

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 3/24/16

Departmental Concurrence

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

2017A




FROM: TLMA – Transportation Department

SUBMITTAL DATE:
 March 10, 2016

SUBJECT: Improvement Credit Agreement between the County of Riverside and KB Home Coastal, Inc. for the Community Facilities District No. 07-02 (Clinton Keith Road) Road and Bridge Benefit District Fee Program for Tract No. 30433. 3rd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the subject Improvement Credit Agreement between the County of Riverside (County) and KB Home Coastal, Inc. (Developer) relating to Community Facilities District No. 07-2 (CFD) (Clinton Keith Road) Road and Bridge Benefit District (RBBB) Fee Program for Tract No. 30433, allowing for RBBB credits in recognition of the Developer's participation in Clinton Keith Road CFD; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.


 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	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2015/2016	

C.E.O. RECOMMENDATION:

APPROVE
 BY: 
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

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

FORM 11: Improvement Credit Agreement between the County of Riverside and KB Home Coastal, Inc. for the Community Facilities District No. 07-02 (Clinton Keith Road) Road and Bridge Benefit District Fee Program for Tract No. 30433. 3rd District; [\$0]

DATE: March 10, 2016

PAGE: 2 of 2

BACKGROUND:

Summary

Tract No. 30433 (Tract), consisting of 502 single family residential units, is owned by KB Home Coastal, Inc. (Developer) and is a tract included in the Clinton Keith Road CFD, which is administered by the County of Riverside (County).

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, the Clinton Keith Road Extension, a multi-phased, six-lane project from Antelope Road to State Route 79. Construction of the first phase of the project from Antelope Road to Whitewood Road is complete. Construction of the second phase of these improvements from Whitewood Road to Leon Road is anticipated to “break ground” early Spring 2016.

The Clinton Keith Road improvements are also identified in the County’s Southwest Area Road and Bridge Benefit District (RBBB) and are among those facilities whose construction is to be partly funded by the collection of RBBB fees.

On June 12, 2007 (Agenda Item 3-36), the County Board of Supervisors approved the “Joint Funding, Credit, and Reimbursement Agreement,” whereby parameters were established to form the Clinton Keith Road CFD, sell special CFD tax bonds, and grant developers within the CFD credits against their applicable Transportation Uniform Mitigation Fee (TUMF) and RBBB fees.

The Developer and the County now desire to enter into this credit agreement to provide a means by which the Developer’s participation in the Clinton Keith Road CFD is offset against the Developer’s obligation to pay the applicable Southwest Area RBBB fees for the Tract. Each residential unit constructed within the Tract is potentially eligible to receive RBBB credits in an amount up to the current Southwest Area RBBB Zone D fee of \$2,197 per dwelling unit.

Project Number: B2-04722

Impact on Residents and Businesses

Community Facilities Districts are an important tool to fund the early delivery of infrastructure. It allows 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 Interstate 215, improving mobility, reducing congestion on alternate roads such as Los Alamos, and improving safety.

SUPPLEMENTAL:

Additional Fiscal Information

The Developer is responsible for disclosing the CFD special assessment to potential buyers of the residential homes as part of their purchase transaction.

ATTACHMENTS

- Vicinity Map
- Agreement

**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 KB Home Coastal, Inc., a California corporation (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

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

WHEREAS, the Tract consists of 502 single-family residential units;

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. 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.

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, and their respective directors, officers, Legislative Body, Board of Supervisors, elected officials, employees, representatives and agents (the "Indemnified Parties"), and each of them, harmless from and against any and all claims,

including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties, or any combination thereof, may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, or any combination thereof, as a result of or by reason of or arising out of or in consequence of (a) the approval of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties, or each of them, shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

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

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

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

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

To Developer: KB Home Coastal, Inc.
Attention: Stephen J. Ruffner
36310 Inland Valley Dr
Wildomar, CA 92595
Phone No. (951) 691-5300
Fax No. (951) 677-2643

Depending upon the method of transmittal, notice shall be deemed received as follows: by

facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

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

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

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

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

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

4.12 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.

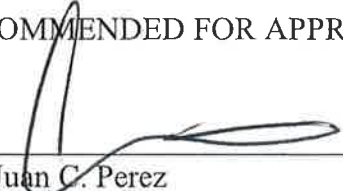
4.16 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

[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

KB Home Coastal Inc., a California corporation

By: 

John P. Fenn
Printed Name
President

Title

CALIFORNIA ALL-PURPOSE 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.

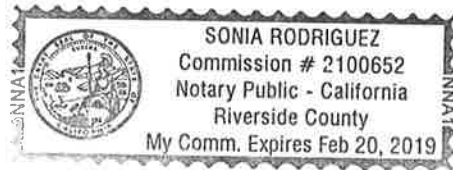
State of California }

County of Riverside }

On March 4, 2016 before me, Sonia Rodriguez, Notary Public, personally appeared John P. Fenn, 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.





Sonia Rodriguez

(SEAL)

EXHIBIT "A"

VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

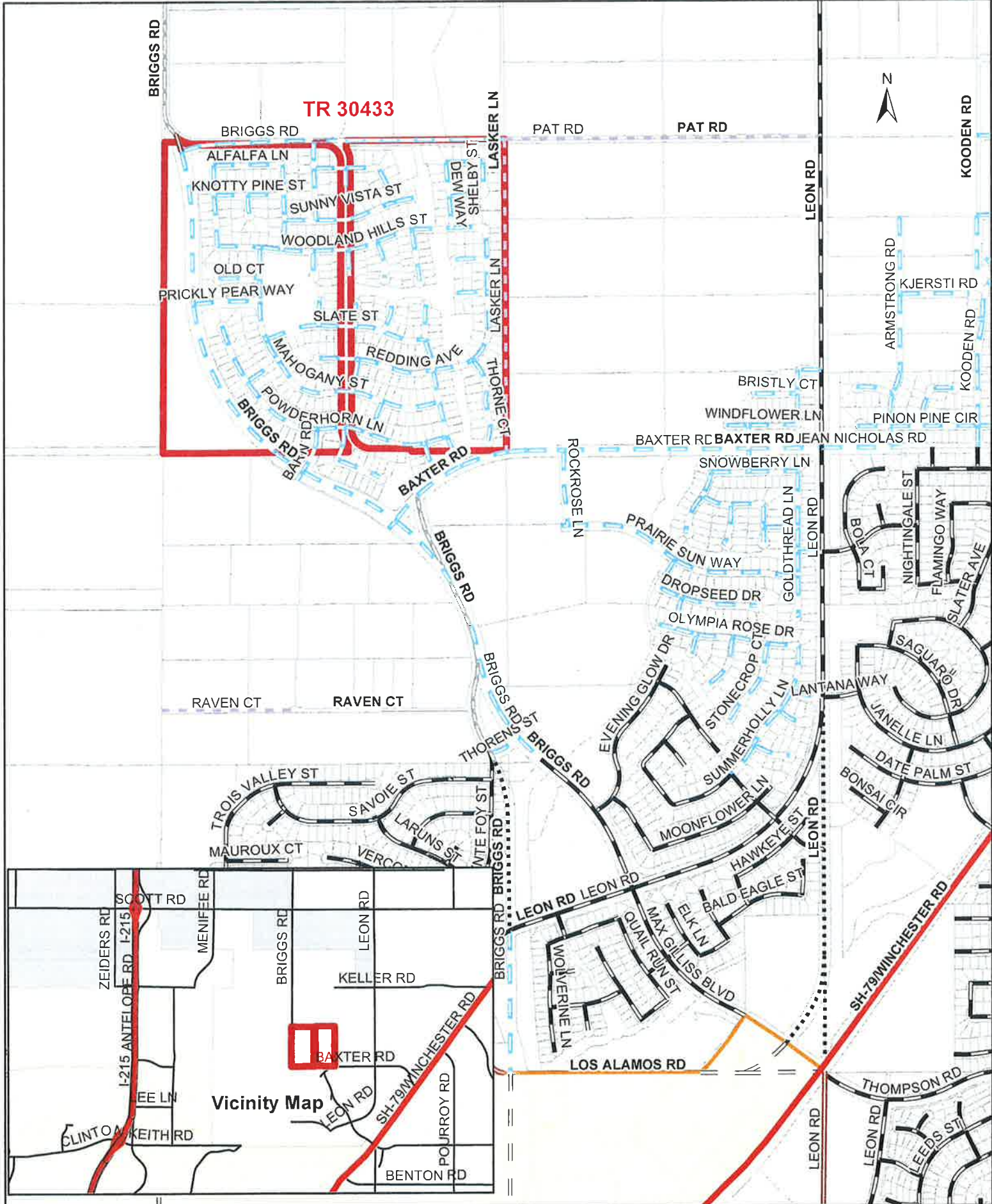
0 500 1,000 2,000 Feet

1 inch = 1,042 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 8/27/2015

Tract 30433 Vicinity Map

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



438/439

TRACT NO. 30433

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

RECORDER'S STATEMENT

FILED THIS 16th DAY OF November 2013,

AT 4:23 PM IN BOOK 438 OF MAPS,

AT PAGES 23 - 60 AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2013-059115

FEE \$ 24.00

LARRY W. BRAND, ASSESSOR-COUNTY CLERK - RECORDER

BY: McBreen DEPUTY

SUBDIVISION QUARTER: FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAPPING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DESIGNATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "Z", INCLUSIVE, AND LOTS "AA" THROUGH "PP", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" BRIGGS ROAD, LOT "B" BAXTER ROAD AND LOT "C" PAT ROAD, THE OWNERS OF LOTS 284, 285, 343 THROUGH 351, INCLUSIVE, 401, 402, 505 THROUGH 508, INCLUSIVE, 510 THROUGH 517, INCLUSIVE, 521 THROUGH 529, INCLUSIVE, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING THREE (THIRTY-FOOT) ACCESS OPENINGS, ONE EACH FOR LOTS 522, 528 AND 527, AS SHOWN HEREON, THREE (THIRTY-FOOT) ACCESS OPENINGS FOR LOT 529, AS SHOWN HEREON, AND ONE (FORTY-THREE-FOOT) ACCESS OPENING FOR LOT 528, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS 508, 509, 511, 513, 516, 518 AND 521 THROUGH 528, INCLUSIVE, INDICATED AS OPEN SPACE, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: BLANKET EASEMENTS LYING WITHIN LOTS 401, 507, 510, 512, 514 THROUGH 517, INCLUSIVE, 528, 529, 530 AND 531 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: BLANKET DRAINAGE EASEMENTS LYING OVER ALL OF LOTS 401, 507, 510, 512, 514 THROUGH 517, INCLUSIVE, 528, 529 AND 531 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

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

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

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

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

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

OWNER: Michael H. Freedman Jr.
ADDRESS: 1814
CITY: RIVERSIDE
STATE: CALIFORNIA
ZIP: 92503

NOTARY ACKNOWLEDGMENT

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

PERSONALLY APPEARED Michael H. Freedman Jr.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HE/SHE/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
Richard R. Kellogg
SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.
MY COMMISSION NUMBER IS 1141200
MY COMMISSION EXPIRES 10/16/2015

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 1, 1949 IN BOOK 1008, PAGE 312, DOCUMENT RECORDED JULY 7, 1949 IN BOOK 1008, PAGE 400, DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 112, AND DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 115, ALL OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

CALIFORNIA GAS TRANSMISSION COMPANY, OWNER OF AN EASEMENT FOR PIPE LINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1982 AS INST. NO. 253 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (EASEMENT AFFECTS EAST HALF (E1/2) AND THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND GOVERNMENT LOTS 1 & 2 OF SECTION 31, T.W.S., R.2W., S.B.M. AND IS BLANKET IN NATURE)

ABANDONMENT NOTE

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

- THOSE PORTIONS OF AN EASEMENT FOR ROADWAY PURPOSES (BRIGGS ROAD) DEDICATED TO PUBLIC USE PER DOC. RECORDED MARCH 25, 1917 IN BOOK 14, PAGE 571 AND DOC. RECORDED MARCH 25, 1931 AS BOOK 17, PAGE 25, BOTH OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES (BRIGGS ROAD & BAXTER ROAD) AS SHOWN ON PARCEL MAP NO. 18557, PWB 95/96-81, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT FOR INGRESS, EGRESS, ROAD & UTILITY PURPOSES SHOWN AS LOTS "A", "C", "E", AND "F" ON PARCEL MAP NO. 9106, PWB 49/78, ALONG WITH DOCUMENTS RECORDED DECEMBER 11, 1966 AS INST. NO. 1949-40702 AND INST. NO. 1909-40704, BOTH OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THAT PORTION OF AN EASEMENT FOR ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES (BAXTER ROAD) DEDICATED TO PUBLIC USE RECORDED AUGUST 27, 1979 AS INST. NO. 180645, OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THAT PORTION OF AN EASEMENT FOR PUBLIC ROADS AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS DEDICATED TO PUBLIC USE BY DOCUMENT RECORDED MARCH 3, 2009 AS INST. NO. 2009-0102024, INST. NO. 2009-0102025, INST. NO. 2009-0102026 AND RECORDED MARCH 11, 2009 AS INST. NO. 2009-0115738, ALL OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THAT PORTION OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES AS DEDICATED TO PUBLIC USE RECORDED JANUARY 25, 2011 AS INST. NO. 2011-0037447, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KB HOME CONSTRUCTION, INC. IN JANUARY, 2008. 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: 6/21 2013

Paul R. Haddleston, Jr., L.S. 7083
PAUL R. HADDESTON, JR., L.S. 7083

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 30433 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2008. THE EXPIRATION DATE BEING NOVEMBER 15, 2015, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 10/17 2013

Keneth D. Tech, County Surveyor
KENETH D. TECH, COUNTY SURVEYOR
L.S. 5703 EXPIRES: 08/30/2018

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 OFFERS OF DEDICATION MADE HEREON 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 OF THE DRAINAGE EASEMENT LYING WITHIN LOTS 401 ABUTTING PAT ROAD, ALONG WITH THE DRAINAGE EASEMENTS LYING WITHIN LOTS 504 THROUGH 508 INCLUSIVE, AND THE DRAINAGE EASEMENT LYING WITHIN LOT 507 ABUTTING BAXTER ROAD, AND THE DRAINAGE EASEMENTS LYING WITHIN LOTS 401, 507, 510, 512, 514 AND 531 AS SHOWN HEREON, ARE HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

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

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

ALL OTHER DEDICATIONS ARE HEREBY NOT ACCEPTED.

DATE: 10/5 2013
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: Debra A. Harter-Mem
CHAIRPERSON OF THE BOARD OF SUPERVISORS

ATTEST:
REGA HARPER-MEM
CLERK OF THE BOARD OF SUPERVISORS
BY: Debra A. Harter-Mem DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,028,422.56.

DATE: October 3 2013

DOM MENT, COUNTY TAX COLLECTOR,
BY: Valerie Pines DEPUTY

TAX BOND CERTIFICATE

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

DATE: _____ 2013

CAROLAN SHERIDAN, BOND
DON JENI
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/WARR SPRINGS 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.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

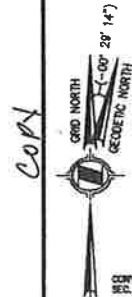
I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

Rosemarie V. Howard
ROSEMARIE V. HOWARD, SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF

DATE: 06/20/13

TRACT NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R21W, S.B.M.
HUNSAKER AND ASSOCIATES, INC.

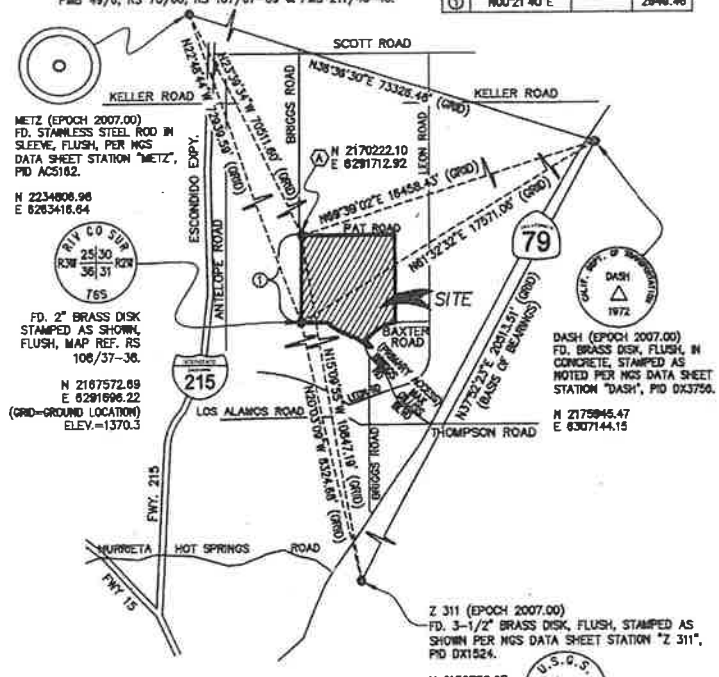


CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30, T8S, R21W, S.B.M. = -072914"

Ⓐ FD. 1" IRON PIPE & LS 3698 TAG, FLUSH, ACCEPTED AS 1/4 CORNER SEC. 30, T8S, R21W & SEC. 29, T8S, R31W, S.B.M. PER PMS 49/8, RS 76/66, RS 107/57-69 & PMS 211/45-46.

DATA TABLE

BEARING/Delta	LENGTH
① N00721'40"E	2840.40'



VICINITY MAP AND GPS CONTROL
N.T.S.

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

BASIS OF BEARINGS AND DATUM STATEMENT:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "Z 311", "METZ" AND "DASH", AND 83(NRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999905470. CALCULATIONS ARE MADE AT THE SW 1/4 OF SECTION 30, T8S, R21W, S.B.M., WITH COORDINATES OF: N: 2167572.80, E: 8291090.22, USING AN ELEVATION OF 1370.3 DETERMINED BY GPS SURVEYING METHODS USING RIVERSIDE COUNTY BENCHMARK T-49-81.

ENVIRONMENTAL CONSTRAINT NOTE:
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 64, PAGE 81. THIS AFFECTS ALL LOTS.
O.C.B.'S ARE PER INSTRUMENT NO. 2013-054116 RECORDED NOVEMBER 2013

- EASEMENT NOTES:**
- ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 1, 1949 IN BOOK 1088, PAGE 312, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 7, 1949 IN BOOK 1090, PAGE 400, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 112, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 115, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - 5 AN EASEMENT IN FAVOR OF CALIFORNIA GAS TRANSMISSION COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REPLACE PIPE LINES, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1962 AS INST. NO. 253, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (EASEMENT IS BLANKET IN NATURE TO THE EAST HALF AND THE EAST HALF OF THE NORTHWEST QUARTER AND LOTS 1 AND 2 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 2 WEST, S.B.M.).
 - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT AND/OR REMOVE, STUB POLES, GUY TINES AND ANCHORS PER DOCUMENT RECORDED NOVEMBER 8, 1967 AS INST. NO. 95302, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - 7 AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 12, 2007 AS INST. NO. 2007-002808, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (BLANKET IN NATURE).
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-010324, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-010325, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-010326, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-010327, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-010328, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-010329, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 11, 2009 AS INST. NO. 2009-011573, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON)
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED APRIL 10, 2009 AS INST. NO. 2009-017824, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROADS AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES, RECORDED JANUARY 25, 2011 AS INST. NO. 2011-003747, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON)
 - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED JANUARY 25, 2011 AS INST. NO. 2011-003748, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
 - ⚠ SEWER, WATER AND RECYCLED WATER EASEMENT DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT.
 - ⚠ 6' WIDE PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES, DEDICATED HEREON.
 - ⚠ DRAINAGE EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
 - ⚠ STORM DRAIN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
 - ⚠ BLANKET DRAINAGE EASEMENT, DEDICATED HEREON.
 - 23 AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 1, 2009 AS INST. NO. 2009-045888, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (BLANKET IN NATURE).
 - ⚠ ACCESS EASEMENT, FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
 - ⚠ ACCESS EASEMENT, FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES, DEDICATED HEREON.
 - ⚠ PRIVATE SLOPE EASEMENT, RETAINED HEREON.
 - ⚠ PRIVATE SLOPE AND MONUMENT SIGN EASEMENT, RETAINED HEREON.
 - ⚠ PRIVATE MONUMENT SIGN EASEMENT, RETAINED HEREON.
 - ⚠ STORM DRAIN EASEMENT, DEDICATED TO THE PUBLIC, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES, AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERE TO, OVER, UNDER AND ACROSS THAT CERTAIN REAL PROPERTY AS RECORDED MAY 23, 2012 AS INST. NO. 2012-023670, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

1432
92
12

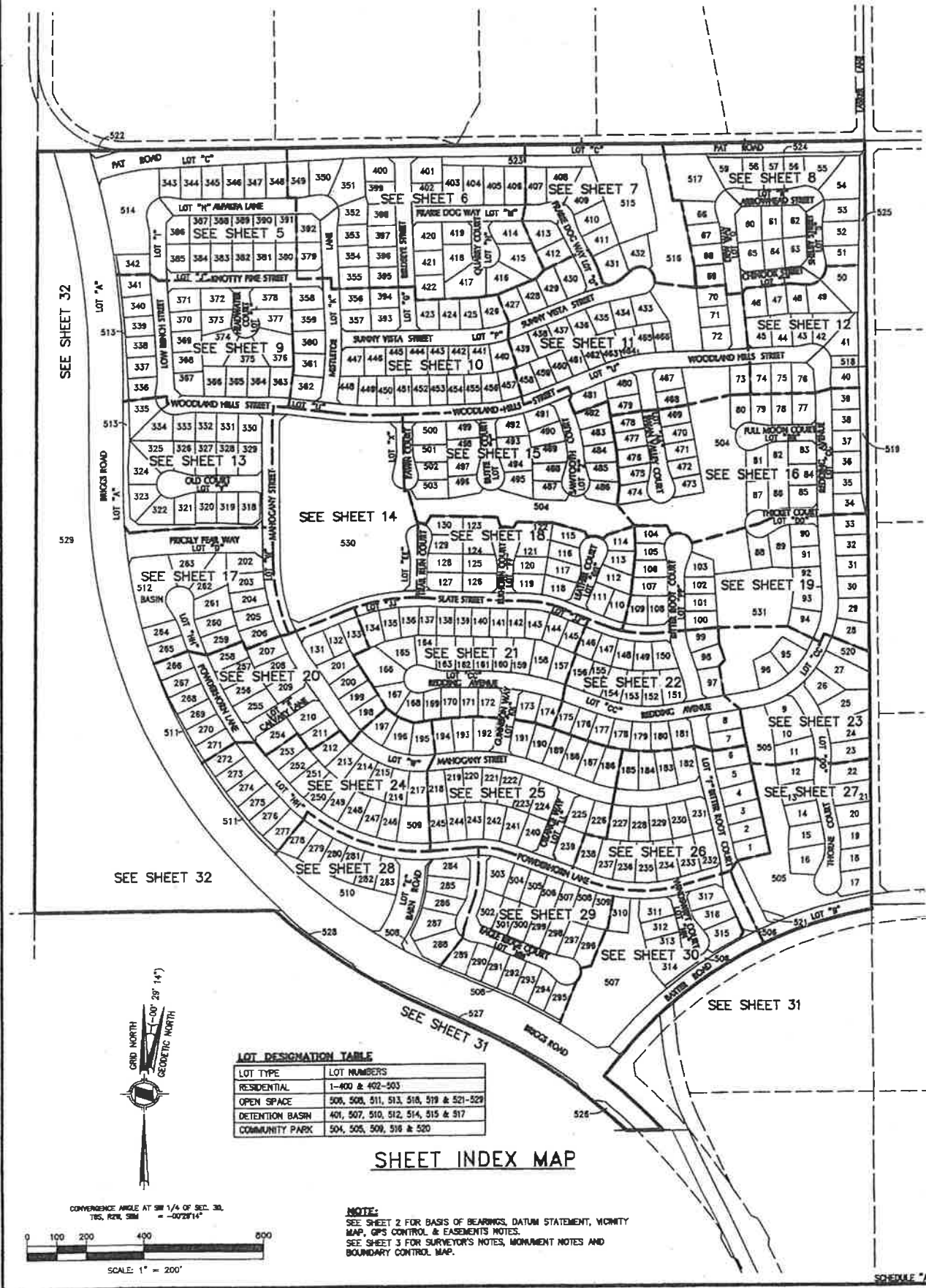
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 36 SHEETS

TRACT MAP NO. 30433

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

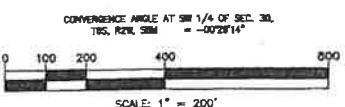
COPY



LOT DESIGNATION TABLE

LOT TYPE	LOT NUMBERS
RESIDENTIAL	1-400 & 402-503
OPEN SPACE	506, 508, 511, 513, 518, 519 & 521-529
DETENTION BASIN	401, 507, 510, 512, 514, 515 & 517
COMMUNITY PARK	504, 505, 509, 516 & 520

SHEET INDEX MAP



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

SCHEDULE "A"