

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

830A



**FROM:** TLMA – Transportation Department

**SUBMITTAL DATE:**  
July 17, 2015

**SUBJECT:** Community Facilities District No. 07-2 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement by and Between the County of Riverside and Riverside Mitland 03, LLC for Tract No. 32289. 3<sup>rd</sup> District; [\$0]

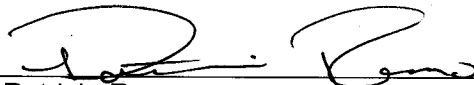
**RECOMMENDED MOTION:** That the Board of Supervisors:

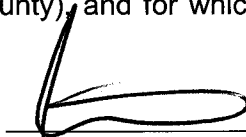
1. Approve the Community Facilities District (CFD) No. 07-2 Transportation Uniform Mitigation Fee (TUMF) Program Improvement Credit Agreement by and Between the County of Riverside and Riverside Mitland 03, LLC for Tract No. 32289, issuing TUMF credits in recognition of the project's financial participation in a CFD for the construction of Clinton Keith Road; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

**BACKGROUND:**

**Summary**

Tract No. 32289 (Tract), consisting of 179 single family residential units, is owned by Riverside Mitland 03, LLC (Developer) and is located within the boundaries of CFD No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County), and for which the Tract was conditioned to participate in.

  
Patricia Romo  
Assistant Director of Transportation


  
Juan C. Perez  
Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	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:**

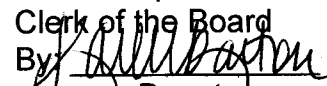
**APPROVE**  
  
BY: Steven C. Horn

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

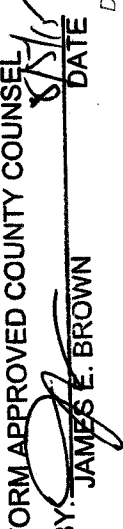
On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Washington and Benoit  
**Nays:** None  
**Absent:** Ashley  
**Date:** August 18, 2015  
**xc:** Transp.

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.:** 6/12/07, Item 3-36 | **District:** 3 | **Agenda Number:**

**3-74**

FORM APPROVED COUNTY COUNSEL  
BY:  JAMES E. BROWN  
DATE: \_\_\_\_\_  
Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Community Facilities District No. 07-2 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement by and Between the County of Riverside and Riverside Mitland 03, LLC for Tract No. 32289. 3<sup>rd</sup> District; [\$0]

**DATE:** July 17, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, the Clinton Keith Road improvements from Antelope Road to State Route 79. The County has started the bid process for the next phase of these improvements, which are anticipated to start construction this fall. The Clinton Keith Road improvements are planned to be constructed by the Riverside County Transportation Department partially from the proceeds of special taxes levied and the proceeds of bond sales of the Clinton Keith Road CFD.

In addition, the Clinton Keith Road improvements have been identified as part of the TUMF Regional System of Highways and Arterials (RSHA) and are to be among those facilities whose construction is to be partly financed by the collection of TUMF. Ordinance 824 established the TUMF program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project.

On June 12, 2007, Agenda Item 3-36, the Board of Supervisors approved the Joint Funding, Credit, and Reimbursement Agreement, whereby parameters were established to establish the Clinton Keith CFD, sell special tax bonds, and grant developers credits against their applicable TUMF fees. Because the project will provide early financing towards the improvements of Clinton Keith Road by being part of the CFD bond sale, to be financed through a special assessment, Riverside Mitland 03, LLC is entitled to credit against TUMF fees in an amount equal to Riverside Mitland 03, LLC's share of net bond proceeds. The CFD special assessment is disclosed to potential buyers of the residential homes as part of their purchase transaction.

The County and the Developer now desire to enter into this agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay applicable TUMF for the Tract. Each single-family residential unit constructed within the Tract is eligible, after bond issuance, to receive a TUMF credit in an amount up to a maximum of 96% of the TUMF in effect at issuance of certificate of occupancy for each unit applicable to the Tract. The remaining 4% of the TUMF fee is paid for at the time of occupancy.

Project Number: B2-04722

**Impact on Residents and Businesses**

CFD's 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**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Vicinity Map

Credit Agreement

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

18th This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this day of August, 2015, by and between the County of Riverside (the "County") and Riverside Mitland 03, LLC, a Delaware limited liability company (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

**RECITALS**

WHEREAS, the Developer owns Tract No. 32289 (the "Tract"), for which a Final Map was recorded on April 14, 2015, as Instrument No. 2015-0148327 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 179 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 the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from such residential or commercial development using the RSHA;

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

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

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

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

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

### **TERMS**

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

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

3.0 TUMF Credits

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

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

3.3 TUMF Security Deposit (Prior to Bond Issuance): If prior to the issuance of Bonds, the Developer requests that a certificate of occupancy be issued for each SFDU or MFDU constructed in the Tract, (i) such Developer shall pay to the County the Program Administration amount applicable to the Tract, and (ii) the Developer shall deposit with the County, as a security deposit, an amount equal to 96% of the TUMF then applicable to the Tract (the "TUMF Security Amount"). After satisfying the conditions above, the County will issue a credit to the Developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County will issue such certificate of occupancy. The County shall deposit any TUMF Security Amount received into an account established with the County Treasurer (the "TUMF Security Fund"). The amounts in the TUMF Security Fund shall be kept separate and apart from other funds held by the County Treasurer and shall be invested by the County Treasurer in accordance with the County investment policies. All investment earnings on amounts on deposit in the TUMF Security Fund shall be retained therein until disbursed in accordance with this Agreement.

3.4 TUMF Security Reimbursement (After Bond Issuance): If the Bonds are timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall reimburse from the TUMF Security Fund to the Developer that deposited with the

County a TUMF Security Amount for the Tract (i) an amount equal to such TUMF Security Amount, provided the Developer's Share of the Net Bond Proceeds equals or exceeds the Developer's TUMF Security Amount per SFDU or MFDU for the Tract, or if the Developer's Share of the Net Bond Proceeds is less than the Developer's TUMF Security Amount per SFDU or MFDU, the Developer shall be reimbursed an amount equal to the Developer's Share of the Net Bond Proceeds per such units, and (ii) a pro rata share of the investment earnings, as determined by the County, on amounts held in the TUMF Security Fund during the period in which such TUMF Security Amount was on deposit therein. After having made the transfers required to be made pursuant to the preceding sentence, the County shall transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund.

3.5 TUMF Security Disbursement (If No Bond Issuance): If the Bonds are not timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall (i) to the extent that Special Taxes collected with respect to the Tracts for which a TUMF Security Amount was deposited with the County remain unexpended and unencumbered, transfer from the TUMF Security Fund to the Developer that deposited such TUMF Security Amount an amount equal to such unexpended and unencumbered Special Taxes, (ii) transfer to WRCOG all such unexpended and unencumbered Special Taxes, and (iii) after having made all transfers required to be made pursuant to the preceding clause (i), transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund, including all investment earnings therein; provided, however, that the County shall not be required to so transfer such amounts if, prior to such date, the County and WRCOG have entered into an agreement pursuant to Section VI of the TUMF Administrative Plan. Upon such transfer, the TUMF applicable to each portion of the Tracts for which, in accordance with this Agreement, the TUMF Security Amount was deposited with, and the Program Administration amount was paid to, the County shall be deemed to have been paid as and when due.

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

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

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

#### 4.0 Miscellaneous

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

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

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

4.4 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to

enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

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

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

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

To Developer: Riverside Mitland 03, LLC  
Attention: Adrian Peters  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626  
Phone No. (714) 200-1603  
Fax No. (714) 200-1861

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

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

4.8 Interpretation; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers,



employees, agents and representatives, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

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

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

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

4.12 Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

4.16 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

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

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

**[Signatures of Parties on Following Pages]**

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

**COUNTY OF RIVERSIDE**

RECOMMENDED FOR APPROVAL:

By: [Signature]  
Juan C. Perez, Director of Transportation and Land Management

APPROVED AS TO FORM:

By: [Signature]  
*Date A. Gaudin*  
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: [Signature] Date: **AUG 18 2015**  
**MARION ASHLEY**  
Chairman, County Board of Supervisors

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

By: [Signature] Date: **AUG 18 2015**  
Deputy

**DEVELOPER**

Riverside Mitland 03 LLC, a Delaware limited liability company

By: [Signature]

Richard T. Whitney  
Printed Name

President  
Title

By: [Signature]

William B. Seith  
Printed Name

Secretary  
Title

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

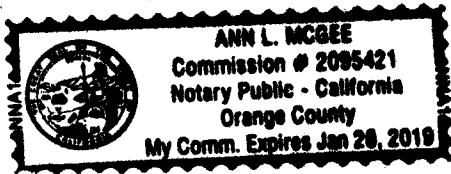
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )  
On June 30, 2015 before me, Ann L. McGee, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared William B. Seith  
Name(s) of Signer(s)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Ann L. McGee  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

On July 1, 2015 before me, Monika Beth Rothenburger Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Richard T. Whimney  
Name(s) of Signer(s)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Monika Beth Rothenburger  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

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

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

MONIKA BEETH ROBINSON  
Commission # 5011048  
Notary Public - California  
Orange County  
My Comm Expires April 1, 2012



**EXHIBIT "A"**  
**VICINITY MAP AND FINAL TRACT MAP**

[ATTACHED BEHIND THIS PAGE]





# TRACT NO. 32289

BEING A SUBDIVISION OF LOTS "L", "M", "N" AND "O" AND PORTIONS OF PARCELS 2, 3, 5, 15, 16 AND 17 OF PARCEL MAP NO. 16557 FILED IN BOOK 95, PAGES 58 THROUGH 61, INCLUSIVE, OF PARCEL MAPS; PORTIONS OF PARCEL 7 OF PARCEL MAP NO. 14390 FILED IN BOOK 84, PAGES 39, 40 AND 41 OF PARCEL MAPS; AND PARCEL "B" OF LLA NO. 5397 RECORDED MARCH 17, 2011 AS INSTRUMENT NO. 2011-0120003 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTIONS 30 AND 31, T. 6 S., R. 2 W., S.B.M.



**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 THE RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES. INCLUSIVE, THE DEDICATION IS FOR THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, DRAINAGE EASEMENTS LYING WITHIN LOTS 46, 96, 154, 182, 183, AND LOT 189 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY RETAIN LOTS 183 THROUGH 201, INCLUSIVE, INDICATED AS "OPEN SPACE" AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SALE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.  
AS A CONDITION OF DEDICATION OF LOT "A" (BRIGGS ROAD) AND LOT "B" (BAXTER ROAD), THE OWNERS OF LOTS 1, 70, 71, 86, 87, 180, 181, 182, 193 THROUGH 196, INCLUSIVE, 198 AND 199 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS TO LOT 182 AND THE 20' WIDE ACCESS OPENING IN LOT 195, AS SHOWN HEREON, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

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 CONVEY, MAINTAIN AND REPAIR WATER AND SEWER FACILITIES, AS SHOWN ON THIS MAP WITHIN, BEING THE JURISDICTION AND BELONGING TO SEWER FACILITIES, HERON, TOGETHER WITH THE RIGHT OF SUBDIVISION AND DESIGNATED "SEWER EASEMENT" HERON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA FOR ANY AND ALL OTHER STRUCTURES AND IMPROVEMENTS, OR ANY OR GOOD PURPOSES OR SHEDS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

**OWNER**  
RIVERSIDE MITLAND 03 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
NAME: Joe Bartlett  
TITLE: VIC PRESIDENT

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.  
NOTARY ACKNOWLEDGEMENT  
STATE OF CALIFORNIA  
COUNTY OF Orange  
ON THIS 21<sup>ST</sup> DAY OF January, 2015 BEFORE ME, Manila Rathakrishnan, a Notary Public, Personally Appeared Joe Bartlett and Richard T. Withey and their Satisfactory Evidence to be the Persons 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(ies) upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL  
IN Orange COUNTY,  
BY Manila Rathakrishnan  
MY COMMISSION EXPIRES April 21, 2017  
BY COMMISSION NUMBER 22012184

**ABANDONMENT NOTE**  
RECORDING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE APPROVAL AND RECORDED OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:  
PORTIONS OF LOTS "L", "M", "N", "O" AND "P" (BRIGGS ROAD) AND LOTS "K" AND "Y" (BAXTER ROAD), AS SHOWN ON PARCEL MAP NO. 16557, P.M.B. 95/58-61, LYING WITHIN THIS TRACT MAP.  
PUBLIC ROAD AND UTILITY EASEMENTS RECORDED JANUARY 28, 2014 AS DOCUMENT NO. 2014-0037448, 2011-0037449 AND 2011-0037449, ALL OF WHICH WERE RECORDED SEPTEMBER 05, 2013 AS DOCUMENT NO. 2013-0433249, ALL OF WHICH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THIS TRACT MAP.

**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 THE RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES. INCLUSIVE, THE DEDICATION IS FOR THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, DRAINAGE EASEMENTS LYING WITHIN LOTS 46, 96, 154, 182, 183, AND LOT 189 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY RETAIN LOTS 183 THROUGH 201, INCLUSIVE, INDICATED AS "OPEN SPACE" AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SALE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.  
AS A CONDITION OF DEDICATION OF LOT "A" (BRIGGS ROAD) AND LOT "B" (BAXTER ROAD), THE OWNERS OF LOTS 1, 70, 71, 86, 87, 180, 181, 182, 193 THROUGH 196, INCLUSIVE, 198 AND 199 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS TO LOT 182 AND THE 20' WIDE ACCESS OPENING IN LOT 195, AS SHOWN HEREON, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

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 CONVEY, MAINTAIN AND REPAIR WATER AND SEWER FACILITIES, AS SHOWN ON THIS MAP WITHIN, BEING THE JURISDICTION AND BELONGING TO SEWER FACILITIES, HERON, TOGETHER WITH THE RIGHT OF SUBDIVISION AND DESIGNATED "SEWER EASEMENT" HERON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA FOR ANY AND ALL OTHER STRUCTURES AND IMPROVEMENTS, OR ANY OR GOOD PURPOSES OR SHEDS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

**OWNER**  
RIVERSIDE MITLAND 03 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
NAME: Joe Bartlett  
TITLE: VIC PRESIDENT

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.  
NOTARY ACKNOWLEDGEMENT  
STATE OF CALIFORNIA  
COUNTY OF Orange  
ON THIS 21<sup>ST</sup> DAY OF January, 2015 BEFORE ME, Manila Rathakrishnan, a Notary Public, Personally Appeared Joe Bartlett and Richard T. Withey and their Satisfactory Evidence to be the Persons 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(ies) upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL  
IN Orange COUNTY,  
BY Manila Rathakrishnan  
MY COMMISSION EXPIRES April 21, 2017  
BY COMMISSION NUMBER 22012184

**ABANDONMENT NOTE**  
RECORDING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE APPROVAL AND RECORDED OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:  
PORTIONS OF LOTS "L", "M", "N", "O" AND "P" (BRIGGS ROAD) AND LOTS "K" AND "Y" (BAXTER ROAD), AS SHOWN ON PARCEL MAP NO. 16557, P.M.B. 95/58-61, LYING WITHIN THIS TRACT MAP.  
PUBLIC ROAD AND UTILITY EASEMENTS RECORDED JANUARY 28, 2014 AS DOCUMENT NO. 2014-0037448, 2011-0037449 AND 2011-0037449, ALL OF WHICH WERE RECORDED SEPTEMBER 05, 2013 AS DOCUMENT NO. 2013-0433249, ALL OF WHICH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THIS TRACT MAP.

**RECORDER'S STATEMENT**  
FILED THIS 14<sup>TH</sup> DAY OF April, 2015.  
AT 9:30 AM IN BOOK 449 OF MAPS.  
AT PAGES 21-26 AT THE REQUEST OF  
THE CLERK OF THE BOARD.  
NO. 2015-014724  
FEE 8.14  
BY: Peter Adams ASSESSOR-COUNTY CLERK-RECORDER  
DEPUTY  
SUBDIVISION GUARANTEE: FIDELITY NATIONAL  
TITLE COMPANY

**TAX COLLECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE IS NO LIEN OR ENCUMBRANCE AGAINST THE PAYMENT OF ALL TAXES 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 \$ 1,441,100.00.  
DATE: MARCH 19, 2015  
DON KENT, COUNTY TAX COLLECTOR  
BY: Sumana DEPUTY

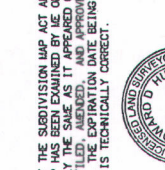
**TAX BOND CERTIFICATE**  
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 66,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, UNCONDITIONED UPON THE PAYMENT OF ALL TAXES DUE TO THE COUNTY OF RIVERSIDE, CALIFORNIA, OR TO ANY OTHER COUNTY, CITY, OR TOWN, COUNTY, OR CITY, AND 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: MARCH 19, 2015  
DON KENT, COUNTY TAX COLLECTOR  
BY: Sumana DEPUTY

**CASH OR BOND TO COLLECTOR**  
DON KENT, COUNTY TAX COLLECTOR  
BY: Sumana DEPUTY

**BOARD OF SUPERVISOR'S STATEMENT**  
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY ACCEPTS THE DEDICATION AND MAINTENANCE OF DRAINAGE FACILITIES AND MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.  
THE OFFERS OF DEDICATION MADE HERON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENT IN ACCORDANCE WITH COUNTY STANDARDS.  
THE OFFER OF DEDICATION MADE HERON OF THE ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM DRAINAGE FACILITIES AND FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, IS HEREBY ACCEPTED TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES.  
DATE: April 7, 2015  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ATTEST:  
KECIA HARPER-HEM  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Manila Rathakrishnan DEPUTY  
CHAIRMAN OF THE BOARD OF SUPERVISORS

VALLEY-WIDE RECREATION AND PARK DISTRICT  
VALLEY-WIDE RECREATION AND PARK DISTRICT HEREBY ACCEPTS THE DEDICATION IN FEE TITLE OF LOT 182.  
WE ALSO ACCEPT THE EASEMENTS OVER LOTS 183 THROUGH 200, INCLUSIVE, FOR LANDSCAPE MAINTENANCE PURPOSES.  
DATE: MAR. 16, 2015  
DEAN WETTER  
GENERAL MANAGER

**SIGNATURE GUARANTEE**  
PURSUANT TO SECTION 66408 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OBTAINED:  
CALIFORNIA GAS TRANSMISSION CO., HOLDER OF AND EASEMENT FOR FOR PIPELINE PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1982 AS INSTRUMENT NO. 253 (CANNOT BE LOCATED FROM RECORD).  
SEC. 30 AND 31, T. 6S., R. 2W.  
IP#680106 SCHEDULE "A"



**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME IN ACCORDANCE WITH THE SUBDIVISION MAP ACT. 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 INSTRUMENT TO WHICH THIS MAP IS REFERRED, AND THAT THIS FIELD SURVEY SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.  
DATE: January 22, 2015  
Joe R. Bartlett L.S. 7968  
EXPIRES 12-31-2015

**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 DIRECTION AND APPROVED FOR RECORDING AND THAT THE MAP IS APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 21, 2006. THE EXPIRATION DATE BEING JANUARY 18, 2015, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.  
DATE: MARCH 27, 2015  
Richard D. Lanitis DEPUTY  
RICHARD G. LANITIS, COUNTY SURVEYOR  
L.S. NO. 7011  
EXPIRES 12-31-2016

**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 RECORDED THEREOF BY ITS DULY AUTHORIZED OFFICER.  
Manila Rathakrishnan  
DATE: 03/11/15  
SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT  
AND THE BOARD OF DIRECTORS THEREOF

**NOTICE OF DRAINAGE FEES**  
NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HARRIETA CREEK/ HARRI SPRINGS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 10.25 OF 1982 AND THE DRAINAGE FEE SCHEDULE AND THE DRAINAGE FEE SCHEDULE AND THE DRAINAGE FEE IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.  
NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT, 1000 N. GARDEN AVENUE, SUITE 100, RIVERSIDE, CALIFORNIA 92507, OR BUILDING PERMIT FOR SAID PARCELS, WHOEVER 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.

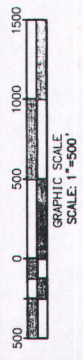
COPY

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

# TRACT NO. 32289

BEING A SUBDIVISION OF LOTS "L", "M", "N" AND "O" AND PORTIONS OF PARCELS 2, 3, 5, 15, 16 AND 17 OF PARCEL MAP NO. 16557 FILED IN BOOK 95, PAGES 58 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, PORTIONS OF PARCEL 7 OF PARCEL MAP NO. 14390 FILED IN BOOK 84, PAGES 39, 40 AND 41 OF PARCEL MAPS, AND PARCEL "B" OF L.L.A. NO. 5397 RECORDED MARCH 17, 2011 AS INSTRUMENT NO. 2011-0120003 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTIONS 30 AND 31, T. 6 S., R. 2 W., S.B.M.

SHEET 2 OF 20 SHEETS



## BASIS OF BEARINGS NOTE

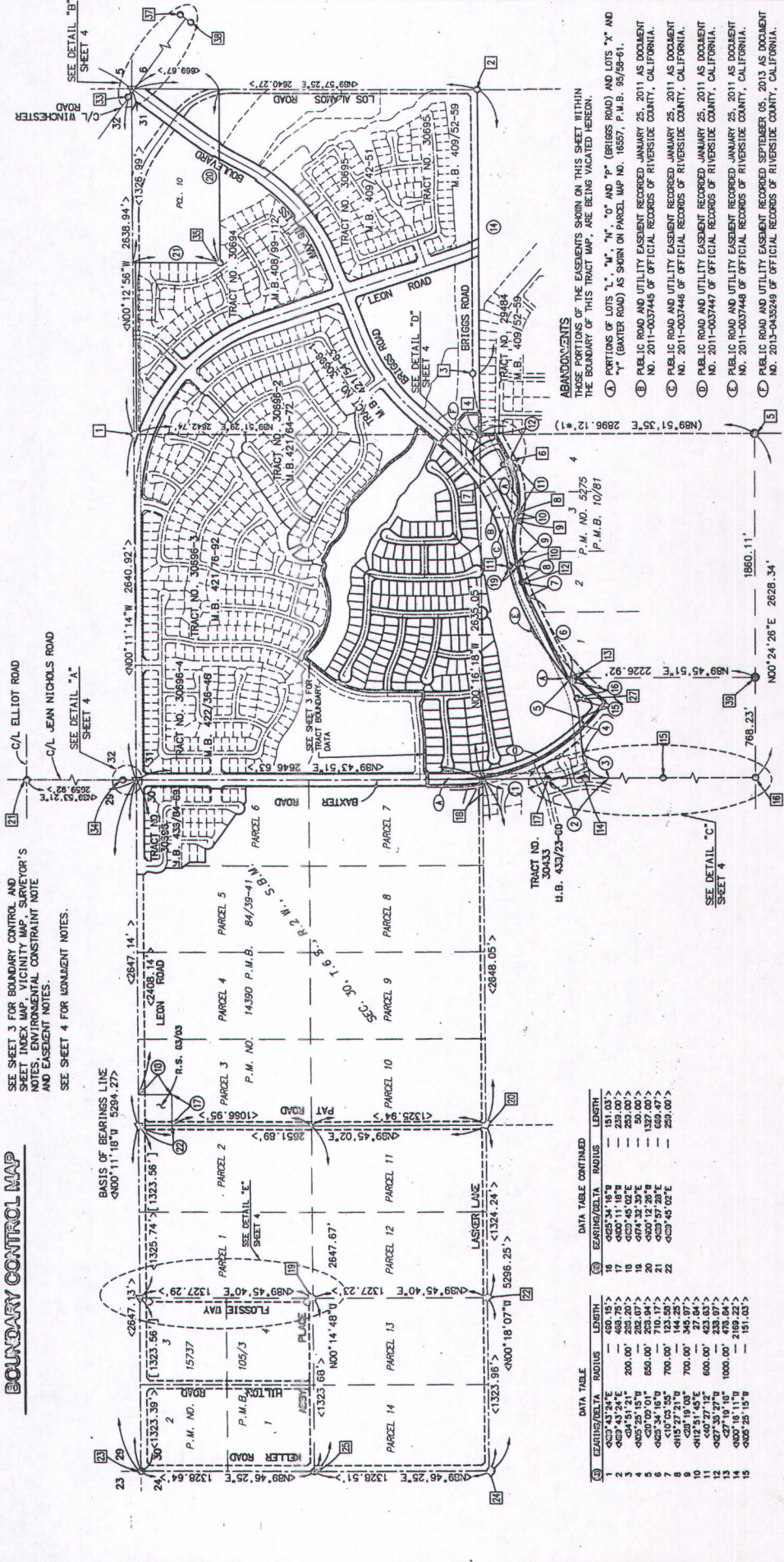
THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE CENTERLINE OF LEON ROAD BEING  $N00^{\circ}11'18''W$  AS SHOWN ON A MAP OF TRACT NO. 30694 FILED IN BOOK 408, PAGES 99 THROUGH 112, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

## BOUNDARY CONTROL MAP

SEE SHEET 3 FOR BOUNDARY CONTROL AND SHEET INDEX MAP, VICINITY MAP, SURVEYOR'S NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND EASEMENT NOTES.  
SEE SHEET 4 FOR MONUMENT NOTES.

C/L ELLIOT ROAD  
C/L JEAN NICHOLS ROAD  
SEE DETAIL "A" SHEET 4

SEE DETAIL "B" SHEET 4



## ABANDONMENTS

- THE SUBDIVISIONS SHOWN ON THIS SHEET WITHIN THE BOUNDARY OF THIS TRACT MAP, ARE BEING VACATED HEREBY.
- (A) PORTIONS OF LOTS "L", "M", "N", "O" AND "P" (BRIGGS ROAD) AND LOTS "X" AND "Y" (BAXTER ROAD) AS SHOWN ON PARCEL MAP NO. 16557, P.M.B. 95/58-61.
  - (B) PUBLIC ROAD AND UTILITY EASEMENT RECORDED JANUARY 25, 2011 AS DOCUMENT NO. 2011-0037445 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (C) PUBLIC ROAD AND UTILITY EASEMENT RECORDED JANUARY 25, 2011 AS DOCUMENT NO. 2011-0037446 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (D) PUBLIC ROAD AND UTILITY EASEMENT RECORDED JANUARY 25, 2011 AS DOCUMENT NO. 2011-0037447 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (E) PUBLIC ROAD AND UTILITY EASEMENT RECORDED JANUARY 25, 2011 AS DOCUMENT NO. 2011-0037448 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (F) PUBLIC ROAD AND UTILITY EASEMENT RECORDED SEPTEMBER 05, 2013 AS DOCUMENT NO. 2013-0455248 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

## DATA TABLE CONTINUED

STATION	BEARING/Delta	RADIUS	LENGTH
1	S89°46'25"E	480.15'	151.03'
2	S89°46'25"E	233.20'	230.00'
3	S89°46'25"E	233.20'	230.00'
4	S89°46'25"E	233.20'	230.00'
5	S89°46'25"E	233.20'	230.00'
6	S89°46'25"E	233.20'	230.00'
7	S89°46'25"E	233.20'	230.00'
8	S89°46'25"E	233.20'	230.00'
9	S89°46'25"E	233.20'	230.00'
10	S89°46'25"E	233.20'	230.00'
11	S89°46'25"E	233.20'	230.00'
12	S89°46'25"E	233.20'	230.00'
13	S89°46'25"E	233.20'	230.00'
14	S89°46'25"E	233.20'	230.00'
15	S89°46'25"E	233.20'	230.00'
16	S89°46'25"E	233.20'	230.00'
17	S89°46'25"E	233.20'	230.00'
18	S89°46'25"E	233.20'	230.00'
19	S89°46'25"E	233.20'	230.00'
20	S89°46'25"E	233.20'	230.00'
21	S89°46'25"E	233.20'	230.00'
22	S89°46'25"E	233.20'	230.00'
23	S89°46'25"E	233.20'	230.00'
24	S89°46'25"E	233.20'	230.00'
25	S89°46'25"E	233.20'	230.00'
26	S89°46'25"E	233.20'	230.00'
27	S89°46'25"E	233.20'	230.00'
28	S89°46'25"E	233.20'	230.00'
29	S89°46'25"E	233.20'	230.00'
30	S89°46'25"E	233.20'	230.00'
31	S89°46'25"E	233.20'	230.00'
32	S89°46'25"E	233.20'	230.00'
33	S89°46'25"E	233.20'	230.00'
34	S89°46'25"E	233.20'	230.00'
35	S89°46'25"E	233.20'	230.00'
36	S89°46'25"E	233.20'	230.00'
37	S89°46'25"E	233.20'	230.00'
38	S89°46'25"E	233.20'	230.00'
39	S89°46'25"E	233.20'	230.00'
40	S89°46'25"E	233.20'	230.00'
41	S89°46'25"E	233.20'	230.00'
42	S89°46'25"E	233.20'	230.00'
43	S89°46'25"E	233.20'	230.00'
44	S89°46'25"E	233.20'	230.00'
45	S89°46'25"E	233.20'	230.00'
46	S89°46'25"E	233.20'	230.00'
47	S89°46'25"E	233.20'	230.00'
48	S89°46'25"E	233.20'	230.00'
49	S89°46'25"E	233.20'	230.00'
50	S89°46'25"E	233.20'	230.00'
51	S89°46'25"E	233.20'	230.00'
52	S89°46'25"E	233.20'	230.00'
53	S89°46'25"E	233.20'	230.00'
54	S89°46'25"E	233.20'	230.00'
55	S89°46'25"E	233.20'	230.00'
56	S89°46'25"E	233.20'	230.00'
57	S89°46'25"E	233.20'	230.00'
58	S89°46'25"E	233.20'	230.00'
59	S89°46'25"E	233.20'	230.00'
60	S89°46'25"E	233.20'	230.00'
61	S89°46'25"E	233.20'	230.00'
62	S89°46'25"E	233.20'	230.00'
63	S89°46'25"E	233.20'	230.00'
64	S89°46'25"E	233.20'	230.00'
65	S89°46'25"E	233.20'	230.00'
66	S89°46'25"E	233.20'	230.00'
67	S89°46'25"E	233.20'	230.00'
68	S89°46'25"E	233.20'	230.00'
69	S89°46'25"E	233.20'	230.00'
70	S89°46'25"E	233.20'	230.00'
71	S89°46'25"E	233.20'	230.00'
72	S89°46'25"E	233.20'	230.00'
73	S89°46'25"E	233.20'	230.00'
74	S89°46'25"E	233.20'	230.00'
75	S89°46'25"E	233.20'	230.00'
76	S89°46'25"E	233.20'	230.00'
77	S89°46'25"E	233.20'	230.00'
78	S89°46'25"E	233.20'	230.00'
79	S89°46'25"E	233.20'	230.00'
80	S89°46'25"E	233.20'	230.00'
81	S89°46'25"E	233.20'	230.00'
82	S89°46'25"E	233.20'	230.00'
83	S89°46'25"E	233.20'	230.00'
84	S89°46'25"E	233.20'	230.00'
85	S89°46'25"E	233.20'	230.00'
86	S89°46'25"E	233.20'	230.00'
87	S89°46'25"E	233.20'	230.00'
88	S89°46'25"E	233.20'	230.00'
89	S89°46'25"E	233.20'	230.00'
90	S89°46'25"E	233.20'	230.00'
91	S89°46'25"E	233.20'	230.00'
92	S89°46'25"E	233.20'	230.00'
93	S89°46'25"E	233.20'	230.00'
94	S89°46'25"E	233.20'	230.00'
95	S89°46'25"E	233.20'	230.00'
96	S89°46'25"E	233.20'	230.00'
97	S89°46'25"E	233.20'	230.00'
98	S89°46'25"E	233.20'	230.00'
99	S89°46'25"E	233.20'	230.00'
100	S89°46'25"E	233.20'	230.00'

COPY

SHEET 3 OF 20 SHEETS

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

# TRACT NO. 32289

BEING A SUBDIVISION OF LOTS "L", "M", "N" AND "O" AND PORTIONS OF PARCELS 2, 3, 5, 15, 16 AND 17 OF PARCEL MAP NO. 16557 FILED IN BOOK 95, PAGES 58 THROUGH 61, INCLUSIVE, OF PARCEL MAPS; PORTIONS OF PARCEL MAP NO. 14390 FILED IN BOOK 84, PAGES 39, 40 AND 41 OF PARCEL MAPS; AND PARCEL "B" OF LLA NO. 5397 RECORDED MARCH 17, 2011 AS INSTRUMENT NO. 2011-0120003 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTIONS 30 AND 31, T. 6 S. 1. 2 W., S.B.M.

## SURVEYOR'S NOTES

- TRACT NO. 32289 CONTAINS 201 NUMBERED LOTS AND LETTERED LOTS "A" THROUGH "P", INCLUSIVE.
- TRACT NO. 32289 CONTAINS 80.68 ACRES GROSS.
- ( ) INDICATES RECORD DATA PER TRACT NO. 30696-1, MB 421/54-63, AND MEASURED
- [ ] INDICATES RECORD DATA PER TRACT NO. 30696-3, MB 421/76-92, AND MEASURED
- <> INDICATES RECORD DATA PER TRACT NO. 30694, MB 408/99-112 AND MEASURED
- (\*) INDICATES RECORD DATA PER TRACT NO. 30696-4, MB 422/56-46, AND MEASURED
- (\*) INDICATES RECORD DATA PER TRACT NO. 29484, MB 387/81-99, AND MEASURED
- (\*) INDICATES RECORD DATA PER DOCUMENT NO. 2005-1029103 RECORDED 12/14/2005 AND MEASURED.
- (\*) INDICATES RECORD DATA PER TRACT NO. 30433, M.B. 438/23-60 AND MEASURED

- INDICATES SET 1" IP & TAG "LS 7566", FLUSH, (RIV. CO. STD. "A" MON.).
- SET NAIL AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON SIDE LOT LINE PROJECTED IN LIEU OF FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON RADIAL LINE FOR EC'S & BC'S AND CORNER OUTBANKS IN LIEU OF FRONT LOT CORNERS.
- SET 1" IP & TAG "LS 7566", FLUSH, (RIV. CO. STD. "A" MON.) OR A NAIL AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN CONCRETE AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, FLUSH, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN AS SET ARE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 16110 AND THE AMENDMENT AGREEMENT FOR THIS MAP.
- LLLLLLLL INDICATES RESTRICTED ACCESS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE AND CLEAR FROM BUILDINGS OR OBSTRUCTIONS.
- CC&R'S RECORDED AUGUST 21, 2006, INST. NO. 2006-0615439 O.R.

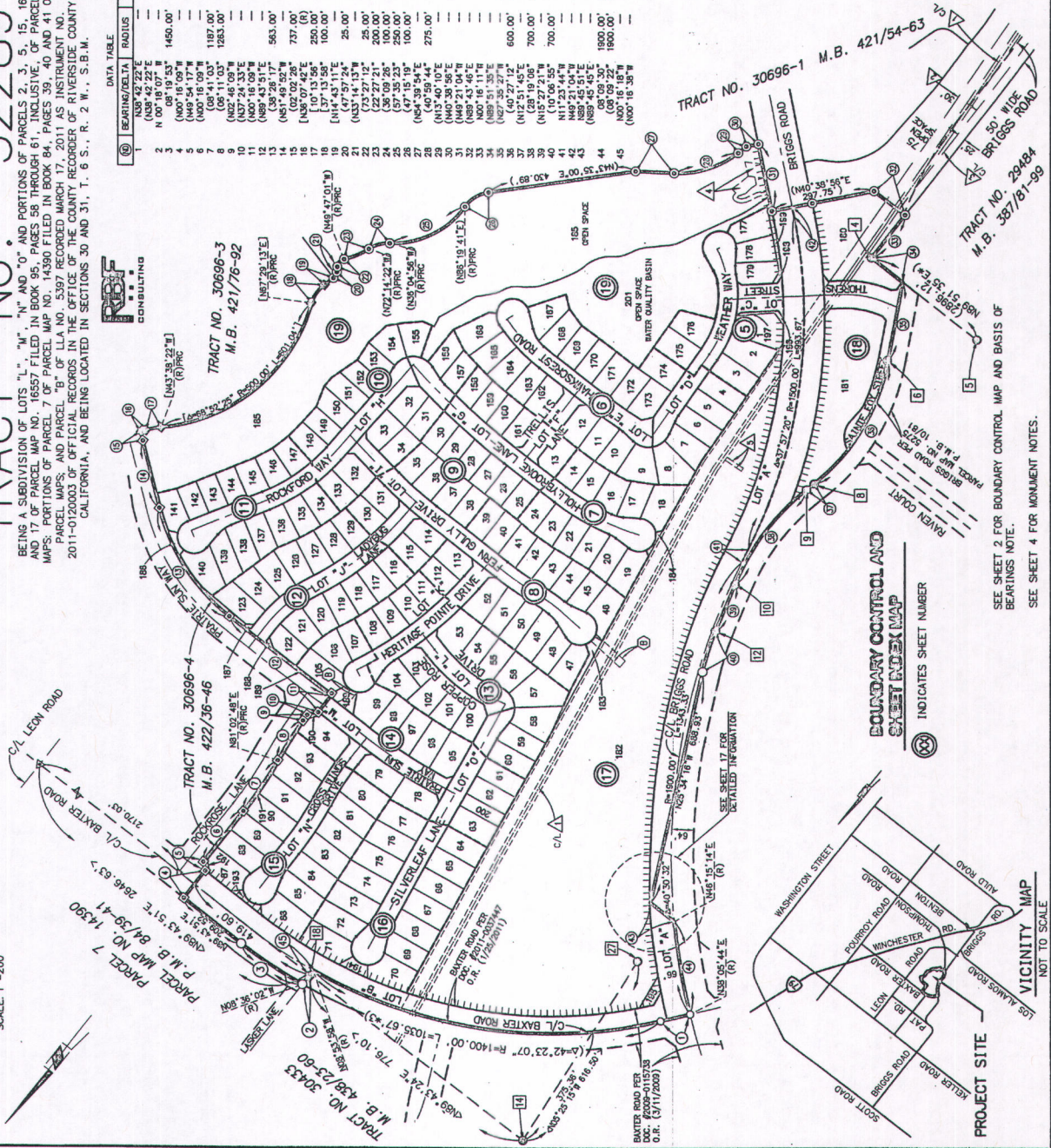
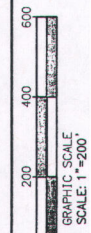
## EASEMENT NOTES

- INDICATES THE CENTER LINE OF A 100' (16.5') WIDE EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS CO. OF CALIFORNIA FOR PIPELINE PURPOSES PER DOCUMENT RECORDED JULY 1, 1949 IN BOOK 1089, PAGE 312 OF OFFICIAL RECORDS.
- INDICATES A 30' WIDE EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS CO. OF CALIFORNIA FOR PIPELINE PURPOSES PER DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 115 OF OFFICIAL RECORDS.
- INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. (SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER CO.) FOR PIPELINE PURPOSES PER DOCUMENT RECORDED MARCH 27, 1947 IN BOOK 884, PAGE 206 OF OFFICIAL RECORDS. (NO WIDTH GIVEN).
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR A DRAINAGE PURPOSES AND (B) ACCESS PURPOSES PER DOCUMENT RECORDED DECEMBER 14, 2005 AS INSTRUMENT NO. 2005-1029103 OF OFFICIAL RECORDS.
- INDICATES A 10' WIDE EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPELINE PURPOSES PER DOCUMENT RECORDED MARCH 17, 2011 AS INSTRUMENT NO. 2011-0120003 OF OFFICIAL RECORDS.
- INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED HEREIN TO EASTERN MUNICIPAL WATER DISTRICT.
- INDICATES EASEMENTS FOR DRAINAGE AND ACCESS PURPOSES DEDICATED HEREIN TO PUBLIC USE.

## ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION IN ECS BOOK 92 PAGE 5

BEARING/Delta	RADIUS	LENGTH
N89°45'22"E	1450.00'	87.02'
N00°16'07"W	1450.00'	34.70'
S00°00'00"W	1450.00'	210.84'
N00°16'09"W	1450.00'	30.00'
N00°16'09"W	1450.00'	187.84'
N00°16'09"W	1450.00'	179.51'
N00°16'09"W	1450.00'	30.00'
N00°16'09"W	1450.00'	32.89'
N00°16'09"W	1450.00'	81.00'
N00°16'09"W	1450.00'	372.70'
N00°16'09"W	1450.00'	202.16'
N00°16'09"W	1450.00'	28.25'
N00°16'09"W	1450.00'	44.83'
N00°16'09"W	1450.00'	64.58'
N00°16'09"W	1450.00'	33.58'
N00°16'09"W	1450.00'	14.83'
N00°16'09"W	1450.00'	32.05'
N00°16'09"W	1450.00'	78.39'
N00°16'09"W	1450.00'	33.58'
N00°16'09"W	1450.00'	251.20'
N00°16'09"W	1450.00'	62.48'
N00°16'09"W	1450.00'	111.08'
N00°16'09"W	1450.00'	30.17'
N00°16'09"W	1450.00'	35.45'
N00°16'09"W	1450.00'	192.22'
N00°16'09"W	1450.00'	137.80'
N00°16'09"W	1450.00'	114.88'
N00°16'09"W	1450.00'	231.43'
N00°16'09"W	1450.00'	27.84'
N00°16'09"W	1450.00'	345.97'
N00°16'09"W	1450.00'	123.55'
N00°16'09"W	1450.00'	40.60'
N00°16'09"W	1450.00'	27.71'
N00°16'09"W	1450.00'	270.54'
N00°16'09"W	1450.00'	15.85'
N00°16'09"W	1450.00'	15.85'



SEE SHEET 2 FOR BOUNDARY CONTROL MAP AND BASIS OF BEARINGS NOTE.  
SEE SHEET 4 FOR MONUMENT NOTES.

NOT TO SCALE

0 625 1,250 2,500 Feet

1 inch = 1,250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by almedina on 7/8/2015

# TR32289 Vicinity Map

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