

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



ITEM: 2.11  
(ID # 18643)

**MEETING DATE:**  
Tuesday, April 05, 2022

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 36826-6 a Schedule "A" Subdivision in the Spanish Hills area.  
District 1. [Applicant Fees 100%]

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

1. Approve the Final Tract Map 36826-6; and
2. Authorize the Chair of the Board to sign the Final Tract Map 36826-6.

**ACTION:Consent**

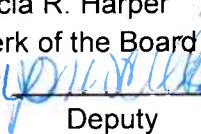
  
Mark Lancaster, Director of Transportation 3/24/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Washington 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: April 5, 2022  
xc: Trans.

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant fees 100%.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

Final Tract Map 36826-6 was approved by the Board of Supervisors on September 26, 2017, as Agenda Item 1.2. Final Tract Map 36826-6 is a 7.36-acre subdivision creating 1 lot for condominium purposes in the Spanish Hills area. This final map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map. The Transportation Department recommends approval of this final tract map.

All necessary improvements have been installed under the improvement agreements for FTM 36826-5.

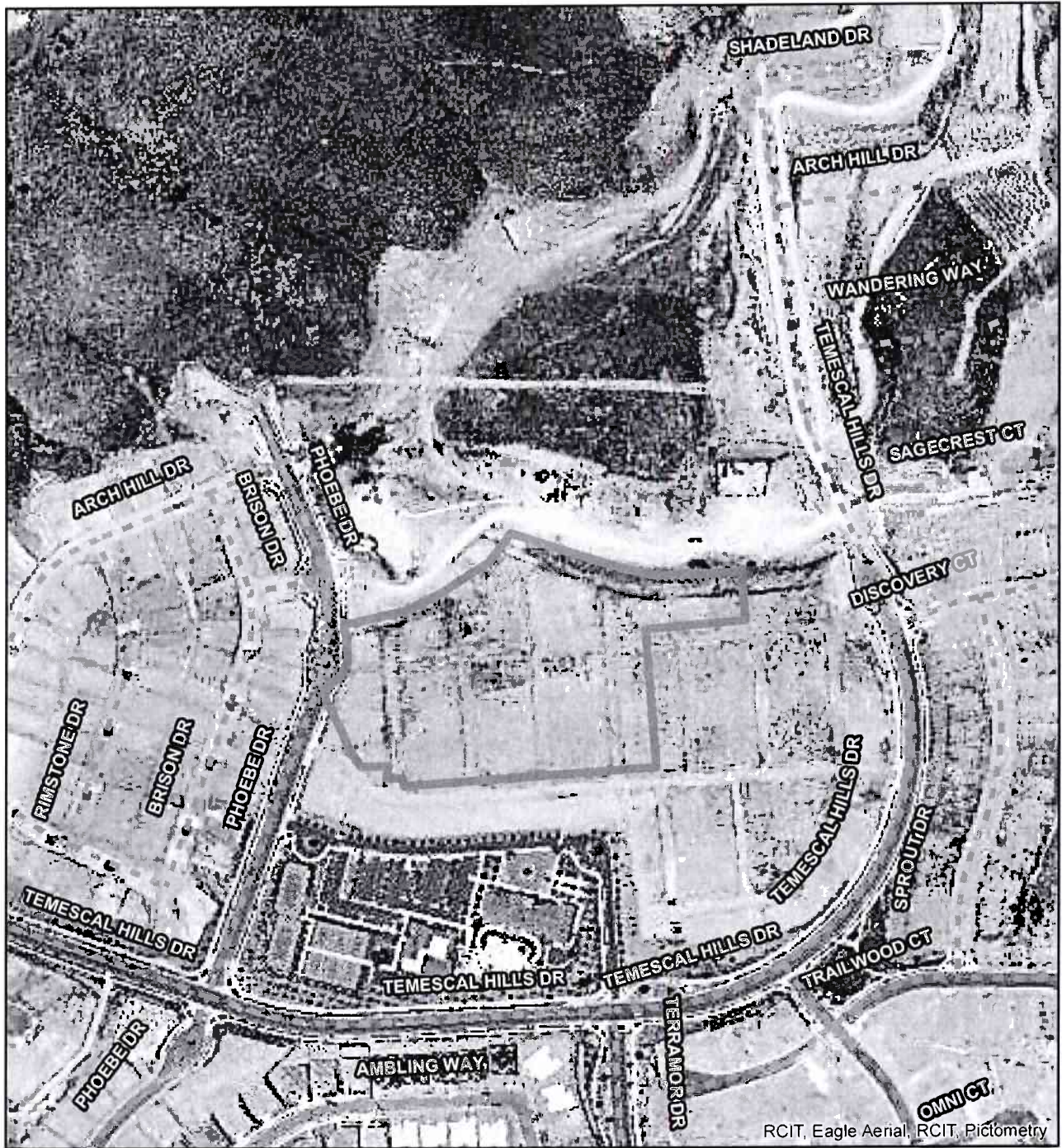
**Additional Fiscal Information:**

All fees paid by the applicant. There is no general fund obligation.

**ATTACHMENTS:**

- FTM 36826-6 Vicinity Map
- FTM 36826-6 Mylars

  
 Jason Farin, Principal Management Analyst      3/29/2022













RCIT, Eagle Aerial, RCIT, Pictometry

**Legend**

**Road Book Centerline**

**TYPE**

-  F.A.U. Maintained
-  F.A.S. Maintained
-  Paved Surface Maintained
-  Graveled Surface Maintained
-  Dirt Surface Maintained
-  Accepted for Public Use
-  Non-County Road
-  Vacated
-  City Road
-  Maintained for City/Non-County

# VICINITY MAP

## Tract Map 36826-6

Section 1, T.5S. R6W.

**Supervisorial District: 1**



NOT TO SCALE

# TRACT NO. 36826-6

BEING A SUBDIVISION PARCEL "B" OF LOT LINE ADJUSTMENT NO. 180035, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-0015748, AS PERFECTED BY DEED RECORDED JANUARY 22, 2019 AS DOCUMENT NO. 2019-0021661, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 1, TOWNSHIP 5 SOUTH RANGE 6 WEST S.B.M.



FOR CONDOMINIUM PURPOSES

JUNE 2016

## RECORDER'S STATEMENT

FILED THIS 15 DAY OF JUNE, 2022 AT AM  
IN BOOK        OF MAPS, AT PAGES         
AT THE REQUEST OF THE CLERK OF THE BOARD  
NO  
FEE  
PETER ALDANA, ASSESSOR-COUNTY CLERK - RECORDER

BY        DEPUTY

SUBDIVISION GUARANTEE  
FIRST AMERICAN 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 RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES: ABUTTERS RIGHTS OF ACCESS ALONG PHOENIX DRIVE, THE OWNERS OF LOT 1, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL

WE HEREBY RETAIN THE "PRIVATE ROAD EASEMENT" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES THE PRIVATE ROAD EASEMENTS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT"

BY         
RICHMOND AMERICAN HOMES OF MARYLAND, INC. A MARYLAND CORPORATION

BY Edgar Gomez  
EDGAR GOMEZ  
VICE PRESIDENT - PROJECT MANAGEMENT (LAND) (RIVERSIDE DIVISION)

## 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 STEPHEN CHAMBERLAIN ON JUNE 14, 2016. 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 2-15-22

Edy P. Adson  
EDY P. ADSON, L.S. 5390  
EXPIRATION DATE: 9-30-22



## 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 NO. 36826-6, HEREIN AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 2, 2017, THE EXPIRATION DATE BEING AUGUST 2, 2020 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE       , 2022

DAVID L. McMILLAN, COUNTY SURVEYOR  
L.S. 8488  
EXPIRATION DATE: 12-31-22



## NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLYING WITH 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 Riverside  
COUNTY OF Riverside  
ON February 09, 2020 BEFORE ME, Jodie Altha, Notary Public PERSONALLY  
BY Edgar Gomez

WHO PROVED TO ME ON February 09, 2020 THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS Edgar Gomez SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE SAME IN HIS OWN AUTHORIZED CAPACITY, AND THAT BY HIS PERSONAL SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

PRINT NAME Jodie Altha  
SIGNATURE Jodie Altha  
NOTARY PUBLIC, STATE OF CA COMMISSION NO. 23708533  
MY COMMISSION EXPIRES February 11, 2026  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Riverside

## BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES SAID MAP AND ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 1, INDICATED AS "PRIVATE ROAD EASEMENT" AS SHOWN HEREON.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG PHOENIX DRIVE IS HEREBY ACCEPTED.

DATE       , 2022  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY         
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KECIA HARPER  
CLERK OF THE BOARD OF SUPERVISORS

BY         
DEPUTY

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 84536 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY FORESTAR TOSCANI DEVELOPMENT COMPANY AND RICHMOND AMERICAN HOME OF MARYLAND, INC. PER INSTR. NO. 2021-0725272, D.B. REC. 12-08-2021.

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 151,833.05 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP, WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. This certification excludes any supplemental tax assessments not yet extended.

DATE March 14, 2022

CASH OR TREASURY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTION

BY Marvin Mudge DEPUTY

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 151,833.05. This certification excludes any supplemental tax assessments not yet extended.

DATE March 14, 2022  
BY Marvin Mudge, DEPUTY

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

# TRACT NO. 36826-6

BEING A SUBDIVISION PARCEL "B" OF LOT LINE ADJUSTMENT NO. 18003S, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-00151748, AS PERFECTED BY A RECORDED AMENDMENT TO THE COUNTY OF RIVERSIDE, IN SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S 5 W, JUNE 2016

**adkan**  
ENGINEERS

FOR CONDOMINIUM PURPOSES

- SURVEYOR'S NOTES**
- ① - INDICATES TOWNSHIP MONUMENT AS NOTED
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**COARSE DATA**

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**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 300 ft

**DETAIL A**  
NOT TO SCALE

**DETAIL B**  
NOT TO SCALE

**DETAIL C**  
NOT TO SCALE

**DETAIL D**  
NOT TO SCALE

**DETAIL E**  
NOT TO SCALE

**DETAIL F**  
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**DETAIL G**  
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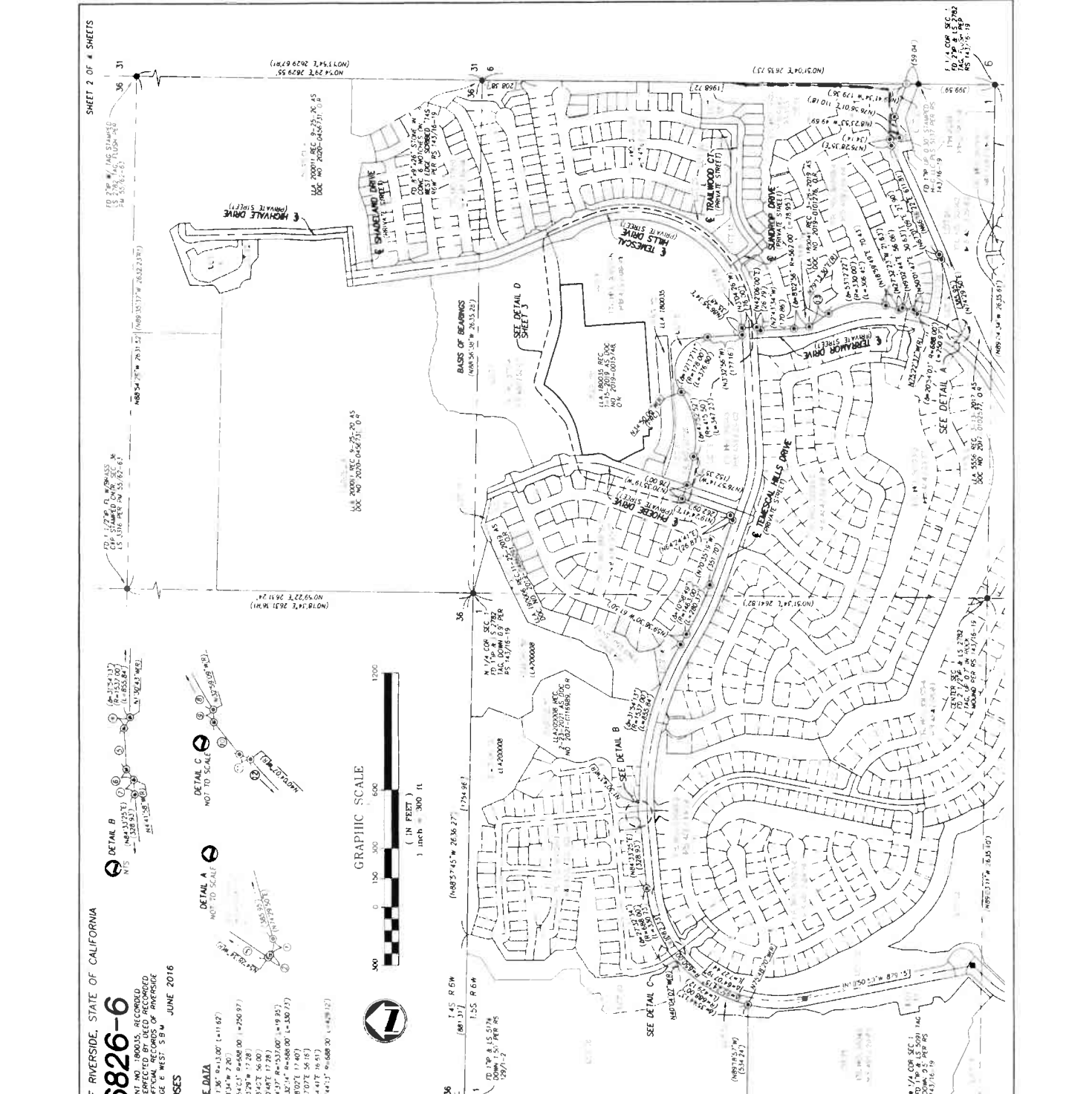
**DETAIL N**  
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**DETAIL O**  
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**DETAIL P**  
NOT TO SCALE

**DETAIL Q**  
NOT TO SCALE

**DETAIL R**  
NOT TO SCALE



SHEET 2 OF 4 SHEETS

**ENVIRONMENTAL CONSTRAINT NOTE**  
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR ALLIUS

**NOTE**  
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

**EASEMENT NOTES**

- 1 - PRIVATE ROAD EASEMENT, RETAINED HEREIN
- 2 - PRIVATE ROAD EASEMENT PER TRACT NO. 36826-5, MB 475,688-91
- 3 - FORESTAR TOPEKA EASEMENT FOR ACCESS, USE & MAINTENANCE OF WATER, SEWER, DRAINAGE UTILITIES AND INCIDENTAL PURPOSES RECORDED 9-11-2020 AS DOC. NO. 2020-0449276; OR
- 4 - ACCESS EASEMENT AND TEMPORARY FORESTAR TOPEKA DEVELOPMENT COMPANY AND FORESTAR TOPEKA DEVELOPMENT COMPANY AND PER ASI, INC. 2021-0725772 OR REC. 12-08-2021, EASEMENT IS BLANKET IN NATURE
- 5 - SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN INTEREST IN THE TRACT, HAS AGREED TO INCIDENTAL PURPOSES, PER ASI, INC. 2022-0542124 OR REC. 01-26-2022, EASEMENT CANNOT BE LOCATED FROM RECORD

**BASIS OF BEARINGS**  
THE SOUTH ONE OF THE SOUTH-EAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S 5 W, BEING HELD AS THE BASIS OF BEARINGS FOR THIS MAP, 1/5/19 HAS HELD AS THE BASIS

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

# TRACT NO. 36826-6

BEING A SUBDIVISION PARCEL 19 OF LOT LINE ADJUSTMENT NO. 180035, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-0015748 AS PERMITTED BY DEED RECORDED JANUARY 22, 2019 COUNTY OF RIVERSIDE, CALIFORNIA, RANGE 6 WEST & 8 S

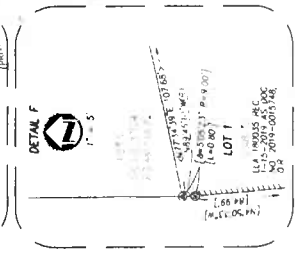
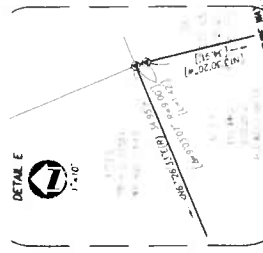
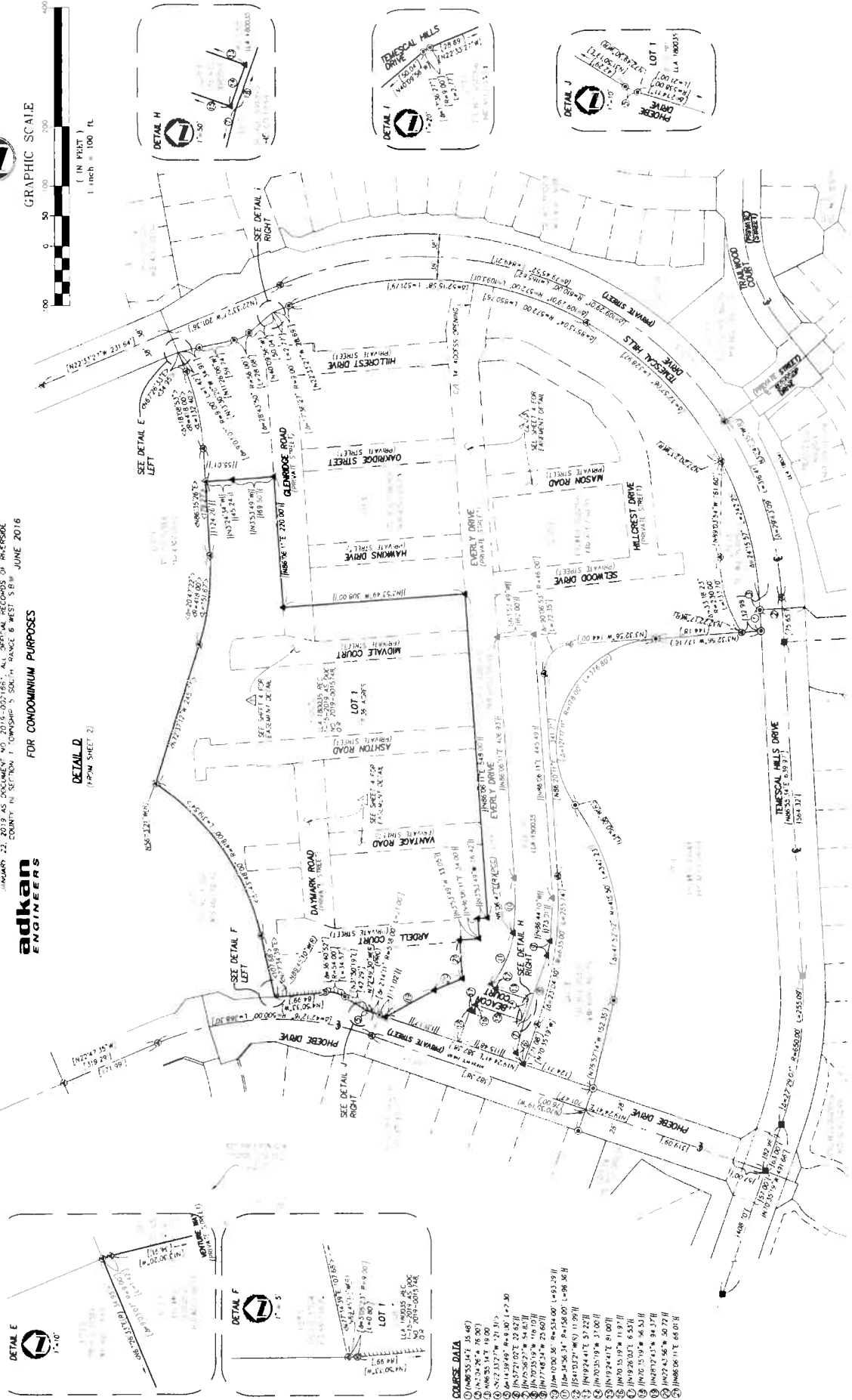
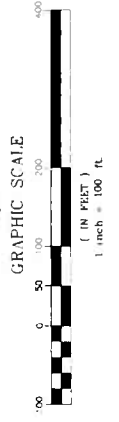
JUNE 2016

FOR CONDOMINIUM PURPOSES

**adkan**  
ENGINEERS

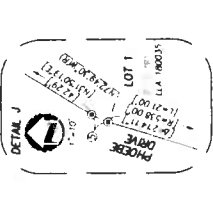
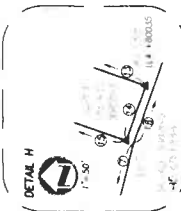
**NOTE:** EXAMINE ALL RECORDS, DEEDS, EASEMENTS, ETC. PERTAINING TO THIS TRACT AND SURROUNDING AREAS.

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 FT



**COURSE DATA**

1	N 85° 55' 34.71\" E 15.467'
2	S 74° 28' 26.74\" W 6.300'
3	S 89° 52' 17.17\" W 21.917'
4	S 84° 14' 39.49\" W 9.940'
5	N 57° 02' 23.52\" E 23.527'
6	N 70° 35' 54.45\" W 14.000'
7	N 77° 48' 34.74\" W 25.607'
8	N 10° 00' 36.74\" W 53.400'
9	N 84° 36' 34.74\" W 158.000'
10	N 84° 36' 34.74\" W 158.000'
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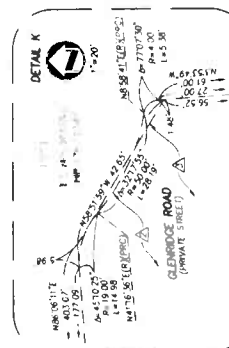
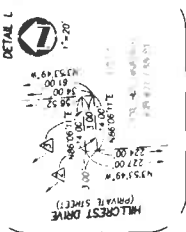
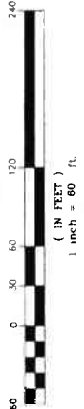
# TRACT NO. 36826-6

BEING A SUBDIVISION, PARCEL 707 OF LOT 116E ADJUSTMENT, AND 18000S, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-0015748, AS PERFECTED BY DEED ATCORDED JANUARY 22, 2019 AS DOCUMENT NO. 2019-0027661, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 17 TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M. JUNE 2016

FOR CONDOMINIUM PURPOSES



GRAPHIC SCALE



**ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY  
RECORDS MANAGEMENT PROGRAM  
RECORDS TRANSFER LIST, part 1**

1. Work Order #

1. Page — of —

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred.

**DEPARTMENTAL INFORMATION**

3. DEPARTMENT <b>Clerk of the Board of Supervisors</b>		8. ORG.#	10. DATE <b>04/06/2022</b>
4. ORGANIZATION <b>County of Riverside</b>		9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS <b>4080 Lemon St., Room 127</b>		12. NO. OF BOXES TRANSFERRED	
CITY <b>Riverside, Ca. 92501</b>		13. RECORDS TRANSFERRED BY:	
6. MAIL STOP <b>1010</b>	7. Name <b>Sue Maxwell</b> PHONE # <b>955-1069</b> FAX# <b>955-1071</b>	14. RECORDS COORDINATOR (must be Authorized):	

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Item No 2.11 Board of Supervisors Meeting 04/05/2022				
	Final Tract Map No 36826-6 - Sched A				
	Subdivision of Parcel B of Lot Line Adjustment No 180035				
	SEC 1 T5S R6W SBM with CC&Rs				

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
 2022 APR -6 AM 10:12

21. RECORDS RECEIVED BY: <b>Sammie Jeffries</b>		30. REMARKS	
22. TITLE <b>ARtech I</b>	23. RECEIVED VIA:		
24. DATE RECEIVED:	25. TIME RECEIVED:		
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:		
28. NAME/DATE SCANNED TO HOLDING AREA:			

*4/5/22 2.11*





# TRANSPORTATION DEPARTMENT

## FORM 11 SUMMARY/ROUTING FORM

CLERK / BOARD OF SUPERVISORS

BOARD APPROVAL REQUIRED:  Yes  No  
COUNTY COUNSEL APPROVAL:  Yes  No

AGREEMENT/CONTRACT NO.: 2022 MAR 30 PM 1:00

REQUESTED BOARD DATE: 4/5/2022 CAN IT GO AT A LATER DATE:  YES  NO

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 1		

**PROJECT/SUBJECT:**  
 FINAL TRACT MAP NO: 36826-6 (Schedule "A")  
 DESCRIPTION: APPROVAL OF FINAL TRACT MA

CONTRACTING PARTY: Paul Hillmer	W.O. NO.: FTM 36826-6 (TC-SU21)(DBF)
PROJECT MANAGER: Paul Hillmer	EXTENSION: 5-1843
FORM 11 AUTHOR/CONTACT: Paul Hillmer	EXTENSION: 5-1843

### FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

### ROUTING

**SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):**  
 THE FINAL TRACT MAP TO BE EXECUTED BY THE CHAIR OF THE BOARD.  
 THE FINAL TRACT MAP, SUBDIVISION GUARANTEE AND CC&R'S TO BE DELIVERED TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
18643			

BOARD AGENDA DATE: BOS ITEM NUMBER:

# Riverside County, CA

Jurisdiction

## 6357291



Client: CA - First American Title

Homebuilder Services Southern

Branch: Southern California Title

Department - 09784

Unit Name: Corona - Duran

Officer Name: Jesus Duran

Unit Phone #: (951) 256-5800

Unit Extension:

### RECORD UPON RECEIPT

1.510.340.1496

[CACustomerService@GOePN.com](mailto:CACustomerService@GOePN.com)

## 7211906

Rec. Date:

Rec. Time:

Pg Ct.	Seq #	Reference #1 (Order #)	Document Type	Actual Fee	Recording Fee	County Tax	City Tax	Instrument #
	1	6357291	Tract Map					
	2	6357291	Other					
	3							
	4							
	5							
	6							
	7							
	8							
	9							
	10							

ePN Operational QC				
Received	Pre-Checked	Initial	Grantor/Seller's Name:	Buyer/Owner's Name:
Scanned/Uploaded	Submitted			

Delivery Instructions	Special Instructions	Memo/Notes
eRecord - In House	TRA and Trsfr Tax Amt 1st page of DEED, TTA required ALL documents, COMBINE City of Riv and County tax together	Doc 1: Tract Map 36826-6 CHARGE CODE: ePN - 2. Record Concurrently 3. Fill-ins 4. Conformed Copy 5. Please email confirmation to: <a href="mailto:jduran@firstam.com">jduran@firstam.com</a> and <a href="mailto:mkeough@firstam.com">mkeough@firstam.com</a> <a href="mailto:firstamriv@goepn.com">firstamriv@goepn.com</a>  Doc 2: Supplemental Master Declaration of CC&Rs

**RECORDING REQUESTED BY:**

First American Title Company  
Homebuilder Services Division

**WHEN RECORDED MAIL TO:**

First American Title Company  
1250 Corona Pointe, Suite 200  
Corona, CA 92879

Order: 6357291

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**SUBDIVISION GUARANTEE**

**TRACT NO. 36826-6**

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**SUBDIVISION GUARANTEE**

Fee: \$150.00  
Tract No. 36826-6

First American Title Insurance Company  
a corporation

**GUARANTEES**

The County of Riverside and any City within which said subdivision is located in a sum not exceeding \$10,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

RICHMOND AMERICAN HOMES OF MARYLAND, INC. A MAYLAND CORPORATION (OWNER)

The map hereinbefore referred to is a subdivision of:

A SUBDIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 180035, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-0015748, AS PERFECTED BY DEED RECORDED JANUARY 22, 2019 AS DOCUMENT NO. 2019-0021661, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 1 TOWNSHIP 5 SOUTH, RANGE 6 WEST. S.B.M.

Dated: March 4, 2022

**First American Title Insurance Company**



Dennis J. Gilmore President



Greg L. Smith, Secretary



Michael Keough

Title Officer Assistant

**RECORDING REQUESTED BY:**

First American Title Company  
Homebuilder Services Division

**WHEN RECORDED MAIL TO:**

JACKSON TIDUS (SLM)  
2030 Main Street, Suite 1200  
Irvine, CA 92614

Order: 6357291

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APN: 290-930-029  
TRA: 059-157

Documentary Transfer Tax is \$-0-. The value of the property in this conveyance, exclusive of liens and encumbrances is \$100.00 or less, and there is no additional consideration received by the grantor, R & T 11911.

**SUPPLEMENTAL MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
AND  
NOTICE OF ADDITION OF TERRITORY  
FOR  
TERRAMOR  
(Lot 1 of Tract No. 36826-6)**

---

**RECORDING REQUESTED BY:**

**WHEN RECORDED MAIL TO:**

JACKSON TIDUS (SLM)  
2030 Main Street, Suite 1200  
Irvine, California 92614

---

*(Space Above for Recorder's Use)*

**SUPPLEMENTAL MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
AND  
NOTICE OF ADDITION OF TERRITORY  
FOR  
TERRAMOR**

**(Lot 1 of Tract No. 36826-6)**

**SUPPLEMENTAL MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
AND  
NOTICE OF ADDITION OF TERRITORY  
FOR  
TERRAMOR**

**(Lot 1 of Tract No. 36826-6)**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND NOTICE OF ADDITION OF TERRITORY FOR TERRAMOR ("***Supplemental Master Declaration***") is made by Forestar Toscana Development Company, a Delaware corporation ("***Declarant***") and Richmond American Homes of Maryland, Inc., a Maryland corporation ("***Neighborhood Builder***").

**PREAMBLE:**

A. Declarant is "Declarant" under Section 1.21 of the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Terramor recorded on March 1, 2017, as Instrument No. 2017-0086452, as amended by the First Amendment thereto recorded on June 23, 2017, as Instrument No. 2017-0254162 (as further amended or restated, collectively, the "***Master Declaration***"), in the Official Records of Riverside County, California (the "***Official Records***"). Neighborhood Builder is a "Neighborhood Builder" under Section 1.58 of the Master Declaration. The Master Declaration is binding upon all Owners of Lots or Condominiums in the master planned residential development known as Terramor (the "***Master Community***").

B. Neighborhood Builder is the owner of certain real property ("***Property***") in the unincorporated area of the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 36826-6, as shown on a Subdivision Map (the "***Map***") recorded in Book \_\_\_\_, Pages \_\_\_\_ through \_\_\_\_, inclusive, of Maps, in the Office of the County Recorder of Riverside County, California.

C. This Supplemental Master Declaration is being recorded to satisfy the Conditions of Approval for the County of Riverside for recording the Map. Declarant and Neighborhood Builder may record additional Supplemental Master Declarations to set forth additional restrictions, easements and Neighborhood Builder specific dispute resolution provisions, if applicable. **Pursuant to Section 20.1.1 of the Master Declaration and the County's Conditions of Approval for recording the Map, any such additions or changes that terminate or "substantially" amend this Supplemental Master Declaration or deannex the Property from this Supplemental Master Declaration or the Master Declaration shall be subject to approval by the Riverside County Planning Director. A proposed addition or**

**change shall be considered “substantial” if it affects the extent, usage or maintenance of the Master Association Property established pursuant to this Supplemental Master Declaration.**

D. The Property is part of the Mandatory Annexable Territory as defined in Section 1.42 of the Master Declaration pursuant to that certain Supplemental Master Declaration of Covenants, Conditions and Restrictions and Notice of Designation of Mandatory Annexable Territory for Terramor (Tract No. 36825) recorded on December 18, 2017, as Instrument No. 2017-0528821, as amended by the First Amendment thereto recorded on January 16, 2018 as Instrument No. 2018-0017551, both in Official Records (together with any additional amendments thereto, collectively, the **“Tract 36825 Supplemental Master Declaration”**). The Property is all of Tract No. 36826-6, which is a subdivision of Parcel B of Notice of Lot Line Adjustment No. 180035 Recorded on January 15, 2019, as Instrument No. 2019-0015748 of Official Records, being a portion of Lots 6, 7 and 9 of Tract No. 36825, as shown on a Subdivision Map, Recorded in Book 459, Pages 98 through 123, inclusive, of Maps, in the Office of the Riverside County Recorder. Declarant and Neighborhood Builder wish to add the Property to the Master Community in accordance with Article XVII of the Master Declaration and impose the restrictions contained in the Master Declaration, the Tract 36825 Supplemental Master Declaration and this Supplemental Master Declaration on the Property.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER HEREBY DECLARE AS FOLLOWS:

1. **Annexation of Property.** Declarant and Neighborhood Builder declare that the Property is annexed to and made a part of the Master Community subject to the Master Declaration. The comprehensive plan for the Master Community is extended to the Property. The Property shall be used, improved, encumbered and transferred subject to this Supplemental Master Declaration, the Master Declaration, the Tract 36825 Supplemental Master Declaration and all other Master Association Governing Documents (as defined in Section 1.44 of the Master Declaration).

2. **Membership in Master Association.** Each Owner of one or more Condominiums in the Property shall automatically become a member of the Terramor Community Association (**“Master Association”**), a California nonprofit mutual benefit corporation, as provided in Section 6.1 of the Master Declaration.

3. **Assessment Obligations.** The rights and obligations of all Owners of Condominiums located in the Property with respect to payment of Assessments are set forth in Article VIII of the Master Declaration. The Common Assessments (as defined in Section 1.10 of the Master Declaration) to be paid to the Master Association shall commence as to all Condominiums in the Phase in which such Condominiums are included on the first day of the first calendar month following the first Close of Escrow for the sale of a Condominium in such Phase, as provided in Sections 8.7.3 and 17.3 of the Master Declaration.



4. **Voting Rights.** As provided in Section 17.3 of the Master Declaration, the entitlement to vote shall commence as to all Condominiums within the Phase in which such Condominiums are included upon commencement of Common Assessments on the Condominiums in such Phase.

5. **Land Classifications.** The land classifications of the Property will be set forth in additional Supplemental Master Declarations that will be Recorded against the Property.

6. **Maintenance Obligations.** The maintenance obligations of the Master Association, the Owners, Declarant and Neighborhood Builder are described in the Master Declaration. Upon the commencement of Common Assessments for the Property (or portion thereof designated as a Phase), the Master Association shall (a) assume its maintenance obligations with respect to the Property (or portion thereof designated as a Phase), and (b) assume all enforcement powers and rights with respect to the Property (or portion thereof designated as a Phase).

7. **Marketing Name.** The marketing name for the Property shall be set forth in a separate Supplemental Master Declaration.

8. **Conformity with Development Plan.** This Supplemental Master Declaration is in conformity with the development plan currently on file with the California Department of Real Estate.

9. **Amendment and Duration.** This Supplemental Master Declaration may be amended or terminated only by complying with the requirements of Sections 15.3.7, 15.3.9 and 17.7 and Article XX of the Master Declaration. Unless amended or terminated, this Supplemental Master Declaration shall continue in full force and effect for so long as the Master Declaration remains in effect.

10. **Miscellaneous.** The provisions of this Supplemental Master Declaration shall run with all of the Property, the Master Community, shall be binding upon all Persons having or acquiring any interest in the Property, the Master Community, or any part thereof, shall inure to the benefit of and burden every portion of the Property, the Master Community, and any interest therein, and shall inure to the benefit of, be binding upon, and may be enforced by Declarant, Neighborhood Builder, and each successor in interest of Declarant and Neighborhood Builder, the Master Association and its successive owners and assigns and any Owner. Except as otherwise provided herein, the terms used in this Supplemental Master Declaration but not otherwise defined shall have the same meanings as are given such terms in the Master Declaration. Except as otherwise expressly provided herein, all of the provisions of the Master Declaration are hereby incorporated by reference as if fully set forth herein.

11. **Dispute Resolution Procedures.** If Neighborhood Builder for the Property chooses not to adopt the dispute resolution procedures contained in Section 14.4 of the Master Declaration for any Neighborhood Builder Dispute, as that term is defined in Section 14.4 of the Master Declaration, Neighborhood Builder shall set forth the dispute resolution procedures for

Neighborhood Builder Disputes in a separate Supplemental Master Declaration or other declaration.

12. **Provisions Required by the County.**

(a) ***Roof Mounted Equipment.*** Roof mounted mechanical equipment is not permitted in the Property. However, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

(b) ***Front Yard Landscaping.*** All front yards in the Property shall be provided with landscaping and automatic irrigation as provided in County Ordinance No. 348.

(c) ***Garage Doors.*** All Residences in the Property shall have automatic roll-up garage doors.

***[SIGNATURES ON FOLLOWING PAGES]***

**SIGNATURES TO SUPPLEMENTAL MASTER DECLARATION**  
**(Lot 1 of Tract No. 36826-6)**

This Supplemental Master Declaration has been executed on the date set forth below to be effective as of the date of its Recordation.

Dated: December 17, 2021

**DECLARANT:**

**FORESTAR TOSCANA DEVELOPMENT COMPANY,**  
**a Delaware corporation**

By: [Signature]

Name: Rush Stanisai

Title: Authorized Signatory

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

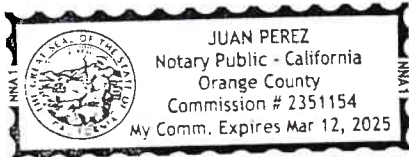
On 12/17/2021, 2021, before me, Juan Perez Notary Public  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

[Signature] (Seal)  
Signature




**SIGNATURES TO SUPPLEMENTAL MASTER DECLARATION**  
**(Lot 1 of Tract No. 36826-6)**

Dated: DECEMBER 14, 2021

**NEIGHBORHOOD BUILDER:**

**RICHMOND AMERICAN HOMES OF MARYLAND, INC.,**  
**a Maryland corporation**

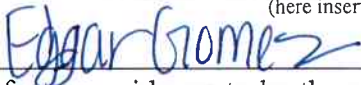
By:   
Name: EDGAR GOMEZ  
Title: VP PROJECT MANAGEMENT

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 December 14, 2021, before me, Jodie Atha, Notary Public  
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

 (Seal)  
Signature



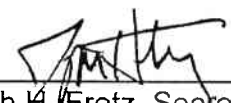
## CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

**RESOLVED**, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

**FURTHER RESOLVED**, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF  
MARYLAND, INC., a Maryland corporation

By:   
\_\_\_\_\_  
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 13<sup>TH</sup> day of February 2020.

**WRITTEN CONSENT OF FORESTAR LAND PARTNERS II, L.L.C.**

**[GENERAL OPERATIONAL CONSENT]**

The undersigned, Forestar Land Partners II, L.L.C., a Delaware limited liability company (“**FLP II**”), hereby approves, takes, ratifies, confirms and authorizes the actions and matters set forth herein.

**WHEREAS**, FLP II is the sole member or shareholder of each of the entities listed on Exhibit A attached hereto and incorporated by reference (“**Forestar Entities**”);

**WHEREAS**, FLP II desires to cause the Forestar Entities to undertake various actions in connection with the operation, management, development, construction, sales and marketing of the property owned by each Forestar Entity, as applicable (collectively, the “**Property**”), including but not limited to executing such consents, declarations, plats, easements, agreements, contracts, deeds, conveyances, assignments, and such other documents and instruments as are reasonably necessary in connection with the operation, management, development, construction and sales and marketing of the Property (such actions are herein referred to as the “**Actions**”);

**WHEREAS**, FLP II desires to cause the Forestar Entities to execute and deliver and, or to accept such consents, declarations, plats, easements, agreements, contracts, deeds, conveyances, assignments, and such other documents and instruments as are reasonably necessary in connection with the Actions (collectively, the “**Documents**”);

**WHEREAS**, FLP II believes it to be in the best interest of the Forestar Entities proceed with the Actions and execute and deliver the Documents.

**NOW THEREFORE, BE IT RESOLVED** that FLP II hereby approves, confirms and ratifies, in its capacity as the sole member and shareholder, as applicable, of each of the Forestar Entities, the Actions and the execution and delivery of the Documents and hereby appoints, authorizes, empowers and directs Stephen C. Cameron, Rush Stanisai, Michael Moser, and Larry Colditz (each, an “**Authorized Signatory**”), as an authorized signatory of each of the Forestar Entities, to undertake the Actions and to execute and deliver the Documents on behalf of the Forestar Entities; and

**RESOLVED FURTHER**, that telecopied and electronically transmitted signatures may be used in place of original signatures on this written consent (this “**Consent**”) or any document delivered pursuant hereto. The parties intend to be bound by the signatures on any telecopied or electronically transmitted document and are aware that the other parties will rely on any such telecopied or electronically transmitted signatures, and hereby waive any defenses to the enforcement of the terms of this Consent based on such telecopied or electronically transmitted signatures; and

**RESOLVED FURTHER**, that no other consents or approvals are required to authorize the Actions and the execution of the Documents by the Forestar Entities; and

**RESOLVED FURTHER**, that in no event shall the foregoing, or anything else in this Consent, waive or otherwise limit the liability of Foremost Management, LLC, a Delaware limited

liability company (“**Foremost**”), for a breach of its obligations under that certain Consulting and Asset Management Agreement (the “**Consulting Agreement**”) by and among FLP II, Forestar Land Partners III, L.L.C. and Foremost, dated as of January 1, 2020 (provided that this Consent shall satisfy Foremost’s obligation under the Consulting Agreement to obtain FLP II’s consent to the Actions and the execution and delivery of the Documents).

**[Signatures on following page]**

IN WITNESS WHEREOF, the undersigned has executed this Consent as of July 2, 2020.

**FORESTAR LAND PARTNERS II, L.L.C.,**  
a Delaware limited liability company

By:

Name:

Title:

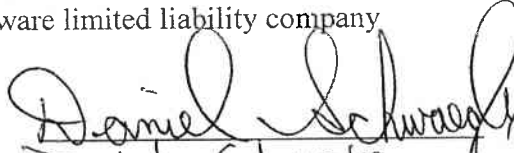
  
Daniel Schwagerl  
SVP



EXHIBIT A

FORESTAR ENTITIES

1. Forestar Toscana, LLC
2. Forestar Victoria, LLC
3. Forestar Robinson Ridge, LLC
4. Robinson Ridge Owner LLC

**WRITTEN CONSENT OF FORESTAR LAND PARTNERS III, L.L.C.**

**[GENERAL OPERATIONAL CONSENT]**

The undersigned, Forestar Land Partners III, L.L.C., a Delaware limited liability company (“**FLP III**”), hereby approves, takes, ratifies, confirms and authorizes the actions and matters set forth herein.

**WHEREAS**, FLP III is the sole member or shareholder of each of the entities listed on Exhibit A attached hereto and incorporated by reference (“**Forestar Entities**”);

**WHEREAS**, FLP III desires to cause the Forestar Entities to undertake various actions in connection with the operation, management, development, construction, sales and marketing of the property owned by each Forestar Entity, as applicable (collectively, the “**Property**”), including but not limited to executing such consents, declarations, plats, easements, agreements, contracts, deeds, conveyances, assignments, and such other documents and instruments as are reasonably necessary in connection with the operation, management, development, construction and sales and marketing of the Property (such actions are herein referred to as the “**Actions**”);

**WHEREAS**, FLP III desires to cause the Forestar Entities to execute and deliver and, or to accept such consents, declarations, plats, easements, agreements, contracts, deeds, conveyances, assignments, and such other documents and instruments as are reasonably necessary in connection with the Actions (collectively, the “**Documents**”);

**WHEREAS**, FLP III believes it to be in the best interest of the Forestar Entities proceed with the Actions and execute and deliver the Documents.

**NOW THEREFORE, BE IT RESOLVED** that FLP III hereby approves, confirms and ratifies, in its capacity as the sole member and shareholder, as applicable, of each of the Forestar Entities, the Actions and the execution and delivery of the Documents and hereby appoints, authorizes, empowers and directs Stephen C. Cameron, Rush Stanisai, Michael Moser, and Larry Colditz (each, an “**Authorized Signatory**”), as an authorized signatory of each of the Forestar Entities, to undertake the Actions and to execute and deliver the Documents on behalf of the Forestar Entities; and

**RESOLVED FURTHER**, that telecopied and electronically transmitted signatures may be used in place of original signatures on this written consent (this “**Consent**”) or any document delivered pursuant hereto. The parties intend to be bound by the signatures on any telecopied or electronically transmitted document and are aware that the other parties will rely on any such telecopied or electronically transmitted signatures, and hereby waive any defenses to the enforcement of the terms of this Consent based on such telecopied or electronically transmitted signatures; and

**RESOLVED FURTHER**, that no other consents or approvals are required to authorize the Actions and the execution of the Documents by the Forestar Entities; and

**RESOLVED FURTHER**, that in no event shall the foregoing, or anything else in this Consent, waive or otherwise limit the liability of Foremost Management, LLC, a Delaware limited

liability company ("**Foremost**"), for a breach of its obligations under that certain Consulting and Asset Management Agreement (the "**Consulting Agreement**") by and among FLP III, Forestar Land Partners II, L.L.C. and Foremost, dated as of January 1, 2020 (provided that this Consent shall satisfy Foremost's obligation under the Consulting Agreement to obtain FLP III's consent to the Actions and the execution and delivery of the Documents).

**[Signatures on following page]**

IN WITNESS WHEREOF, the undersigned has executed this Consent as of July 2, 2020.

**FORESTAR LAND PARTNERS III, L.L.C.**  
a Delaware limited liability company

By:

Name:

Title:

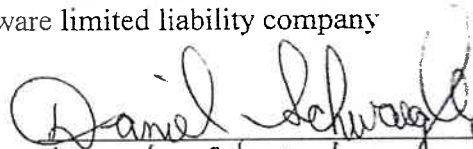
  
Daniel Schwagerl  
SVP

EXHIBIT A

FORESTAR ENTITIES

1. Forestar Toscana Development Company
2. Forestar Chatsworth, LLC

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

SHEET 1

# TRACT NO. 36826-6

**adkan**  
**ENGINEERS**

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION PARCEL, "B" OF LOT LINE ADJUSTMENT NO. 180035, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-0015748, AS PERFECTED BY DEED RECORDED JANUARY 22, 2019 AS DOCUMENT NO. 2019-0021661, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 1 TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

JUNE 2016

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_  
AT THE REQUEST OF THE CLERK OF THE BC  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA, ASSESSOR-COUNTY CLERK-  
BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE:  
FIRST AMERICAN 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 RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES. ABUTTERS RIGHTS OF ACCESS ALONG PROBE DRIVE, THE OWNERS OF LOT 1, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL.

WE HEREBY RETAIN THE "PRIVATE ROAD EASEMENT" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE PRIVATE ROAD EASEMENTS SHOWN HEREON, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE ROAD EASEMENT.

OWNER:  
RICHMOND AMERICAN HOMES OF MARYLAND, INC. A MARYLAND CORPORATION

BY:   
EDGAR GOMEZ  
VICE PRESIDENT-PROJECT MANAGEMENT (LAND) (RIVERSIDE DIVISION)

## 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 CHAR OF STEPHEN CAMERON ON JUNE 14, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER OF OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF A MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ELIMINATE THE NEED FOR A RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONAL TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 2-25-22


  
EDY P. ADKISON L.S. 5390  
EXPIRATION DATE: 9-30-22



## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES OF THE STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 36826 AS FILED, AMENDED, AND A THE BOARD OF SUPERVISORS ON Sept. 21st Aug 2017 THE EXPIRATION DATE BEING September 18th 2023 AND SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 3-23, 2022

  
DAVID L. MCMILLAN, COUNTY SURVEYOR  
L.S. 8488  
EXPIRATION DATE: 12-31-2022



## NOTARY 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 Riverside  
COUNTY OF Riverside  
ON February 29, 2022 BEFORE ME, Edgar Gomez, Notary Public  
APPEARED Edgar Gomez PERSONALLY  
WHO PROVED TO ME ON \_\_\_\_\_  
SUBSCRIBER TO THE WITHIN

OWNER:  
RICHMOND AMERICAN HOMES OF MARYLAND, INC. A MARYLAND CORPORATION

BY: Edgar Gomez  
EDGAR GOMEZ  
VICE PRESIDENT-PROJECT MANAGEMENT (LAND) (RIVERSIDE DIVISION)

**NOTARY 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, Riverside  
COUNTY OF Riverside  
ON February 29, 2022 BEFORE ME, Edgar Gomez, Notary Public, PERSONALLY APPEARED Edgar Gomez WHO PROVED TO ME ON

THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) 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

PRINT NAME Edgar Gomez  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 22910833  
MY COMMISSION EXPIRES: February 11, 2026  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY FORESTAR TOSCANIA DEVELOPMENT COMPANY AND RICHMOND AMERICAN HOME OF MARYLAND, INC. PER INST. NO. 2021-0725022, O.R. REC. 12-08-2021.

**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 NO. 36826 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON Sept 24th, 2017 THE EXPIRATION DATE BEING September 20, 2023 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 3-23, 2022

DAVID L. MCWILLAN, COUNTY SURVEYOR  
L.S. 8488  
EXPIRATION DATE: 12-31-2022



**BOARD OF SUPERVISOR'S STATEMENT**

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES SAID MAP AND ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF ACCESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 1, INDICATED AS "PRIVATE ROAD EASEMENT" AS SHOWN HEREON.  
THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG PHOEBE DRIVE IS HEREBY ACCEPTED.

DATE: 04/05/, 2022  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: [Signature]  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KECIA HARPER  
CLERK OF THE BOARD OF SUPERVISORS  
BY: [Signature]  
DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$157,837.05 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. This certification includes any supplemental tax assessment not yet entered.

DATE: March 14, 2022

CASH OR SURETY BOND