

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



ITEM  
3.43  
(ID # 6657)

**MEETING DATE:**

Tuesday, April 24, 2018

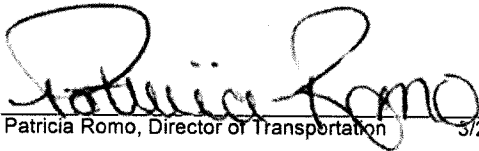
**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TRANSPORTATION:  
Approval of the Scott Road Community Facilities District No. 05-8 Transportation Uniform Fee Program Improvement Credit Agreement between Pardee Homes, City of Menifee, and County of Riverside associated with Tract Nos. 32277-1, 32277-2, and 32277-3. 5th District; [\$0]

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

1. Approve the Scott Road Community Facilities District No. 05-8 (Scott Road CFD) Transportation Uniform Mitigation Fee (TUMF) Program Improvement Credit Agreement between Pardee Homes (Developer), City of Menifee (City), and County of Riverside (County) associated with Tract Nos. 32277-1, 32277-2, and 32277-3; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

**ACTION:** Policy

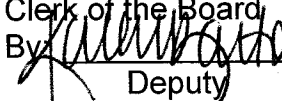
  
Patricia Romo, Director of Transportation 3/20/2018

---

**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 24, 2018  
xc: Transp.

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A.			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	17/18

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Pardee Homes owns Tract Nos. 32277-1, 32277-2, and 32277-3 (Tracts). The Tracts consist of 359 single-family residential units and are located within the boundaries of the Scott Road Community Facilities District No. 05-8, which is administered by the County. However, with the incorporation of the City of Menifee, the geographical boundaries of the Scott Road CFD now fall primarily within the City, including these Tracts.

The Scott Road CFD is a funding mechanism that provides a means to finance, in part, the Scott Road Improvements, which includes widening of Scott Road between Antelope Road and State Route 79, and improvements to the Scott Road/I-215 Interchange. The Scott Road Improvements are planned to be constructed by the County of Riverside Transportation Department in part from the proceeds of special assessments levied by the Scott Road CFD and/or the proceeds of bond sales by the CFD.

In addition, the Scott Road Improvements have been identified as part of the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA), and are among those facilities whose construction is to be financed in part by the collection of TUMF. The subject Tracts are within the City's TUMF jurisdiction.

The County, City, and Developer now desire to enter into this agreement to provide a means by which the Developer's participation in the Scott Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Tracts. Each single-family residential unit within the Tract is eligible to receive a credit up to a maximum of \$8,873 ("Maximum TUMF Credit") against the TUMF that will be charged by the City at issuance of a certificate of occupancy for each unit. Also, the Developer understands that the TUMF is adjusted annually, and the Developer agrees that should the TUMF in effect on the date a certificate of occupancy is secured for each single-family residential unit is greater than the Maximum TUMF Credit for each unit, the Developer shall pay the differential amount to the City prior to securing the certificate of occupancy for each unit.

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

The City will benefit from the traffic improvements provided by the Scott Road Improvements, and is willing to provide the TUMF Credit to the Developer in exchange for the Project being subject to the special assessment for the Scott Road CFD.

County Counsel has approved the agreement as to legal form.

**Impact on Residents and Businesses**

N/A

**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. The County will experience no net change in CFD revenue as a result of this agreement.

**ATTACHMENTS:**

Vicinity Map

Scott Road CFD TUMF Agreement

  
\_\_\_\_\_  
Scott Bruckner

4/16/2018

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel

4/11/2018

**COUNTY OF RIVERSIDE  
CITY OF MENIFEE  
COMMUNITY FACILITIES DISTRICT NO. 05-8 (SCOTT ROAD CFD)  
IMPROVEMENT CREDIT AGREEMENT  
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT FOR TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM (this "Agreement") is entered into this 24<sup>th</sup> day of April, 2018 by and between the County of Riverside (the "County"), City of Menifee (the "City") and Pardee Homes, a California corporation (the "Developer"). County, City and Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

**RECITALS**

WHEREAS, Developer owns a phased Tentative Tract Map No. 32277, for which a Final Phase Tract Map No. 32277-1 was recorded on October 30, 2017, as Instrument No. 2017-0449633, Final Phase Tract Map No. 32277-2, for which a Final Map was recorded on October 30, 2017, as Instrument 2017-0449635 and Final Phase Tract Map No. 32277-3, for which a Final Map was recorded on October 30, 2017, as Instrument No. 2017-0449636 (collectively, the "Tracts") and the Tracts are located within the City of Menifee, County of Riverside, California, as depicted in Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, Tract No. 32277-1 consists of 121 single-family residential units, Tract No. 32277-2 consists of 120 single-family residential units, and Tract No. 32277-3 consists of 118 single-family residential units;

WHEREAS, the Tracts are the Final Phases of approved, phased Tentative Tract Map No. 32277 (the "Project"), which was approved by County prior to City's incorporation, and was conditioned by 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 the following public facilities (the "Scott Road Improvements") that were determined by County to be necessary to mitigate the transportation and circulation needs that would result from the Project:

- (i) The widening of Scott Road to four lanes between Antelope Road and Briggs Road including all associated appurtenances and rights-of-way;
- (ii) The widening of the interchange at Interstate 215 and Scott Road and the modification of the ramps to meet future traffic demands including all associated appurtenances and rights-of-way;
- (iii) The full width improvement to Scott Road from Antelope Road to State Route 79 including all associated appurtenances and rights-of-way, bringing into conformance said facility with the Transportation Uniform

Mitigation Fee Program ("TUMF"), as amended from time to time (collectively, the "Scott Road Improvements");

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 4, 2006, (i) adopted Resolution No. 2006-092 establishing Community Facilities District No. 05-8 (Scott Road) of the County of Riverside ("Scott Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Scott Road Improvements, (ii) adopted Resolution No. CFD 2006-02 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$100,000,000 to finance the Scott Road Improvements, and (iii) called a special election for April 18, 2006, for the qualified electors of the Scott Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board, on April 25, 2006, 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 Scott Road CFD to be recorded on May 4, 2006;

WHEREAS, 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 the such residential or commercial development using the RSHA;

WHEREAS, the Tract is located within the boundaries of the Scott Road CFD, as shown on the Boundary Map of the Scott Road CFD recorded as Instrument No. 2006-0167553 on March 8, 2006, or within territory that has been annexed to the Scott Road CFD.

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

WHEREAS, the Rate and Method of Apportionment of Special Tax for the Scott Road CFD (the "RMA") that was approved by the Board and the qualified electors of the Scott Road CFD is intended to reflect the amount of the TUMF approved for any given fiscal year, beginning July 1, 2005, with the intent that each unit within a single-family residential tract and each unit within a multifamily residential development will receive a credit against the TUMF in an amount set forth in this Agreement;

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

WHEREAS, on October 1, 2008, City incorporated and the Tracts and improvements are

included within City's municipal boundaries;

WHEREAS, City reduced the TUMF during calendar year 2010 but that reduction ended as of December 31, 2010;

WHEREAS, County, City and the Developer now desire to enter into this Agreement to provide a means by which Developer's participation in the Scott Road CFD is offset against Developer's obligation to pay the applicable TUMF (the "TUMF Credit") for the Tract in accordance with the TUMF administrative plan; and

**NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer, County, and City 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 and City shall be responsible for constructing the Scott Road Improvements.

3.0 TUMF Credit for Single-Family Residential Development. The amount of the TUMF Credit is determined by the TUMF in effect as of "July 1<sup>st</sup>" of the fiscal year in which the first building permit for a single family residential unit (other than a model home) is issued; provided, however, (i) that the actual amount of the TUMF Credit applied will be equal to the TUMF in effect on the date Developer secures a certificate of occupancy for each single-family residential unit up to a maximum amount of \$8,873 (the "Maximum TUMF Credit") and (ii) that at no time shall the actual TUMF Credit amount exceed 100% of the TUMF charged for each said unit. Developer understands and acknowledges that the TUMF is adjusted annually, and Developer agrees that if the TUMF in effect on the date a certificate of occupancy is secured for each single-family residential unit is greater than the Maximum TUMF Credit for said unit, then Developer shall pay the differential amount in cash prior to securing the certificate of occupancy for said unit.

4.0 Miscellaneous.

4.1 Assignment. 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"). Developer and such purchaser and assignee (the "Assignee") shall provide to the County and City such reasonable proof as each of them may require that the Assignee is the purchaser of said lots within the Tracts. Any assignment pursuant to this paragraph 4.1 shall not be effective unless and until Developer and Assignee have executed an assignment agreement with County and with City in a form reasonably acceptable to both County and City, whereby Developer and

Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) Assignee shall receive all or a portion of Developer's rights pursuant to this Agreement, including credits up to the Maximum TUMF Credit for each single-family residential unit developed on a lot within the Tracts or for each multifamily residential unit developed on a parcel within the Tracts 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. The Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency among County, City and Developer, or between any of the Parties.

4.3 Indemnification. Developer agrees to protect, indemnify, defend and hold the Community Facilities District, County and City, and their respective directors, officers, legislative bodies, Board of Supervisors, City Council, elected and appointed officials, employees, representatives and agents (the "Indemnified Parties"), and each of them, harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs ("Losses") which the Indemnified Parties, or any combination thereof, may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, or any combination thereof, as a result of or by reason of or arising out of or in consequence of (a) the approval of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by Developer in this Agreement. If Developer fails to protect, indemnify, defend, and hold harmless any of the Indemnified Parties in accordance with this Section 4.3, the Indemnified Parties, and/or each of them, shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including all Losses incurred by Indemnified Parties and to and recover the same from said Developer. The provisions of this Section shall survive the expiration, discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement. Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. Each Party separately warrants 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 on behalf of such Party, and each individual signing this Agreement has been duly authorized to do so on behalf of said Party.

4.5 Prohibited Interests. Developer represents and warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Developer, or any parent or related entity of Developer, to solicit or secure this Agreement. Developer also warrants that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Developer, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon the making of this Agreement. For breach of this representation and warranty, County and City shall each have the right to rescind this Agreement without liability.

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

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

To City: City of Menifee  
Ronald Bradley, Interim City Manager  
29683 New Hub Drive, Suite C  
Menifee, CA 92586  
Phone No. (951) 672-6777  
Fax No. (951)679-3843

To Developer: Pardee Homes  
Attention: Chris Willis  
Director of Project Management  
1250 Corona Pointe Ct., #600  
Corona, CA 92879  
Phone No. (951) 428-4446  
Fax No. (951) 428-4410

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time successfully 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. The 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 Construction; 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 either Party 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 Developer include all personnel, employees, and agents of Developer, except as otherwise specified in this Agreement. All references to County and City include its elected and appointed officials, Board, City Council, officers, employees, and agents except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.



4.9 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by all Parties.

4.10 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual right by custom, estoppel, or otherwise.

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

4.12 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation of the Parties under this Agreement.

4.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

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, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Time is of the Essence. Time is of the essence in this Agreement, and the Parties agree to execute all documents and proceed with due diligence to complete all covenants and conditions.

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

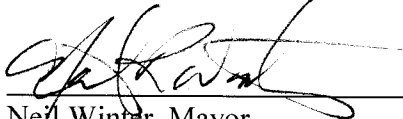
4.17 Entire Agreement. This Agreement contains the entire agreement between County, City and Developer with respect to matters specifically addressed herein and supersedes any prior oral or written statements or agreements between County, City and Developer with respect to such matters.

**[Signatures of Parties on Next Page]**

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

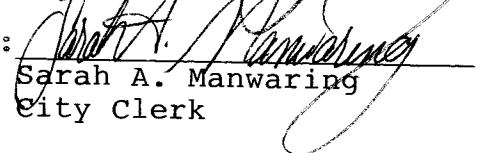
**CITY OF MENIFEE**

Passed on this 7<sup>th</sup> day of March, 20 18

By:   
Neil Winter, Mayor


APPROVED AS TO FORM:

By:   
Jeffrey McChing, City Attorney

Attest:   
Sarah A. Manwaring  
City Clerk

**DEVELOPER**

PARDEE HOMES, a California corporation

By: 

Michael C. Taylor  
Printed Name

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

} ss.

On January 18, 2018 before me, Sonal Shah, Notary Public

Name of Notary Public, Title

personally appeared Michael C. Taylor

Name of Signer (1)

Name of Signer (2)

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.

Sonal Shah  
Signature of Notary Public



Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other


- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

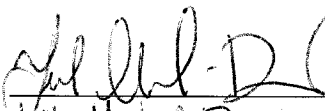
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

**COUNTY OF RIVERSIDE**


RECOMMENDED FOR APPROVAL:

By:  Date: 3-21-2018  
Patricia Romo  
Director of Transportation

APPROVED AS TO FORM:

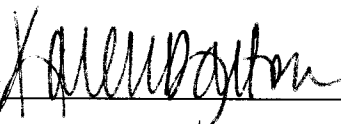
By:  Date: 3/30/18  
Deputy Keila Moshref-Daneer  
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By:  Date: APR 24 2018  
CHUCK WASHINGTON  
Chairman, County Board of Supervisors

ATTEST:

Kecia Harper-Ihem  
Clerk of the Board

By:  Date: APR 24 2018  
Deputy

**EXHIBIT "A"**

**FINAL TRACT MAP AND VICINITY MAP**

[ATTACHED BEHIND THIS PAGE]

TRACT NO. 32277-1

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. SEPTEMBER 2013

RICK ENGINEERING COMPANY

NUMBER OF LOTS = 12  
TOTAL ACRES = 96.449

OWNER'S STATEMENT

WE HEREBY STATE THAT WE, AS THE OWNERS OF THE LAND DESCRIBED BELOW, HAVE CONSENTED TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTRICTING BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: LOTS "A" THROUGH "L". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" (HOLLAND ROAD), THE OWNER OF LOT "A" 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 FOR PUBLIC PURPOSES: LOTS 122 THROUGH 125, INCLUSIVE AND LOT 127. THE DEDICATION IS FOR OPEN SPACE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: LOT 126. THE DEDICATION IS FOR PARK PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS A 15 FOOT TRAIL EASEMENT FOR PUBLIC PURPOSES: THE EASEMENT IS FOR TRAIL PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING WITHIN ALL OF LOTS 123, 124 AND 126 AND A PORTION OF LOT 99, 100, 125 AND 127, AS SHOWN HEREON. THE DEDICATION IS FOR DRAINAGE PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES.

PARDEE HOMES, INC. A CALIFORNIA CORPORATION  
BY: *Michael C. Taylor* DATE: 8-24-12  
NAME: MICHAEL C. TAYLOR  
TITLE: DIVISION PRESIDENT

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA,  
COUNTY OF RIVERSIDE.)

ON MAY 24 2013 BEFORE ME, ANA E. CHAVEZ PEREZ, A NOTARY PUBLIC PERSONALLY APPEARED NICHOLE L. TAYLOR, THE PERSONS WHOSE NAMES (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S) HE/SHE/IT/ THEY EXECUTED THE SAME IN (S) HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY/IES, AND THAT BY (S) SIGNATURE(S) SIGNATURE(S) ON THE WITHIN INSTRUMENT, (S) HE/SHE/IT/ THEY INTEND TO BE BOUND BY 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: *Ana E. Chavez Perez*  
(PRINT NAME) ANA E. CHAVEZ PEREZ  
NOTARY PUBLIC IN AND FOR SAID STATE  
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF RIVERSIDE  
MY COMMISSION EXPIRES 4/19/14  
MY COMMISSION NUMBER 210702

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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME,  
A NOTARY PUBLIC PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S) HE/SHE/IT/ THEY INTEND TO BE BOUND BY THE INSTRUMENT, (S) HE/SHE/IT/ THEY INTEND TO BE BOUND BY 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 \_\_\_\_\_  
(PRINT NAME) \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
MY COMMISSION NUMBER \_\_\_\_\_

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. SPECIAL ASSESSMENTS COLLECTED AS TO BE PAID BY THE OWNER OF SAID PROPERTY, WHICH ARE ESTIMATED TO BE \_\_\_\_\_.

DATE: October 24, 2012

DON KENT, COUNTY TAX COLLECTOR  
BY: *Alisa Lopez* DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN SWEETENED 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 TO BE PAID BY THE OWNER OF SAID PROPERTY, BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

CASH OR COUNTY TAX BOND  
DON KENT, COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE COUNTY OF RIVERSIDE STATE OF CALIFORNIA BY ITS CITY COUNCIL HEREBY APPROVES THE TRACT MAP 32277-1 AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (HOLLAND ROAD), LOT "B" (MORGAN HORSE STREET), LOT "C" (BRIDLE WAY), LOT "D" (CAVEAT LANE), LOT "E" (KADLEBERG CIRCLE), LOT "F" (MORGAN HORSE STREET), LOT "G" (SHUREWOOD WAY), LOT "H" (MORGAN HORSE STREET), LOT "I" (GRUMBAY WAY) AND LOT "L" (FALABELLA HORSE STREET).

AS A CONDITION OF DEDICATION OF LOT "A" (HOLLAND ROAD), THE DEDICATOR 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 DEDICATION FOR OPEN SPACE PURPOSES LOTS 122 THROUGH 125 INCLUSIVE AND LOT 127 ARE HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.  
THE DEDICATION FOR PARK PURPOSES LOT 126 IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.  
THE DEDICATION OF A 15 FOOT TRAIL EASEMENT FOR PUBLIC PURPOSES IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.  
THE DEDICATION OF A DRAINAGE EASEMENT LYING WITHIN ALL OF LOTS 123, 124 AND 126 AND A PORTION OF LOT 99, 100, 125 AND 127 FOR DRAINAGE PURPOSES IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

DATE: October 12, 2012  
CITY CLERK, CITY OF MENIFEE  
RIVERSIDE COUNTY, CALIFORNIA  
SOILS REPORT  
A PRELIMINARY SOILS REPORT WAS PREPARED BY ALTA CALIFORNIA GEOTECHNICAL INC. ON FEBRUARY 22, 2012 AS REQUIRED BY THE HEALTH AND SAFETY CODE.  
IP # 1-0082 SECTION 12/T6S/R3W SCHEDULE "A"

RECORDER'S STATEMENT

FILED THIS 20th DAY OF OCTOBER 2012 AT 10:14 AM IN THE BOOK \_\_\_\_\_ OF THE OFFICE OF THE CITY OF MENIFEE. NO. 2012-0446093

PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER  
BY: *Patricia A. Monaghan*, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE

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 THE COMMUNITIES OR THE PROPERTY OWNERS. THE POSITION OF ALL 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 TRACT MAP CONFORMS TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.

DATE: April 26, 2012

*Patrick A. Monaghan*  
PATRICK A. MONAGHAN, L.S. 6187



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 4 OCT, 2012

*Dennis W. Johnson*  
DENNIS W. JOHNSON, P.L.S. 6353  
CITY SURVEYOR, CITY OF MENIFEE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE CITY ENGINEER HAS REVIEWED THE MAP AND APPROVED IT AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32277, APPROVED BY THE MENIFEE CITY COUNCIL ON MAY 28, 2013, AND ANY APPROVED ALTERATION THEREOF. THAT THE PLANS FOR THE DRAINAGE DRAINAGE WORKS FROM LOTS 122 THROUGH 127 HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT, AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED BY THE CITY ENGINEER. THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MAY 28, 2013.

DATE: October 12, 2012

*David J. ...*  
CITY ENGINEER, CITY OF MENIFEE



**SHEET 2 OF 18 SHEETS**

**TRACT NO. 32277-1**

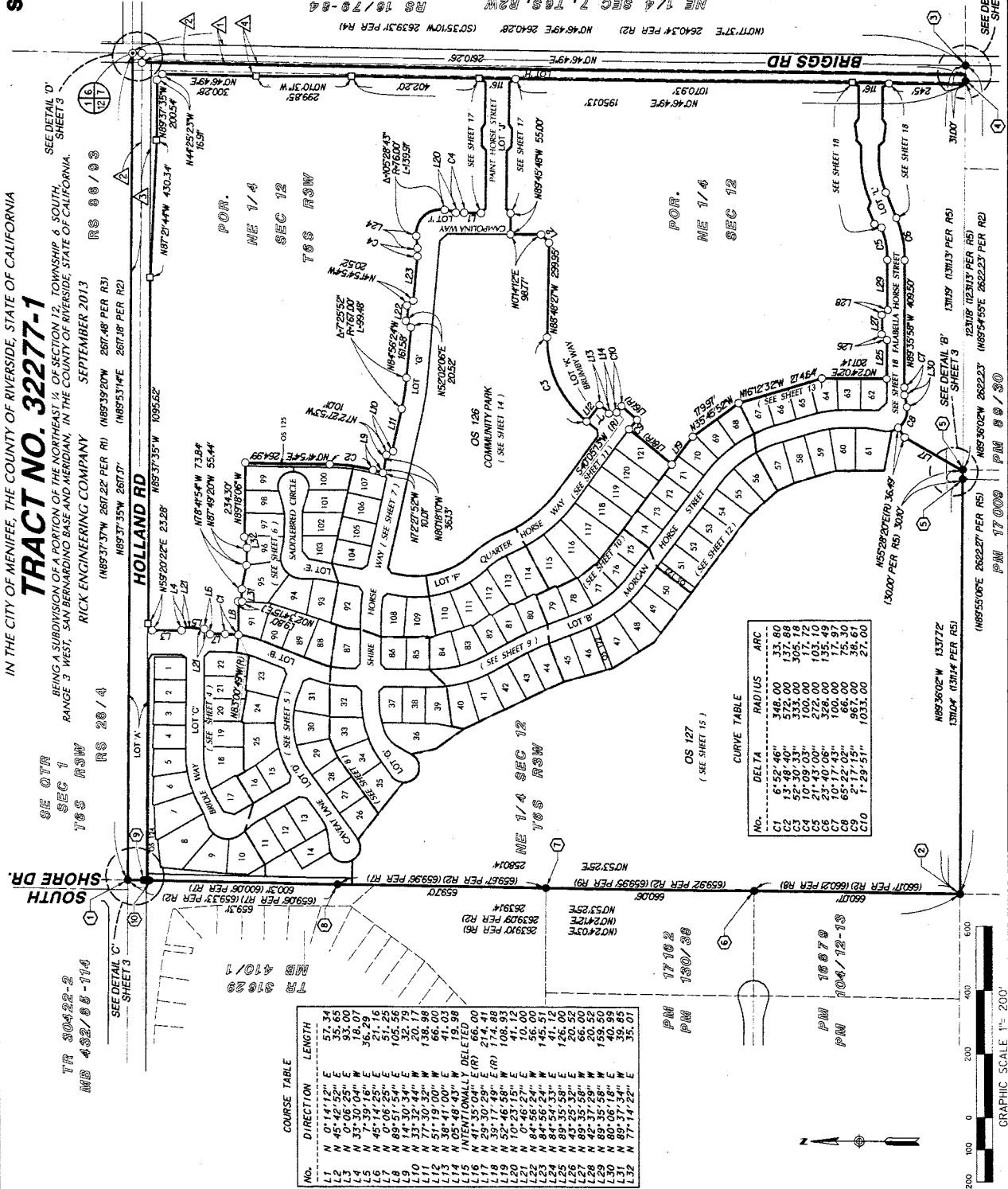
IN THE CITY OF MENEFEE, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SEPTEMBER 2013  
 RICK ENGINEERING COMPANY

**SURVEYOR'S NOTES:**

- SEE SHEET 3 FOR BASIS OF BEARINGS
- INDICATES FOUND 1" I.P. W/TAG L.S. 6187.
- FLUSH PER M.B. 411/69-99
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.D.P. TAGGED L.S. 6187, FLUSH
- INDICATES SET LEAD & DISK TAGGED L.S. 6187.
- ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 4614 AND THE MONUMENTATION AGREEMENT OF THIS MAP.
- INDICATES RECORD DATA
- INDICATES RECORD DATA PER M.B. 411/69-99
- INDICATES RECORD DATA PER P.M. 66/46
- INDICATES RECORD DATA PER R.S. 28/4
- INDICATES RECORD DATA PER R.S. 16/79-84
- INDICATES RECORD DATA PER P.M. 89/30
- INDICATES RECORD DATA PER P.M. 51/77
- INDICATES RECORD DATA PER M.B. 410/7-4
- INDICATES RECORD DATA PER P.M. 104/12-13
- INDICATES RECORD DATA PER P.M. 130/38-39
- INDICATES RADIAL BEARING
- INDICATES RESTRICTED ACCESS
- THIS TRACT CONTAINS 96.449 ACRES GROSS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- SET A LEAD AND TAG STAMPED L.S. 6187, FLUSH RIV. COUNTY STD. "E", IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES. ALSO FOR E.C.'S, B.C.'S AND CURB RETURNS ON A LINE PROJECTED ON A RADIAL TO THE PROPERTY LINE CURVE, UNLESS OTHERWISE NOTED.
- SET A 1" IRON PIPE WITH TAG L.S. 6187, FLUSH RIV. COUNTY STD. "A" AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED
- CCAR'S PER INSTRUMENT NO. 2012-044463 REC. 10/30/12

**ENVIRONMENTAL CONSTRAINT NOTE:**  
 ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY OF MENEFEE, IN E.C.S. BOOK 106, PAGE 32. THIS AFFECTS ALL LOTS.

**CFD NOTE:**  
 THIS MAP IS WITHIN THE BOUNDARY OF CFD NO. 2015-2

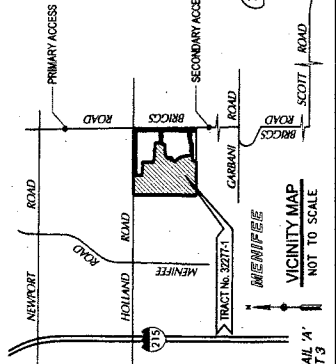


**CURVE TABLE**

NO.	DELTA	RADIUS	ARC
C1	15° 26' 46"	378.00	33.80
C2	15° 26' 46"	333.00	305.18
C3	52° 30' 33"	100.00	17.72
C4	10° 09' 03"	272.00	103.40
C5	21° 43' 02"	160.00	17.97
C6	10° 17' 43"	66.00	75.30
C7	65° 22' 02"	967.00	36.61
C8	2° 16' 15"	1033.00	21.00
C9	1° 23' 51"		

**COURSE TABLE**

NO.	DIRECTION	LENGTH
L1	N 0° 14' 12" E	57.34
L2	N 45° 42' 55" E	35.65
L3	N 0° 06' 25" E	93.00
L4	N 37° 30' 04" E	74.07
L5	N 35° 30' 04" E	38.29
L6	N 45° 14' 25" E	21.16
L7	N 0° 06' 25" E	51.25
L8	N 89° 51' 54" E	105.56
L9	N 89° 51' 54" E	105.56
L10	N 33° 32' 44" W	20.77
L11	N 77° 30' 33" W	138.98
L12	N 51° 19' 00" W	66.00
L13	N 08° 48' 43" W	19.98
L14	N 08° 48' 43" W	19.98
L15	INTENTIONALLY DELETED	
L16	N 41° 35' 04" E (R)	66.00
L17	N 29° 30' 28" E (R)	27.48
L18	N 52° 46' 58" W (R)	108.93
L19	N 10° 23' 15" E	41.12
L20	N 0° 46' 27" E	10.00
L21	N 0° 46' 27" E	10.00
L22	N 84° 55' 24" W	145.51
L23	N 84° 55' 24" W	145.51
L24	N 89° 35' 58" E	126.00
L25	N 89° 35' 58" E	126.00
L26	N 89° 35' 58" E	126.00
L27	N 89° 35' 58" E	126.00
L28	N 89° 35' 58" E	126.00
L29	N 89° 35' 58" E	126.00
L30	N 89° 35' 58" E	126.00
L31	N 89° 35' 58" E	126.00
L32	N 77° 14' 22" E	35.01



GRAPHIC SCALE 1" = 200'

458/59

IN THE CITY OF MENIFEE, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 32277-1**  
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH,  
 RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 RICK ENGINEERING COMPANY  
 SEPTEMBER 2013

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PPBF", "EGFS" AND BILL MAD 83 (NRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS SURVEY ARE AS SHOWN PER THAT RECORD. REFERENCE MAPS OR RECORDS ARE SHOWN PER THAT RECORD. UNLESS SPECIFIED OTHERWISE, GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION OF THE 1/4 CORNER OF SEC. 12 WITH COORDINATES OF N 2, 88, 767.284, E: 6,289,278.437, USING AN ELEVATION OF 1500.00 FEET.

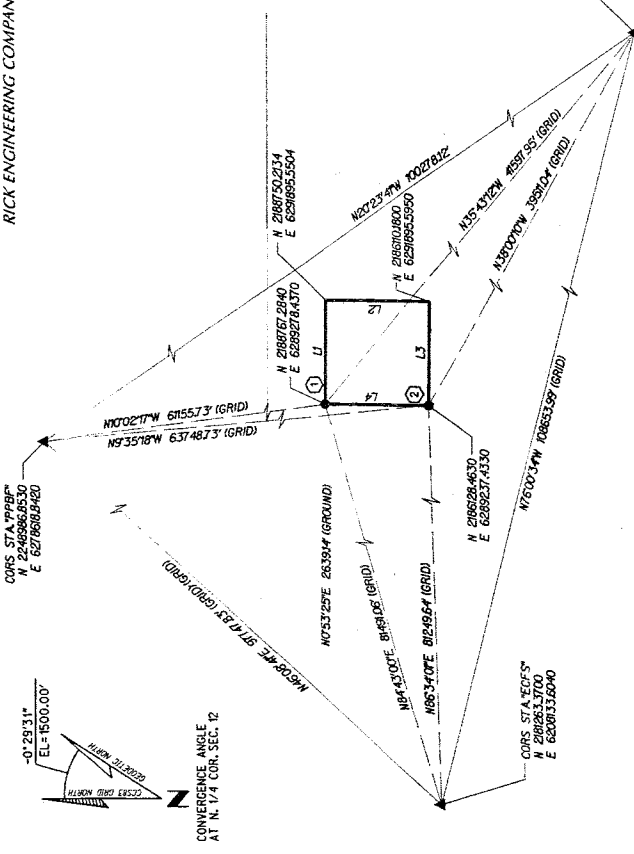
**FOUND MONUMENT DESCRIPTIONS:**

- ① FOUND 1" IP W/TAG LS 6086, FLUSH ACCEPTED AS THE N 1/4 COR. OF SEC. 12. REC. CERTIFICATE OF CORRECTION FOR MB 410/1-4 REC. 5/31/2011 AS DOCUMENT NO. 2011-0237120.
- ② FOUND 1" IP W/TAG LS 3962, FLUSH ACCEPTED AS THE CENTER OF SEC. 12 PER PMB 66/46, PMB 89/30
- ③ FOUND 1/2" IP W/TAG LS 3698, DN, 1.40' ACCEPTED AS THE 1/4 COR. OF SEC. 12 PER PMB 66/46, PMB 51/77, PMB 89/30
- ④ FOUND 1" IP W/TAG LS 4230, DN, 0.10' PER PMB 89/30, 0.16' SLY OF BOUNDARY LINE, 0.07' ELY OF R/W LINE
- ⑤ FOUND 1" IP W/TAG LS 4230, FLUSH PER PMB 89/30,
- ⑥ FOUND 1" IP W/TAG LS 3962, DN, 0.10' PER PMB 66/46, PMB 130/38, PMB 104/72
- ⑦ FOUND 1" IP W/TAG LS 3962, UP, 0.10' PER PMB 66/46, PMB 130/38, AND MB 410/1-4, 0.08' WLY OF PL
- ⑧ FOUND 1" IP W/PF LS 3962, FLUSH, PER PMB 66/46, PMB 36/68 AND MB 410/1-4
- ⑨ FOUND L/TAG IN CONC LS 6086, FLUSH PER CERTIFICATE OF CORRECTION (FOR MB 410/1-4) REC. 5/31/2011 AS DOCUMENT NO. 2011-0237120.
- ⑩ FOUND 1" IP OPEN, DN 0.2', PER MB 410/1-4

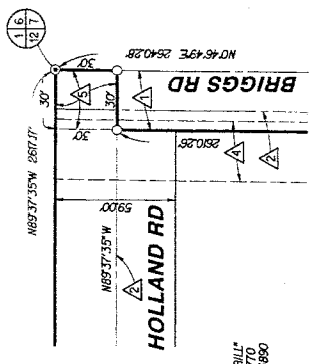
**EASEMENT NOTES:**

- ⚠ EASEMENT FOR PUBLIC ROAD AND PUBLIC SERVICES, REC. FEBRUARY 25, 1976 AS INST. NO. 2-4556, O.R.
- ⚠ EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND UTILITY LINES AND INCIDENTAL PURPOSES, REC. JULY 28, 1955, AS BK 1773, PG. 89, O.R.
- ⚠ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, AND INCIDENTAL PURPOSES, REC. AUGUST 28, 2006 AS INST. NO. 2006-632475, O.R.
- ⚠ EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND UTILITY LINES AND INCIDENTAL PURPOSES, REC. DECEMBER 23, 1956, AS INST. NO. 24374, O.R.
- ⚠ EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, REC. AUGUST 20, 1958, AS BK 2320, PG. 458, O.R.

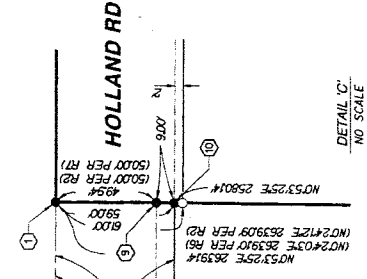
COURSE TABLE		
NO.	DIRECTION	LENGTH
L1	N 89° 37' 37" W	2617.17
	N 89° 37' 37" W	2617.22
	N 89° 39' 20" W	2617.48
L2	N 89° 53' 14" E	2617.18
	N 89° 53' 14" E	2617.48
	N 89° 53' 14" E	2617.48
L3	S 0° 35' 10" W	2639.31
	S 0° 35' 10" W	2622.23
	S 0° 35' 10" W	2622.23
L4	N 89° 54' 55" W	2639.14
	N 89° 54' 55" W	2639.14
	N 89° 54' 55" W	2639.14



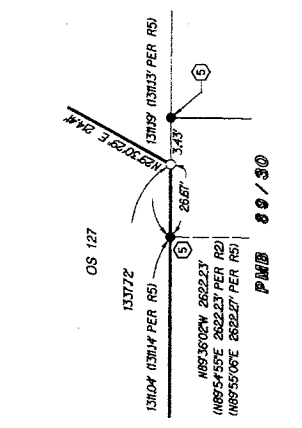
BASIS OF BEARINGS  
 DETAIL  
 NO SCALE



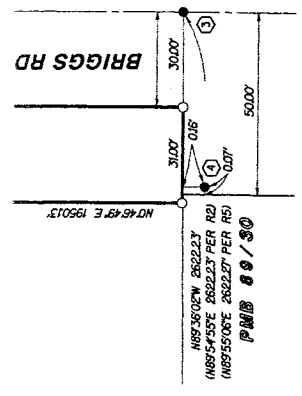
DETAIL 'D'  
 NO SCALE



DETAIL 'C'  
 NO SCALE



DETAIL 'B'  
 NO SCALE



DETAIL 'A'  
 NO SCALE



TRACT NO. 32277-2

IN THE CITY OF MENEFEE, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SEPTEMBER 2013  
RICK ENGINEERING COMPANY

NUMBER OF LOTS = 23  
LETTER LOTS = 7  
TOTAL ACREAGE = 31.811

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 ASSURE CLEAR RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: LOTS "A" THROUGH "G". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

ABUTTERS' RIGHTS OF ACCESS ALONG BRIGGS ROAD. THE OWNERS OF LOTS 21, 22 AND 23 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE AND ENJOY ALL RIGHTS OF EASEMENT OR EGRESS TO AND FROM THE HIGHWAY BY WAY OF BRIGGS ROAD WITH THE RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: LOTS 121 THROUGH 123. INCLUDED, THE DEDICATION IS FOR OPEN SPACE 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 CALIFORNIA. THE DEDICATION IS FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, ENLARGING, RECONSTRUCTING, REMOVING AND REPLACING, OPERATING, INSPECTING, REPAIRING, IMPROVING AND RELOCATING SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OTHER BUILDINGS OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

PARDEE HOMES, INC. A CALIFORNIA CORPORATION  
BY: [Signature] DATE: 5-24-12  
NAME: MICHAEL C. GAYLOR  
TITLE: DIVISION PRESIDENT

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON MAY 24, 2013 BEFORE ME, ANA E. CHAVEZ PEPE, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL C. GAYLOR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN LIMITED INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE(S) THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE INSTRUMENT 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: [Signature]  
PRINT NAME: ANA E. CHAVEZ PEPE  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 4/19/19  
MY COMMISSION NUMBER 2107702

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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ 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 LIMITED INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE(S) THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE INSTRUMENT 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 \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ NOTARY PUBLIC IN AND FOR SAID STATE  
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
MY COMMISSION NUMBER \_\_\_\_\_

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES-EXEMPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES-NOW-A-TEN-BUT-NOT-YET-PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATED: October 24, 20 13

DON KENT, COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

HEREBY CERTIFY THAT I AM, IN THE SUM OF \_\_\_\_\_ OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONTINGENT 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 CERTIFICATE, ARE NOT YET PAYABLE, AND NO BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

CASH OR CREDIT TAX BOND

DON KENT, COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY  
DATED: \_\_\_\_\_, 20 \_\_\_\_\_

MENEFEE CITY CLERK CERTIFICATE

THE CITY OF MENEFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 32277-2, AND ACCEPTS THE OFFERS OF PURPOSES, IMPROVEMENTS, OR EASEMENTS OF THE PUBLIC FOR SAID PURPOSES TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAIN AINED STREET SYSTEM PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS 141 THROUGH 142, LOT 143 (BAY HORSE WAY), LOT 144 (BROMBY WAY), LOT 145 (VANNER WAY), LOT 146 (HARNESS CIRCLE), AND LOT 147 (GIPSY VANNER WAY).

THE DEDICATION FOR OPEN SPACE PURPOSES LOTS 121 THROUGH 123 INCLUSIVE ARE HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

DATED: October 12, 2013  
CITY CLERK, CITY OF MENEFEE  
[Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY ALTA CALIFORNIA GEOTECHNICAL INC. ON FEBRUARY 22, 2012 AS REQUIRED BY THE HEALTH AND SAFETY CODE.  
IP \* 1-0082 SECTION 12/T6S/RSW SCHEDULE "A"

RECORDER'S STATEMENT

FILED THIS 20th DAY OF October 2013 AT 10:11 AM, IN BOOK 125 OF MAPS, AT PAGE 18, OF THE CITY OF MENEFEE. NO. 2013-2441685

DATE: April 26, 20 13

PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE FIRST AMERICAN TITLE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE COMMUNITIES OF THE CHARACTER OF 2011. 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 MONUMENTS. THE MONUMENTS ARE SUFFICIENT TO EMBLE 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.

DATE: April 26, 20 13

[Signature]  
PATRICK A. MCMICHAEL, L.S. 6197

CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 4-05, 20 13

[Signature]  
DENNIS JANDA, L.S. 6359  
CITY SURVEYOR, CITY OF MENEFEE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE MENEFEE CITY COUNCIL ON MAY 28, 2013, AND ANY APPROVED ALTERATION THEREOF, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS, TRIGGERED BY THE REQUIRED IMPROVEMENTS HAS BEEN FILLED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH AGREEMENT WITH THE CITY OF MENEFEE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETION OF THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MAY 28, 2013.

DATE: October 12, 20 13

[Signature]  
JONATHAN C. SMITH, R.C.E.P. 61265  
CITY ENGINEER, CITY OF MENEFEE

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

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

[Signature] DATE: 10-12-13  
SHEILA ZELAYA, RASW, SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT, AND THE BOARD OF DIRECTORS THEREOF



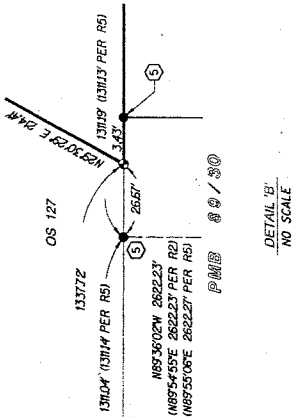
IN THE CITY OF MENIFEE, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 32277-2**  
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH,  
 RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 RICK ENGINEERING COMPANY SEPTEMBER 2013

**FOUND MONUMENT DESCRIPTIONS:**

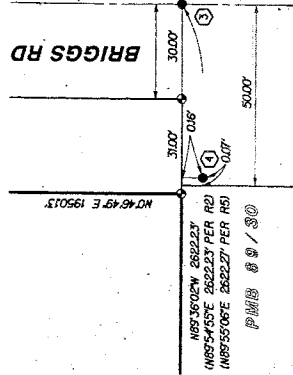
- ① FOUND 1" IP W/TAG LS 6086, FLUSH ACCEPTED AS THE N. 1/4 CORNER OF SEC. 12 PER CERTIFICATE OF CORRECTION FOR MB 410/1-4 REC. 5/31/2011 AS DOCUMENT NO. 2011-023720.
- ② FOUND 1" IP W/TAG LS 3982, FLUSH ACCEPTED AS THE CENTER OF SEC. 12 PER PMB 66/46, PMB 89/30
- ③ FOUND 1/2" IP W/TAG LS 3588, DN. 140', ACCEPTED AS THE E CORNER OF SEC. 12 PER PMB 66/46, PMB 51/77, PMB 89/30
- ④ FOUND 1" IP W/TAG LS 4230, DN. 0.10' PER PMB 89/30, 0.16' SLY OF BOUNDARY LINE, 0.07' ELY OF R/W LINE
- ⑤ FOUND 1" IP W/TAG LS 4230, FLUSH PER PMB 89/30, PMB 100/38, PMB 100/12
- ⑥ FOUND 1" IP W/TAG LS 3982, DN. 0.10', PER PMB 66/46, PMB 130/38, AND MB 410/1-4, 0.08' WLY OF PL
- ⑦ FOUND 1" IP W/APP LS 3982, FLUSH, PER PMB 66/46, PMB 86/48 AND MB 410/1-4
- ⑧ FOUND L/TAG IN CONC LS 6086, FLUSH PER CERTIFICATE OF CORRECTION FOR MB 410/1-4 REC. 5/31/2011 AS DOCUMENT NO. 2011-023720.
- ⑨ FOUND 1" IP OPEN DN 0.2', PER MB 410/1-4

**EASEMENT NOTES:**

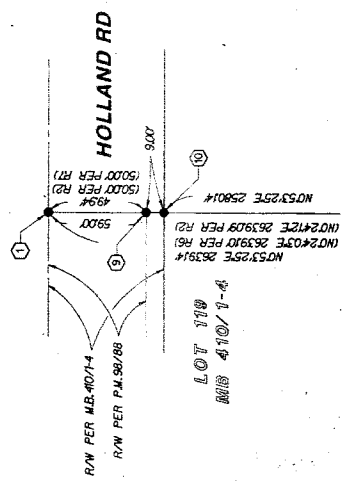
- △ EASEMENT FOR PUBLIC ROAD AND PUBLIC SERVICES, REC. FEBRUARY 25, 1976 AS INST. NO. 24456, O.R.
- △ EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND CABLES FOR UTILITIES AND INSTRUMENTAL PURPOSES, REC. DECEMBER 23, 1968, AS INST. NO. 124374, O.R.
- △ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, REC. AUGUST 28, 2006 AS INST. NO. 2006-632415, O.R.
- △ DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES (BRIGGS ROAD) PER MB 51/77, 14
- △ DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES (HOLLAND ROAD) PER MB 51/77, 14
- △ 15' WIDE COMMUNITY TRAIL EASEMENT TO THE CITY OF MENIFEE PER MB 51/77, 14 (2011-023720) RECORDED 10/30/2011
- △ 37' WIDE EASEMENT FOR SEWER AND WATER DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT.



DETAIL 'B'  
NO SCALE



DETAIL 'A'  
NO SCALE



DETAIL 'C'  
NO SCALE

IN THE CITY OF MENIFEH, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 32277-2**  
 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 3 WEST, 34N BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 RICK ENGINEERING COMPANY  
 SEPTEMBER 2013

SE QTR SEC 1 T6S R3W  
 NE 1/4 SEC 12 T6S R3W

SHORE DR SOUTH  
 HOLLAND RD

BRIGGS RD

PORTION NE 1/4 SEC 12 T6S R3W

TR 30222-2 NB 432/85-114  
 TR 30200 NB 470/1

SEE DETAIL 'C' SHEET 2  
 SEE DETAIL 'B' SHEET 2  
 SEE DETAIL 'A' SHEET 2

NO.	DIRECTION	LENGTH
L1	TN 55°20'20" E (R)	214.417
L2	TN 55°20'20" E (R)	56.483
L3	TN 38°41'00" E (R)	41.037
L4	TN 51°19'00" W (R)	66.000
L5	TN 51°19'00" W (R)	108.937
L6	TN 50°46'58" W (R)	108.937
L7	TN 39°17'49" E (R)	174.863
L8	TN 05°48'43" W (R)	19.983
L9	TN 48°57'20" E (R)	19.983
L10	TN 89°53'27" E (R)	10.003
L11	TN 87°53'00" E (R)	36.017
L12	TN 46°15'03" W (R)	50.500
L13	TN 01°01'02" E (R)	18.043
L14	TN 51°01'02" E (R)	66.003
L15	TN 41°35'04" E (R)	181.073
L16	TN 09°19'33" W (R)	479.917
L17	TN 30°46'52" W (R)	179.917
L18	TN 16°12'32" W (R)	274.643
L19	TN 89°40'47" E (R)	11.003

NO.	DELTA	RADIUS	ARC LENGTH
C1	124°17'15"	987.00	56.611
C2	65°22'02"	665.00	75.303

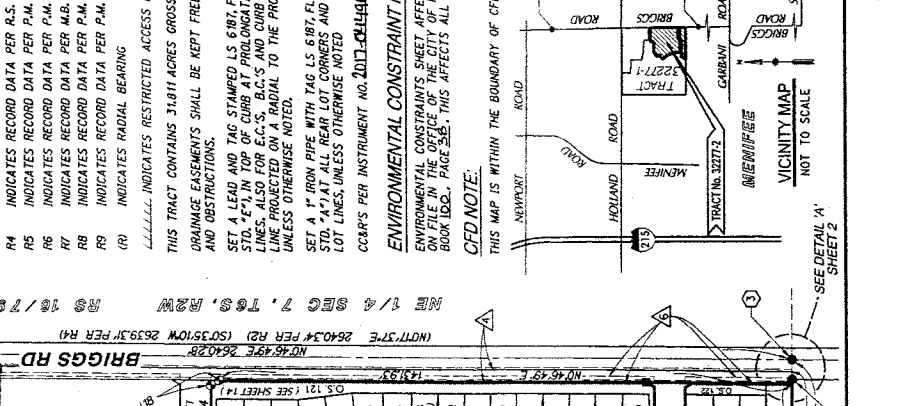
NO.	DIRECTION	LENGTH
L20	TN 89°40'47" E (R)	11.003
L21	TN 89°40'47" E (R)	11.003
L22	TN 89°40'47" E (R)	11.003
L23	TN 89°40'47" E (R)	11.003
L24	TN 89°40'47" E (R)	11.003

BRIGGS RD  
 (NOT 57'E 2640.3' PER R2) (SOUTH 57' PER R4)  
 (SOUTH 57' PER R4) (SOUTH 57' PER R4)

HOLLAND RD  
 (NB 57°35'W 2871.7' R)  
 (NB 57°35'W 2871.7' R)  
 (NB 57°35'W 2871.7' R)

SHORE DR SOUTH  
 (SOUTH 57° PER R2) (600.3' (600.8' PER R3)  
 (SOUTH 57° PER R2) (659.8' PER R3)  
 (SOUTH 57° PER R2) (659.8' PER R3)  
 (SOUTH 57° PER R2) (659.8' PER R3)  
 (SOUTH 57° PER R2) (659.8' PER R3)  
 (SOUTH 57° PER R2) (659.8' PER R3)

TR 32277-1  
 NB 39°48'30" E 39.482 AC.  
 NB 17°02' 180/30  
 NB 104°12'-13  
 PM 10879  
 PM 104/12-13



**SURVEYOR'S NOTES:**  
 THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF HOLLAND ROAD BEING N 88°37'35" E  
 AS SHOWN ON M.B. 458, PAGES 51, 52, 53, 54, 55.  
 INDICATES FOUND 1" IP W/TAG L.S. 6.87, FLUSH PER M.B. 411/69-99  
 INDICATES FOUND MONUMENT AS NOTED  
 INDICATES 1" I.D. IP TAGGED L.S. 6.87, FLUSH PER TRACT NO. 32277-1 M.B. 458, L.S. 53, 54 (NOT SET PRIOR TO THE RECORDING OF THIS MAP)  
 INDICATES LEAD & DISK TAGGED L.S. 6.87 PER TRACT NO. 32277-1 M.B. 458, L.S. 53, 54 (NOT SET PRIOR TO THE RECORDING OF THIS MAP)  
 INDICATES SET 1" I.D. IP TAGGED L.S. 6.87, FLUSH ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 46.1 AND THE MONUMENTATION AGREEMENT OF THIS MAP.  
 ( ) INDICATES RECORD DATA  
 ( ) INDICATES RECORD AND MEASURED DATA (See 1711)  
 ( ) INDICATES RECORD DATA PER M.B. 411/69-99  
 ( ) INDICATES RECORD DATA PER P.M. 66/46  
 ( ) INDICATES RECORD DATA PER P.S. 28/4  
 ( ) INDICATES RECORD DATA PER P.S. 16/79-84  
 ( ) INDICATES RECORD DATA PER P.M. 89/30  
 ( ) INDICATES RECORD DATA PER P.M. 51/77  
 ( ) INDICATES RECORD DATA PER M.B. 102/1-4  
 ( ) INDICATES RECORD DATA PER P.M. 104/12-13  
 ( ) INDICATES RECORD DATA PER P.M. 100/28-39  
 (R) INDICATES RADIAL BEARING  
 L L L L L L INDICATES RESTRICTED ACCESS PER THIS TRACT CONTAINS 31.811 ACRES GROSS.  
 ORANGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.  
 SET A LEAD AND TAG STAMPED L.S. 6.87, FLUSH, RIV. COUNTY STD. 1/4" IN TOP OF CURB AT PHILONGATION OR CURB LOT LINE, WITH REAR OF LOT LINE BEING 1/4" FROM LOT LINE PROJECTED ON A RADIAL TO THE PROPERTY LINE CURVE, UNLESS OTHERWISE NOTED.  
 SET A 1" IRON PIPE WITH TAG L.S. 6.87, FLUSH, RIV. COUNTY STD. 1/4" IN REAR OF LOT LINE, WITH REAR POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.  
 CCR'S PER INSTRUMENT NO. 2012-014-143-3 (SEE U.S. 1711)  
**ENVIRONMENTAL CONSTRAINT NOTE:**  
 ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY OF MENIFEH, IN E.G.S. BOOK 100, PAGE 358. THIS AFFECTS ALL LOTS.  
**CFD NOTE:**  
 THIS MAP IS WITHIN THE BOUNDARY OF CFD NO. 2015-2  
**VICINITY MAP**  
 NOT TO SCALE

SEE DETAIL 'A' SHEET 2

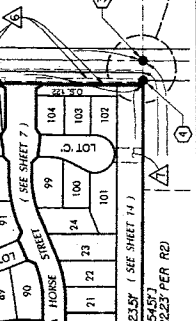
SEE DETAIL 'B' SHEET 2  
 SEE DETAIL 'C' SHEET 2

SEE DETAIL 'A' SHEET 2

SEE DETAIL 'A' SHEET 2

SEE DETAIL 'A' SHEET 2

SEE DETAIL 'A' SHEET 2



GRAPHIC SCALE 1" = 200'

SHEET 1 OF 11 SHEETS

RECORDER'S STATEMENT

FILED THIS DAY OF 2017 AT 10:19 AM IN BOOK OF MAPS AT PAGES 49-49 REQUEST OF THE CITY CLERK OF THE CITY OF MENIFEE.

NO. 2017-019636 FEE \$400

PETER UDANA, ASSESSOR-COUNTY CLERK-RECORDER BY: Sophie D. [Signature] DEPUTY SUBDIVISION GUARANTEE FIRST AMERICAN TITLE

SURVEYOR'S STATEMENT THE 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 ALL CITY COMMUNITIES ON SEPTEMBER 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPANCY WITH THE TERMS OF THE INSTRUMENT 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 MAPS. THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.



DATE: April 26, 2017 PATRICK A. MCGINNIS, L.S. 6187

CITY SURVEYOR'S STATEMENT THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AND HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT THIS MAP IS TECHNICALLY CORRECT.



DATE: 4 OCT 2017 BY: Dennis Janda, City Surveyor

CITY ENGINEER'S STATEMENT I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32277-3, APPROVED BY THE CITY ENGINEER ON FEBRUARY 22, 2012, AND THAT ALL ALTERNATIONS HEREOF THAT THE PLANS FOR THE DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS WITH THE CONVEYED INTERESTS AND ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TYPE OR CHARACTER OF SUCH WORKS AS ARE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MAY 20, 2013.



DATE: OCTOBER 12, 2017 BY: Altia Geotechnical, City Engineer

IN THE CITY OF MENIFEE, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 32277-3

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEPTEMBER 2013 RICK ENGINEERING 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 OR AGAINST THE STATE, COUNTY, MUNICIPAL OR LOCAL PAYMENT OF 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 THE BOARD OF SUPERVISORS.

DATE: October 24, 2017 DON KENT COUNTY TAX COLLECTOR BY: Maria Katrad [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,000.00 HAS BEEN SECURED AND FILED WITH THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR 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 THE BOARD OF SUPERVISORS.

CASH OR (SURETY) TAX BOND DON KENT COUNTY TAX COLLECTOR BY: [Signature] DEPUTY

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE HEREBY APPROVES THE TRACT MAP 32277-3 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE BENEVOLENCE OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID SYSTEM SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "G", INCLUSIVE, LOT "A" (BAY HORSE WAY), LOT "D" (DARTMOOR STREET), LOT "E" (ALTA LANE), LOT "F" (MONTA LANE), AND LOT "G" (CARRIAGE LANE). THE DEDICATION FOR OPEN SPACE PURPOSES LOTS 119 THROUGH 127 INCLUSIVE ARE HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS. THE DEDICATION OF A DRAINAGE EASEMENT LYING WITHIN ALL OF LOTS 119, 120 AND 121 FOR DRAINAGE PURPOSES WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

DATE: October 12, 2017 BY: Sophie D. [Signature] CITY CLERK, CITY OF MENIFEE RIVERSIDE COUNTY, CALIFORNIA

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY ALTA CALIFORNIA GEOTECHNICAL INC. ON FEBRUARY 22, 2012 AS REQUIRED BY THE HEALTH AND SAFETY CODE.

NUMBER OF LOTS = 127 TOTAL ACREAGE = 28.689

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 FOR PUBLIC PURPOSES: LOTS "A" THROUGH "G". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

ABUTTERS' RIGHTS OF ACCESS ALONG HOLLAND ROAD AND BRIGGS AVENUE TO 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 PARTY VICINATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: LOTS 119 THROUGH 127, INCLUSIVE, THE DEDICATION IS FOR OPEN SPACE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING WITHIN ALL OF LOTS 119, 120 AND 121, AS SHOWN HEREON. THE DEDICATION IS FOR DRAINAGE PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES.

STATE OF [ ] COUNTY OF [ ] BEFORE ME, ANA E. CHAVEZ PEREZ, NOTARY PUBLIC IN AND FOR SAID STATE.

MY COMMISSION EXPIRES 4/18/19 MY COMMISSION NUMBER 210103

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 [ ] COUNTY OF [ ] 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 AND HER SIGNATURE(S) ON THE INSTRUMENT(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 (PRINT NAME) NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF [ ] MY COMMISSION EXPIRES [ ] MY COMMISSION NUMBER [ ]

PARDEE HOMES, INC., A CALIFORNIA CORPORATION

BY: [Signature] NAME: MICHAEL C. TAYLOR TITLE: DIVISION PRESIDENT

DATE: 5-24-17

**TRACT NO. 32277-3**

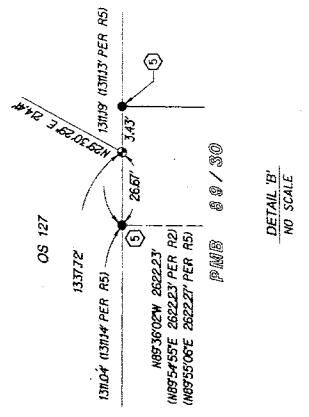
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SEPTEMBER 2013  
RICK ENGINEERING COMPANY

**FOUND MONUMENT DESCRIPTIONS:**

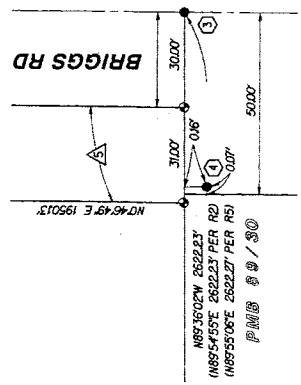
- ① FOUND 1" IP W/TAG LS 6086, FLUSH ACCEPTED AS THE N 1/4 COR. OF SEC. 12, PER CERTIFICATE OF CORRECTION (FOR MB 410/1-4) REC. 5/31/2011 AS DOCUMENT NO. 2011-0237120.
- ② FOUND 1" IP W/TAG LS 3962, FLUSH ACCEPTED AS THE CENTER OF SEC. 12 PER PNB 66/46, PNB 89/30
- ③ FOUND 1/4" IP W/TAG LS 3698, DN. 1.40', ACCEPTED AS THE E 1/4 COR. OF SEC. 12 PER PNB 66/46, PNB 51/71, PNB 89/30
- ④ FOUND 1" IP W/TAG LS 4230, DN. 0.10', PER PNB 89/30, 0.16' SLY OF BOUNDARY LINE, 0.07' ELY OF R/W LINE
- ⑤ FOUND 1" IP W/TAG LS 4230, FLUSH PER PNB 89/30,
- ⑥ FOUND 1" IP W/TAG LS 3962, DN. 0.10', PER PNB 66/46, PNB 130/38, PNB 104/12
- ⑦ FOUND 1" IP W/TAG LS 3962, UP 0.10', PER PNB 66/46, PNB 130/38, AND MB 410/1-4, 0.08' WLY OF PL
- ⑧ FOUND 1" IP W/IPP LS 3962, FLUSH, PER PNB 66/46, PNB 96/08 AND MB 410/1-4
- ⑨ FOUND L7TAG IN CONC LS 6086, FLUSH PER CERTIFICATE OF CORRECTION (FOR MB 410/1-4) REC. 5/31/2011 AS DOCUMENT NO. 2011-0237126.
- ⑩ FOUND 1" IP OPEN, DN 0.2', PER MB 410/1-4

**EASEMENT NOTES:**

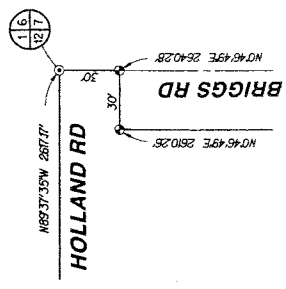
- △ EASEMENT FOR PUBLIC ROAD AND PUBLIC SERVICES, REC. FEBRUARY 25, 1976 AS INST. NO. 24456, OIL.
- △ EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND UTILITIES, REC. DECEMBER 23, 1988, AS INST. NO. 14374, O.R.
- △ DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES (HOLLAND ROAD) PER MB 410/1-4
- △ DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES (BRIGGS ROAD) PER MB 410/1-4
- △ 15' WIDE COMMUNITY TRAIL EASEMENT TO CITY OF MENEFEE PER MB 410/1-4
- △ PUBLIC DRAINAGE AND ACCESS EASEMENT DEDICATED HEREOF
- △ EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND UTILITIES, REC. SEPTEMBER 26, 1978, AS INST. NO. 202652, O.R.



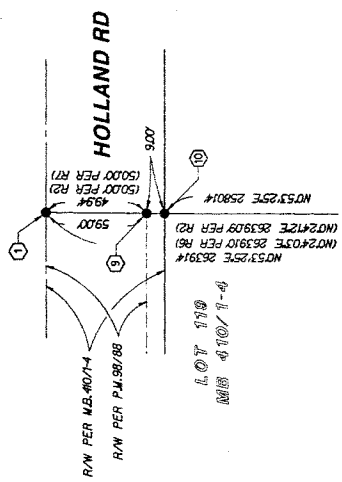
DETAIL 'B'  
NO SCALE



DETAIL 'A'  
NO SCALE



DETAIL 'D'  
NO SCALE



DETAIL 'C'  
NO SCALE

SHEET 3 OF 11 SHEETS

IN THE CITY OF MENEFEE, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 32277-3

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SEPTEMBER 2013

RICK ENGINEERING COMPANY

SE QTR SEC 1 T6S R3W R8S 2874

SOUTH SHORE DR.

TR 30423-2 MB 432755-114 SEE DETAIL 'C' SHEET 2

TR 31620 MB 410/1

TR 32277-1 MB 450157-14

PM 104/12-13

PM 16879

PM 17009

SURVEYOR'S NOTES: THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF HOLLAND ROAD BEING 1.1° NORTH 89°37'35" WEST AS SHOWN ON M.B. 458157-14

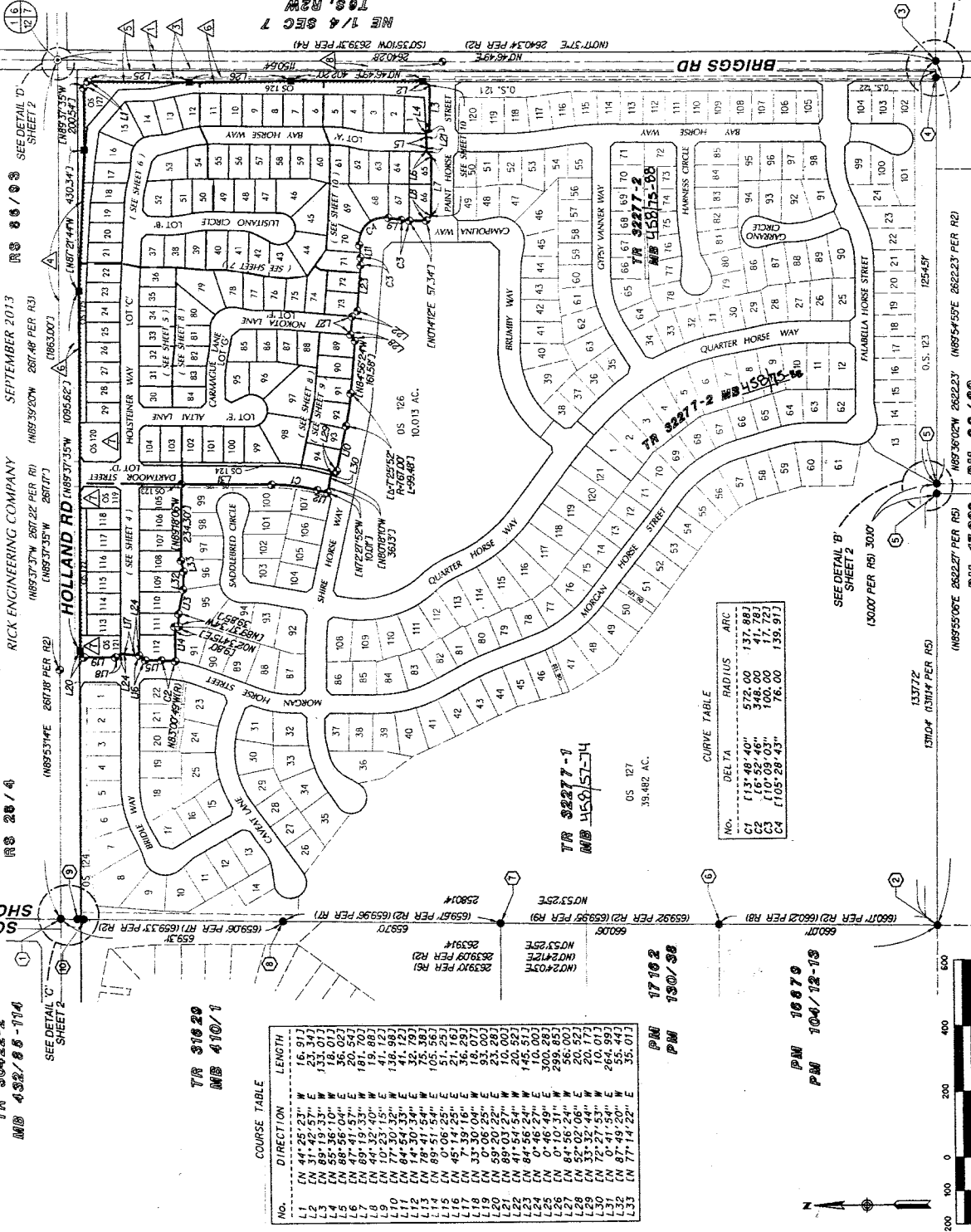
- INDICATES FOUND 1" IP W/TAG L.S. 6.817, FLUSH PER TR 32277-1, M.B. 458157-14
INDICATES FOUND 1" IP W/TAG L.S. 6.817, FLUSH PER M.B. 41169-99
INDICATES FOUND 1" IP W/TAG L.S. 6.817, FLUSH PER TR 32277-1, M.B. 458157-14
INDICATES FOUND MONUMENT AS NOTED
INDICATES LEAD & DISK TAPPED L.S. 6.817, FLUSH PER TR 32277-1, M.B. 458157-14
INDICATES LEAD & DISK TAPPED L.S. 6.817, FLUSH PER M.B. 41169-99
INDICATES SET 1" I.D. IP TAPPED L.S. 6.817, FLUSH
ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 4651 AND THE MONUMENTATION AGREEMENT OF THIS MAP.

- INDICATES RECORD DATA
INDICATES RECORD AND MEASURED DATA
INDICATES RECORD DATA PER M.B. 41169-99
INDICATES RECORD DATA PER P.M. 66/46
INDICATES RECORD DATA PER R.S. 28/4
INDICATES RECORD DATA PER R.S. 16/79-84
INDICATES RECORD DATA PER P.M. 89/30
INDICATES RECORD DATA PER P.M. 51/71
INDICATES RECORD DATA PER M.B. 410/1-13
INDICATES RECORD DATA PER P.M. 104/12-13
INDICATES RECORD DATA PER P.M. 100/24-39
INDICATES RADIAL BEARING
INDICATES RESTRICTED ACCESS PER TRACT 32277-1 MB 458157-14
THIS TRACT CONTAINS 28,889 ACRES GROSS.

ENVIRONMENTAL CONSTRAINT NOTE: ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS BOOK 150 OF THE OFFICE OF THE CITY OF MENEFEE, IN E.G.S. PAGE 54. THIS AFFECTS ALL LOTS.

CFD NOTE: THIS MAP IS WITHIN THE BOUNDARY OF CFD NO. 2015-2

CCAMS PER INSTRUMENT NO. 2017-049143 REC. 10.1301.1



CURVE TABLE with columns: No., DEL TA, RADIUS, ARC

COURSE TABLE with columns: NO., DIRECTION, LENGTH

PM 17162 PM 130/38

GRAPHIC SCALE 1"=200'

SEE DETAIL 'A' SHEET 2

SEE DETAIL 'B' SHEET 2

SEE DETAIL 'C' SHEET 2

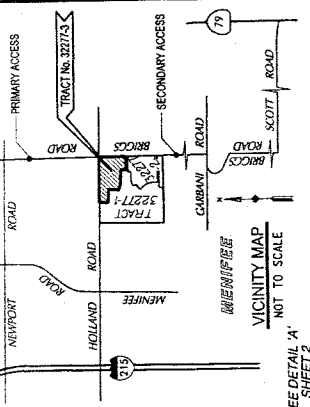
SEE DETAIL 'D' SHEET 2

SEE DETAIL 'E' SHEET 2

SEE DETAIL 'F' SHEET 2

SEE DETAIL 'G' SHEET 2

SEE DETAIL 'H' SHEET 2



0 1,000 2,000 4,000 Feet

1 inch = 1,250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by aimedina on 3/19/2018

# Vicinity Map

## Tract 32277-1, Tract 32277-2, & Tract 32277-3

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.

