COACHELLA VALLEY WATER DISTRICT, HOLDER OF AN EASEMENT FOR DOMESTIC WATER LINES PER GRANT OF EASEMENT RECORDED JANUARY 26, 2016 AS DOC. #2016-0027740 OF OFFICIAL RECORDS.

IN THE CITY OF RANCHO MIRAJE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36913
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 1 THROUGH 5 OF TRACT NO. 1447, AS PER MAP FILED IN BOOK 100, PAGES 60 THROUGH 63, INCLUSIVE OF MAPS, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN EGAN AND EGAN, INC - BENJAMIN DANIEL EGAN, PE, FS
AUGUST 2016

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 \$90,300.00. THIS CERTIFICATION EXCLUDES ANY STATEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.
DATED: April 15, 2016 BY: Don Kent DEPUTY
DON KENT - COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 90,300.00 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 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. THIS CERTIFICATION EXCLUDES ANY STATEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.
DATE: April 15, 2016
CASH TAX BOND 15 Twenty Bonds
DON KENT
COUNTY TAX COLLECTOR
BY: Yessia Harper-Them DEPUTY
YESSIA HARPER-THEM
CLERK OF THE BOARD OF SUPERVISORS

BENEFICIARIES STATEMENT

PACIFIC PREMIER BANK, SUCCESSOR IN INTEREST TO SECURITY BANK OF CALIFORNIA, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 20, 2015 AS DOC. #2015-0113789, AND ALSO BENEFICIARY UNDER CONSTRUCTION DEED OF TRUST RECORDED OCTOBER 9, 2015 AS DOC. #2015-0448245, BOTH OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
PACIFIC PREMIER BANK

BY: Bruce Larson
BRUCE LARSON, 1ST VICE PRESIDENT
DATE: 4-20-16

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

ON April 20, 2016, BEFORE ME, Marissa Katt, A NOTARY PUBLIC, PERSONALLY APPEARED Bruce Larson, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY YES, AND THAT BY HIS / HER / THEIR SIGNATURE 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 SEAL:
SIGNATURE Marissa Katt

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9/22/18
MY COMMISSION NUMBER 3033807
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

RECORDER'S STATEMENT

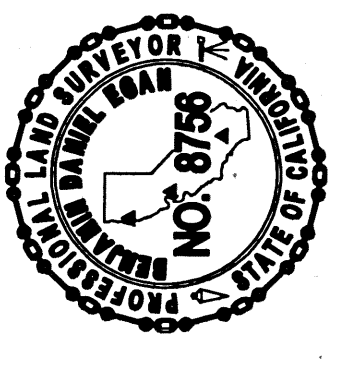
FILED THIS 14th DAY OF May, 2016 AT 11:27 AM PM
IN BOOK 210 OF PARCEL MAPS, AT PAGES 34-35, AT THE
REQUEST OF THE City Clerk OF THE CITY OF RANCHO MIRAJE.
NO. 2016-0119160
FEE W.L.V.-DD

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: Donna J. Dancy DEPUTY
SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MAGNESIA FALLS PLAZA, LLC ON AUGUST 15, 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET WITHIN ONE YEAR OF FILING THIS MAP WITH THE COUNTY RECORDER'S OFFICE, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

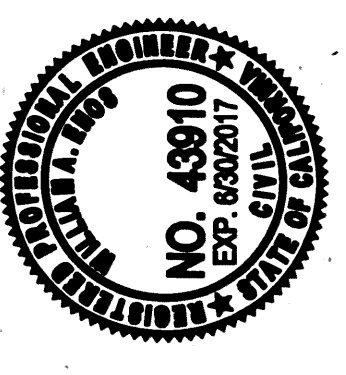
DATE: April 15, 2016
BENJAMIN DANIEL EGAN,
PLS 8756



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36913 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 36913 AS FILED, AMENDED, AND APPROVED BY THE CITY OF RANCHO MIRAJE PLANNING COMMISSION ON JULY 23, 2015, THE EXPIRATION DATE BEING JULY 23, 2017; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE MAP HAVE BEEN COMPLIED WITH.

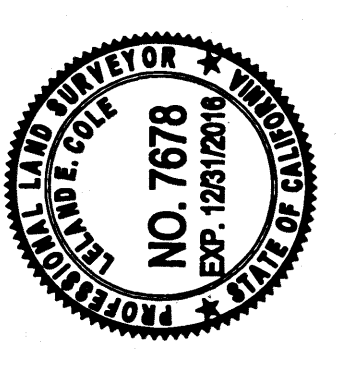
DATE: April 25, 2016
WILLIAM A. ENOS, P.E. NO. 43910
CITY ENGINEER LIC. EXP. 06-30-2017



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36913 CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: April 25, 2016
LELAND E. COLE, L.S. NO. 7678
ACTING CITY SURVEYOR
LIC. EXP. 12-31-2016



CITY CLERK'S STATEMENT

I, CYNTHIA SCOTT, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAJE, CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 14th DAY OF April, 2016, APPROVED THE WITHIN MAP OF PARCEL MAP NO. 36913.

DATED: April 25, 2016
CYNTHIA SCOTT, CMC
CITY CLERK AND EX-OFFICIO CLERK OF THE
CITY COUNCIL OF THE CITY OF RANCHO MIRAJE

Cynthia Scott
CITY CLERK AND EX-OFFICIO CLERK OF THE
CITY COUNCIL OF THE CITY OF RANCHO MIRAJE

IN THE CITY OF RANCHO MIRAJE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36913
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 1 THROUGH 5 OF TRACT NO. 14447, AS PER MAP FILED IN BOOK 108, PAGES 60 THROUGH 63, INCLUSIVE OF MAPS, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, EGAN AND EGAN, INC. - BENJAMIN DANIEL EGAN, PE, FLS AUGUST 2016

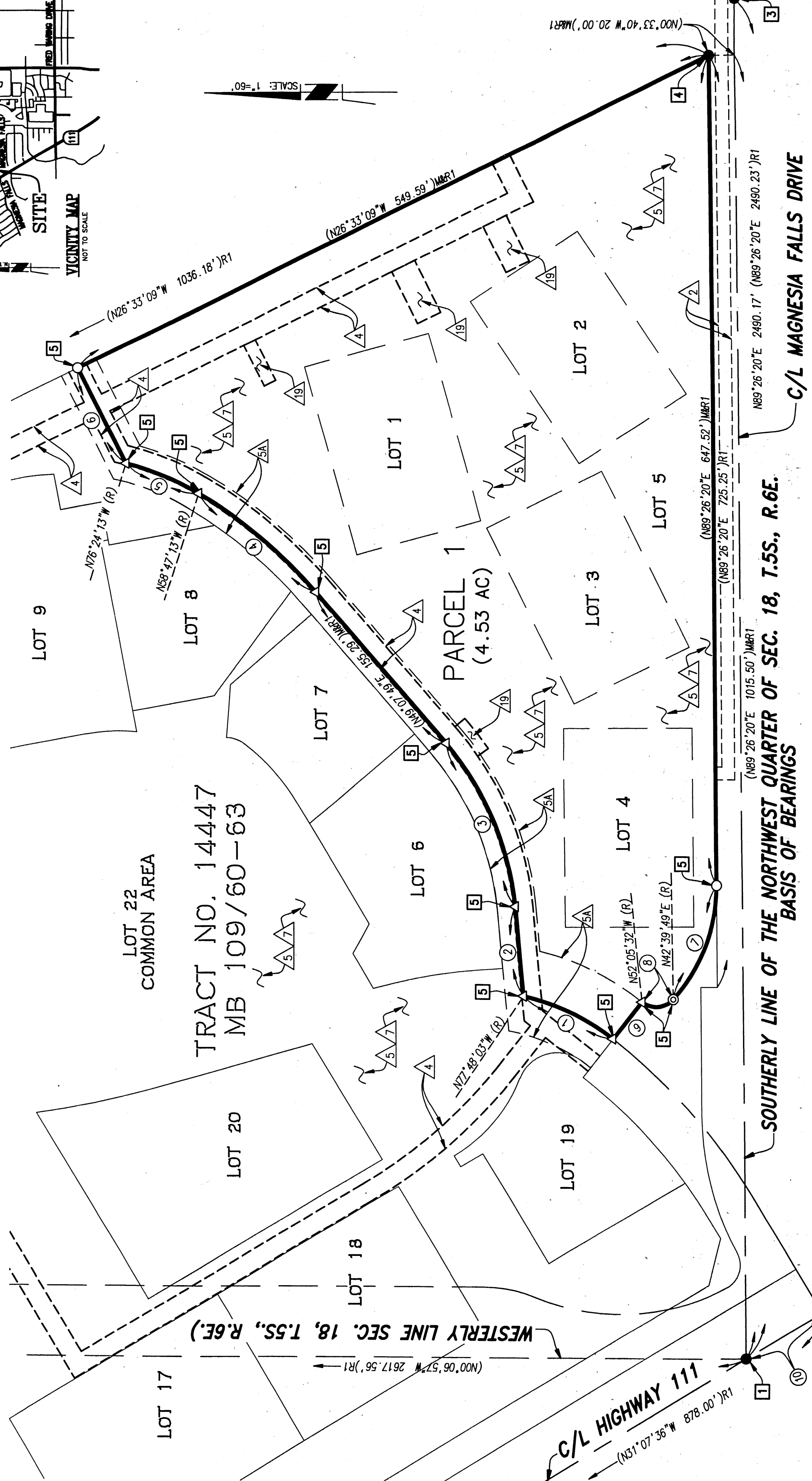
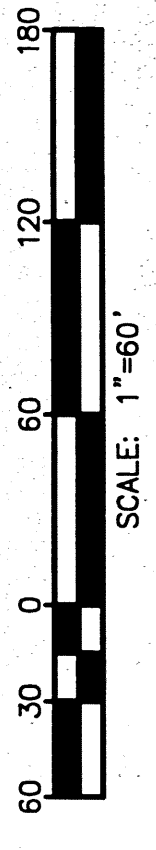
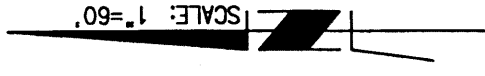
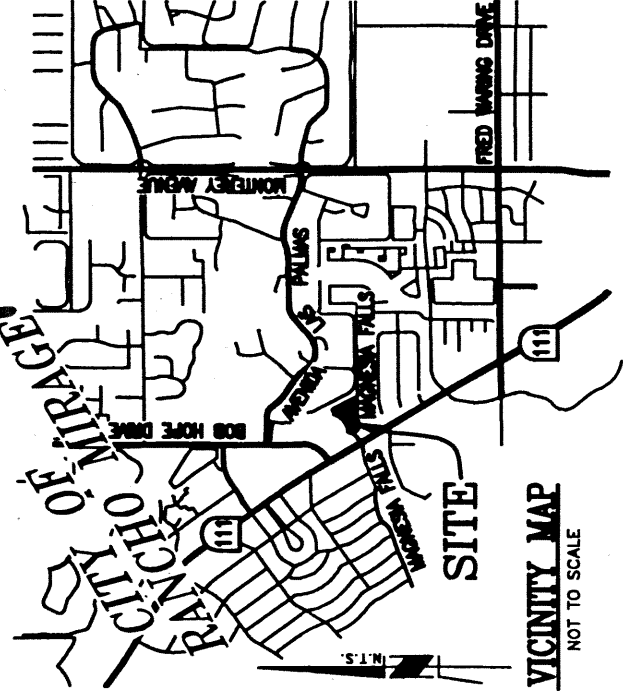
- MONUMENTATION NOTES:**
- △ INDICATES SET COPPERWELD MONUMENT STAMPED "LS 8756" FLUSH IN ASPHALT.
 - INDICATES SET 2" IRON PIPE WITH BRASS TAG STAMPED "LS 8756" FLUSH IN DIRT.
 - INDICATES SET BRASS NAIL AND TAG STAMPED "LS 8756" FLUSH IN PCC CONCRETE.
 - ◎ INDICATES MONUMENT FOUND, AS NOTED HEREON.
 - ① FOUND 2" ALUMINUM DISK STAMPED "LS 7070" FLUSH. ACCEPTED AS WEST QUARTER CORNER OF SEC 18, T.5S., R.6E., S.B.M.
 - ② FOUND 2" ALUMINUM DISK STAMPED "LS 7070" FLUSH.
 - ③ FOUND 2" COPPERWELD STAMPED "LS 4989" FLUSH.
 - ④ FOUND 2" IRON PIPE WITH NAIL AND TAG IN CONCRETE STAMPED "LS 3258" PER M.B. 109/60-63 (R1).
 - ⑤ SEARCHED, FOUND NOTHING. CALCULATED CORNER (OR THE POSITION) PER R1.

- EASEMENTS:**
- ② AN EASEMENT IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT FOR TRANSMISSION OF DOMESTIC WATER PURPOSES PER GRANT OF EASEMENT RECORDED APRIL 28, 1969 AS INSTRUMENT NO. 41487 OF OFFICIAL RECORDS.
 - ③ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATIONS SYSTEMS PURPOSES LOCATED ON VARIOUS STRIPS OF LAND 6 FEET IN WIDTH LYING WITHIN LOTS 1 THROUGH 22 OF TRACT NO. 14447 PER GRANT OF EASEMENT RECORDED APRIL 14, 1980 AS INSTRUMENT NO. 70781 OF OFFICIAL RECORDS. (SAID EASEMENT CANNOT BE PLOTTED FROM THE RECORD).
 - ④ AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR TRANSMISSION OF DOMESTIC WATER PURPOSES PER PARTNERSHIP GRANT DEED RECORDED JULY 31, 1980 AS INSTRUMENT NO. 138225 OF OFFICIAL RECORDS.
 - ⑤ AN EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES, AND DRAINAGE PURPOSES PER AGREEMENT RECORDED SEPTEMBER 26, 1980 AS INSTRUMENT NO. 176449 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE).
 - ⑤A AN EASEMENT FOR ROADWAY PURPOSES PER AGREEMENT RECORDED SEPTEMBER 26, 1980 AS INSTRUMENT NO. 176449 OF OFFICIAL RECORDS.
 - ⑦ AN EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PURPOSES PER GRANT OF EASEMENT RECORDED JUNE 15, 1981 AS INSTRUMENT NO. 110746 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE WITHIN LOT 5 OF TRACT 14447).
 - ①9 AN EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT FOR DOMESTIC WATER LINES PER GRANT OF EASEMENT RECORDED JANUARY 26, 2016 AS DOC. #2016-0027740 OF OFFICIAL RECORDS.

RECORD DATA:
 (R1) DENOTES RECORD DATA PER TRACT 14447, M.B. 109/60-63.

SURVEYOR'S NOTE
 GROSS AREA IS 4.525 ACRES, MORE OR LESS.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MAGNESIA FALLS DRIVE, AS SHOWN ON TRACT MAP NO. 14447, FILED IN M.B. 109/60-63, BEING: NORTH 89°26'20" EAST.



DATA TABLE

(N)	BEARING/Delta	RADIUS	LENGTH
1	(Δ=25°42'31")	(173.11')	(77.67' MRR1)
2	(N84°30'00"E)	---	(68.58' MRR1)
3	(Δ=35°22'11")	(225.00')	(138.90' MRR1)
4	(Δ=17°55'02")	(385.00')	(120.40' MRR1)
5	(Δ=17°37'00")	(200.00')	(61.49' MRR1)
6	(N63°26'51"E)	---	(84.13' MRR1)
7	(Δ=43°13'29")	(127.00')	(95.81' MRR1)
8	(Δ=65°14'39")	(18.00')	(26.78' MRR1)
9	(N52°05'32"W)	---	(36.50' MRR1)
10	(N31°07'36"W)	---	(69.22' MRR1)