

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



**ITEM: 3.15
(ID # 13366)**

MEETING DATE:

Tuesday, October 06, 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, Pardee Homes, and the County of Riverside associated with Tract No. 36826-2, 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, Pardee Homes, and the County of Riverside associated with Tract No. 36826-2; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.


ACTION:Policy


Patricia Romo, Director of Transportation 8/24/2020

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, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: October 06, 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

Pardee Homes (Assignee) acquired Tract No. 36826-2 (Assigned Property) from Forestar Toscana Development Company (Assignor). The Assigned Property consists of 72 single-family residential active senior living dwelling 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 Pardee Homes 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 9/29/2020



Gregory L. Priamos, Director County Counsel 9/25/2020



Leila Moshref-Danesh 9/25/2020

**ASSIGNMENT AND ASSUMPTION
OF IMPROVEMENT CREDIT AGREEMENT**

This Assignment and Assumption of Improvement Credit Agreement (this "Assignment") is made as of October 6, 20 20 by and between Forestar Toscana Development Company, a Delaware corporation ("Assignor"), Pardee Homes, a California corporation ("Assignee") and the County of Riverside ("County").

RECITALS

A. 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 Final Tract Map No. 36826-2 and comprises a portion of the Project. The Assigned Property contains seventy two (72) single-family active senior living dwelling units. Any capitalized term used but not otherwise defined herein shall have the meaning ascribed thereto in the TUMF Agreement.

B. Assignor and Assignee are parties to that Real Estate Purchase and Sale Contract (the "Contract") dated as of March 10, 2020 respecting the sale of the Assigned Property. The ownership of said Assigned Property of Tract 36826-2 was transferred to Assignee by Assignor via deed of trust dated March 17, 2020 (DOC # 2020-0123696)

C. 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.

D. 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 \$3,251.02 (the "TUMF Credit") per each active senior living 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 active senior living residential unit greater than the TUMF Credit per said unit, the Assignee shall pay the differential amount in cash prior to securing the certificate of occupancy for said unit.

Assignment & Assumption Agreement
Forestar Toscana Development Company & Pardee Homes
Tract No. 36826-2 Lot Nos. 1-72

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.

4. 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.

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

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

[Signature page follows]

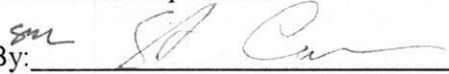
IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

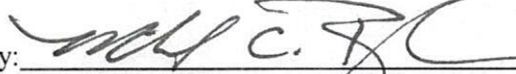
ASSIGNOR:

ASSIGNEE:

Forestar Toscana Development Company,
a Delaware corporation

Pardee Homes, a California corporation

By: 

By: 

Name: Stephen C. Cameron
Title: Authorized Signatory

Name: Michael C. Taylor
Title: Division President

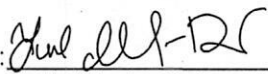
COUNTY OF RIVERSIDE:

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:

ASSIGNEE:

Forestar Toscana Development Company,
a Delaware corporation

Pardee Homes, a California corporation

By: 

By: 

Name: Stephen C. Cameron
Title: Authorized Signatory

Name: Michael C. Taylor
Title: Division 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. Cannon
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.

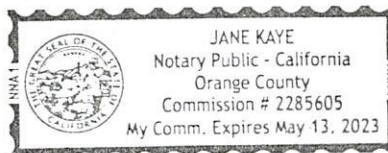
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Jane Kaye

(Seal)



ACKNOWLEDGMENT

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

State of California
County of Riverside

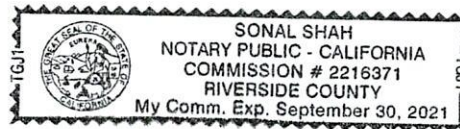
On August 5, 2020 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Michael C. Taylor ,
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 Sonal Shah



(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

[ATTACHED BEHIND THIS PAGE]

EXHIBIT A

PROPERTY DESCRIPTION

REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 1A:

BEING A PORTION OF LOTS 2 AND 23 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 EASTERLY CORNER OF SAID LOT 23;

THENCE SOUTH 34°22'21" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 20.05 FEET;

THENCE SOUTH 67°12'25" WEST LEAVING SAID NORTHWESTERLY LINE, A DISTANCE OF 111.98 FEET;

THENCE NORTH 74°10'56" WEST, A DISTANCE OF 8.40 FEET;

THENCE SOUTH 61°30'06" WEST, A DISTANCE OF 58.73 FEET;

THENCE NORTH 75°31'46" WEST, A DISTANCE OF 8.34 FEET;

THENCE SOUTH 62°17'47" WEST, A DISTANCE OF 59.01 FEET;

THENCE NORTH 76°46'25" WEST, A DISTANCE OF 8.27 FEET;

THENCE SOUTH 61°44'13" WEST, A DISTANCE OF 59.46 FEET;

THENCE NORTH 75°01'56" WEST, A DISTANCE OF 10.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 335.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 28°17'26" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°28'15", AN ARC LENGTH OF 67.07 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 84°58'24" WEST, A DISTANCE OF 11.85 FEET;

THENCE SOUTH 62°01'33" WEST, A DISTANCE OF 75.35 FEET;

THENCE SOUTH 67°53'59" WEST, A DISTANCE OF 31.32 FEET;

THENCE SOUTH 21°33'49" WEST, A DISTANCE OF 50.75 FEET;

THENCE SOUTH 15°22'55" WEST, A DISTANCE OF 81.28 FEET;

Exhibit A

THENCE SOUTH 24°59'38" WEST, A DISTANCE OF 17.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, DISTANT SOUTH 3°55'42" WEST 35.26 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE ON THE WESTERLY LINE OF SAID LOT 2 SHOWN AS N3°55'42"E 35.60' ;

THENCE SOUTH 19°24'41" WEST, A DISTANCE OF 57.45 FEET;

THENCE SOUTH 70°35'19" EAST, A DISTANCE OF 90.00 FEET;

THENCE SOUTH 19°24'41" WEST, A DISTANCE OF 184.58 FEET;

THENCE NORTH 70°35'19" WEST, A DISTANCE OF 92.04 FEET;

THENCE SOUTH 20°04'38" WEST, A DISTANCE OF 24.02 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON THE NORTHWESTERLY LINE OF SAID LOT 2 SHOWN AS N25°00'37"E 46.21' ;

THENCE SOUTH 25°00'37" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 46.21 FEET TO AN ANGLE POINT THEREIN;

THENCE THE FOLLOWING FORTY-FIVE (45) COURSES ALONG THE NORTHWESTERLY, SOUTHWESTERLY, AND EASTERLY LINES OF SAID LOT 2;

1. SOUTH 63°41'18" WEST, A DISTANCE OF 37.85 FEET;
2. SOUTH 45°14'58" WEST, A DISTANCE OF 47.70 FEET;
3. SOUTH 28°15'01" WEST, A DISTANCE OF 17.24 FEET;
4. SOUTH 09°59'44" EAST, A DISTANCE OF 63.93 FEET;
5. SOUTH 27°34'56" EAST, A DISTANCE OF 46.05 FEET;
6. SOUTH 52°53'58" EAST, A DISTANCE OF 95.84 FEET;
7. SOUTH 54°42'39" EAST, A DISTANCE OF 60.06 FEET;
8. SOUTH 56°38'46" EAST, A DISTANCE OF 18.41 FEET;
9. NORTH 86°50'56" EAST, A DISTANCE OF 29.50 FEET;
10. SOUTH 58°43'40" EAST, A DISTANCE OF 19.55 FEET;
11. SOUTH 57°46'26" EAST, A DISTANCE OF 53.57 FEET;
12. SOUTH 42°18'59" EAST, A DISTANCE OF 22.98 FEET;
13. SOUTH 62°36'20" EAST, A DISTANCE OF 62.66 FEET;
14. SOUTH 65°23'52" EAST, A DISTANCE OF 119.96 FEET;
15. SOUTH 65°33'49" EAST, A DISTANCE OF 27.87 FEET;

Exhibit A

16. SOUTH 58°42'08" EAST, A DISTANCE OF 32.44 FEET;
17. SOUTH 68°03'52" EAST, A DISTANCE OF 193.24 FEET;
18. NORTH 25°16'42" EAST, A DISTANCE OF 84.02 FEET;
19. NORTH 33°33'18" EAST, A DISTANCE OF 48.41 FEET;
20. NORTH 49°02'32" WEST, A DISTANCE OF 92.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 66.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 76°39'54" EAST;
21. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°13'13", AN ARC LENGTH OF 4.86 FEET;
22. TANGENT TO LAST SAID CURVE, NORTH 09°06'53" EAST, A DISTANCE OF 28.41 FEET;
23. SOUTH 70°35'19" EAST, A DISTANCE OF 102.14 FEET;
24. NORTH 19°24'41" EAST, A DISTANCE OF 431.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 462.00 FEET;
25. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°19'09", AN ARC LENGTH OF 18.70 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 9.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 72°54'28" EAST;
26. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°12'07", AN ARC LENGTH OF 3.80 FEET;
27. TANGENT TO LAST SAID CURVE, NORTH 07°06'35" WEST, A DISTANCE OF 33.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 54.00 FEET;
28. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°59'32", AN ARC LENGTH OF 22.61 FEET;
29. TANGENT TO LAST SAID CURVE, NORTH 16°52'57" EAST, A DISTANCE OF 75.36 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 9.00 FEET;
30. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°38'07", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 462.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 89°45'10" EAST;
31. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°04'39", AN ARC LENGTH OF 40.94 FEET;
32. NON-TANGENT TO LAST SAID CURVE, NORTH 49°53'27" WEST, A DISTANCE OF 34.54 FEET;
33. NORTH 17°25'21" WEST, A DISTANCE OF 28.00 FEET;

Exhibit A

34. NORTH 72°34'39" EAST, A DISTANCE OF 10.56 FEET;
35. NORTH 17°25'21" WEST, A DISTANCE OF 28.00 FEET;
36. NORTH 19°21'52" EAST, A DISTANCE OF 31.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 462.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 71°21'32" EAST;
37. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°09'07", AN ARC LENGTH OF 33.48 FEET;
38. TANGENT TO LAST SAID CURVE, NORTH 22°47'35" WEST, A DISTANCE OF 118.99 FEET;
39. NORTH 60°01'40" WEST, A DISTANCE OF 31.40 FEET;
40. NORTH 22°47'35" WEST, A DISTANCE OF 28.00 FEET;
41. NORTH 67°12'25" EAST, A DISTANCE OF 14.00 FEET;
42. NORTH 22°47'35" WEST, A DISTANCE OF 28.00 FEET;
43. SOUTH 67°12'25" WEST, A DISTANCE OF 77.00 FEET;
44. NORTH 22°47'35" WEST, A DISTANCE OF 94.14 FEET;
45. NORTH 81°44'39" WEST, A DISTANCE OF 14.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO KNOWN AS PARCEL 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 190006 RECORDED NOVEMBER 25, 2019 AS INSTRUMENT NUMBER 2019-0486091, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PARCEL 1B:

BEING A PORTION OF LOTS 2, 21, 22, AND 23 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 21 OF SAID TRACT NO. 36825;

THENCE NORTH 38°35'07" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, A DISTANCE OF 115.02 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 10°34'21" EAST ALONG THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 132.47 FEET;

THENCE SOUTH 87°17'25" EAST, A DISTANCE OF 134.04 FEET;

THENCE NORTH 74°20'04" EAST, A DISTANCE OF 16.43 FEET;

THENCE NORTH 66°08'26" EAST, A DISTANCE OF 81.08 FEET;

THENCE NORTH 19°05'16" EAST, A DISTANCE OF 70.73 FEET;

Exhibit A

THENCE NORTH 29°56'38" EAST, A DISTANCE OF 44.41 FEET;

THENCE NORTH 44°01'07" EAST, A DISTANCE OF 33.84 FEET;

THENCE NORTH 19°58'56" EAST, A DISTANCE OF 34.07 FEET;

THENCE NORTH 14°47'03" EAST, A DISTANCE OF 67.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23 DISTANT NORTH 4°00'24" EAST 24.17 FEET FROM THE SOUTHERLY TERMINUS THAT CERTAIN COURSE ON THE WESTERLY LINE OF SAID LOT 23 SHOWN AS N4°00'24"E 44.78' ;

THENCE SOUTH 67°14'31" EAST, A DISTANCE OF 105.66 FEET A POINT ON THE WESTERLY LINE OF SAID LOT 2, DISTANT SOUTH 3°55'42" EAST 35.26 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE ON THE WESTERLY LINE OF SAID LOT 2 SHOWN AS N3°55'42"E 35.60' ;

THENCE SOUTH 19°24'41" WEST, A DISTANCE OF 57.45 FEET;

THENCE SOUTH 70°35'19" EAST, A DISTANCE OF 90.00 FEET;

THENCE SOUTH 19°24'41" WEST, A DISTANCE OF 184.58 FEET;

THENCE NORTH 70°35'19" WEST, A DISTANCE OF 92.04 FEET;

THENCE SOUTH 20°04'38" WEST, A DISTANCE OF 24.02 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON THE NORTHWESTERLY LINE OF SAID LOT 2 SHOWN AS N25°00'37"E 46.21' ;

THENCE SOUTH 25°00'37" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 46.21 FEET TO AN ANGLE POINT THEREIN;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHWESTERLY AND WESTERLY LINES OF SAID LOT 2;

THENCE SOUTH 63°41'18" WEST, A DISTANCE OF 37.85 FEET;

THENCE SOUTH 45°14'58" WEST, A DISTANCE OF 47.70 FEET;

THENCE SOUTH 28°15'01" WEST, A DISTANCE OF 17.24 FEET;

THENCE SOUTH 9°59'44" EAST, A DISTANCE OF 63.93 FEET;

THENCE SOUTH 27°34'56" EAST, A DISTANCE OF 14.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 23;

THENCE SOUTH 81°23'33" WEST ALONG THE SOUTHERLY LINE SAID LOTS 23 AND 21, A DISTANCE OF 185.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO KNOWN AS PARCEL 4 OF NOTICE OF LOT LINE ADJUSTMENT NO. 190006 RECORDED NOVEMBER 25, 2019 AS INSTRUMENT NUMBER 2019-0486091, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

Exhibit A

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 LOT I 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.

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 C, K AND N 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.

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 5/19/2020

Vicinity Map

Tract No. 36826-2

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



Vicinity Map