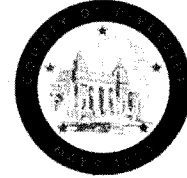


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.33
(ID # 6515)

MEETING DATE:

Tuesday, April 10, 2018

FROM : TLMA-TRANSPORTATION:


SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TRANSPORTATION:

Approval of the Newport Road Community Facilities District No. 03-1
Transportation Uniform Mitigation Fee Improvement Credit Agreement between
Lennar Homes of California Inc. and County of Riverside associated with Tract
No. 31632 and Tract No. 30322. 3rd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Community Facilities District No. 03-1 (Newport Road CFD) Improvement Credit Agreement Transportation Uniform Mitigation Fee Program between Lennar Homes of California Inc. and County of Riverside associated with Tract No. 31632 and Tract No. 30322; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.


ACTION: Policy


Patricia Romo, Director of Transportation 3/1/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 10, 2018
xc: 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:	17/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tract No. 31632 consisting of 100 single-family residential units and Tract No. 30322 consisting of 124 single family-residential units (Properties) are owned by Lennar Homes of California Inc. (Developer). The Properties are located within the boundaries of the Newport Road CFD, which is administered by the County of Riverside (County) and for which the Properties were conditioned to participate in. The Newport Road CFD is a funding mechanism that provided a means to finance the Newport Road/Domenigoni Parkway Extension Improvements from Menifee Road to State Route 79. The construction of the Newport Road/Domenigoni Parkway extension was physically complete and open to traffic at the end of 2007.

In addition, the Newport Road/Domenigoni Parkway Extension Improvements have been identified as part of the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA) and to be among those facilities whose construction is to be financed in part by the collection of TUMF. The TUMF program requires a developer to pay TUMF, which represents a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts and burden generated by a developer's project.

The Developer and County now desire to enter into this agreement to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay applicable TUMF for the Properties.

County Counsel has approved the agreement as to legal form.

Impact on Residents and Businesses

Each single-family residential unit within the Properties will be eligible to receive a credit against the TUMF in an amount set forth in this Agreement.

Additional Fiscal Information

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

SUPPLEMENTAL:

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

ATTACHMENTS

Vicinity Map

CFD 03-1 Newport Road CFD TUMF Agreement



Scott Bruckner

4/2/2018



Gregory V. Priamos, Director County Counsel

3/2/2018

0 420 840 1,680 Feet

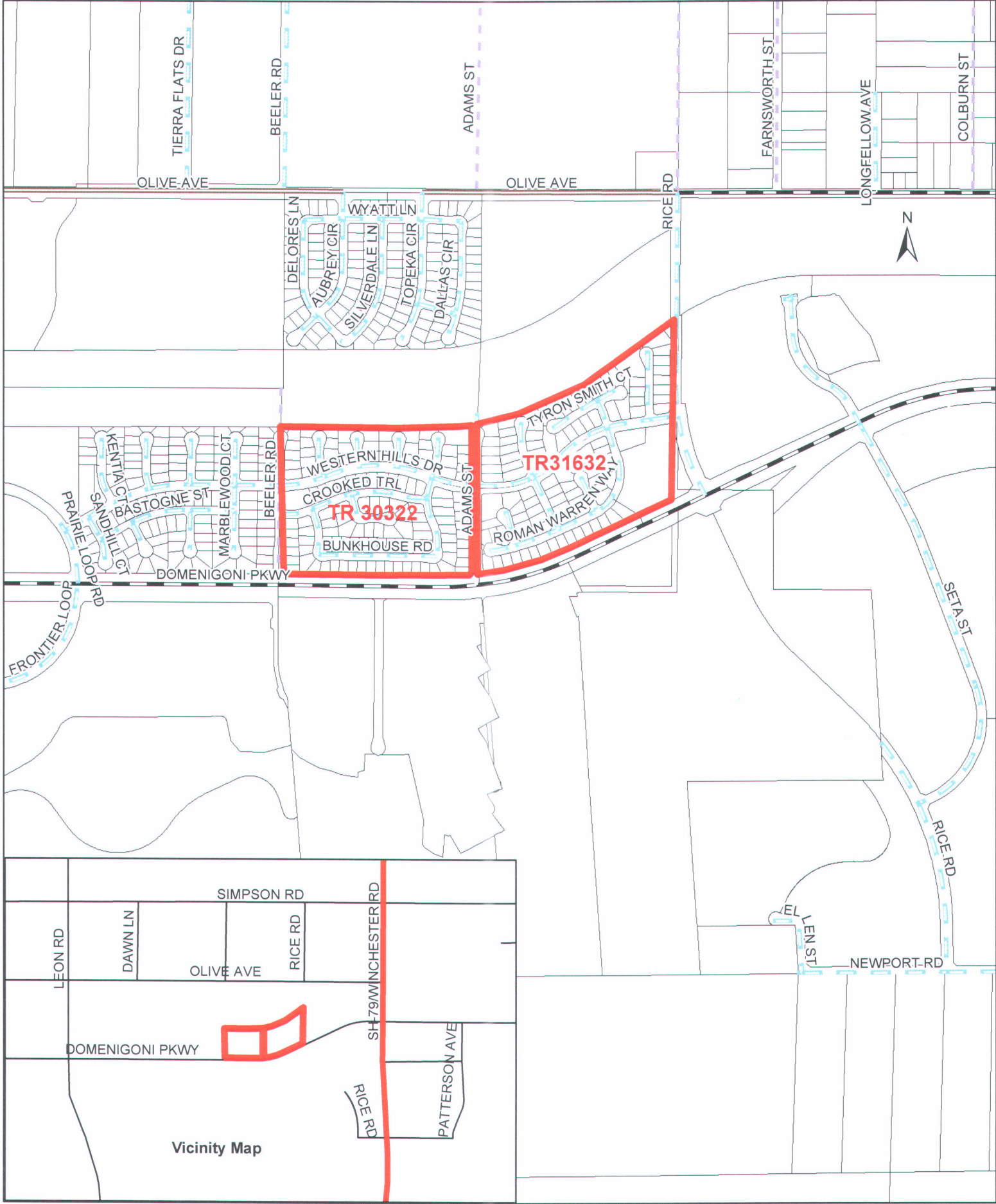
1 inch = 833 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 1/24/2018

Vicinity Map

TR30322 & TR 31632

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

**State of California
Secretary of State**

CERTIFICATE OF STATUS

ENTITY NAME:

LENNAR HOMES OF CALIFORNIA, INC.

FILE NUMBER: C1962362
FORMATION DATE: 03/04/1996
TYPE: DOMESTIC CORPORATION
JURISDICTION: CALIFORNIA
STATUS: ACTIVE (GOOD STANDING)

I, DEBRA BOWEN, Secretary of State of the State of California,
hereby certify:

The records of this office indicate the entity is authorized to
exercise all of its powers, rights and privileges in the State of
California.

No information is available from this office regarding the financial
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate
and affix the Great Seal of the State of
California this day of May 09, 2013:

Debra Bowen

DEBRA BOWEN
Secretary of State

CERTIFICATE OF ASSISTANT SECRETARY

OF

LENNAR HOMES OF CALIFORNIA, INC.

AUGUST 1, 2017

The undersigned, Sandra Leyva, as the duly elected, qualified and acting Assistant Secretary of LENNAR HOMES OF CALIFORNIA, INC., a California corporation (the "Corporation"), hereby certifies that:

1. Attached hereto as Exhibits A and B are true, correct and complete copies of the Certificate of Incorporation and the Bylaws of the Corporation, respectively, and there have been no amendments or modifications thereto as of the date hereof.
2. Attached hereto as Exhibit C are true, correct and complete copies of certain resolutions duly and unanimously adopted by the Board of Directors of the Corporation by Written Consent, dated June 28, 2006. Such resolutions have not been amended or repealed and remain in full force and effect.
3. **MARK TORRES** is a duly elected **Vice President** of the Corporation, serving continuously in such capacity since his election on January 5, 2007. He is incumbent in such office as of the date hereof and is authorized to sign documents on behalf of the Corporation.
4. **JEFF CLEMENS** is a duly elected **Vice President** of the Corporation, serving continuously in such capacity since his election on June 26, 2006. He is incumbent in such office as of the date hereof and is authorized to sign documents on behalf of the Corporation.
5. **GEOFFREY SMITH** is a duly elected **Vice President** of the Corporation, serving continuously in such capacity since his election on January 7, 2015. He is incumbent in such office as of the date hereof and is authorized to sign documents on behalf of the Corporation.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Assistant Secretary on behalf of the Corporation effective as of the date first written above.

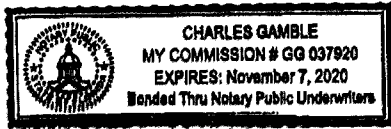


Sandra Leyva, Assistant Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 1st day of August 2017, by Sandra Leyva, Assistant Secretary of Lennar Homes of California, Inc., a California corporation, on behalf of the Corporation. She is personally known to me and did not take an oath.





NOTARY PUBLIC

**RESOLUTION OF
THE BOARD OF DIRECTORS OF
LENNAR HOMES OF CALIFORNIA, INC.**

WHEREAS, the Board of Directors (the "Board of Directors") of Lennar Homes of California, Inc., a California corporation (the "Corporation"), has, as authorized by the By-Laws of the Corporation, elected one or more Vice Presidents;

WHEREAS, as provided in the By-Laws of the Corporation, the Vice Presidents of the Corporation "will have such powers and perform such duties in the management of the property and affairs of the Corporation, subject to the control of the Board of Directors and the President, as generally pertain to their respective offices, as well as such powers and duties as from time to time may be prescribed by the Board of Directors;

WHEREAS, the Board of Directors desires to enumerate certain of such powers and duties conferred upon the Vice Presidents and to ratify certain documents executed, delivered, or filed by such Vice Presidents in exercising such powers and carrying out such duties;

NOW, THEREFORE, the Board of Directors does hereby resolve as follows:

SECTION 1. The foregoing recitals are each of them true and correct.

SECTION 2. The Vice Presidents of the Corporation, and each of them, acting alone, be, and each hereby is, authorized, empowered and directed to manage the day-to-day business of the Corporation subject to the control of the Board of Directors and the President.

SECTION 3. The Vice Presidents of the Corporation, and each of them, acting alone, be, and each hereby is, authorized, empowered and directed, for and on behalf of the Corporation, to execute, deliver, file and/or perform the Corporation's obligations under any and all documents deemed by such person necessary or appropriate in connection with the Corporation's (a) purchase and sale of property (including, but not limited to, bulk parcels of real property and residential, commercial, or industrial properties), (b) land improvement and construction activities, (c) land improvement and development activities, (d) development of real property, (e) marketing of property owned by the Corporation, (f) participation in land-secured or other municipal bond financing of improvements (including, but not limited to, community facilities district, assessment district, or other special district financing of improvements), and (g) financing of any of the foregoing activities.

SECTION 4. In order to effect and carry out the activities contemplated in Section 2 and clauses (a) through (g) of Section 3 herein, the Vice Presidents of the Corporation, and each of them, acting alone, be, and each hereby is, authorized, empowered and directed, for and on behalf of the Corporation, to, among other things, (a) acquire and dispose of property, (b) encumber the property of the Corporation, (c) involve the property of the Corporation in any "off-balance sheet" transactions, (d)

consent to and authorize the inclusion of property of the Corporation in a community facilities district, assessment district, or other special district (as further set forth in Section 6 below), and (e) obtain all necessary permits and approvals from federal, state, or local agencies related to the improvement, development, or entitlement of property.

SECTION 5. In order to effect and carry out the activities contemplated in Section 2 and clauses (a) through (g) of Section 3 herein, the Vice Presidents of the Corporation, and each of them, acting alone, be, and each hereby is, authorized, empowered and directed, for and on behalf of the Corporation, to execute, deliver, file, and/or perform the Corporation's obligations under, any and all agreements, instruments, contracts, documents, consents, certificates, petitions, reports, notices, applications, requests, and any amendments and assignments thereto (a) relating to federal, state, and local governmental approvals necessary for the development or entitlement of property, including, but not limited to, applications, plats and maps, easements, declarations of covenants and restrictions, zoning and re-zoning applications and agreements, utility agreements, acquisition agreements, subdivision improvement agreements, and development agreements, and (b) in connection with the posting of tax bonds as they relate to property.

SECTION 6. The Vice Presidents of the Corporation, and each of them, acting alone, be, and each hereby is, authorized, empowered and directed, for and on behalf of the Corporation, to execute, deliver, file and/or perform the Corporation's obligations under, any and all agreements, instruments, contracts, documents, consents, certificates, petitions, reports, notices, applications, requests, and any amendments and assignments thereto, in connection with the Corporation's land improvement and development activities, including the public facilities necessary to serve such development, including, but not limited to, (a) the formation of special districts, including but not limited to, assessment districts and community facilities districts, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, or any other comparable or similar statute or regulation, (b) authorizing the levy of assessments or special taxes against the real property of the Corporation by any such special districts, and (c) authorizing the issuance of bonds or other debt instruments by any such special districts, secured by a pledge of the proceeds of the special taxes or assessments levied on the real property of the Corporation.

SECTION 7. The Vice Presidents of the Corporation, and each of them, acting alone, be, and each hereby is, authorized, empowered and directed, for and on behalf of the Corporation, to execute, deliver, file and/or perform the Corporation's obligations under, in addition to the documents and instruments specifically listed in Sections 3, 4, 5, and 6 herein, any and all other documents or agreements deemed necessary or appropriate in connection with the activities contemplated in Sections 3, 4, 5, and 6 herein.

SECTION 8. The Board of Directors hereby ratifies any and all documents executed, delivered, or filed by the Vice Presidents of the Corporation, and each of them, acting alone, including, but not limited to, the following documents and instruments: agreements and contracts (including purchase and sale agreements, sales contracts, option agreements, joint community facilities agreements, deposit agreements, mitigation


agreements, school funding agreements, asset agreements, development agreements, acquisition agreements, continuing disclosure agreements, assumption agreements, credit enhancement agreements, contracts or subcontracts for labor and materials, utility agreements, subdivision improvement agreements, purchase orders, regulatory agreements, reimbursement agreements, and financing agreements); letters of credit; escrow instructions; certificates (including closing certificates and continuing disclosure certificates); reports (including environmental reports and continuing disclosure reports); deeds (including grant deeds, deeds of trust, and quitclaim deeds); easements; promissory notes; mortgage notes; applications; petitions; waivers; declarations of covenants, conditions, and restrictions; requests; consents; notices; plats and maps (including survey maps and subdivision maps); zoning and re-zoning applications and agreements; and any appendices, attachments, exhibits, schedules, amendments, and assignments thereto and any documents related or supportive thereto.

This Resolution may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. It is agreed that a telefaxed signature of any party hereto may be accepted as a binding signature by the other parties for purposes of this Resolution.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent in order to give their consent thereto effective as of the 29th day of June, 2006.

BOARD OF DIRECTORS:


Diane Bessette


Mark Sustana

**COMMUNITY FACILITIES DISTRICT NO. 03-1
(NEWPORT ROAD CFD)
IMPROVEMENT CREDIT AGREEMENT
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 10th day of April, 2018, by and between the County of Riverside (the "County") and Lennar Homes of California Inc, a California corporation (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tract No. 31632, for which a Final Map was recorded on September 8, 2016, as Instrument No. 2016-0388417 (*or approved Tract No. 31632*) and Tract No. 30322, for which a Final Map was recorded on September 8, 2016, as Instrument No. 2016-0388027 (*or approved Tract No. 30322*) (the "Properties") and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, Tract No. 31632 consists of 100 single-family residential units and Tract No. 30322 consists of 124 single-family residential units;

WHEREAS, the Properties were 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 Newport Road from Menifee Road to State Route 79, including associated appurtenances and rights-of-way (the "Newport Road Improvements");

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 Property will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 15, 2003, adopted Resolution No. 2003-173 establishing Community Facilities District No. 03-1 Newport Road of the County of Riverside ("Newport Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Newport Road Improvements and Resolution No. 2003-174 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$24,000,000 to finance the Newport Road Improvements and Resolution No. 2003-175 calling for a special election held on April 15, 2003, for the qualified electors of the Newport 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 April 15, 2003, 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 Newport 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 Newport 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 Newport Road Improvements have been constructed by the Riverside County Transportation Department in part from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Newport Road CFD;

WHEREAS, the County and Western Riverside Council of Governments (WRCOG) entered into a Memorandum of Understanding (MOU) on October 28, 2014, which provides the mechanism by which developers can be eligible to receive TUMF credits to offset their TUMF fees by participating in the Newport Road CFD;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Property in accordance with the TUMF Administrative Plan and MOU; and

WHEREAS, the Properties are located within the boundaries of the Newport Road CFD, as shown on the Boundary Map of the Newport Road CFD recorded as Instrument No. 2003-217558 on March 28, 2003, or within territory that has been annexed to Newport 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: The County has constructed the Newport Road

Improvements using, in part, proceeds from the issuance of the special tax bonds by the Newport Road CFD.

3.0 TUMF Credits

3.1 TUMF Credits: By issuance of the special tax bonds by CFD No. 03-1 (the "Bonds"), the Developer is entitled to credit against TUMF fees in an amount equal to the following (the "TUMF Bond Credit"):

- a) \$1,775 for each Single Family Residential Unit (SFDU)
- b) \$2.10 per square foot for Commercial

3.2 TUMF Excess Payment: The Developer, in order to receive a certificate of occupancy for residential or commercial improvements constructed within the Newport Road CFD, shall pay to the County the sum by which the amount of the TUMF then applicable to the Property exceeds the TUMF Bond Credit for such Property.

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 Properties (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 Properties. 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 Properties or for each multifamily dwelling unit developed on a parcel or commercial development on a plot plan within the Property 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 Property 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 Property, 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: Lennar Homes of California, Inc.
Attention: Geoff Smith
980 Montecito Drive, Suite 300
Corona, CA 92879
Phone No. (951) 817-3517
Fax No. (951) 817-3650

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 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]

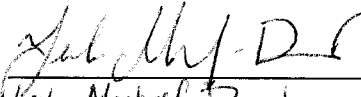
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE


RECOMMENDED FOR APPROVAL:

By: 
Patricia Romo
Director of Transportation

APPROVED AS TO FORM:

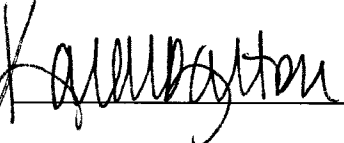
By: 
Keila Marthel-Danech
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: 
Date: APR 10 2018
CHUCK WASHINGTON
Chairman, County Board of Supervisors

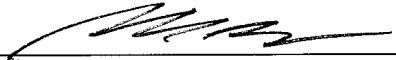
ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: 
Date: APR 10 2018
Deputy

DEVELOPER

Lennar Homes of California, Inc., a California corporation

By: 
Geoffrey Smith
Printed Name
Vice President
Title

California All-Purpose Certificate of Acknowledgment

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

State of ~~California~~
County of Riverside)

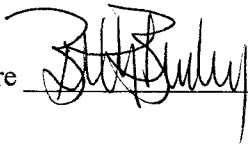
On February 21, 2018 before me, Beth Bruley, Notary Public,
personally appeared Geoffrey Smith

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

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

WITNESS my hand and official seal.

Signature



(Seal)

EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

TRACT 30322

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 31984 AS SHOWN BY MAP ON FILE IN BOOK 210 OF PARCEL MAPS AT PAGES 54 AND 55, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS FEBRUARY, 2015

RECORDER'S STATEMENT

FILED THIS 8th DAY OF September 2016 AT 2:28 PM IN BOOK 452 OF MAPS AT PAGES 17-23 AT THE REQUEST OF THE CLERK OF THE BOARD. NO: 2016-0388027 FEE \$22.00

PETER ALDANA ASSESSOR - COUNTY CLERK - RECORDER BY: *Chapman* DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE 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 "L", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "F" WESTERN HILLS DR., THE OWNERS OF LOTS 5, 6, 14, 15, 20, 21, 26, 27, 33, 34, 38 THROUGH 49, 115, 116 AND 125 INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG DOMENIGHONI PARKWAY. THE OWNERS OF LOTS 82, 92 THROUGH 107 AND 124 INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: ALL OF LOT 128 AS SHOWN HEREON. THE DEDICATION IS FOR OPEN SPACE, LANDSCAPE MAINTENANCE, AND PEDESTRIAN ACCESS, IN FAVOR OF VALLEY WIDE RECREATION AND PARKS DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL OF LOTS 125 THROUGH 127, INCLUSIVE, INDICATED AS "WATER QUALITY BASIN", AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING WITHIN LOT 125 FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WITHIN LOTS 1, 5, 6, 10, 11, 14, 15, 17, 18, 20, 21, 23, 24, 26, 27, 30, 34, 46 THROUGH 50, INCLUSIVE, 68, 69, 77 THROUGH 81 INCLUSIVE, 87, 88, 115 AND 116 AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE MAINTENANCE PURPOSES IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT.

WE HEREBY RETAIN FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS, LOTS 125 THROUGH 127, INCLUSIVE, FOR "WATER QUALITY BASIN" PURPOSES.

OWNER'S

SR CONESTOGA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: *David C. Michan* MANAGER

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO)

ON July 22, 2016 BEFORE ME Neoma Gutierrez A NOTARY PUBLIC

PERSONALLY APPEARED David C. Michan 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.

SIGNATURE *Neoma Gutierrez* NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME Neoma Gutierrez

MY COMMISSION EXPIRES 7/20/2020

MY PRINCIPAL PLACE OF BUSINESS IS SAN DIEGO COUNTY.



NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA) COUNTY OF)

ON _____, 20____, BEFORE ME _____ A NOTARY PUBLIC

PERSONALLY APPEARED _____ 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.

SIGNATURE _____ NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$47,600.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED August 9, 2016

CASH OR SURETY BOND

DON KENT

COUNTY TAX COLLECTOR

BY: *Shirley Karpool* DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$47,600.00.

DATED August 9, 2016

DON KENT

COUNTY TAX COLLECTOR

BY: *Shirley Karpool* DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RAMON WINCHESTER VALLEY, 83, LLC, ON JANUARY 13, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: August 9, 2016

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 30322 AS FILED, AMENDED AND APPROVED BY BOARD OF SUPERVISORS ON 4-13-04, THE EXPIRATION DATE BEING 4-13-17, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: August 11, 2016

Richard G. Lantz
RICHARD G. LANTZ, COUNTY SURVEYOR
L.S. 7614, EXPIRES 12-31-2016



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 OF LOTS "A" THROUGH "L", INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG DOMENIGHONI PARKWAY.

THE EASEMENTS FOR WATER QUALITY AND INSPECTION PURPOSES IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION MADE HEREON FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES LYING ON ALL OF LOT 125 IS HEREBY NOT ACCEPTED.

DATE: 8-23-2016

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

John L. Bennett
JOHN L. BENNETT, CHAIRMAN OF THE BOARD OF SUPERVISORS

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

Shea Maxwell
SHEA MAXWELL, DEPUTY

VALLEY-WIDE RECREATION AND PARK DISTRICT

THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR LANDSCAPE/MAINTENANCE AND PEDESTRIAN ACCESS PURPOSES.

DATED: 08-04-2016

VALLEY-WIDE RECREATION AND PARK DISTRICT, STATE OF CALIFORNIA

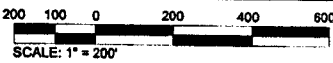
BY: *Dean Wether*
DEAN WETHER, GENERAL MANAGER

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL/WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 68483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

452/17
2016-0388027
ORIGINAL



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 7 SHEETS

TRACT 30322

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 31984 AS SHOWN BY MAP ON FILE IN BOOK 210 OF PARCEL MAPS AT PAGES 54 AND 55, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS FEBRUARY, 2015



ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 42, PAGE 34. THIS AFFECTS ALL LOTS.

BOUNDARY SURVEY SHEET

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE SYSTEM, CGS83, ZONE 8, BASED LOCALLY ON CONTROL STATIONS "BELL" & "ARMIT RYAN" (EPOCH 1991.33, MADS3 (NRS2010) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD. REFERENCE ALL DISTANCES ARE GROUND, UNLESS SPECIFIED OTHERWISE.
2. INDICATES FOUND MONUMENT AS NOTED.
3. INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
4. INDICATES GPS CONTINUOUSLY OPERATING REFERENCE STATION.
5. (R1) INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP NO. 31984, P.A.B. 210/54-55, UNLESS OTHERWISE NOTED.
6. (R2) INDICATES RECORD DATA PER R.S. 70/26-33, UNLESS OTHERWISE NOTED.
7. (R3) INDICATES RECORD OR CALCULATED GROUND DATA PER RV. CO. R/W MAP 929-00.
8. (R4) INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 30322-1, M.B. 404/81-86.
9. INDICATES RESTRICTED ACCESS.
10. DISTANCES SHOWN ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY A CORRECTION FACTOR OF 0.9999950522.
11. SET 1" I.P. TAGGED LS 5529, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
12. SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" I.P. AT REAR LOT CORNERS, WHERE REAR CONCRETE BLOCK WALLS EXIST.
13. SET NAIL & TAG "LS 5529" ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED 9.75' FROM PROPERTY CORNER FOR 10' PARKWAY AND PER RIVERSIDE CO. STD. 'I'.
14. SET LEAD AND TAG "LS 5529" IN TOP OF CURB (RIVERSIDE CO. STD. 'I') FOR B.C.'S, E.C.'S, P.C.'S, P.A.C.'S AND CORNER OUTCROPS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE (18.25' FOR 56' RIGHT OF WAY AND 22.25' FOR 74' RIGHT OF WAY).
15. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461 SECTION 21 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
16. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
17. C.C.'S ARE RECORDED: 2/16/16 AS INSTRUMENT NO. 2016-038803 O.R.
18. TRACT CONTAINS 30.33 GROSS ACRES, MORE OR LESS.

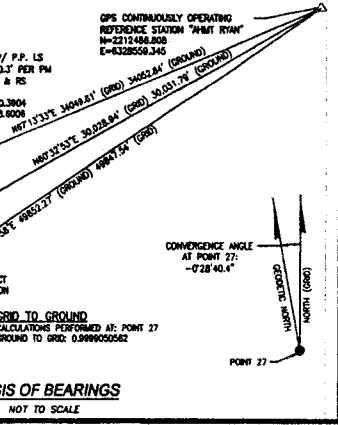
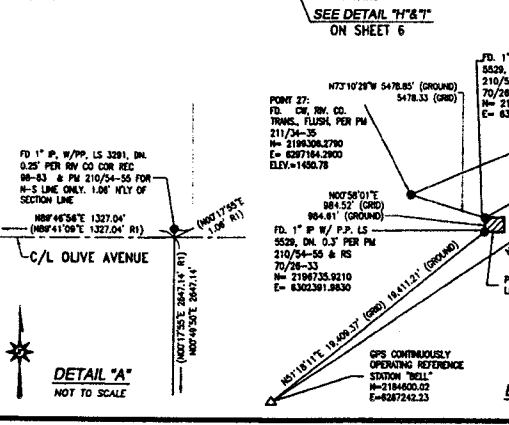
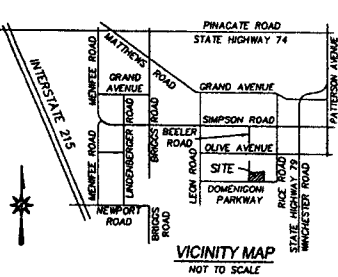
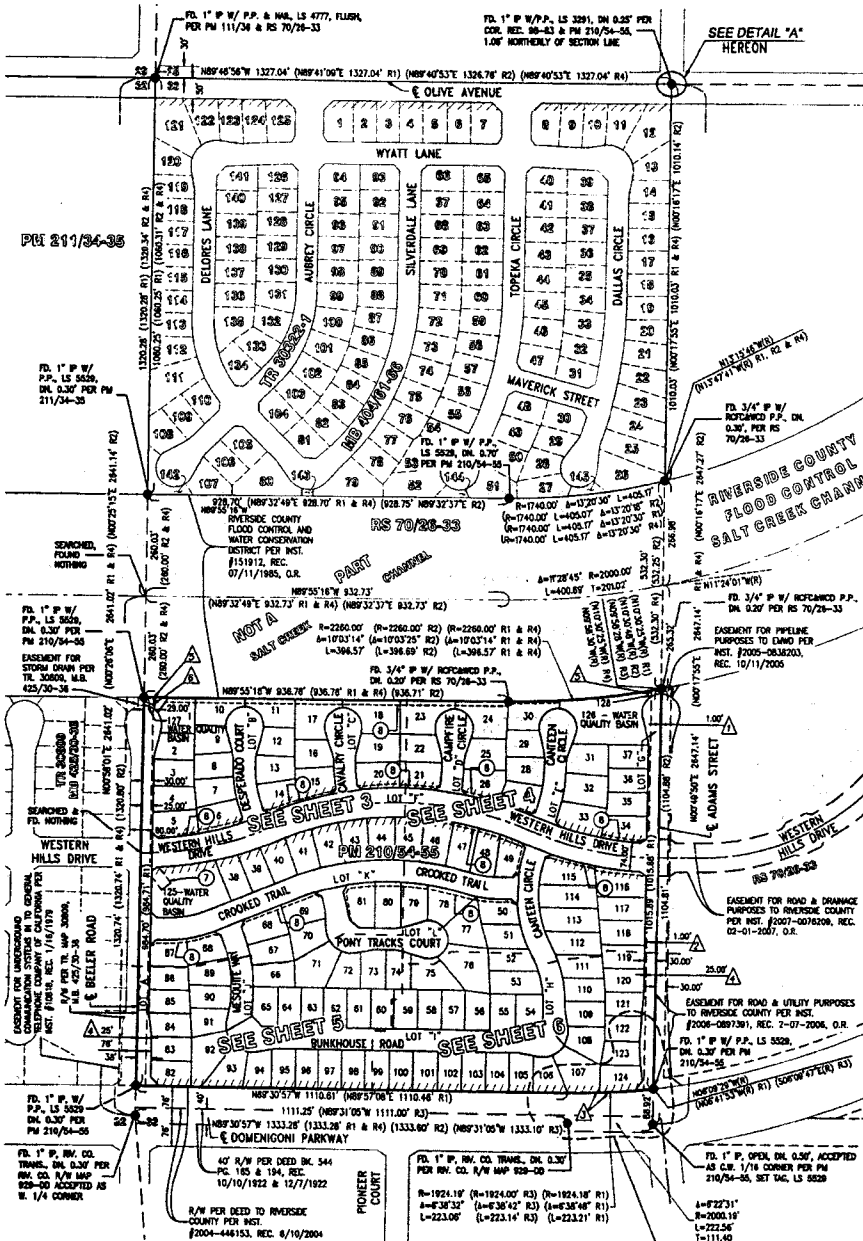
EASEMENT NOTES

- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 04/09/1938, AS INSTRUMENT NO. 487 IN BOOK 368 PAGE 463 O.R.
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 04/07/1938, IN BOOK 368 PAGE 317 O.R.
- AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 10, 2004 AS INSTRUMENT NO. 2004-0448154, O.R.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 10, 2004 AS INSTRUMENT NO. 2004-0448153, O.R.
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MARCH 10, 2006 AS INSTRUMENT NO. 2006-174247, O.R.
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED APRIL 6, 2007 AS INSTRUMENT NO. 2007-234657, O.R.
- DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES DEDICATED HEREON.
- LANDSCAPE MAINTENANCE EASEMENT IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT, RECORDED HEREON.

LIEN AGREEMENT NOTE

THE LAND OWNER HAS ENTERED INTO LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONTRIBUTE REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON 2/16/16 AS DOC. NO. 2016-038803 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LIEN AGREEMENTS
CASE 4291: 2016-038803
CASE 4309: 2016-038803
CASE 4301: 2016-038803



2016-038803 ORIGINAL

452/18

452/24
2016-0388417
ORIGINAL

TRACT 31632

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5366, RECORDED MARCH 17, 2010 AS INSTRUMENT NO. 2010-0122217, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

RECORDER'S STATEMENT

FILED THIS 9TH DAY OF September 20¹⁶ AT 10:55 AM BOOK 552 OF MAPS AT PAGES 21-23 AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 72116-0588417 FEE \$ 24.00

PETER ALBMA, ASSESSOR - COUNTY CLERK - RECORDER
BY: *Stephanie Jones* DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

OWNERS 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 "C", INCLUSIVE. THE DEDICATION IS FOR PUBLIC STREET AND UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "C", ADAMS ST., LOT "B" WESTERN HILLS DR., LOT "C" RICE RD. THE OWNERS OF LOTS 18, 17, 20, 21, 30, 31, 40 THROUGH 42, 51, 52, 64, 65, 71 THROUGH 76, 87 THROUGH 89, 100, 101, 103 AND 104 INCLUSIVE, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS RIGHTS OF ACCESS ALONG DOMENEGON PARKWAY. THE OWNERS OF LOTS 1 THROUGH 18, AND LOT 104 INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS WITHIN LOTS 10, 104, AND LOT 108, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT WITHIN LOT 105 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: ALL OF LOTS 101 THROUGH 103, INCLUSIVE, INDICATED AS "WATER QUALITY BASIN", AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL OF LOTS 101 THROUGH 103, INCLUSIVE, INDICATED AS "WATER QUALITY BASIN", AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS WITHIN LOTS 10, 104, AND LOT 108, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: ALL OF LOTS 104 THROUGH 108, INCLUSIVE, AS SHOWN HEREON. THE DEDICATION IS FOR PARK, LANDSCAPE MAINTENANCE AND PEDESTRIAN ACCESS PURPOSES IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT.

WE HEREBY RETAIN FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS, LOTS 101 THROUGH 103, INCLUSIVE, FOR "WATER QUALITY BASIN" PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WITHIN LOTS 21, 30, 31, 40 THROUGH 42, INCLUSIVE, 51, 52, 57, 58, 64, 65, 70, 71, 77 THROUGH 87 INCLUSIVE, 88 AND 83 AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE MAINTENANCE PURPOSES IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT.

OWNERS

SR CONESTOGA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: *David C. Michan* MANAGER

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO

ON July 22 2016 BEFORE ME NORMA GUTIBERZ, A NOTARY PUBLIC

PERSONALLY APPEARED DAVID C. MICHAN 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/IT/HEY 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.

SIGNATURE *Norma Gutierrez*
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME NORMA GUTIBERZ

MY COMMISSION EXPIRES 7/00/2020

MY PRINCIPAL PLACE OF BUSINESS IS SAN DIEGO COUNTY.



NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____

ON _____ 20____ BEFORE ME _____ A NOTARY PUBLIC

PERSONALLY APPEARED _____ 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/IT/HEY 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.

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

VALLEY-WIDE RECREATION AND PARK DISTRICT

THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PARK, LANDSCAPE MAINTENANCE AND PEDESTRIAN ACCESS PURPOSES.

DATED: 08-04-2016

VALLEY-WIDE RECREATION AND PARK DISTRICT, STATE OF CALIFORNIA

BY: *Dean Wetter*
DEAN WETTER, GENERAL MANAGER

ABANDONMENT NOTE

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

AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES GRANTED TO RIVERSIDE COUNTY RECORDED FEBRUARY 1, 2007, AS INST. NO. 2007-0076209, OFFICIAL RECORDS, LYING WITHIN THE BOUNDARY OF THIS FINAL MAP.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RANCON WINCHESTER VALLEY, 83, LLC, ON JANUARY 13, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.

DATED: August 4 2016

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 31632 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON 1-25-05. THE EXPIRATION DATE BEING 11-03-16; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: August 11th 2016

Richard G. Lawis
RICHARD G. LAWIS, COUNTY SURVEYOR
L.S. 7811, EXPIRES 12-31-2016



BOARD OF SUPERVISORS'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "C", INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG DOMENEGON PARKWAY.

THE EASEMENTS FOR WATER QUALITY AND INSPECTION PURPOSES IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION MADE HEREON FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES LYING ON ALL OF LOT 105 IS HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENT(S) WITHIN LOTS 10, 104 AND 108, ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: 8-23 2016

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: *John Bennett*
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
Kecca Harper-Hem
CLERK OF THE BOARD OF SUPERVISORS

BY: *Stephanie Jones*
DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 24,400.00

DATED August 9 2016

Sharon Kathart
DON KENT
COUNTY TAX COLLECTOR
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 24,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED August 9 2016

Sharon Kathart
SURETY BOND
DON KENT
COUNTY TAX COLLECTOR
DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL/WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66468, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIERS CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, 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.

452/25
2016-0388417
ORIGINAL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 8 SHEETS

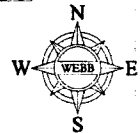
TRACT 31632

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5366,
RECORDED MARCH 17, 2010 AS INSTRUMENT NO. 2010-0122217, OFFICIAL RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF THE
NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

200 100 0 200 400 600

SCALE: 1" = 200'



ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 4-2, PAGE 3-5. THIS AFFECTS ALL LOTS.

BOUNDARY SURVEY SHEET

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BELL" & "AHMT RYAN" EPOCH 1991.35, NAD83 (NRS2010) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES ARE GROUND, UNLESS SPECIFIED OTHERWISE.
2. ○ INDICATES SET 1" I.P. WITH PLASTIC PLUG, TAGGED LS 5529, FLUSH
3. ● INDICATES FOUND MONUMENTS AS NOTED.
4. △ INDICATES GPS CONTINUOUSLY OPERATING REFERENCE STATION
5. (R1) INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP NO. 31894, PM 210/54-55, UNLESS OTHERWISE NOTED.
6. (R2) INDICATES RECORD OR CALCULATED DATA PER RS 70/26-33.
7. (R3) INDICATES RECORD OR CALCULATED GRID DATA PER RM. CO. R/W MAP 929-00.
8. (R4) INDICATES RECORD OR CALCULATED DATA PER PM 203/99-102.
9. // INDICATES RESTRICTED ACCESS.
10. DISTANCES SHOWN ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY A COMBINED FACTOR OF 0.999905052.
11. ALL SET MONUMENTS SHALL BE PER RIVERSIDE COUNTY ORDINANCE 461 SECTION 21.
12. SET 1" I.P. TAGGED LS 5529, FLUSH, AT ALL LOT CORNERS, REAR LOT CORNERS, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
13. SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" I.P. AT REAR LOT CORNERS, WHERE REAR CONCRETE BLOCK WALLS EXIST.
14. SET STEEL PIN AND TAG LS 5529 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED 9.75' FROM PROPERTY CORNER FOR 10' PARKWAY AND PER RIVERSIDE CO. STD. 'E'.
15. SET LEAD AND TAG "L.S. 5529" IN TOP OF CURB (RIVERSIDE CO. STD. "E") FOR B.C.S., E.C.S., P.C.C.S., P.R.C.S., AND CORNER OUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE (18.25' FOR 56' RIGHT OF WAY AND 22.25' FOR 74' RIGHT OF WAY).
16. ALL MONUMENTS SHOWN AS "SET" ARE SET ACCORDANCE WITH COUNTY ORDINANCE 461.21 AND THE MAINTENANCE AGREEMENT FOR THIS MAP.
17. C.C.A.R.S. RECORDED AS INSTRUMENT NO. 2016-0388417 O.R.
18. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
19. TRACT CONTAINS 32.54 GROSS ACRES.

EASEMENT NOTES

- △ AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, RECORDED OCTOBER 23, 1964 AS INSTRUMENT NO. 129012, O.R.
- △ AN EASEMENT FOR SLOPE PURPOSES TO RIVERSIDE COUNTY, RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-994978, O.R.
- △ A 25 FOOT WIDE EASEMENT FOR DRAINAGE PURPOSES TO RIVERSIDE COUNTY, RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-994980, O.R.
- △ AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED OCTOBER 11, 2005 AS INSTRUMENT NO. 2005-083203, O.R.
- △ AN EASEMENT FOR WATER BOOSTER STATION SITE AND RELATED IMPROVEMENTS AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED JULY 7, 2006 AS INSTRUMENT NO. 2006-049847, O.R., OUTLINED PER DOC. NO. 2016-0054360 RECORDED 2/11/2016.
- △ AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 7, 2006 AS INSTRUMENT NO. 2006-0897391, O.R.
- △ AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES, PUBLIC SERVICE FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT, RECORDED DECEMBER 24, 2008 AS INSTRUMENT NO. 2008-0969748, O.R.
- ① EASEMENT LYING OVER ALL OF LOTS 101 THROUGH 103, INCLUSIVE, FOR LANDSCAPE MAINTENANCE PURPOSES IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT, DEDICATED HEREON.
- ② EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES IN FAVOR OF RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, DEDICATED HEREON.
- ③ DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSES IN FAVOR OF RIVERSIDE COUNTY, DEDICATED HEREON.
- ④ LANDSCAPE MAINTENANCE EASEMENT IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT, DEDICATED HEREON.

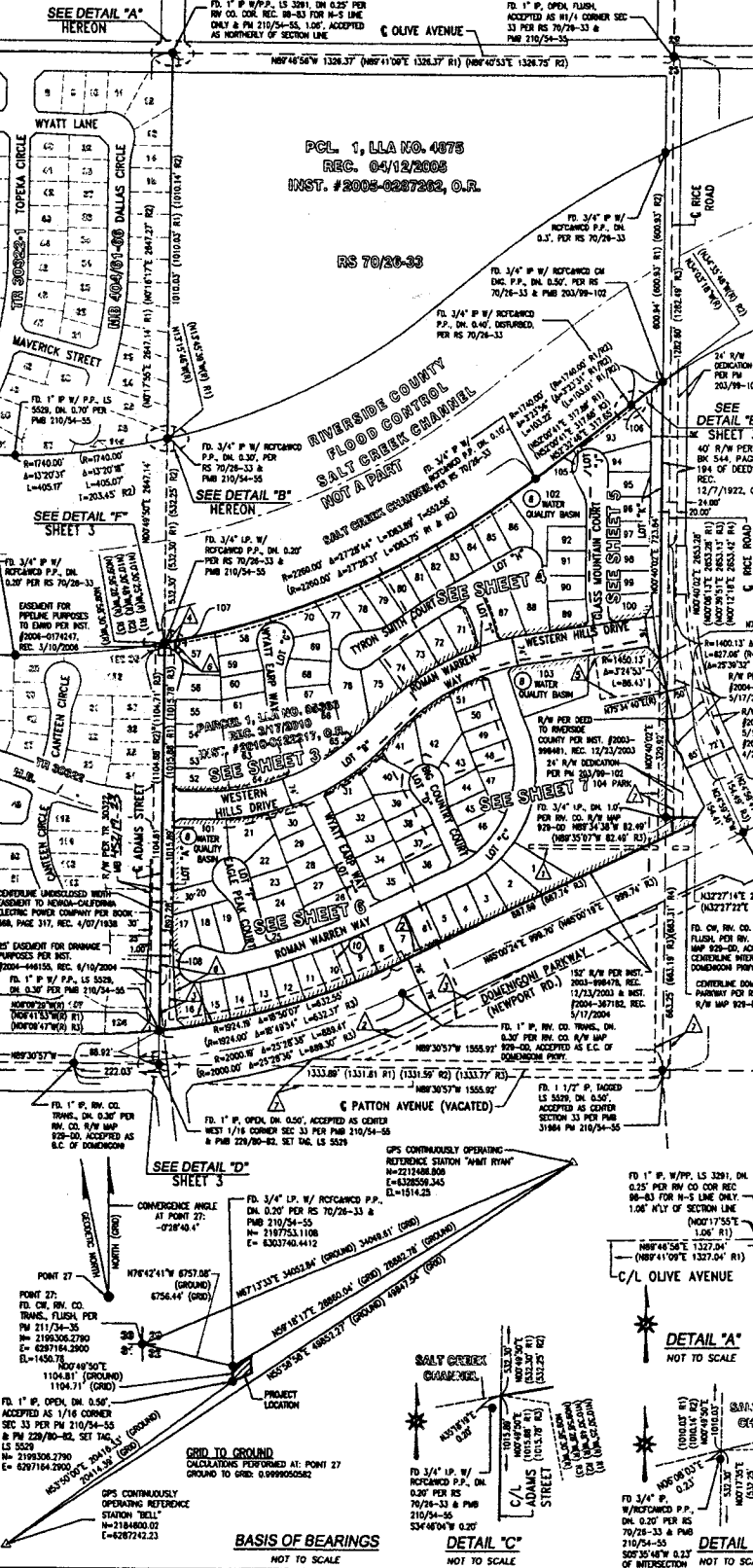
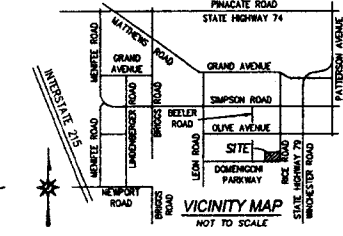
LIEN AGREEMENT NOTE

THE LAND OWNER HAS ENTERED INTO LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONSTRUCT REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON 3/18/2014 AS DOC. NO. 2014-0388417 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LIEN AGREEMENTS

CASE 4299: 2016-0388420

CASE 4202: 2016-0388417



BASIS OF BEARINGS
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

GRID TO GROUND CALCULATIONS PERFORMED AT POINT 27 GROUND TO GRID: 0.999905052

0 420 840 1,680 Feet

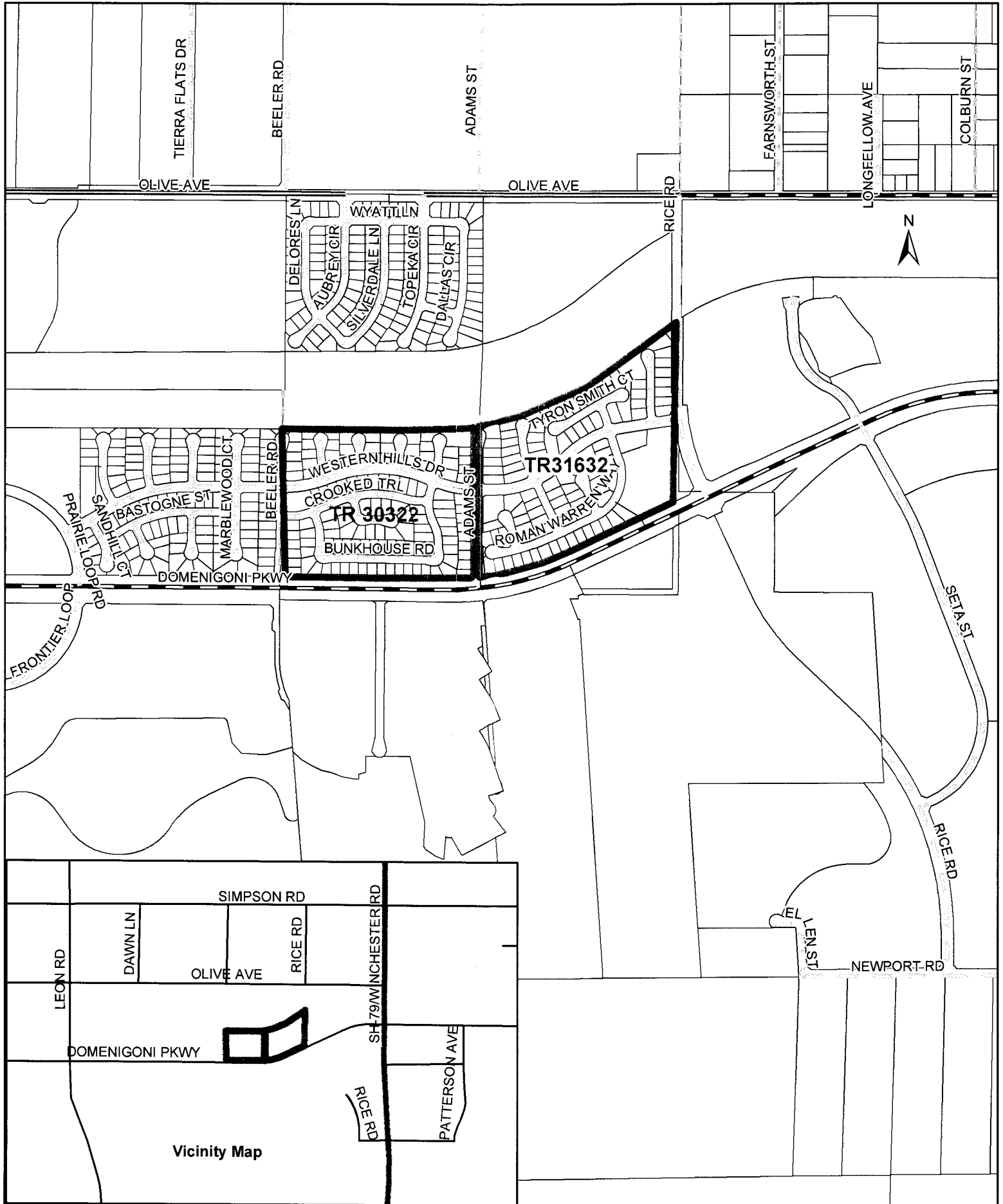
1 inch = 833 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 1/24/2018

Vicinity Map

TR30322 & TR 31632

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Vicinity Map

0 420 840 1,680 Feet

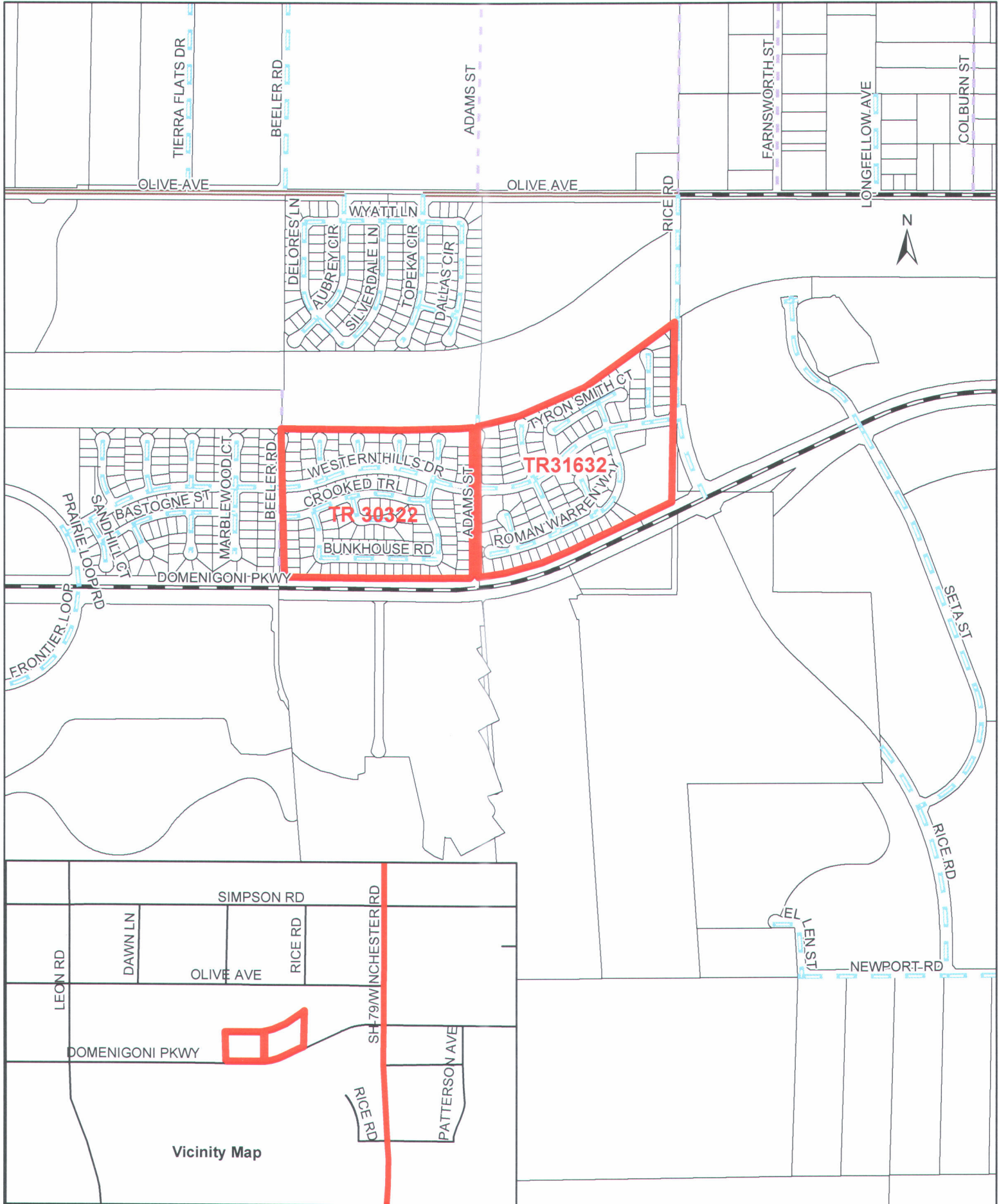
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Vicinity Map