

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



ITEM: 3.30
(ID # 14466)

MEETING DATE:
Tuesday, March 23, 2021

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval and execution of the Clinton Keith Road Community Facilities District No. 07-2 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Riverside Mitland 03 LLC and the County of Riverside associated with Tract No. 37646, District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Clinton Keith Road Community Facilities District No. 07-2 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Riverside Mitland 03 LLC and the County of Riverside associated with Tract No. 37646; and
2. Authorize the Chair of the Board of Supervisors to execute the same.

ACTION: Policy


Mark Lancaster, Director of Transportation 1/29/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, 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: March 23, 2021
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 Funded 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

Riverside Mitland 03 LLC (Developer) owns Tract No. 37646 (Property). The Property consists of 53 single-family residential units and is located within the boundaries of the Clinton Keith Road Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County).

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, the Clinton Keith Road Extension, a multi-phased, six-lane project from Antelope Road to State Route 79. Construction of the first phase and second phase of these improvements from Whitewood Road to Leon Road is complete.

In addition, the Clinton Keith Road Improvements have been identified as part of the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA) and are to be among those facilities whose construction is to be partly financed by the collection of TUMF. Ordinance 824 established the TUMF Program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project.

The Developer and the County now desire to enter into this credit agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay the applicable TUMF for the Property. Each residential unit constructed within the Property will be eligible to receive a TUMF credit in an amount set forth in this Agreement

Impact on Residents and Businesses

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

Additional Fiscal Information

N/A

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

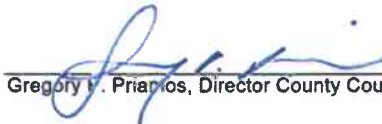
ATTACHMENTS:

Vicinity Map

TUMF Agreement



Jason Farin, Principal Management Analyst 3/16/2021



Gregory V. Priamos, Director County Counsel 3/5/2021



Leila Moshref-Danesh 3/4/2021

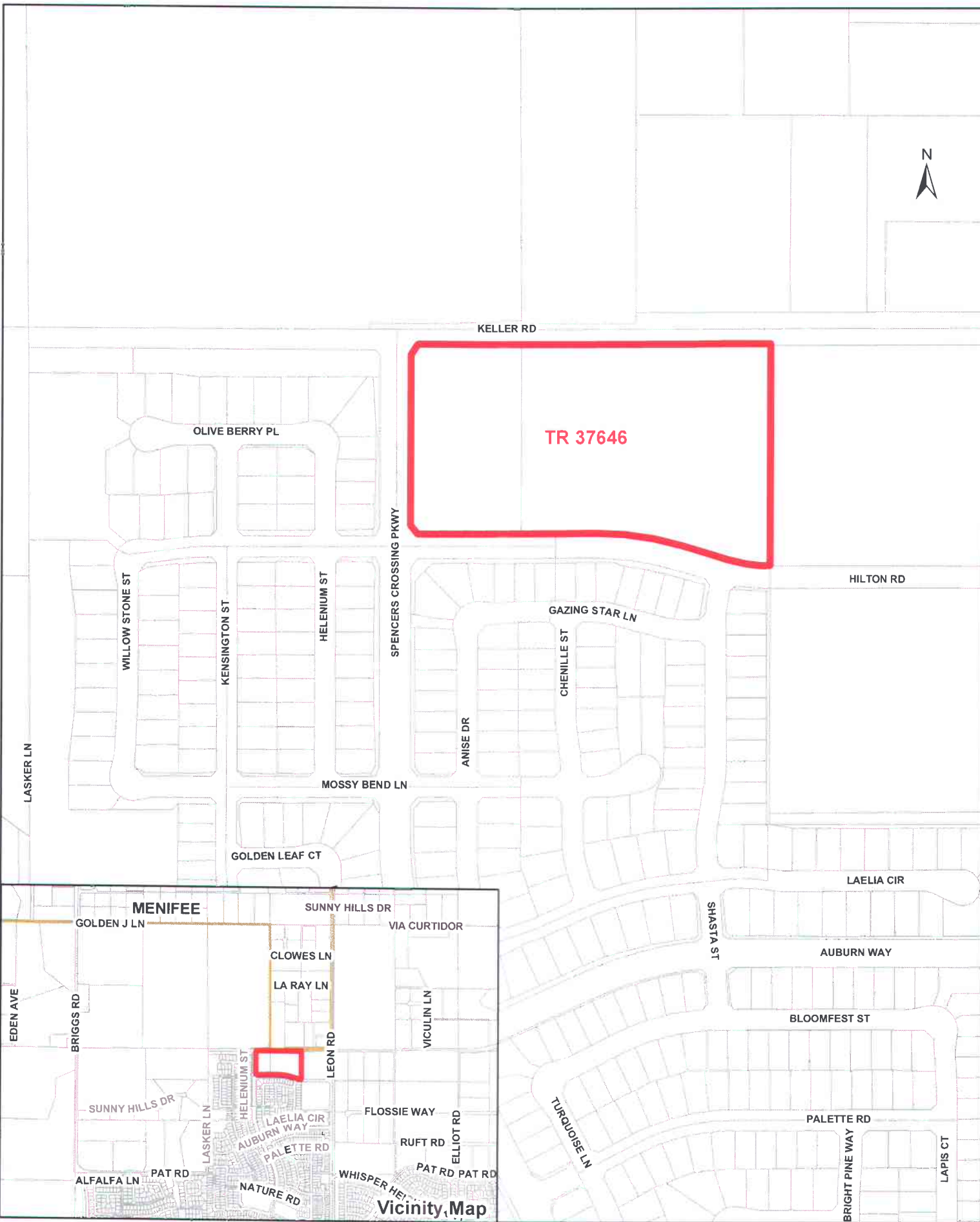
0 165 330 660 Feet

1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by ALMEDINA on 1/26/2021

Tract No. 37646 Lot Nos. 1-53

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.



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

29th This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this day of March, 2021, by and between the County of Riverside (the "County") and Riverside Mitland 03 LLC, a Delaware limited liability company (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Lot Nos. 1 through 53 of Tract No. 37646 (the "Tract"), for which a Final Map was recorded on October 29, 2020, as Instrument No. 2020-052834 and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract consists of 53 single-family residential units;

WHEREAS, the Tract was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of public facilities, which include the full-width arterial improvements of Clinton Keith Road from Antelope Road to State Route 79, including associated appurtenances and rights-of-way (the "Project");

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Tract will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on June 12, 2007, adopted Resolution No. 2007-286 establishing Community Facilities District No. 07-2 Clinton Keith Road of the County of Riverside ("Clinton Keith Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Clinton Keith Road Improvements and Resolution No. CFD 2007-04 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$60,000,000 to finance the Clinton Keith Road Improvements and Resolution No. CFD 2007-05 calling for a special election held on June 18, 2007, for the qualified electors of the Clinton Keith Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board of Supervisors, on June 18, 2007, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Clinton Keith Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from such residential or commercial development using the RSHA;

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

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

WHEREAS, the qualified electors of the Clinton Keith Road CFD collectively and jointly with the County entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement" dated June 12, 2007 and approved by the County Board of Supervisors on that same date, which established the parameters by which the CFD was formed, special tax bonds will be sold, and developers would receive credits against their applicable TUMF and Road and Bridge Benefit District (RBBB) fees;

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

WHEREAS, the Tract is located within the boundaries of the Clinton Keith Road CFD, as shown on the Boundary Map of the Clinton Keith Road CFD recorded as Instrument No. 2007-0334626 on May 21, 2007, or within territory that has been annexed to Clinton Keith Road CFD.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and County hereby agree as follows:

TERMS

1.0 Incorporation of Recitals: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements: County shall be responsible for constructing the Clinton Keith Road Improvements.

3.0 TUMF Credits

3.1 TUMF Credits (After Bond Issuance): Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), the Developer shall be entitled to credit against TUMF fees in an amount equal to the Developer's Share of Net Bond Proceeds per single-family dwelling unit (SFDU) or multifamily dwelling unit (MFDU) calculated for the Developer's Tract pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement. Each SFDU or MFDU constructed within the Tract shall be eligible to receive a TUMF credit in an amount up to 96% of the TUMF in effect at issuance of a certificate of occupancy for each such unit then applicable to the Tract (the "TUMF Bond Credit"), provided the Developer's Share of the Net Bond Proceeds equals or exceeds the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract. If the Developer's Share of the Net Bond Proceeds is less than the amount equal to 96% of the TUMF then applicable per SFDU or MFDU, the Developer shall pay to the County the sum by which the amount equal to 96% of the TUMF then applicable to such units exceeds the TUMF Bond Credit per SFDU or MFDU in securing a certificate of occupancy for such units.

3.2 Program Administration Amount: The issuance of any TUMF credits by the County for parcels within CFD No. 07-2 will require that four percent (4%) of the TUMF in effect at the time of issuance of a certificate of occupancy (the "Program Administration amount") be paid by the Developer to the County in accordance with the TUMF Ordinance, and will be transferred by the County to the Western Riverside Council of Governments (WRCOG) consistent with the TUMF Administrative Plan. The Program Administration amount represents the estimated maximum cost for administering the TUMF Program by WRCOG.

3.3 TUMF Security Deposit (Prior to Bond Issuance): If prior to the issuance of Bonds, the Developer requests that a certificate of occupancy be issued for each SFDU or MFDU constructed in the Tract, (i) such Developer shall pay to the County the Program Administration amount applicable to the Tract, and (ii) the Developer shall deposit with the County, as a security deposit, an amount equal to 96% of the TUMF then applicable to the Tract (the "TUMF Security Amount"). After satisfying the conditions above, the County will issue a credit to the Developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County will issue such certificate of occupancy. The County shall deposit any TUMF Security Amount received into an account established with the County Treasurer (the "TUMF Security Fund"). The amounts in the TUMF Security Fund shall be kept separate and apart from other funds held by the County Treasurer and shall be invested by the County Treasurer in accordance with the County investment policies. All investment earnings on amounts on deposit in the TUMF Security Fund shall be retained therein until disbursed in accordance with this Agreement.

3.4 TUMF Security Reimbursement (After Bond Issuance): If the Bonds are timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall reimburse from the TUMF Security Fund to the Developer that deposited with the

County a TUMF Security Amount for the Tract (i) an amount equal to such TUMF Security Amount, provided the Developer's Share of the Net Bond Proceeds equals or exceeds the Developer's TUMF Security Amount per SFDU or MFDU for the Tract, or if the Developer's Share of the Net Bond Proceeds is less than the Developer's TUMF Security Amount per SFDU or MFDU, the Developer shall be reimbursed an amount equal to the Developer's Share of the Net Bond Proceeds per such units, and (ii) a pro rata share of the investment earnings, as determined by the County, on amounts held in the TUMF Security Fund during the period in which such TUMF Security Amount was on deposit therein. After having made the transfers required to be made pursuant to the preceding sentence, the County shall transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund.

3.5 TUMF Security Disbursement (If No Bond Issuance): If the Bonds are not timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall (i) to the extent that Special Taxes collected with respect to the Properties for which a TUMF Security Amount was deposited with the County remain unexpended and unencumbered, transfer from the TUMF Security Fund to the Developer that deposited such TUMF Security Amount an amount equal to such unexpended and unencumbered Special Taxes, (ii) transfer to WRCOG all such unexpended and unencumbered Special Taxes, and (iii) after having made all transfers required to be made pursuant to the preceding clause (i), transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund, including all investment earnings therein; provided, however, that the County shall not be required to so transfer such amounts if, prior to such date, the County and WRCOG have entered into an agreement pursuant to Section VI of the TUMF Administrative Plan. Upon such transfer, the TUMF applicable to each portion of the Properties for which, in accordance with this Agreement, the TUMF Security Amount was deposited with, and the Program Administration amount was paid to, the County shall be deemed to have been paid as and when due.

3.6 Project Advances: Certain developers within the boundaries of CFD No. 07-2 have previously made, and certain of the developers may in the future make, advances of funds to be used by the County to pay expenses in connection with right-of-way acquisition and other costs for the Clinton Keith Road Improvements ("Project Advance"). If prior to issuance of the Bonds, (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a SFDU or MFDU constructed within the Tract(s) owned by such Developer, (ii) such Developer requests that such Project Advance be applied as a credit against the TUMF then applicable to such Tract(s), up to the amount authorized under the TUMF Administrative Plan, (iii) such Developer shall pay to the County the Program Administration Amount applicable to such Tract(s), and (iv) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to 96% of the amount of such TUMF, the County may issue a credit to the Developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy.

3.7 RBBD Fee Credits: Upon issuance of the Bonds, if the Developer's Share of the Net Bond Proceeds exceeds the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract, the Developer shall be entitled to credit against RBBD fees in an amount equal to the Developer's Share of Net Bond Proceeds minus the aggregate TUMF

Bond Credit per SFDU or MFDU calculated for the Developer's Tract(s) pursuant to a separate RBBD Fee Credit Agreement. If upon issuance of the Bonds, the Developer's Share of the Net Bond Proceeds is less than or equal to the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract, RBBD fee credits shall not apply. However, if the Developer has previously made a Project Advance, RBBD fee credits may be issued against the amount of such Project Advance not previously applied as a credit, at the Developer's request.

4.0 Miscellaneous

4.1 Assignment: The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this Section shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the TUMF credit amount for each single-family dwelling unit developed on a lot within the Tract or for each multifamily dwelling unit developed on a parcel within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

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

4.4 Warranty as to Tract Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. All Parties warrant that the individual(s) who have signed this

Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

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

To County: County of Riverside
Transportation Department
Mark Lancaster, Director of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-6740
Fax No. (951) 955-3198

To Developer: Riverside Mitland 03 LLC
Attention: Shaun Bowen
3200 Park Center Drive, Suite 1000
Costa Mesa CA 92629
Phone No. (714) 200-1609
Fax No. (714) 200-1861

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Interpretation; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers,

employees, agents and representatives, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

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

4.12 Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

4.16 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

4.17 Merger Clause: This Agreement contains the entire agreement between

the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.


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

[Signatures of Parties on Following Pages]


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

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 
Mark Lancaster
Director of Transportation

APPROVED AS TO FORM:

By: 
Leila Moshref Danesh
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: 
Karen Spiegel
Chair, County Board of Supervisors


ATTEST:

Kecia Harper
Clerk of the Board

By: 
Deputy

DEVELOPER

Riverside Mitland 03 LLC, a Delaware limited liability company

By: 

David E. Bartlett

Printed Name

Vice President

Title

By: 

Richard T. Whitney

Printed Name

Chief Financial Officer

Title

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: 
Mark Lancaster
Director of Transportation

APPROVED AS TO FORM:

By: _____
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:


By: _____
Chairman, County Board of Supervisors

ATTEST:
Kecia Harper
Clerk of the Board


By: _____
Deputy

DEVELOPER

Riverside Mitland 03 LLC, a Delaware limited liability company

By: 
David E. Bartlett
Printed Name

Vice President
Title

By: 
Richard T. Whitney
Printed Name

Chief Financial Officer
Title

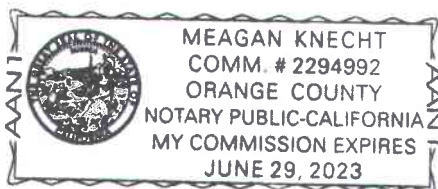
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Orange)

On January 15, 2021, before me, Meagan Knecht, Notary Public, personally appeared Richard T. Whitney & David E. Bartlett, 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.



Meagan Knecht
Notary Public

EXHIBIT "A"
VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

0 165 330 660 Feet

1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by ALMEDINA on 1/26/2021

Tract No. 37646 Lot Nos. 1-53

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TRACT NO. 37646

BEING A SUBDIVISION OF LOT 178 OF TRACT MAP 37053, FILED IN BOOK 469, PAGES 47-61, INCLUSIVE, OF MAPS, ALL IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN
HUNSAKER AND ASSOCIATES, INC. JANUARY 2008 AND FEBRUARY 2015

RECORDER'S STATEMENT

FILED THIS 20th DAY OF October, 2020,
AT 9:49 A.M. IN BOOK 476 OF MAPS,
AT PAGES 39-44, AT THE REQUEST OF
THE CLERK OF THE BOARD.
NO. 2020-052834
FEE \$19-

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: MG DEPUTY
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

OWNER'S STATEMENT

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

AS A CONDITION OF DEDICATION OF LOT "A", KELLER ROAD, LOT "B", SPENCER'S CROSSING PARKWAY AND LOT "C", HILTON ROAD, THE OWNERS OF LOTS 54 THROUGH 56, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS 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 IN FEE FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARKS DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOTS 54 AND 55, AS SHOWN HEREON, THE DEDICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY RETAIN LOT 56 FOR LANDSCAPE MAINTENANCE PURPOSES, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE ACCESS EASEMENT" OVER A PORTION OF LOTS 7, 8, 23 AND 24, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE UTILITY EASEMENT" OVER A PORTION OF LOTS 7, 8, 23 AND 24, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES PURPOSES, OVER PORTION OF LOTS 7 THROUGH 8, INCLUSIVE, AND 23 THROUGH 24, INCLUSIVE, WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING WITHIN LOT 56, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

OWNERS:

RIVERSIDE MITLAND 03 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: David E. Bartlett NAME: DAVID E. BARTLETT
BY: Nicole B. Burdette NAME: NICOLE BURDETTE
TITLE: VICE PRESIDENT TITLE: PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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) SS

ON August 13, 2020 BEFORE ME, Meagan Knecht A NOTARY PUBLIC.

PERSONALLY APPEARED David E. Bartlett
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.

Meagan Knecht
SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION NUMBER IS 2254992
MY COMMISSION EXPIRES 6-29-23

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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) SS

ON August 13, 2020 BEFORE ME, Meagan Knecht A NOTARY PUBLIC.

PERSONALLY APPEARED Nicole Burdette
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.

Meagan Knecht
SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION NUMBER IS 2254992
MY COMMISSION EXPIRES 6-29-23

ACCEPTANCE STATEMENT

VALLEY-WIDE RECREATION AND PARK DISTRICT

THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP BUT DOES NOT NOW ACCEPT THE IRREVOCABLE OFFERS OF DEDICATION MADE HEREON.

DATED: 8-31-2020

BY: Dean Wetter
DEAN WETTER
GENERAL MANAGER

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 RIVERSIDE MITLAND 03, LLC. IN JANUARY 2008 AND FEBRUARY 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 7/24 2020

Paul R. Huddleston, Jr.
PAUL R. HUDDLESTON, JR., L.S. 7083



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 37646 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 19, 2020. THE EXPIRATION DATE BEING MAY 19, 2023; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 9-23 2020

DAVID L. MCILLAN, COUNTY SURVEYOR
L.S. 8488 EXPIRES: 12/31/2020



TAX COLLECTOR'S CERTIFICATE

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

DATE: October 16 2020
Matthew Jennings
MATTHEW JENNINGS, COUNTY TAX COLLECTOR,

BY: George Harwood DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 39,600.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 8-4 2020

CASH OR SURETY BOND
JAN CHRISTENSEN,
COUNTY TAX COLLECTOR

BY: Walter R. Rasmussen DEPUTY

BOARD OF SUPERVISORS'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "G", INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 7, 8, 23 AND 24 INDICATED AS "PRIVATE ACCESS EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENT IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: 10-06 2020

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: Val M. Harper
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
KECIA HARPER
CLERK OF THE BOARD OF SUPERVISORS
BY: Sha Maxwell DEPUTY

NOTICE OF DRAINAGE FEES:

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/WARM SPRING VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

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

ABANDONMENT NOTE

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

1) THAT PORTION OF KELLER ROAD SHOWN AS LOT "A", THAT PORTION OF SPENCER'S CROSSING PARKWAY SHOWN AS LOT "B" AND THAT PORTION OF HILTON ROAD SHOWN AS LOT "C", ON TRACT MAP NO. 37053, FILED IN MAP BOOK 469, PAGES 47-61, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

2) ALL OF THE 25' WIDE DRAINAGE EASEMENT SHOWN ON TRACT MAP NO. 37053, FILED IN MAP BOOK 469, PAGES 47-61, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

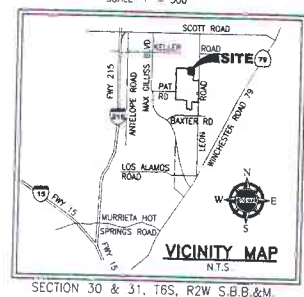
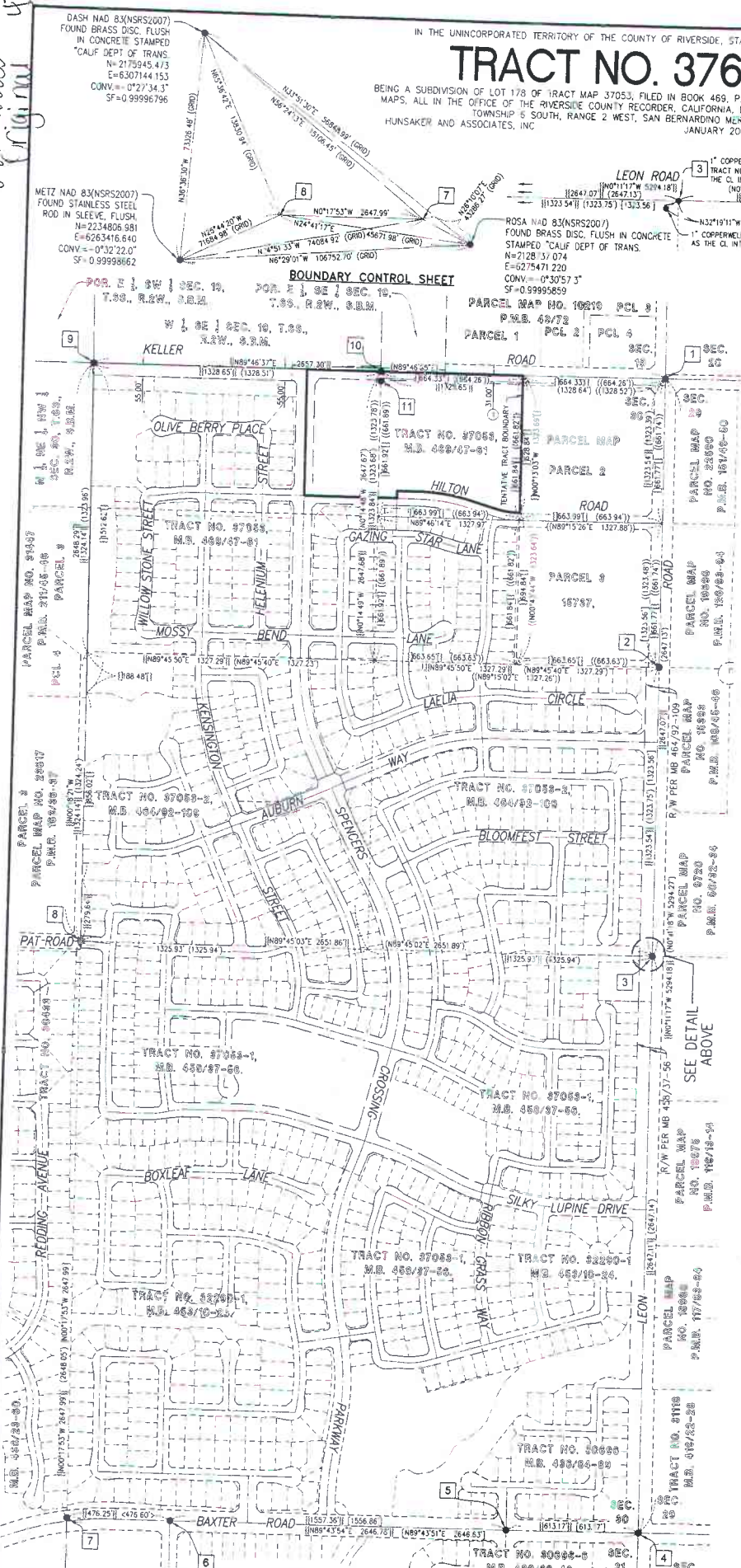
2020-0525835
45
40
Original

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

TRACT NO. 37646

BEING A SUBDIVISION OF LOT 178 OF TRACT MAP 37053, FILED IN BOOK 469, PAGES 47-61, INCLUSIVE OF MAPS, ALL IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN
HUNSAKER AND ASSOCIATES, INC.
JANUARY 2006 AND FEBRUARY 2015

SHEET 2 OF 6 SHEETS



BASIS OF BEARINGS AND DATUM STATEMENT:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "METZ", "DASH" AND "ROSA" HAD 83(NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A CONVERSION FACTOR OF 0.99999037. CALCULATIONS ARE MADE AT THE C.W. CORNER OF SECTION 30, T6S, R2W, S.B.M., WITH COORDINATES OF N=2170234.43, E=6294547.37, USING AN ELEVATION OF 1414.8' DETERMINED BY GPS SURVEYING METHODS USING RIVERSIDE COUNTY BENCHMARK T-49-81.

MONUMENT NOTES

- FOUND MONUMENT AS INDICATED
- ▲ FOUND 1" I.P. AND TAG "LS 7083", FLUSH, PER TRACT MAP NO. 37053-1, MB 458/37-56.
- FOUND 1" I.P. AND TAG "LS 7083", FLUSH, PER TRACT MAP NO. 37053-2, MB 454/32-109.
- 1 FOUND 1" I.P. WITH PLUG, TAGGED R.V. CO. TRANS., FLUSH, PER TRACT MAP 32200-1, M.B. 453/24, ACCEPTED AS THE CL INT. OF KELLER ROAD AND LEON ROAD.
- 2 FOUND 1" COPPERWELD, FLUSH, STAMPED "LS 4547", PER TRACT NO. 30694, MB 408/99-112, ACCEPTED AS THE CL INT. OF LEON ROAD AND FLOSSE WAY.
- 3 FOUND 1" COPPERWELD, FLUSH, STAMPED "LS 4547", PER TRACT NO. 30694, MB 408/99-112, ACCEPTED AS THE CL INT. OF LEON ROAD AND PAT ROAD, NOT ACCEPTING 1" COPPERWELD, FLUSH, STAMP KLEIGLE.
- 4 FOUND 1" COPPERWELD, FLUSH, STAMPED "LS 4547", PER TRACT NO. 30694, MB 408/99-112, AT THE CL INT. OF LEON ROAD AND BAXTER ROAD, ACCEPTED AS THE SEC. CORNER.
- 5 FOUND 1" COPPERWELD, FLUSH, STAMPED "LS 4547", PER TRACT NO. 30694, MB 408/99-112, ACCEPTED AS THE CL INT. OF BAXTER ROAD AND THUNDER DRIVE.
- 6 FOUND 1" COPPERWELD, FLUSH, STAMPED "LS 4547", PER TRACT NO. 30694, MB 408/99-112, ACCEPTED AS THE CL INT. OF BAXTER ROAD AND ROODROSE LANE.
- 7 FOUND 1" I.P., FLUSH, TAGGED "LS 7083" PER TRACT NO. 30433, MB 438/23-80, ACCEPTED AS THE CL INT. OF BAXTER ROAD AND LASKER LANE. N 217006.481 E 6294561.140
- 8 FOUND 1" I.P., FLUSH, TAGGED "LS 7083" PER TRACT NO. 30433, MB 438/23-80, ACCEPTED AS THE CL INT. OF PAT ROAD AND LASKER LANE AND THE C.W. CORNER SEC. 30. DESTROYED DURING CONST. HE-SET 1" I.P., FLUSH, TAGGED "LS 7083" N 2170234.430 E 6294547.370
- 9 FOUND 1" I.P. WITH RIVERSIDE COUNTY SURVEY TAG STAMPED "S 18 S 30° UP U.S. PER RAMP SW 1/2 T6S, R2W AND P.M. NO. 15737, P.M.B. 105/3, ACCEPTED AS N 1 COR. SEC. 30.
- 10 FOUND 3/4" I.P. WITH PLUG TAGGED "LS 3962", ON 1" AT FENCE CL INT. KELLER ROAD. PER TRACT NO. 30694, MB 408/99-112.
- 11 FOUND 1" I.P., FLUSH, TAGGED "RCE 23713", PER PARCEL MAP NO. 14390 P.M.B. 84/39-41.

NOTES

- SEE SHEET 3 FOR BOUNDARY SHEET AND SURVEYORS NOTES.
- SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEET 5 AND 6 FOR ADDITIONAL LOTS AND EASEMENTS.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 15, PAGE 100 THIS AFFECTS ALL LOTS.

2020-052835
Original

TRACT NO. 37646

BEING A SUBDIVISION OF LOT 178 OF TRACT MAP 37053, FILED IN BOOK 469, PAGES 47-61, INCLUSIVE OF MAPS, ALL IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN
HUNSAKER AND ASSOCIATES, INC.
JANUARY 2006 AND FEBRUARY 2015

SURVEYOR'S NOTES

- () INDICATES RECORD DATA PER TRACT NO. 30694, MB 408/99-112.
- [] INDICATES RECORD DATA PER TRACT NO. 30696-4, MB 422/36-46.
- { } INDICATES RECORD DATA PER TRACT NO. 30433, MB 438/23-60.
- < > INDICATES RECORD DATA PER TRACT NO. 32290-1, MB 453/10-24.
- [] INDICATES RECORD & MEASURED DATA PER TRACT NO. 37053-1, MB 458/37-56.
- (()) INDICATES RECORD DATA PER PARCEL MAP 15737, PMB 105/3.
- { } INDICATES RECORD & MEASURED DATA PER TRACT NO. 37053-2, MB 454/92-109.
- [] INDICATES RECORD & MEASURED DATA PER TRACT NO. 37053, MB 469/47-61.
- SFN SEARCHED AND FOUND NOTHING.
- SET 1" I.P. AND TAG "L.S. 7083" FLUSH, UNLESS OTHERWISE NOTED.

SET 1" I.P. AND TAG "L.S. 7083", FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.

SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.O.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE AT AN OFFSET OF 9.75 FEET, EXCEPT ALONG LOT "A" (KELLER ROAD) AT AN OFFSET OF 16.75 FEET, EXCEPT ALONG LOT "B" (SPENCER'S CROSSING PARKWAY) AT AN OFFSET OF 15.75 FEET, ALSO EXCEPT ALONG LOT "C" (HILTON ROAD) AT AN OFFSET OF 11.75 FEET, UNLESS OTHERWISE NOTED BY P#.

SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") AT ALL FRONT LOT CORNERS ON ALL SIDE LOT LINES PROJECTED AT AN OFFSET OF 9.75 FEET. THE OFFSET SHALL BE MEASURED RADIAL OR AT THE RIGHT ANGLES TO THE RIGHT OF WAY LINE, UNLESS OTHERWISE NOTED BY P#.

ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE NO. 461.21.

ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

||||| INDICATES RESTRICTED ACCESS.

THIS TRACT CONTAINS: 13.287 ACRES, GROSS
THIS TRACT CONTAINS: 53 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.

C.C.&R.'S FOR THIS MAP RECORDED 10/20/10 AS
INST. NO. 2020-052835, O.R.

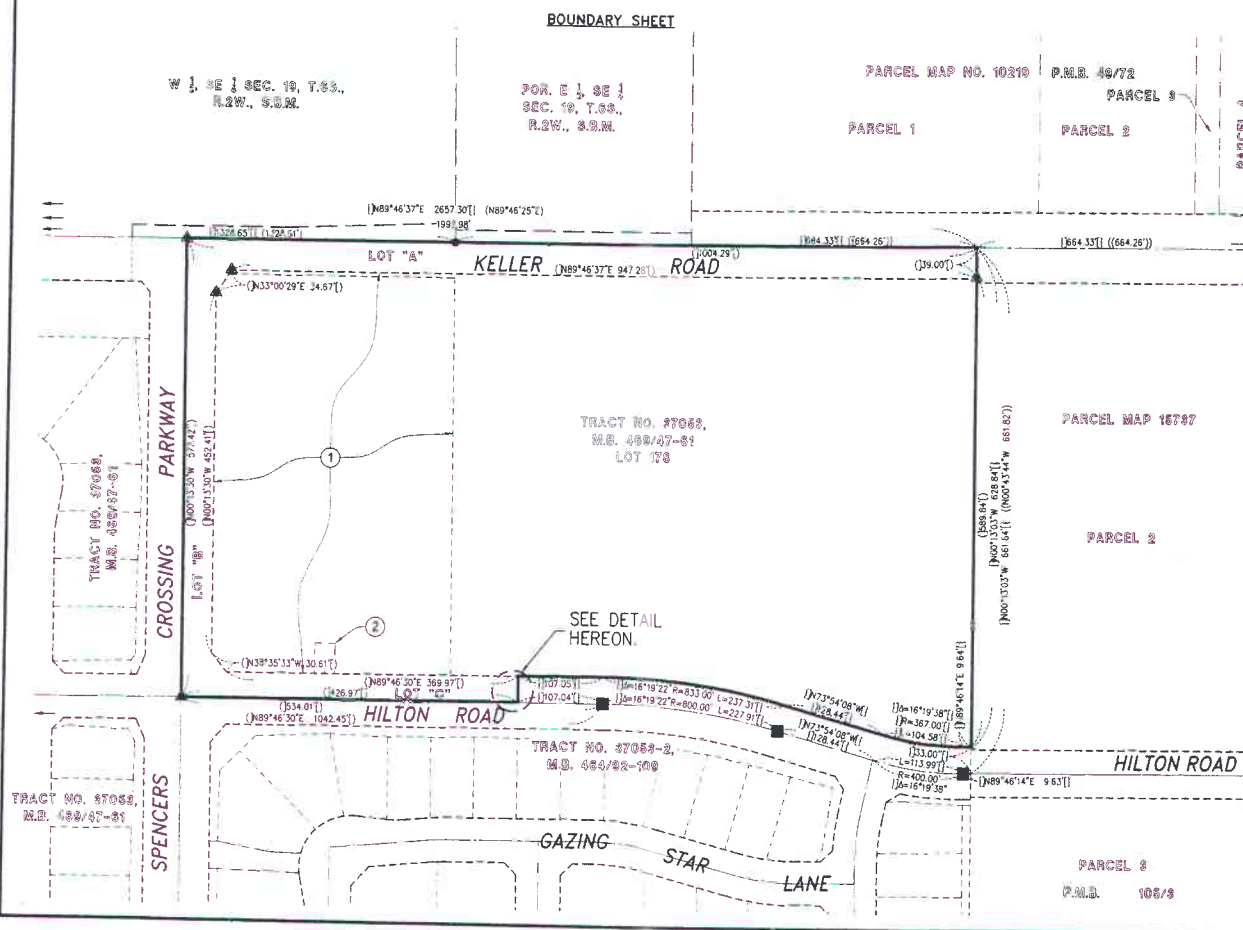
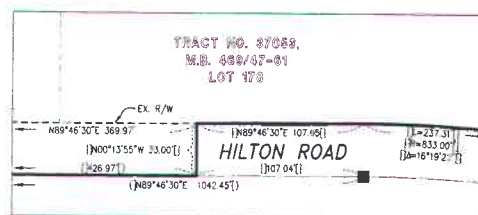


CONVERGENCE ANGLE AT SW CORNER
SECTION 30, T.6S., R.2W., S.B.M.
= -00°29'14"



NOTES:

SEE SHEET 2 BOUNDARY CONTROL, BASIS OF BEARINGS, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND VICINITY MAP.
SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEET 5 AND 6 FOR ADDITIONAL LOTS AND EASEMENTS.



TRACT NO. 37646

BEING A SUBDIVISION OF LOT 178 OF TRACT MAP 37053, FILED IN BOOK 469, PAGES 47-61, INCLUSIVE OF MAPS, ALL IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN
HUNSAKER AND ASSOCIATES, INC. JANUARY 2006 AND FEBRUARY 2015

EASEMENT NOTES

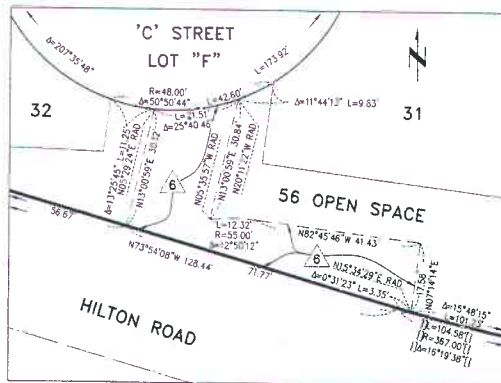
- ① AN AVIGATION EASEMENT FOR PERPETUAL AIR OR FLIGHT PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED JANUARY 12, 2007 AS INST. NO. 2007-0029508, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, (PLOTTED SHEET 3, ONLY)
- ② A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 37053, RECORDED SEPTEMBER 5, 2019, IN MAP BOOKS 469, PAGES 47-61, ABANDONED HEREON
- ③ A PRIVATE ACCESS EASEMENT RETAINED HEREON
- ④ A PRIVATE UTILITY EASEMENT RETAINED HEREON
- ⑤ AN EASEMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES DEDICATED HEREON
- ⑥ DRAINAGE EASEMENT, DEDICATED HEREON



CONVERGENCE ANGLE AT SW CORNER
SECTION 30, T.6S., R.2W., S.B.M.
-00°29'14"

**NOTES:**

SEE SHEET 2 BOUNDARY CONTROL, BASIS OF BEARINGS, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND VICINITY MAP
SEE SHEET 3 FOR BOUNDARY SHEET AND SURVEYORS NOTES.
SEE SHEET 5 AND 6 FOR ADDITIONAL LOTS AND EASEMENTS.



DETAIL "F"
SCALE: 1" = 20'

INDEX SHEET

W. 1/4 SEC. 19, T.6S.,
R.2W., S.B.M.

POR. E. 1/4 SEC. 1,
SEC. 18, T.6S.,
R.2W., S.B.M.

PARCEL MAP NO. 10210 P.M.B. 44/72

PARCEL 5
PARCEL 6

PARCEL 1

PARCEL 2

