

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

607A



FROM: TLMA – Transportation Department

SUBMITTAL DATE:
 March 12, 2015

SUBJECT: Community Facilities District No. 07-2 (Clinton Keith Road) Improvement Credit Agreement Transportation Uniform Mitigation Fee Program between the County of Riverside and KB Home Coastal, Inc. for Tract No. 30433. 3rd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the subject agreement by and between the County of Riverside and KB Home Coastal, Inc.; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

BACKGROUND:

Summary

Tract No. 30433 (Tract) is owned by KB Home Coastal, Inc. (Developer) and is located within boundaries of Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County), and for which the Tract was conditioned to participate in.

[Signature: Patricia Romo]

Patricia Romo
 Assistant Director of Transportation

[Signature: Juan C. Perez]

Juan C. Perez
 Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2014/2015

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature: Tina Grande]*
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3

Agenda Number:

3-19

Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Community Facilities District No. 07-2 (Clinton Keith Road) Improvement Credit Agreement
Transportation Uniform Mitigation Fee Program between the County of Riverside and KB Home Coastal, Inc.
for Tract No. 30433. 3rd District; [\$0]

DATE: March 12, 2015

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, 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, in part, from the proceeds of special taxes levied or the proceeds of bond sales by the Clinton Keith Road CFD. Using bond process, rather than the pay-as-you-go system for the collection of Transportation Uniform Mitigation Fees (TUMF), accelerates funding to build Clinton Keith Road.

In addition, the Clinton Keith Road improvements have been identified as part of the TUMF Regional System of Highways and Arterials (RSHA), and to be among those facilities whose construction is to be financed partly 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. On June 12, 2007 (Agenda Item 3-36), the Board of Supervisors entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement," which established the parameters by which developers participating in the Clinton Keith Road CFD would receive credits against their applicable TUMF fees. The payment of the CFD is disclosed to property owners that purchase homes in this tract.

The County and the Developer desire to enter into the Clinton Keith Road Improvement Credit Agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay applicable TUMF for the tract. Each single-family residential unit constructed within the tract is eligible, after bond issuance, to receive a TUMF credit in an amount up to 96% of the TUMF in effect at issuance of certificate of occupancy for each unit applicable to the Tract.

Project Number: B2-04722

Impact on Residents and Businesses

N/A

Contract History and Price Reasonableness

N/A

**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. 30433 (the "Tract"), for which a Final Map was recorded on November 14, 2013, as Instrument No. 2013-0541115 and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract is a single-family residential development;

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 public facilities, which include the full-width arterial improvements of Clinton Keith Road from Antelope Road to State Route 79, including associated appurtenances and rights-of-way (the "Project");

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 Tract will contribute in part;

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;

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;

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;

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;

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

WHEREAS, the qualified electors of the Clinton Keith Road CFD collectively and jointly with the County entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement" dated June 12, 2007 and approved by the County Board of Supervisors on that same date, which established the parameters by which the CFD was formed, special tax bonds will be sold, and developers would receive credits against their applicable TUMF and Road and Bridge Benefit District (RBBD) fees;

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 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 Credits

3.1 TUMF Credits (After Bond Issuance): Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), the Developer shall be entitled to credit against TUMF fees in an amount equal to the Developer's Share of Net Bond Proceeds per single-family dwelling unit (SFDU) or multifamily dwelling unit (MFDU) calculated for the Developer's Tract pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement. Each SFDU or MFDU constructed within the Tract shall be eligible to receive a TUMF credit in an amount up to 96% of the TUMF in effect at issuance of a certificate of occupancy for each such unit then applicable to the Tract (the "TUMF Bond Credit"), provided the Developer's Share of the Net Bond Proceeds equals or exceeds the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract. If the Developer's Share of the Net Bond Proceeds is less than the amount equal to 96% of the TUMF then applicable per SFDU or MFDU, the Developer shall pay to the County the sum by which the amount equal to 96% of the TUMF then applicable to such units exceeds the TUMF Bond Credit per SFDU or MFDU in securing a certificate of occupancy for such units.

3.2 Program Administration Amount: The issuance of any TUMF credits 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 (the "Program Administration amount") be paid by the Developer to the County in accordance with the TUMF Ordinance, and will be transferred by the County to the Western Riverside Council of Governments (WRCOG) consistent with the TUMF Administrative Plan. The Program Administration amount represents the estimated maximum cost for administering the TUMF Program by WRCOG.

3.3 TUMF Security Deposit (Prior to Bond Issuance): If prior to the issuance of Bonds, the Developer requests that a certificate of occupancy be issued for each SFDU or MFDU constructed in 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 96% of the TUMF then applicable to the Tract (the "TUMF Security Amount"). After satisfying the conditions above, the County will issue a 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 will 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.

3.4 TUMF Security Reimbursement (After Bond Issuance): If the Bonds are timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall reimburse 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, provided the Developer's Share of the Net Bond Proceeds equals or exceeds the Developer's TUMF Security Amount per SFDU or MFDU for the Tract, or if the Developer's Share of the Net Bond Proceeds is less than the Developer's TUMF Security Amount per SFDU or MFDU, the Developer shall be reimbursed an amount equal to the Developer's Share of the Net Bond Proceeds per such units, 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. After having made the transfers required to be made pursuant to the preceding sentence, the County shall transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund.

3.5 TUMF Security Disbursement (If No Bond Issuance): If the Bonds are not timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall (i) to the extent that Special Taxes collected with respect to the Tracts for which a TUMF Security Amount was deposited with the County remain unexpended and unencumbered, 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), transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund, 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 of the TUMF Administrative Plan. Upon such transfer, the TUMF applicable to each portion of the Tracts for which, in accordance with this Agreement, the TUMF Security Amount was deposited with, and the Program Administration amount was paid to, the County shall be deemed to have been paid as and when due.

3.6 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 Advance"). If prior to issuance of the Bonds, (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a SFDU or MFDU 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 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.

3.7 RBBB Fee Credits: Upon issuance of the Bonds, if the Developer's Share of the Net Bond Proceeds exceeds the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract, the Developer shall be entitled to credit against RBBB fees in an amount equal to the Developer's Share of Net Bond Proceeds minus the aggregate TUMF

Bond Credit per SFDU or MFDU calculated for the Developer's Tract(s) pursuant to a separate RBBD Fee Credit Agreement. If upon issuance of the Bonds, the Developer's Share of the Net Bond Proceeds is less than or equal to the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract, RBBD fee credits shall not apply. However, if the Developer has previously made a Project Advance, RBBD fee credits may be issued against the amount of such Project Advance not previously applied as a credit, at the Developer's request.

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 Section 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 dwelling unit developed on a lot within the Tract or for each multifamily dwelling 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 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

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
Patricia Romo, Assistant 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
36310 Inland Valley Dr
Wildomar, CA 92595
Phone No. (951) 691-5300
Fax No. (951) 677-2643

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 Wording; 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 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

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.

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 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

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

[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: Patricia Romo
Patricia Romo
Assistant Director of Transportation

APPROVED AS TO FORM:

By: Debra A. Gonzalez
Debra A. Gonzalez
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: Stephen J. Ruffner
Stephen J. Ruffner
Printed Name
President
Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 RIVERSIDE)

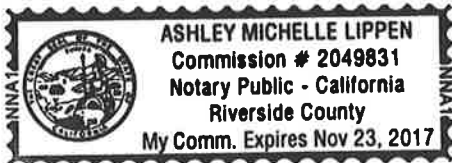
On FEBRUARY 20, 2015 before me, ASHLEY MICHELLE LIPPEN, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared STEPHEN J. RUFFNER
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT "A"
VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

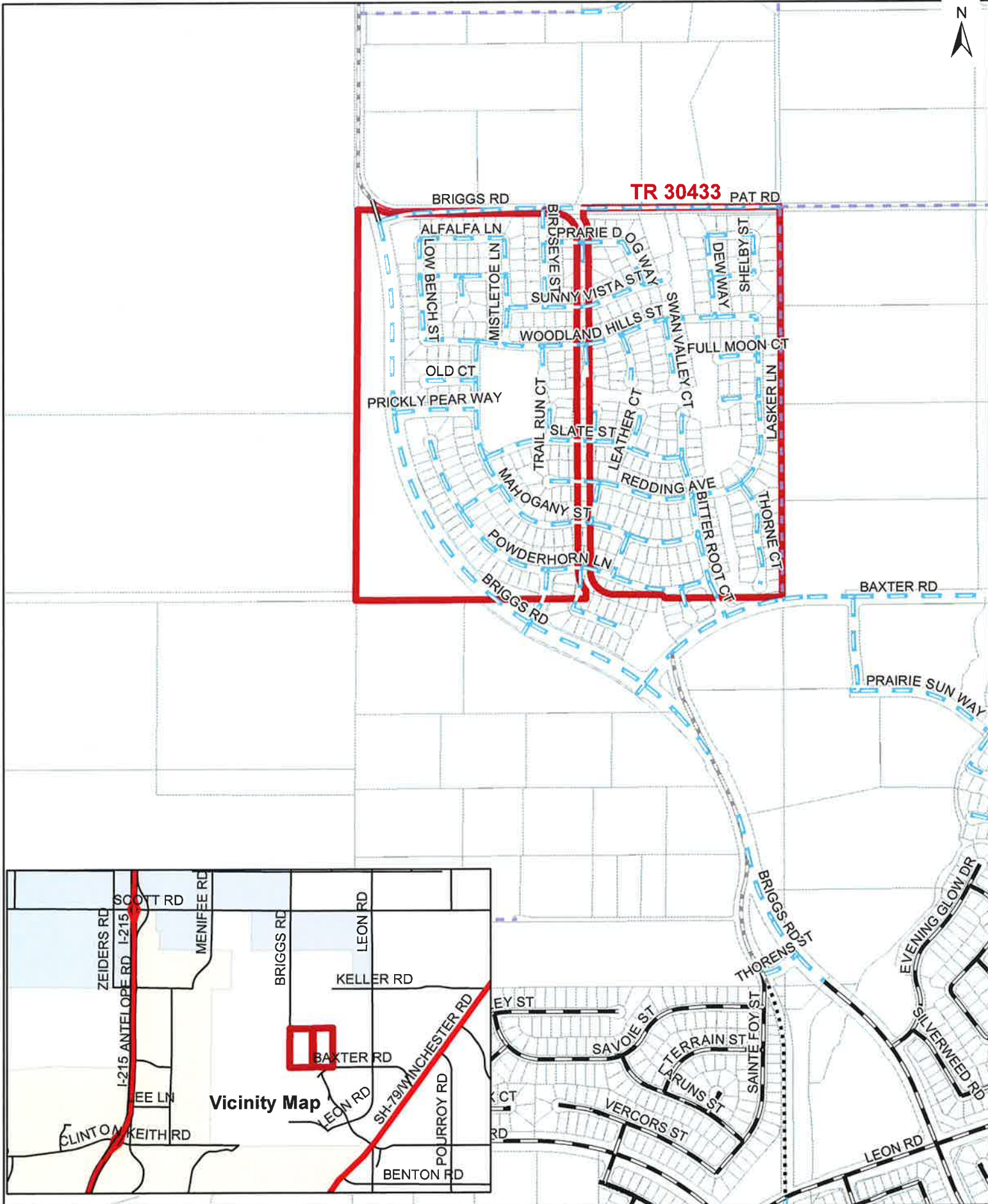
0 420 840 1,680 Feet

1 inch = 833 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 3/2/2015

Tract 30433 Vicinity Map

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



157
15347
COPY

TRACT NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S8M, HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

RECORDING STATEMENT

FILED THE 14th DAY OF NOVEMBER 2013,
AT 4:52 PM IN BOOK 438 OF MAPS,
AT PAGES 23 - 60 ON THE REQUEST OF
THE CLERK OF THE BOARD.
NO. 2013-054715
FEE \$4.00
LARRY W. HARP, ASSESSOR-COUNTY CLERK - RECORDER
BY: M. H. Brown, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "Z", INCLUSIVE, AND LOTS "AA" THROUGH "PP", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" BROGS ROAD, LOT "B" BAXTER ROAD AND LOT "C" PAT ROAD, THE OWNERS OF LOTS 254, 255, 343 THROUGH 351, INCLUSIVE, 400, 401, 525 THROUGH 505, INCLUSIVE, 510 THROUGH 517, INCLUSIVE, 521 THROUGH 529, INCLUSIVE, ADJUTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, AND EXCEPTING THREE (THIRTY-FOOT) ACCESS OPENINGS, ONE EACH FOR LOTS 522, 528 AND 527, AS SHOWN HEREON, THREE (THIRTY-FOOT) ACCESS OPENINGS FOR LOT 529, AS SHOWN HEREON, AND ONE (FOURTY THREE-FOOT) ACCESS OPENING FOR LOT 528, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS 506, 508, 511, 513, 516, 519 AND 521 THROUGH 528, INCLUSIVE, INDICATED AS OPEN SPACE, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS 401, 507, 510, 512, 514, 515, AND 517, INDICATED AS DETENTION BASIN, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 401, 504 THROUGH 507 INCLUSIVE, 510, 512, 514 THROUGH 517 INCLUSIVE, 520, 528, 530 AND 531 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: RUNOFF DRAINAGE EASEMENTS LYING OVER ALL OF LOTS 401, 504, 505, 507, 510, 512, 514 THROUGH 517, INCLUSIVE, 520, 528 AND 531 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENTS LYING WITHIN LOT 507, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT LYING WITHIN LOT 529 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT LYING WITHIN LOT 507 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS PRIVATE SLOPE EASEMENT, PRIVATE MONUMENT SIGN EASEMENT AND PRIVATE SLOPE AND MONUMENT SIGN EASEMENT, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REPAIR AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER WATER AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP LYING WITHIN LOTS 504 THROUGH 507 INCLUSIVE, 512, 514, 530 AND 531 OF THE SUBDIVISION AND DESIGNATED "SEWER WATER AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXPANDING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OTHER SHALL NOT CONSTRUCT OR DIRECT BUILDINGS, BARRIERS, WALLS, UNSOUNDY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED FENCES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

KS HOME CONSULTING, A CALIFORNIA CORPORATION
[Signature]
(PRINT NAME) MICHAEL H. FREEDMAN JR. (TITLE) VP LAND & PROGRAM PLANNING

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
ON July 2 2013, BEFORE ME, Richard R. Keane, Notary Public

PERSONALLY APPEARED Michael H. Freedman 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/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HEIR 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.

[Signature]
SIGNATURE OF NOTARY PUBLIC
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.
MY COMMISSION NUMBER IS 116225
MY COMMISSION EXPIRES 10/15/2015

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN COURTES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 1, 1949 IN BOOK 1089, PAGE 312, DOCUMENT RECORDED JULY 7, 1949 IN BOOK 1090, PAGE 400, DOCUMENT RECORDED JULY 25, 1950 IN BOOK 2307, PAGE 112, AND DOCUMENT RECORDED JULY 25, 1950 IN BOOK 2307, PAGE 115, ALL OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

CALIFORNIA GAS TRANSMISSION COMPANY, OWNER OF AN EASEMENT FOR PIPE LINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1982 AS INST. NO. 253 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (EASEMENT AFFECTS EAST HALF (E3) AND THE EAST HALF (E3) OF THE NORTHWEST QUARTER (NW4) AND GOVERNMENT LOTS 1 & 2 OF SECTION 31, T8S, R2W, S8M, AND IS BLANKET IN NATURE)

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66448.20-1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECDICATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

- 1) THOSE PORTIONS OF AN EASEMENT FOR HIGHWAY PURPOSES (BROGS ROAD) DEDICATED TO PUBLIC USE PER DOC. RECORDED MARCH 25, 1931 AS BOOK 14, PAGE 571 AND DOC. RECORDED MARCH 25, 1931 AS BOOK 17, PAGE 25, BOTH OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 2) THOSE PORTIONS OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES (BROGS ROAD & BAXTER ROAD) AS SHOWN ON PARCEL MAP No. 16552, PUB 85/56-81, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 3) THOSE PORTIONS OF AN EASEMENT FOR INGRESS, EGRESS, ROAD & UTILITY PURPOSES SHOWN AS LOTS "A", "C", "E" AND "F" ON PARCEL MAP No. 5106, PUB 49/4, ALONG WITH DOCUMENTS RECORDED DECEMBER 11, 1996 AS INST. No. 1996-467072 AND INST. No. 1996-467074, BOTH OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 4) THAT PORTION OF AN EASEMENT FOR ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES (BAXTER ROAD) DEDICATED TO PUBLIC USE RECORDED AUGUST 27, 1979 AS INST. No. 180845, OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 5) THAT PORTION OF AN EASEMENT FOR PUBLIC ROADS AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS DEDICATED TO PUBLIC USE BY DOCUMENT RECORDED MARCH 3, 2009 AS INST. No. 2009-010204, INST. No. 2009-010205, INST. No. 2009-010208 AND RECORDED MARCH 11, 2009 AS INST. No. 2009-011578, ALL OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 6) THAT PORTION OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES AS DEDICATED TO PUBLIC USE RECORDED JANUARY 25, 2011 AS INST. No. 2011-003747, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

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 KS HOME CONSULTING, INC. IN JANUARY, 2008. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENT AGREEMENT FOR THE MAP AND THAT THE INSTRUMENTS ARE OR WILL BE, PROVIDED TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6/21 2013
[Signature]
FILE R. HAZLESTON, JR., L.S. 7063



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 30433 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2006, THE EXPIRATION DATE BEING NOVEMBER 15, 2009, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 10/17 2013
[Signature]
KENNETH D. TEICH, COUNTY SURVEYOR
L.S. 5705 EXPIRES: 08/30/2018



BOARD OF SUPERVISORS' STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC PURPOSES, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION OF THE DRAINAGE EASEMENT LYING WITHIN LOT 401 ADJUTING PAT ROAD, ALONG WITH THE DRAINAGE EASEMENTS LYING WITHIN LOTS 504 THROUGH 508 INCLUSIVE, AND THE DRAINAGE EASEMENT LYING WITHIN LOT 507 ADJUTING BAXTER ROAD, AND THE DRAINAGE EASEMENTS LYING WITHIN LOTS 520, 528, 530 AND 531 AS SHOWN HEREON, ARE HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION OF THE ACCESS EASEMENT FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHIN LOT 529, AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION OF THE ACCESS EASEMENT FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES WITHIN LOT 507, AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

ALL OTHER DEDICATIONS ARE HEREBY NOT ACCEPTED.
DATE: 10/5 2013
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: [Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS
ATTEST:
REGA HARPER-HEM
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature] DEPUTY

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-NOT-YET-PAYABLE, WHICH ARE ESTIMATED TO BE \$100,000.00.

DATE: 10/3 2012
DON KENT, COUNTY TAX COLLECTOR,
BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ 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: _____ 20____
DON KENT
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/WARM SPRINGS AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 400 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 400, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

[Signature]
ROSEMARIE V. HOWARD, SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF
DATE: 06/20/13
SEC. 30 & 31, T8S, R2W, S8M. LP#060029 & 060030 SCHEDULE "A"

TRACT NO. 30433

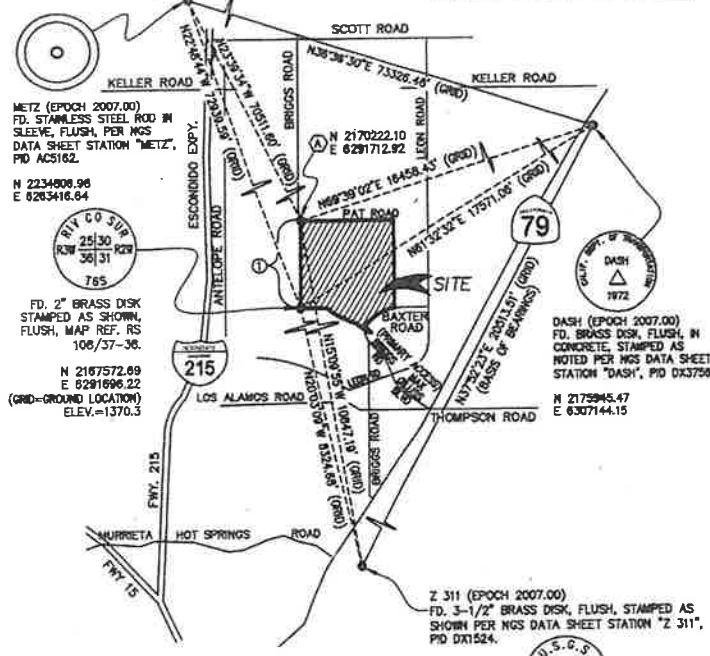
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S8M, HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

COPY



FD. 1" IRON PIPE & LS 3000 TAG, FLUSH, ACCEPTED AS 1/4 CORNER SEC. 30, T8S, R2W & SEC. 25, T8S, R2W, S8M, PER PNB 49/6, RS 76/66, RS 107/67-69 & PNB 211/45-46.

DATA TABLE	
BEARING/Delta	LENGTH
N00°21'40"E	2646.46'



VICINITY MAP AND GPS CONTROL
N.T.S.

NOTE
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENTS NOTES AND BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

BASIS OF BEARINGS AND DATUM STATEMENT:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, COCS3, ZONE 8, BASED LOCALLY ON CONTROL STATIONS "Z 311", "METZ" AND "DASH", MAD 83(NRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999905470. CALCULATIONS ARE MADE AT THE SW 1/4 OF SECTION 30, T8S, R2W, S8M, WITH COORDINATES OF: N:2167572.69, E:8291696.22, USING AN ELEVATION OF 1370.3 DETERMINED BY GPS SURVEYING METHODS USING RIVERSIDE COUNTY BENCHMARK T-49-81.

ENVIRONMENTAL CONSTRAINT NOTE:
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 461, PAGE 81. THIS AFFECTS ALL LOTS.
CCAR'S ARE PER INSTRUMENT NO. 2013-054-116 RECORDED NOVEMBER 14, 2013

- EASEMENT NOTES:**
- △ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 1, 1949 IN BOOK 1009, PAGE 312, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 7, 1949 IN BOOK 1009, PAGE 400, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 23, 1958 IN BOOK 2307, PAGE 112, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 23, 1958 IN BOOK 2307, PAGE 115, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF CALIFORNIA GAS TRANSMISSION COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REMOVE, CHANGE SIZE OF AND REPLACE PIPE LINES, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1982 AS INST. NO. 253, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (EASEMENT IS BLANKET IN NATURE TO THE EAST HALF AND THE EAST HALF OF THE NORTHWEST QUARTER AND LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST, S8M.)
 - △ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT AND/OR REMOVE, STUM POLES, GUY WIRES AND ANCHORS PER DOCUMENT RECORDED NOVEMBER 8, 1987 AS INST. NO. 98302, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 12, 2007 AS INST. NO. 2007-0028509, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (BLANKET IN NATURE).
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102024, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102025, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102026, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102027, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102028, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102029, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 11, 2009 AS INST. NO. 2009-0115730, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON)
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED APRIL 10, 2009 AS INST. NO. 2009-0176246, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROADS AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES, RECORDED JANUARY 25, 2011 AS INST. NO. 2011-0037447, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON)
 - △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED JANUARY 25, 2011 AS INST. NO. 2011-0037448, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - △ SEWER, WATER AND RECYCLED WATER EASEMENT DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT.
 - △ 6' WIDE PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES, DEDICATED HEREON.
 - △ DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
 - △ STORM DRAIN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
 - △ BLANKET DRAINAGE EASEMENT, DEDICATED HEREON.
 - △ AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 1, 2009 AS INST. NO. 2009-0468894, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (BLANKET IN NATURE).
 - △ ACCESS EASEMENT, FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
 - △ ACCESS EASEMENT, FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES, DEDICATED HEREON.
 - △ PRIVATE SLOPE EASEMENT, RETAINED HEREON.
 - △ PRIVATE SLOPE AND MONUMENT SIGN EASEMENT, RETAINED HEREON.
 - △ PRIVATE MONUMENT SIGN EASEMENT, RETAINED HEREON.
 - △ STORM DRAIN EASEMENT, DEDICATED TO THE PUBLIC, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES, AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERETO, OVER, UNDER AND ACROSS THAT CERTAIN REAL PROPERTY AS RECORDED MAY 23, 2012 AS INST. NO. 2012-0236700, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

136/27

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.8.M.
HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

SURVEYOR'S NOTES:

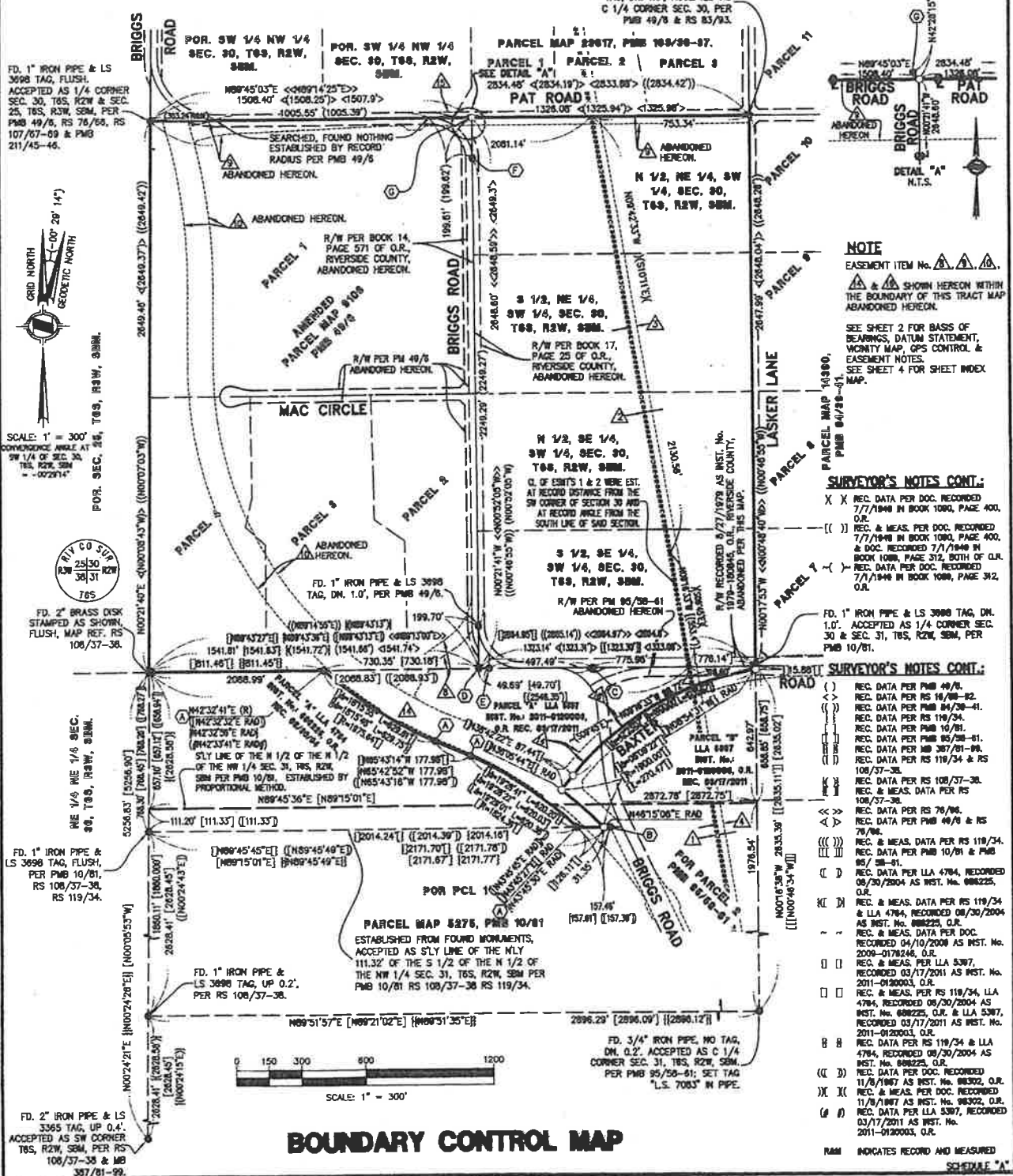
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" LP. AND TAG "L.S. 7083", FLUSH.
- SET 1" LP. AND TAG "L.S. 7083", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.C.'S AND CORNER OUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.
- THIS TRACT CONTAINS 187.52 ACRES, GROSS.
- DRAINAGE EASEMENTS - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

MONUMENT NOTES:

- (A) FD. 1" IRON PIPE & LS 5300 PLUG, FLUSH, PER RS 119/34.
- (B) FD. 1" IRON PIPE & LS 3800 TAG, FLUSH, PER PMB 10/81, RS 108/37-38, RS 119/34.
- (C) FD. 3/4" IRON PIPE & MAL, NO TAG, DN. 1.5", ACCEPTED AS P.I. OF BRIGGS RD. PER RS 108/37-38, RS 119/34.
- (D) FD. 1" IRON PIPE, NO TAG, DN. 1.2", ACCEPTED AS SE COR. GOVT LOT 4, PER PMB 49/8.
- (E) FD. 1" IRON PIPE & LS 4647 TAG, FLUSH, PER RS 108/37-38.
- (F) FD. 1" IRON PIPE & LS 3800 TAG, DN. 1.0", ACCEPTED AS C 1/4 CORNER SEC. 30, PER PMB 49/8 & RS 83/93.
- (G) FD. 3/4" IRON PIPE & LS 5306 TAG, DN. 1.0", NOT ACCEPTED, LYING N42°20'15"W 1.12' FROM TRUE POINT; PER PMB 49/8. SET 1" LP. AND TAG "L.S. 7083", FLUSH AT TRUE POSITION.

||||| INDICATES RESTRICTED ACCESS.

ALL MONUMENTS SET PER RIV. CO. ORD. 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.



NOTE
EASEMENT ITEM No. [Symbol] [Symbol] [Symbol]
[Symbol] & [Symbol] SHOWN HEREON WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON.
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP.

SURVEYOR'S NOTES CONT.:
X X REC. DATA PER DOC. RECORDED 7/7/1948 IN BOOK 1080, PAGE 400, O.R.
(()) REC. & MEAS. PER DOC. RECORDED 7/7/1948 IN BOOK 1080, PAGE 400, & DOC. RECORDED 7/1/1948 IN BOOK 1080, PAGE 312, BOTH OF O.R. REC. DATA PER DOC. RECORDED 7/1/1948 IN BOOK 1080, PAGE 312, O.R.
FD. 1" IRON PIPE & LS 3800 TAG, DN. 1.0", ACCEPTED AS 1/4 CORNER SEC. 30 & SEC. 31, T6S, R2W, S8M, PER PMB 10/81.

SURVEYOR'S NOTES CONT.:
() REC. DATA PER PMB 49/8.
() REC. DATA PER RS 18/80-82.
() REC. DATA PER PMB 84/38-41.
() REC. DATA PER RS 119/34.
() REC. DATA PER PMB 10/81.
() REC. DATA PER PMB 95/28-31.
() REC. DATA PER PMB 107/31-38.
() REC. DATA PER RS 119/34 & RS 108/37-38.
() REC. DATA PER RS 108/37-38.
() REC. & MEAS. DATA PER RS 108/37-38.
() REC. DATA PER RS 78/86.
() REC. DATA PER PMB 49/8 & RS 78/86.
() REC. & MEAS. DATA PER RS 119/34.
() REC. DATA PER PMB 10/81 & PMB 107/31-38.
() REC. DATA PER LLA 4784, RECORDED 08/30/2004 AS INST. No. 088225, O.R.
() REC. & MEAS. DATA PER RS 119/34 & LLA 4784, RECORDED 08/30/2004 AS INST. No. 088225, O.R.
() REC. & MEAS. DATA PER DOC. RECORDED 04/10/2008 AS INST. No. 2008-0178246, O.R.
() REC. & MEAS. PER LLA 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.
() REC. & MEAS. PER RS 119/34, LLA 4784, RECORDED 08/30/2004 AS INST. No. 088225, O.R. & LLA 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.
() REC. DATA PER RS 119/34 & LLA 4784, RECORDED 08/30/2004 AS INST. No. 088225, O.R.
() REC. DATA PER DOC. RECORDED 11/8/1987 AS INST. No. 08302, O.R.
() REC. & MEAS. PER DOC. RECORDED 11/8/1987 AS INST. No. 08302, O.R.
() REC. DATA PER LLA 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.
RAM INDICATES RECORD AND MEASURED.

BOUNDARY CONTROL MAP

SCHEDULE "A"

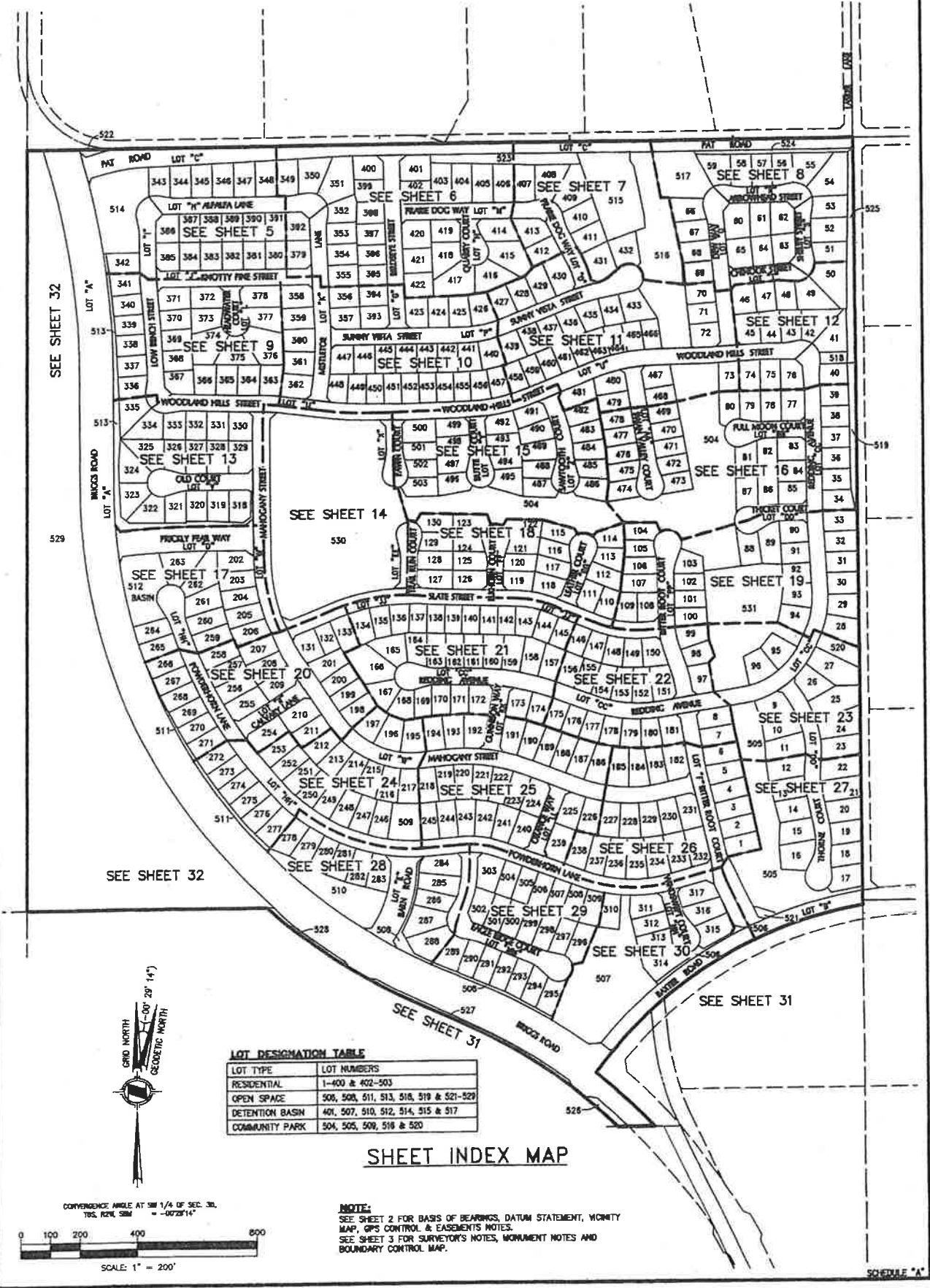
458/19

COPY

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

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.B.M.
HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

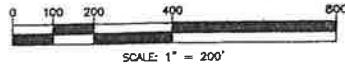


LOT DESIGNATION TABLE

LOT TYPE	LOT NUMBERS
RESIDENTIAL	1-400 & 402-503
OPEN SPACE	500, 508, 511, 513, 518, 519 & 521-529
DETENTION BASIN	401, 507, 510, 512, 514, 515 & 517
COMMUNITY PARK	504, 505, 509, 516 & 520

SHEET INDEX MAP

CONVENTION ANGLE AT SW 1/4 OF SEC. 30,
T6S, R2W, S.B.M. = -00°29'14"



NOTE:
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENTS NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.

3 2 2
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COPY

TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S5M,
HUNSMER AND ASSOCIATES, INC.
COUNTY OF RIVERSIDE ROAD EASEMENT RECORDED
3/25/03 AS BOOK 17, PAGE 23, O.R.,
RIVERSIDE COUNTY.

529
OPEN SPACE
17.06 AC. NET

522
OPEN SPACE
0.04 AC. NET

513
OPEN SPACE
0.58 AC. NET

514
DETENTION BASIN
1.06 AC. NET

(SEE DETAIL "X" SHEET 34)

(SEE DETAIL "Y" SHEET 34)

(SEE DETAIL "Z" SHEET 34)

(SEE DETAIL "A" SHEET 34)

(SEE DETAIL "B" SHEET 34)

(SEE DETAIL "C" SHEET 34)

(SEE DETAIL "D" SHEET 34)

(SEE DETAIL "E" SHEET 34)

(SEE DETAIL "F" SHEET 34)

(SEE DETAIL "G" SHEET 34)

(SEE DETAIL "H" SHEET 34)

(SEE DETAIL "I" SHEET 34)

(SEE DETAIL "J" SHEET 34)

2834.48' < (2834.18)' > < (2833.88)' > < (2834.42)' >
603.17'
688.40'

1508.40' < (1508.20)' > < (1507.8)' >
603.17'

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138 3/4

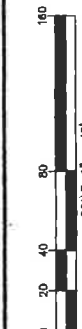
COPY

SHEET 6 OF 30 SHEETS

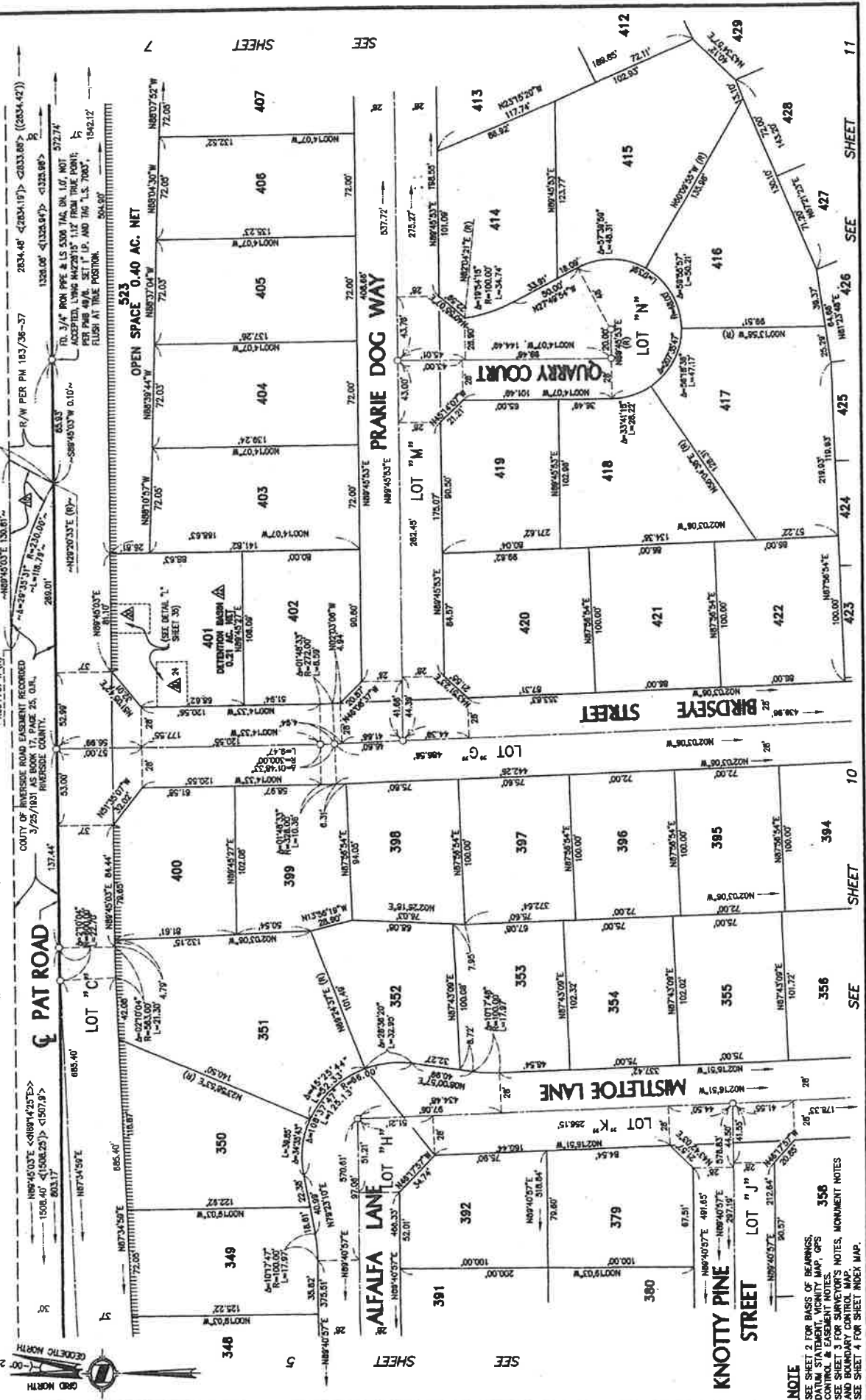
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 30, T15S, R04W, S.B.M. HUNSMER AND ASSOCIATES, INC.



CONFORMANCE TABLE AT
 SW 1/4 OF SEC. 30, T15S, R04W, S.B.M. HUNSMER AND ASSOCIATES, INC. JANUARY 2008
 1508.46' <N89°45'37.2\"/>



NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS
 DATUM STATEMENT, VICINITY MAP, GPS
 CONTROL & EASEMENT NOTES. 358
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES
 AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

145.8
29

SHEET 7 OF 38 SHEETS

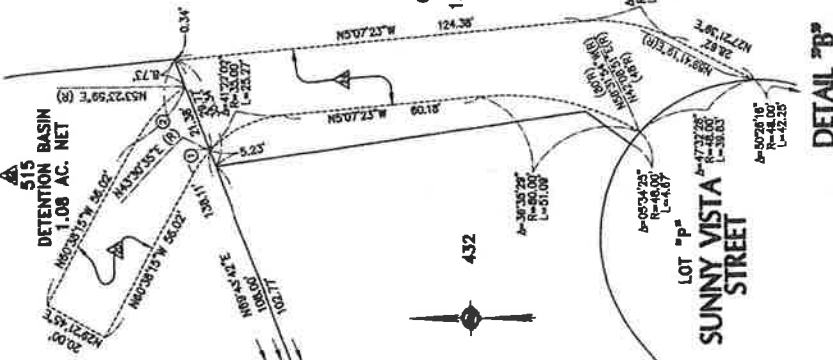
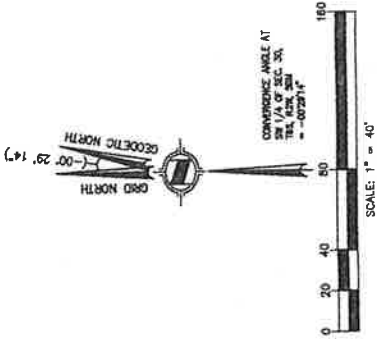
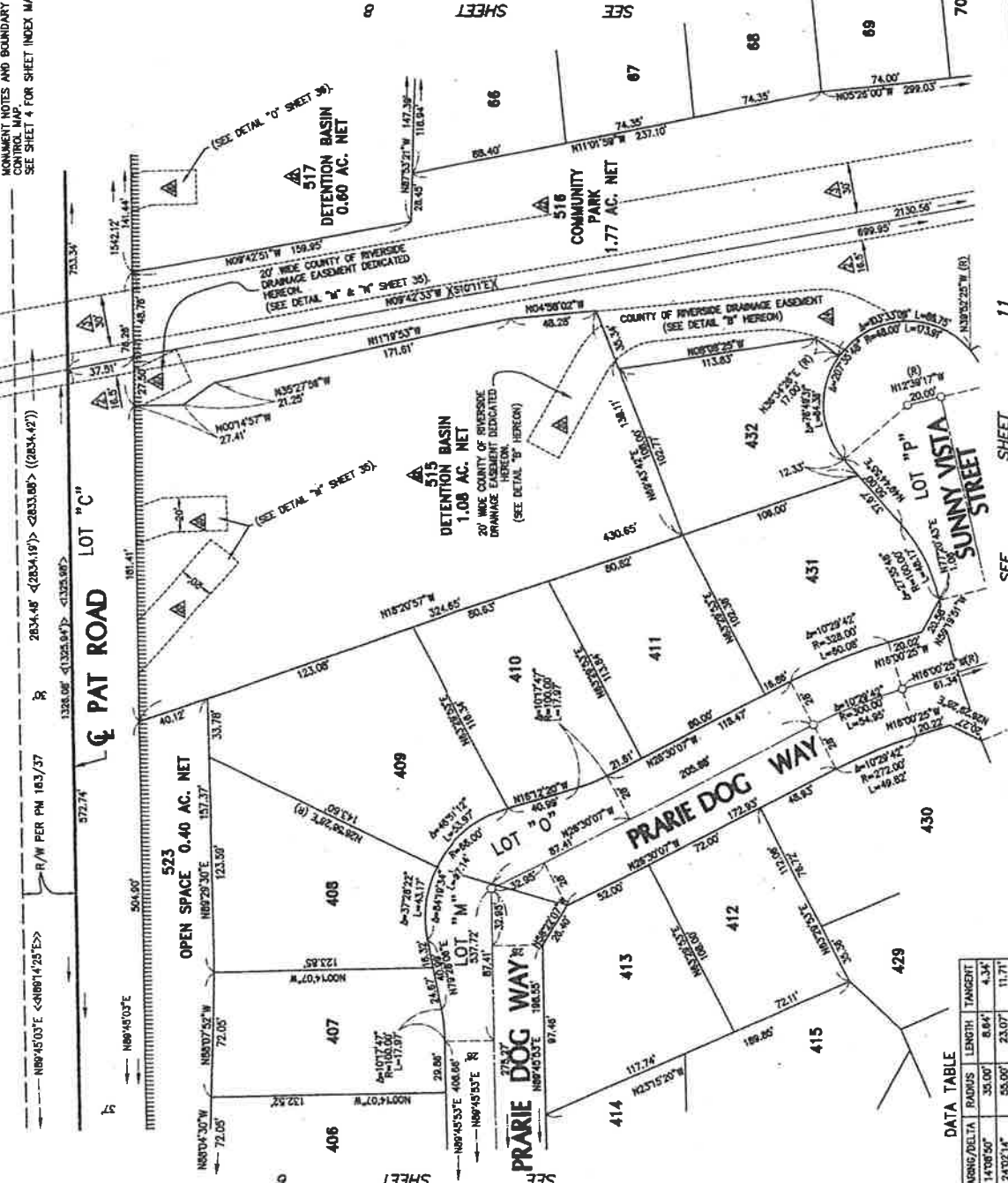
COPY

NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS,
DATUM STATEMENT, VICINITY MAP, GPS
CONTROL & EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES,
MONUMENT NOTES AND BOUNDARY
CORRECTIONS.
SEE SHEET 4 FOR SHEET INDEX MAP.

TRACT MAP NO. 30433

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

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.
JANUARY 2006
HUNSMAKER AND ASSOCIATES, INC.



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 141°08'50"	35.00'	8.84'	4.34'
② 24°02'14"	55.00'	23.07'	11.21'

DETAIL 'b'
NOT TO SCALE

SHEET 68 69 70

SHEET 5

SEE SHEET 11

COPY
8-34

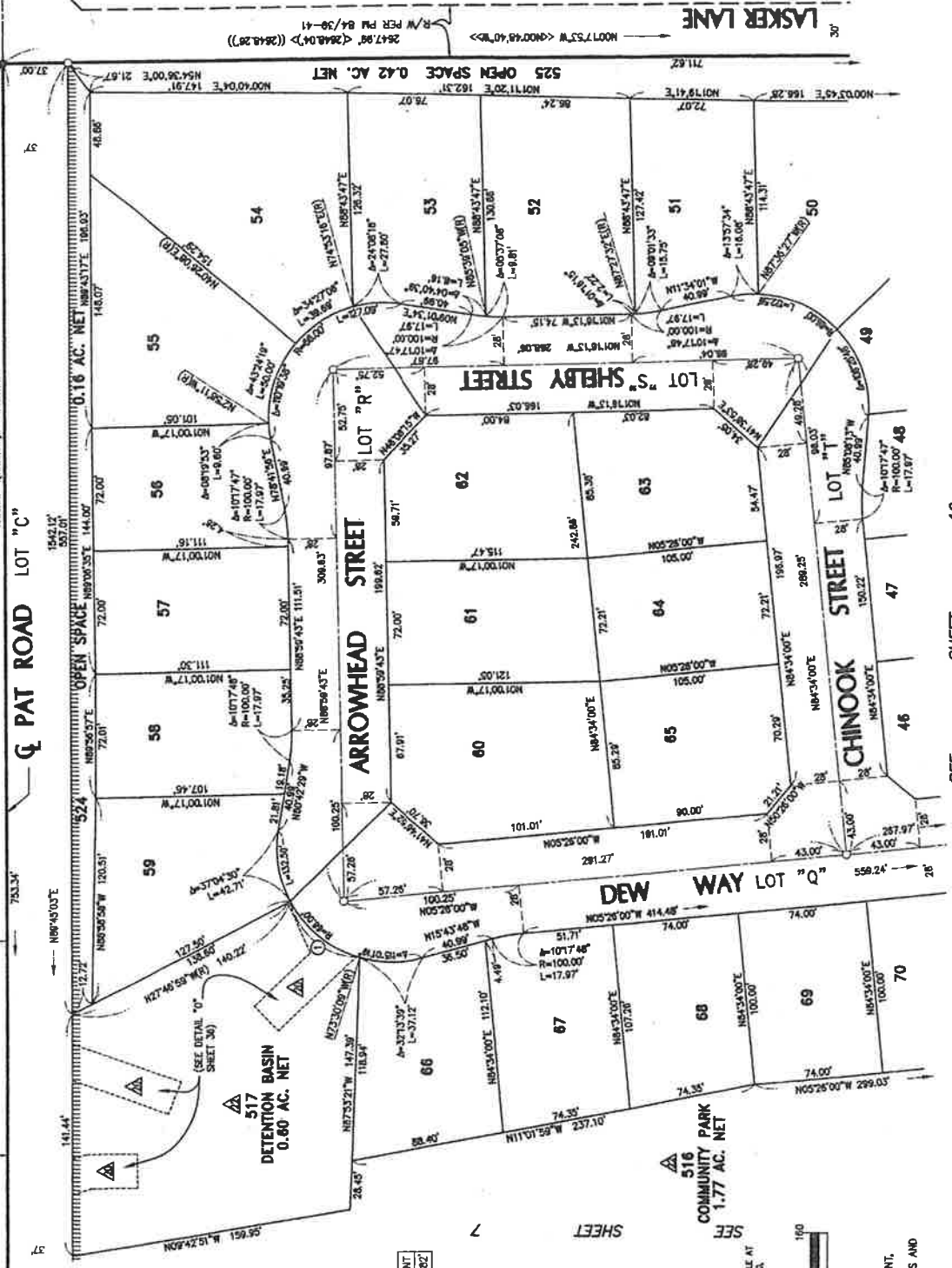
SHEET 8 OF 38 SHEETS

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

TRACT MAP NO. 30433

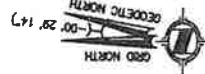
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31,
HUNSMAN AND ASSOCIATES, INC.

FD. 1" IRON PIPE & LS 3080 TAG,
DN. 1.0", ACCEPTED AS C 1/A
CORNER SEC. 30, PER PUB 4978
& IS 83/AL



DATA TABLE

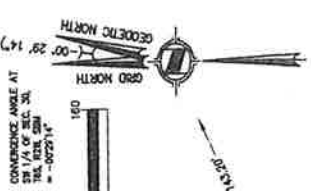
BEARING/DELTA	RADIUS	LENGTH	TANGENT
① 45°43'10"	66.00'	82.67'	27.92'



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT,
VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND
BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

COPY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S6M.
 HUNSAKER AND ASSOCIATES, INC.
 JANUARY 2008

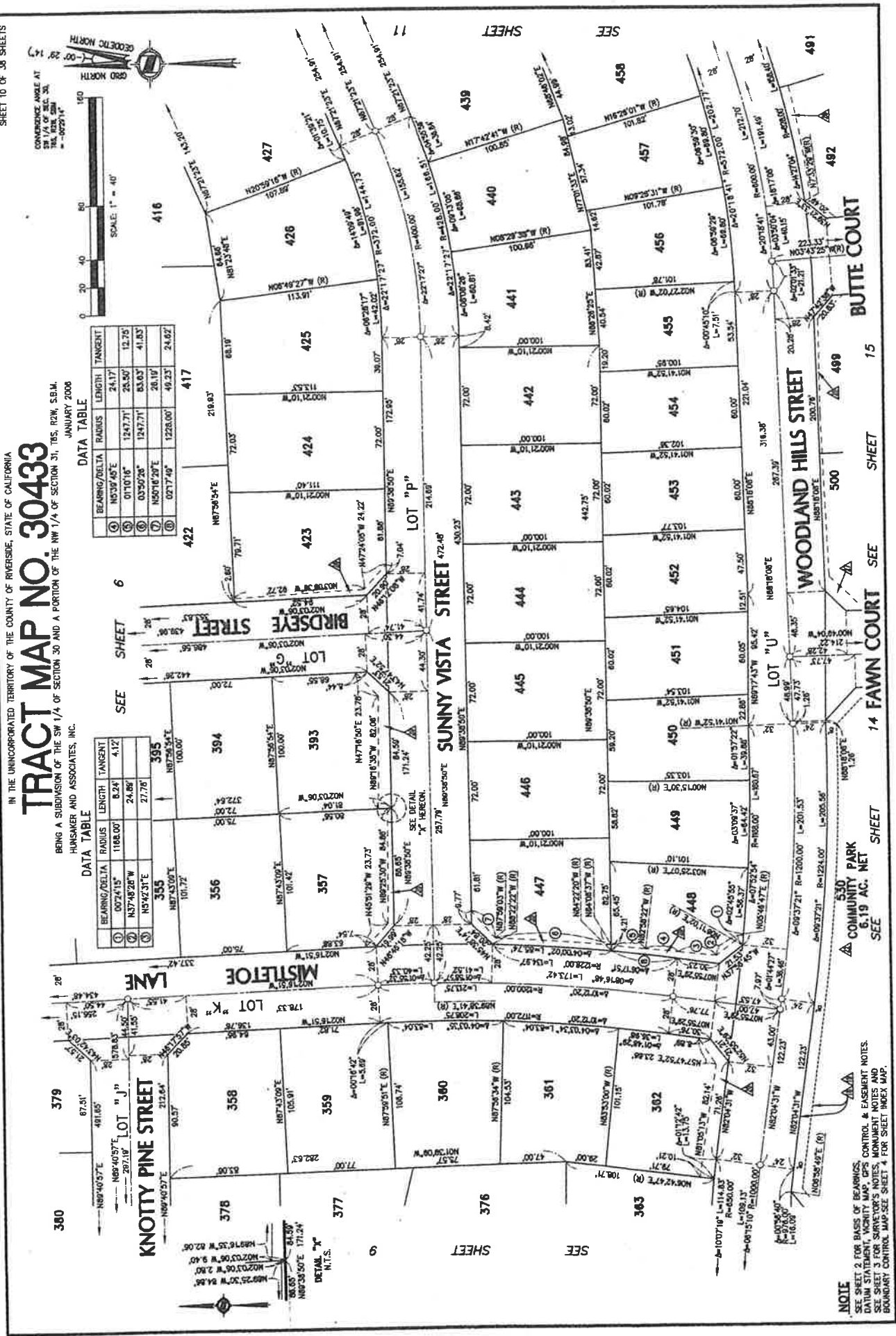


DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N07°39'45"E	24.17	24.17	12.75
② 01°10'16"	1247.71	24.50	12.75
③ 03°50'28"	1247.71	63.63	41.83
④ N05°16'29"E	46.23	26.19	24.62
⑤ 07°17'49"	1226.00	49.23	24.62

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 007°24'15"	1168.00	8.24	4.12
② N37°48'28"W	24.86	24.86	12.43
③ N5°42'31"E	27.78	27.78	13.89



NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, CONTROL, & ELEVATION NOTES.
 DATUM STATEMENT, NORTH MAP, GPS CONTROL, & ELEVATION NOTES.
 SEE SHEET 3 FOR 30' X 30' GRID, CURVE DATA, & ELEVATION NOTES.
 BOUNDARY CONTROL MAP-SEE SHEET 1 FOR SHEET INDEX MAP.

COPY
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SHEET 11 OF 38 SHEETS

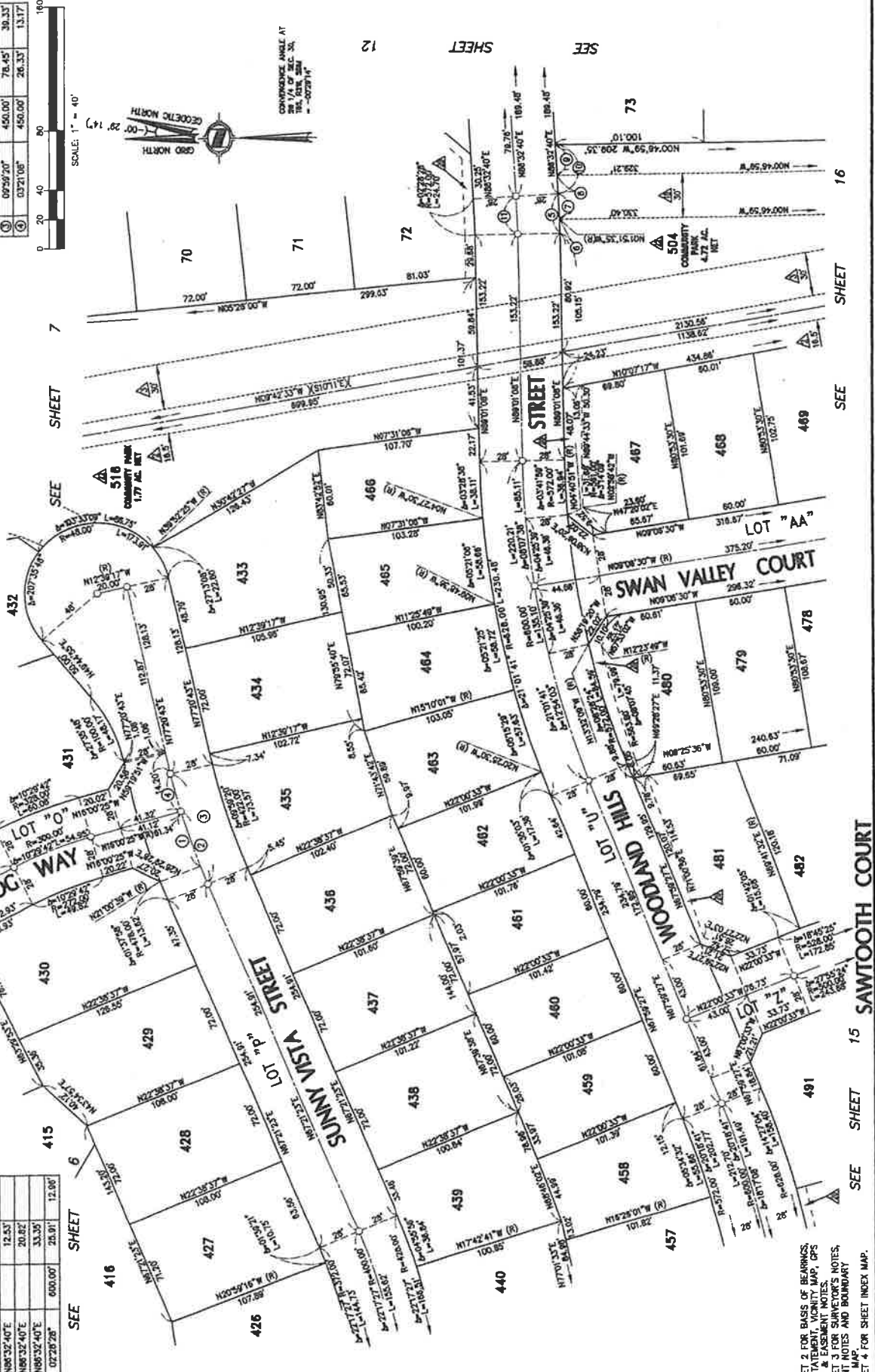
DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 03°00'14"	450.00'	30.30'	19.86'
② 06°30'12"	450.00'	52.12'	28.00'
③ 09°59'20"	450.00'	76.45'	39.33'
④ 03°21'08"	450.00'	26.33'	13.17'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, HUNGAMER AND ASSOCIATES, INC. JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
⑤ 02°28'28"	628.00'	27.12'	13.56'
⑥ 00°35'43"	628.00'	0.83'	4.82'
⑦ 01°35'45"	628.00'	17.49'	8.75'
⑧ N81°32'40"E		12.53'	
⑨ N80°32'40"E		20.82'	
⑩ N85°32'40"E		33.36'	
⑪ 02°28'28"	600.00'	25.91'	12.96'



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES. SEE SHEET 3 FOR EASEMENT NOTES, CONTROL MAP NOTES AND BOUNDARY CONTROL MAP. SEE SHEET 4 FOR SHEET INDEX MAP.

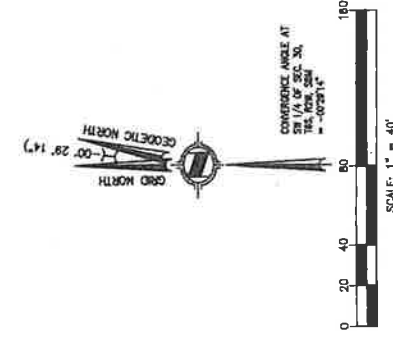
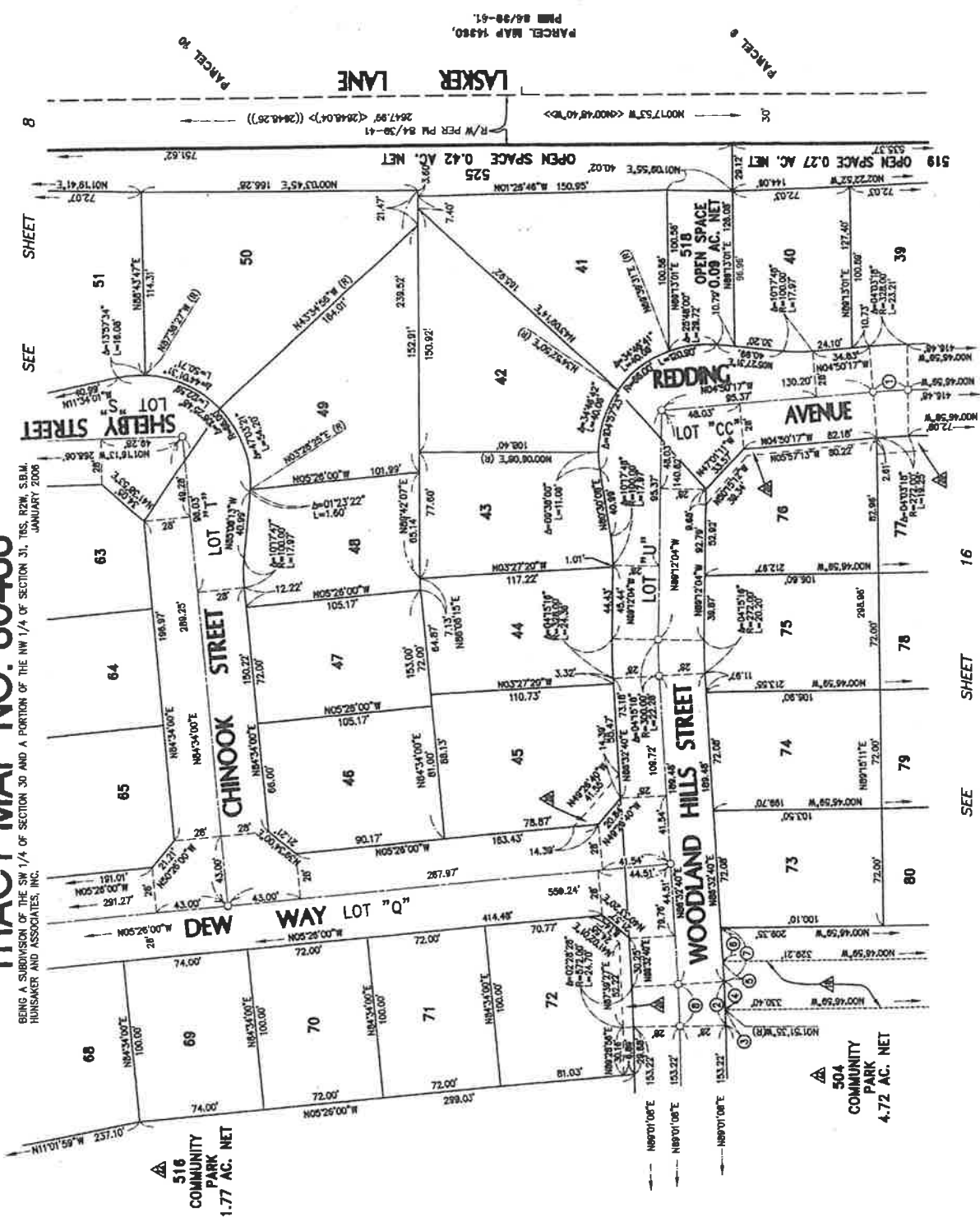
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COPY

SHEET 12 OF 36 SHEETS

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

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T15S, R2W, S20M, HUNSAKER AND ASSOCIATES, INC. JANUARY 2006



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS,
DATUM STATEMENT, VICINITY MAP, GPS
CONTROL & EASEMENT NOTES.
SEE SHEET 3 FOR EASEMENT NOTES,
EASEMENT CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 11

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 04°33'18"	300.00'	21.23'	10.63'
② 02°28'28"	600.00'	27.12'	13.56'
③ 00°32'43"	600.00'	9.63'	4.82'
④ 01°35'45"	600.00'	17.49'	8.75'
⑤ NW3/4 40°E		12.53'	
⑥ NW3/4 40°E		20.02'	
⑦ NW3/4 40°E		33.35'	
⑧ 02°28'28"	600.00'	25.91'	12.96'

LASKER LANE

PARCEL MAP 14980,
PMM 06/30-61

PARCEL 8

SEE SHEET 16

SEE SHEET 16

SEE SHEET 16

498
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COPY

SHEET 13 OF 36 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LOW BENCH TRACT MAP NO. 30433

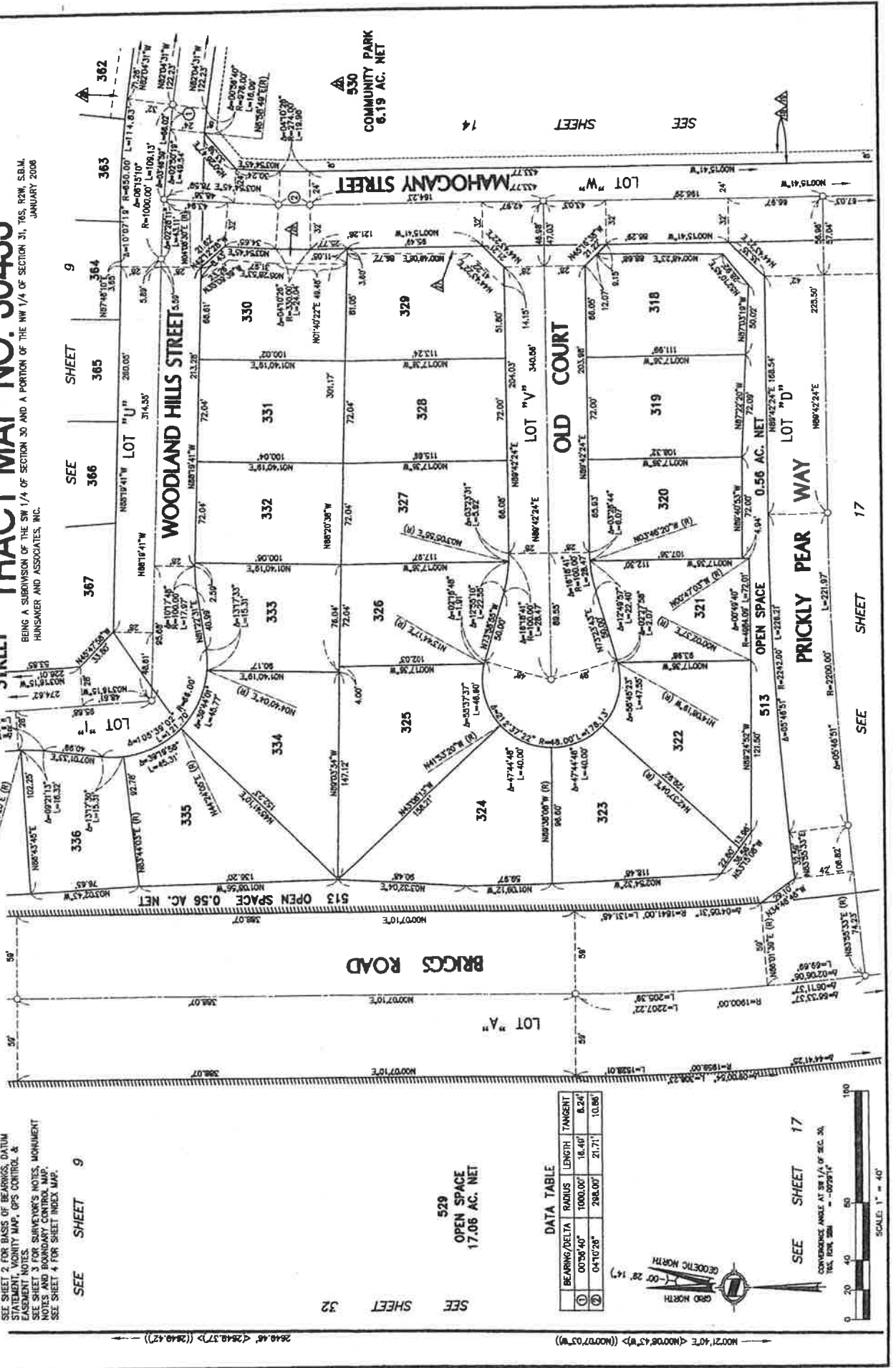
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S34M.
 HUNSMAN AND ASSOCIATES, INC.
 JANUARY 2008

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 9

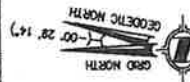
SEE SHEET 32

529
 OPEN SPACE
 17.06 AC. NET



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 0°36'40"	1000.00'	16.40'	8.24'
② 0°41'00"	288.00'	21.71'	10.86'



SEE SHEET 17

CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30
 104.764.284 -00°28'14\"/>



SCALE: 1" = 40'

83
82
81

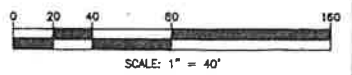
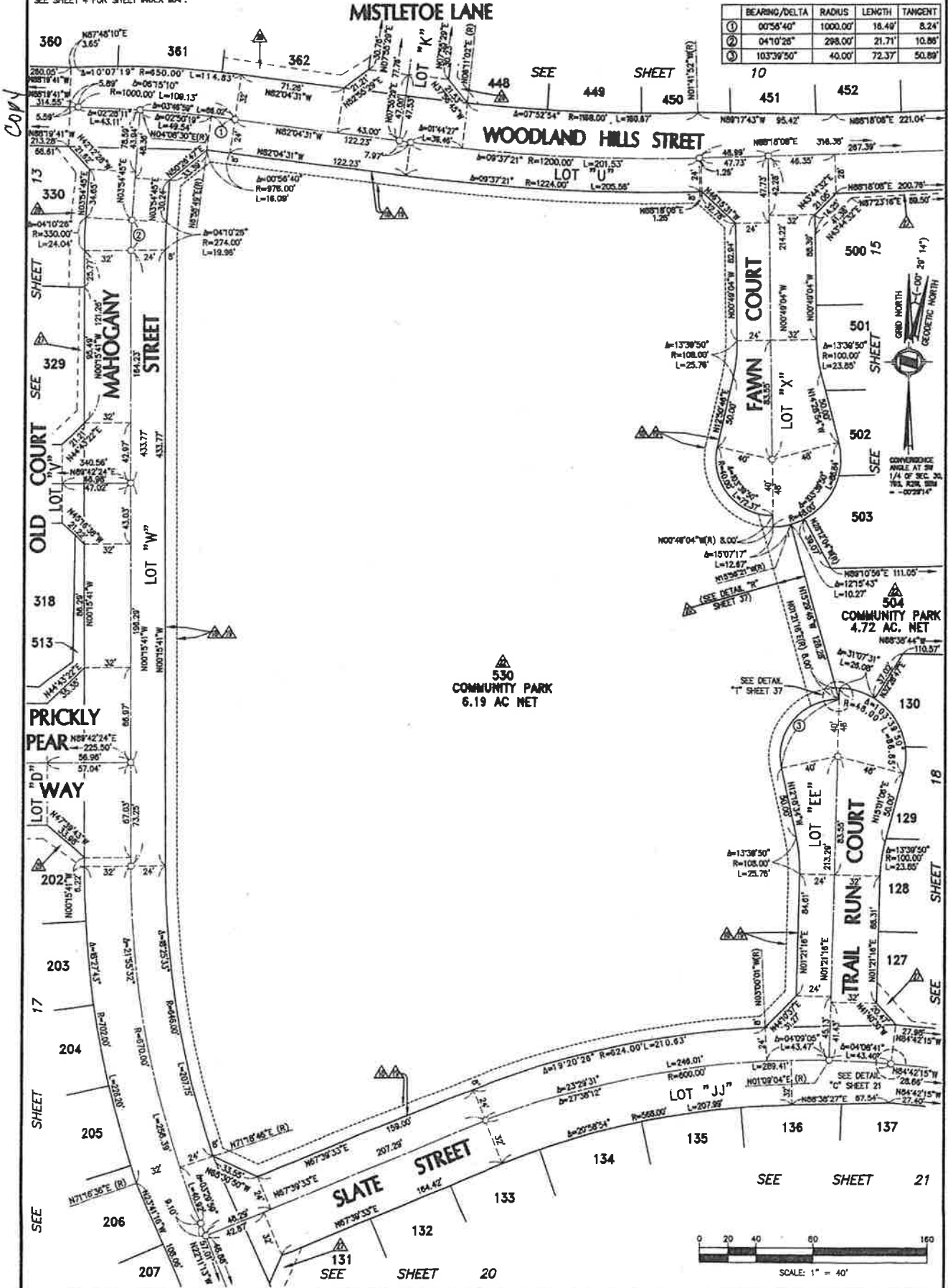
TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.B.M.
HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 00°58'40"	1000.00'	18.49'	8.24'
② 04°10'28"	298.00'	21.71'	10.88'
③ 103°39'50"	40.00'	72.37'	50.88'



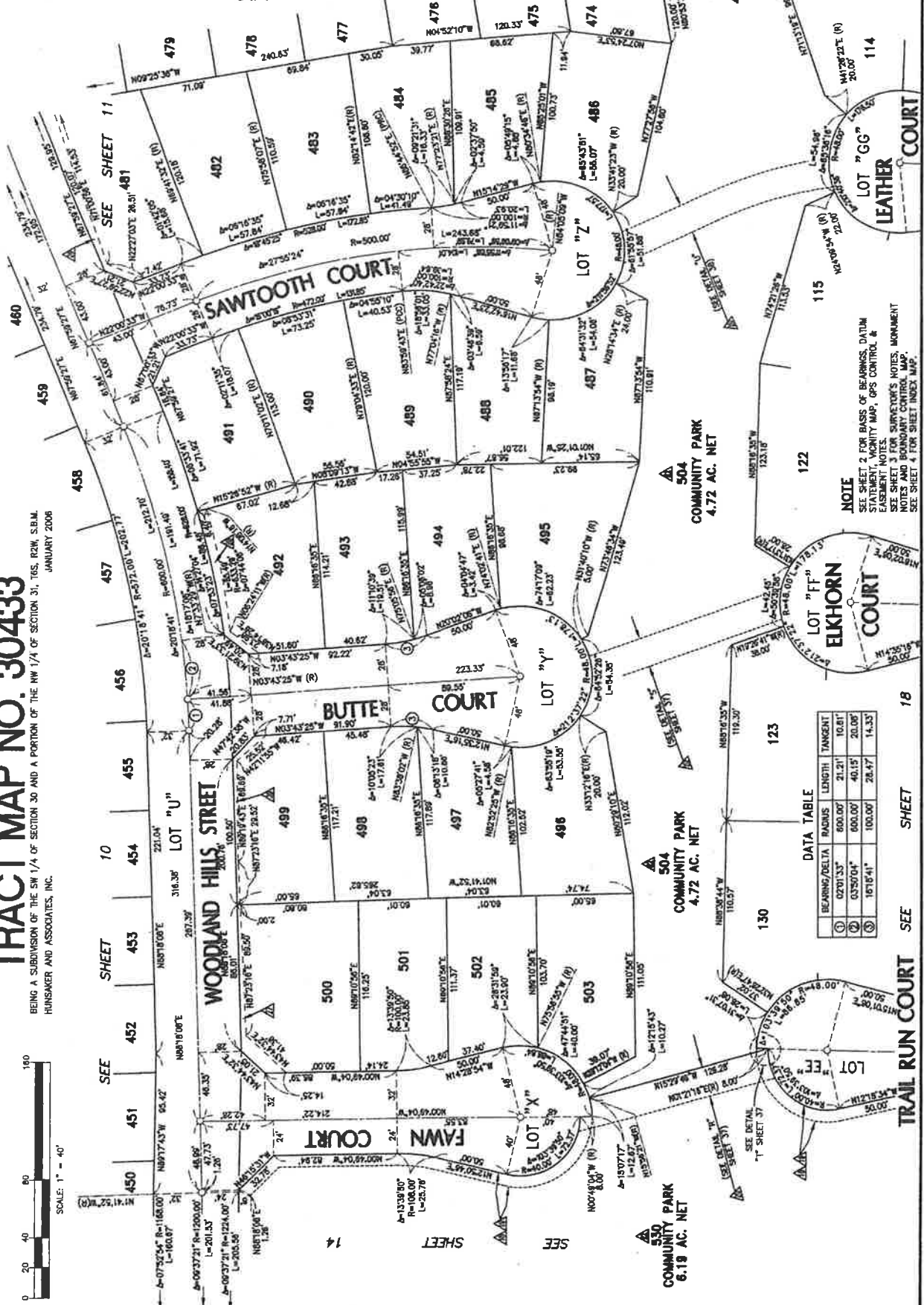
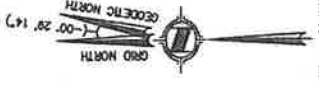
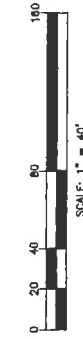
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SHEET 15 OF 36 SHEETS

COM

TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.B.M.
HUNSMAN AND ASSOCIATES, INC. JANUARY 2006



	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	02°10'33"	600.00'	21.21'	10.61'
②	03°50'04"	600.00'	40.15'	20.00'
③	16°16'41"	100.00'	28.47'	14.33'

NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
ELEVATION, CURVE DATA, GPS CONTROL &
EASING NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT
NOTES AND BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 16
SEE SHEET 14

SEE SHEET 14
SEE SHEET 18
SEE SHEET 17

COPY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433

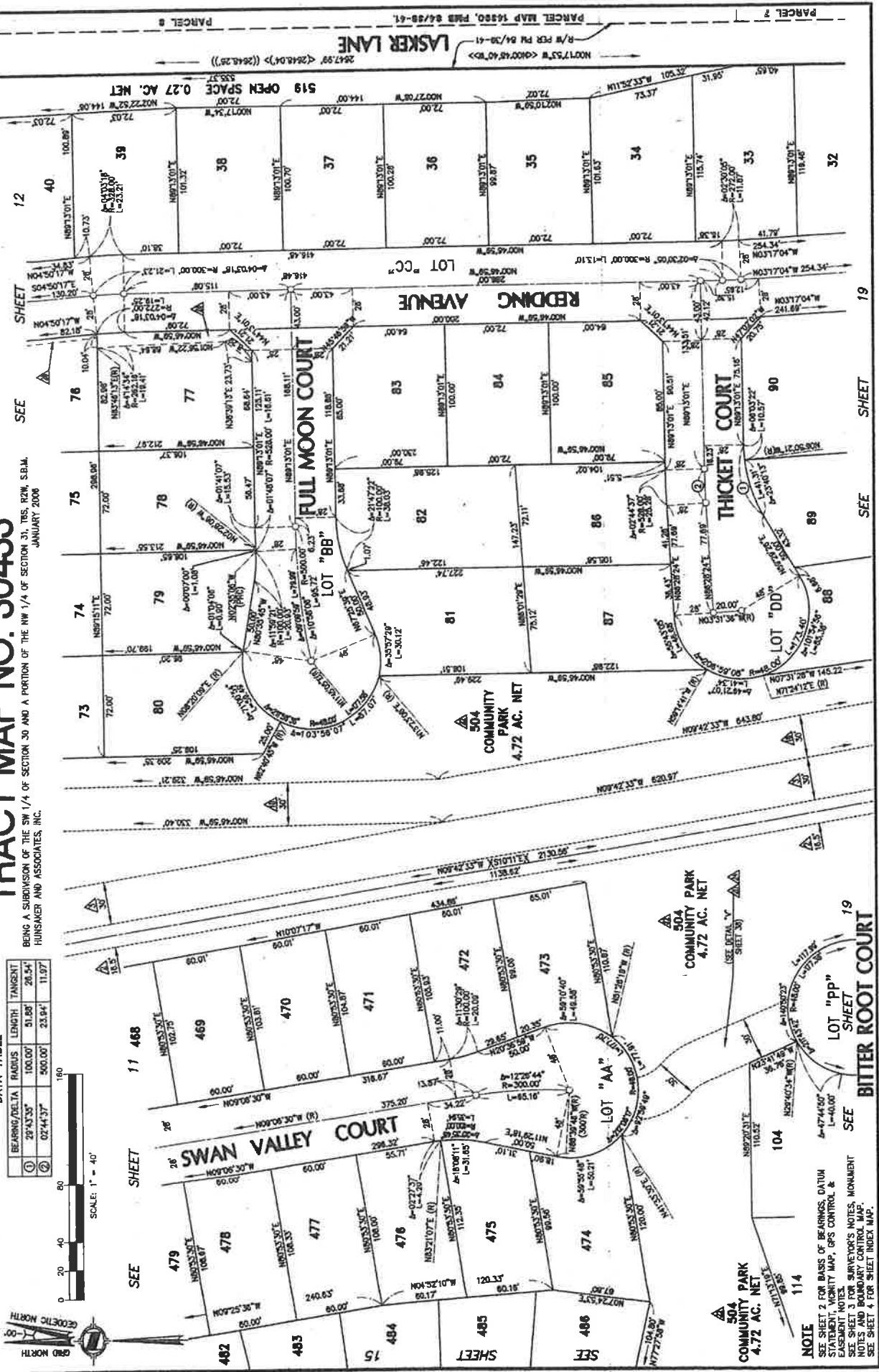
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T15S, R20W, S.B.M.
 HUNSAKER AND ASSOCIATES, INC.
 JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 29°43'35"	100.00'	51.88'	28.34'
② 02°14'37"	500.00'	23.84'	11.97'



CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30, T15S, R20W, S.B.M. = -0.02814"



NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR HUNSAKER'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET

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SEE SHEET

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SEE SHEET

11

PARCEL MAP 14880, P.M.B. 84/88-41
 PARCEL 3
 PARCEL 2
 PARCEL 1
 PARCEL 4
 PARCEL 5
 PARCEL 6
 PARCEL 7
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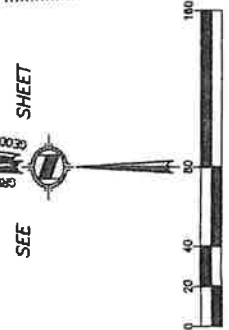
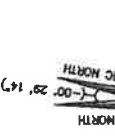
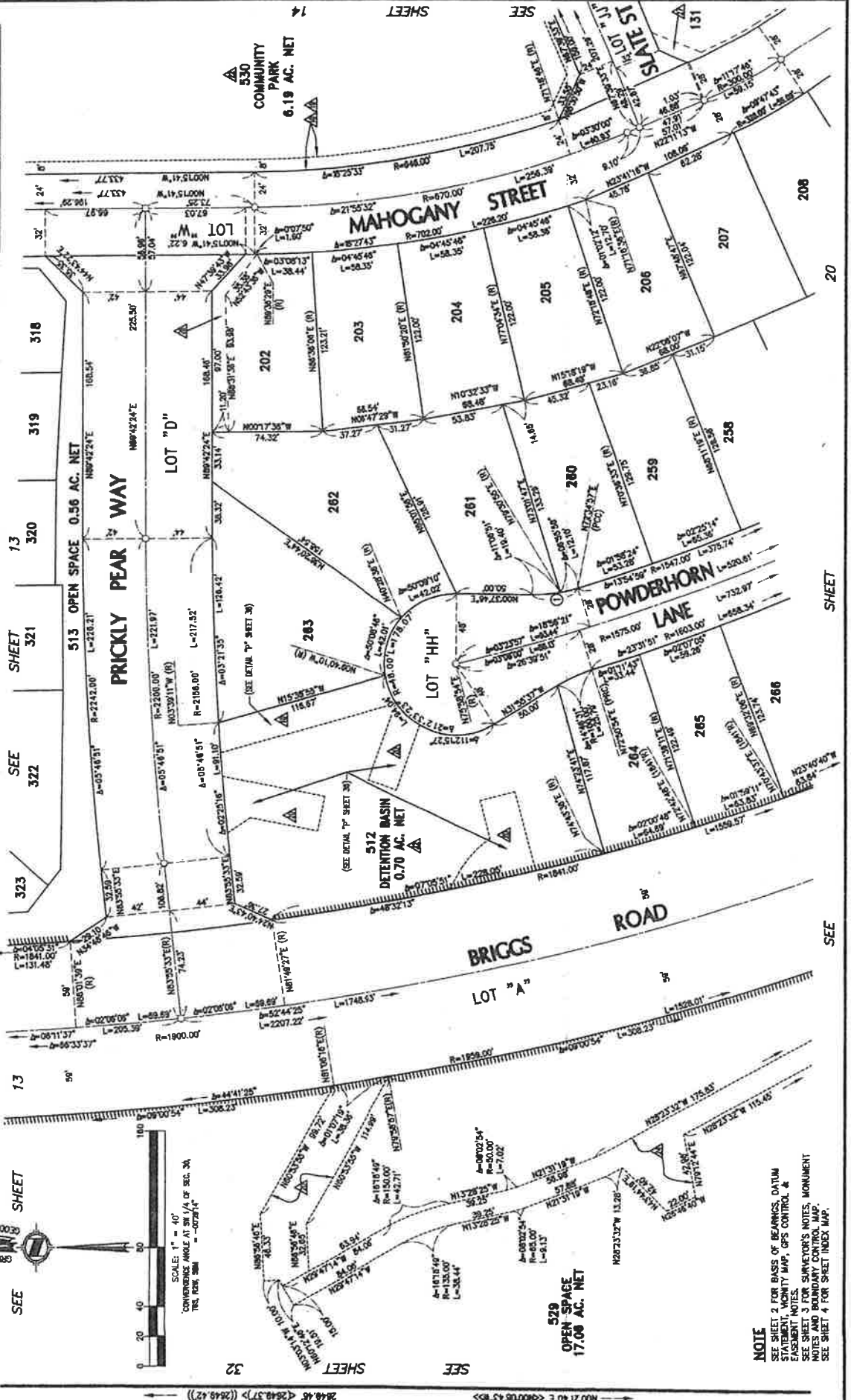
SHEET 17 OF 38 SHEETS

COPY

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 1902'48"	100.00'	31.50'	15.88'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

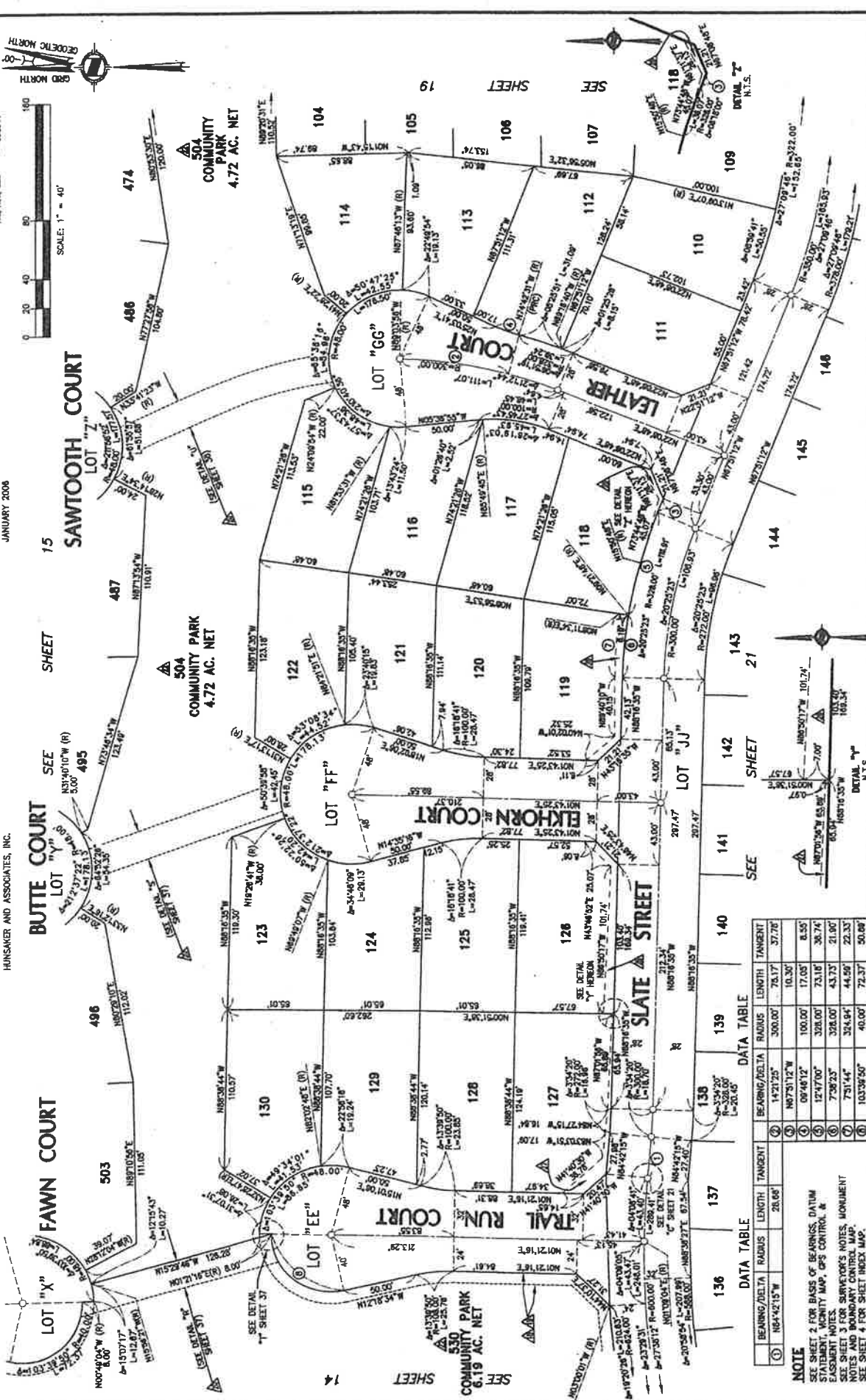
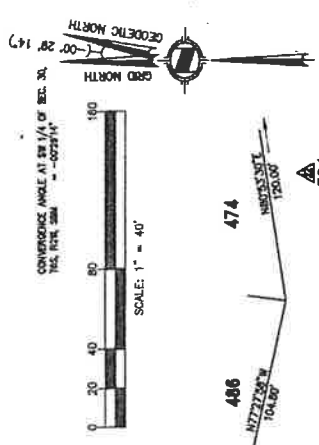


NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 FACSIMILE, COUNTY MAP, GPS CONTROL &
 ELEVATION NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT
 NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

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COPY

SHEET 16 OF 36 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.
 HANSAKER AND ASSOCIATES, INC.
 JANUARY 2008



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N04°42'15"W	20.00'	20.00'	20.00'
② N14°21'25"	300.00'	70.17'	37.76'
③ N07°51'12"W	100.00'	17.05'	8.55'
④ S09°46'12"	320.00'	73.15'	36.74'
⑤ S24°17'00"	320.00'	43.73'	21.95'
⑥ S75°29'25"	320.00'	44.59'	22.33'
⑦ S71°14'45"	320.00'	44.59'	22.33'
⑧ S103°28'50"	40.00'	72.37'	50.00'

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, AND NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 17
 SEE SHEET 18
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SHEET 19 OF 38 SHEETS

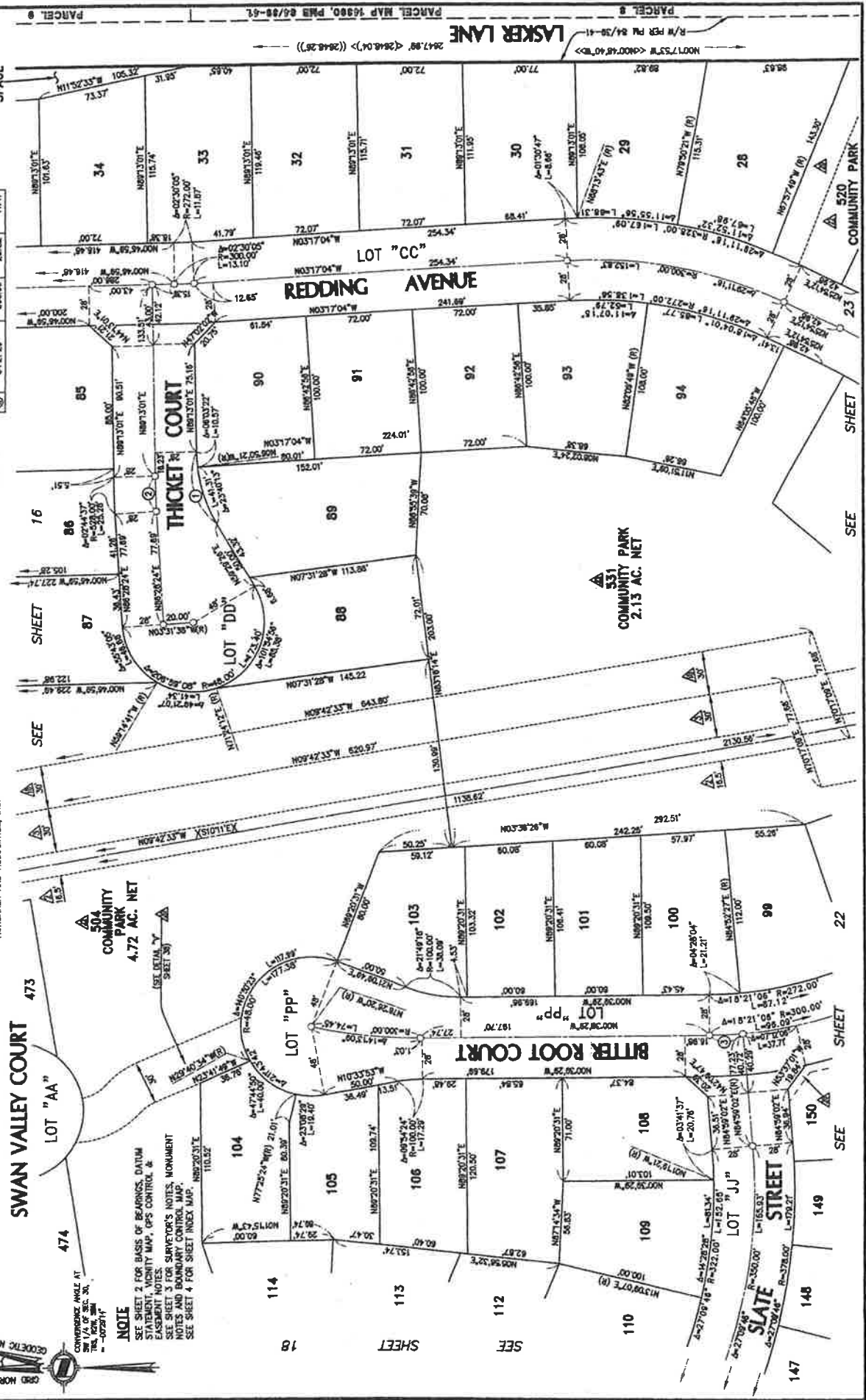
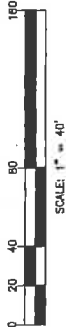
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.E.M.
HUNSMER AND ASSOCIATES, INC.
JANUARY 2006

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 29°43'35"	100.00'	51.86'	28.54'
② 02°44'37"	500.00'	23.84'	11.87'
③ 04°21'28"	300.00'	22.82'	11.41'



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MOUNTY MAP, GPS CONTROL, & EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT LOCATIONS, & CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

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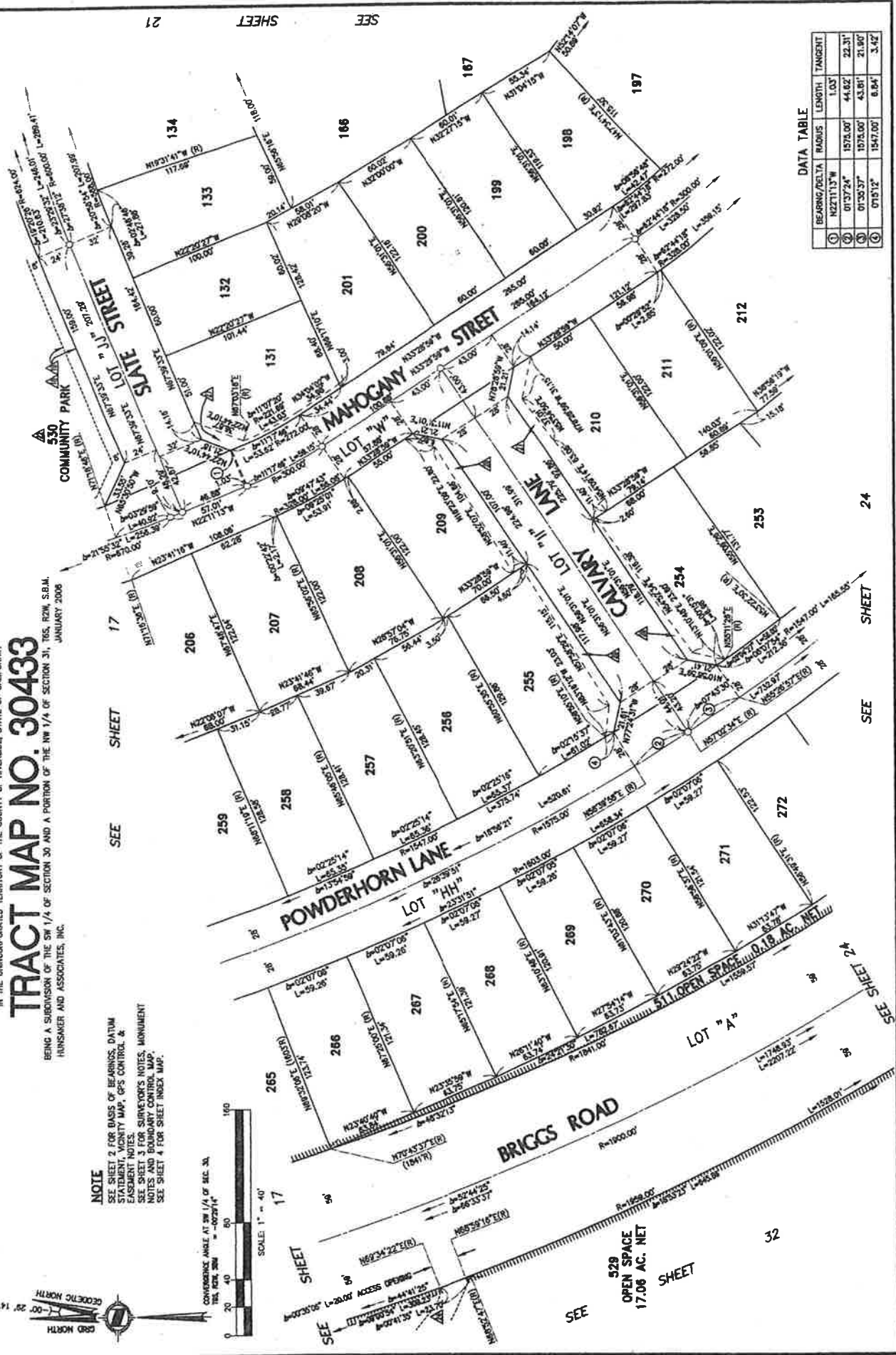
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COPY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S. R2W. S8M.
 HUNSMER AND ASSOCIATES, INC. JANUARY 2006

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEY NOTES, MONUMENT CENSUS MAP, UTM MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N22°11.3'W	1.03'	44.62'	22.31'
② 01°37'24"	1575.00'	44.62'	21.00'
③ 01°30'37"	1975.00'	43.81'	21.00'
④ 07°05'12"	1547.00'	6.84'	3.42'

SEE SHEET 24

SEE SHEET 24

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SEE SHEET 24

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SHEET 22 OF 38 SHEETS

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 06°47'31"	328.00'	36.88'	19.46'
② 09°23'36"	272.00'	48.97'	23.54'
③ N08°08'59"W		27.00'	
④ 09°33'36"	528.00'	96.64'	28.39'
⑤ N05°28'32"W		24.70'	
⑥ 06°25'05"	310.43'	37.48'	18.76'
⑦ N16°04'28"W		48.59'	
⑧ N37°07'06"E		24.66'	
⑨ N50°47'28"W		23.76'	



CONVERGENCE ANGLE AT SW 1/4 OF SEC. 20, T8S, R2W, S.B.M. = -0°07'51"

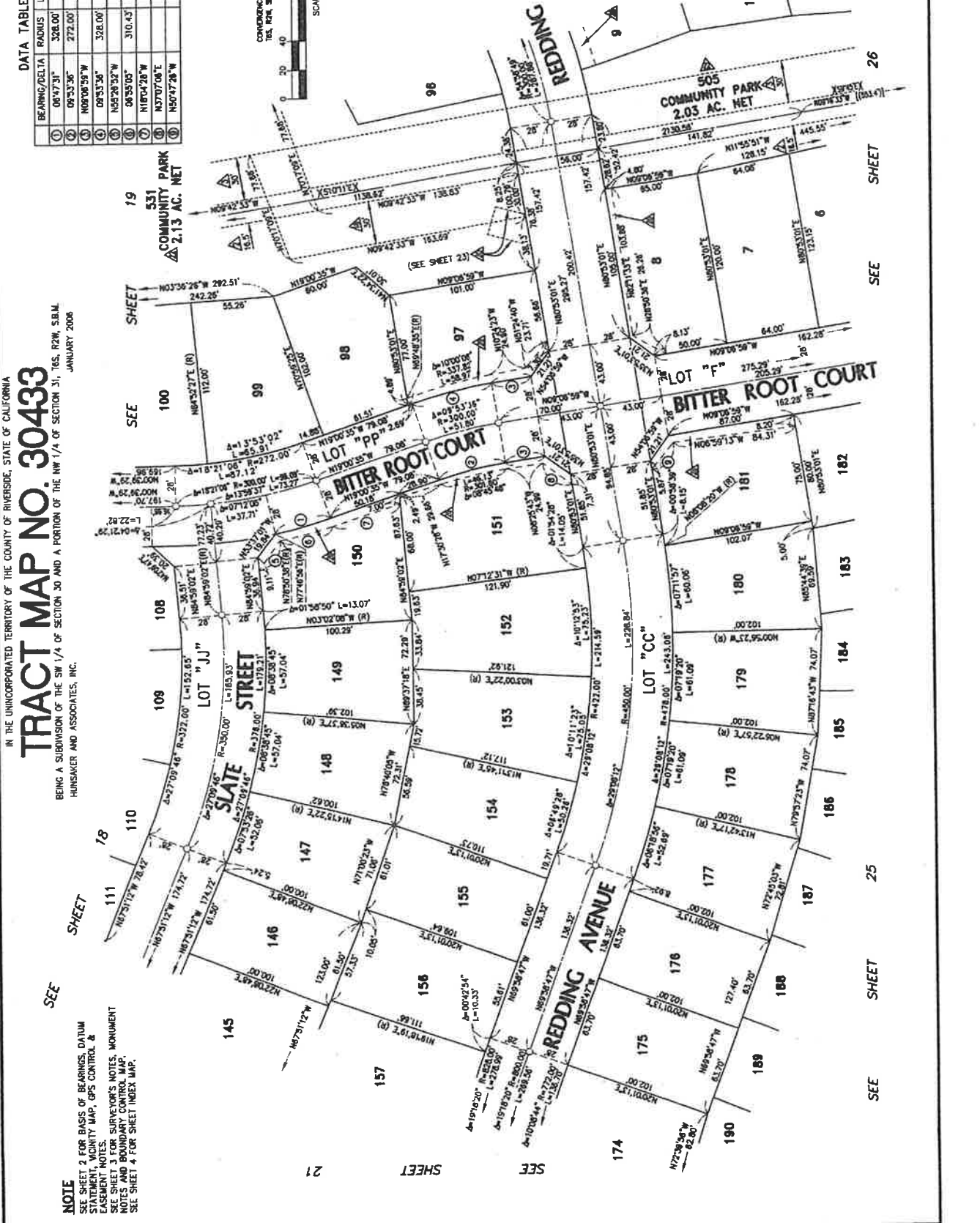
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M. JANUARY 2008

HUNSKER AND ASSOCIATES, INC.

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL, & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



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SEE SHEET

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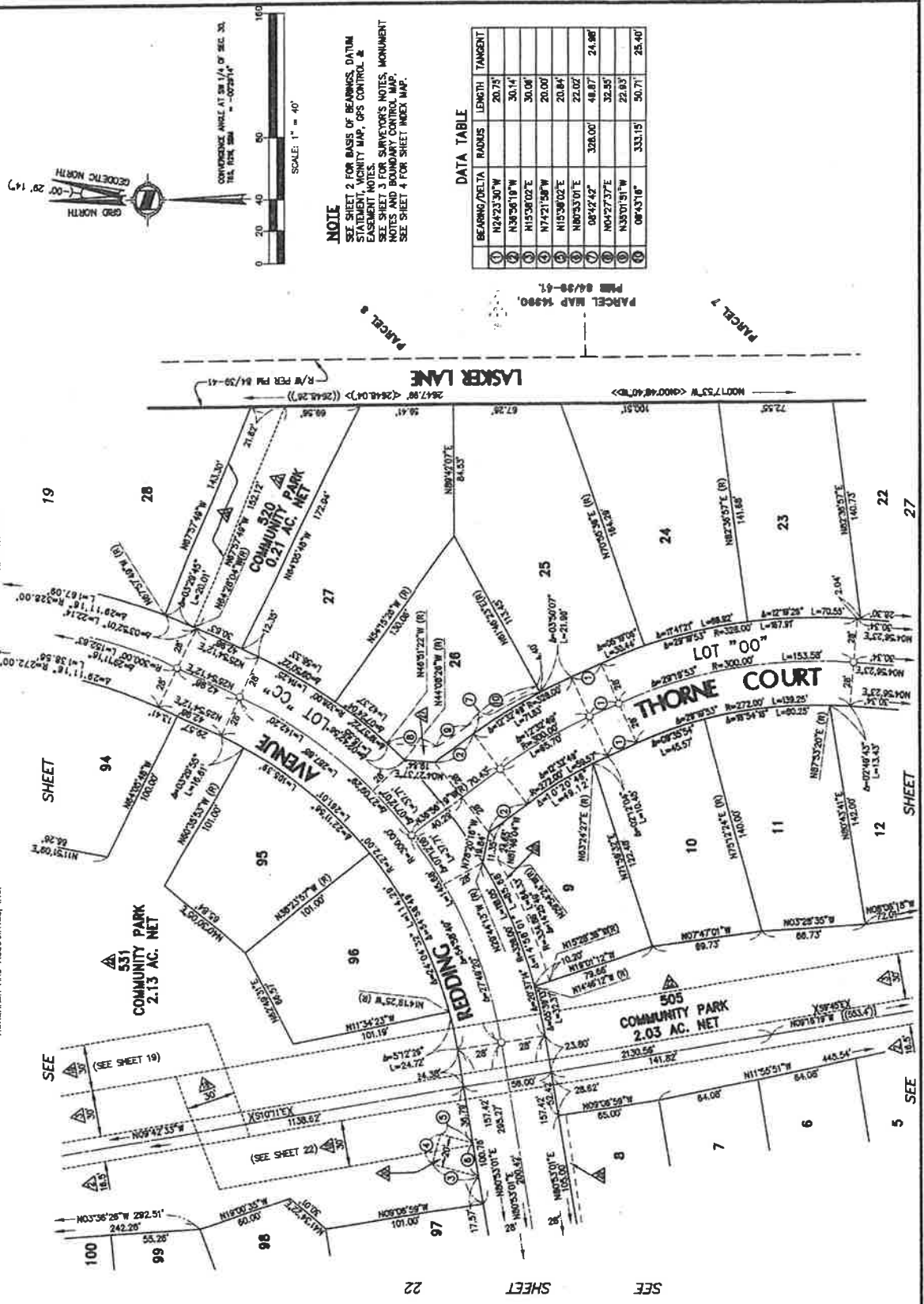
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SHEET 23 OF 36 SHEETS

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

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.B.M.
HUNSMER AND ASSOCIATES, INC.
JANUARY 2006



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N42°23'30"W		20.75	
② N36°56'19"W		30.14	
③ N15°36'02"E		30.06	
④ N74°21'58"W		20.00	
⑤ N15°36'02"E		20.84	
⑥ N0°53'01"E		22.02	
⑦ 08°42'42"	328.00'	48.87	24.86'
⑧ N04°27'37"E		32.85	
⑨ N35°01'51"W		22.83	
⑩ 08°43'16"	333.15'	50.71	25.40'

NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL, EASEMENT NOTES, SURVEYORS NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP. SEE SHEET 4 FOR SHEET INDEX MAP.



PARCEL MAP 14980
P.M. 84/98-41

PARCEL 8

PARCEL 7

SEE (SEE SHEET 19)

(SEE SHEET 22)

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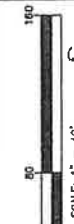
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SHEET 24 OF 36 SHEETS



SEE SHEET 169

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SEE SHEET 163

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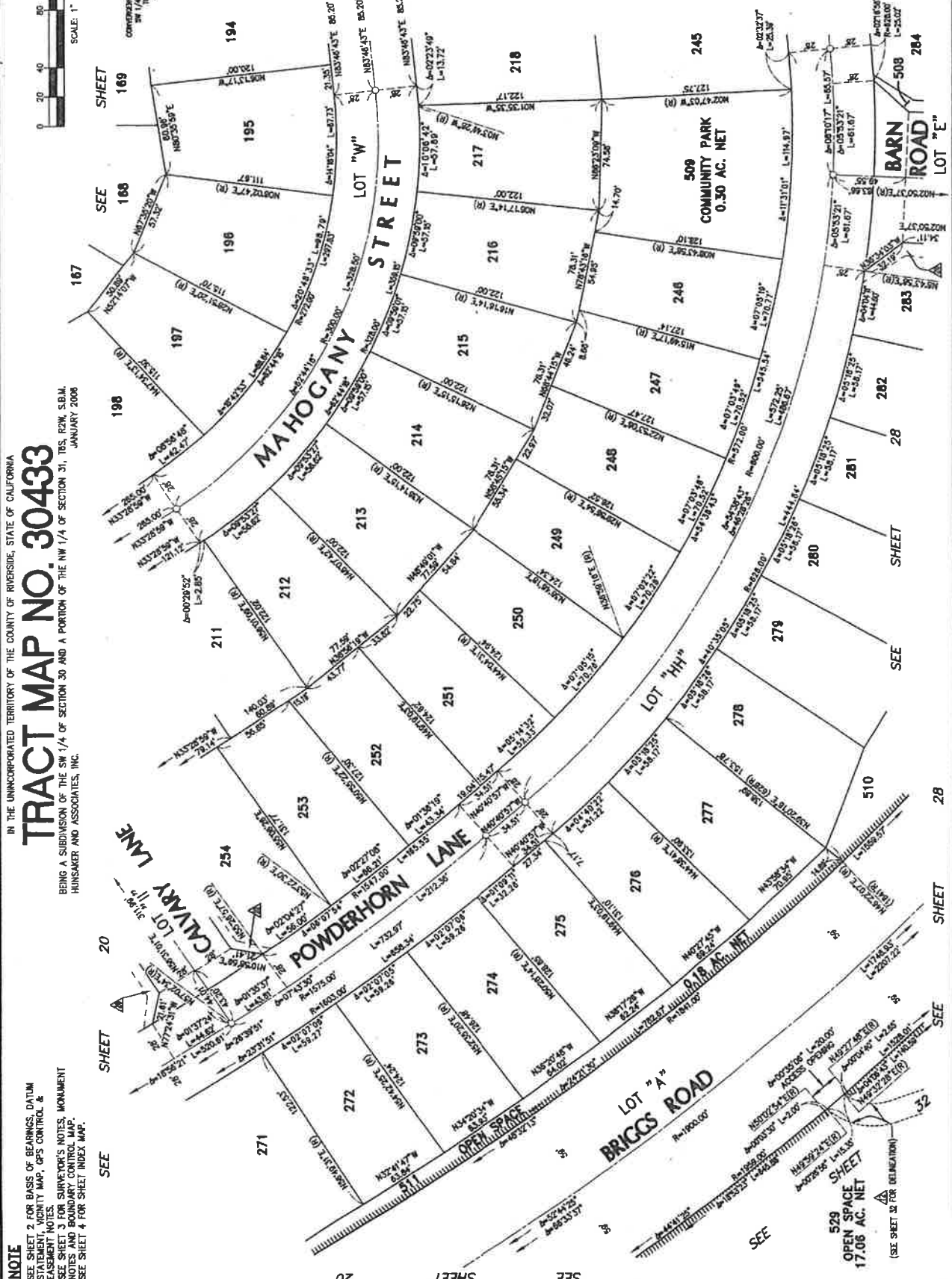
SEE SHEET 150

SEE SHEET 149

SEE SHEET 148

SEE SHEET 147

SEE SHEET 146



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 31, T8S, R2W, S.B.M.,
 HUNSMER AND ASSOCIATES, INC. JANUARY 2006

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 STATEMENT, VICINITY MAP, GPS CONTROL, &
 EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT
 NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

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 (SEE SHEET 3 FOR DELINEATION)

SEE SHEET 147

SEE SHEET 146

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SHEET 25 OF 36 SHEETS

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

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T05S, R24W, S21M, JANUARY 2008

DATA TABLE			
BEARING/Delta	RADIUS	LENGTH	TANGENT
① 10°30'00"	207.00'	52.60'	26.37'
② 05°34'30"	315.00'	30.05'	15.34'
③ 0°40'00"	643.00'	52.39'	26.21'
④ 01°56'52"	643.00'	21.86'	10.93'
⑤ N85°31'10"E		36.12'	
⑥ S4°19'49"W	643.00'	46.60'	24.31'
⑦ S02°39'01"W	643.00'	7.30'	3.65'
⑧ N31°23'15"W		25.07'	



CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30, T05S, R24W, S21M = -02°59'14"

SCALE: 1" = 40'



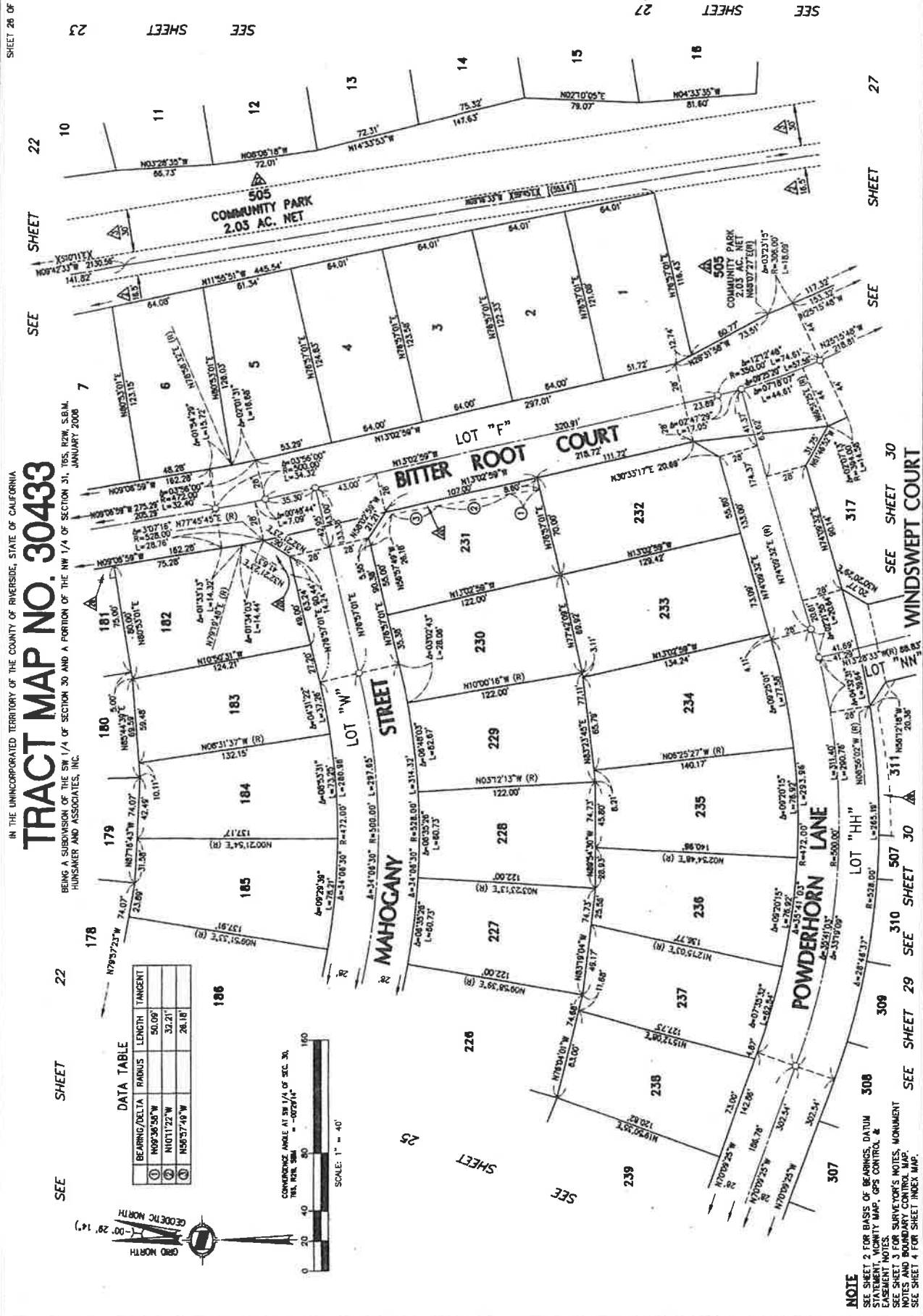
NOTE
SEE SHEET 2 FOR BASE OF BEARINGS, DATUM
SEE SHEET 1 FOR COMMUNITY MAP, GPS CONTROL &
EASEMENT NOTES
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT
NOTES AND BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 26 SHEET 27 SHEET 28 SHEET 29 SHEET 30

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SHEET 26 OF 36 SHEETS

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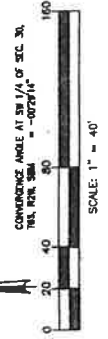


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 31, T6S, R2W, S8M, JANUARY 2008
 HUNSAKER AND ASSOCIATES, INC.

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N09°36'58"W	50.09	50.09	
② N101°12'22"W	32.21	32.21	
③ N85°37'49"W	28.18	28.18	



CONVERSION ANGLE AT SW 1/4 OF SEC. 31,
 T6S, R2W, S8M = -0°28'44"

SCALE: 1" = 40'

SEE SHEET 22 SHEET 23 SEE SHEET 27 SHEET 27

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NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 STATEMENT, VIGNY MAP, GPS CONTROL &
 EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT
 AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

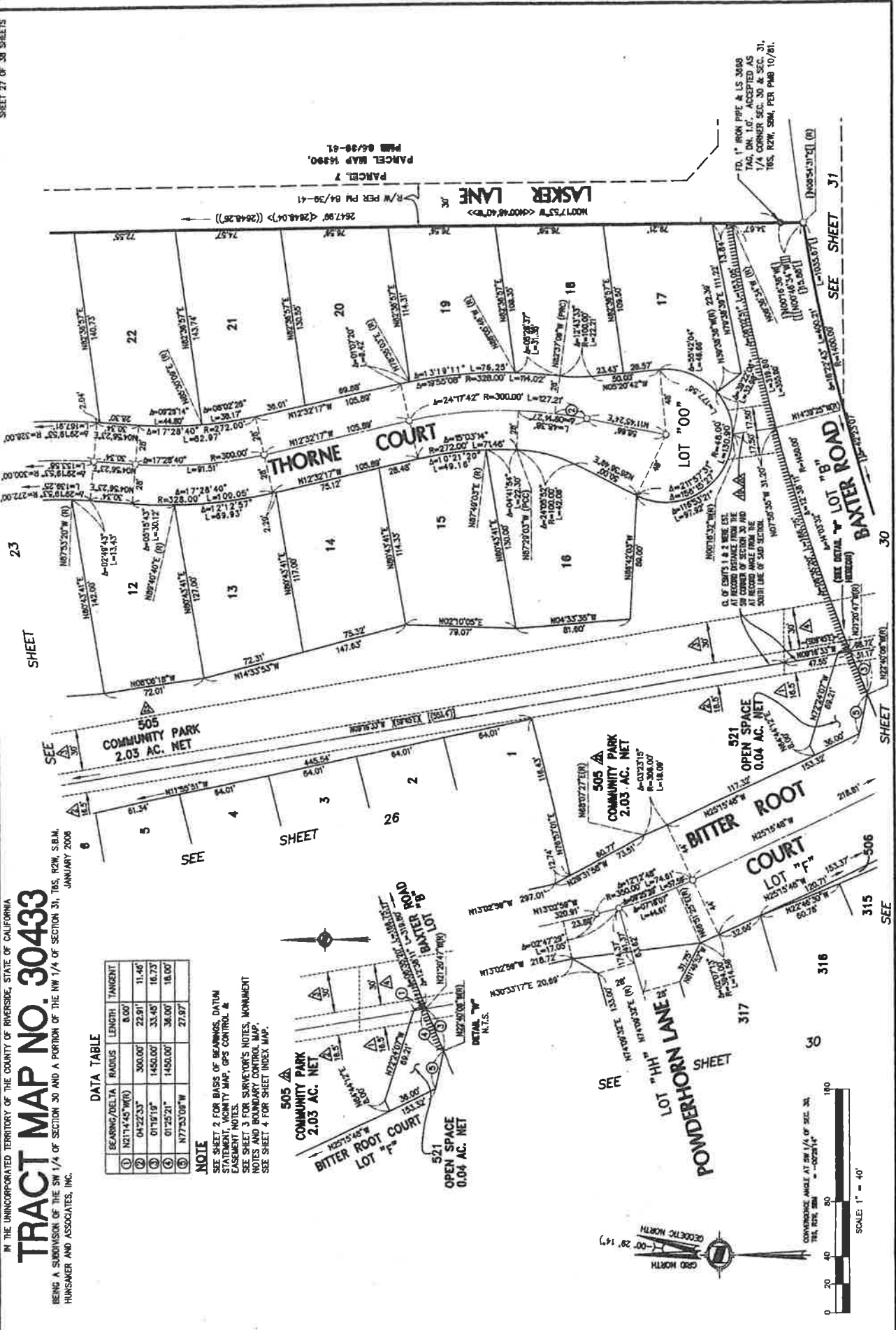
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T65, R2W, S8M, S.B.M.
 HUNSAKER AND ASSOCIATES, INC.
 JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N21°14'45"W (R)	8.00'	22.91'	11.46'
② 04°22'33"	300.00'	33.40'	16.73'
③ 01°19'19"	1450.00'	34.00'	18.00'
④ 01°25'21"	1450.00'	34.00'	18.00'
⑤ N77°33'00"W	27.97'		

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 SEE SHEET 1 FOR MONUMENT MAP, GPS CONTROL &
 EASEMENT NOTES
 SEE SHEET 3 FOR SURVIVOR'S NOTES, MONUMENT
 NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



SCALE: 1" = 40'
 CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30
 TRA. RW. S.M. = -0°29'14"

SEE SHEET 31
 SEE SHEET 30
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SHEET 28 OF 38 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T10S, R20W, S20M,
 HUNSAKER AND ASSOCIATES, INC.
 JANUARY, 2006

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

DATA TABLE

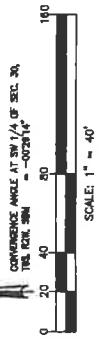
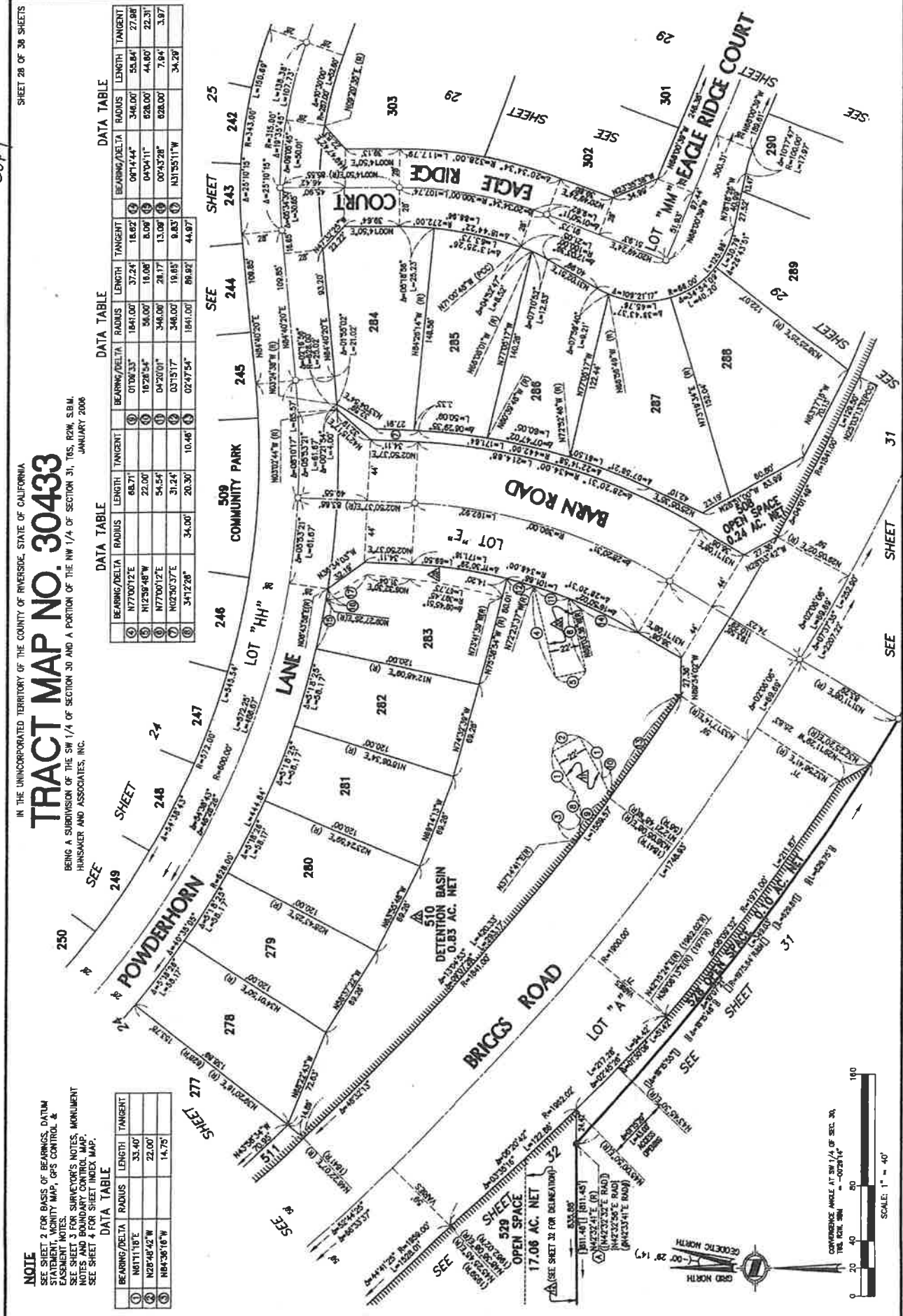
BEARING/Delta	RADIUS	LENGTH	TANGENT
N81°11'18"E		33.40'	
N28°46'42"W		22.00'	
N84°36'16"W		14.75'	

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
N77°00'12"E	1841.00'	68.71'	18.02'
N12°36'48"W	54.00'	22.00'	8.00'
N77°00'12"E	54.00'	54.54'	54.54'
N62°50'37"E	346.00'	31.24'	19.85'
S41°22'28"	34.00'	20.30'	10.46'

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
0°17'04.4"	346.00'	37.24'	18.02'
04°26'11"	628.00'	18.00'	8.00'
00°45'28"	628.00'	28.17'	13.08'
N31°55'11"W	1841.00'	19.85'	9.83'
		68.92'	44.07'



438
5

COPY

SHEET 29 OF 38 SHEETS

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

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S6M.
HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

SEE SHEET 26

SEE SHEET 236

SEE SHEET 237

SEE SHEET 238

SEE SHEET 239

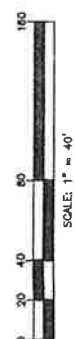
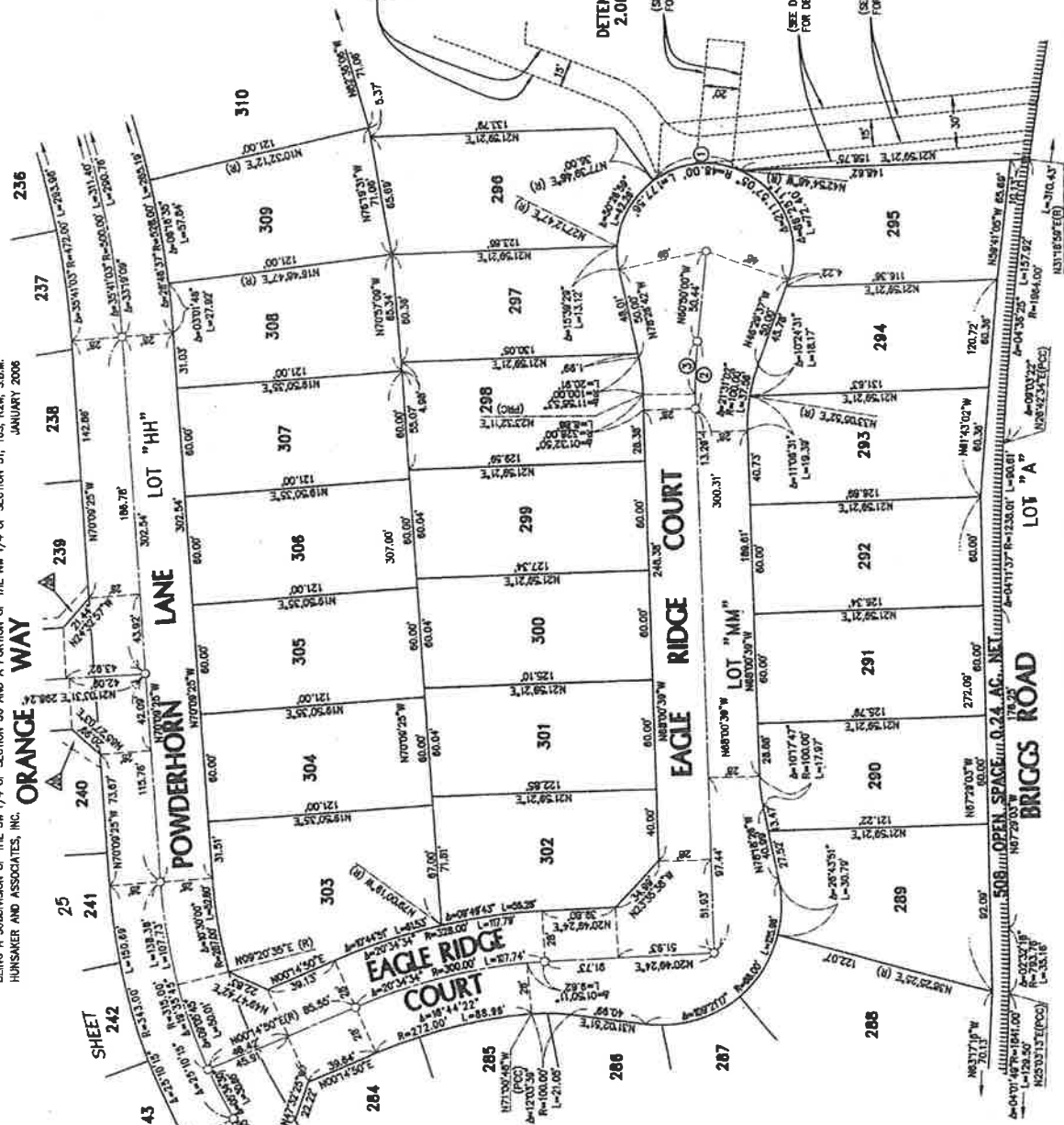
SEE SHEET 240

SEE SHEET 241

SEE SHEET 242

SEE SHEET 243

SEE SHEET 244



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL, & EASEMENT NOTES. SEE SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP. SEE SHEET 4 FOR SHEET INDEX MAP.

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 59°25'28"	48.00'	46.76'	27.36'
② 07°10'39"	300.00'	37.95'	18.82'
③ 05°37'40"	300.00'	29.45'	14.75'

SEE SHEET 31

SEE SHEET 30

238
239

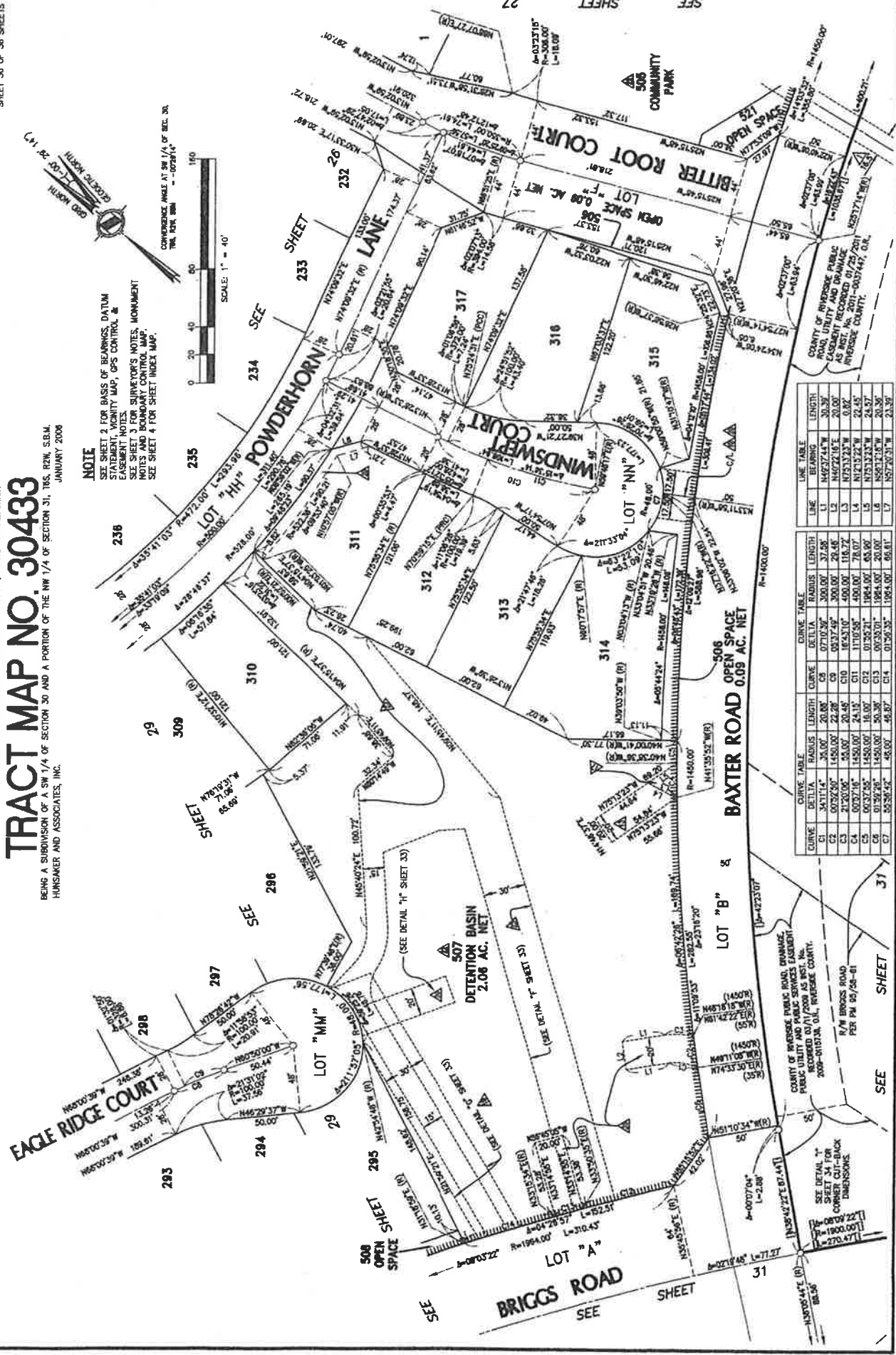
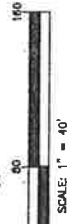
SHEET 30 OF 36 SHEETS

COPIA

TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31,
 T10S, R27W, S34E,
 HUNSMAN AND ASSOCIATES, INC.
 JANUARY 2006

NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



CURVE TABLE				CURVE TABLE			
CURVE NO.	DELTA	BEARINGS	LENGTH	CURVE NO.	DELTA	BEARINGS	LENGTH
C1	341.14°	145.00'	20.88'	C8	0710.30°	300.00'	37.48'
C2	0032.50°	145.00'	22.28'	C9	0537.48°	300.00'	29.48'
C3	2120.00°	45.00'	20.48'	C10	1653.10°	400.00'	118.72'
C4	0070.16°	145.00'	24.15'	C11	1110.58°	400.00'	78.07'
C5	0037.25°	145.00'	16.00'	C12	0125.21°	1984.00'	45.80'
C6	0130.20°	145.00'	50.30'	C13	0933.01°	1984.00'	20.00'
C7	0526.45°	48.00'	46.87'	C14	0126.33°	1984.00'	66.61'

COUNTY OF RIVERSIDE PUBLIC ROAD, DRAINAGE, UTILITY AND PUBLIC SERVICES EASEMENT AS NOTED ON SHEET 30 OF THIS TRACT MAP, RIVERSIDE COUNTY.
 R/W BRIGGS ROAD PER PM 05/25-81

SEE DETAIL "T" SHEET 34 FOR CORNER CUT-BACK DIMENSIONS
 T-1900.00'
 T-270.67'

SEE SHEET 27

SEE SHEET

SEE SHEET

SEE SHEET

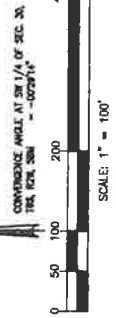
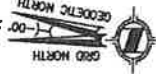
Copy

SHEET 31 OF 38 SHEETS

TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T10S, R20W, S.B.M.
 HUNSMAN AND ASSOCIATES, INC. JANUARY 2008

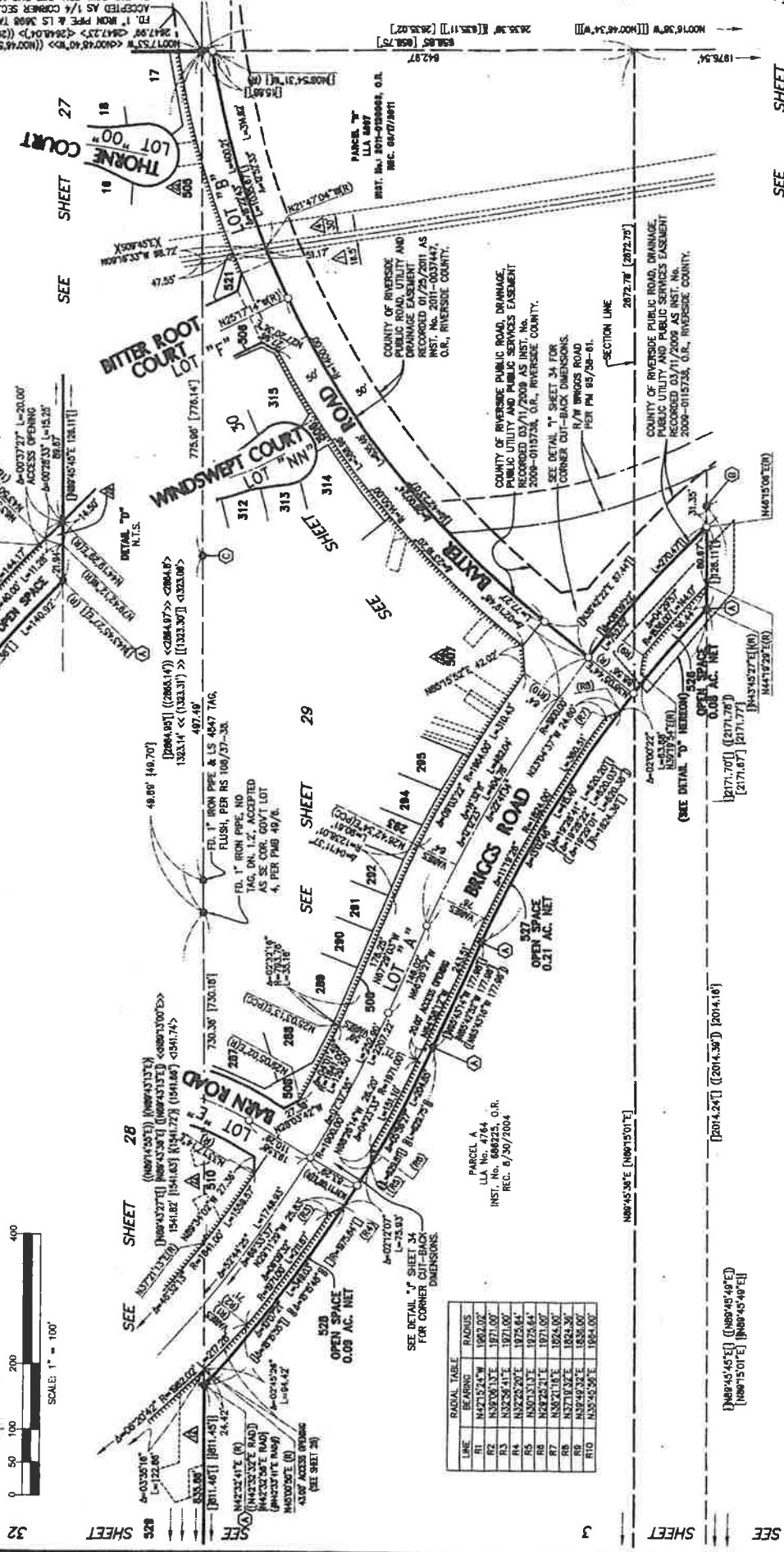
- MONUMENT NOTES:**
- (A) 1" IRON PIPE & LS 5385 PLUG, FLUSH, PER RS 119/24.
 - (B) 1" IRON PIPE & LS 3030 TAG, FLUSH, PER PHB 10/70, RS 100/27-30, RS 119/24.
 - (C) 3/4" IRON PIPE & WAL. NO TAG, DN. I.S. ACCEPTED AS P.I. OF BRIGGS RD. PER RS 100/27-30, RS 119/24.



NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYORS NOTES, MONUMENT NOTES, FIELD BOOK, & INDEX MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.

31. T6S, R20W, S.B.M. PER PHB 10/70.
 ACCEPTED AS 1/4 CORNER SEC. 30 & SEC. 31.
 1" IRON PIPE & LS 3068 TAG, DN. I.S. ACCEPTED AS P.I. OF BRIGGS RD. (2004.24) (2016.35) (2016.41)
 1" IRON PIPE & LS 3068 TAG, DN. I.S. ACCEPTED AS P.I. OF BRIGGS RD. (2004.24) (2016.35) (2016.41)



LINE	BEARING	RADIUS
R1	N42°15'24\"	1902.02'
R2	N32°08'33\"	1871.00'
R3	N32°58'31\"	1871.00'
R4	N32°25'37\"	1871.00'
R5	N32°25'37\"	1871.00'
R6	N32°25'37\"	1871.00'
R7	N32°25'37\"	1871.00'
R8	N32°10'37\"	1824.90'
R9	N32°49'33\"	1824.90'
R10	N33°45'50\"	1824.90'

SEE DETAIL "A" SHEET 34 FOR CORNER CUT-BACK DIMENSIONS.

PARCEL A
 LLA No. 4764
 INST. No. 068725, O.R.
 REC. 8/30/2004

(2016.45) (2016.46) (2016.47)
 (2016.48) (2016.49) (2016.50)

(2016.24) (2016.35) (2016.41)

(2016.78) (2016.79)

(2016.82) (2016.83) (2016.84) (2016.85) (2016.86) (2016.87) (2016.88) (2016.89) (2016.90) (2016.91) (2016.92) (2016.93) (2016.94) (2016.95) (2016.96) (2016.97) (2016.98) (2016.99) (2017.00)

SEE SHEET 3

SEE SHEET 3

COPY

MONUMENT NOTES:
 (A) FD. 1" IRON PIPE & LS 3889 FLUSH, PER RS 119/24.

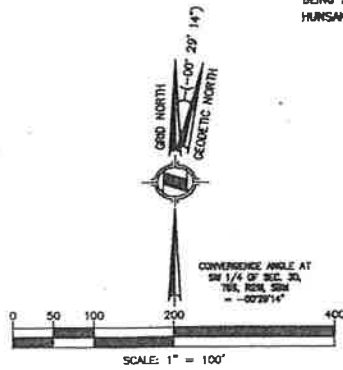
TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

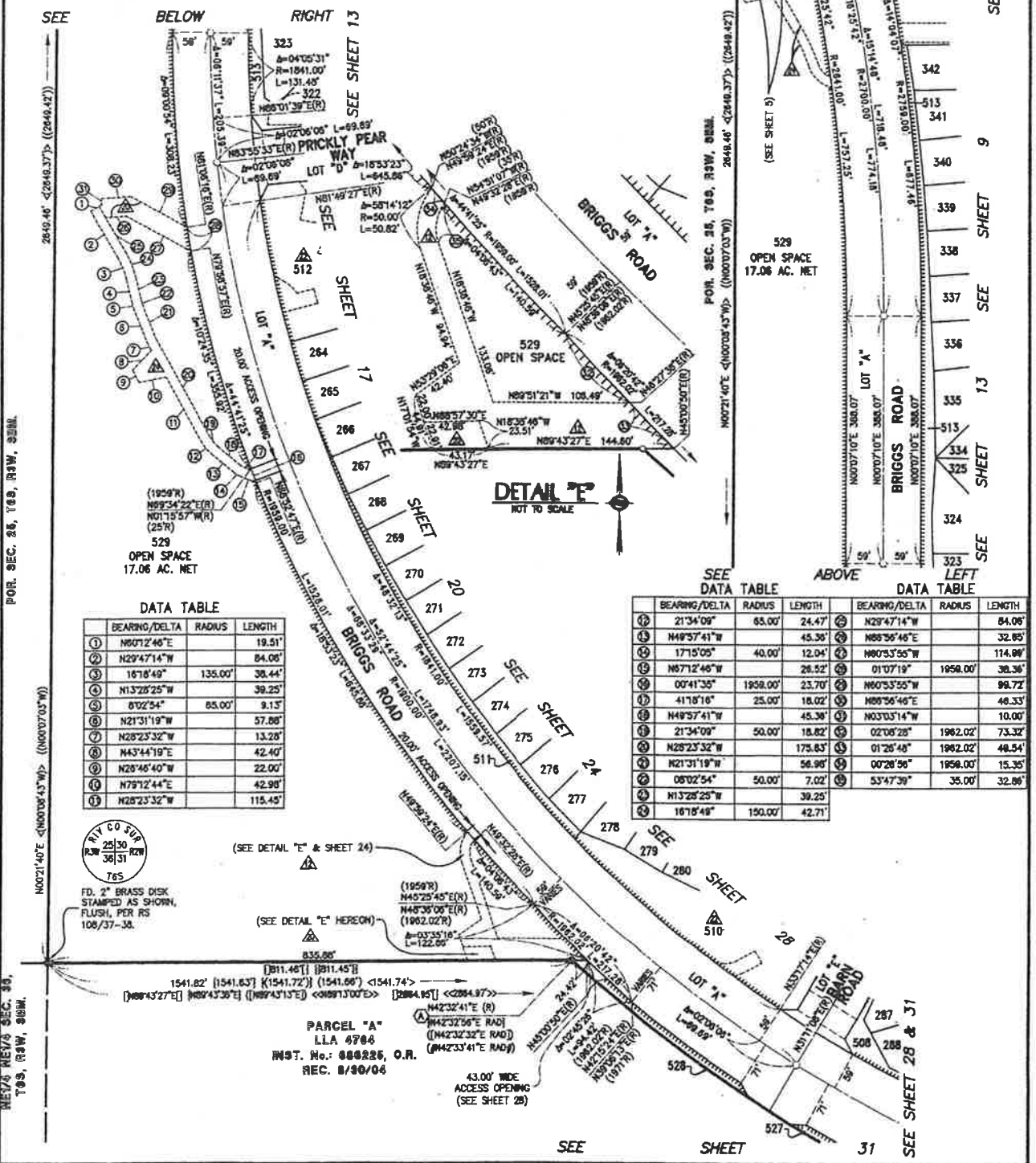
SHEET 32 OF 38 SHEETS

FD. 1" IRON PIPE & LS 3888 TAG, FLUSH, ACCEPTED AS 1/4 CORNER SEC. 30, T8S, R2W & SEC. 25, T6S, R2W, S.B.M. PER PMS 49/6, RS 78/88, RS 107/67-69 & PMS 211/45-46.

POR. SW1/4 NW1/4 SEC. 30, T8S, R2W, S.B.M.



NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



DATA TABLE

BEARING/Delta	RADIUS	LENGTH
1) N60°12'46"E	19.51'	
2) N29°47'14"W	84.08'	
3) 16°18'49"	135.00'	38.44'
4) N13°28'25"W		39.25'
5) S02°54"	85.00'	9.15'
6) N21°31'19"W		57.88'
7) N28°23'32"W		13.28'
8) N43°44'19"E		42.40'
9) N28°46'40"W		22.00'
10) N78°12'44"E		42.98'
11) N28°23'32"W		115.45'

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	BEARING/Delta	RADIUS	LENGTH
12) 21°34'09"	65.00'	24.47'	20) N29°47'14"W		84.08'
13) N49°57'41"W	45.38'	45.38'	21) N89°36'46"E		32.85'
14) 17°15'05"	40.00'	12.04'	22) N80°33'55"W		114.89'
15) N87°12'46"W	26.52'	26.52'	23) 01°07'19"	1958.00'	38.36'
16) 00°41'35"	1958.00'	23.70'	24) N80°33'55"W		89.72'
17) 41°18'16"	25.00'	18.02'	25) N89°36'46"E		48.33'
18) N49°57'41"W	45.38'	45.38'	26) N03°03'14"W		10.00'
19) 21°34'09"	50.00'	18.82'	27) 02°06'28"	1982.02'	73.32'
28) N28°23'32"W	175.83'	175.83'	28) 01°26'48"	1982.02'	48.54'
29) N21°31'19"W	56.96'	56.96'	29) 00°28'56"	1958.00'	15.35'
30) S02°54"	50.00'	7.02'	30) N13°28'25"W		39.25'
31) N13°28'25"W		39.25'	31) 16°18'49"	150.00'	42.71'
32) 16°18'49"	150.00'	42.71'			



PARCEL "A"
 LLA 4784
 REG. No.: 088828, O.R.
 REC. 8/30/04

SEE SHEET 28 & 31

432
35

COPY

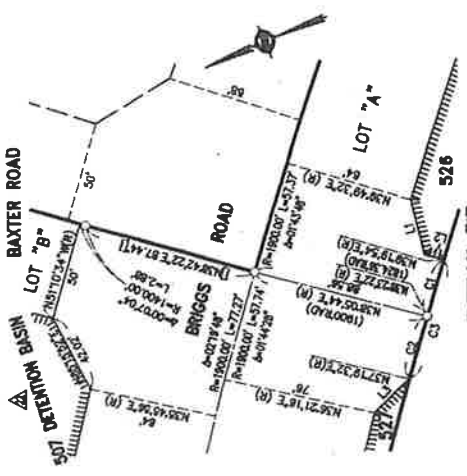
SHEET 33 OF 38 SHEETS

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

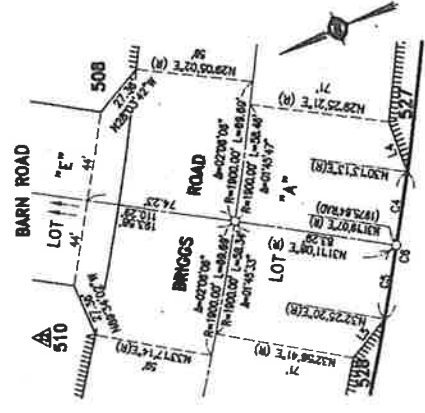
TRACT MAP NO. 30433

BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S. R2W. S8M.
HUNSMCKER AND ASSOCIATES, INC. JANUARY 2008

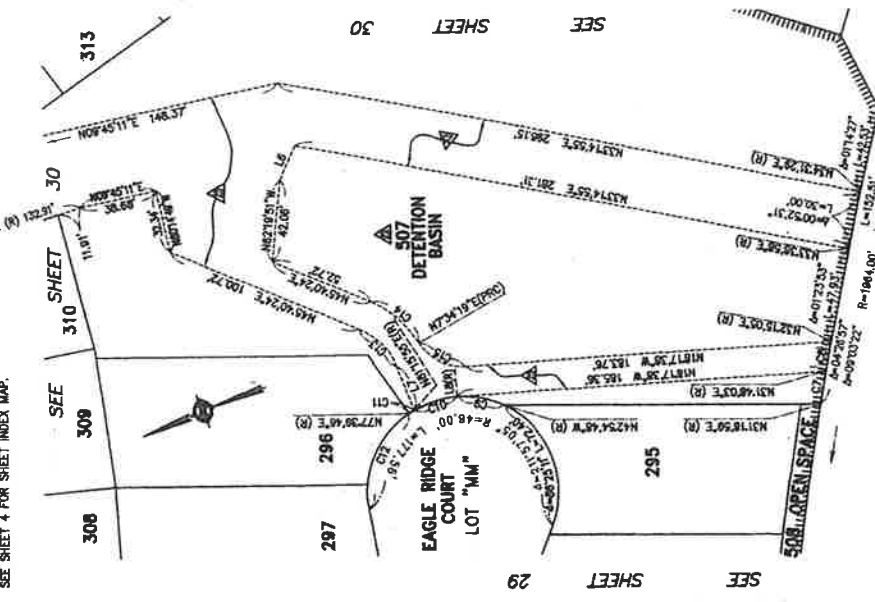
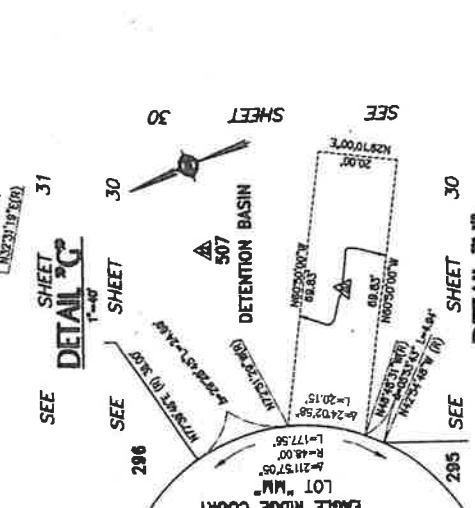
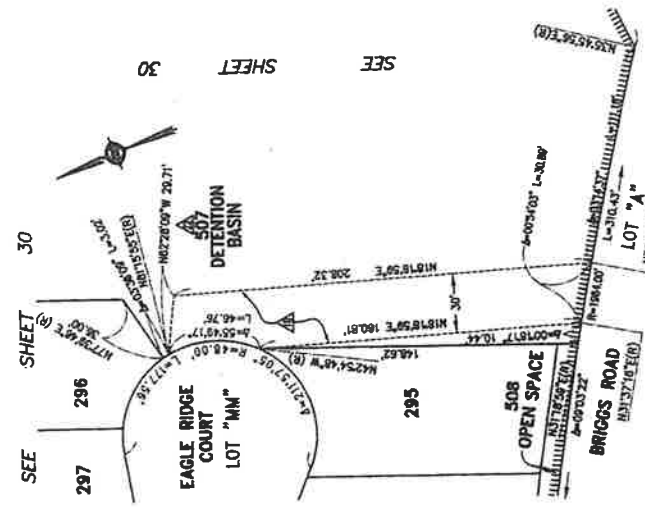
NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL, & EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.



DETAIL 31
SEE SHEET 31



DETAIL 31
SEE SHEET 31



CURVE	DELTA	RADIUS	LENGTH
C1	00°56'32"	1824.36'	30.00'
C2	01°03'50"	1824.36'	33.88'
C3	02°00'44"	1824.36'	63.88'
C4	01°05'54"	1824.36'	37.87'
C5	01°05'15"	1824.36'	36.00'
C6	02°12'07"	1824.36'	78.81'
C7	00°28'04"	1824.36'	18.11'
C8	00°27'54"	48.00'	24.11'
C9	02°01'43"	48.00'	22.64'
C10	01°38'10"	48.00'	3.02'
C11	68°08'37"	38.00'	53.38'
C12	68°08'37"	38.00'	27.89'
C13	45°28'06"	50.00'	32.07'
C14	38°48'18"	50.00'	32.07'
C15	64°08'03"	25.00'	27.88'

LINE	BEARING	LENGTH
L1	N80°44'04"W	29.02'
L2	N38°05'44"E	10.15'
L3	N23°04'37"W	24.60'
L4	N80°20'14"W	28.20'
L5	N0°11'42"W	23.83'
L6	N44°18'20"W	18.62'
L7	N88°50'30"W	23.77'
L8	N71°42'22"W	

31

SEE

SEE

SEE

SEE

SEE

SEE

SEE

25
137

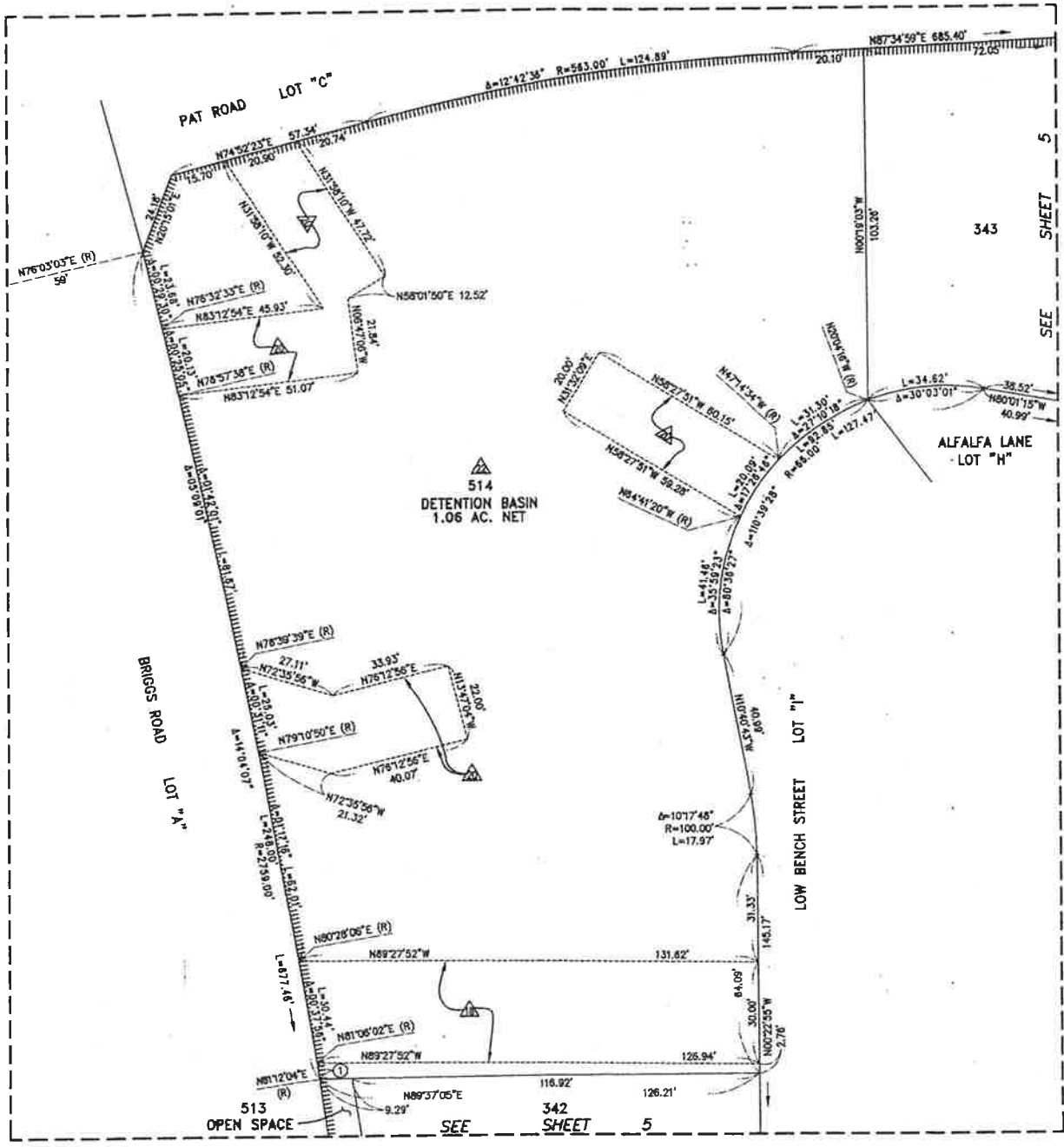
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 34 OF 36 SHEETS

TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.
HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

COPY



DETAIL 'K'
SCALE: 1" = 20'

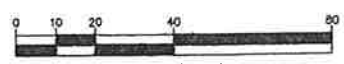
DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	TANGENT
① 00°06'02"	2759.00'	4.84'	2.42'

NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

CONCORDANCE ANGLE AT SW 1/4 OF SEC. 30, T8S, R2W, S3M = -00°28'14"



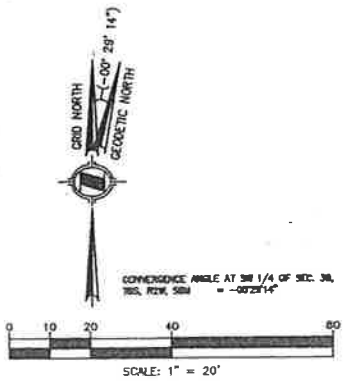
493
54

COPY

TRACT MAP NO. 30433

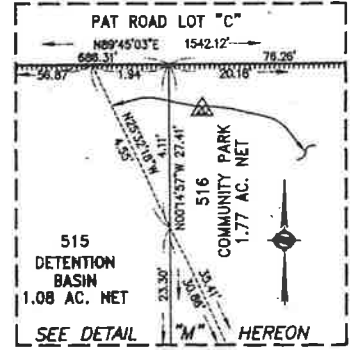
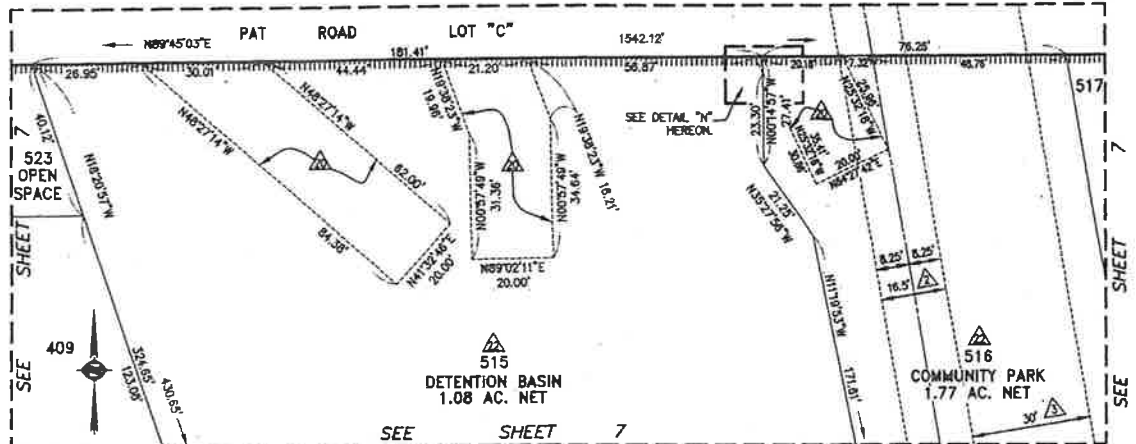
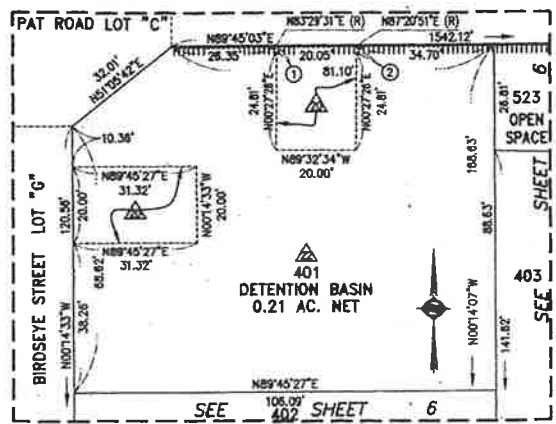
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S8M.
HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

SHEET 35 OF 38 SHEETS



DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	06°57'55"	12.50'	1.52'	0.76'
②	03°08'35"	32.50'	1.78'	0.86'



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX MAP.

COPY

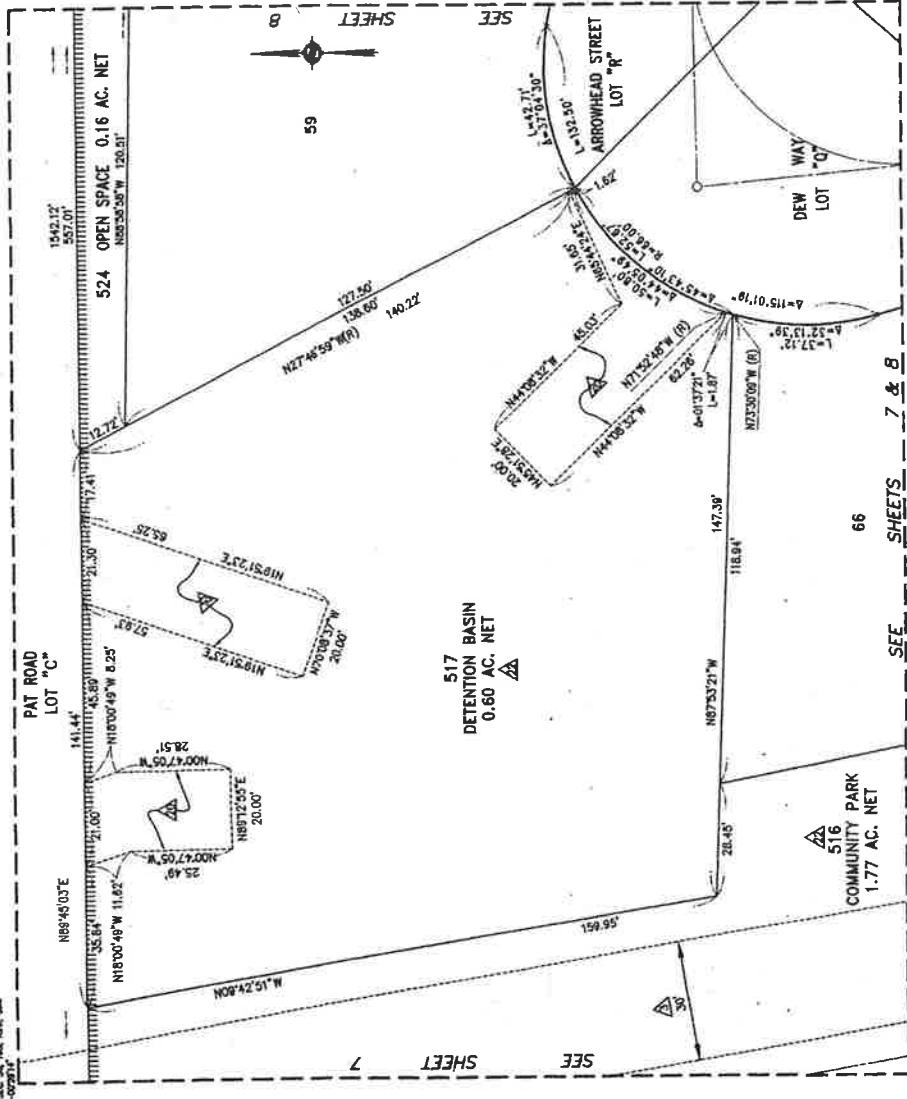
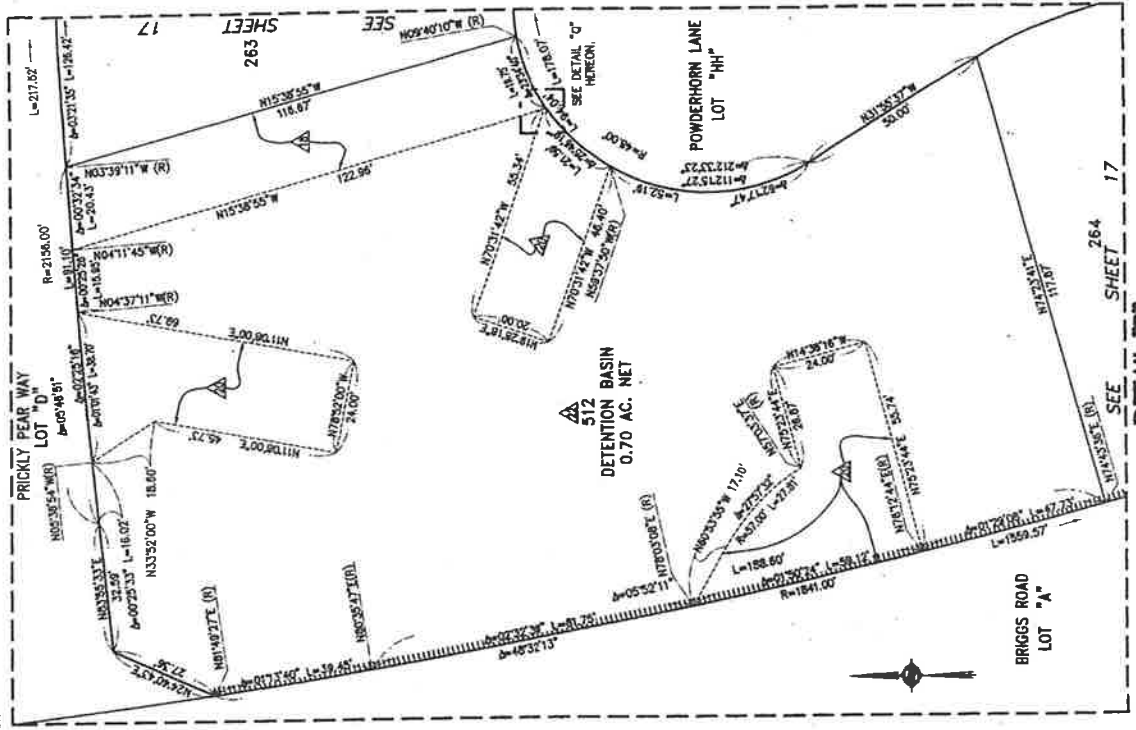
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S24M,
 JANUARY 2000
 HUNSMAKER AND ASSOCIATES, INC.



NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS
 DATUM STATEMENT, VICINITY MAP, GPS
 CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES,
 MONUMENT NOTES AND BOUNDARY
 CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



CONFORMANCE TABLE AT SW 1/4
 OF SEC. 24, T6S, R2W, S24M
 -COPY-



SEE SHEET 264
DETAIL "P"
 SCALE: 1" = 20'

SEE SHEETS 7 & 8
DETAIL "O"
 SCALE: 1" = 20'

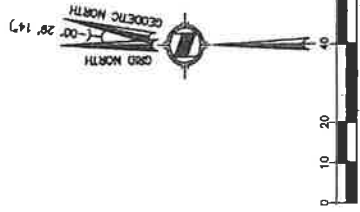
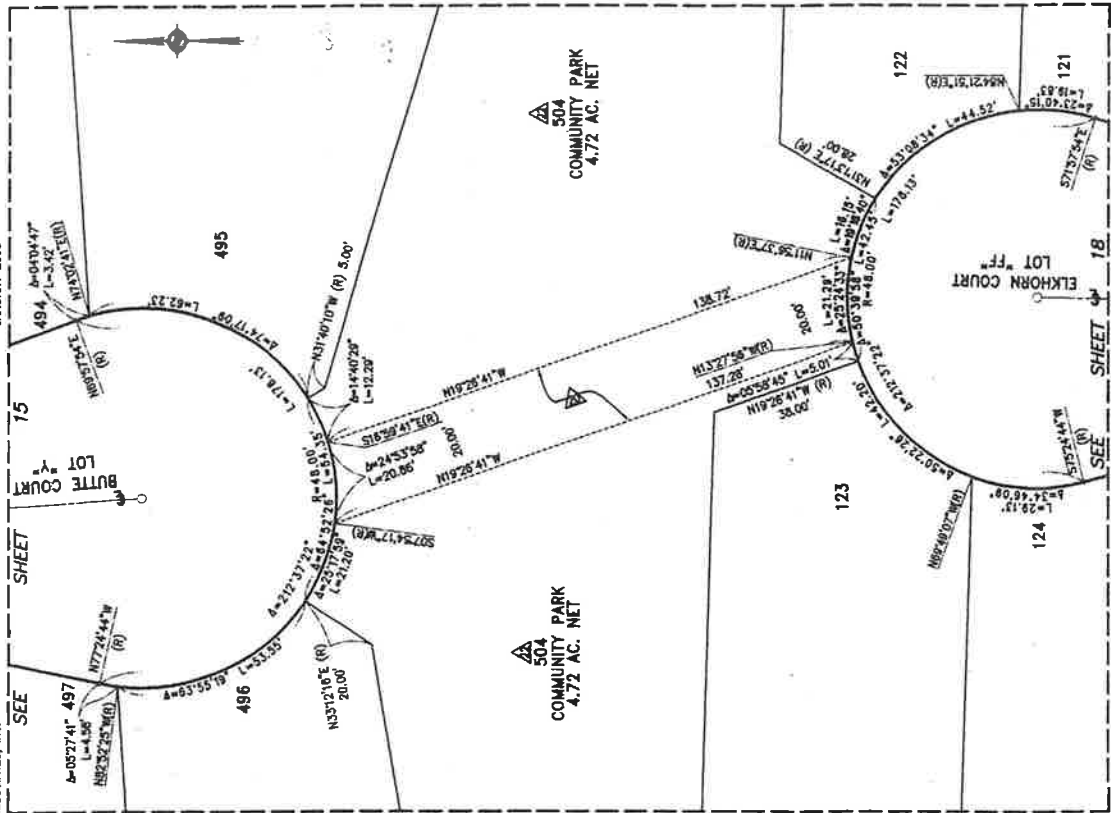
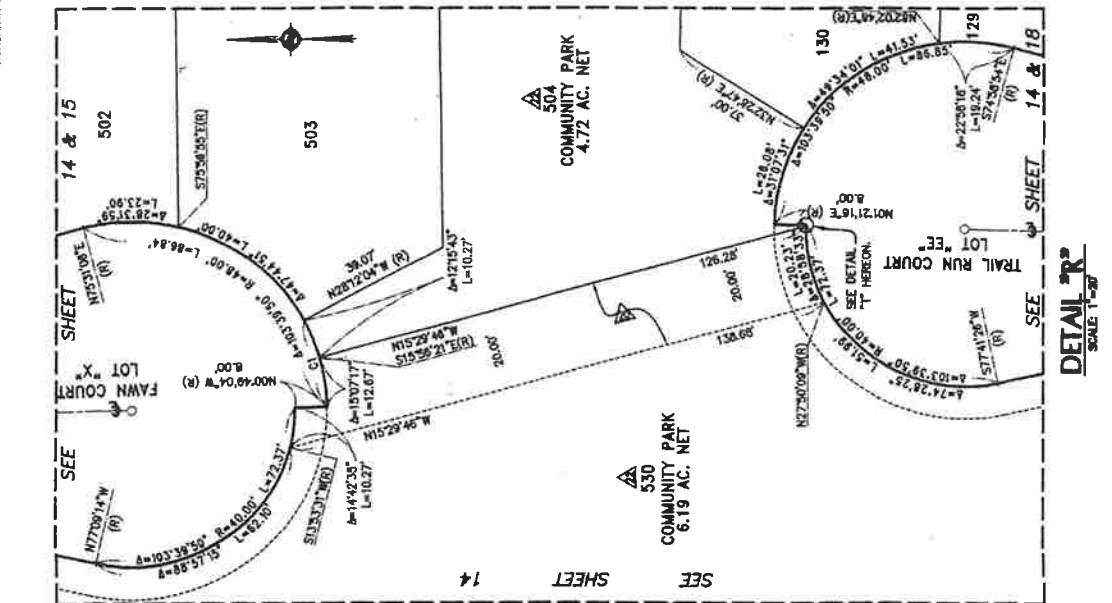
SEE SHEET 7
 SEE SHEET 59

434
15
COPY

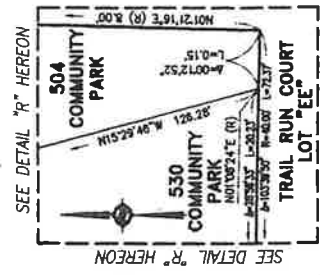
SHEET 37 OF 38 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S8.M.
 HUNSAKER AND ASSOCIATES, INC.
 JANUARY 2008

CURVE	DELTA	RADIUS	LENGTH
CI	2723.90°	48.00'	23.84'



NOTE
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & SURVEY NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



DETAIL "T"
 NO SCALE

DETAIL "S"
 SCALE 1"=20'

438
100
COPY

SHEET 36 OF 36 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30433
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T15S, R2W, S.B.M.
 HUNSAKER AND ASSOCIATES, INC.
 JANUARY 2008

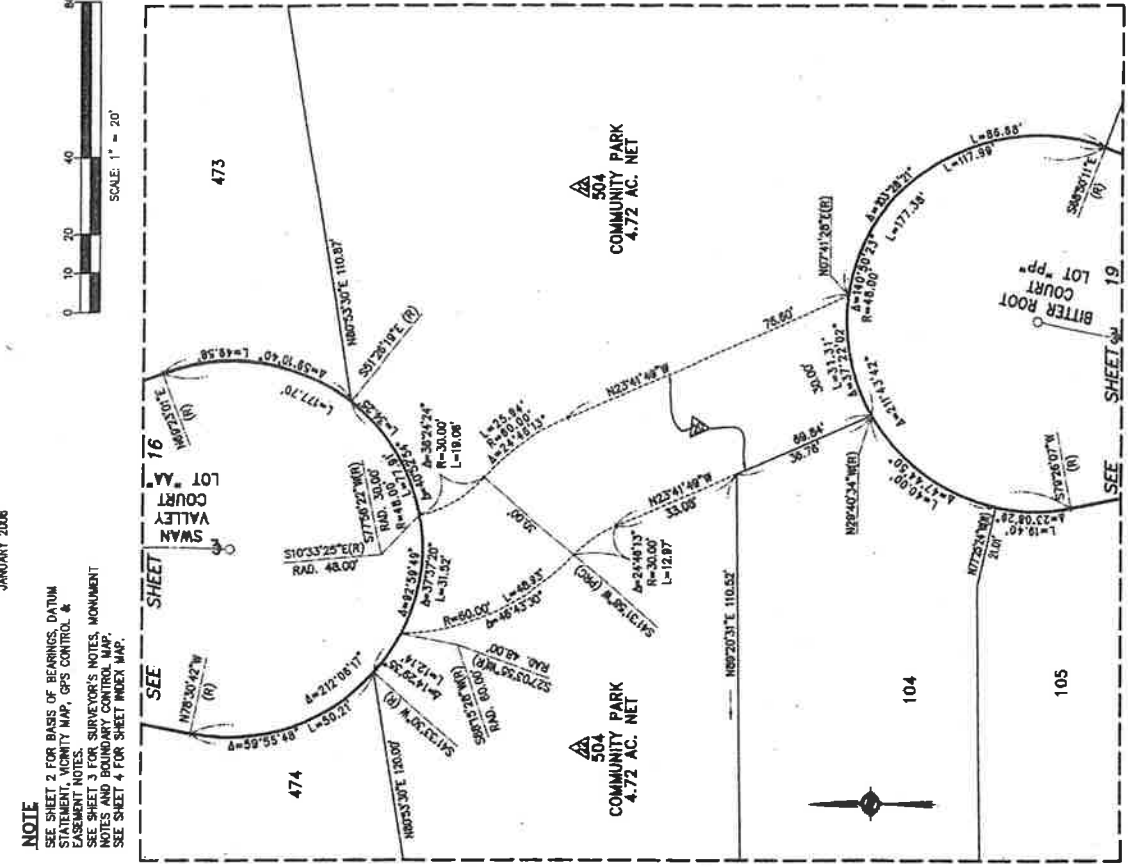
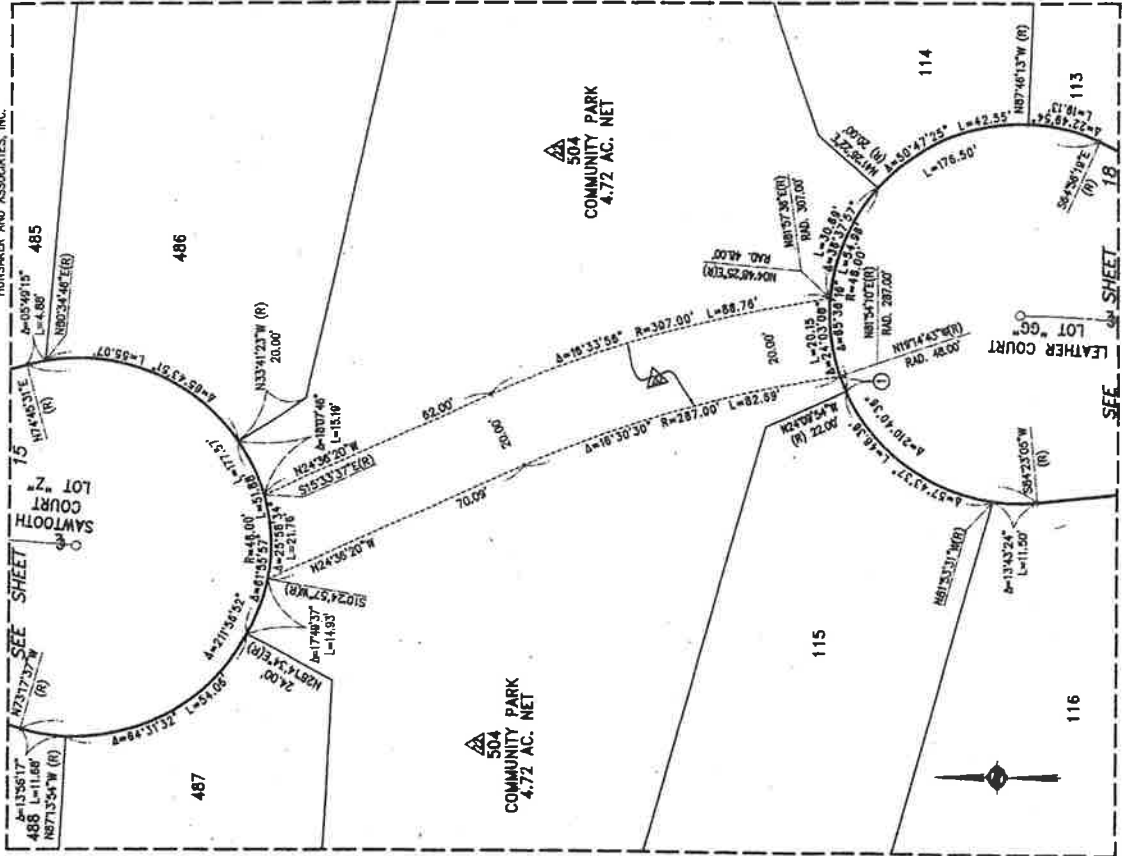
DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 04°50'11"	48.00'	4.12'	2.06'

NOTE
 SEE SHEET 2 FOR BASE OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX MAP.



COMPARISON ANGLE AT THE JAVELIN OF REC. 30
 THE LOCAL MGN REC. 30
 = -00°29'14"



DETAIL "U"
 SCALE 1"=30'

DETAIL "V"
 SCALE 1"=30'