

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 6/8/15

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

303A



FROM: TLMA – Transportation Department

SUBMITTAL DATE:
 May 26, 2015

SUBJECT: Community Facilities District No. 07-2 Road and Bridge Benefit District (RBBB) Fee Program Improvement Credit Agreement between the County of Riverside and K. Hovnanian at Vineyard Heights, LLC for Tract No. 33307. 3rd District; [\$0]

- RECOMMENDED MOTION:** That the Board of Supervisors:
1. Approve the subject agreement by and between the County of Riverside and K. Hovnanian at Vineyard Heights, LLC issuing RBBB credits in recognition of the project's financial participation in a Community Facilities District (CFD) for the construction of Clinton Keith Road; and
 2. Authorize the Chairman of the Board of Supervisors to execute the same.

BACKGROUND:
Summary

Tract No. 33307 (Tract), consisting of 41 single family residential units, is owned by K. Hovnanian at Vineyard Heights, LLC (Developer) and is located within the 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.

Patricia Romo
 Assistant Director of Transportation

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	0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	0

Consent Policy

SOURCE OF FUNDS: N/A

Budget Adjustment: No

For Fiscal Year: 2014/2015

C.E.O. RECOMMENDATION:

APPROVE

BY: Tina Grande
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

3-70

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Community Facilities District No. 07-2 Road and Bridge Benefit District (RBBB) Fee Program
Improvement Credit Agreement between the County of Riverside and K. Hovnanian at Vineyard Heights, LLC for
Tract No. 33307. 3rd District; [\$0]
DATE: May 26, 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 County has started the bid process for the next phase of these improvements, which are anticipated to start construction this fall. The Clinton Keith Road improvements are planned to be constructed by the Riverside County Transportation Department partially from the proceeds of special taxes levied and the proceeds of bond sales of the Clinton Keith Road CFD.

In addition, the Clinton Keith Road improvements have been identified as part of the Southwest Area Road and Bridge Benefit District (RBBB) facilities whose construction is to be partly financed by the collection of RBBB. The Southwest Road and Bridge Benefit District is an additional sub-regional development fee collected by County, over and above the Transportation Uniform Mitigation Fee (TUMF), to assure that developments pay their fair share of the cost of providing certain key transportation facilities in the Southwest area.

On June 12, 2007, Agenda Item 3-36, the Board of Supervisors approved the "Joint Funding, Credit, and Reimbursement Agreement," whereby parameters were established to establish the Clinton Keith CFD, sell special tax bonds, and grant developers credits against their applicable RBBB fees. Because the project will provide early financing towards the improvements of Clinton Keith Road by being part of the CFD bond sale, to be financed through a special assessment, the Developer is entitled to credit against RBBB fees in an amount equal to the Developer's share of net bond proceeds attributed to the RBBB. The CFD special assessment is disclosed to potential buyers of the residential homes as part of their purchase transaction.

The County and the Developer now desire to enter into this agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay applicable Southwest Area RBBB Zone D for the Tract. Each single-family residential unit constructed within the Tract is potentially eligible to receive RBBB credit in an amount equal to the Developer's share of net bond proceeds minus the aggregate TUMF bond credit per dwelling unit. There is an item on this same Board agenda for this tract to receive funding TUMF credits as well, since the amount generated by the bond sale is sized to account for both the TUMF and RBBB fee obligations of the tract.

Project Number: B2-04722

Impact on Residents and Businesses

Community Facilities Districts (CFD's) are an important tool to fund the early delivery of infrastructure. They allow the County to provide early delivery of infrastructure to fund a major facility through a bond sale and special assessment, with appropriate credit given towards mitigation fee obligations, as opposed to the traditional "pay as you go" method to collect fees on a lot-by-lot basis over a longer period of time. The CFD for the extension of Clinton Keith Road was established in 2007 in anticipation that this major transportation facility would be needed to support planned growth in the area. The extension of Clinton Keith Road will provide an additional critical transportation link between the French Valley area and I-215, improving mobility, reducing congestion on alternate roads such as Los Alamos, and improving safety.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

**COMMUNITY FACILITIES DISTRICT NO. 07-2
(CLINTON KEITH ROAD)
IMPROVEMENT CREDIT AGREEMENT
ROAD AND BRIDGE BENEFIT DISTRICT 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 K. Hovnanian at Vineyard Heights, LLC, a California limited liability company (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. 33307 (the "Tract"), for which a Final Map was recorded on March 19, 2015, as Instrument No. 2015-0110209 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 adoption of Resolution No. 2001-317, as amended from time to time, reestablished the Southwest Area Road and Bridge Benefit District ("RBBB"), which consisted of three Zones, designated construction costs for certain road and bridge improvements to be funded by the Southwest Area RBBB, and established a road and bridge improvement fee schedule that apportioned said construction costs to all properties within the Southwest Area RBBB;

WHEREAS, the Clinton Keith Road Improvements have been identified as part of the Southwest Area RBBB, Zone "D" and to be among those facilities whose construction is to be financed, in part, by the collection of the Southwest Area RBBB fees within Zone "D";

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 Transportation Uniform Mitigation Fee (TUMF) and RBBB 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 Southwest Area RBBB, Zone "D" fees for the Tract; 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 and 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 RBBB Fee Credits

3.1 RBBB Fee Credits for Residential Dwelling Units: Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), 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 single-family dwelling unit (SF DU) or multifamily dwelling unit (MF DU) calculated for the Developer's Tract(s) pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement (the "RBBB Fee Credit"). The RBBB Fee Credit may be applied against RBBB fees otherwise due and payable at the time of issuance of a certificate of occupancy within the Tract(s) or, if Developer transfers all or a portion of its RBBB Fee Credit to other property within Zone D of the Southwest RBBB to such property. On the CFD Effective Date, the Developer will be entitled to receive building permits for SF DU or MF DU in tracts owned by the Developer without prior payment of RBBB fees. The Developer agrees that should the Bonds not be issued and sold within a reasonable period of time after the County's receipt of bids for the Project, the RBBB fees intended to be excused upon the issuance of the Bonds pursuant to this Section shall instead be due and owing to the County. Accordingly the Developer agrees to expeditiously make arrangements with the County for the payment of RBBB fees in respect of RBBB Fee Credits issued pursuant to this Section and applied by the Developer at the time of issuance of a certificate of occupancy for said unit(s) in anticipation of the issuance of the Bonds; and the Developer agrees to expeditiously make arrangements with the County for the payment of RBBB fees in respect of RBBB Fee Credits issued pursuant to this Section and transferred pursuant to Section 3.2 herein by the Developer in anticipation of the issuance of the Bonds.

3.2 Transfer of RBBB Fee Credits: Upon conveyance of any portion of a Tract to a third party that could utilize any RBBB Fee Credit earned pursuant to this Agreement, the Developer shall have the option to retain the RBBB Fee Credits or provide 30 days' written notice to the County of the conveyance, the name of the entity to which the property is being conveyed, the number of units being conveyed, the amount of RBBB Fee Credits represented by the conveyance, and request that the County prepare credit notices that represent the amount of RBBB Fee Credits to be retained by the Developer and the amount of RBBB Fee Credits to be transferred to the third party. The County shall not unreasonably deny the Developer's request for the transfer of RBBB Fee Credits and, if approved by the County, the credit notices will be issued within 20 days of the County's written notice of approval. In addition, the Developer's right to RBBB Fee Credits pursuant to this Agreement may be used by the Developer with respect to, or transferred or conveyed to another developer for its use with respect to any other property within Zone D of the Southwest Area RBBB in accordance with the procedures set forth herein. If the Developer elects to use, transfer or convey such RBBB Fee Credits with respect to any other property within Zone D of the Southwest Area RBBB (other than within the Tract(s)), then the County shall prepare fee credit notices in accordance with the procedure set forth herein. The provisions of Section 4.1 herein requiring an assignment and assumption agreement shall not apply to the transfer or conveyance of fee credits only and shall only apply when the fee credits are assigned in conjunction with the transfer or conveyance of lots within the Tract(s).

3.3 RBBB Fee Reimbursement: If and to the extent the Developer pays Southwest Area RBBB fees with respect to development within the Tract(s) prior to the issuance

of the Bonds, but not earlier than the CFD Effective Date, the County shall reimburse the Developer from Southwest Area RBBB fees collected in the amount equal to the credit earned against such fees pursuant to this Agreement. In addition, if the Developer pays RBBB fees with respect to a Tract on or subsequent to the issuance of the Bonds, and credits earned pursuant to this Agreement were not accounted for in calculating the amount of such payments, the County shall reimburse the Developer from RBBB fees collected in the amount of overpayment upon receipt of the Developer's written notice of such overpayment. The timing of any RBBB fee reimbursement will be contingent upon the availability of funds in the Southwest Area RBBB, and reimbursements may be made in multiple payments. Pursuant to Ordinance 460, the right to reimbursement expires 15 years after the execution of this Agreement.

3.4 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 RBBB fees then applicable to such Tract(s), and (iii) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to the amount of such RBBB fee, the County may issue a credit to the Developer for such RBBB fee 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.

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 RBBB Credit amount for each SFDU developed on a lot within the Tract or for each MFDU 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, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"),

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 may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, 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, excepting therefrom, any and all claims that arise from the sole negligence or willful misconduct of the Indemnified Parties. If said Developer fails to do so, the Indemnified Parties 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: K. Hovnanian at Vineyard Heights, LLC
Attention: Division President
400 Exchange, Suite 200
Irvine, CA 92602
Phone No. (714) 368-4500
Fax No. (714) 544-1340

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 Interpretation; 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 its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers, employees, agents and representatives, 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 No 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 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

4.17 Merger Clause: This Agreement contains the entire agreement between the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.

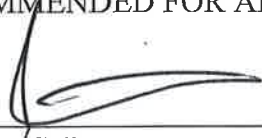
4.18 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

[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.

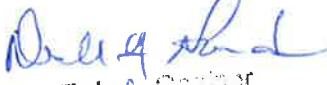
COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 

Juan C. Perez
Director of Transportation and Land
Management

APPROVED AS TO FORM:

By: 

Dale A. Gardner
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

K. Hovnanian at Vineyard Heights, LLC, a California limited liability company

By: 

Steve Kabel

Printed Name

Division 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 ORANGE)
On 06 May 2015 before me, J. TRUDEAU Notary Public
Date Here Insert Name and Title of the Officer
personally appeared STEVEN KABEL
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 [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: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"
VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

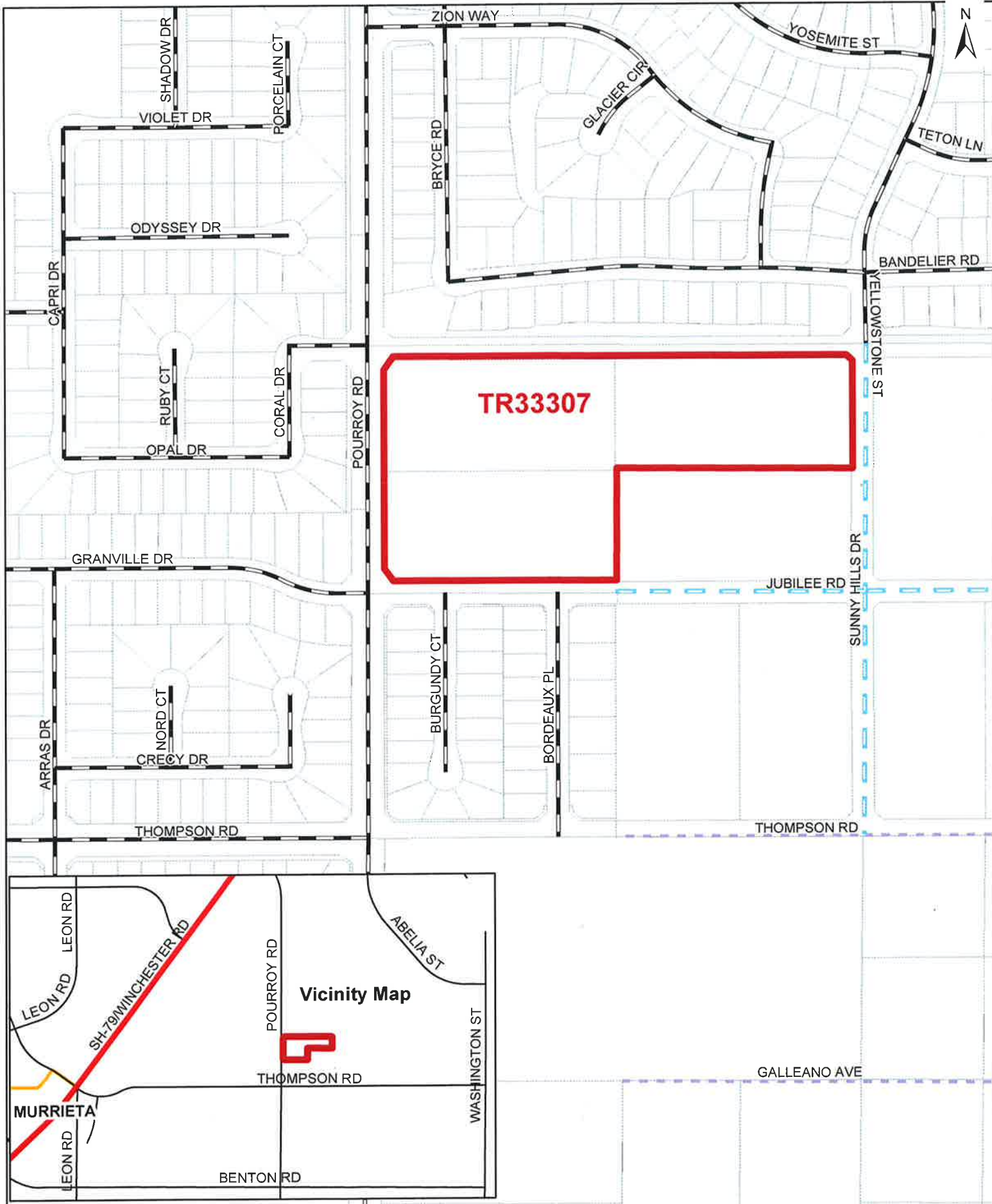


1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 1/27/2015

TR33307 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.



TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 90, PAGE 88 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 09, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

JOHN R. DUQUETTE, PLS 7566 DATE: JANUARY 20, 2015



RECORDER'S STATEMENT

FILED THIS 19th DAY OF March 2015 AT 10:00 AM IN BOOK 4147 OF MAPS AT PAGES 100-101 AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 2015-011628 PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER BY: Yulucella DEPUTY

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 JANUARY 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY MAY BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP AND THAT THE MONUMENTS ARE ON WILL BE SUFFICIENT TO ENABLE THE FIELD SURVEY TO BE CONDUCTED AND APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATE: January 14 2015

John R. Duquette
PLS 7566

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 NO. 33307 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 23, 2015. I HEREBY CERTIFY THAT THIS MAP IS TECHNICALLY CORRECT.



DATE: Feb 5th 2015

[Signature]
RICHARD G. LANTIER COUNTY SURVEYOR
L.S. NO. 7611, EXPIRES 12-31-2016

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA,)
) SS:
ON THIS 14th DAY OF Jan 2015, John R. Duquette appeared before me, a Notary Public, personally appeared and 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) named as the entity(ies), 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 IS IN SAN BERNARDINO COUNTY.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE BY COMMISSION EXPIRES 12-31-2018 MY COMMISSION NUMBER 20111528

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MARIETA CREEK / BARN SPRINGS VALLEY 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 10.25 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 DRAINAGE FEES IS A CONDITION OF THE SUBDIVISION MAP ACT AND 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 TENTATIVE MAP OR THE FINAL MAP, SHALL PAY THE FEES REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

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 RECORDING AND PUBLISHING OF THIS MAP, AND THAT WE CONSENT TO THE RECORDING OF THIS MAP AND THE PUBLISHING THEREOF. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES THROUGH "H".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN ACCESS EASEMENT WITHIN LOT 42, AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

AS A CONDITION OF LOT "A", (LARBLEE ROAD), LOT "B", (POURROY ROAD), LOT "C", (WYES ROAD), AND LOT "D", (SHAW HILLS ROAD), THE REAL PROPERTY DESCRIBED BELOW WILL HAVE NO RIGHTS OF ACCESS, EXCEPT THE GENERAL EASEMENT OF TRAVEL, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOT 42 INDICATED AS "WATER QUALITY BASIN", AND LOT 43 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.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENT" AS SHOWN HEREON, AND LOT OWNERS WITHIN THIS TRACT MAY.

OWNER

K-HOVANIAN AT VINEYARD HEIGHTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY.

K. HOVANIAN COMMUNITIES, INC., MEMBER

BY: Steve Kabel
NAME: STEVE KABEL
TITLE: DIVISION PRESIDENT

TRUSTEE

GRANGE COAST TITLE COMPANY AS TRUSTEE UNDER DEEDS OF TRUST RECORDED FEBRUARY 4, 2014 AS INSTRUMENT NO. S 2014-0047316 AND 2014-0047316, BOTH OF OFFICIAL RECORDS.

BY: Heather Johnson
NAME: Heather Johnson
TITLE: Heather Johnson

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA,)
) SS:
ON THIS 14th DAY OF January 2015 BEFORE ME, J. TRUSSAV A Notary Public, personally appeared and 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) named as the entity(ies) 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 IS IN GRANDE COUNTY.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE BY COMMISSION EXPIRES 04/11/2017 MY COMMISSION NUMBER 20111528

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE TO THE TREASURER OF THIS OFFICE, AS OF THIS DATE, HAVE BEEN PAID IN FULL AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 350,500.00.

DATE: January 20 2015

DON KENT, COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 350,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF TAXES, ASSESSMENTS, AND 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: January 20 2015

[Signature] COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

BOARD OF SUPERVISOR'S 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 ROAD AND PUBLIC UTILITY PURPOSES, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION MADE HEREON OF THE ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, IS HEREBY ACCEPTED TO VEST IN TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES.

DATE: March 10 2015

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: [Signature] DEPUTY

CHAIRMAN OF THE BOARD OF SUPERVISORS

ABANDONMENT NOTE

PURSUANT TO SECTIONS 663A AND 66498-20 1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDED OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:
THOSE PORTIONS OF LOTS A, B, C, F, AND POURROY ROAD, AS SHOWN ON PARCEL MAP NO. 16915, FILED IN BOOK 90, PAGE 88 OF PARCEL MAPS, WITHIN THIS TRACT MAP.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 663A OF THE SUBDIVISION MAP ACT, THE SIGNATURE(S) OF THE FOLLOWING OWNER(S) OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, AS THEIR INTERESTS CANNOT RIPEN INTO FEES:
SOUTHERN CALIFORNIA GAS COMPANY, AN EASEMENT FOR NATURAL GAS AND COMMUNICATIONS PURPOSES, RECORDED DECEMBER 23, 2014, AS INSTRUMENT NO. 2014-0489128 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CANNOT BE LOCATED FROM RECORD.

IP# 140010

SEC. 33, TBS, R2M, S.B.M. SCHEDULE "A"

7201
71115

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

TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 90, PAGE 86 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

JOHN R. DUQUETTE, PLS 7566 DATE OF SEPTEMBER 2013

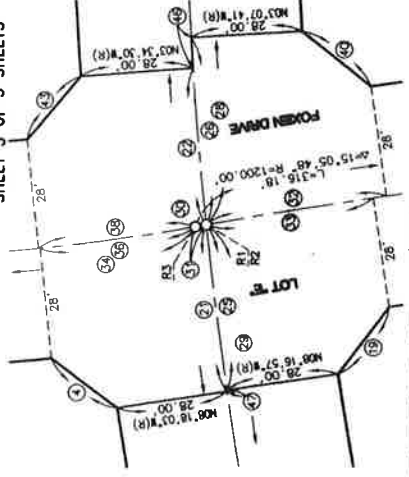


RADIAL TABLE

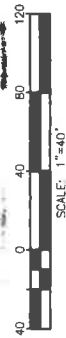
R/W	RADIAL BEARING	RADIUS
R1	N85°50'58" W	1000.00'
R2	N79°58'38" E	1200.00'
R3	N79°50'32" E	P.R.C.

NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, VICINITY MAP, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY CONTROL MAP, INDEX MAP AND TRACT BOUNDARY.
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SHEET 3 OF 5 SHEETS



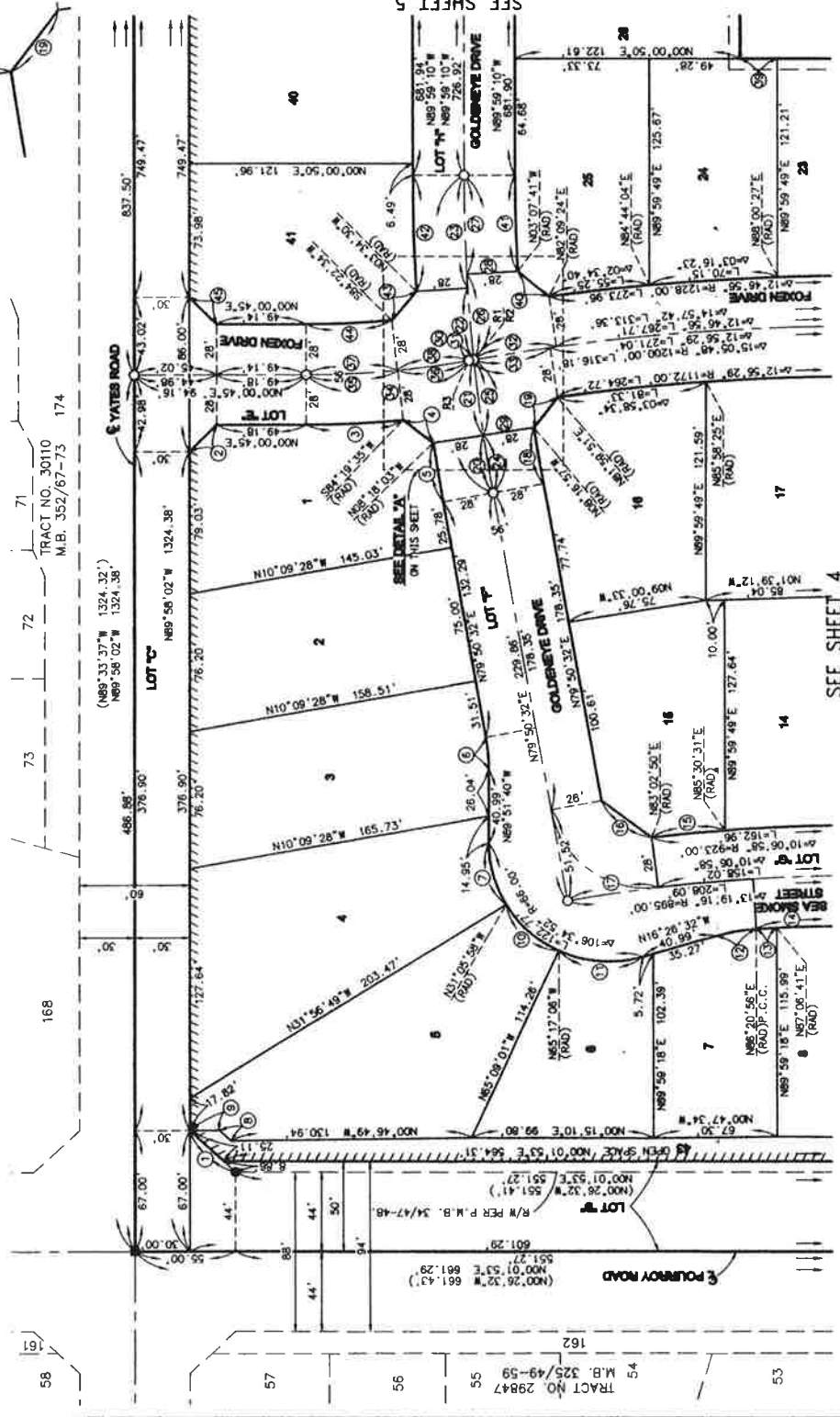
DETAIL 'A'
NOT TO SCALE



SCALE: 1"=40'

LINE/CURVE DATA TABLE

STATION	BEARING/Delta	RADIUS	LENGTH
1	N47°38'47"E	33.97'	33.97'
2	N42°10'25"E	---	33.97'
3	M44°48'58"W	---	21.21'
4	05°41'10"E	528.00'	52.40'
5	N38°00'46"E	---	20.72'
6	01°51'25"	1028.00'	33.32'
7	10°17'48"	100.00'	17.97'
8	31°14'18"	66.00'	35.98'
9	N00°00'00"E	---	8.77'
10	N00°00'00"E	66.00'	16.09'
11	41°09'26"	66.00'	39.36'
12	12°41'48"	100.00'	47.41'
13	08°48'55"	862.00'	72.34'
14	02°27'41"	923.00'	103.17'
15	N36°26'41"E	---	34.35'
16	03°12'18"	865.00'	50.06'
17	01°52'51"	572.00'	31.61'
18	N53°08'33"W	---	21.26'
19	N53°08'33"W	1000.00'	32.41'
20	02°27'07"	1000.00'	42.78'
21	02°27'07"	1000.00'	59.69'
22	02°16'26"	1000.00'	62.64'
23	03°35'20"	1000.00'	32.73'
24	01°57'31"	1000.00'	42.47'
25	02°26'01"	1000.00'	47.84'
26	02°48'19"	1000.00'	57.84'
27	04°18'44"	1000.00'	102.57'
28	04°18'32"	1000.00'	75.20'
29	10°10'18"	1000.00'	177.53'
30	10°10'18"	1000.00'	2.83'
31	00°08'06"	1200.00'	45.65'
32	02°10'46"	1200.00'	42.31'
33	02°01'13"	2000.00'	86.75'
34	10°10'13"	500.00'	49.62'
35	05°41'10"	500.00'	39.13'
36	04°29'03"	500.00'	49.19'
37	05°38'11"	500.00'	39.57'
38	04°32'02"	500.00'	39.57'
39	N00°02'08"E	---	20.72'
40	N00°26'31"E	---	22.07'
41	03°15'20"	972.00'	63.30'
42	03°15'20"	1028.00'	20.83'
43	M49°53'58"W	---	46.43'
44	05°58'11"	472.00'	21.22'
45	N45°01'22"E	---	7.80'
46	00°28'49"	1000.00'	7.80'
47	00°01'06"	1000.00'	0.32'



SEE SHEET 4

SEE SHEET 5

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

TRACT NO. 30110
M.B. 352/67-73 174

501
11/11

Copy

SHEET 4 OF 5 SHEETS

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

TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 80, PAGE 86
OF PARCEL MAPS, RECORDS IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

DATE JANUARY 2014

JOHN R. DUQUETTE, PLS 7566



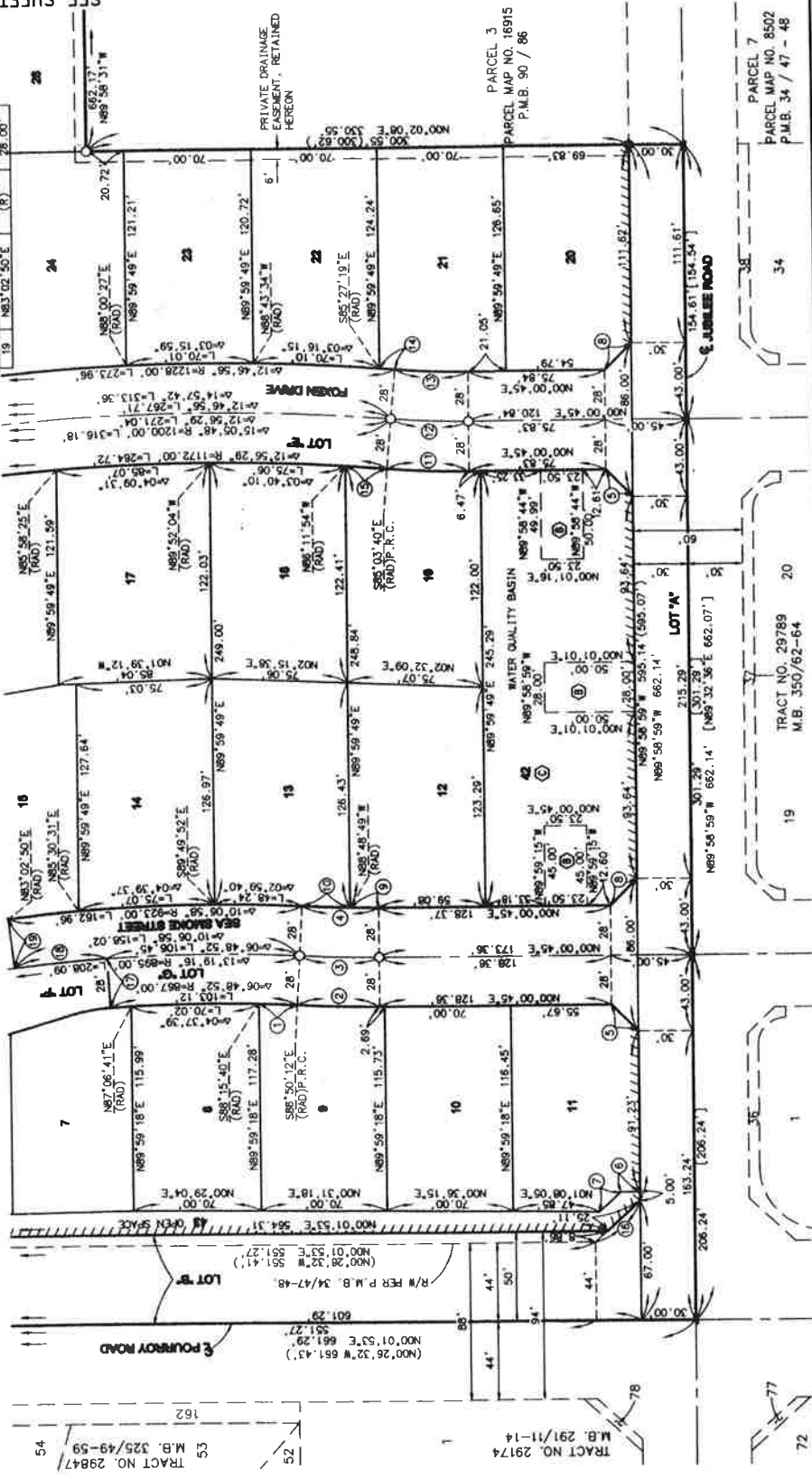
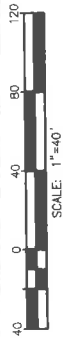
NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, VICINITY MAP,
SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY CONTROL
MAP, INDEX MAP AND TRACT BOUNDARY.
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF
BUILDINGS AND OBSTRUCTIONS.

DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH
1	01°25'28"	867.00'	21.55'
2	03°09'03"	833.00'	45.81'
3	03°09'03"	800.00'	44.27'
4	03°09'03"	777.00'	42.73'
5	145°00'53"E	---	21.21'
6	N00°00'56"E	---	10.85'
7	N42°37'01"W	---	16.48'
8	N44°59'07"W	---	21.21'
9	01°10'28"	777.00'	15.94'
10	01°58'37"	777.00'	26.91'
11	04°55'35"	500.00'	40.99'
12	04°55'35"	475.00'	40.58'
13	00°23'39"	1228.00'	8.45'
14	01°08'14"	1172.00'	23.26'
15	N42°54'56"	---	33.87'
16	(N43°03'51"W)	---	38.89'
17	N89°20'59"E (R)	---	28.00'
18	03°18'06"	850.00'	51.57'
19	N83°02'50"E (R)	---	28.00'

SEE SHEET 5

SEE SHEET 3



174

SHEET 5 OF 5 SHEETS

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

TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 90, PAGE 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

JOHN R. DUQUETTE, PLS 7586



DATE JANUARY 2014



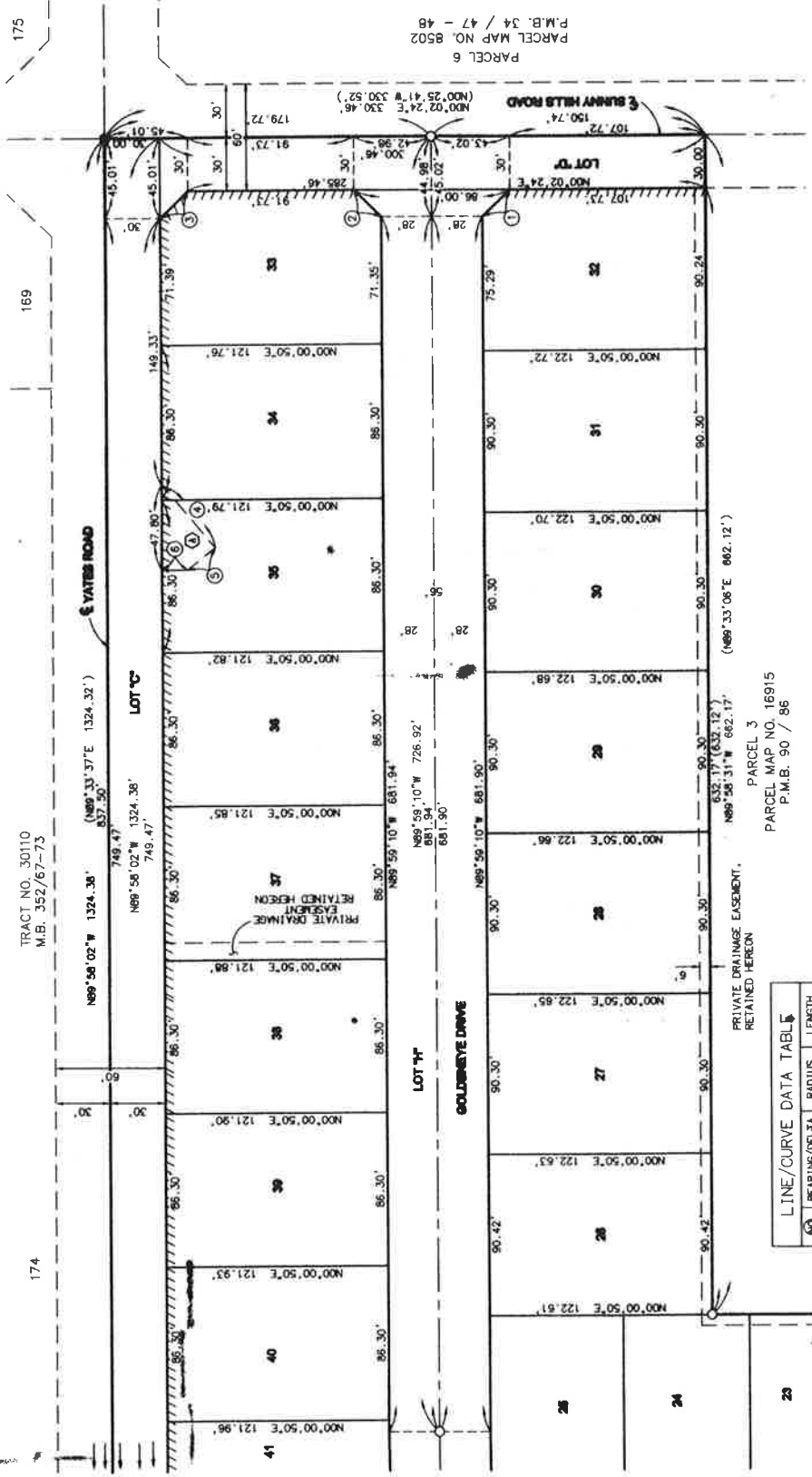
SCALE: 1"=40'

SCALE: 1"=40'

174

TRACT NO. 30110
M.B. 352/67-73

175



SEE SHEET 3

NO	BEARING/Delta	RADIUS	LENGTH
1	N44°58'23" W	--	21.22'
2	N45°01'37" E	--	21.21'
3	N44°57'49" W	--	21.22'
4	N45°26'07" W	--	21.22'
5	N50°12'44" E	--	46.15'
6	N26°07'08" W	--	20.00'
7	N00°01'58" E	--	13.83'

LINE/CURVE DATA TABLE

PRIVATE DRAINAGE EASEMENT, RETAINED HEREON

(N69°33'08"E 862.12')

(S33°17'43"E 637.13')

(N69°58'31"W 662.17')

PARCEL 3
PARCEL MAP NO. 16915
P.M.B. 90 / 86

SEE SHEET 4

NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, VICINITY MAP, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY CONTROL MAP, INDEX MAP AND TRACT BOUNDARY. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

PARCEL 6
PARCEL MAP NO. 8502
P.M.B. 34 / 47 - 48

LOT 7
N00°02'24"E 107.72'
150.74'
107.72'
179.72'
N00°25'41"W 330.52'
N00°02'24"E 330.46'
N00°02'24"E 330.46'
N00°02'24"E 330.46'
N00°02'24"E 330.46'

LOT 8
N00°00'50"E 122.72'
N00°00'50"E 122.70'
N00°00'50"E 122.68'
N00°00'50"E 122.66'
N00°00'50"E 122.65'
N00°00'50"E 122.63'
N00°00'50"E 122.61'

LOT 9
N00°00'50"E 121.85'
N00°00'50"E 121.85'
N00°00'50"E 121.85'
N00°00'50"E 121.85'
N00°00'50"E 121.85'
N00°00'50"E 121.85'

LOT 10
N00°00'50"E 121.82'
N00°00'50"E 121.79'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 11
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 12
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 13
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 14
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 15
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 16
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 17
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 18
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 19
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 20
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 21
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 22
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 23
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 24
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 25
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 26
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 27
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 28
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 29
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 30
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 31
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 32
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 33
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 34
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 35
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 36
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 37
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 38
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 39
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 40
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'

LOT 41
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'
N00°00'50"E 121.76'