

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



ITEM
3.57
(ID # 3030)

MEETING DATE:

Tuesday, March 7, 2017

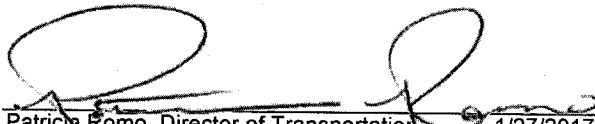
FROM : TLMA-TRANSPORTATION:

SUBJECT: TLMA TRANSPORTATION: Approval of the Clinton Keith Road Community Facilities District No. 07-2 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between the County of Riverside and Riverside Mitland 03, LLC for Tract No. 32290-1. 3rd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Clinton Keith Road Community Facilities District No. 07-2 (Clinton Keith Road CFD) Transportation Uniform Mitigation Fee (TUMF) Program Improvement Credit Agreement between the County of Riverside (County) and Riverside Mitland 03, LLC (Developer) allowing for TUMF credits in recognition of the Developer's participation in the Clinton Keith Road CFD; and
2. Authorized the Chairman of the Board of Supervisors to execute the same.


ACTION: Policy


Patricia Romo, Director of Transportation 1/27/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: March 7, 2017
xc: TLMA-Transp.

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 16/17	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tract No. 32290-1 (Tract) consisting of 212 single-family residential units, is owned by Riverside Mitland 03, LLC and is located within the boundaries of the Clinton Keith Road CFD, which is administered by the 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, a 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 in progress.

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 form the Clinton Keith Road CFD, sell special CFD bonds, and grant developers within the CFD credits against their applicable TUMF and Road and Bridge Benefit District (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 TUMF for the Tract. Each residential unit constructed within the Tract is potentially eligible to receive TUMF credits 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

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

County Counsel has approved the Agreement as to form.

Impact on Residents and Businesses

Community Facilities Districts (CFD) 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 CFD special assessment to potential buyers of the residential homes as part of their purchase transaction.

Contract History and Price Reasonableness

N/A


ATTACHMENTS:

Vicinity Map
Agreement with Exhibit "A"



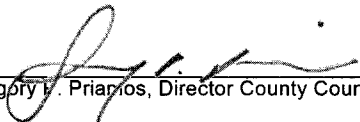
Dale Gardner

2/1/2017



Tina Grande, Principal Management Analyst

2/27/2017



Gregory V. Priamos, Director County Counsel

2/1/2017

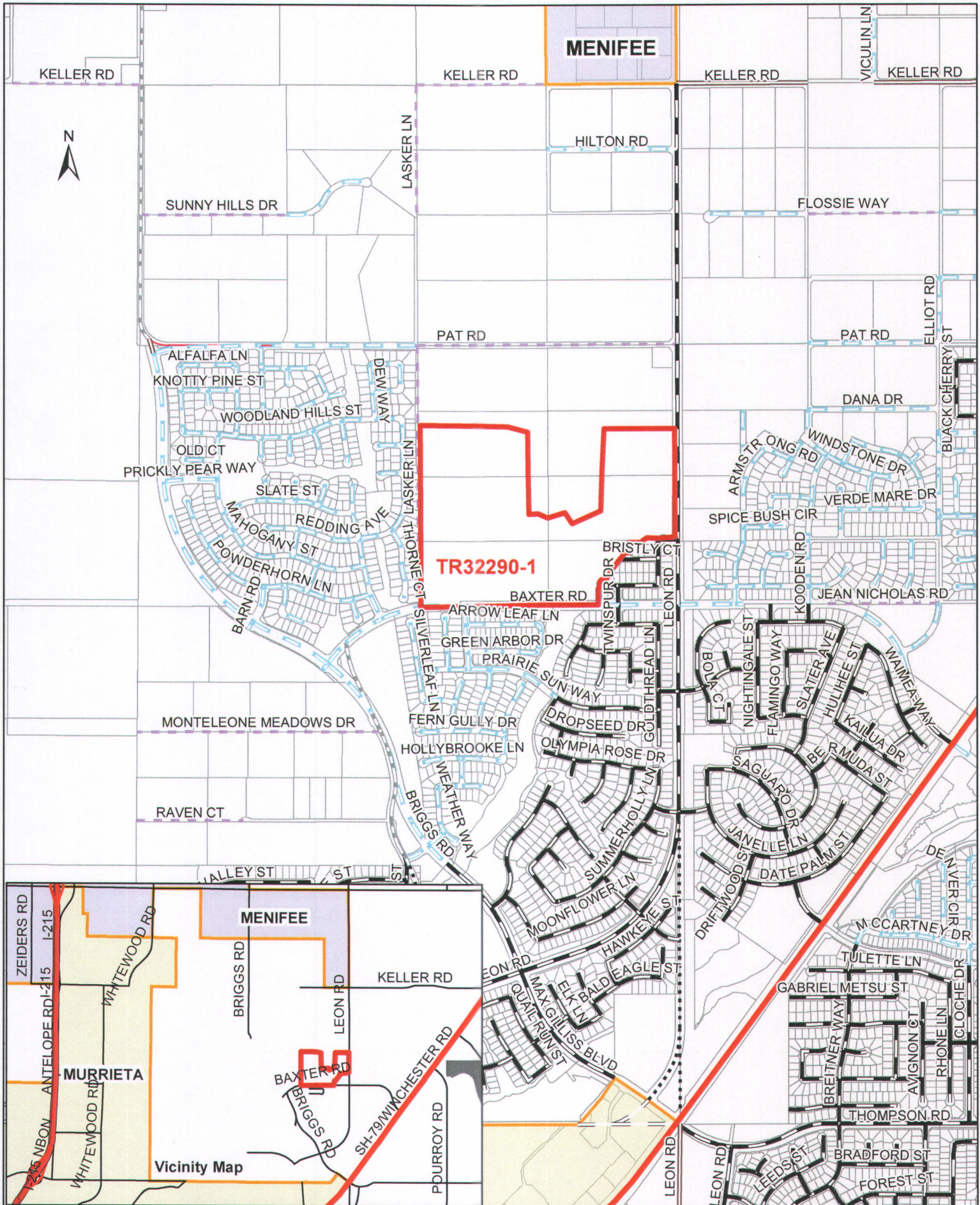
0 625 1,250 2,500 Feet

1 inch = 1,250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 11/7/2016

Tract 32290-1 Vicinity Map

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



MENIFEE

TR32290-1

MENIFEE

Vicinity Map

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

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 7th day of March, 2017 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. 32290-1 (the "Tract"), for which a Final Map was recorded on November 17, 2016, as Instrument No. 2016-0514848 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 212 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. 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: County of Riverside
Transportation Department
Patricia Romo, Director of Transportation
4080 Lemon Street, 8th 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 92629
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.

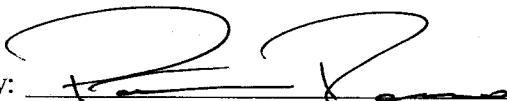
4.18 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

[Signatures of Parties on Following Pages]

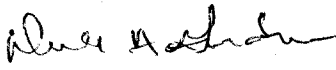
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE

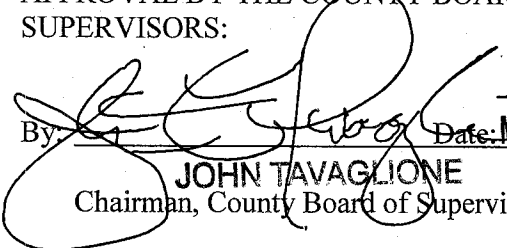
RECOMMENDED FOR APPROVAL:

By: 
Patricia Romo
Director of Transportation

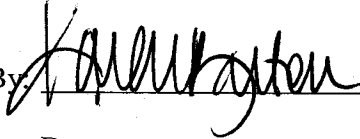
APPROVED AS TO FORM:

By: 
Dale A. Gardner
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

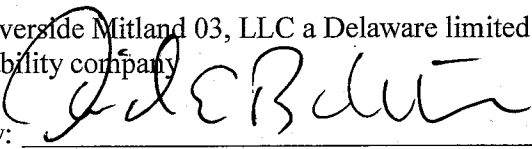
By:  Date: **MAR 07 2017**
JOHN TAVAGLIONE
Chairman, County Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By:  Date: **MAR 07 2017**
Deputy

DEVELOPER

Riverside Mitland 03, LLC a Delaware limited liability company

By: 
David E. Bartlett
Printed Name
Vice President
Title

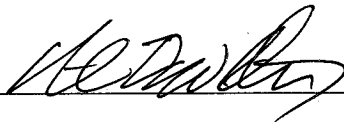
By: 
Richard T. Whitney
Printed Name
Chief Financial Officer
Title

EXHIBIT "A"

VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

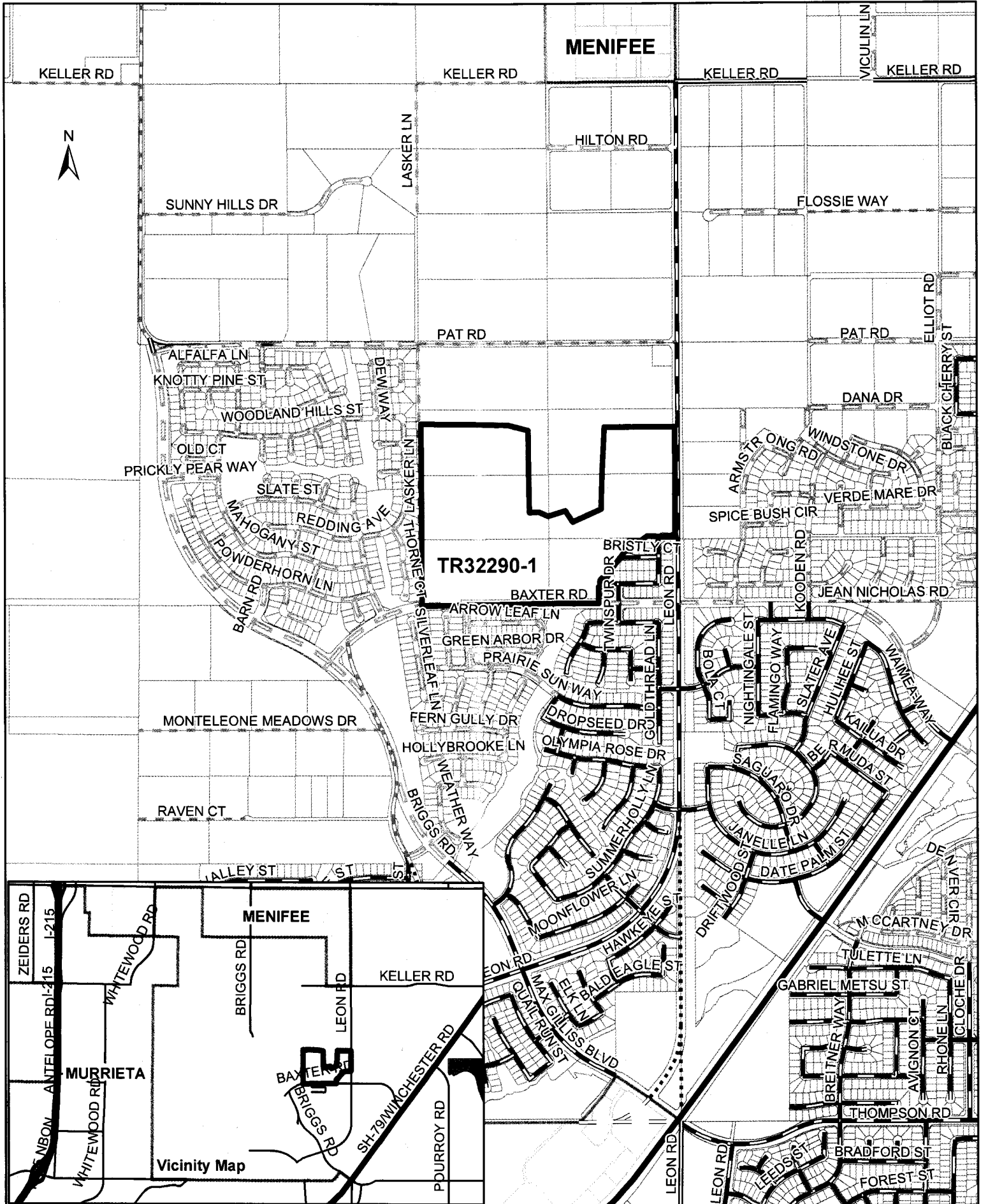
0 625 1,250 2,500 Feet

1 inch = 1,250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 11/7/2016

Tract 32290-1 Vicinity Map

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



Vicinity Map

2016-0514848
09/11/16

SHEET 1 OF 15 SHEETS

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

TRACT NO. 32290-1

BEING A SUBDIVISION OF PORTIONS OF LOTS "D" AND "E", TOGETHER WITH PORTIONS OF PARCELS 5 THROUGH 9, INCLUSIVE, AS SHOWN ON PARCEL MAP NO. 4390 FILED IN BOOK 84, PAGES 39, 40 AND 41 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY CLERK OF RECORDS, AND PORTIONS OF PARCELS 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNER'S STATEMENT
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, LOTS "A" THROUGH "H", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF THE DEDICATION OF LOT "A" (SPENCERS CROSSING PARKWAY), LOT "V" (SILKY LURNE DRIVE) AND LOT "W" (LEON ROAD) THE OWNERS OF LOTS 197 THROUGH 202, 215 THROUGH 228, 231 THROUGH 234 ALL INCLUSIVE, ABUTTING THESE HIGHWAYS AND DRIVING ON THEM, AND ALSO EXCEPTING THE 20' WIDE ACCESS DRIVEWAYS TO LOTS 215 THROUGH 220, 221 THROUGH 224, 227 THROUGH 228, INCLUSIVE, AS SHOWN HEREON, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE LOCATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, DRAINAGE EASEMENTS LYING WITHIN LOTS 212, 231, AND 232, INCLUSIVE, AS SHOWN HEREON. THE DEDICATION IS FOR FLOOD CONTROL, PURPOSES AND 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 237 AS SHOWN HEREON. THE DEDICATION IS IN PRESS, EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, DRAINAGE EASEMENTS LYING WITHIN LOTS 24, 216 AND 221, INCLUSIVE, AS SHOWN HEREON. THE DEDICATION IS FOR DRAINAGE AND MAINTENANCE PURPOSES.

WE ALSO HEREBY DEDICATE A BLANKET EASEMENT OVER OPEN SPACE LOTS 213 THROUGH 230, INCLUSIVE, AND LOTS 232 THROUGH 234, INCLUSIVE, TO THE VALLEY-WIDE RECREATION AND PARKS DISTRICT FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES AND OVER LOT 237 FOR LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, LOTS "B" THROUGH "C", INCLUSIVE. THE DEDICATION IS FOR (1) ONE-FOOT BARRIERS STRIPS FOR ROAD ACCESS PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911. ITS PURPOSES ARE TO CONSTRUCT, REPAIR, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE WATER, WASTEWATER, SEWER, WASTE, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE WATER, WASTEWATER, SEWER, WASTE, IMPROVE AND ENLARGE SEWER, WATER AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER WATER AND RECYCLED WATER EASEMENT" HEREON. TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSES OF CONSTRUCTION, REPAIR, MAINTENANCE, ENLARGEMENT, RECONSTRUCTION, REMOVAL AND REPLACEMENT OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR BROOM TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED FOR PRIVATE PURPOSES: LOT 232 AS OPEN SPACE, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOTS OWNERS WITHIN THIS TRACT MAP.

OWNER
RIVERSIDE WITLAND 03 LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: *[Signature]*
DONALD E. BRADLETT
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

I, 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, AN NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Orange)

ON THIS 20th day of September 2016, before me, **Meagan Knight**, a Notary Public in and for the State of California, personally appeared **Richard T. Whitely** and **David E. Bradlett**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in the presence of the undersigned Notary Public, and that they executed the instrument for the purposes and on the authority upon behalf of which the persons so acting, 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 MY PRINCIPAL PLACE OF BUSINESS IS IN **Orange** COUNTY, CALIFORNIA.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
MY COMMISSION EXPIRES **July 29, 2017**
MY COMMISSION NUMBER **21137391**

RECORDER'S STATEMENT
FILED THIS 17th DAY OF **September**, 2016, AT 3:33 PM IN BOOK **453** OF MAPS AT PAGES **10-24** AT THE REQUEST OF THE CLERK OF THE BOARD NO. **2016-0514848** FEE **\$37.00**
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: *[Signature]*, DEPUTY
SUBDIVISION GUARANTEE: **CHICAGO6** TITLE INSURANCE COMPANY

TAX COLLECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A TEN-BUT-NOT-YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.
DATE: **October 19**, 2016
DON KENT, COUNTY TAX COLLECTOR
BY: *[Signature]*, DEPUTY

TAX BOND CERTIFICATE
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE BOARD OF SUPERVISORS, WOULD BE PAID BY THE PROPERTY OWNER AND SET FORWARD AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.
DATE: 20
CASH OR (check bond):
DON KENT, COUNTY TAX COLLECTOR
BY: , DEPUTY

BOARD OF SUPERVISOR'S STATEMENT
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.
THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.
THE OFFER DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS FOR FLOOD CONTROL PURPOSES IS HEREBY NOT ACCEPTED.
THE OFFER OF DEDICATION MADE HEREON OF THE ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM FLOOD CONTROL FACILITIES IS HEREBY NOT ACCEPTED.

DATE: **11-8**, 2016
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CLERK OF THE BOARD OF SUPERVISORS
BY: *[Signature]*, DEPUTY
CHAIRMAN OF THE BOARD OF SUPERVISORS

EASTERN MUNICIPAL WATER DISTRICT 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 HEREON BY ITS DULY AUTHORIZED OFFICER.
[Signature]
SHEILA ZELAYA, DATE
GENERAL MANAGER AND THE BOARD OF DIRECTORS THEREOF

VALLEY-WIDE RECREATION AND PARK DISTRICT
VALLEY-WIDE RECREATION AND PARK DISTRICT HEREBY ACCEPTS THE EASEMENTS OVER LOTS 213 THROUGH 230, INCLUSIVE, AND 232 THROUGH 234, INCLUSIVE, FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES, AND OVER LOT 237 FOR LANDSCAPE MAINTENANCE PURPOSES.
DATE: **Oct. 24**, 2016
[Signature]
GENERAL MANAGER

COUNTY SURVEYOR'S STATEMENT
THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32290 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 04, 2006. THE EXPIRATION DATE BEING MARCH 04, 2017, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.
DATE: **10-26**, 2016
RICHARD G. LANIUS
COUNTY SURVEYOR
EXPIRES 12-31-2016

PROFESSIONAL LAND SURVEYOR
RICHARD G. LANIUS
No. 7811
Exp. 12-31-19
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

PROFESSIONAL LAND SURVEYOR
JOHN P. DIQUETTE
No. 7566
Exp. 12-31-2017
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

PROFESSIONAL LAND SURVEYOR
DONALD E. BRADLETT
No. 7811
Exp. 12-31-19
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

PROFESSIONAL LAND SURVEYOR
DONALD E. BRADLETT
No. 7811
Exp. 12-31-19
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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DONALD E. BRADLETT
No. 7811
Exp. 12-31-19
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

TRACT NO. 32290-1

BEING A SUBDIVISION OF PORTIONS OF LOTS "D" AND "E", TOGETHER WITH PORTIONS OF PARCELS 5 THROUGH 9, INCLUSIVE, AS SHOWN ON PARCEL MAP NO. 14390 FILED IN BOOK 84, PAGES 39, 40 AND 41 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, TOGETHER WITH A PORTION OF LOT 519 OF PARCEL MAP NO. 14390 FILED IN BOOK 84, PAGES 39, 40 AND 41, AND PARCELS 23 THROUGH 60, INCLUSIVE OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, LYING WITHIN SECTION 30, T.65S., R.24W., S.81M.

Michael Baker
INTERNATIONAL
SEPTEMBER 2015

BOUNDARY CONTROL AND SHEET INDEX MAP



90°28'38.41\"/>

SCALE 1\"/>

GENERAL NORTH

ANGLE AT POINT B

CONVERGENCE

POINT B

POINT A

POINT C

POINT D

POINT E

POINT F

POINT G

POINT H

POINT I

POINT J

POINT K

POINT L

POINT M

POINT N

POINT O

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN ECS BOOK 143, PAGE 40. THIS AFFECTS ALL LOTS.

M.T.S.

DETAIL "H"

N.T.S.

SEE DETAIL "H" HEREON

SEE SHEET 15

SEE SHEET 14

SEE SHEET 13

SEE SHEET 12

SEE SHEET 11

SEE SHEET 10

SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

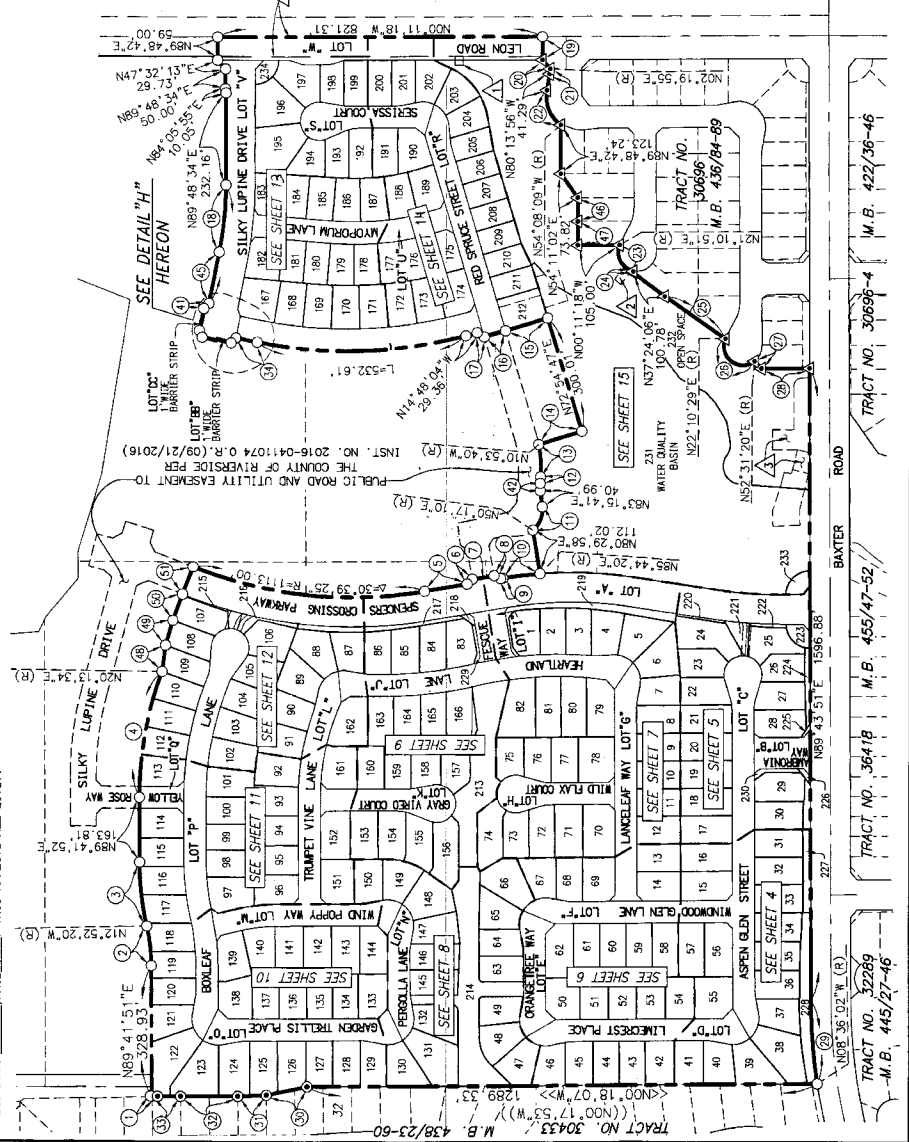
SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1



NO.	BEARING/Delta	RADIUS	LENGTH
1	N02°23'07"W	1.53'	100.92'
2	(N02°22'52"W)	460.00'	12.34'
3	S02°31'45"W	910.00'	40.00'
4	N03°30'02"W	108.70'	52.35'
5	N03°11'26"W	18.03'	108.70'
6	N03°30'02"W	56.00'	18.03'
7	N04°11'23"E	18.03'	56.00'
8	N03°30'02"W	5.30'	18.03'
9	N05°14'22"	1037.00'	54.83'
10	S71°01'29"	66.00'	1037.00'
11	N86°26'32"W	56.00'	65.69'
12	N86°26'32"W	328.00'	16.46'
13	N16°35'49"W	82.73'	114.80'
14	N15°35'49"W	114.80'	82.73'
15	N15°35'49"W	114.80'	82.73'
16	N15°35'49"W	114.80'	82.73'
17	N39°18'03"E	26.88'	114.80'
18	N11°17'41"	663.00'	170.32'
19	N89°48'42"E	59.00'	170.32'
20	N48°47'28"E	30.33'	59.00'
21	(07°26'09"	100.00'	30.33'
22	(63°54'13"	90.00'	100.38'
23	(89°48'47"	48.00'	90.00'
24	(N78°37'55"W	(R)	83.62'
25	(N84°57'54"E	(R)	4.20'
26	(N49°39'05"	48.00'	125.37'
27	(N85°56'29"E	25.43'	48.00'
28	(N85°56'29"E	25.43'	48.00'
29	(N85°56'29"E	25.43'	48.00'
30	(N11°52'35"W	1450.00'	1210.84'
31	(N11°52'35"W	105.36'	105.36'
32	(N02°11'14"W	72.02'	72.02'
33	(N00°27'22"W	144.00'	144.00'
34	(N00°17'34"W	72.00'	144.00'
35	(N00°17'34"W	72.00'	72.00'
36	(N11°06'15"E	54.89'	54.89'
37	(N11°06'15"E	17.74'	17.74'
38	(N03°55'17"	60.00'	37.00'
39	(N13°25'17"	(R)	37.00'
40	(N08°08'17"E	18.36'	18.36'
41	(N78°53'45"W	28.00'	28.00'
42	(N45°12'20"W	100.00'	18.03'
43	(N10°17'47"	0.46'	17.97'
44	(N11°06'15"E	4.33'	0.46'
45	(N78°54'45"W	28.00'	28.00'
46	(N78°53'45"W	133.27'	133.27'
47	(N89°58'01"W	60.00'	60.00'
48	(N82°19'56"W	66.62'	66.62'
49	(N82°19'56"W	66.62'	66.62'
50	(N89°45'36"W	70.35'	70.35'
51	(N88°50'37"W	(R)	74.00'

SEE SHEET NO. 2 FOR MONUMENT NOTES, BASIS OF BEARINGS AND VICINITY MAP.

SURVEYOR'S NOTES

- TRACT NO. 32290-1 CONTAINS 234 NUMBERED LOTS AND LETTERED LOTS "A" THROUGH "Z" AND "AA" THROUGH "CC".
- INDICATES RECORD DATA PER TRACT NO. 30696, MB 438/84-89 AND MEASURED.
- INDICATES RECORD DATA PER TRACT NO. 30433, MB 438/25-60 AND MEASURED.
- INDICATES RECORD DATA PER TRACT NO. 30696-4, MB 422/26-46 AND MEASURED.
- INDICATES RECORD DATA PER TRACT NO. 30694, MB 408/99-112, AND MEASURED.
- INDICATES RECORD DATA PER TRACT NO. 32289, MB 445/27-46, AND MEASURED.
- INDICATES RECORD DATA PER PARCEL MAP NO. 14390, P.M.B. 84/39-41.
- INDICATES SET 1" IP & TAG "LS 7566", FLUSH, RIV. CO.
- SET NAIL & TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON SIDE LOT LINE PROJECTED ON 9.75' OFFSET IN LIEU OF FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON 9.75' OFFSET ON RADIAL LINE FOR E.C.S. & B.C.S. AND CORNER OUTBANKS IN LIEU OF FRONT LOT CORNERS.
- SET 1" IP & TAG "LS 7566" FLUSH (RIV. CO. STD. "A" MON.) AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, FLUSH, UNLESS OTHERWISE NOTED.
- SET 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 IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.10 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
- INDICATES RESTRICTED ACCESS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE AND CLEAR FROM BUILDINGS OR OBSTRUCTIONS.
- COB'S RECORDED 11/27/2010 AS INST. NO. 20-0514878 D.O.R.

EASEMENT NOTES

- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES PER DOCUMENT RECORDED MARCH 22, 2006 AS INSTRUMENT NO. 2006-0201062 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES PER DOCUMENT RECORDED APRIL 18, 2006 AS INSTRUMENT NO. 2006-0276565 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE & ACCESS PURPOSES PER DOCUMENT RECORDED APRIL 18, 2006 AS INSTRUMENT NO. 2006-0276564 OF OFFICIAL RECORDS.
- AN EASEMENT DEDICATED FOR STREET AND PUBLIC UTILITY PURPOSES SHOWN ON PARCEL MAP 14390, P.M.B. 84/39-41.
- A BLANKET EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR AVIGATION PURPOSES PER DOCUMENT RECORDED APRIL 12, 2007 AS INSTRUMENT NO. 2007-0029508 OF OFFICIAL RECORDS.
- INDICATES A DRAINAGE EASEMENT DEDICATED HEREON.
- INDICATES A DRAINAGE EASEMENT FOR FLOOD CONTROL PURPOSES DEDICATED HEREON.
- INDICATES AN ACCESS EASEMENT FOR FLOOD CONTROL PURPOSES AS DEDICATED HEREON.
- INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT.