

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Transportation Department


SUBMITTAL DATE:
January 11, 2012

SUBJECT: TUMF Improvement Credit Agreement (Clinton Keith Road CFD No. 07-2)
between the County of Riverside and KB Home Coastal Inc. for Tract 28695.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the subject Agreement by and between the County of Riverside (County) and KB Home Coastal Inc. (Developer); and
- 2) Authorize the Chairman to execute the same.

BACKGROUND: The Developer's tract is located within the boundaries of Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County, and for which the tract was conditioned to participate in.



Juan C. Perez
Director of Transportation

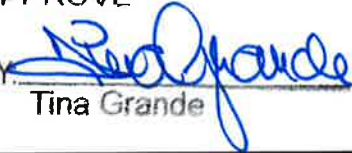
(Continued On Attached Page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
There are no General Funds used in this project.	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY:  1-24-12
DATE: SYNTHIA M. GUNZEL

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3 / 3

Agenda Number:

3.29

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

RE: TUMF Improvement Credit Agreement (Clinton Keith Road CFD No. 07-2) between the County of Riverside and KB Home Coastal Inc. for Tract 28695.

January 11, 2012

Page 2 of 2

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance the Clinton Keith Road Improvements from Antelope Road to State Route 79. The Clinton Keith Road Improvements are planned to be constructed by the Riverside County Transportation Department from the proceeds of special taxes levied or the proceeds of bond sales by the Clinton Keith Road CFD.

In addition, the Clinton Keith Road Improvements have been identified as part of the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA), and to be among those facilities whose construction is to be financed in part by the collection of TUMF. Ordinance 824 established the TUMF Program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project and that are necessary to protect the safety, health and welfare of persons that travel to and from a developer's project using the RSHA.

The County and Developer now desire to enter into this agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Tract. Each single-family residential unit within the Tract is eligible to receive a TUMF credit in an amount equal to 96% of the TUMF in effect at issuance of a certificate of occupancy up to a maximum not to exceed \$9,644 per said unit ("TUMF Credit amount"). Also, the Developer understands that the TUMF is adjusted annually, and the Developer agrees that should the TUMF in effect on the date a certificate of occupancy is secured for each single-family residential unit is greater than the Maximum TUMF Credit for each unit, the Developer shall pay the differential amount prior to securing the certificate of occupancy for each unit.

Project Number: B20472

**COMMUNITY FACILITIES DISTRICT NO. 07-2
(CLINTON KEITH ROAD)
IMPROVEMENT CREDIT AGREEMENT
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this _____ day of _____, 20____, by and between the County of Riverside (the "County") and KB Home Coastal Inc., a California corporation (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tract No. 28695 (the "Tract"), for which a Final Map was recorded on April 14, 2006, as Instrument No. 2006-0270826 and is located within Riverside County, California, as shown by Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Tract is a single-family residential development (the "Project"); and

WHEREAS, the Tract was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of the following public facilities:

- (i) The full-width arterial improvement of Clinton Keith Road from Antelope Road to State Route 79, including associated appurtenances and rights-of-way, bringing into conformance said facility with the Transportation Uniform Mitigation Fee Program ("TUMF"), as amended from time to time (collectively, the "Clinton Keith Road Improvements"); and

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Project will contribute; and

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on June 12, 2007, adopted Resolution No. 2007-286 establishing Community Facilities District No. 07-2 (Clinton Keith Road) of the County of Riverside ("Clinton Keith Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Clinton Keith Road Improvements and Resolution No. CFD 2007-04 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$60,000,000 to finance the Clinton Keith Road Improvements and Resolution No. CFD 2007-05 calling for a special election held on June 18, 2007, for the qualified electors of the Clinton Keith Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness; and

WHEREAS, the Board of Supervisors, on June 18, 2007, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Clinton Keith Road CFD to be recorded within fifteen days of the special election certification; and

WHEREAS, the County, by the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from such residential or commercial development using the RSHA; and

WHEREAS, the Clinton Keith Road Improvements have been identified as part of the RSHA and to be among those facilities whose construction is to be financed, in part, by the collection of the TUMF; and

WHEREAS, the Rate and Method of Apportionment of Special Tax for the Clinton Keith Road CFD (the "RMA") that has been approved by the County Board of Supervisors and the qualified electors of the Clinton Keith Road CFD is intended to reflect the amount of the TUMF approved for any given fiscal year, beginning July 1, 2007, with the intent that each unit within a single-family residential tract and each unit within a multifamily residential development will receive a credit, in an amount specified herein, against the TUMF in effect for the fiscal year in which the first building permit is issued for a single-family residential tract for a "production unit," as that term is used in the RMA, or in which a building permit is issued for a multi-family development; and

WHEREAS, the Clinton Keith Road Improvements are to be constructed by the Riverside County Transportation Department as the lead agency from the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Clinton Keith Road CFD; and

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Clinton Keith Road CFD is offset against Developer's obligation to pay the applicable TUMF (the "TUMF Credit") for the Tract in accordance with the TUMF Administrative Plan; and

WHEREAS, the Tract is located within the boundaries of the Clinton Keith Road CFD, as shown on the Boundary Map of the Clinton Keith Road CFD recorded as Instrument No. 2007-0334626 on May 21, 2007, or within territory that has been annexed to Clinton Keith Road CFD;

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and County hereby agree as follows:

TERMS

1.0 Incorporation of Recitals: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements: County shall be responsible for constructing the Clinton Keith Road Improvements.

3.0 TUMF Credit

3.1 TUMF Credit for Single-Family Residential Development: Each single-family unit constructed within the Tract shall be eligible to receive a TUMF credit in an amount equal to 96% of the TUMF in effect at issuance of a certificate of occupancy for said unit up to a maximum not to exceed \$9,644 per said unit (the "TUMF Credit amount"). The TUMF Credit amount shall be applied against the TUMF that will be charged at issuance of a certificate of occupancy for said unit. The Developer understands that the TUMF is adjusted annually and agrees that if the amount equal to 96% of the TUMF that is in effect on the date it secures a certificate of occupancy for each single-family residential unit is greater than \$9,644 for said unit, the Developer shall pay the differential amount in cash prior to securing the certificate of occupancy for said unit, provided that such amount shall not be less than the four percent (4%) Program Administration amount required in Section 3.3 herein.

3.2 TUMF Credit for Multifamily Residential Development: [Not Applicable]

3.3 Program Administration Amount: The amount of any TUMF Credit issued by the County for parcels within CFD No. 07-2 will require that four percent (4%) of the TUMF in effect at the time of issuance of a certificate of occupancy, which represents the estimated maximum cost for administering the TUMF Program by WRCOG (the "Program Administration amount"), be paid by the Developer in cash at the time of issuance of a certificate of occupancy in accordance with the TUMF Ordinance, and will be transferred by the County to WRCOG consistent with the TUMF Administrative Plan.

3.4 TUMF Credit (Before and After Bond Issuance): If CFD special tax bonds are timely issued by CFD No. 07-2 in accordance with the Memorandum of Understanding between the Western Riverside Council of Governments and the County of Riverside (the "MOU"), the Tract owned by the Developer shall, pursuant to Section VI.B.1 of the TUMF Administrative Plan, receive a TUMF Credit amount not to exceed an amount specified in Section 3.0 herein applicable to the Tract. After such issuance of bonds, the Developer, in order to receive a certificate of occupancy for improvements constructed on the Tract owned by the Developer, shall be required to pay to the County the amount by which the TUMF then applicable to the Tract exceeds the TUMF Credit amount for the Tract, provided that such amount shall not be less than an amount equal to the Program Administration amount

applicable to the Tract.

3.5 TUMF Security Deposit (Prior to Bond Issuance): If, prior to the issuance of CFD special tax bonds by CFD No. 07-2, the Developer requests that a certificate of occupancy be issued for improvements constructed on the Tract, (i) such Developer shall pay to the County the Program Administration amount applicable to the Tract, and (ii) the Developer shall deposit with the County, as a security deposit, an amount equal to the TUMF Credit amount (the "TUMF Security Amount") or in the alternative post a letter of credit from a financial institution reasonably satisfactory to County in a stated amount equal to the TUMF Security Amount. In addition, the Developer shall pay to County the amount by which the TUMF then applicable to the Tract exceeds the TUMF Credit amount for the Tract less the Program Administration amount to be paid. After satisfying the conditions above, the County may issue a TUMF Credit to the Developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy. The County shall deposit any TUMF Security amount received into an account established with the County Treasurer (the "TUMF Security Fund"). The amounts in the TUMF Security Fund shall be kept separate and apart from other funds held by the County Treasurer and shall be invested by the County Treasurer in accordance with the County investment policies. All investment earnings on amounts on deposit in the TUMF Security Fund shall be retained therein until disbursed in accordance with this Agreement.

3.6 TUMF Security Reimbursement (After Bond Issuance): If CFD special tax bonds are timely issued by CFD No. 07-2 in accordance with the MOU, the County shall release the letter(s) of credit for the Tract and/or the County shall pay from the TUMF Security Fund to the Developer that deposited with the County a TUMF Security amount for the Tract (i) an amount equal to such TUMF Security amount, and (ii) a pro rata share of the investment earnings, as determined by the County, on amounts held in the TUMF Security Fund during the period in which such TUMF Security amount was on deposit therein.

3.7 TUMF Security Disbursement (If No Bond Issuance): If, the CFD special tax bonds are not timely issued by CFD No. 07-2 in accordance with the MOU, the County shall (i) to the extent that Special Taxes collected with respect to the Tract for which a letter of credit or TUMF Security amount was deposited with the County remain unexpended and unencumbered, reduce the letter of credit in an amount equal to such unexpended and unencumbered Special Taxes or transfer from the TUMF Security Fund to the Developer that deposited such TUMF Security amount an amount equal to such unexpended and unencumbered Special Taxes, (ii) transfer to WRCOG all such unexpended and unencumbered Special Taxes, and (iii) after having made all transfers required to be made pursuant to the preceding clause (i), draw on the letter of credit in the full remaining stated amount and transfer such funds to WRCOG and/or transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund in respect of the Tract, including all investment earnings therein; provided, however, that the County shall not be required to so transfer such amounts if, prior to such date, the County and WRCOG have entered into an agreement pursuant to Section VI.B.1.1.(c) of the WRCOG TUMF Administrative Plan. Upon such transfer, the TUMF applicable to each portion of the Tract for which, in accordance with this Agreement the letter of credit was posted or the TUMF Security amount was deposited with, and the WRCOG Administrative amount was paid

to, the County shall be deemed to have been paid as and when due. If the CFD special tax Bonds are not timely issued by CFD No. 07-2 in accordance with the MOU, to the extent that Special Taxes collected with respect to the Tract for which a letter of credit or TUMF Security amount was deposited with the County have been expended on or encumbered for costs of the Project, such Developer shall be deemed to have contributed the portion of the Project for which such Special Taxes were so expended or encumbered, and such Developer shall receive a credit, if any, against TUMF up to the amount so expended or encumbered as calculated in accordance with the WRCOG TUMF Administrative Plan, which credit may subsequently be applied by the Developer against all or a portion of the TUMF applicable to the Tract.

3.8 Project Advances: Certain developers within the boundaries of CFD No. 07-2 have previously made, and certain of the developers may in the future make, advances of funds to be used by the County to pay expenses in connection with right-of-way acquisition and other costs for the Clinton Keith Road Improvements ("Project Advances"). If, prior to the issuance of bonds (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a single-family residential unit or multifamily residential unit constructed within the Tract(s) owned by such Developer, (ii) such Developer requests that such Project Advance be applied as a credit against the TUMF then applicable to such Tract(s), up to the amount authorized under the TUMF Administrative Plan, (iii) such Developer shall pay to the County the Program Administration Amount applicable to such Tract(s), and (iv) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to 96% of the amount of such TUMF, the County may issue a credit to such developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy. Any credits shall be calculated, issued and administered in accordance with the TUMF Administrative Plan.

4.0 Miscellaneous

4.1 Assignment: The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this paragraph 4.1 shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the TUMF Credit amount for each single-family residential unit developed on a lot within the Tract or for each multifamily residential unit developed on a parcel within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

4.3 Indemnification: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, and their respective directors, officers, Legislative Body, Board of Supervisors, elected officials, employees, representatives and agents (the "Indemnified Parties"), and each of them, harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties, or any combination thereof, may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, or any combination thereof, as a result of or by reason of or arising out of or in consequence of (a) the approval of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties, or each of them, shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Prohibited Interests: The Developer represents and warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Developer, or any parent or related entity of the Developer, to solicit or secure this Agreement. The Developer also warrants that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Developer, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon the making of this Agreement. For breach of this representation and warranty, the County shall have the right to rescind this Agreement without liability.

4.6 Notices: All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To County: Riverside County Transportation Department
Juan C. Perez, Director of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-6740
Fax No. (951) 955-3198

To Developer: KB Home Coastal Inc.
Attention: Stephen J. Ruffner, President
36310 Inland Valley Drive
Wildomar, CA 92595
Phone No. (951) 691-5300
Fax No. (951) 677-2190

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Construction; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all personnel, employees, and agents of the Developer, except as otherwise specified in this Agreement. All references to the County include its elected officials, Board of Supervisors, elected officials, officers, employees, and agents except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendment; Modification: No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by all Parties.

4.10 Waiver: No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Parties any contractual right by custom, estoppel, or otherwise.

4.11 Binding Effect: Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

4.12 Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties. Except for Clinton Keith Road CFD, there are no intended third party beneficiaries of any right or obligation assumed by the Parties. Clinton Keith Road CFD shall be an express intended third party beneficiary of Section 4.3 entitled "Indemnification."

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Time is of the Essence: Time is of the essence in this Agreement, and the Parties agree to execute all documents and proceed with due diligence to complete all covenants and conditions.

4.16 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.


4.17 Entire Agreement: This Agreement contains the entire agreement between County and Developer with respect to matters specifically addressed herein and supersedes any prior oral or written statements or agreements between County and Developer with respect to such matters.

[Signatures of Parties on Following Pages]


IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 
Juan C. Perez
Director of Transportation

APPROVED AS TO FORM:

By: 
SYNTHIA M. GUNZEL, Deputy
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

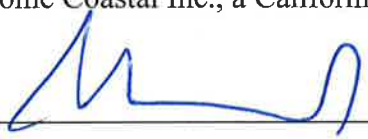
By: _____ Date: _____
Chairman, County Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____ Date: _____
Deputy

DEVELOPER

KB Home Coastal Inc., a California corporation

By: 
MIKE FREEMAN
Printed Name
V.P. LAND & PLANNING
Title

By: _____

Printed Name

Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

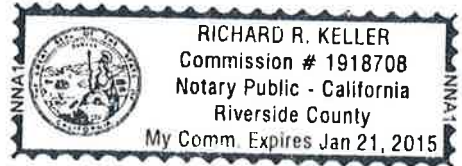
State of California }

County of Riverside }

On December 15, 2011 before me, Richard R. Keller, Notary Public, personally appeared Michael H. Freeman, Jr., 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.



Richard R. Keller

(SEAL)

EXHIBIT "A"

FINAL TRACT MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28695
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN,
FEBRUARY, 2001
VSL ENGINEERING

OWNER'S STATEMENT
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED IN THE WITHIN MAP AND WE HAVE THE ONLY VALID AND LEGAL TITLE TO SAID LAND. THAT WE CONSENT TO PASS A CLEAR TITLE TO SAID LAND TO THE COUNTY OF RIVERSIDE FOR THE PURPOSES OF THIS SUBDIVISION MAP AS SHOWN ON THE WITHIN MAP AND PUBLIC RECORDS. THAT WE HAVE BEEN ADVISED BY A LICENSED LAND SURVEYOR AS A CONDITION OF DEDICATION OF LOT 1 (FULLY ADJACENT) AND LOT 2 (FRONTYARD ROAD) OF THE WITHIN MAP AND DURING SUCH THE 150 FEET AND WIDTH OF ACCESS EGRESS TO THE GENERAL EGRESS OF TRAVEL, ALSO GRANTING FOUR TO FOOT ACCESS EGRESS TO LOT 145, 146, 147 AND 148 AS SHOWN ON THE WITHIN MAP AND ALIGNED THEREWITH THE CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY REQUEST TO PERMIT THE DRAINAGE EASEMENTS TO BE DEDICATED FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE FACILITIES.
WE HEREBY REQUEST TO PERMIT USE FOR THE SOLE BENEFIT OF OURSELVES AS THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

BY: WANA SPRINGS INVESTMENTS, LTD.
A Florida Limited Partnership
BY: URBAN PROPERTIES OF CALIFORNIA, INC
A Florida Corporation
ITS GENERAL PARTNER
BY: John H. Schaefer
NAME: JOHN H. SCHAEFER
TITLE: VICIE PRESIDENT

BENEFICIARY STATEMENT
BANK MORTGAGE, AS BENEFICIARY UNDER DEED OF TRUST RECORDING NO. 2002-248861, INSTRUMENT NO. 2002-248861 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA
BY: Gene Peetin
NAME: Gene Peetin
TITLE: Vice President

SIGNATURE OMISSIONS
PURSUANT TO SECTION 8360 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE HOLDERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

AN EJECTMENT FOR ROAD PURPOSES IN FAVOR OF ALBERTI, ET AL, MARCH 12, 1985 AS INSTRUMENT NO. 27218 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

RECORDER'S STATEMENT
FILED THIS 14th DAY OF April 2001
AT 8:08 A.M. IN BOOK 5400 OF MAPS, AT PAGE 943103
AT THE REQUEST OF THE CLERK OF THE BOARD
MICHAEL S. BROWN
CLERK OF THE BOARD

LARRY P. WARD
COUNTY ASSESSOR-CLERK-RECORDER
REC'D
SUBDIVISION GUARANTEE SECURITY NATIONAL BIRL COMPANY
DENY

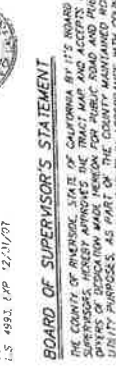
SURVEYOR'S STATEMENT
I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THE WITHIN MAP WAS MADE BY ME OR UNDER MY SUPERVISION DURING FEBRUARY OF 2001. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS AND BEING SHOWN ON THIS MAP WILL BE THE SAME AS SHOWN ON THE ORIGINAL SURVEY MAP FOR THIS MAP. THIS MAP TO BE WITHDRAWN FROM THE SURVEY IS NOT INTENDED TO BE A SUBSTITUTE FOR THE ORIGINAL SURVEY MAP AND SHALL BE CONSIDERED VOID.

DAVID G. LEVINE
100 W. LEVANTRE
S.S. 7081
EXPIRES 12/31/06



COUNTY SURVEYOR'S STATEMENT
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY APPROVE AND SIGN THIS MAP AS THE COUNTY SURVEYOR AND I HAVE REVIEWED THE WITHIN MAP AND FOUND IT TO BE CORRECT IN ALL RESPECTS. THE WITHIN MAP IS THE SAME AS IT APPEARED ON THE ORIGINAL SURVEY MAP FOR THIS MAP. THIS MAP TO BE WITHDRAWN FROM THE SURVEY IS NOT INTENDED TO BE A SUBSTITUTE FOR THE ORIGINAL SURVEY MAP AND SHALL BE CONSIDERED VOID.

DAVID G. LEVINE
100 W. LEVANTRE
S.S. 7081
EXPIRES 12/31/06



BOARD OF SUPERVISOR'S STATEMENT
THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE HAS REVIEWED THE WITHIN MAP AND HAS APPROVED THE DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES SHOWN THEREON FOR PUBLIC ROAD AND ROAD PURPOSES. AS PART OF THIS REVIEW, THE BOARD OF SUPERVISORS HAS REVIEWED THE WITHIN MAP AND HAS FOUND IT TO BE CORRECT IN ALL RESPECTS. THE DRAINAGE EASEMENTS AND FACILITIES SHOWN THEREON ARE HEREBY ACCEPTED.

UNITED March 11, 2001
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
BY: Paul Peetin
CHAIRMAN OF THE BOARD OF SUPERVISORS
ATTEST
MARTY BROWN
CLERK OF THE BOARD OF SUPERVISORS
BY: Paul Peetin

SIC 8, ITS, R2W P. 801080 SCHEDULE "A"

TAX BOND CERTIFICATE
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,000.00 HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, AND LOCAL, AND ALL SPECIAL ASSESMENTS, WHICH ARE DUE AND PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY THE BOARD OF SUPERVISORS.

DATE: March 7, 2001
CASH TAX BOND
PAUL WOODWELL COUNTY TAX COLLECTOR
COUNTY OF RIVERSIDE
BY: Paul Peetin
DEPUTY

WANA SPRINGS INVESTMENTS, LTD.
COUNTY CLERK OF THE BOARD OF SUPERVISORS

TAX COLLECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS COUNTY, 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 NOW A LIEU BUT NOT PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,000.00.

DATE: March 7, 2001
PAUL WOODWELL COUNTY TAX COLLECTOR
COUNTY OF RIVERSIDE
BY: Paul Peetin
DEPUTY

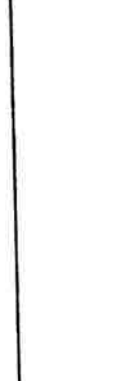
NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON March 15, 2001, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Wana Springs Investments, Ltd. and John H. Schaefer, known to me to be the persons whose names are subscribed to the within instrument, and that they are authorized by the instrument and that they executed the instrument for the purposes and consideration therein expressed. The instrument is a deed of trust and mortgage.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: John H. Schaefer
BY COMMISSION EXPIRES: March 15, 2001
MY PRINCIPAL PLACE OF BUSINESS IS: Riverside, California



NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON March 15, 2001, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Gene Peetin, known to me to be the person whose name is subscribed to the within instrument, and that he is authorized by the instrument and that he executed the instrument for the purposes and consideration therein expressed. The instrument is a deed of trust and mortgage.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Gene Peetin
BY COMMISSION EXPIRES: March 15, 2001
MY PRINCIPAL PLACE OF BUSINESS IS: Riverside, California



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY, 2001

VSL ENGINEERING

SURVEYOR'S NOTES

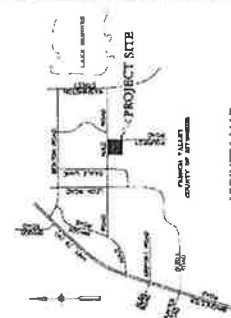
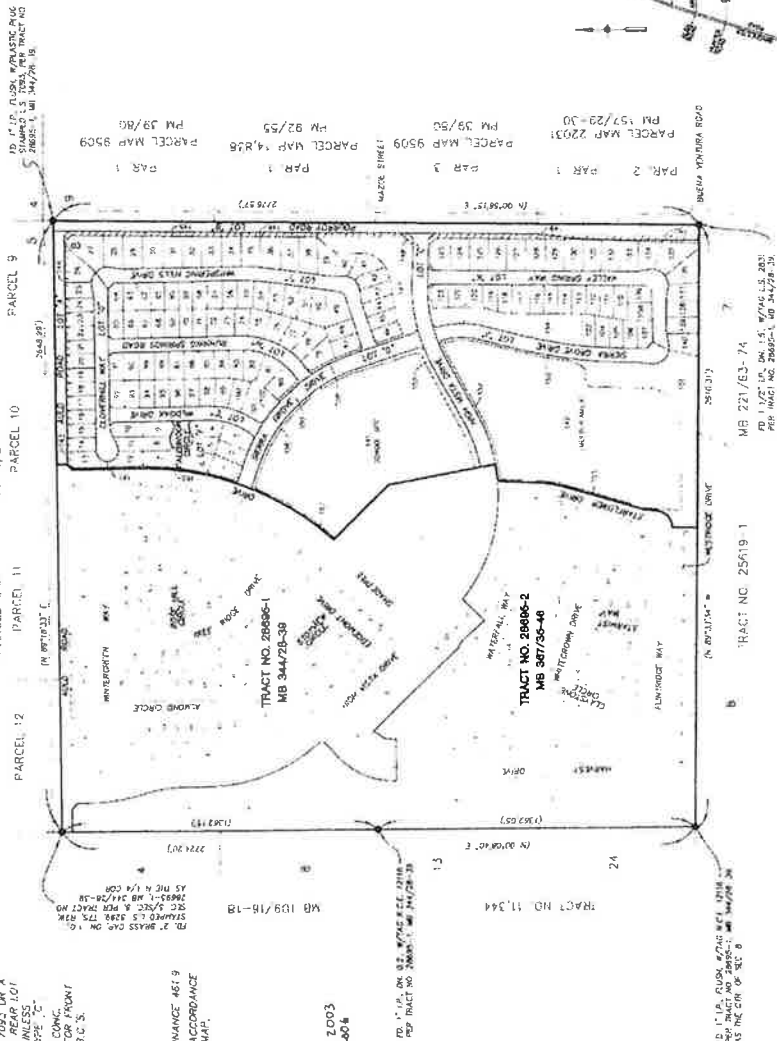
1. THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
2. (C) INDICATES SET 1" P. FLUSH W/PLASTIC PLUS STAMPED LS 7093 UNLESS OTHERWISE NOTED PER RIVERSIDE COUNTY STD. "A"
3. () INDICATES FOUND MONUMENT AS NOTED.
4. (▲) INDICATES TO 1" P. FLUSH W/PLASTIC PLUS STAMPED LS 7093 PER TRACT NO. 28695-1, MB 344/28-39
5. (■) INDICATES TO 1" P. FLUSH W/PLASTIC PLUS STAMPED LS 7093 PER TRACT NO. 28695-2, MB 367/25-46
6. SET 1" P. FLUSH W/PLASTIC PLUS STAMPED LS 7093 ON TOP OF BRICK WALL AT REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED, PER RIVERSIDE COUNTY STD. TYPE "C"
7. SET LEAD AND TAG MARKED LS 7093 ON TOP OF CONC. CURB AT THE PROLONGATION OF SIDE LOT LINES FOR FRONT CORNERS. ALSO TOP CORN 4" DIAMS, E.C.S. AND B.C.S.
8. () INDICATES RECORD & MEASURED DATA PIN
9. (I) INDICATES RECORD & MEASURED DATA, REF. TRACT NO. 28695-2, MB 367/25-46
10. (R) INDICATES RADIAL BEARING
11. ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.9 UNLESS OTHERWISE NOTED. SET SHALL BE IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
12. THIS TRACT CONTAINS 71.26 ACRES, CROSS
13. (---) INDICATES RESTRICTED ACCESS

2003,
C.C. & S'S PER INST. NO. 8180716 RECD. OCT. 23, 2003
BY INST. NO. 8180716 RECD. OCT. 23, 2003

DRUMMER EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND CONSTRUCTIONS.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINTS MAY AFFECT THIS MAP AS ON FILE BY THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT SURVEY DIVISION IN C.D.S. BOOK 31... PAGE 95...



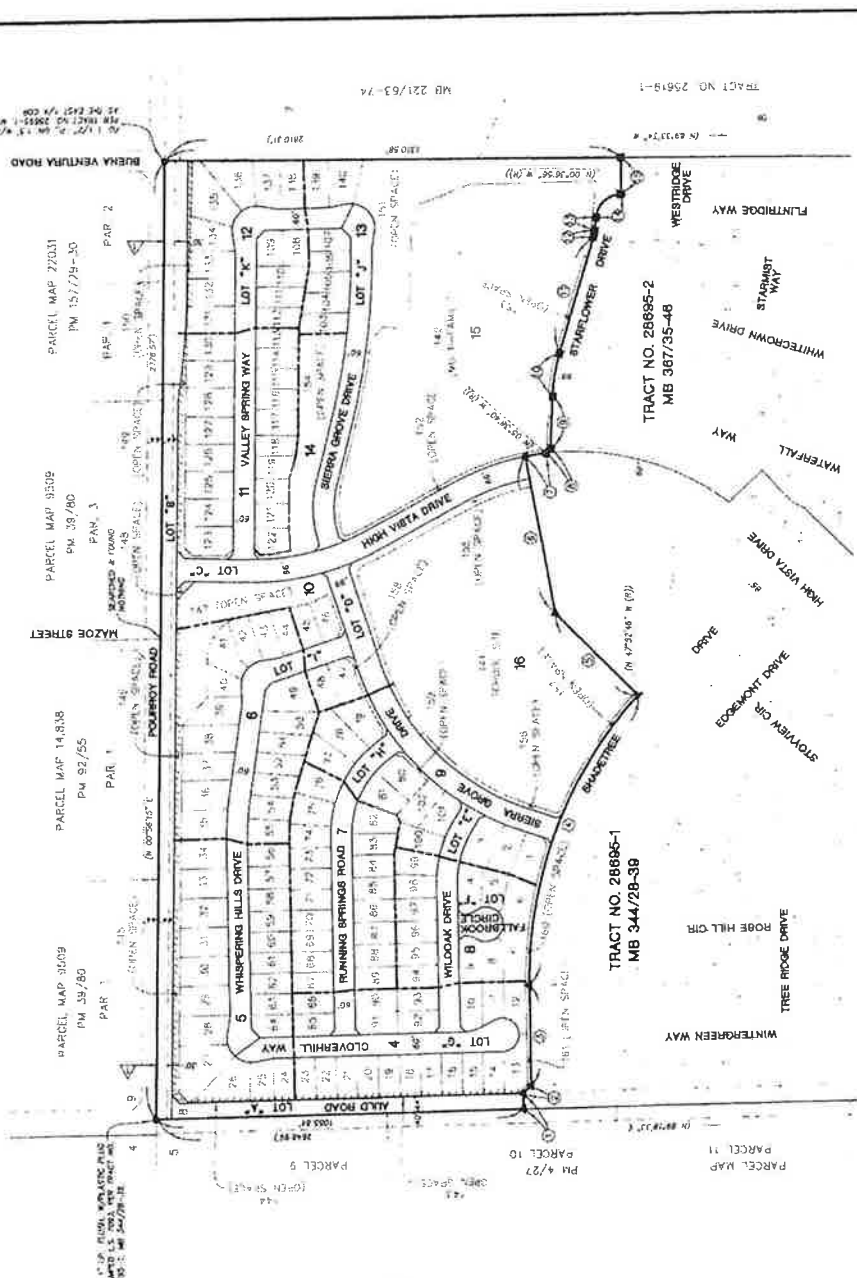
BOUNDARY CONTROL MAP



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28695
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN,
 VSL ENGINEERING
 FEBRUARY, 2001

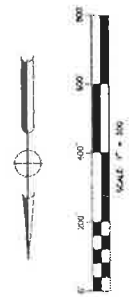
EASEMENT NOTES

1. ANY EASEMENT FOR ROAD PURPOSES IN FAVOR OF ALBERTA GAS, RECORDED MARCH 10, 1995 AS INSTRUMENT NO. 27236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN AVIGATION EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JANUARY 21, 2001 AS INSTRUMENT NO. 2001-053867 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. SAID EASEMENT IS BLANKET IN NATURE.



DATA TABLE

NO.	BEARING	DISTANCE	AREA	TANGENT
1	N 02°17'45.27\"	44.00'	11.20'	44.00'
2	N 45°33'45\"	288.94'	814.77'	219.79'
3	N 00°23'35\"	1278.00'	164,727'	1278.00'
4	N 47°56'45\"	16.31'	1.00'	16.31'
5	N 02°40'09\"	153.14'	21.50'	153.14'
6	N 71°5'10\"	21.50'	1.00'	21.50'
7	N 07°05'53\"	17.71'	0.83'	17.71'
8	N 06°12'15\"	16.41'	0.83'	16.41'
9	N 83°10'49\"	71.00'	125.86'	64.79'
10	N 00°52'22\"	108.39'	1.00'	108.39'



INDEX & BOUNDARY MAP

2006-027624
Original

SHEET 4 OF 16 SHEETS

TRACT NO. 28695

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
FEBRUARY, 2001

VSL ENGINEERING

SURVEYOR'S NOTES
SEE SHEET NO. 2

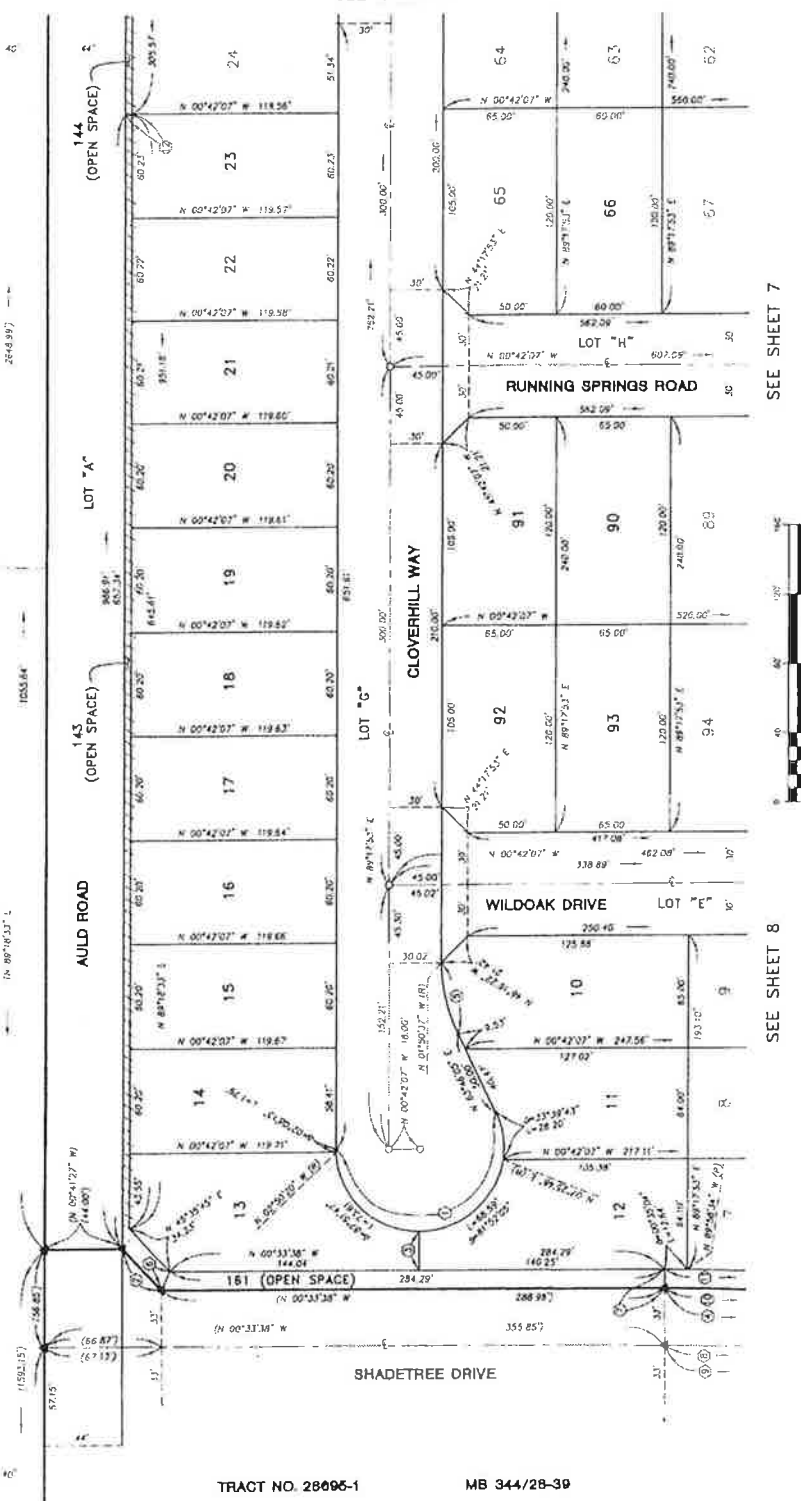
EASEMENT NOTES
SEE SHEET NO. 3

PARCEL MAP
PM 4727

PARCEL 10
PARCEL 9

DATA TABLE

LINE	BEARING	LENGTH	TANGENT
1	N 00°42'07" W	172.18	
2	N 00°42'07" W	22.20	
3	N 89°17'53" E	22.44	4.52 (97)
4	N 00°42'07" W	41.57	8.12 (2)
5	N 00°42'07" W	11.96	
6	N 89°17'53" E	11.20	22.26
7	N 00°42'07" W	44.81	8.81
8	N 00°42'07" W	115.00	22.56
9	N 00°42'07" W	115.00	22.56
10	N 00°42'07" W	122.00	24.39
11	N 00°42'07" W	411.11	81.22
12	N 00°42'07" W	97.80	19.56



TRACT NO. 28695-1

MB 344/28-39



SEE SHEET 7

SEE SHEET 8

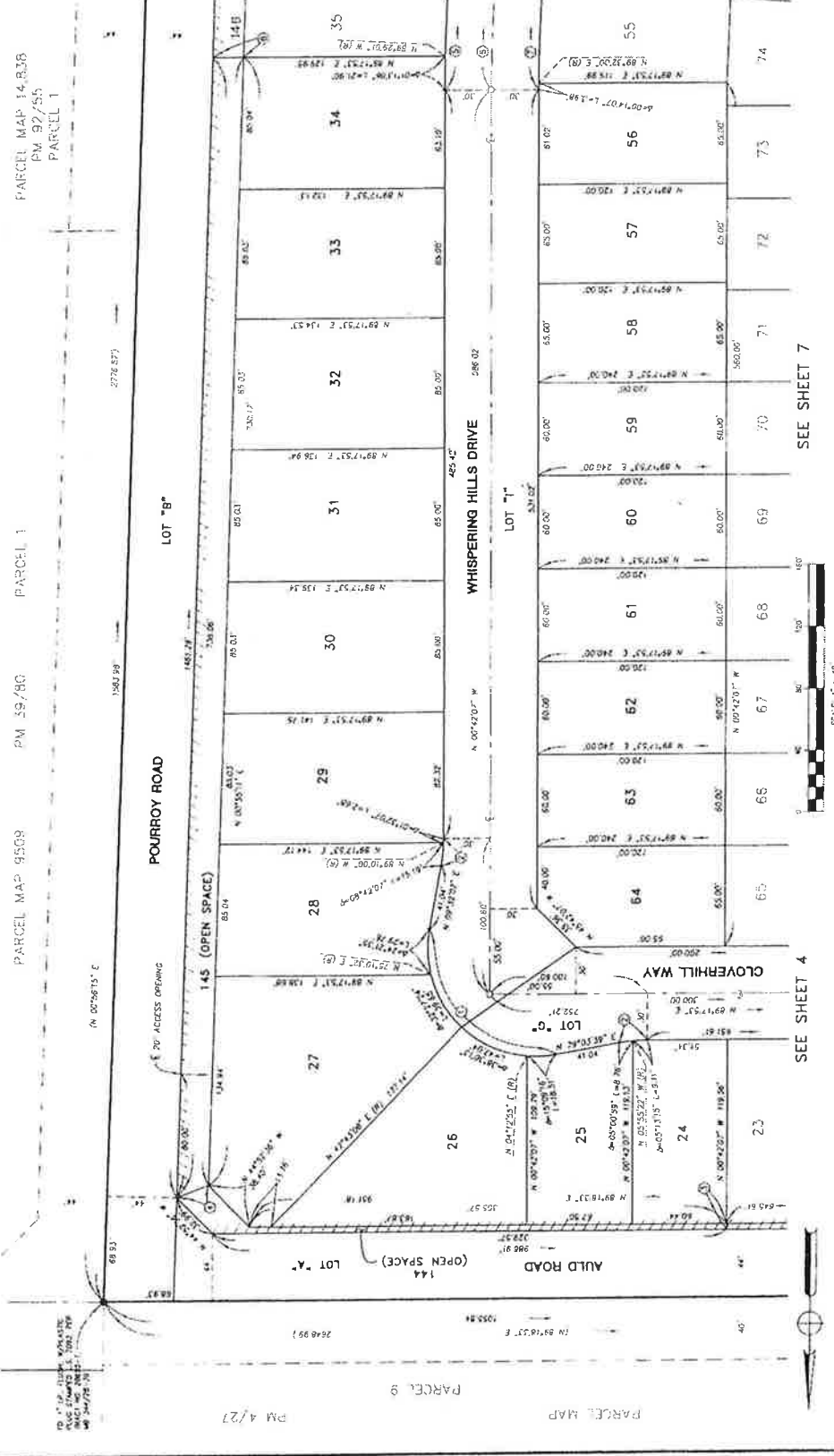
SEE SHEET 5

SHEET 5 OF 16 SHEETS
SURVEYOR'S NOTES
SEE SHEET NO. 2
EASEMENT NOTES
SEE SHEET NO. 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28695
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
VSL ENGINEERING
FEBRUARY, 2001

DATA TABLE

NO.	DETAILED BEARING	BANKS	LENGTH	LANDMARK
1	N 00°42'07" W	150.00'	17.87'	150.00'
2	N 00°42'07" W	150.00'	4.50'	150.00'
3	N 88°01'40" E	150.00'	21.71'	81.75'
4	S 89°00'11" W	150.00'	161.88'	81.75'
5	S 89°00'11" W	150.00'	151.54'	150.00'
6	N 89°11'53" E	150.00'	18.73'	150.00'



PARCEL MAP 14-BJ38
PM 92/55
PARCEL 1

PARCEL MAP 9509
PM 35/80
PARCEL 1

PARCEL MAP 4/27
PM 4/27

PARCEL MAP 14-BJ38
PM 92/55
PARCEL 1

PARCEL MAP 9509
PM 35/80
PARCEL 1

PARCEL MAP 4/27
PM 4/27

PARCEL MAP 14-BJ38
PM 92/55
PARCEL 1

SEE SHEET 6
SEE SHEET 7
SEE SHEET 4

SHEET 6 OF 16 SHEETS

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EASEMENT NOTES

SEE SHEET NO. 3

PARCEL MAP 3503
PM 35/80
PARCEL 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

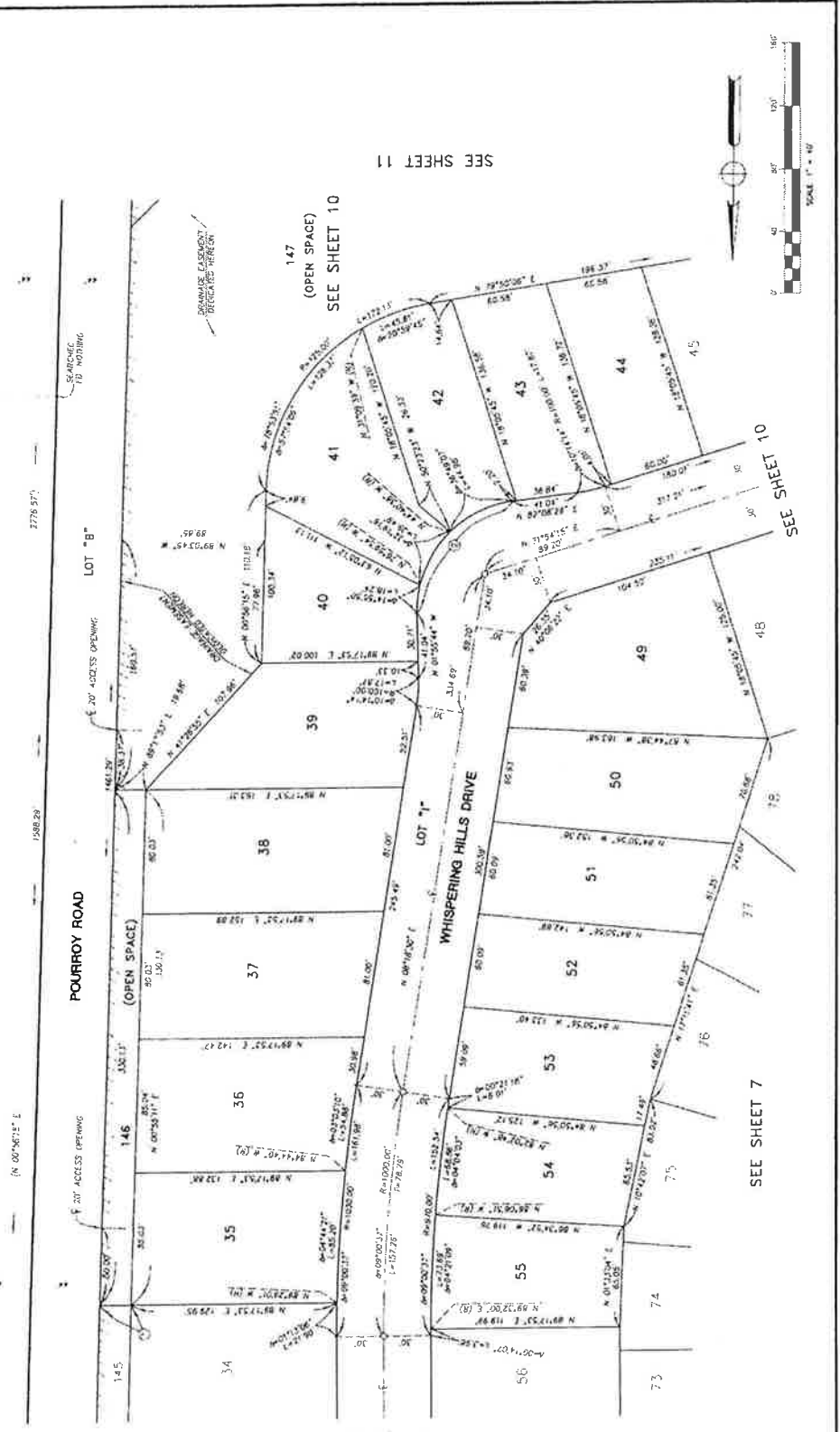
FEBRUARY, 2001

VSL ENGINEERING

PARCEL MAP 14.838 PM 92/55 PARCEL 1

DATA TABLE

NO.	DELTA	BEARING	LENGTH	ANGLE
1	0.00	N 89°17'33" E	20.00	102.21°
2	0.00	N 89°17'33" E	20.00	102.21°
3	0.00	N 89°17'33" E	20.00	102.21°



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(OPEN SPACE)
SEE SHEET 10

SEE SHEET 7

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TRACT NO. 28695

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EASEMENT NOTES
 SEE SHEET NO. 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

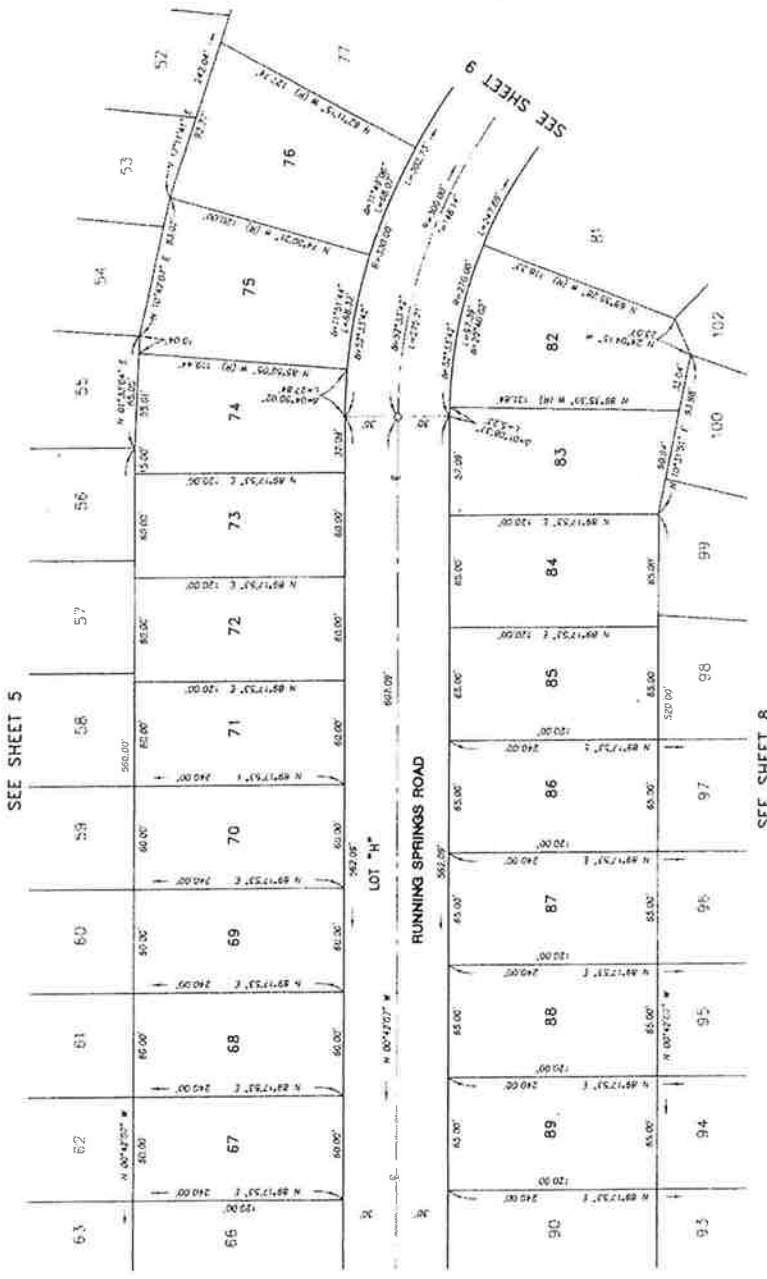
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY, 2001

VSL ENGINEERING

DATA TABLE

NO.	BEARING	RADIUS	LENGTH	TANGENT
1	N 89°17'33" E	70.00'	19.78'	63.37'
2	S 81°04'15" W		102.21'	

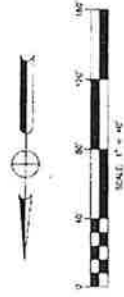


SEE SHEET 5

SEE SHEET 8

SEE SHEET 4

SEE SHEET 9



SHEET 8 OF 16 SHEETS

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 SEE SHEET NO. 7
 EASEMENT NOTES
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

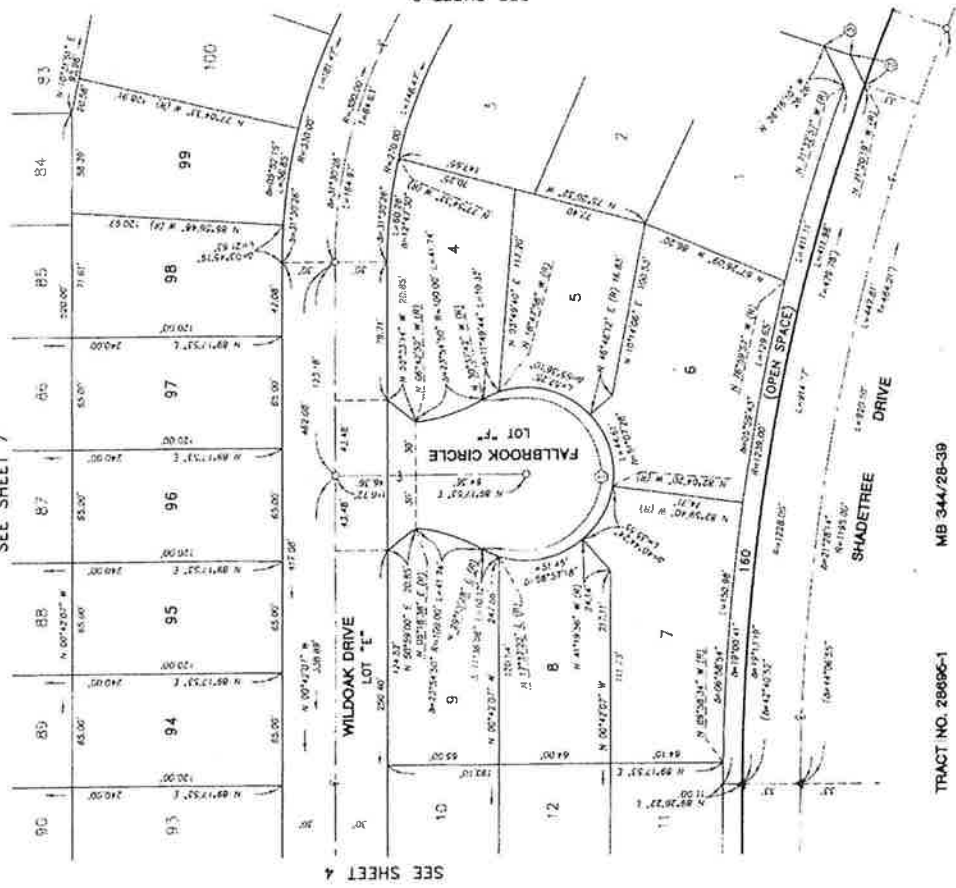
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

VSL ENGINEERING

FEBRUARY, 2001

DATA TABLE

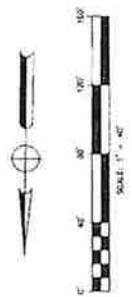
NO.	BEARING	LENGTH	TANGENT
1	N 23°58'17" E	209.31	87.28
2	N 87°14'10" E	27.28	0.00
3	N 12°12'31" W	35.50	0.00



SEE SHEET 7

SEE SHEET 9

SEE SHEET 4



TRACT NO. 28695-1

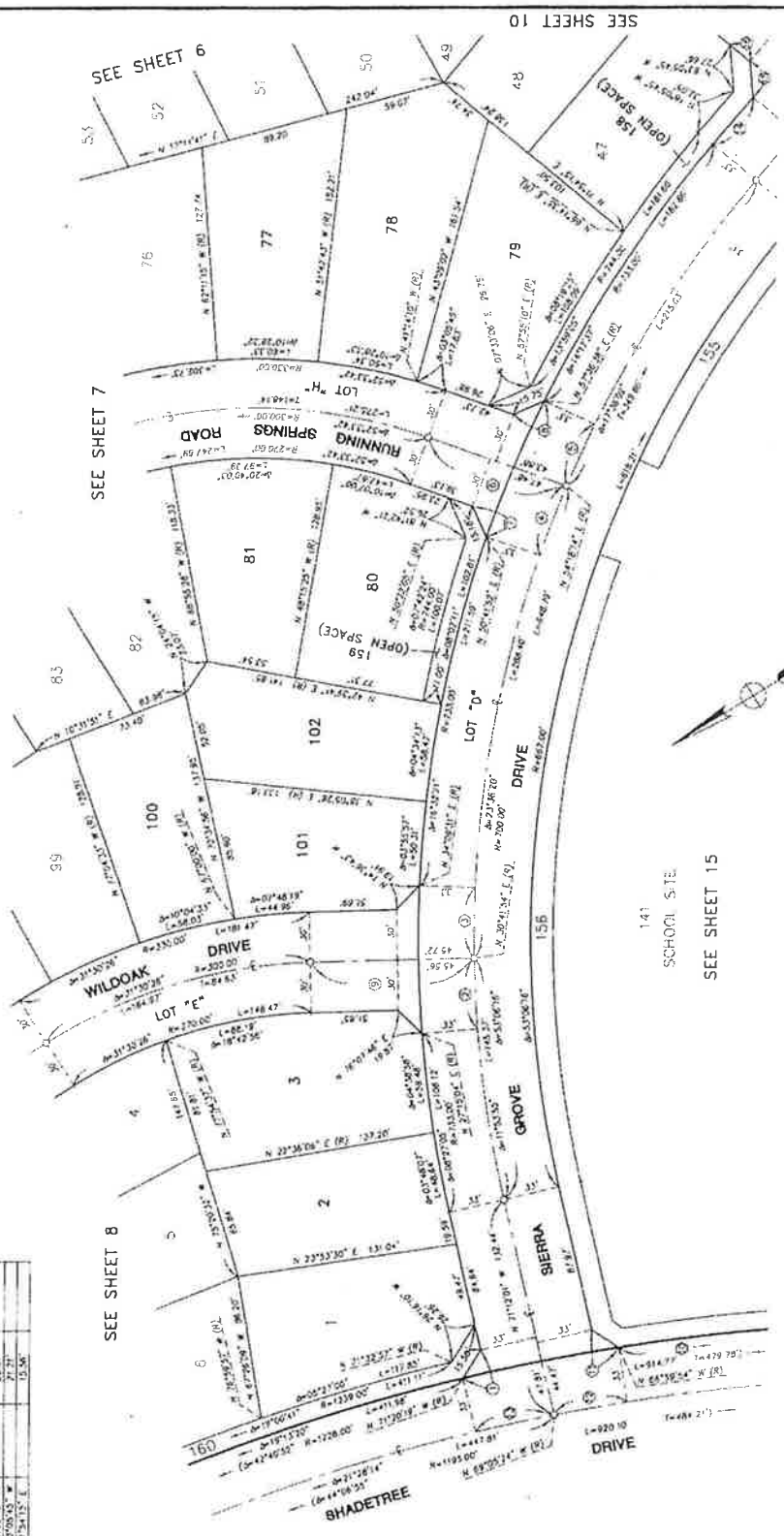
MB 344/28-39

SHEET 9 OF 16 SHEETS
 SURVEYOR'S NOTES
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 EASEMENT NOTES
 SEE SHEET NO. 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28695
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.
 VSL ENGINEERING
 FEBRUARY, 2001

DATA TABLE

NO.	DELTA / CHORD	RADIUS	LENGTH	ANGLE
01	2876.00	18.79	21.06	21.06
02	317.97	200.00	44.56	22.28
03	241.36	200.00	44.56	22.28
04	515.25	200.00	40.50	20.71
05	515.25	200.00	40.50	20.71
06	87.71	100.00	10.00	5.73
07	87.71	100.00	10.00	5.73
08	1972.58	1278.00	408.77	206.81
09	5574.07	1785.00	418.07	21.81
10	3770.00	1195.00	377.00	21.45
11	19705.65	1195.00	36.97	21.45
12	84708.15	1195.00	27.21	21.45
13	275411.5	1195.00	05.56	21.45



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CALIFORNIA

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SHEET 10 OF 16 SHEETS

SURVEYOR'S NOTES

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EASEMENT NOTES

SEE SHEET NO. 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

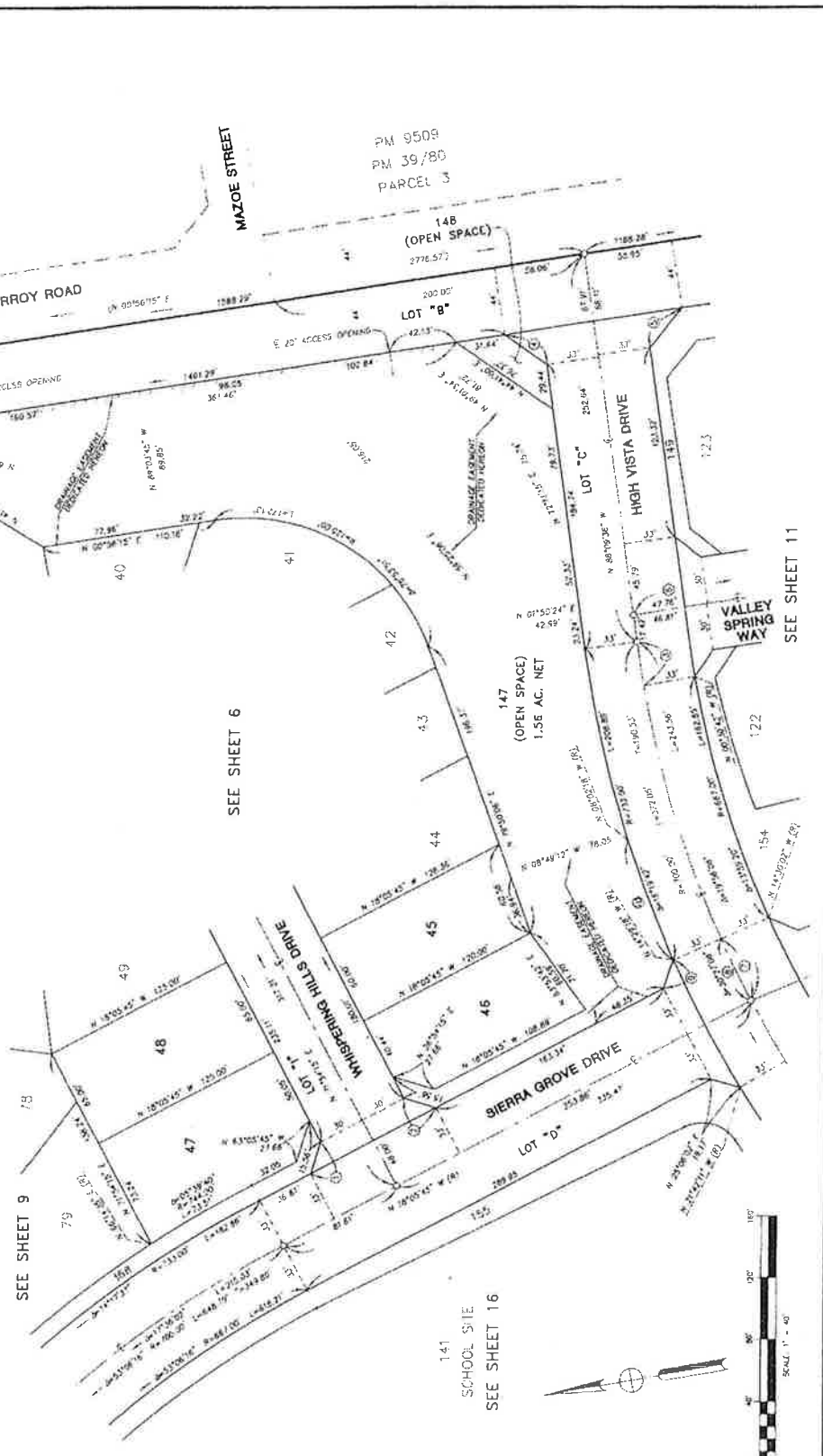
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY, 2001

VSL ENGINEERING

DATA TABLE

LINE	BEARING	LENGTH	TANGENT
1	N 83°05'45" W	21.27	44.37
2	N 89°51'08" E	28.75	44.37
3	S 89°51'08" E	31.56	44.37
4	N 00°53'07" E	1291.50	21.87
5	S 89°51'08" E	43.92	22.84
6	N 89°51'08" E	44.07	22.84
7	N 89°51'08" E	81.52	41.00



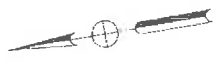
PM 9508
PM 39/80
PARCEL 3

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SCHOOL SITE
SEE SHEET 16



2004-02-10824
Original

400
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SURVEYOR'S NOTES

SEE SHEET NO. 2

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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY, 2001

VSL ENGINEERING

PARCEL MAP 22031

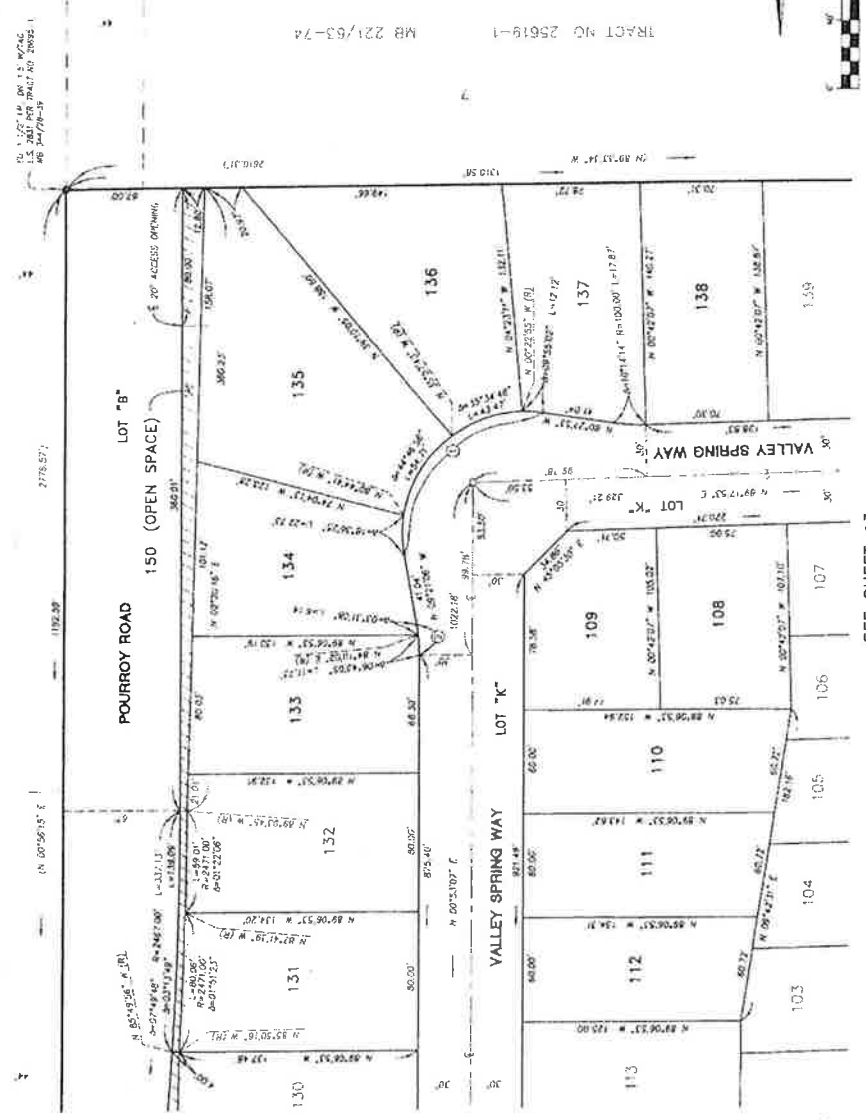
PM 157729-30

PARCEL 2

BUENA VENTURA ROAD

DATA TABLE

NO.	LENGTH	BEARING	AREA
1	107.11	N 85°43'58" E	11,752.57
2	100.00	N 89°06'53" W	10,800.00
3	100.00	N 89°06'53" W	10,800.00
4	100.00	N 89°06'53" W	10,800.00
5	100.00	N 89°06'53" W	10,800.00
6	100.00	N 89°06'53" W	10,800.00
7	100.00	N 89°06'53" W	10,800.00
8	100.00	N 89°06'53" W	10,800.00
9	100.00	N 89°06'53" W	10,800.00
10	100.00	N 89°06'53" W	10,800.00
11	100.00	N 89°06'53" W	10,800.00
12	100.00	N 89°06'53" W	10,800.00
13	100.00	N 89°06'53" W	10,800.00
14	100.00	N 89°06'53" W	10,800.00
15	100.00	N 89°06'53" W	10,800.00
16	100.00	N 89°06'53" W	10,800.00
17	100.00	N 89°06'53" W	10,800.00
18	100.00	N 89°06'53" W	10,800.00
19	100.00	N 89°06'53" W	10,800.00
20	100.00	N 89°06'53" W	10,800.00
21	100.00	N 89°06'53" W	10,800.00
22	100.00	N 89°06'53" W	10,800.00
23	100.00	N 89°06'53" W	10,800.00
24	100.00	N 89°06'53" W	10,800.00
25	100.00	N 89°06'53" W	10,800.00
26	100.00	N 89°06'53" W	10,800.00
27	100.00	N 89°06'53" W	10,800.00
28	100.00	N 89°06'53" W	10,800.00
29	100.00	N 89°06'53" W	10,800.00
30	100.00	N 89°06'53" W	10,800.00
31	100.00	N 89°06'53" W	10,800.00
32	100.00	N 89°06'53" W	10,800.00
33	100.00	N 89°06'53" W	10,800.00
34	100.00	N 89°06'53" W	10,800.00
35	100.00	N 89°06'53" W	10,800.00
36	100.00	N 89°06'53" W	10,800.00
37	100.00	N 89°06'53" W	10,800.00
38	100.00	N 89°06'53" W	10,800.00
39	100.00	N 89°06'53" W	10,800.00
40	100.00	N 89°06'53" W	10,800.00
41	100.00	N 89°06'53" W	10,800.00
42	100.00	N 89°06'53" W	10,800.00
43	100.00	N 89°06'53" W	10,800.00
44	100.00	N 89°06'53" W	10,800.00
45	100.00	N 89°06'53" W	10,800.00
46	100.00	N 89°06'53" W	10,800.00
47	100.00	N 89°06'53" W	10,800.00
48	100.00	N 89°06'53" W	10,800.00
49	100.00	N 89°06'53" W	10,800.00
50	100.00	N 89°06'53" W	10,800.00
51	100.00	N 89°06'53" W	10,800.00
52	100.00	N 89°06'53" W	10,800.00
53	100.00	N 89°06'53" W	10,800.00
54	100.00	N 89°06'53" W	10,800.00
55	100.00	N 89°06'53" W	10,800.00
56	100.00	N 89°06'53" W	10,800.00
57	100.00	N 89°06'53" W	10,800.00
58	100.00	N 89°06'53" W	10,800.00
59	100.00	N 89°06'53" W	10,800.00
60	100.00	N 89°06'53" W	10,800.00
61	100.00	N 89°06'53" W	10,800.00
62	100.00	N 89°06'53" W	10,800.00
63	100.00	N 89°06'53" W	10,800.00
64	100.00	N 89°06'53" W	10,800.00
65	100.00	N 89°06'53" W	10,800.00
66	100.00	N 89°06'53" W	10,800.00
67	100.00	N 89°06'53" W	10,800.00
68	100.00	N 89°06'53" W	10,800.00
69	100.00	N 89°06'53" W	10,800.00
70	100.00	N 89°06'53" W	10,800.00
71	100.00	N 89°06'53" W	10,800.00
72	100.00	N 89°06'53" W	10,800.00
73	100.00	N 89°06'53" W	10,800.00
74	100.00	N 89°06'53" W	10,800.00
75	100.00	N 89°06'53" W	10,800.00
76	100.00	N 89°06'53" W	10,800.00
77	100.00	N 89°06'53" W	10,800.00
78	100.00	N 89°06'53" W	10,800.00
79	100.00	N 89°06'53" W	10,800.00
80	100.00	N 89°06'53" W	10,800.00
81	100.00	N 89°06'53" W	10,800.00
82	100.00	N 89°06'53" W	10,800.00
83	100.00	N 89°06'53" W	10,800.00
84	100.00	N 89°06'53" W	10,800.00
85	100.00	N 89°06'53" W	10,800.00
86	100.00	N 89°06'53" W	10,800.00
87	100.00	N 89°06'53" W	10,800.00
88	100.00	N 89°06'53" W	10,800.00
89	100.00	N 89°06'53" W	10,800.00
90	100.00	N 89°06'53" W	10,800.00
91	100.00	N 89°06'53" W	10,800.00
92	100.00	N 89°06'53" W	10,800.00
93	100.00	N 89°06'53" W	10,800.00
94	100.00	N 89°06'53" W	10,800.00
95	100.00	N 89°06'53" W	10,800.00
96	100.00	N 89°06'53" W	10,800.00
97	100.00	N 89°06'53" W	10,800.00
98	100.00	N 89°06'53" W	10,800.00
99	100.00	N 89°06'53" W	10,800.00
100	100.00	N 89°06'53" W	10,800.00



SEE SHEET 13

SEE SHEET 11

TRACT NO. 25619-1
MB 221/63-74

7004-017026
Original

400
106

SHEET 13 OF 16 SHEETS

SURVEYOR'S NOTES

SEE SHEET NO. 2

EASEMENT NOTES

SEE SHEET NO. 1

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

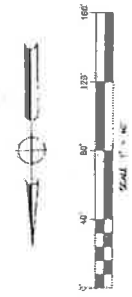
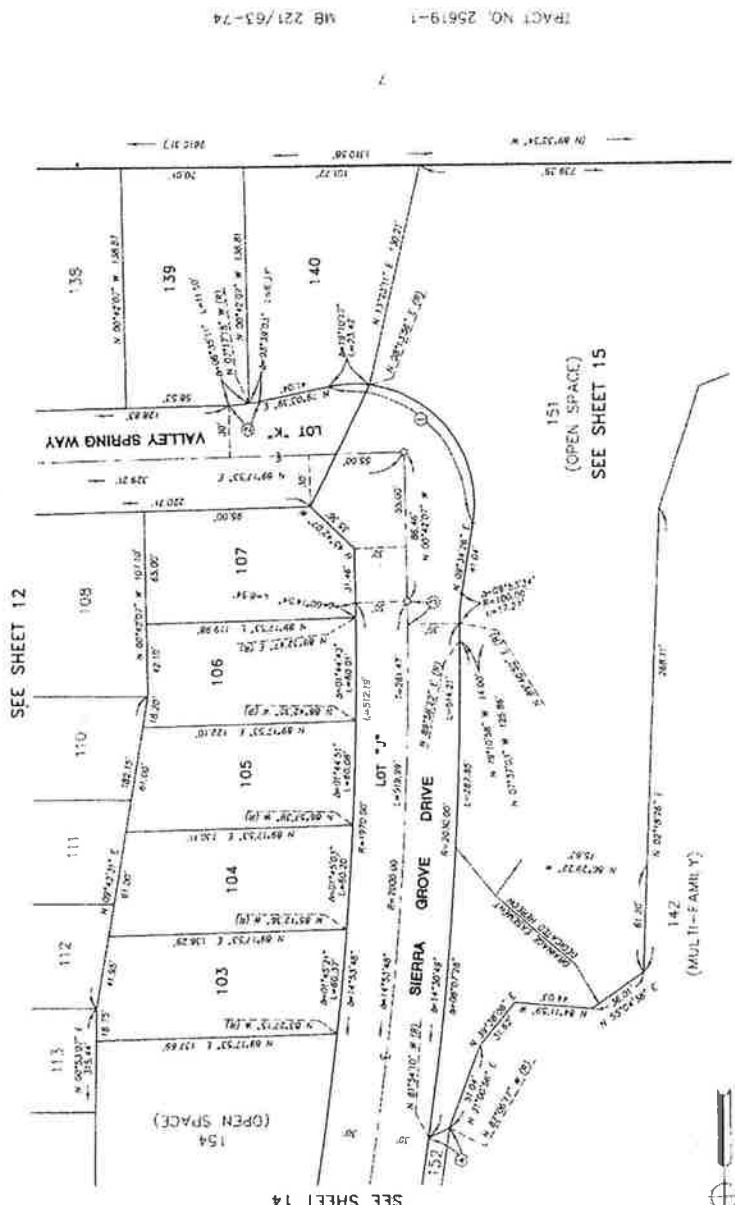
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

VSL ENGINEERING

FEBRUARY, 2001

DATA TABLE

NO.	BEARING	RADIUS	LENGTH	TANGENT
10	N 10° 20' 00" E	70.00'	135.00'	100.52'
11	N 10° 20' 00" E	100.00'	177.00'	83.91'
12	N 81° 52' 04" E	2000.00'	13.15'	8.59'



400
107

2004-07-07
Original

SHEET 14 OF 16 SHEETS

SURVEYOR'S NOTES
SEE SHEET NO. 7

EASEMENT NOTES
SEE SHEET NO. 3

TRACT NO. 28695

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

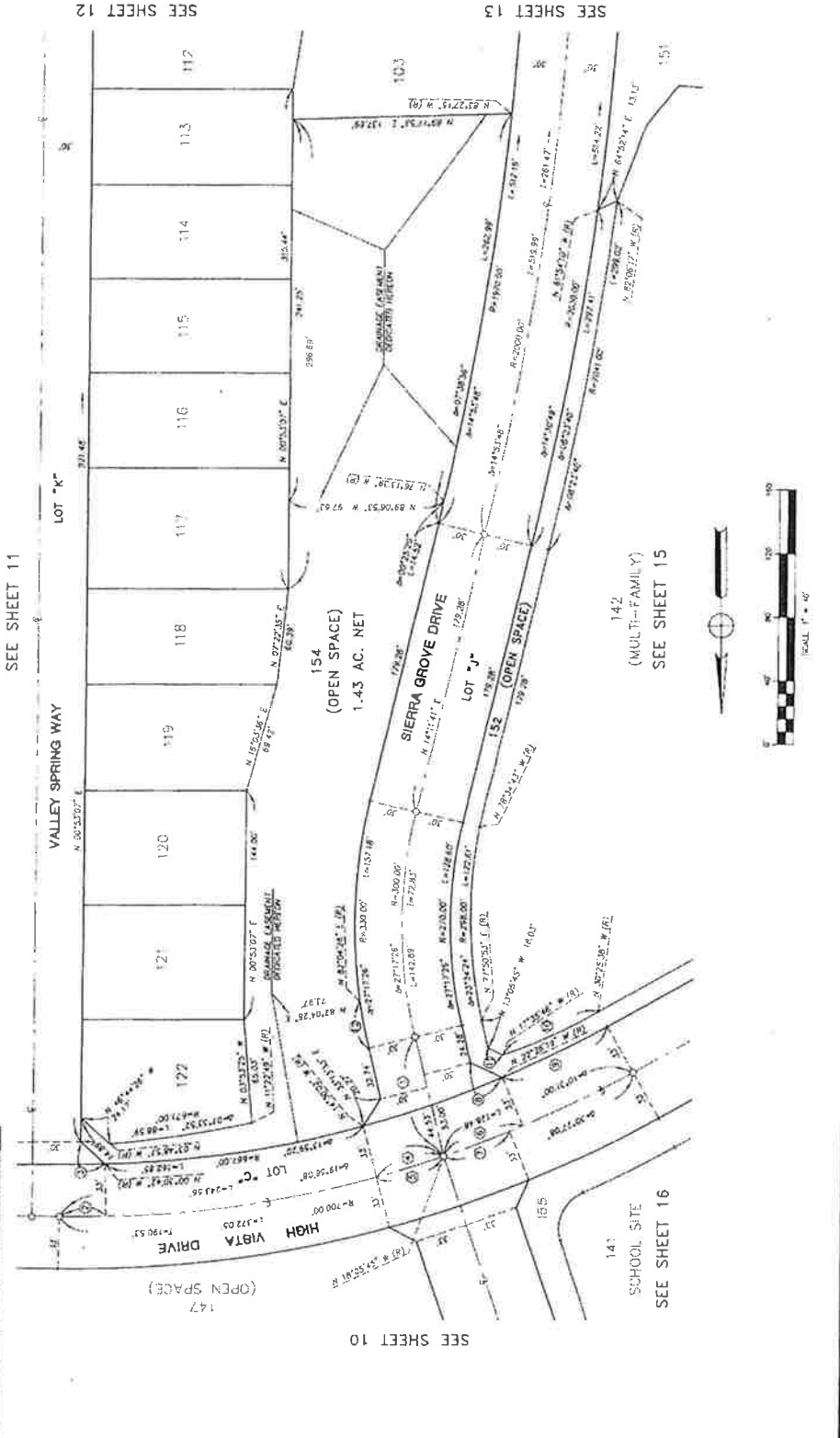
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEBRUARY, 2001

VSL ENGINEERING

DATA TABLE

LINE	BEARING	LENGTH	TANGENT
1	N 172°14'30"	270.00	14.37
2	N 72°14'30"	267.77	11.13
3	N 47°44'30"	200.00	23.84
4	N 23°24'30"	200.00	39.54
5	N 7°24'30"	200.00	33.04
6	N 47°44'30"	200.00	23.84
7	S 72°14'30"	270.00	14.37
8	S 72°14'30"	267.77	11.13
9	S 47°44'30"	200.00	23.84
10	S 23°24'30"	200.00	39.54
11	S 7°24'30"	200.00	33.04
12	N 47°44'30"	200.00	23.84
13	N 72°14'30"	270.00	14.37



SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 10

SEE SHEET 16

SEE SHEET 15

SEE SHEET 14

TRACT NO. 28695

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

VSL ENGINEERING

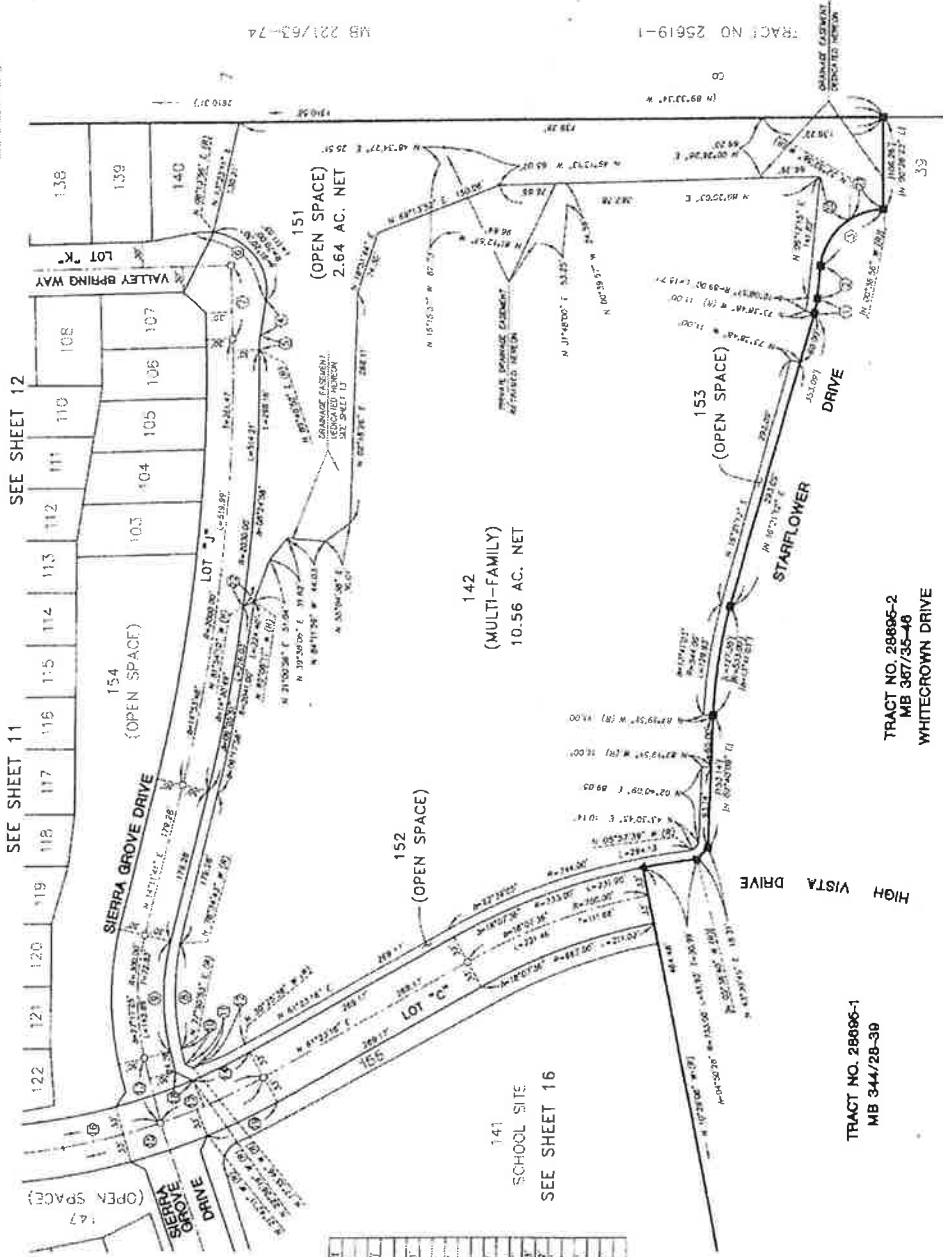
FEBRUARY, 2001

SURVEYOR'S NOTES

SEE SHEET NO. 2

EASEMENT NOTES

SEE SHEET NO. 3



DATA TABLE

NO.	BEARING	LENGTH	AREA	PERCENT
1	N 10°58'33" E	17.27	28.413	2.87
2	N 89°27'55" E	58.413	105.36	54.797
3	N 87°10'45" E	71.00	41.54	7.828
4	N 209°54'20" E	130.25	175.200	100.931
5	N 107°32'44" E	70.72	86.48	44.81
6	N 206°42'07" E	298.00	124.81	62.8
7	N 271°27'28" E	270.00	178.407	85.25
8	N 84°10'58" E	16.00	16.00	8.33
9	N 17°45'57" E	220.00	44.84	22.67
10	N 13°05'45" E	67.20	71.28	35.87
11	N 86°10'25" E	702.00	198.53	100.931
12	N 89°27'55" E	702.00	248.14	126.47
13	N 107°31'00" E	702.00	428.48	221.77
14	N 84°20'28" E	733.00	462.38	244.15
15	N 89°54'15" E	62.25	62.25	32.19
16	N 131°32'28" E	73.00	62.25	32.19
17	N 84°10'58" E	131.17	131.17	67.72



TRACT NO. 28696-1
MB 344/28-39

TRACT NO. 28695-2
MB 387/35-46
WHITECROWN DRIVE

TRACT NO 28619-1

MB 221/63-74

SHEET 16 OF 16 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28695

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN,
FEBRUARY, 2001
VSL ENGINEERING

SURVEYOR'S NOTES

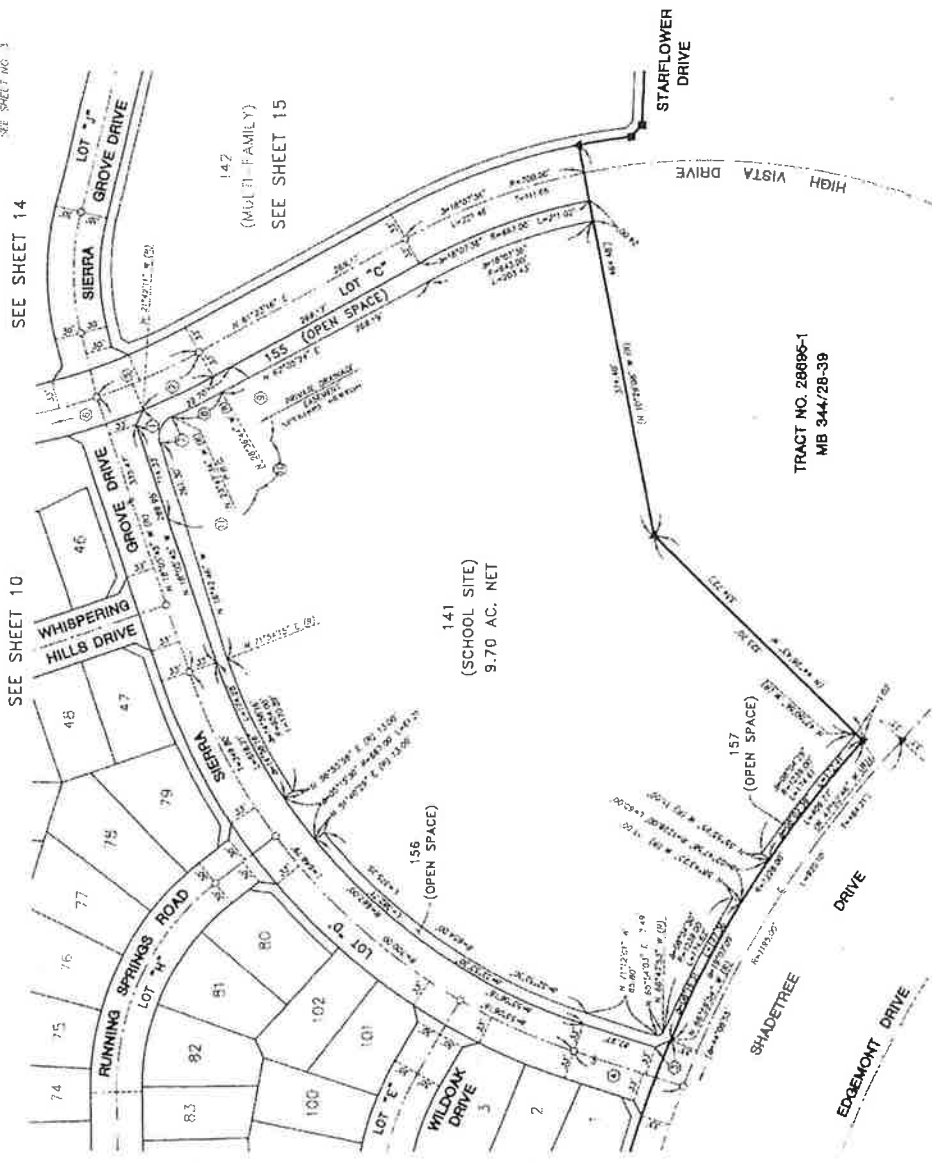
SEE SHEET NO. 7

EASEMENT NOTES

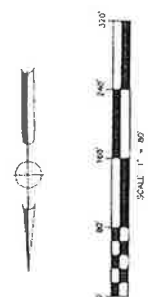
SEE SHEET NO. 3

DATA TABLE

NO.	BEARING	RADIUS	LENGTH	TANGENT
1	N 85°06'00" E	13.17'	13.17'	44.25'
2	N 85°06'00" E	733.00'	19.06'	44.25'
3	N 85°06'00" E	733.00'	19.06'	44.25'
4	N 71°42'00" W	133.44'	133.44'	64.47'
5	N 71°42'00" W	100.00'	178.45'	164.23'
6	N 71°42'00" W	100.00'	178.45'	164.23'
7	N 71°42'00" W	100.00'	178.45'	164.23'
8	N 71°42'00" W	100.00'	178.45'	164.23'
9	N 71°42'00" W	100.00'	178.45'	164.23'
10	N 71°42'00" W	100.00'	178.45'	164.23'
11	N 71°42'00" W	100.00'	178.45'	164.23'
12	N 71°42'00" W	100.00'	178.45'	164.23'
13	N 71°42'00" W	100.00'	178.45'	164.23'
14	N 71°42'00" W	100.00'	178.45'	164.23'
15	N 71°42'00" W	100.00'	178.45'	164.23'
16	N 71°42'00" W	100.00'	178.45'	164.23'
17	N 71°42'00" W	100.00'	178.45'	164.23'
18	N 71°42'00" W	100.00'	178.45'	164.23'
19	N 71°42'00" W	100.00'	178.45'	164.23'
20	N 71°42'00" W	100.00'	178.45'	164.23'
21	N 71°42'00" W	100.00'	178.45'	164.23'
22	N 71°42'00" W	100.00'	178.45'	164.23'
23	N 71°42'00" W	100.00'	178.45'	164.23'
24	N 71°42'00" W	100.00'	178.45'	164.23'
25	N 71°42'00" W	100.00'	178.45'	164.23'
26	N 71°42'00" W	100.00'	178.45'	164.23'
27	N 71°42'00" W	100.00'	178.45'	164.23'
28	N 71°42'00" W	100.00'	178.45'	164.23'
29	N 71°42'00" W	100.00'	178.45'	164.23'
30	N 71°42'00" W	100.00'	178.45'	164.23'
31	N 71°42'00" W	100.00'	178.45'	164.23'
32	N 71°42'00" W	100.00'	178.45'	164.23'
33	N 71°42'00" W	100.00'	178.45'	164.23'
34	N 71°42'00" W	100.00'	178.45'	164.23'
35	N 71°42'00" W	100.00'	178.45'	164.23'
36	N 71°42'00" W	100.00'	178.45'	164.23'
37	N 71°42'00" W	100.00'	178.45'	164.23'
38	N 71°42'00" W	100.00'	178.45'	164.23'
39	N 71°42'00" W	100.00'	178.45'	164.23'
40	N 71°42'00" W	100.00'	178.45'	164.23'
41	N 71°42'00" W	100.00'	178.45'	164.23'
42	N 71°42'00" W	100.00'	178.45'	164.23'
43	N 71°42'00" W	100.00'	178.45'	164.23'
44	N 71°42'00" W	100.00'	178.45'	164.23'
45	N 71°42'00" W	100.00'	178.45'	164.23'
46	N 71°42'00" W	100.00'	178.45'	164.23'
47	N 71°42'00" W	100.00'	178.45'	164.23'
48	N 71°42'00" W	100.00'	178.45'	164.23'
49	N 71°42'00" W	100.00'	178.45'	164.23'
50	N 71°42'00" W	100.00'	178.45'	164.23'
51	N 71°42'00" W	100.00'	178.45'	164.23'
52	N 71°42'00" W	100.00'	178.45'	164.23'
53	N 71°42'00" W	100.00'	178.45'	164.23'
54	N 71°42'00" W	100.00'	178.45'	164.23'
55	N 71°42'00" W	100.00'	178.45'	164.23'
56	N 71°42'00" W	100.00'	178.45'	164.23'
57	N 71°42'00" W	100.00'	178.45'	164.23'
58	N 71°42'00" W	100.00'	178.45'	164.23'
59	N 71°42'00" W	100.00'	178.45'	164.23'
60	N 71°42'00" W	100.00'	178.45'	164.23'
61	N 71°42'00" W	100.00'	178.45'	164.23'
62	N 71°42'00" W	100.00'	178.45'	164.23'
63	N 71°42'00" W	100.00'	178.45'	164.23'
64	N 71°42'00" W	100.00'	178.45'	164.23'
65	N 71°42'00" W	100.00'	178.45'	164.23'
66	N 71°42'00" W	100.00'	178.45'	164.23'
67	N 71°42'00" W	100.00'	178.45'	164.23'
68	N 71°42'00" W	100.00'	178.45'	164.23'
69	N 71°42'00" W	100.00'	178.45'	164.23'
70	N 71°42'00" W	100.00'	178.45'	164.23'
71	N 71°42'00" W	100.00'	178.45'	164.23'
72	N 71°42'00" W	100.00'	178.45'	164.23'
73	N 71°42'00" W	100.00'	178.45'	164.23'
74	N 71°42'00" W	100.00'	178.45'	164.23'
75	N 71°42'00" W	100.00'	178.45'	164.23'
76	N 71°42'00" W	100.00'	178.45'	164.23'
77	N 71°42'00" W	100.00'	178.45'	164.23'
78	N 71°42'00" W	100.00'	178.45'	164.23'
79	N 71°42'00" W	100.00'	178.45'	164.23'
80	N 71°42'00" W	100.00'	178.45'	164.23'
81	N 71°42'00" W	100.00'	178.45'	164.23'
82	N 71°42'00" W	100.00'	178.45'	164.23'
83	N 71°42'00" W	100.00'	178.45'	164.23'
84	N 71°42'00" W	100.00'	178.45'	164.23'
85	N 71°42'00" W	100.00'	178.45'	164.23'
86	N 71°42'00" W	100.00'	178.45'	164.23'
87	N 71°42'00" W	100.00'	178.45'	164.23'
88	N 71°42'00" W	100.00'	178.45'	164.23'
89	N 71°42'00" W	100.00'	178.45'	164.23'
90	N 71°42'00" W	100.00'	178.45'	164.23'
91	N 71°42'00" W	100.00'	178.45'	164.23'
92	N 71°42'00" W	100.00'	178.45'	164.23'
93	N 71°42'00" W	100.00'	178.45'	164.23'
94	N 71°42'00" W	100.00'	178.45'	164.23'
95	N 71°42'00" W	100.00'	178.45'	164.23'
96	N 71°42'00" W	100.00'	178.45'	164.23'
97	N 71°42'00" W	100.00'	178.45'	164.23'
98	N 71°42'00" W	100.00'	178.45'	164.23'
99	N 71°42'00" W	100.00'	178.45'	164.23'
100	N 71°42'00" W	100.00'	178.45'	164.23'



TRACT NO. 28695-1
MB 344/28-39



ENVIRONMENTAL CONSTRAINT SHEET

SHEET 1 OF 1 SHEET

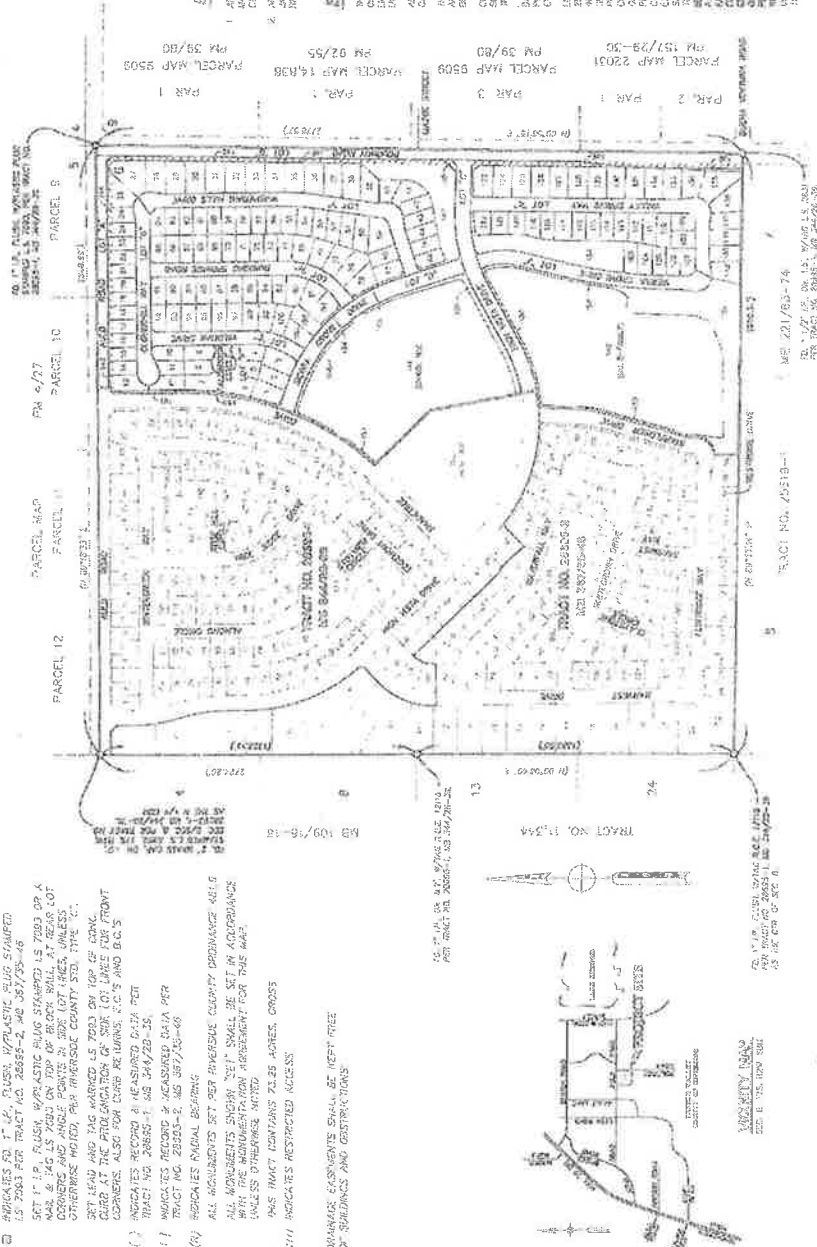
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INVERGORD, STATE OF CALIFORNIA
TRACT NO. 28095
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN,
FEBRUARY, 2001

VSL ENGINEERING

SURVEYOR'S NOTES

- 1. THE CLASS OF EVIDENCE FOR THIS MAP IS THE METE LINE OF TRACT NO. 28095-1 AS SHOWN ON BOOK LK 9 PAGE 28 THROUGH 35 INCLUSIVE, BY CO AND BOUND BY DECISION OF THE COURT.
- 2. 0 INDICATES SET T.P. FLUSH W/PLASTIC ALKO STAMPAID 157.
- 3. 1 INDICATES FILING NUMBER AS NOTED.
- 4. 2 INDICATES 50' W/ BUSH W/PLASTIC ALKO STAMPAID 157 2003 PER TRACT NO. 28885-1 AS 244/26-19.
- 5. 3 INDICATES 50' W/ BUSH W/PLASTIC ALKO STAMPAID 157 2003 PER TRACT NO. 28885-2 AS 287/25-05.
- 6. SET T.P. FLUSH W/PLASTIC ALKO STAMPAID 157 2003 ON 4 MAR. & 1/4 S. 1/4 N. 1/4 ON TOP OF BLOCK WALL AT REAR LOT CORNER AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED, PER INVERGORD COUNTY STD. THE T.P.
- 7. SET 1/4 W. AND 1/4 E. 1/4 ON 1/4 W. OF CORNER OF TRACT NO. 28095-1 AS 244/26-19.
- 8. () INDICATES RECORD 2 MEASURED DATA PER CORNER. ALSO FOR CORNER REVISIONS, C.C.'S AND D.C.'S.
- 9. () INDICATES RECORD 2 MEASURED DATA PER TRACT NO. 28095-1 AS 244/26-19.
- 10. (V) INDICATES PARALLEL BEARING.
- 11. ALL DIMENSIONS SET PER INVERGORD COUNTY ORDINANCE 1618 WITH THE MINOR VARIATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.
- 12. (M) TRACT CONTAINS 73.25 ACRES, CROSS.
- 13. (M) INDICATES RESTRICTED ACCESS.
- 14. (M) INDICATES RESTRICTED ACCESS.

DIMENSIONS SHOWN SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



Parcel 1 PAR 1
Parcel 2 PAR 2
Parcel 3 PAR 3
Parcel 4 PAR 4
Parcel 5 PAR 5
Parcel 6 PAR 6
Parcel 7 PAR 7
Parcel 8 PAR 8
Parcel 9 PAR 9
Parcel 10 PAR 10
Parcel 11 PAR 11
Parcel 12 PAR 12
Parcel 13 PAR 13

BOUNDARY CONTROL MAP



ENVIRONMENTAL CONSTRAINT NOTES

1. AN EXCEPT FOR ROAD SURVEYS IN FAVOR OF ALBERT GALE, RECORD 33, MADE IN 1942 AS INSTRUMENT NO. 2253 OF OFFICIAL RECORDS OF INVERGORD COUNTY, CALIFORNIA.

2. AN AMBROSIO EASEMENT IN FAVOR OF THE COUNTY OF INVERGORD, RECORD 33, MADE IN 1942 AS INSTRUMENT NO. 2253 OF OFFICIAL RECORDS OF INVERGORD COUNTY AND EASEMENT IS SHOWN IN PAR 13.

ENVIRONMENTAL CONSTRAINT NOTES

THIS PROJECT IS SUBJECT TO FEDERAL RESTRICTIONS AS ENACTED BY COUNTY ORDINANCE 141. 800 METERS ARE ATACHED TO PROTECT THE INTERESTS OF ADJACENT LAND OWNERS AND TO PREVENT ANY UNDESIRABLE DEVELOPMENT FROM OCCURRING ON THE ADJACENT FEDERAL LANDS. ALL PROPOSED OUTSIDE SURVEY STAKES SHALL BE 500 METERS FROM ANY ADJACENT FEDERAL LANDS AND ALL SURVEY STAKES SHALL BE 500 METERS FROM ANY ADJACENT FEDERAL LANDS. THE FEDERAL LANDS SHALL BE CONSIDERED AS FEDERAL LANDS AND SHALL BE SUBJECT TO FEDERAL RESTRICTIONS. THE FEDERAL LANDS SHALL BE CONSIDERED AS FEDERAL LANDS AND SHALL BE SUBJECT TO FEDERAL RESTRICTIONS. THE FEDERAL LANDS SHALL BE CONSIDERED AS FEDERAL LANDS AND SHALL BE SUBJECT TO FEDERAL RESTRICTIONS.

37/95