

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



ITEM: 3.23
(ID # 13267)

MEETING DATE:

Tuesday, September 29, 2020

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval and execution of the Assignment and Assumption of Improvement Credit Agreement between Forestar Toscana Development Company, Richmond American Homes of Maryland, Inc., and the County of Riverside associated with Tract No. 36826-4, District 1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Assignment and Assumption of Improvement Credit Agreement between Forestar Toscana Development Company, Richmond American Homes of Maryland, Inc., and the County of Riverside associated with Tract No. 36826-4; and
2. Authorize the Chairman of the Board to execute the same.

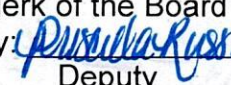
ACTION: Policy


Patricia Romo, Director of Transportation 8/10/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 29, 2020
xc: Transp.

Kecia R. Harper
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: Developer funds 100%. No General Funds will be used on this project.			Budget Adjustment: No	
			For Fiscal Year: 20/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Richmond American Homes of Maryland, Inc. (Assignee) acquired Tract No. 36826-4 (Assigned Property) from Forestar Toscana Development Company (Assignor). The Assigned Property consists of 87 single-family residential units within the master planned community known as Terramor, which is located adjacent to Temescal Canyon Road just north of Indian Truck Trail.

On June 21, 2016 (Agenda Item 3.72), the County Board of Supervisors approved a Transportation Uniform Mitigation Fee Improvement and Credit/Reimbursement Agreement (TUMF Agreement) between Forestar Toscana Development Company and the County of Riverside (County) for improvements on Temescal Canyon Road. The TUMF Agreement allows Forestar Toscana Development Company to receive TUMF credits for the improvements to Temescal Canyon Road.

Forestar Toscana Development Company now desires to assign to Richmond American Homes of Maryland, Inc. certain rights to TUMF credits under the TUMF Agreement relating to the Assigned Property. Each dwelling unit within the Assigned Property will be eligible to receive TUMF credit in an amount set forth in this Assignment and Assumption Agreement

Assignee desires to assume all of the Assignor's rights and obligations under the TUMF Agreement relating to the Assigned Property.

Impact on Residents and Businesses

This Assignment and Assumption Agreement represents a change in real property ownership and will have no impact upon local residents and businesses.

Additional Fiscal Information

N/A

ATTACHMENTS:

- Vicinity Map
- Assignment Agreement

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



Jason Farin, Principal Management Analyst 9/21/2020



Gregory H. Priamos, Director County Counsel 9/17/2020



Leila Moshref-Danesh 9/16/2020

**ASSIGNMENT AND ASSUMPTION OF
IMPROVEMENT CREDIT AGREEMENT**

This Assignment and Assumption of Improvement Credit Agreement (this "Assignment") is made as of September 29, 2020 by and between Forestar Toscana Development Company, a Delaware corporation ("Assignor"), Richmond American Homes of Maryland, Inc., a Maryland corporation ("Assignee") and the County of Riverside ("County").

RECITALS

Assignor is a "Developer" under that certain agreement titled "Improvement and Credit/Reimbursement Agreement, Transportation Uniform Mitigation Fee Program" dated as of June 21, 2016 and "Amendment No. 1 to Improvement and Credit Agreement, Transportation Uniform Mitigation Fee Program" dated as of July 17, 2018 (Contract No. 16-04-002) (the "TUMF Agreements") with respect to that certain real property described in Exhibit A attached hereto (the "Assigned Property"), which is within Tract Map No. 36826-4 which comprises a portion of the Project. The Assigned Property contains eighty-seven (87) single-family residential units. Any capitalized term used but not otherwise defined herein shall have the meaning ascribed thereto in the TUMF Agreement.

Assignor and Assignee are parties to that Real Estate Purchase and Sale Contract (the "Contract") dated as of August 7, 2019, respecting the sale of the Assigned Property. The ownership of said Assigned Property of Tract 36826-4, was transferred to Assignee by Assignor via deed of trust dated August 21, 2019 (DOC#2019-0321587).

Assignor desires to assign to Assignee all of Assignor's rights to Credit against the TUMF Obligation under the TUMF Agreement relating to the Assigned Property, and Assignee desires to assume all of Assignor's obligations thereunder relating to the Assigned Property and such Credit, all on the terms and conditions set forth below.

County is an express intended beneficiary of the rights, duties and obligations undertaken by Assignor and Assignee.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor hereby assigns to Assignee all of Assignor's rights, title, interest, and obligations in and under the TUMF Agreement to the extent relating to the Assigned Property, including, without limitation, the TUMF Credit in an amount equal to the Assignee's TUMF Obligation up to \$8,873 (the "TUMF Credit") per each single-family residential unit within the Assigned Property. At no time will the TUMF Credit exceed the Assignee's TUMF Obligation. The Assignee 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 a TUMF Credit per said unit, the Assignee shall pay the differential amount in cash prior to securing the certificate of occupancy for said unit.

2. Assignee hereby accepts this Assignment and agrees to be bound by all applicable provisions of the TUMF Agreement with respect to the Assigned Property.

3. Assignor hereby covenants that it will, at any time and from time to time upon written request therefor, but at no out-of-pocket cost to Assignor, execute and deliver to Assignee, its nominees, successor and/or permitted assigns, any new or confirmatory instructions and do and perform any other acts which Assignee, its nominees, successors and/or assigns, may reasonably request in order to fully transfer and assign such rights of Assignor in and under the TUMF Agreement to such TUMF Credit with respect to the Assigned Property.

This Assignment shall be binding upon and inure to the benefit of the successors and assignees of all respective parties hereto. All rights, title, and interest to all benefits accruing under this Assignment shall only be assigned to a subsequent assignee pursuant to the execution of an assignment and assumption agreement among the subsequent assignor, the subsequent assignee and the County, in a form acceptable to the County, whereby the parties consent to such assignment and the subsequent assignee expressly agrees to assume all duties, liabilities, obligations or responsibilities under the TUMF Agreement and to be bound thereby.

This Assignment shall be governed by and construed in accordance with the laws of the State of California.


This Assignment may be executed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

[Signature page follows]

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

ASSIGNOR:

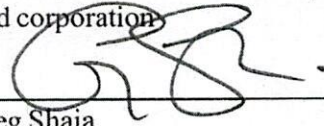
Forestar Toscana Development Company,
a Delaware corporation

By: 

Name: Stephen C. Cameron
Title: Authorized Signatory

ASSIGNEE:

Richmond American Homes of Maryland, Inc.,
a Maryland corporation

By: 

Name: Greg Shaia
Title: President

COUNTY OF RIVERSIDE:

By: 

Chairman, County Board of Supervisors

APPROVED AS TO FORM:
County Counsel

By: 
Leila Moshref-Danesh
Deputy County Counsel

ATTEST:
Kecia Harper
Clerk of the Board

By: 

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

ASSIGNOR:

Forestar Toscana Development Company,
a Delaware corporation

By:  _____

Name: Stephen C. Cameron
Title: Authorized Signatory

ASSIGNEE:

Richmond American Homes of Maryland, Inc.,
a Maryland corporation

By:  _____

Name: Greg Shaia
Title: President

COUNTY OF RIVERSIDE:

By: _____

Chairman, County Board of Supervisors

APPROVED AS TO FORM:
County Counsel

By: _____

ATTEST:
Kecia Harper
Clerk of the Board

By: _____

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 Orange)

On 7-21-2020 before me, Jane Kaye, Notary Public
(insert name and title of the officer)

personally appeared Stephen C. Connor
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 Jane Kaye (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Riverside)

On August 3rd, 2020 before me, Veronica Coronado, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Greg Shaia
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

[ATTACHED BEHIND THIS PAGE]

EXHIBIT A

Real property in the County of Riverside, State of California, more fully described as follows:

PARCEL 1:

PARCEL 1 AS SHOWN ON EXHIBIT "B" OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. LLA 180041 RECORDED MARCH 26, 2019 AS INSTRUMENT NUMBER 2019-0101276, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF LOT 4 OF TRACT NO. 36825 PER MAP FILED IN BOOK 459, PAGES 98 THROUGH 123, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 8 OF SAID TRACT NO. 36825;

THENCE NORTH 28°26'50" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 99.24 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 36°28'52" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 67.43 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 19°47'27" WEST ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 37.36 FEET TO ANGLE POINT THEREIN;

THENCE NORTH 08°40'05" WEST ALONG SAID WESTERLY LINE AND THE NORTHERLY PROLONGATION OF SAID WESTERLY LINE, A DISTANCE OF 130.20 FEET;

THENCE NORTH 75°19'13" EAST, A DISTANCE OF 81.69 FEET;

THENCE NORTH 73°35'50" EAST, A DISTANCE OF 43.96 FEET;

THENCE SOUTH 67°49'39" EAST, A DISTANCE OF 11.43 FEET;

THENCE NORTH 67°20'49" EAST, A DISTANCE OF 40.28 FEET;

THENCE SOUTH 77°47'08" EAST, A DISTANCE OF 7.94 FEET;

THENCE NORTH 65°23'21" EAST, A DISTANCE OF 38.36 FEET;

THENCE SOUTH 88°08'26" EAST, A DISTANCE OF 7.52 FEET;

THENCE NORTH 58°47'28" EAST, A DISTANCE OF 34.86 FEET;

THENCE SOUTH 82°58'36" EAST, A DISTANCE OF 6.46 FEET;

THENCE NORTH 58°47'28" EAST, A DISTANCE OF 56.00 FEET TO THE NORTHEASTERLY LINE OF LOT 4;

THENCE SOUTH 34°47'35" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 21.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 328.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 8°15'53", AN ARC LENGTH OF 47.31 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 43°03'28" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1.64 FEET;

THENCE THE FOLLOWING SEVENTY-FIVE (75) COURSES ALONG THE NORTHERLY, EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID LOT 4;

1. SOUTH 04°26'32" WEST, A DISTANCE OF 22.12 FEET;
2. SOUTH 38°03'28" EAST, A DISTANCE OF 28.00 FEET;
3. NORTH 51°56'32" EAST, A DISTANCE OF 7.52 FEET;
4. SOUTH 38°03'28" EAST, A DISTANCE OF 28.00 FEET;
5. SOUTH 85°33'28" EAST, A DISTANCE OF 20.27 FEET;
6. NORTH 46°56'32" EAST, A DISTANCE OF 28.00 FEET;
7. SOUTH 43°03'28" EAST, A DISTANCE OF 9.53 FEET;
8. NORTH 46°56'32" EAST, A DISTANCE OF 28.00 FEET;
9. NORTH 04°26'32" EAST, A DISTANCE OF 22.12 FEET;
10. NORTH 51°56'32" EAST, A DISTANCE OF 21.33 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET;
11. NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°40'18", AN ARC LENGTH OF 69.14 FEET;
12. NON-TANGENT TO LAST SAID CURVE, SOUTH 26°06'11" EAST, A DISTANCE OF 93.48 FEET;
13. SOUTH 87°41'54" EAST, A DISTANCE OF 36.31 FEET;
14. SOUTH 33°09'29" EAST, A DISTANCE OF 28.39 FEET;
15. SOUTH 77°09'12" EAST, A DISTANCE OF 56.97 FEET;
16. SOUTH 86°55'49" EAST, A DISTANCE OF 61.88 FEET;
17. NORTH 82°48'00" EAST, A DISTANCE OF 46.70 FEET;

18. SOUTH 69°55'55" EAST, A DISTANCE OF 38.06 FEET;
19. SOUTH 83°54'41" EAST, A DISTANCE OF 38.28 FEET;
20. SOUTH 85°58'25" EAST, A DISTANCE OF 19.01 FEET;
21. SOUTH 74°40'56" EAST, A DISTANCE OF 57.28 FEET;
22. SOUTH 01°28'57" EAST, A DISTANCE OF 55.60 FEET;
23. SOUTH 29°23'14" EAST, A DISTANCE OF 50.15 FEET;
24. SOUTH 28°51'54" EAST, A DISTANCE OF 54.20 FEET;
25. SOUTH 30°27'36" EAST, A DISTANCE OF 56.48 FEET;
26. SOUTH 25°16'39" EAST, A DISTANCE OF 52.16 FEET;
27. SOUTH 24°53'22" EAST, A DISTANCE OF 22.84 FEET;
28. SOUTH 12°27'39" EAST, A DISTANCE OF 53.18 FEET;
29. NORTH 77°32'09" EAST, A DISTANCE OF 48.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 48.00 FEET;
30. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 176°27'14", AN ARC LENGTH OF 147.83 FEET;
31. NON-TANGENT TO LAST SAID CURVE, SOUTH 00°39'39" EAST, A DISTANCE OF 79.04 FEET;
32. SOUTH 89°20'21" WEST, A DISTANCE OF 47.00 FEET;
33. SOUTH 00°39'39" EAST, A DISTANCE OF 2.01 FEET;
34. NORTH 83°22'28" WEST, A DISTANCE OF 44.20 FEET;
35. SOUTH 52°46'23" WEST, A DISTANCE OF 5.65 FEET;
36. NORTH 81°55'15" WEST, A DISTANCE OF 50.06 FEET;
37. SOUTH 49°38'33" WEST, A DISTANCE OF 10.20 FEET;
38. SOUTH 84°36'58" WEST, A DISTANCE OF 45.55 FEET;
39. SOUTH 29°44'14" WEST, A DISTANCE OF 18.85 FEET;
40. SOUTH 69°00'36" WEST, A DISTANCE OF 47.03 FEET;
41. SOUTH 24°00'20" WEST, A DISTANCE OF 21.87 FEET;
42. SOUTH 67°12'05" WEST, A DISTANCE OF 42.00 FEET;

43. SOUTH 26°42'55" WEST, A DISTANCE OF 27.58 FEET;
44. SOUTH 78°35'27" WEST, A DISTANCE OF 39.77 FEET;
45. SOUTH 26°42'42" WEST, A DISTANCE OF 11.83 FEET;
46. SOUTH 75°14'44" WEST, A DISTANCE OF 47.47 FEET;
47. SOUTH 29°56'09" WEST, A DISTANCE OF 16.29 FEET;
48. SOUTH 78°29'38" WEST, A DISTANCE OF 46.94 FEET;
49. SOUTH 30°41'07" WEST, A DISTANCE OF 13.65 FEET;
50. SOUTH 76°46'47" WEST, A DISTANCE OF 47.69 FEET;
51. SOUTH 30°33'43" WEST, A DISTANCE OF 14.92 FEET;
52. SOUTH 77°03'29" WEST, A DISTANCE OF 50.78 FEET;
53. SOUTH 31°51'00" WEST, A DISTANCE OF 18.34 FEET;
54. SOUTH 79°38'19" WEST, A DISTANCE OF 48.17 FEET;
55. SOUTH 30°41'34" WEST, A DISTANCE OF 13.65 FEET;
56. SOUTH 76°46'47" WEST, A DISTANCE OF 47.69 FEET;
57. SOUTH 30°43'36" WEST, A DISTANCE OF 13.64 FEET;
58. SOUTH 76°56'53" WEST, A DISTANCE OF 47.72 FEET;
59. SOUTH 30°49'14" WEST, A DISTANCE OF 9.91 FEET;
60. SOUTH 75°29'40" WEST, A DISTANCE OF 39.43 FEET;
61. SOUTH 38°37'01" WEST, A DISTANCE OF 9.09 FEET;
62. SOUTH 72°13'21" WEST, A DISTANCE OF 47.21 FEET;
63. SOUTH 79°29'51" WEST, A DISTANCE OF 51.79 FEET;
64. SOUTH 85°26'11" WEST, A DISTANCE OF 60.80 FEET;
65. NORTH 85°30'19" WEST, A DISTANCE OF 56.05 FEET;
66. NORTH 79°24'54" WEST, A DISTANCE OF 97.99 FEET;
67. NORTH 09°58'36" EAST, A DISTANCE OF 17.01 FEET;
68. NORTH 04°36'13" EAST, A DISTANCE OF 44.99 FEET;

69. NORTH 50°01'47" EAST, A DISTANCE OF 22.12 FEET;
70. NORTH 78°14'44" WEST, A DISTANCE OF 6.37 FEET;
71. NORTH 09°02'44" EAST, A DISTANCE OF 56.06 FEET;
72. NORTH 27°32'23" WEST, A DISTANCE OF 21.63 FEET;
73. NORTH 18°59'49" EAST, A DISTANCE OF 70.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 330.00 FEET;
74. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°12'22". AN ARC LENGTH OF 306.45 FEET;
75. TANGENT TO LAST SAID CURVE, NORTH 34°12'33" WEST A DISTANCE OF 31.64 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM FOR THE BENEFIT OF GRANTOR, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER THE SAME, A NONEXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES AND THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF FLOOD CONTROL AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION THE RIGHT OF ACCESS THERETO FOR SUCH PURPOSES, IN AND OVER THAT CERTAIN STORM DRAIN EASEMENT DEPICTED ON LOT 4 ON SAID TRACT NO. 36825.

ALSO RESERVING THEREFROM FOR THE BENEFIT OF GRANTOR, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER THE SAME, A NONEXCLUSIVE EASEMENT FOR SEWER PURPOSES AND THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF SEWER FACILITIES, INCLUDING WITHOUT LIMITATION THE RIGHT OF ACCESS THERETO FOR SUCH PURPOSES, IN AND OVER THAT CERTAIN SEWER EASEMENT DEPICTED ON LOT 4 ON SAID TRACT NO. 36825.

PARCEL 2:

NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AND DRAINAGE PURPOSES, AND THE RIGHT TO USE PRIVATE STORM DRAIN FACILITIES INSTALLED THEREIN, IN AND OVER LOTS D AND E OF TRACT NO. 36643 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 451, PAGES 29 THROUGH 63, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

PARCEL 3:

NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AND DRAINAGE PURPOSES, AND THE RIGHT TO USE PRIVATE STORM DRAIN FACILITIES INSTALLED THEREIN, IN AND OVER LOTS A, D, F AND G OF TRACT NO. 36825 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 459, PAGES 98 THROUGH 123, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, INCLUDING WITHOUT LIMITATION THE RIGHT OF ACCESS THERETO FOR THE PURPOSE OF CONNECTING TO UTILITY AND DRAINAGE FACILITIES INSTALLED THEREIN.

PARCEL 4:

NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AND DRAINAGE PURPOSES, AND THE RIGHT TO USE PRIVATE STORM DRAIN FACILITIES INSTALLED THEREIN, IN AND OVER LOTS OF TRACT NO. 36643 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 451, PAGES 29 THROUGH 63, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, INCLUDING WITHOUT LIMITATION THE RIGHT OF ACCESS THERETO FOR THE PURPOSE OF CONNECTING TO UTILITY AND DRAINAGE FACILITIES INSTALLED THEREIN.

0 335 670 1,340 Feet

1 inch = 667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by ALMEDINA on 6/23/2020

Vicinity Map

Tract No. 36826-4

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 reuse this map.

