

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE 5/4/15

912B



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

SUBMITTAL DATE
August 18, 2015

FROM: TLMA - Transportation Department

SUBJECT: Approval of the Final Map for Tract 30473, a Schedule "A" Subdivision in the Lake Hills Area. 1st District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Map; and
2. Approve the Improvement Agreements as approved by County Counsel; and
3. Authorize the Chairman of the Board to sign the Final Map and Improvement Agreements for Tract 30473.

BACKGROUND:

Summary

Tentative Tract 30473 was approved by the Board of Supervisors on January 11, 2005 as Agenda Item 16-1. Tract 30473 is a 41 : 50 acre subdivision that is creating 32 new residential lots and 3 open space lots in the Lake Hills area. This Final Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map.

REVIEWED BY EXECUTIVE OFFICE
DATE Jun 9 2015
Tina Grande
Departmental Concurrence

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and Land Management

HS:lf

- Submittals: Vicinity Map
 Road/Drainage Improvement Agreements
 Water System Improvement Agreements
 Sewer System Improvement Agreements
 Monumentation Agreements

Dep't Recomm.: Consent Policy

Per Exec Ofc.: Consent Policy

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

FORM 11: Approval of the Final Map for Tract 30473, a Schedule "A" Subdivision in the Lake Hills Area.

1st District; [\$0]

DATE: August 18, 2015

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

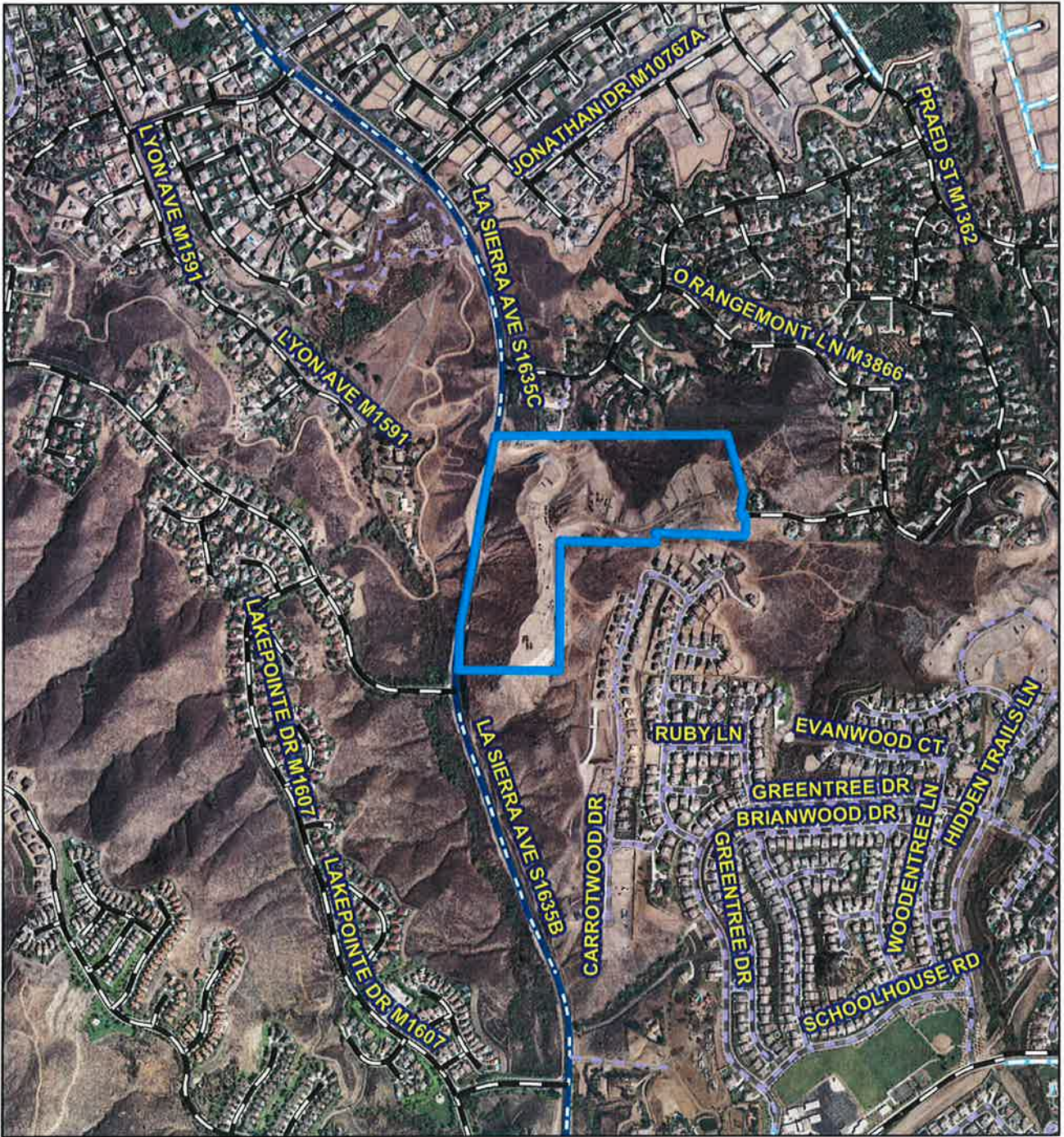
La Sierra, LLC desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements and Securities, which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer. The securities posted by Ironshore Indemnity Inc. are as follows:

\$989,500 - Bond #SUR60000300 for the completion of street improvements

\$165,000 - Bond #SUR60000300 for the completion of the water system

\$232,000 - Bond #SUR60000300 for the completion of the sewer system

\$108,360 - Bond #SUR60000301 for the completion of the monumentation



NOT TO SCALE

VICINITY MAP
TRACT MAP 30473
SEC. 25,30, TWP. 3S., RNG. 5W.
Supervisory District: 1

AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and La Sierra 32, LLC hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as Tract 30473, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within 24 months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvement for a period of one year following acceptance by the County, and during this one year period to repair or replace to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of Nine hundred eighty-nine thousand five hundred and no/100 Dollars (\$989,500.00).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employee in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or an extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours,

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on reasonable recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The reasonable determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient and the Director of Transportation has reasonably demonstrated to Contractor that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

Contractor

Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504


La Sierra 32, LLC
110 N. Lincoln Ave., Suite 100
Corona, CA 92882

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

La Sierra 32, LLC, a Delaware limited liability company

By Griffin Residential III, LLC, a California limited liability Company

Its Manager

By 
Ian R. Griffin

Title Its: Manager

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-THEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY

AND EXECUTED IN TRIPPLICATE

ACKNOWLEDGMENT

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

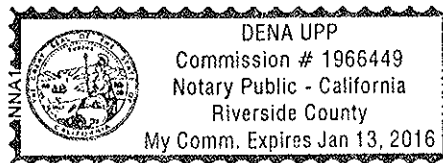
On March 25, 2015 before me, Dena Upp, A Notary Public personally appeared Ian R. Griffin

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



(Seal)

AGREEMENT
FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and La Sierra 32, LLC hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as Tract 30473, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within 24 months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main o mains from the existing supply system maintained and operated by City of Riverside to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of One hundred sixty-five thousand and no/100 Dollars (\$165,000.00).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employee in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Landowner shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Landowner shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on the reasonable recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The reasonable determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. and the Director of transportation has reasonably demonstrated to Contractor that the Sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	La Sierra 32, LLC 110 N. Lincoln Ave., Suite 100 Corona, CA 92882

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

La Sierra 32, LLC, a Delaware limited liability company
By Griffin Residential III, LLC, a California limited liability Company

Its Manager

By 
Ian R. Griffin

Title Its: Manager

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-THEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

ACKNOWLEDGMENT

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

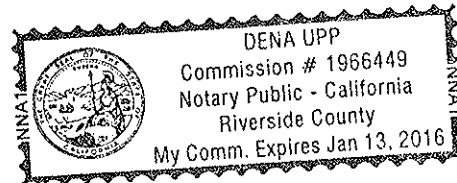
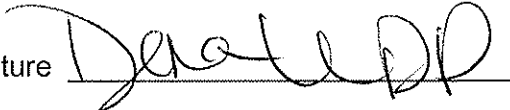
On March 25, 2015 before me, Dena Upp, A Notary Public personally appeared Ian R. Griffin

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



(Seal)

AGREEMENT
FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and La Sierra 32, LLC., hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as Tract 30473, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within 24 months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by Western Municipal Water District to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimate cost of said work and improvements is the sum of Two hundred thirty-two thousand and no/100 Dollars (\$232,000.00).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on reasonable recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The reasonable determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient and the Director of Transportation has reasonably demonstrated to Contractor that the Sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

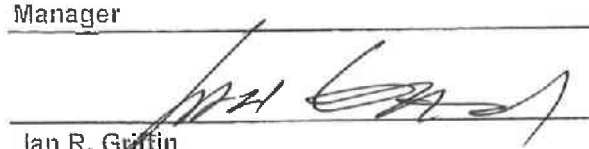
ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	La Sierra 32, LLC 110 N. Lincoln Ave., Suite 100 Corona, CA 92882

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

La Sierra 32, LLC, a Delaware limited liability company
By Griffin Residential III, LLC, a California limited liability Company

Its Manager

By 
Ian R. Griffin

Title Its: Manager

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-THEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPPLICATE

ACKNOWLEDGMENT

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 March 25, 2015 before me, Dena Upp, A Notary Public personally appeared Ian R. Griffin

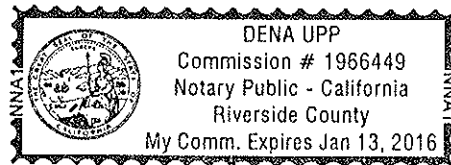
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ 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

Dena Upp



(Seal)

AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and La Sierra 32, LLC hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as Tract 30473, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within 24 months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provides for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of One hundred eight thousand three hundred sixty and no/100 Dollars (\$108,360.00).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the County Surveyor. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the monuments, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employee in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, the Surety upon any bond, and to the agents, employees and contractors of either or them, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the monumentation. This permission shall terminate in the event that Contractor or the Surety has completed work within the time specified or any extension thereof granted by the County. It is further agreed that Contractor shall have control of the ground reserved for the installation of said work, and the streets in which they are to be placed, as is necessary to allow Contractor to carry out this agreement.

FIFTH: Contractor agrees to file with County prior to the date this contract is executed, an acceptable and sufficient improvement security in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions of this agreement, and for the payment of the amount of the improvement security to the County for the benefit of any surveyor or engineer who has not been paid by the Contractor, as provided for by Section 66495 et seq. of the Government Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient and the Director of Transportation has reasonable demonstrated to Contractor that the Sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If contractor neglects, refuses, or fails to prosecute the work as to insure its completion within the time specifies, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement. County shall have the power, on the reasonable recommendation of the Director of Transportation, to terminate all rights of Contractor in such agreement, but said termination shall not affect or terminate any of the rights of County as against Contractor or its Surety then existing or which thereafter accrue because of such default. The reasonable determination of the County Surveyor of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, its Surety, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

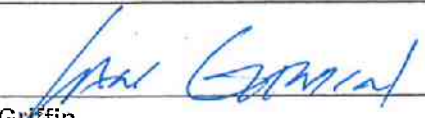
Contractor
La Sierra 32, LLC
110 N. Lincoln Ave., Suite 100
Corona, CA 92882

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

La Sierra 32, LLC, a Delaware limited liability company

By Griffin Residential III, LLC, a California limited liability Company

Its Manager

By 
Ian R. Griffin

Title Its: Manager

COUNTY OF RIVERSIDE

By _____


ATTEST:

KECIA HARPER-THEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY

AND EXECUTED IN TRIPLICATE

ACKNOWLEDGMENT

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 April 24, 2015 before me, Dena Upp, A Notary Public personally appeared Ian R. Griffin

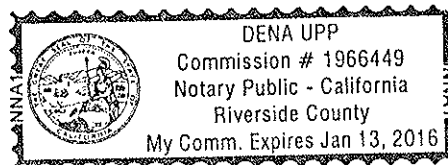
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument 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

Dena Upp



(Seal)

OWNERSHIP 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" AND "E". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A", LA SIERRA AVENUE, THE OWNERS OF LOTS 20 AND 33 ABUTTING THIS HIGHWAY AND DURING SUCH TIME 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 CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS B THROUGH D, INCLUSIVE, INDICATED AS "PRIVATE STREET", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS B THROUGH D, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS B THROUGH D, INCLUSIVE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE 5' EASEMENTS AS SHOWN ON THE MAP LYING WITHIN LOTS 1 THROUGH 35, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOTS 33 THROUGH 35, 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 HEREBY RETAIN THE EASEMENT INDICATED AS SLOPE EASEMENT ON LOT 20, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS IRRIGATION EASEMENT ON LOT 15, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER:
LA SIERRA 32, LLC
A DELAWARE LIMITED LIABILITY COMPANY,

BY: GRIFFIN RESIDENTIAL III, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS: MANAGER

BY: [Signature]
IAN R. GRIFFIN, MANAGER

BENEFICIARY

RECREATIONAL LAND INVESTMENTS, INC., A CALIFORNIA CORPORATION, BENEFICIARY UNDER AMENDED AND RESTATED DEED OF TRUST RECORDED MAY 7, 2015 AS INSTRUMENT NUMBER 2015-0190923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY

BY: [Signature]
TRACY M. MARX, SECRETARY & TREASURER

HOMESTREET BANK, A WASHINGTON STATE CHARTERED SAVINGS BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 1, 2015, AS INSTRUMENT NUMBER 2015-0228119, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY

BY: [Signature]
ARAM A. POLADIAN, FIRST VICE PRESIDENT

BOARD OF SUPERVISORS'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON OF LOTS "A" AND "E", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "B" THROUGH "D", INCLUSIVE, INDICATED AS PRIVATE STREETS AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF ABUTTERS RIGHTS OF ACCESS AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF THE 5 FOOT WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON IS HEREBY ACCEPTED.

DATE: _____, 20 _____
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

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

TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

DONALD R. GORDON



VA CONSULTING, INC.

R.C.E. 24725

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20 _____
AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____
BOARD, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. _____
FEE _____

PETER ALDANA
ASSESSOR - COUNTY CLERK-RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
FIDELITY NATIONAL TITLE COMPANY

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 RECREATIONAL LAND INVESTMENTS, INC., A CALIFORNIA CORPORATION, ON MARCH 4, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT 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: 4/23, 2015

[Signature]
DONALD R. GORDON
R.C.E. NO. 024725



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH 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 TRACT MAP 30473 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 11, 2005, THE EXPIRATION DATE BEING JANUARY 11, 2016, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 20 _____

RICHARD G. LANTIS, COUNTY SURVEYOR
L.S. 7611 EXPIRES 12-31-16

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66496 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
SAN JACINTO LAND COMPANY, HOLDER OF A PRELIMINARY EASEMENT RECORDED APRIL 1, 1929 IN BOOK 603 PAGE 341 OF RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

A 30 FOOT WIDE EASEMENT DEDICATED TO PUBLIC USE FOR ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, PER DOCUMENT RECORDED AUGUST 20, 1979 AS INSTRUMENT NO. 175917 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITHIN THIS TRACT MAP

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 54,600.

DATE: JUNE 19, 20 15

DON KENT, COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON THIS 1st DAY May, 2015 BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED Tracy M. Marx AND _____ 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] (SEAL)
COMMISSION NO.: 1941642
EXP: 7-11-2015
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.

NOTARY ACKNOWLEDGEMENT

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

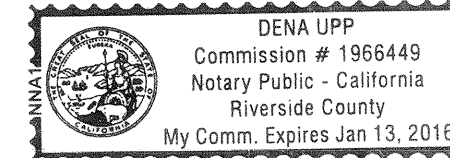
STATE OF CALIFORNIA
COUNTY OF Riverside

ON THIS 11th DAY May, 2015 BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED Ian R. Griffin AND _____ 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] (SEAL)
COMMISSION NO.: 1966449
EXP: Jan. 13, 2016
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.



NOTARY ACKNOWLEDGEMENT

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

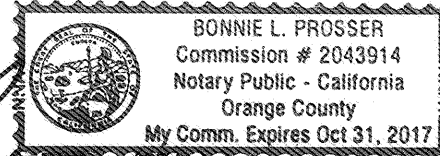
STATE OF CALIFORNIA
COUNTY OF Orange

ON THIS 3rd DAY June, 2015 BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED Bonnie L. Prosser AND _____ 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] (SEAL)
COMMISSION NO.: 2043914
EXP: 10-31-17
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.



NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 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 460, 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.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 54,600 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER AREA A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: June 19, 20 15

CASH OR SURETY BOND
DON KENT, COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

MONUMENT NOTES

- 1 FD. 1" I.P., 0.16' NORTH OF LINE, TAGGED "LS3258", PER R1 & R8, DOWN 0.1'.
- 2 FD. 2" I.P., BRASS DISK STAMPED "LS4218" PER R3 & R5, ACCEPTED AS S.E. COR. SEC. 25, UP 0.5'.
- 3 FD. 1" I.P., TAGGED "LS3258", PER R3 & R1, N88°29'40"W 0.24' OF WESTERLY BOUNDARY LINE PER R3, FLUSH. ACCEPTED AS BEING A POINT ON PROLONGATION OF SOUTHERLY BOUNDARY LINE PER R3.
- 4 FD. 1" I.P., TAGGED "LS3258", PER R3 & R6, FLUSH.
- 5 FD. 1" I.P., TAGGED "LS3258", PER R3 & R1, N89°37'32"W 0.34' OF SECTION LINE PER SAID MAP, DOWN 0.4'. ACCEPTED AS BEING A POINT ON THE NORTHERLY BOUNDARY LINE PER R3.
- 6 FD. 1" I.P. TAGGED "RCE9455", NO REFERENCE, UP 0.5', ACCEPTED AS TIE TO MON 4.
- 7 FD. LEAD & TAG, "LS3968", PER R1, ON CURB. ACCEPTED AS BEING A POINT ON PROLONGATION OF SIDE LOT LINE PER R1.
- 8 FD. 1" I.P., TAGGED "LS3968", PER R1, FLUSH.
- 9 FD. 1" I.P., TAGGED "LS3968", PER R1, S02°42'45"W 0.23' OF BOUNDARY LINE PER R1, DOWN 1.0'.
- 10 FD. NOTHING, RE-ESTABLISHED BY INTERSECTION PER R1.
- 11 FD. 1" I.P., TAGGED "RIV. CO. SURV." PER R4 & R2, ACCEPTED AS BEGINNING AND END OF C CURVE PER R2, DOWN 1.2'.
- 12 FD. 1" I.P., NO TAG PER R2, S00°24'04"W 0.09' OF SECTION LINE, UP 0.1'.
- 13 FD. 1" I.P., TAGGED "RCE9876" PER R4 & R2, DOWN 0.2' ON SECTION LINE.
- 14 FD. 1 1/2" I.P., TAGGED "RCE9876" PER R4 & R7. ACCEPTED AS S.W. COR. SEC. 25, UP 0.6'.
- 15 FD. 1" I.P., TAGGED "RCE9876", PER R2, FLUSH.
- 16 FD. 1" I.P., TAGGED "RCE9876", PER R2, N89°37'32"W 0.12' OF WESTERLY BOUNDARY LINE PER R2, DOWN 0.3'. ACCEPTED AS BEING A POINT ON PROLONGATION OF NORTHERLY BOUNDARY LINE PER R2.
- 17 FD. 4"x4" POST IN CONC. MOUND, TAGGED "LS3258", PER R3 & R8. ACCEPTED AS W. 1/4 SEC. 30, FLUSH.
- 18 FD. 1" I.P., TAGGED "LS3258", PER R9 & R2, N00°22'28"E 0.10' OF NORTHERLY BOUNDARY LINE PER R2, FLUSH.
- 19 FD. 1 1/2" I.P., BRASS DISK STAMPED "RIV. CO. SURV. BC 89+28.78" PER R2 & R9, DOWN 0.4'.
- 20 FD. 1" I.P., TAGGED "LS3968", PER R1, NOT ACCEPTED, S00°22'26"W 0.53' OF NORTHERLY LOT LINE PER SAID TRACT & S89°37'34"E 0.35' OF WESTERLY LOT LINE PER R1, FLUSH.
- 21 FD. NOTHING, RE-ESTABLISHED BY INTERSECTION OF SECTION LINE AND 55' HALF WIDTH RIGHT OF WAY LINE.
- 22 FD. 1" I.P., TAGGED "LS3968" PER R1, S02°44'08"E 0.12' OF SOUTHERLY BOUNDARY LINE PER R1, DOWN 0.2'.
- 23 FD. 1" I.P., TAGGED "LS3968", PER R1, S02°42'45"W 0.18' OF SOUTHERLY BOUNDARY LINE PER R1, DOWN 0.3'.
- 24 FD. NOTHING, RE-ESTABLISHED BY GRANT DEED PER R1.

LINE TABLE		
LINE	BEARING	LENGTH
L50	N89°37'32"W (N89°38'10"W R2)	245.70' (245.23' R2)
L51	N89°37'32"W (N89°38'10"W R2)	173.30' (173.76' R2)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C66	611.23'	1800.00'	19°27'22"
C67	944.81'	1800.00'	30°04'27"

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 _____ PAGE _____.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE S.W. 1/4 SEC. 30, T.35., R.5W., S.B.M., TAKEN AS N00°22'26"E PER RS 65/87.

NOTES:
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

CC & R'S INSTRUMENT NO. _____ RECORDED _____ DAY OF _____, 20____.

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

TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

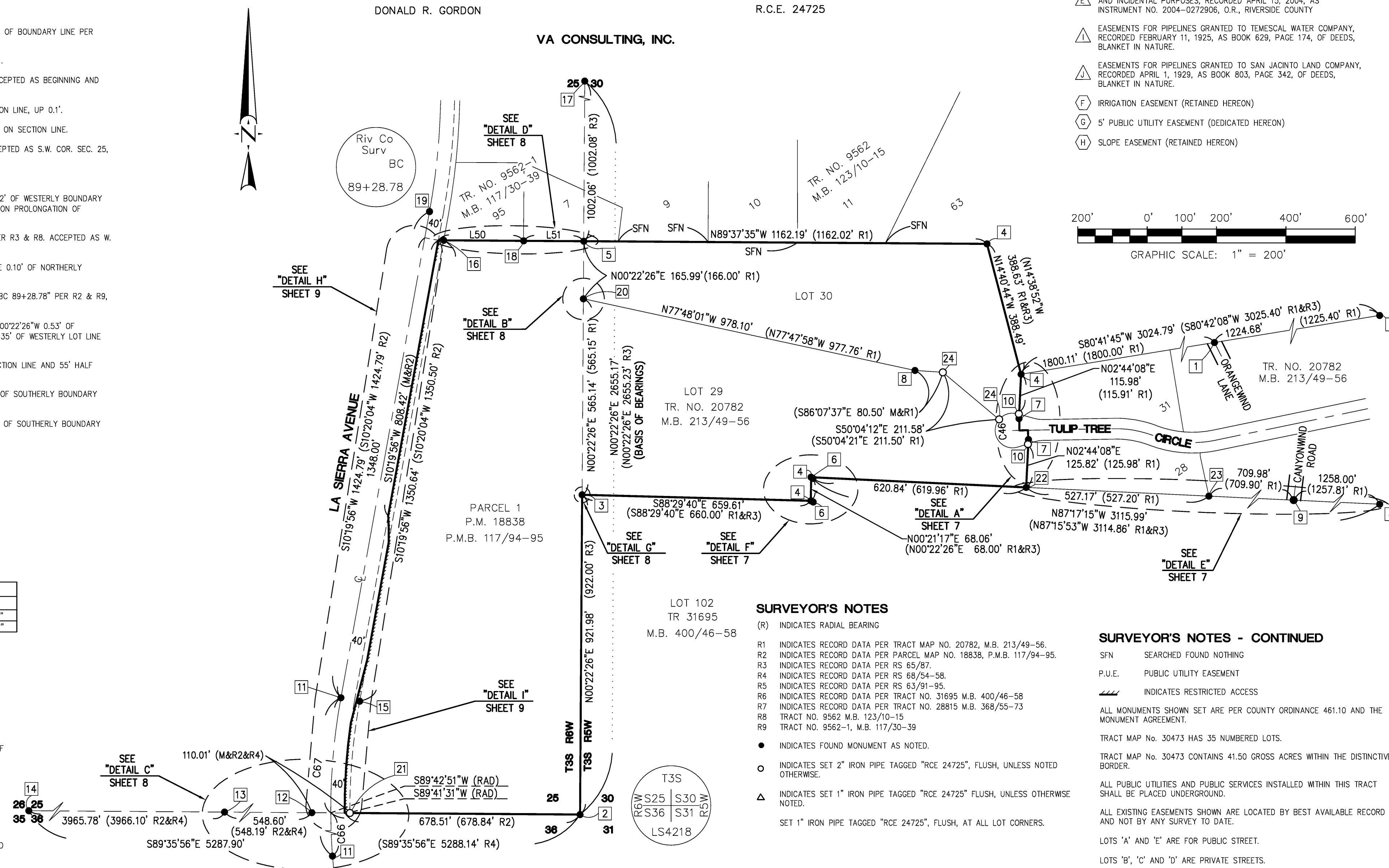
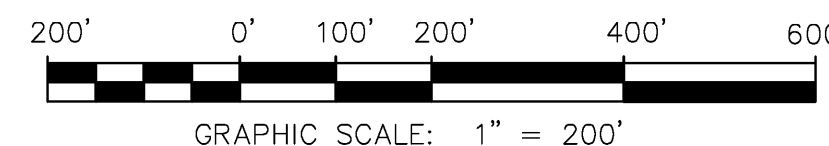
DONALD R. GORDON

R.C.E. 24725

VA CONSULTING, INC.

EASEMENT NOTES

- A AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1974, AS INSTRUMENT NO. 50665, O.R., RIVERSIDE COUNTY
- B AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR SLOPES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1977, AS INSTRUMENT NO. 19262, O.R., RIVERSIDE COUNTY
- C AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR SLOPES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 13, 1980, AS INSTRUMENT NO. 80-212965, O.R., RIVERSIDE COUNTY
- D AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 7, 1999, AS INSTRUMENT NO. 1999-303047, O.R., RIVERSIDE COUNTY
- E AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED APRIL 15, 2004, AS INSTRUMENT NO. 2004-0272906, O.R., RIVERSIDE COUNTY
- I EASEMENTS FOR PIPELINES GRANTED TO TEMESCAL WATER COMPANY, RECORDED FEBRUARY 11, 1925, AS BOOK 629, PAGE 174, OF DEEDS, BLANKET IN NATURE.
- J EASEMENTS FOR PIPELINES GRANTED TO SAN JACINTO LAND COMPANY, RECORDED APRIL 1, 1929, AS BOOK 803, PAGE 342, OF DEEDS, BLANKET IN NATURE.
- F IRRIGATION EASEMENT (RETAINED HEREON)
- G 5' PUBLIC UTILITY EASEMENT (DEDICATED HEREON)
- H SLOPE EASEMENT (RETAINED HEREON)



SURVEYOR'S NOTES

- (R) INDICATES RADIAL BEARING
- R1 INDICATES RECORD DATA PER TRACT MAP NO. 20782, M.B. 213/49-56.
- R2 INDICATES RECORD DATA PER PARCEL MAP NO. 18838, P.M.B. 117/94-95.
- R3 INDICATES RECORD DATA PER RS 65/87.
- R4 INDICATES RECORD DATA PER RS 68/54-58.
- R5 INDICATES RECORD DATA PER RS 63/91-95.
- R6 INDICATES RECORD DATA PER TRACT NO. 31695 M.B. 400/46-58
- R7 INDICATES RECORD DATA PER TRACT NO. 28815 M.B. 368/55-73
- R8 TRACT NO. 9562 M.B. 123/10-15
- R9 TRACT NO. 9562-1, M.B. 117/30-39

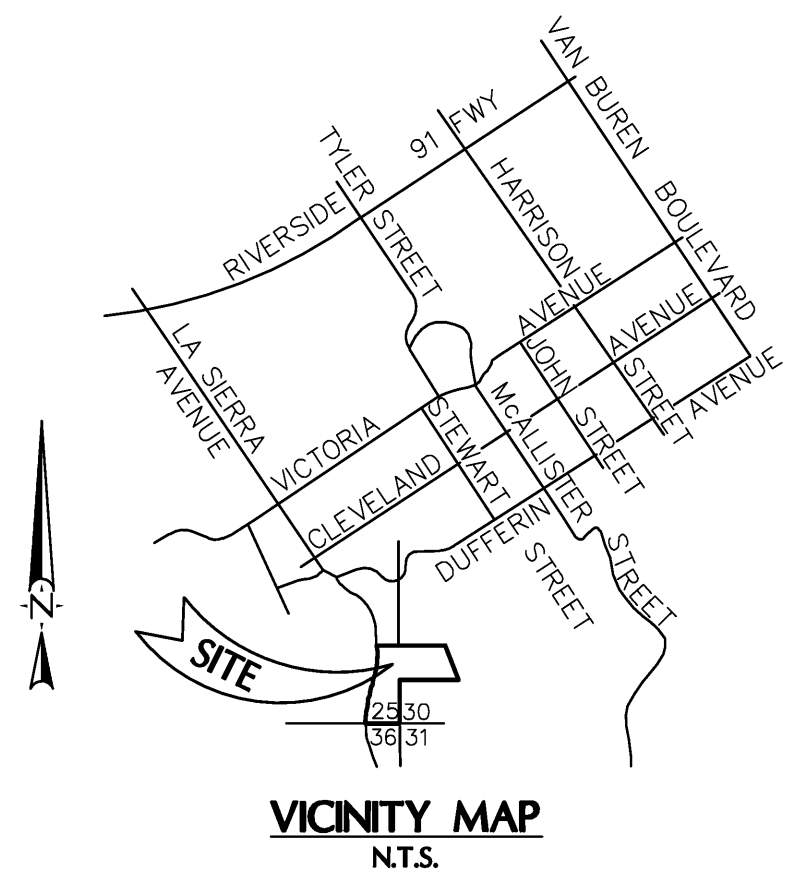
SURVEYOR'S NOTES - CONTINUED

- SFN SEARCHED FOUND NOTHING
- P.U.E. PUBLIC UTILITY EASEMENT
- INDICATES RESTRICTED ACCESS
- ALL MONUMENTS SHOWN SET ARE PER COUNTY ORDINANCE 461.10 AND THE MONUMENT AGREEMENT.
- TRACT MAP No. 30473 HAS 35 NUMBERED LOTS.
- TRACT MAP No. 30473 CONTAINS 41.50 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
- ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY SURVEY TO DATE.
- LOTS 'A' AND 'E' ARE FOR PUBLIC STREET.
- LOTS 'B', 'C' AND 'D' ARE PRIVATE STREETS.

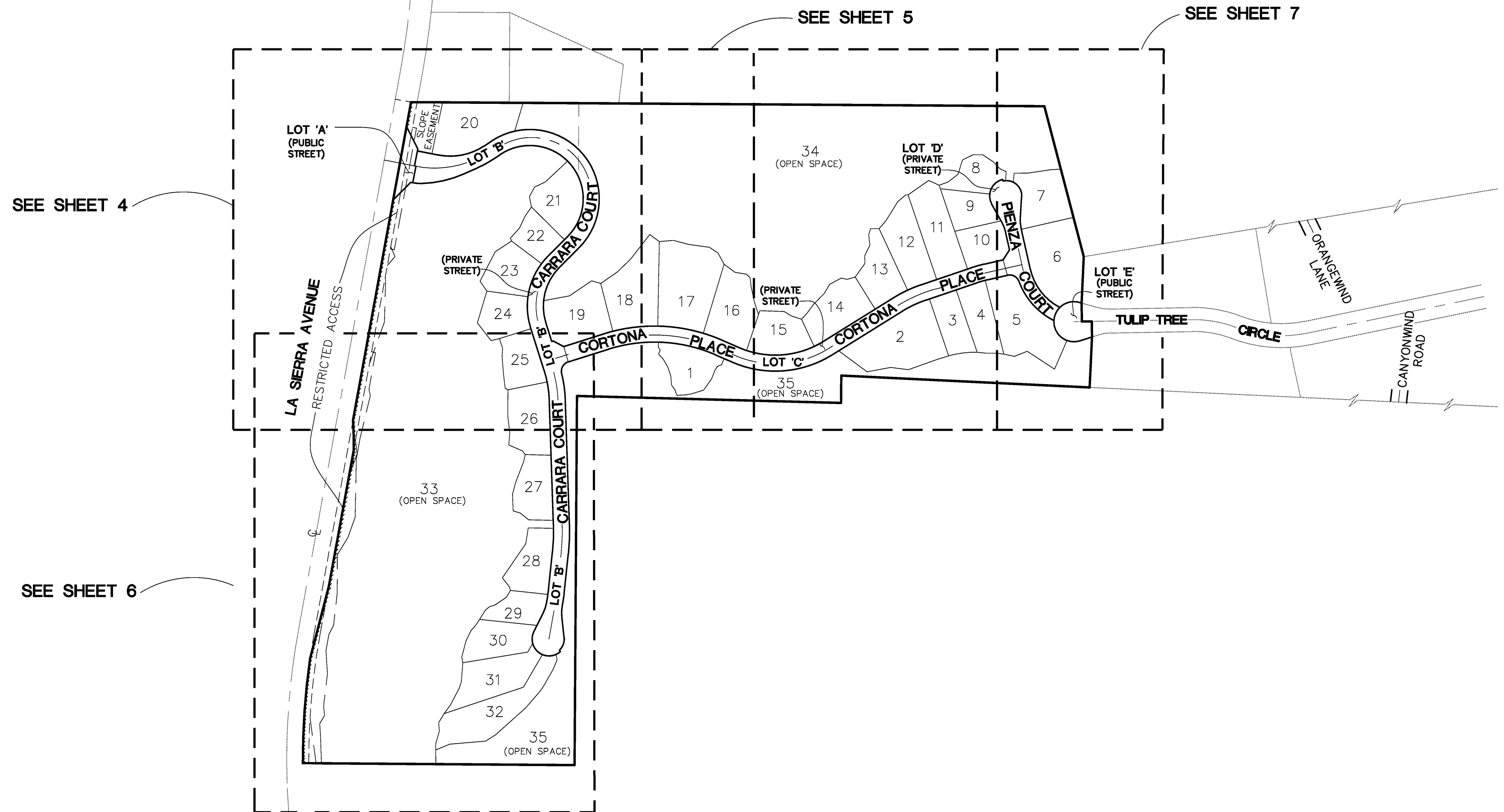
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" IRON PIPE TAGGED "RCE 24725", FLUSH, UNLESS NOTED OTHERWISE.
- △ INDICATES SET 1" IRON PIPE TAGGED "RCE 24725" FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE TAGGED "RCE 24725", FLUSH, AT ALL LOT CORNERS.

TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.



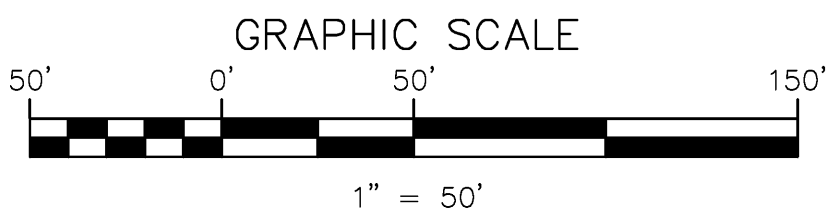
INDEX MAP



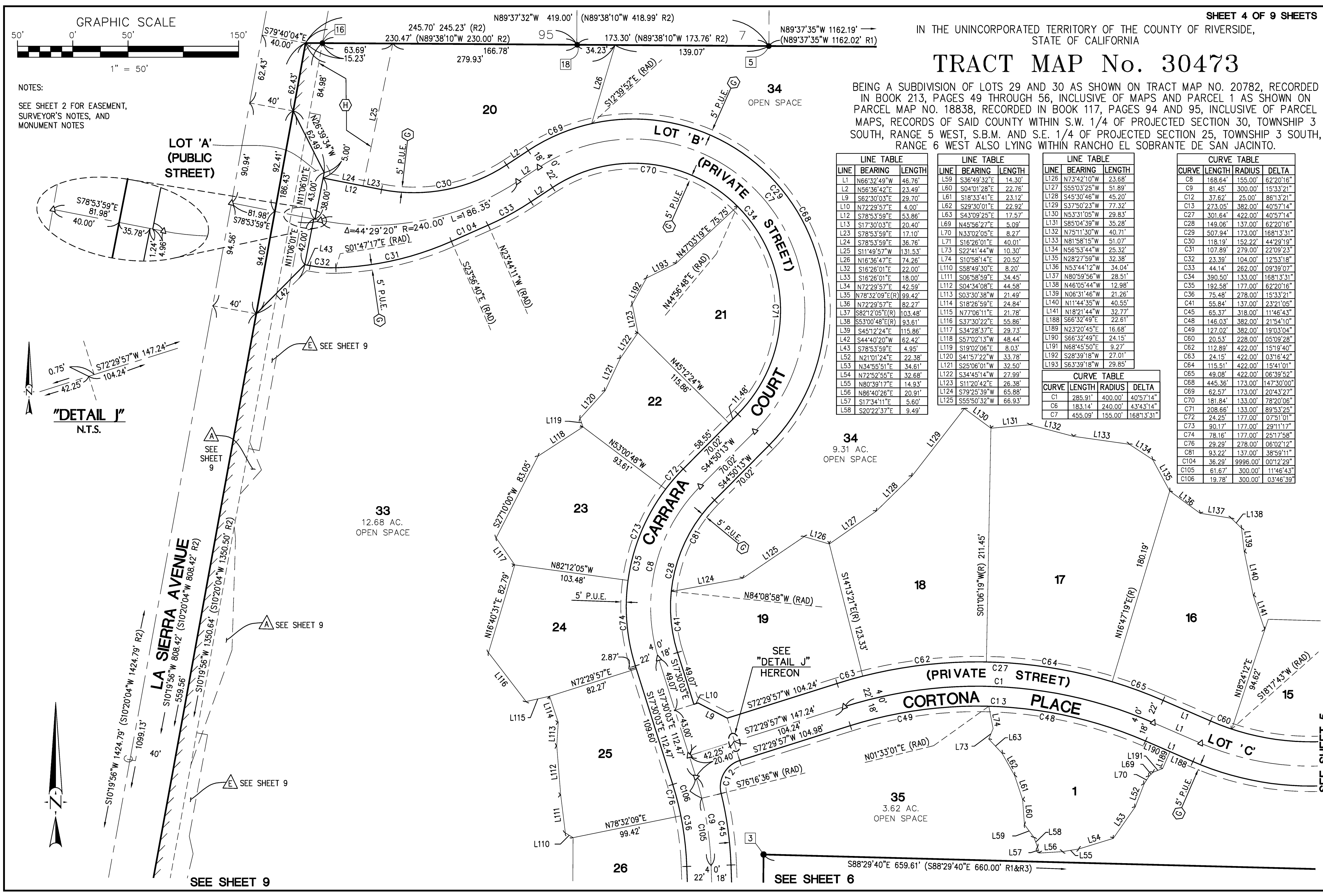
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.



NOTES:
SEE SHEET 2 FOR EASEMENT,
SURVEYOR'S NOTES, AND
MONUMENT NOTES



LINE	BEARING	LENGTH
L1	N66°32'49"W	46.76'
L2	N56°36'42"E	23.49'
L9	S62°30'03"E	29.70'
L10	N72°29'57"E	4.00'
L12	S78°53'59"E	53.86'
L13	S17°30'03"E	20.40'
L23	S78°53'59"E	17.10'
L24	S78°53'59"E	36.76'
L25	S11°49'57"W	131.53'
L26	N16°36'47"E	74.26'
L32	S16°26'01"E	22.00'
L33	S16°26'01"E	18.00'
L34	N72°29'57"E	42.59'
L35	N78°32'09"E(R)	99.42'
L36	N72°29'57"E	82.27'
L37	S82°12'05"E(R)	103.48'
L38	S53°00'48"E(R)	93.61'
L39	S45°12'24"E	115.86'
L42	S44°40'20"W	62.42'
L43	S78°53'59"E	4.95'
L52	N21°01'24"E	22.38'
L53	N34°55'51"E	34.61'
L54	N72°52'55"E	32.68'
L55	N80°39'17"E	14.93'
L56	N86°40'26"E	20.91'
L57	S17°34'11"E	5.60'
L58	S20°22'37"E	9.49'

LINE	BEARING	LENGTH
L59	S36°49'32"E	14.30'
L60	S04°01'28"E	22.76'
L61	S18°33'41"E	23.12'
L62	S29°30'01"E	22.92'
L63	S43°09'25"E	17.57'
L69	N45°56'27"E	5.09'
L70	N33°02'05"E	8.27'
L71	S16°26'01"E	40.01'
L73	S22°41'44"W	10.30'
L74	S10°58'14"E	20.52'
L110	S58°49'30"E	8.20'
L111	S06°58'59"E	34.45'
L112	S04°34'08"E	44.58'
L113	S03°30'38"W	21.49'
L114	S18°26'59"E	24.84'
L115	N77°06'11"E	21.78'
L116	S37°30'22"E	55.86'
L117	S34°28'37"E	29.73'
L118	S57°02'13"W	48.44'
L119	S19°02'06"E	8.03'
L120	S41°57'22"W	33.78'
L121	S25°06'01"W	32.50'
L122	S34°45'14"W	27.99'
L123	S11°20'42"E	26.38'
L124	S79°25'39"W	65.88'
L125	S55°50'32"W	66.93'

LINE	BEARING	LENGTH
L126	N73°42'10"W	23.68'
L127	S55°03'25"W	51.89'
L128	S45°30'46"W	45.20'
L129	S37°50'23"W	77.32'
L130	N53°31'05"W	29.83'
L131	S85°04'39"W	35.28'
L132	N75°11'39"W	40.71'
L133	N81°58'15"W	51.07'
L134	N56°53'44"W	25.32'
L135	N28°27'59"W	32.38'
L136	N53°44'12"W	34.04'
L137	N80°59'56"W	28.51'
L138	N46°05'44"W	12.98'
L139	N06°31'46"W	21.26'
L140	N11°44'35"W	40.55'
L141	N18°21'44"W	32.77'
L188	S66°32'49"E	22.61'
L189	N23°20'45"E	16.68'
L190	S66°32'49"E	24.15'
L191	N68°45'50"E	9.27'
L192	S28°39'18"W	27.01'
L193	S63°39'18"W	29.85'

CURVE	LENGTH	RADIUS	DELTA
C8	168.64'	155.00'	62°20'16"
C9	81.45'	300.00'	15°33'21"
C12	37.62'	25.00'	86°13'21"
C13	273.05'	382.00'	40°57'14"
C27	301.64'	422.00'	40°57'14"
C28	149.06'	137.00'	62°20'16"
C29	507.94'	173.00'	168°13'31"
C30	118.19'	152.22'	44°29'19"
C31	107.89'	279.00'	22°09'23"
C32	23.39'	104.00'	12°53'18"
C33	44.14'	262.00'	09°39'07"
C34	390.50'	133.00'	168°13'31"
C35	192.58'	177.00'	62°20'16"
C36	75.48'	278.00'	15°33'21"
C41	55.84'	137.00'	23°21'05"
C45	65.37'	318.00'	11°46'43"
C48	146.03'	382.00'	21°54'10"
C49	127.02'	382.00'	19°03'04"
C60	20.53'	228.00'	05°09'28"
C62	112.89'	422.00'	15°19'40"
C63	24.15'	422.00'	03°16'42"
C64	115.51'	422.00'	15°41'01"
C65	49.08'	422.00'	06°39'52"
C66	445.36'	173.00'	147°30'00"
C69	62.57'	173.00'	20°43'27"
C70	181.64'	133.00'	78°20'06"
C71	208.66'	133.00'	89°53'25"
C72	24.25'	177.00'	07°51'01"
C73	90.17'	177.00'	29°11'17"
C74	78.16'	177.00'	25°17'58"
C76	29.29'	278.00'	06°02'12"
C81	93.22'	137.00'	38°59'11"
C104	36.29'	9996.00'	00°12'29"
C105	61.67'	300.00'	11°46'43"
C106	19.78'	300.00'	03°46'39"

CURVE	LENGTH	RADIUS	DELTA
C1	285.91'	400.00'	40°57'14"
C6	183.14'	240.00'	43°43'14"
C7	455.09'	155.00'	168°13'31"

SEE SHEET 5

SEE SHEET 9

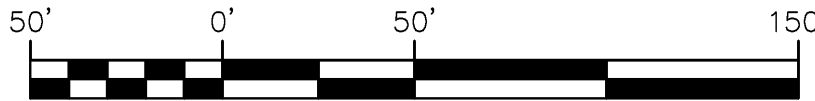
SEE SHEET 6

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

TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

GRAPHIC SCALE



1" = 50'

NOTE:
SEE SHEET 2 FOR EASEMENT, SURVEYOR'S, AND MONUMENT NOTES

TR NO. 9562

(N89°37'35"W 1162.19' (N89°37'35"W 1162.02' R1) M.B. 123/10-15

63

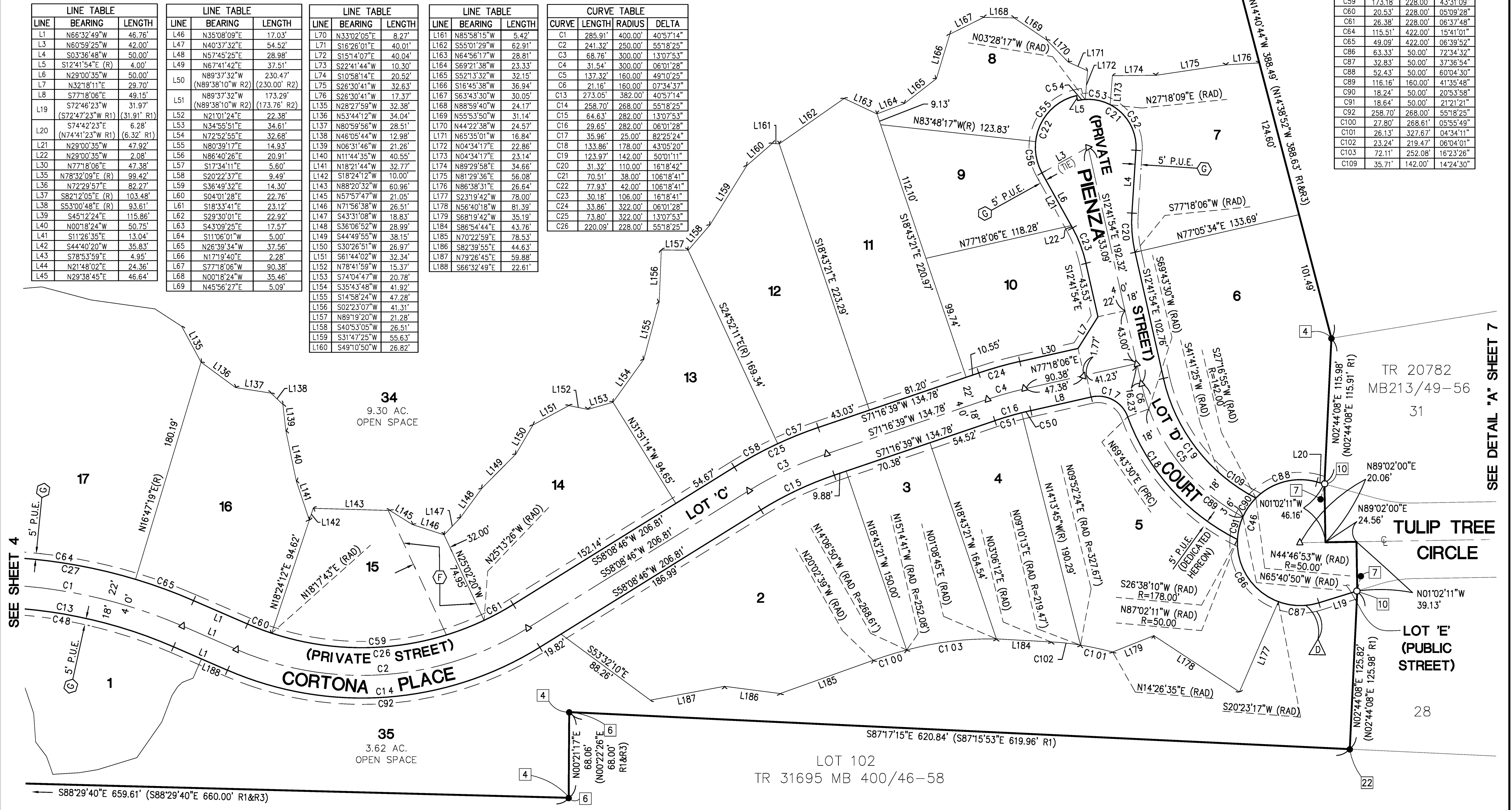
LINE	BEARING	LENGTH
L1	N66°32'49"W	46.76'
L3	N60°59'25"W	42.00'
L4	S03°36'48"W	50.00'
L5	S12°41'54"E (R)	4.00'
L6	N29°00'35"W	50.00'
L7	N32°18'11"E	29.70'
L8	S77°18'06"E	49.15'
L9	S72°46'23"W	31.97'
L19	(S72°47'23"W R1) (31.91' R1)	
L20	S74°42'23"E	6.28'
L21	(N74°41'23"W R1) (6.32' R1)	
L22	N29°00'35"W	47.92'
L30	N29°00'35"W	2.08'
L32	N77°18'06"E	47.38'
L35	N78°32'09"E (R)	99.42'
L36	N72°29'57"E	82.27'
L37	S82°12'05"E (R)	103.48'
L38	S53°00'48"E (R)	93.61'
L39	S45°12'24"E	115.86'
L40	N00°18'24"W	50.75'
L41	S11°28'35"E	13.04'
L42	S44°40'20"W	35.83'
L43	S78°53'59"E	4.95'
L44	N21°48'02"E	24.36'
L45	N29°38'45"E	46.64'

LINE	BEARING	LENGTH
L46	N35°08'09"E	17.03'
L47	N40°37'32"E	54.52'
L48	N57°45'25"E	28.98'
L49	N67°41'42"E	37.51'
L50	N89°37'32"W	230.47'
L51	(N89°38'10"W R2) (230.00' R2)	
L52	N21°01'24"E	22.38'
L53	N34°55'51"E	34.61'
L54	N72°52'55"E	32.68'
L55	N80°39'17"E	14.93'
L56	N86°40'26"E	20.91'
L57	S17°34'11"E	5.60'
L58	S20°22'37"E	9.49'
L59	S36°49'32"E	14.30'
L60	S04°01'28"E	22.76'
L61	S18°33'41"E	23.12'
L62	S29°30'01"E	22.92'
L63	S43°09'25"E	17.57'
L64	S11°06'01"W	5.00'
L65	N26°39'34"W	37.56'
L66	N17°19'40"E	2.28'
L67	S77°18'06"W	90.38'
L68	N00°18'24"W	35.46'
L69	N45°56'27"E	5.09'

LINE	BEARING	LENGTH
L70	N33°02'06"E	8.27'
L71	S16°26'01"E	40.01'
L72	S15°14'07"E	40.04'
L73	S22°41'44"W	10.30'
L74	S10°58'14"E	20.52'
L75	S26°30'41"W	32.63'
L76	S26°30'41"W	17.37'
L77	N28°27'59"W	32.38'
L78	N53°44'12"W	34.04'
L79	N80°59'56"W	28.51'
L80	N46°05'44"W	12.98'
L81	N06°31'46"W	21.26'
L82	N11°44'35"W	40.55'
L83	N18°21'44"W	32.77'
L84	N81°29'36"E	56.08'
L85	N86°38'31"E	26.64'
L86	S23°19'42"W	78.00'
L87	N56°40'18"W	81.39'
L88	S68°19'42"W	35.19'
L89	S86°54'44"E	43.76'
L90	N70°22'59"E	78.53'
L91	S82°39'55"E	44.63'
L92	N79°26'45"E	59.88'
L93	S66°32'49"E	22.61'

CURVE	LENGTH	RADIUS	DELTA
C1	285.91'	400.00'	40°57'14"
C2	241.32'	250.00'	55°18'25"
C3	68.76'	300.00'	13°07'53"
C4	31.54'	300.00'	06°01'28"
C5	137.32'	160.00'	49°10'25"
C6	21.16'	160.00'	07°34'37"
C13	273.05'	382.00'	40°57'14"
C14	258.70'	268.00'	55°18'25"
C15	64.63'	282.00'	13°07'53"
C16	29.65'	282.00'	06°01'28"
C17	35.96'	25.00'	82°25'24"
C18	133.86'	178.00'	43°05'20"
C19	123.97'	142.00'	50°01'11"
C20	31.32'	110.00'	16°18'42"
C21	70.51'	38.00'	106°18'41"
C22	77.93'	42.00'	106°18'41"
C23	30.18'	106.00'	16°18'41"
C24	33.86'	322.00'	06°01'28"
C25	73.80'	322.00'	13°07'53"
C26	220.09'	228.00'	55°18'25"

CURVE	LENGTH	RADIUS	DELTA
C46	185.46'	50.00'	212°31'14"
C48	146.03'	382.00'	21°54'10"
C50	7.54'	282.00'	01°31'52"
C51	22.12'	282.00'	04°29'36"
C52	43.98'	38.00'	66°18'39"
C53	20.41'	38.00'	30°46'25"
C54	6.12'	38.00'	09°13'37"
C55	52.12'	42.00'	71°06'23"
C56	25.81'	42.00'	35°12'18"
C57	34.55'	322.00'	06°08'50"
C58	39.25'	322.00'	06°59'03"
C59	173.18'	228.00'	43°31'09"
C60	20.53'	228.00'	05°09'28"
C61	26.38'	228.00'	06°37'48"
C64	115.51'	422.00'	15°41'01"
C65	49.09'	422.00'	06°39'52"
C66	63.33'	50.00'	72°34'32"
C67	32.83'	50.00'	37°36'54"
C68	52.43'	50.00'	60°04'30"
C69	116.16'	160.00'	41°35'48"
C90	18.24'	50.00'	20°53'58"
C91	18.64'	50.00'	21°21'21"
C92	258.70'	268.00'	55°18'25"
C100	27.80'	268.61'	05°55'49"
C101	26.13'	327.67'	04°34'11"
C102	23.24'	219.47'	06°04'01"
C103	72.11'	252.08'	16°23'26"
C109	35.71'	142.00'	14°24'30"



SEE SHEET 4

SEE DETAIL "A" SHEET 7

TR 20782
MB213/49-56
31

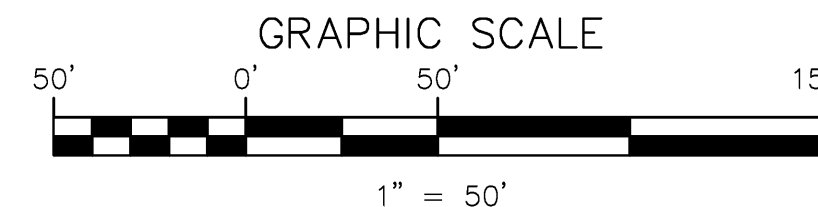
TULIP TREE
CIRCLE

LOT E'
(PUBLIC
STREET)

LOT 102
TR 31695 MB 400/46-58

TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	19.78'	300.00'	03°46'40"
C10	71.09'	510.00'	07°59'12"
C11	21.77'	300.00'	04°09'29"
C12	37.62'	25.00'	86°13'21"
C36	75.48'	278.00'	15°33'21"
C37	68.02'	488.00'	07°59'12"
C38	20.15'	278.00'	04°09'11"
C39	30.19'	106.00'	16°19'00"
C40	116.90'	42.00'	159°28'01"
C42	31.31'	110.00'	16°18'23"
C43	23.05'	318.00'	04°09'11"
C44	73.60'	528.00'	07°59'12"
C45	65.37'	318.00'	11°46'43"
C47	13.28'	42.00'	18°06'53"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C75	46.19'	278.00'	09°31'10"
C76	29.29'	278.00'	06°02'12"
C77	9.75'	488.00'	01°08'41"
C78	58.27'	488.00'	06°50'31"
C79	5.42'	278.00'	01°07'02"
C80	14.73'	278.00'	03°02'08"
C82	30.36'	42.00'	41°25'14"
C83	38.26'	42.00'	52°11'13"
C84	35.00'	42.00'	47°44'42"
C85	35.25'	38.00'	53°09'21"
C105	61.67'	300.00'	11°46'43"
C106	19.78'	300.00'	03°46'39"

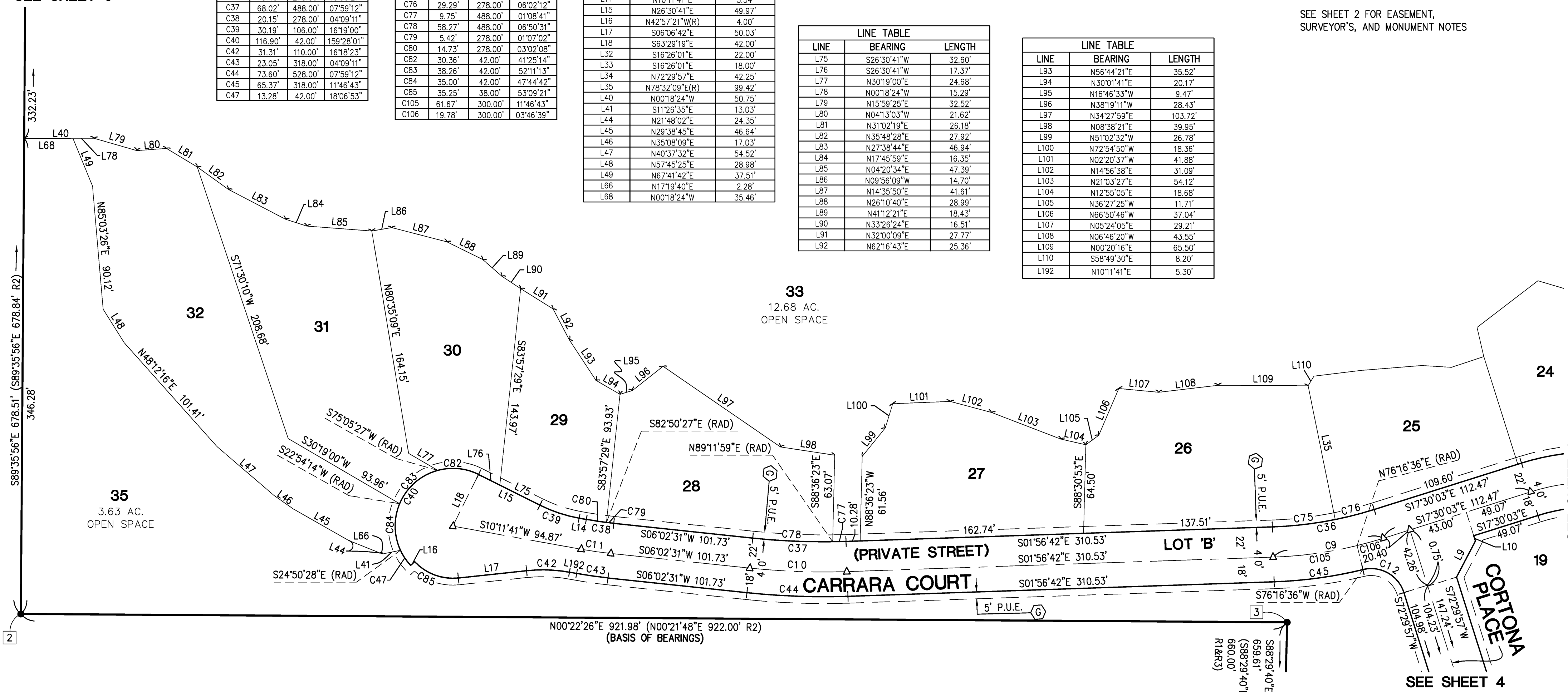
LINE TABLE		
LINE	BEARING	LENGTH
L9	S62°30'03"E	29.70'
L10	N72°29'57"E	4.00'
L14	N10°11'41"E	5.34'
L15	N26°30'41"E	49.97'
L16	N42°57'21"W(R)	4.00'
L17	S06°06'42"E	50.03'
L18	S63°29'19"E	42.00'
L32	S16°26'01"E	22.00'
L33	S16°26'01"E	18.00'
L34	N72°29'57"E	42.25'
L35	N78°32'09"E(R)	99.42'
L40	N00°18'24"W	50.75'
L41	S11°26'35"E	13.03'
L44	N21°48'02"E	24.35'
L45	N29°38'45"E	46.64'
L46	N35°08'09"E	17.03'
L47	N40°37'32"E	54.52'
L48	N57°45'25"E	28.98'
L49	N67°41'42"E	37.51'
L66	N17°19'40"E	2.28'
L68	N00°18'24"W	35.46'

LINE TABLE		
LINE	BEARING	LENGTH
L75	S26°30'41"W	32.60'
L76	S26°30'41"W	17.37'
L77	N30°19'00"E	24.68'
L78	N00°18'24"W	15.29'
L79	N15°59'25"E	32.52'
L80	N04°13'03"W	21.62'
L81	N31°02'19"E	26.18'
L82	N35°48'28"E	27.92'
L83	N27°38'44"E	46.94'
L84	N17°45'59"E	16.35'
L85	N04°20'34"E	47.39'
L86	N09°56'09"W	14.70'
L87	N14°35'50"E	41.61'
L88	N26°10'40"E	28.99'
L89	N41°12'21"E	18.43'
L90	N33°26'24"E	16.51'
L91	N32°00'09"E	27.77'
L92	N62°16'43"E	25.36'

LINE TABLE		
LINE	BEARING	LENGTH
L93	N56°44'21"E	35.52'
L94	N30°01'41"E	20.17'
L95	N16°46'33"W	9.47'
L96	N38°19'11"W	28.43'
L97	N34°27'59"E	103.72'
L98	N08°38'21"E	39.95'
L99	N51°02'32"W	26.78'
L100	N72°54'50"W	18.36'
L101	N02°20'37"W	41.88'
L102	N14°56'38"E	31.09'
L103	N21°03'27"E	54.12'
L104	N12°55'05"E	18.68'
L105	N36°27'25"W	11.71'
L106	N66°50'46"W	37.04'
L107	N05°24'05"E	29.21'
L108	N06°46'20"W	43.55'
L109	N00°20'16"E	65.50'
L110	S58°49'30"E	8.20'
L192	N10°11'41"E	5.30'

NOTES:
SEE SHEET 2 FOR EASEMENT,
SURVEYOR'S, AND MONUMENT NOTES

SEE SHEET 9

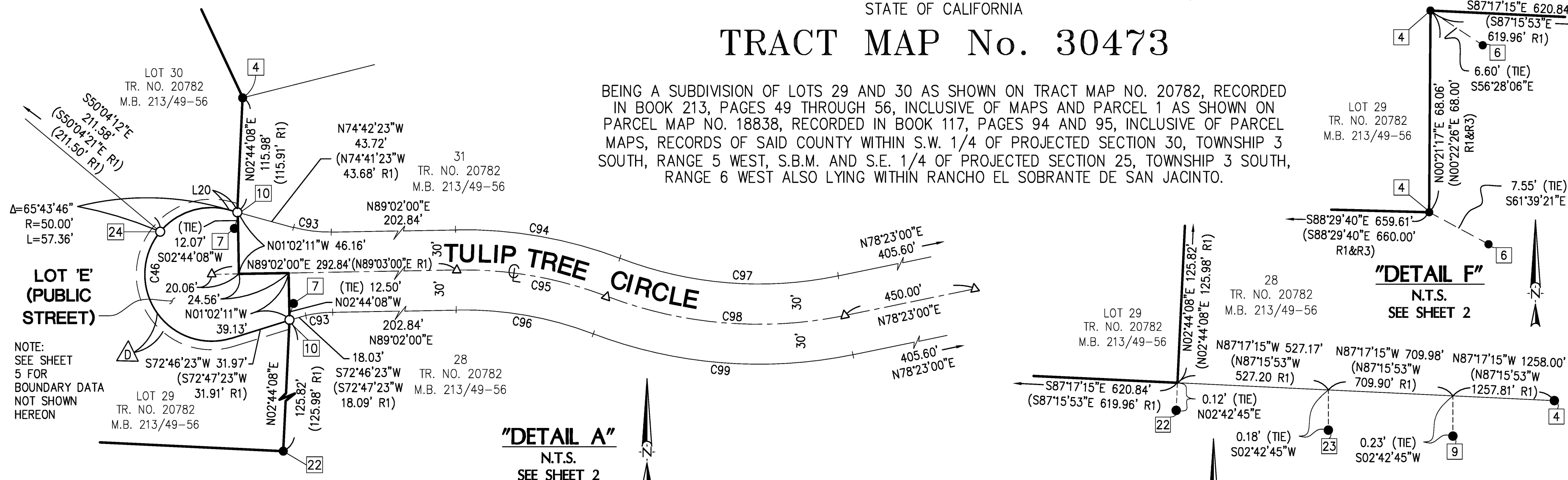


SEE SHEET 4

SEE SHEET 4

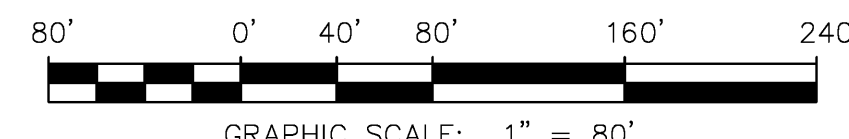
TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

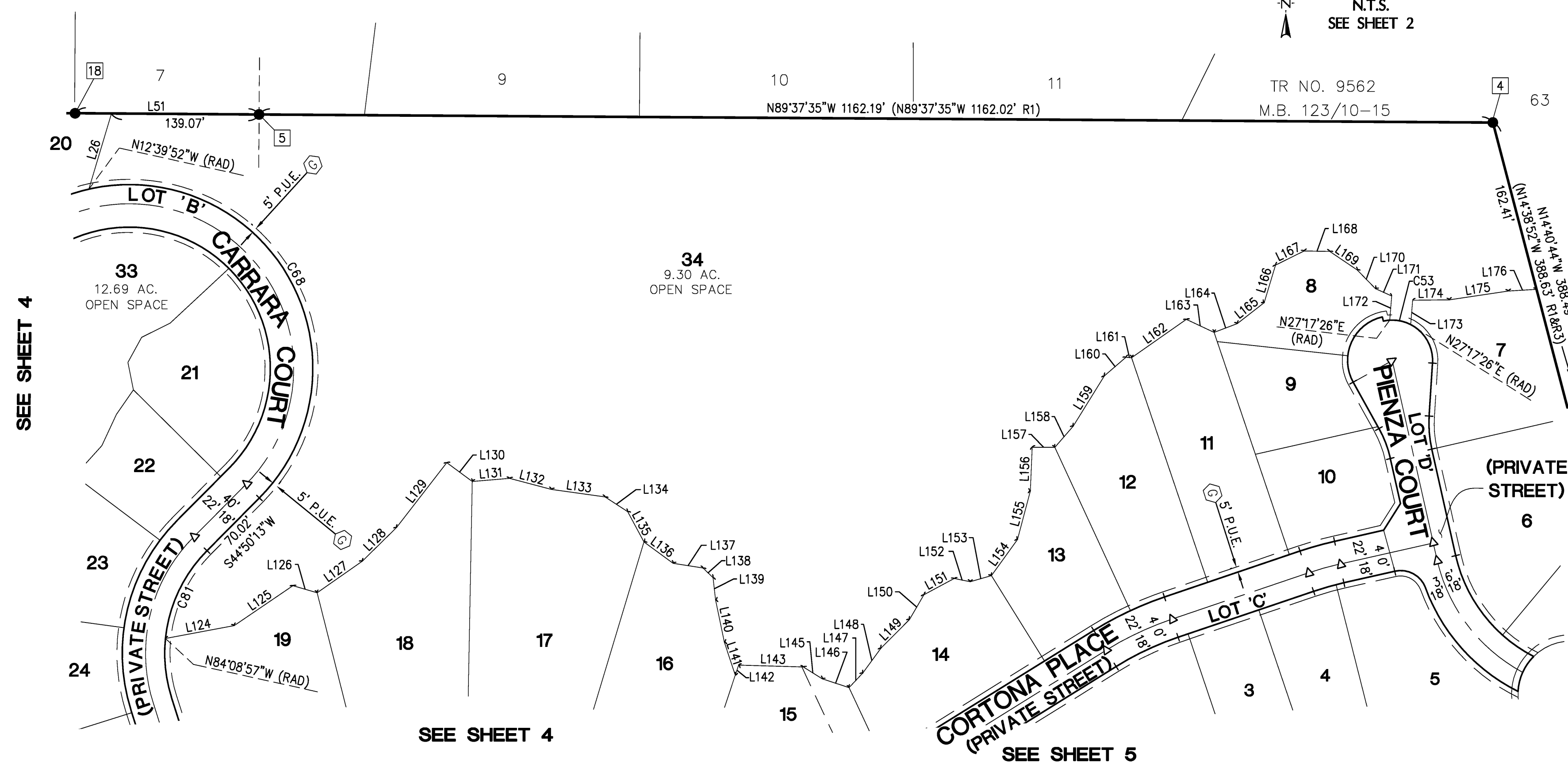


LINE	BEARING	LENGTH
L20	S74°42'23"E (N74°41'23"W R1)	6.28' (6.32' R1)
L26	N16°36'47"E	74.26'
L51	N89°37'32"W (N89°38'10"W R2)	173.29' (173.76' R2)
L124	S79°25'39"W	65.88'
L125	S55°50'32"W	66.93'
L126	N73°42'10"W	23.68'
L127	S55°03'25"W	51.89'
L128	S45°30'46"W	45.20'
L129	S37°50'23"W	77.32'
L130	N53°31'05"W	29.83'
L131	S85°04'39"W	35.28'
L132	N75°11'30"W	40.71'
L133	N81°58'15"W	51.07'
L134	N56°53'44"W	25.32'
L135	N28°27'59"W	32.38'
L136	N53°44'12"W	34.04'
L137	N80°59'56"W	28.51'
L138	N46°05'44"W	12.98'
L139	N06°31'46"W	21.26'
L140	N11°44'35"W	40.55'
L141	N18°21'44"W	32.77'
L142	S18°24'12"W	10.00'
L143	N88°20'32"W	60.96'
L145	N57°57'47"W	21.05'
L146	N71°56'38"W	26.51'
L147	S43°31'08"W	18.83'
L148	S36°06'52"W	28.99'
L149	S44°49'55"W	38.15'
L150	S30°26'51"W	26.97'
L151	S61°44'02"W	32.34'
L152	N78°41'59"W	15.37'
L153	S74°04'47"W	20.78'
L154	S35°43'48"W	41.92'
L155	S14°58'24"W	47.28'
L156	S02°23'07"W	41.31'
L157	N89°19'20"W	21.28'
L158	S40°53'05"W	26.51'
L159	S31°47'25"W	55.63'
L160	S49°10'50"W	26.82'
L161	N85°58'15"W	5.42'
L162	S55°01'29"W	62.91'
L163	N64°56'17"W	28.81'
L164	S69°21'38"W	23.33'
L165	S52°13'32"W	32.15'
L166	S16°45'38"W	36.94'
L167	S63°43'30"W	30.05'
L168	N88°59'40"W	24.17'
L169	N55°53'50"W	31.14'
L170	N44°22'38"W	24.57'
L171	N65°35'01"W	16.84'
L172	N04°34'17"E	22.86'
L173	N04°34'17"E	23.14'
L174	N89°29'58"E	34.66'
L175	N81°29'36"E	56.08'
L176	N86°38'31"E	26.64'

CURVE	LENGTH	RADIUS	DELTA
C46	185.46' (185.46' R1)	50.00' (50.00' R1)	212°31'14" (212°31'14" R1)
C68	445.37'	173.00'	147°30'05"
C81	93.22'	137.00'	38°59'11"
C93	28.38'	100.00'	16°15'37"
C94	125.75'	330.00'	21°50'00"
C95	114.32' (114.32' R1)	300.00' (300.00' R1)	21°50'00" (21°50'00" R1)
C96	102.89'	270.00'	21°50'00"
C97	164.41'	290.00'	32°29'00"
C98	181.42'	320.00'	32°29'00"
C99	198.43'	350.00'	32°29'00"



NOTE:
SEE SHEET 2 FOR EASEMENT, SURVEYOR'S, AND MONUMENT NOTES

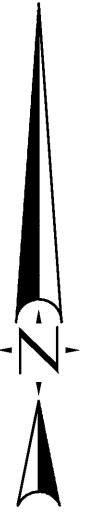
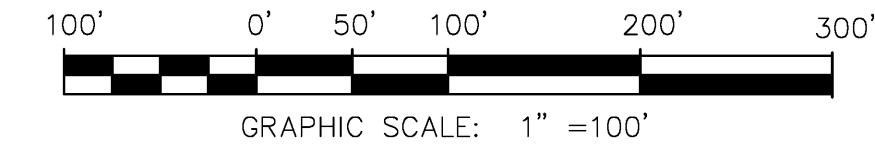


TRACT MAP No. 30473

BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

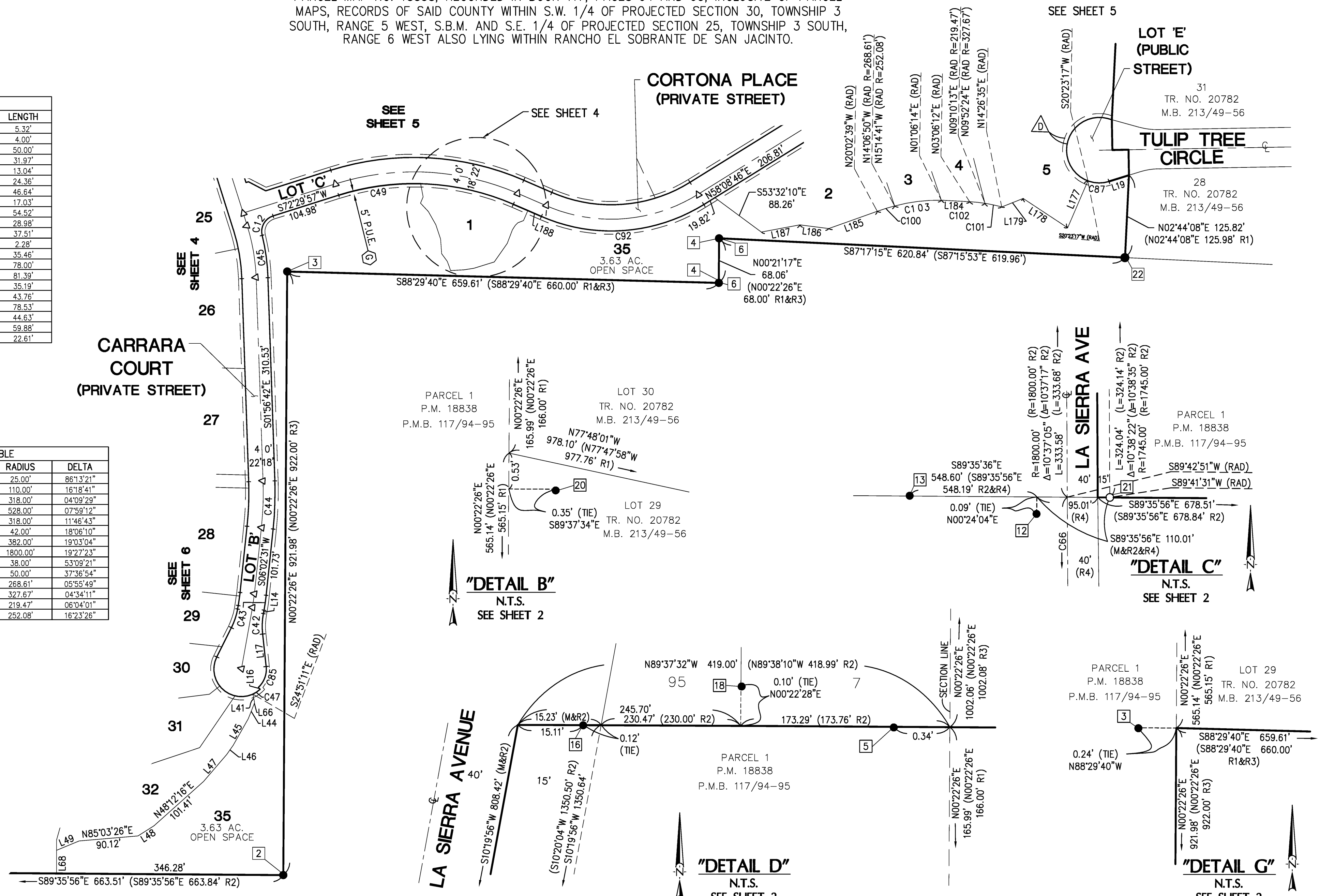
NOTES:

SEE SHEET 2 FOR EASEMENT,
SURVEYOR'S, AND MONUMENT NOTES



LINE	BEARING	LENGTH
L14	N10°12'00"E	5.32'
L16	N42°57'21"W (R)	4.00'
L17	S06°06'42"E	50.00'
L19	S72°46'23"W	31.97'
L41	S11°26'35"E	13.04'
L44	N21°48'02"E	24.36'
L45	N29°38'45"E	46.64'
L46	N35°08'09"E	17.03'
L47	N40°37'32"E	54.52'
L48	N57°45'25"E	28.98'
L49	N67°41'42"E	37.51'
L66	N17°19'40"E	2.28'
L68	N00°18'24"W	35.46'
L77	S23°19'42"W	78.00'
L78	N56°40'18"W	81.39'
L79	S68°19'42"W	35.19'
L84	S86°54'44"E	43.76'
L85	N70°22'59"E	78.53'
L86	S82°39'55"E	44.63'
L87	N79°26'45"E	59.88'
L88	S66°32'49"E	22.61'

CURVE	LENGTH	RADIUS	DELTA
C12	37.62'	25.00'	86°13'21"
C42	31.32'	110.00'	16°18'41"
C43	23.08'	318.00'	04°09'29"
C44	73.60'	528.00'	07°59'12"
C45	65.37'	318.00'	11°46'43"
C47	13.27'	42.00'	18°06'10"
C49	127.02'	382.00'	19°03'04"
C66	611.24'	1800.00'	19°27'23"
C85	35.25'	38.00'	53°09'21"
C87	32.83'	50.00'	37°36'54"
C100	27.80'	268.61'	05°55'49"
C101	26.13'	327.67'	04°34'11"
C102	23.24'	219.47'	06°04'01"
C103	72.11'	252.08'	16°23'26"



"DETAIL B"
N.T.S.
SEE SHEET 2

"DETAIL D"
N.T.S.
SEE SHEET 2

"DETAIL C"
N.T.S.
SEE SHEET 2

"DETAIL G"
N.T.S.
SEE SHEET 2

NOTE:

SEE SHEET 2 FOR EASEMENT, SURVEYOR'S AND MONUMENT NOTES

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

SHEET 9 OF 9 SHEETS

TRACT MAP No. 30473

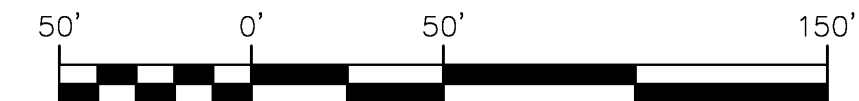
BEING A SUBDIVISION OF LOTS 29 AND 30 AS SHOWN ON TRACT MAP NO. 20782, RECORDED IN BOOK 213, PAGES 49 THROUGH 56, INCLUSIVE OF MAPS AND PARCEL 1 AS SHOWN ON PARCEL MAP NO. 18838, RECORDED IN BOOK 117, PAGES 94 AND 95, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY WITHIN S.W. 1/4 OF PROJECTED SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. AND S.E. 1/4 OF PROJECTED SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

...SEE "DETAIL I" BELOW...

"DETAIL H"



GRAPHIC SCALE



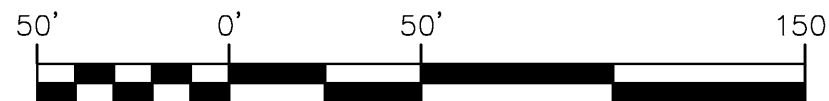
1" = 50'

...SEE "DETAIL H" ABOVE...

"DETAIL I"



GRAPHIC SCALE



1" = 50'

"DETAIL K" N.T.S.



...SEE SHEET 6...

