

TRACT NO. 18631

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF FARM LOT 647, SEMI-TROPIC LAND AND WATER COMPANY, IN THE
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 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.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE SEVERAL UTILITY COMPANIES, WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PRIVATE UTILITY PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, AN EASEMENT FOR INGRESS, EGRESS PURPOSES AS DELINEATED ON SAID MAP.

OWNER: MV OLEANDER VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINTED NAME: STEVEN LAUDAS
TITLE: MANAGER

BENEFICIARY STATEMENT

GENESIS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 6, 2026 AS INSTRUMENT NO. 2026-0062018 OF OFFICIAL RECORDS.

BY: [Signature]
PRINTED NAME: Candice Shih
TITLE: Authorized Signatory

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER

_____, THIS ____ DAY OF _____, 20____, AT

_____.M. IN BOOK ____ OF TRACT MAPS AT PAGE _____,

AT THE REQUEST OF _____,

IN THE AMOUNT OF \$_____.

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

BY: _____
DEPUTY RECORDER

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 INLAND SENIOR DEVELOPMENT, LLC, 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
P.L.S. 9309

3/30/2026
DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 18631, 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 _____, 20____

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. 18631 CONSISTING OF 4 SHEETS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED _____, 20____

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



CITY OFFICIAL STATEMENT

I HEREBY STATE THAT THIS TRACT MAP IS APPROVED AND THE FOREGOING DEDICATIONS CONVEYED BY THIS MAP, DATED NOVEMBER, 2022 FROM OLEANDER VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 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 MCCLELLEN KEY
CITY CLERK, CITY OF FONTANA

ACQUANETTA WARREN
MAYOR, CITY OF FONTANA

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

I DO 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 \$ _____

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

DATED _____ BY: _____ DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ 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 _____ BY: _____ DEPUTY

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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 San Bernardino

ON March 30 2026 BEFORE ME, Andrew Aric Verdugo, A NOTARY PUBLIC,

PERSONALLY APPEARED Steven Landis, 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.

Andrew Aric Verdugo SIGNATURE 
NAME PRINTED



MY COMMISSION EXPIRES: 2/12/27 COMMISSION NO. 2437994

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino 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 Los Angeles

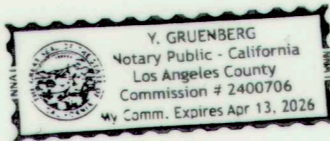
ON April 01, 2026 BEFORE ME, Y. Gruenberg, A NOTARY PUBLIC,

PERSONALLY APPEARED Candice Shih, 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.

Y. Gruenberg SIGNATURE 
NAME PRINTED



MY COMMISSION EXPIRES: Apr 13, 2026 COMMISSION NO. 2400706

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

1"=60'

TRACT NO. 18631

SHEET 3 OF 4 SHEETS

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MONUMENT NOTES

- 1 SFN, ESTABLISHED BY INTERSECTION
- 2 FD S&W LS 5411, ACCEPTED AS CENTERLINE INTERSECTION MILLER AVENUE & LEMON STREET PER CR 266-104
- 3 FD S&W LS 5411, ACCEPTED AS CENTERLINE INTERSECTION MILLER AVENUE & OLEANDER AVENUE PER CR 266-105
- 4 FD 1"IP W/PLASTIC PLUG STAMPED LS 7232, IN LIEU OF 1"IP TAGGED RCE 20300, PER CITY TIE FB-709, ACCEPTED AS CENTERLINE INTERSECTION OLEANDER AVENUE & FAIRFAX STREET
- 5 FD 1"IP W/PLASTIC PLUG STAMPED LS 7232, IN LIEU OF 1"IP TAGGED LS 4303, PER CITY TIE FB-1932, ACCEPTED AS CENTERLINE INTERSECTION OLEANDER AVENUE & FAIRVIEW AVENUE
- 6 FD 1"IP W/PLASTIC PLUG STAMPED LS 7232, IN LIEU OF 1"IP TAGGED LS 4303, PER CITY TIE FB-1600, ACCEPTED AS CENTERLINE INTERSECTION OLEANDER AVENUE & HARVEY DRIVE
- 7 FD 1"IP W/PLASTIC PLUG STAMPED LS 7232, IN LIEU OF PK NAIL PER CITY TIE FB-303, ACCEPTED AS CENTERLINE INTERSECTION OLEANDER AVENUE & HARVEY DRIVE
- 8 SFN, ESTAB THE NORTH LINE OF FARM LOT 647 OF BOOK 11 PAGE 12 OF MAPS BY PRORATION
- 9 FD LT, ACCEPTED AS EASTERLY PL PROD OF THE NORTHERLY LINE OF FARM LOT 647 AT 11.88' OFFSET

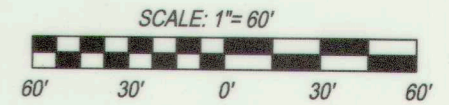
T&M SURVEYING

NOVEMBER, 2022

FOR CONDOMINIUM PURPOSES

LEGEND

- FOUND AS NOTED
- SET 1" IRON PIPE, FLUSH, TAGGED LS 9309
- () INDICATES RECORD DATA



ABBREVIATIONS

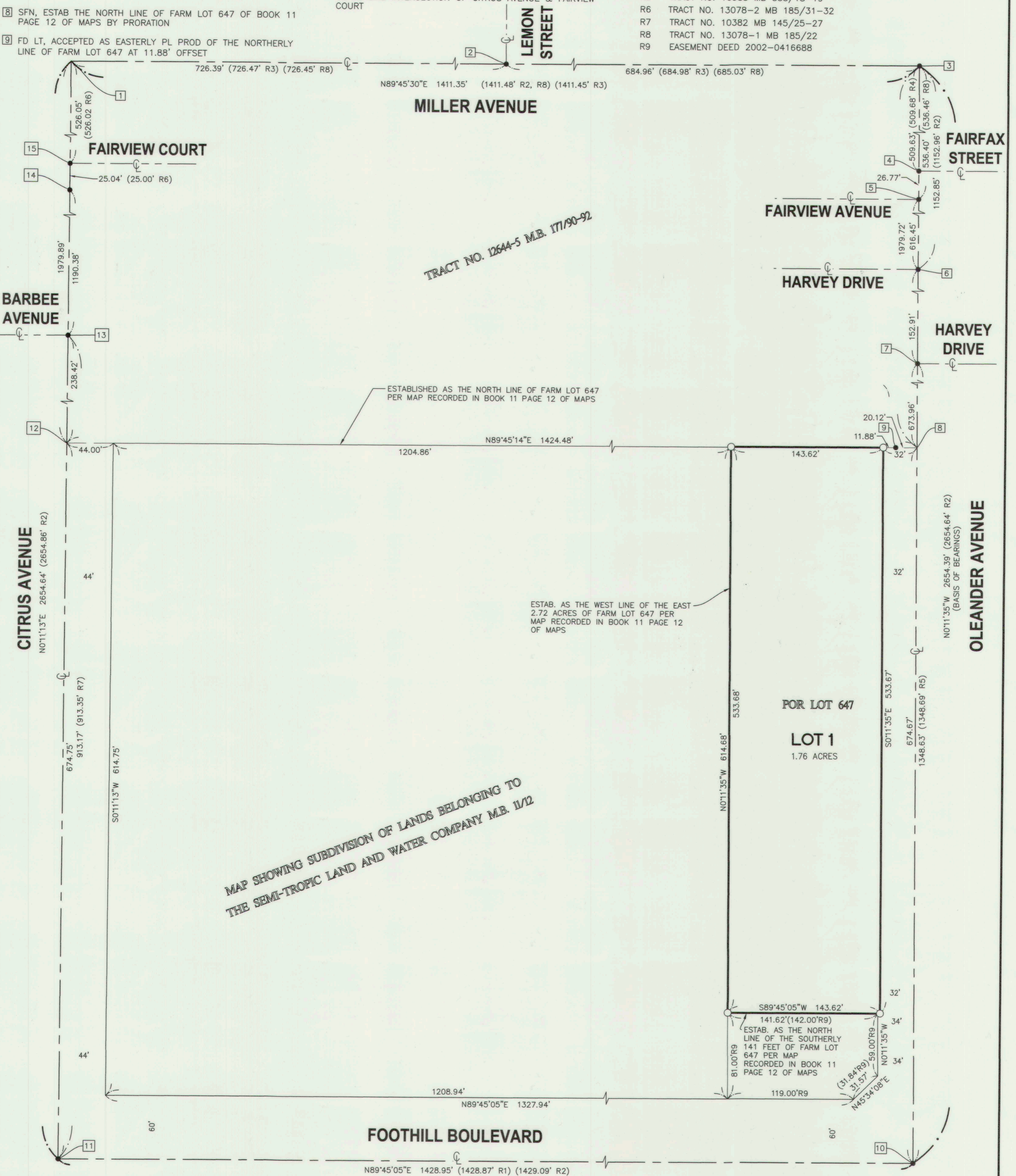
- FD. FOUND
- ESTAB. ESTABLISHED
- INT. INTERSECTION
- REF. REFERENCE
- ILLEG. ILLEGIBLE
- PROP. PROPORTION
- SFN SEARCHED, FOUND NOTHING
- CL CENTERLINE
- N'LY NORTHERLY
- S'LY SOUTHERLY
- W'LY WESTERLY
- E'LY EASTERLY
- RAD. RADIAL BEARING

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF OLEANDER AVENUE BEING NORTH 00°11'35" WEST PER TRACT NO. 12644-5 177/90-92

REFERENCE NOTES

- R1 RS 57/96
- R2 TRACT NO. 12644-5 MB 177/90-92
- R3 TRACT NO. 16182 MB 286/50-52
- R4 TRACT NO. 10247 MB 142/15-16
- R5 TRACT NO. 16983 MB 333/18-19
- R6 TRACT NO. 13078-2 MB 185/31-32
- R7 TRACT NO. 10382 MB 145/25-27
- R8 TRACT NO. 13078-1 MB 185/22
- R9 EASEMENT DEED 2002-0416688



1"=40'

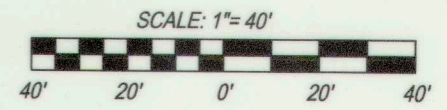
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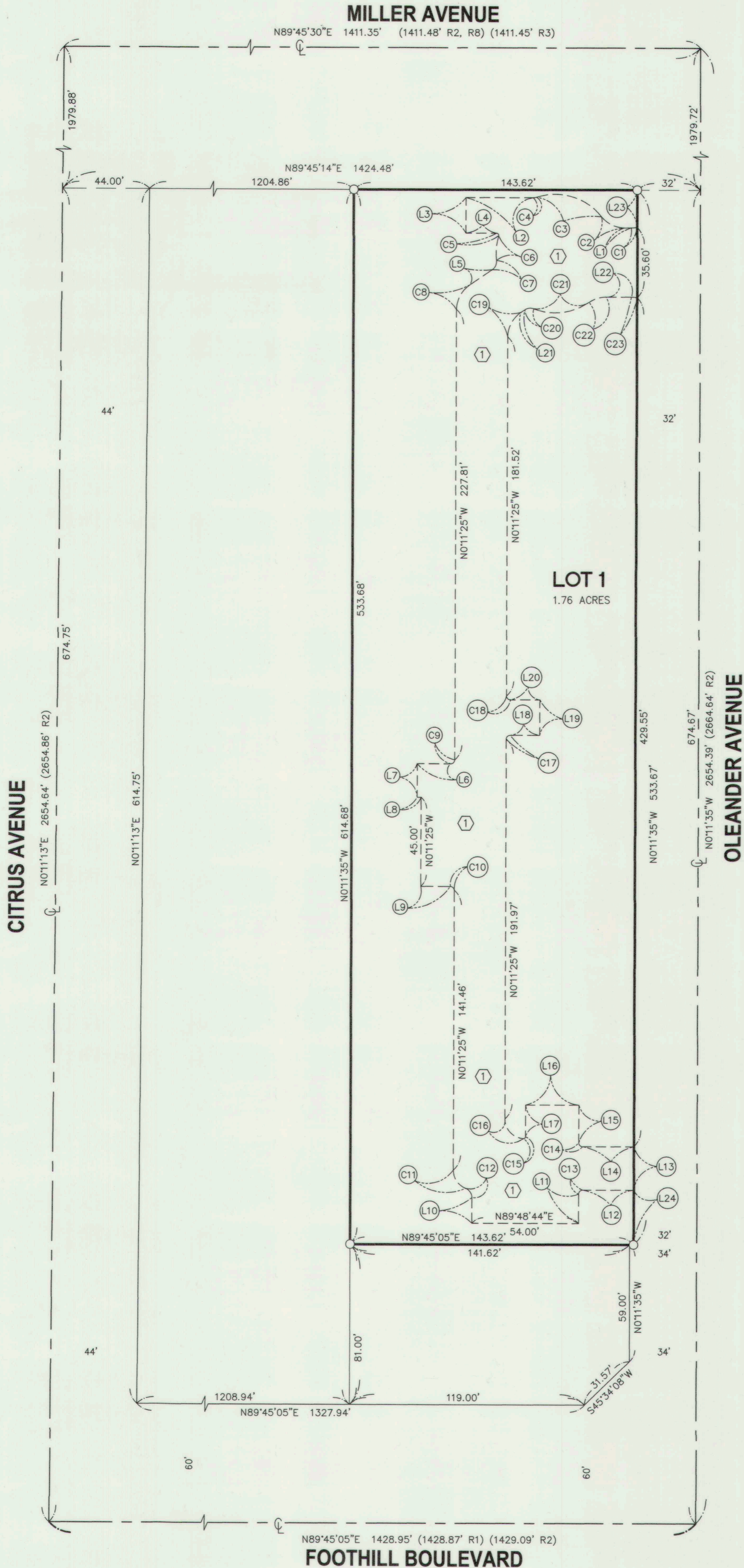
SHEET 4 OF 4 SHEETS

SEE SHEET 3 FOR
BASIS OF BEARINGS
REFERENCE NOTES
MONUMENT NOTES
ABBREVIATIONS



LEGEND

- SET 1" IRON PIPE, FLUSH, TAGGED LS 9309
- ① PROPOSED EASEMENT FOR INGRESS/EGRESS, PARKING, AND UTILITY PURPOSES



LINE DATA TABLE

LINE NO.	LENGTH	DELTA
L1	3.42'	N89° 48' 35"E
L2	34.07'	N89° 48' 34"E
L3	18.00'	N0° 11' 26"W
L4	15.61'	N89° 48' 34"E
L5	13.78'	N55° 40' 11"E
L6	17.00'	N89° 48' 35"E
L7	17.00'	N0° 11' 25"W
L8	2.00'	N89° 48' 44"E
L9	15.00'	N89° 48' 35"E
L10	13.05'	N0° 11' 16"W
L11	15.00'	N0° 11' 16"W
L12	26.02'	N89° 48' 44"E
L13	22.00'	N0° 11' 35"W
L14	26.02'	N89° 48' 44"E
L15	19.00'	N0° 11' 16"W
L16	27.00'	N89° 48' 44"E
L17	15.99'	N0° 11' 16"W
L18	15.00'	N89° 48' 44"E
L19	18.00'	N0° 11' 25"W
L20	15.00'	N89° 48' 44"E
L21	2.40'	N55° 40' 11"E
L22	12.89'	N89° 48' 35"E
L23	18.83'	N0° 11' 35"W
L24	27.69'	N0° 11' 35"W

CURVE DATA TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	3.00'	15.00'	11°27'13"	1.50'
C2	13.46'	15.00'	51°24'39"	7.22'
C3	36.64'	30.00'	69°59'08"	21.00'
C4	1.62'	5.00'	18°34'28"	0.82'
C5	1.87'	1.00'	107°13'09"	1.36'
C6	12.65'	30.00'	24°09'22"	6.42'
C7	5.48'	5.00'	62°47'50"	3.05'
C8	14.62'	15.00'	55°51'36"	7.95'
C9	3.14'	2.00'	90°00'00"	2.00'
C10	3.14'	2.00'	90°00'00"	2.00'
C11	11.95'	10.00'	68°28'52"	6.81'
C12	5.98'	5.00'	68°29'01"	3.40'
C13	3.14'	2.00'	90°00'00"	2.00'
C14	3.14'	2.00'	90°00'00"	2.00'
C15	1.63'	1.00'	93°11'10"	1.06'
C16	15.15'	10.00'	86°48'40"	9.46'
C17	3.14'	2.00'	90°00'00"	2.00'
C18	3.14'	2.00'	89°59'50"	2.00'
C19	14.62'	15.00'	55°51'37"	7.95'
C20	4.81'	5.00'	55°09'00"	2.61'
C21	29.24'	30.00'	55°51'14"	15.90'
C22	9.12'	15.00'	34°50'37"	4.71'
C23	3.00'	15.00'	11°27'45"	1.51'