

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



ITEM: 2.12
(ID # 18651)

MEETING DATE:
Tuesday, April 05, 2022

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 36826 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; and
2. Authorize the Chair of the Board to sign the Final Tract Map 36826.

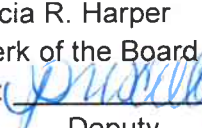
ACTION:Consent


Mark Lancaster, Director of Transportation 3/29/2022

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**

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: Applicant fees 100%.			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Final Tract Map 36826 was approved by the Board of Supervisors on September 26, 2017, as Agenda Item 1.2. Final Tract Map 36826 is a 1.03-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:

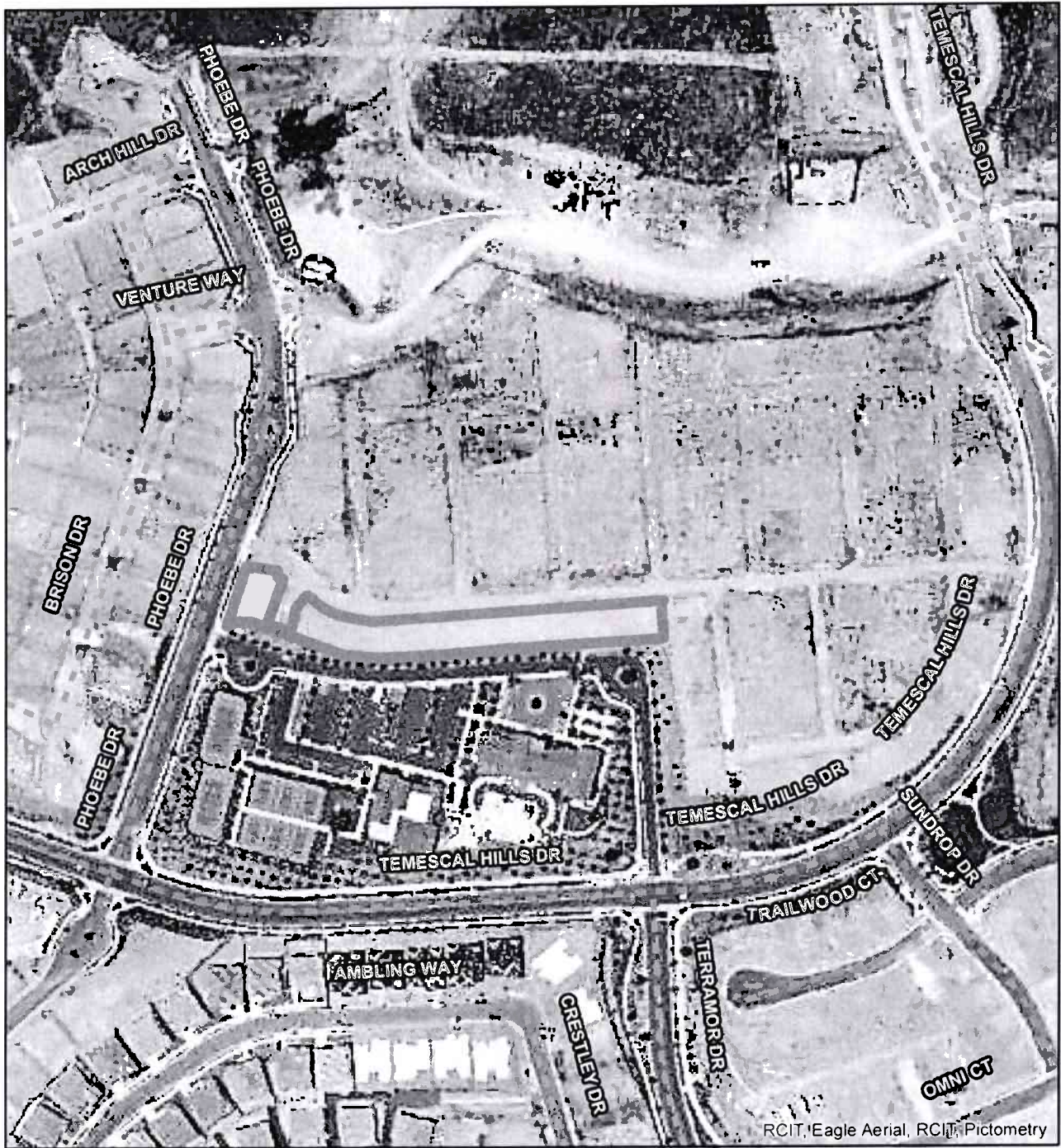
All fees paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

- FTM 36826 Vicinity Map
- FTM 36826 Mylars



 Jason Farin, Principal Management Analyst 3/30/2022



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

Section 1, T.5S. R6W.

Supervisorial District: 1



NOT TO SCALE

TRACT NO. 36826

A SUBDIVISION PARCEL 1/4 OF LOT LINE ADJUSTMENT NO. 110035, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-0015746, AS EFFECTED 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 _____ DAY OF _____ 2022 AT _____ M.
IN BOOK _____ OF MAPS, AT PAGES _____
AT THE REQUEST OF THE CLERK OF THE BOARD
NO _____
REF _____
PETER #LDANA, 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.

OWNER:
MICHMOND AMERICAN HOMES OF MARYLAND, INC. A MARYLAND CORPORATION
BY Edgar Court
EDGAR COURT
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 CALEBON 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 2-25-2022
Edy C. Adison
EDY C. ADISON L.S. 5390
EXPIRATION DATE 9-30-22



NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER (INCLUDING THIS CERTIFICATE HEREIN) 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 23, 2022 BEFORE ME Edgar Court Jodie Attha, Notary Public PERSONAL
APPEARED Jodie Attha

WHO PROVED TO ME ON _____ WHO PROVED TO ME ON _____
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONAL WHOSE NAME IS/ARE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/THAT EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OF THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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 Attha
SIGNATURE Jodie Attha
NOTARY PUBLIC, STATE OF CA COMMISSION NO. 23910833
MY COMMISSION EXPIRES February 11, 2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

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 AUGUST 2, 2017 THE EXPIRATION DATE BEING AUGUST 2, 2020 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE _____ 2022

(LAND & MINERAL) 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 THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG PHOENIX DRIVE IS HEREBY ACCEPTED.

DATE _____ 2022
COUNTY OF RIVERSIDE STATE OF CALIFORNIA

ATTEST: KETIA HARPER
CLERK OF THE BOARD OF SUPERVISORS

BY _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY _____
DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 94640 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 TOSCANA DEVELOPMENT COMPANY AND MICHMOND AMERICAN HOME OF MARYLAND, INC. PER INST. NO. 2021-02250/2 C.R. REC. 12-08-2021.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 23,033.97 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.

DATE March 14 2022
CASH OR ~~REED~~ BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY Marvin Mendez 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 \$ 23,033.97.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR
DATE March 14 2022
BY Marvin Mendez DEPUTY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 36826

BEING A SUBDIVISION PARCEL "C" OF LOT LINE ADJUSTMENT NO. 180023, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 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 FOR CONDOMINIUM PURPOSES

adkan ENGINEERS

SURVEYOR'S NOTES

- INDICATES (CONVEY) MEASUREMENT AS NOTED
- INDICATES FOUND 1/8" & 1/4" SMOOTH TAG, FLUSH PER IRS
- INDICATES FOUND 1/8" & 1/4" SMOOTH TAG, FLUSH PER TRACT NO
- INDICATES FOUND 1/8" & 1/4" SMOOTH TAG, FLUSH PER TRACT NO
- ▲ INDICATES FOUND LEAD & LS 5300 TAG, FLUSH PER TRACT NO
- △ INDICATES FOUND LEAD & LS 5300 TAG, FLUSH PER TRACT NO
- ① OFFSET DISTANCE OF 15.75 PER TRACT NO. 36822; MB 459/96-121
- ② - INDICATES RECORD & MEASURED DATA PER RS 143/16-15
- ③ - TRACT NO. 36843, MB 451/79-63
- ④ - TRACT NO. 36843, MB 451/79-63, PER LIA 5581 REC. 9-27-2016 AS DOC. NO. 2016-021180 OF O.R. MAP TRACT NO. 36825, MB 459/98-121
- ⑤ - INDICATES RECORD & MEASURED DATA PER TRACT NO. 36843
- ⑥ - INDICATES RECORD & MEASURED DATA PER TRACT NO. 36825
- ⑦ - TRACT NO. 36825, MB 459/98-121
- ⑧ - TRACT NO. 36825, MB 459/98-121
- ⑨ - TRACT NO. 36825, MB 459/98-121
- ⑩ - TRACT NO. 36825, MB 459/98-121

RS - INDICATES RECORD DATA PER PWD 55/62-63

LI - INDICATES RESTRICTED ACCESS

DEED FOR LIA 180053 REC. 1-22-19 AS DOC. NO. 2019-0021661, OR

THIS MAP CONTAINS 1.01 ACRES GROSS WITHIN THE DISTINGUISHING BORDER

ALL MEASUREMENTS SET PER PROFESSIONAL SURVEYOR'S INSTRUMENTS AND THE MONUMENT AGREEMENT FOR THIS MAP

CORNER FOR THIS MAP RECORDED COUNTY RECORDER COUNTY RECORDS 461-21

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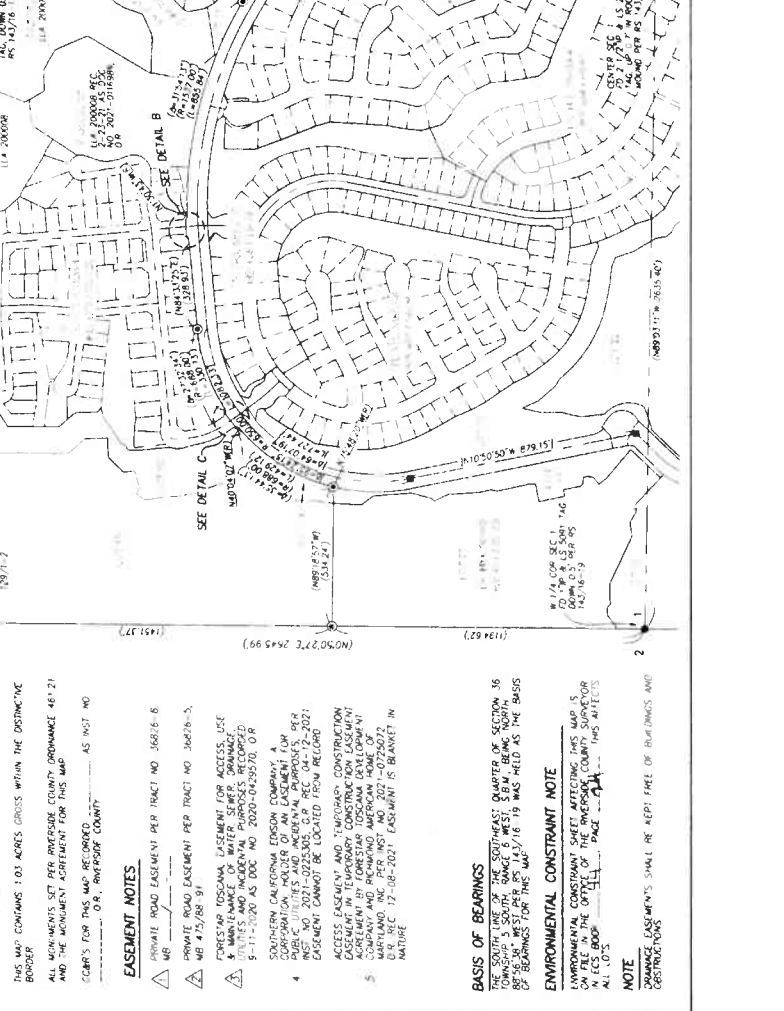
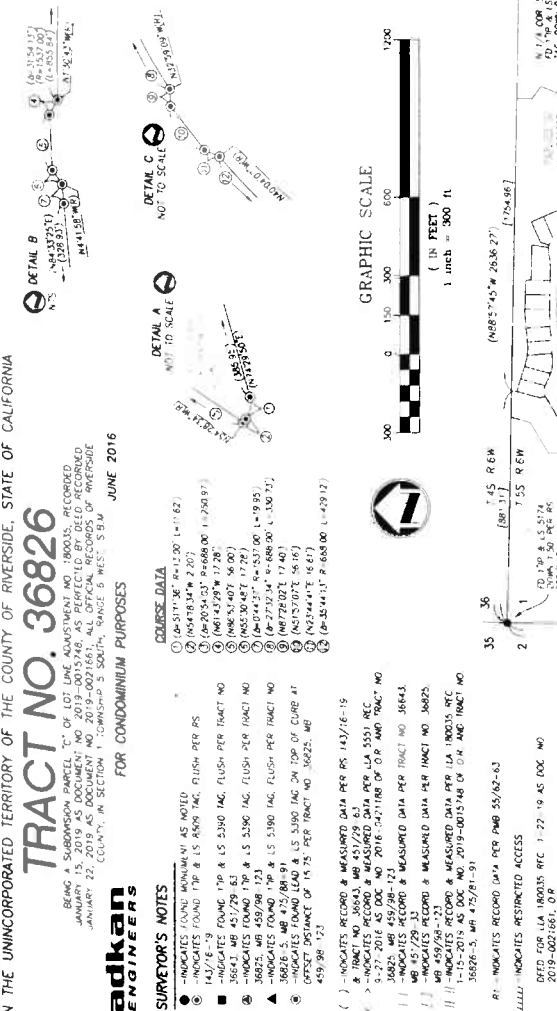
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BASEIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M. BEING NORTH OF THE BASIS OF BEARINGS FOR THIS MAP WAS MEAS AS 143/16-19

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SUPERVISOR AT 1500 "D" STREET, RIVERSIDE, CALIFORNIA 92501. THIS AFFECTS

NOTE

ORANGE EASEMENT'S SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

EASEMENT NOTES

- ▲ PRIVATE ROAD EASEMENT PER TRACT NO. 36816-8
- ▲ PRIVATE ROAD EASEMENT PER TRACT NO. 36824-5
- ▲ PRIVATE ROAD EASEMENT PER TRACT NO. 36825-3
- ▲ FORESTAR TOSSAMA EASEMENT FOR ACCESS, USE & MAINTENANCE OF WATER SEWER DRAINAGE SYSTEM PER 1-22-20 AS DOC. NO. 2020-029230, OR 5-11-2020 AS DOC. NO. 2020-029230, OR SOUTHERN CALIFORNIA Edison COMPANY A CORPORATION HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER AGREEMENT WITH FORESTAR TOSSAMA DEVELOPMENT AGREEMENT BY FORESTAR TOSSAMA DEVELOPMENT WARTLAND, INC. PER INSTR. NO. 2019-072602 D.B. REC. 17-08-2021 EASEMENT IS BLANKET IN NATURE

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

TRACT NO. 36826

BLM A SUBDIVISION PARCEL "C" OF 107 LMS. ADJUSTMENT NO. 180032, RECORDED JANUARY 15, 2019 AS DOCUMENT NO. 2019-00216671, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY IN SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, C.B.M. JUNE 2016

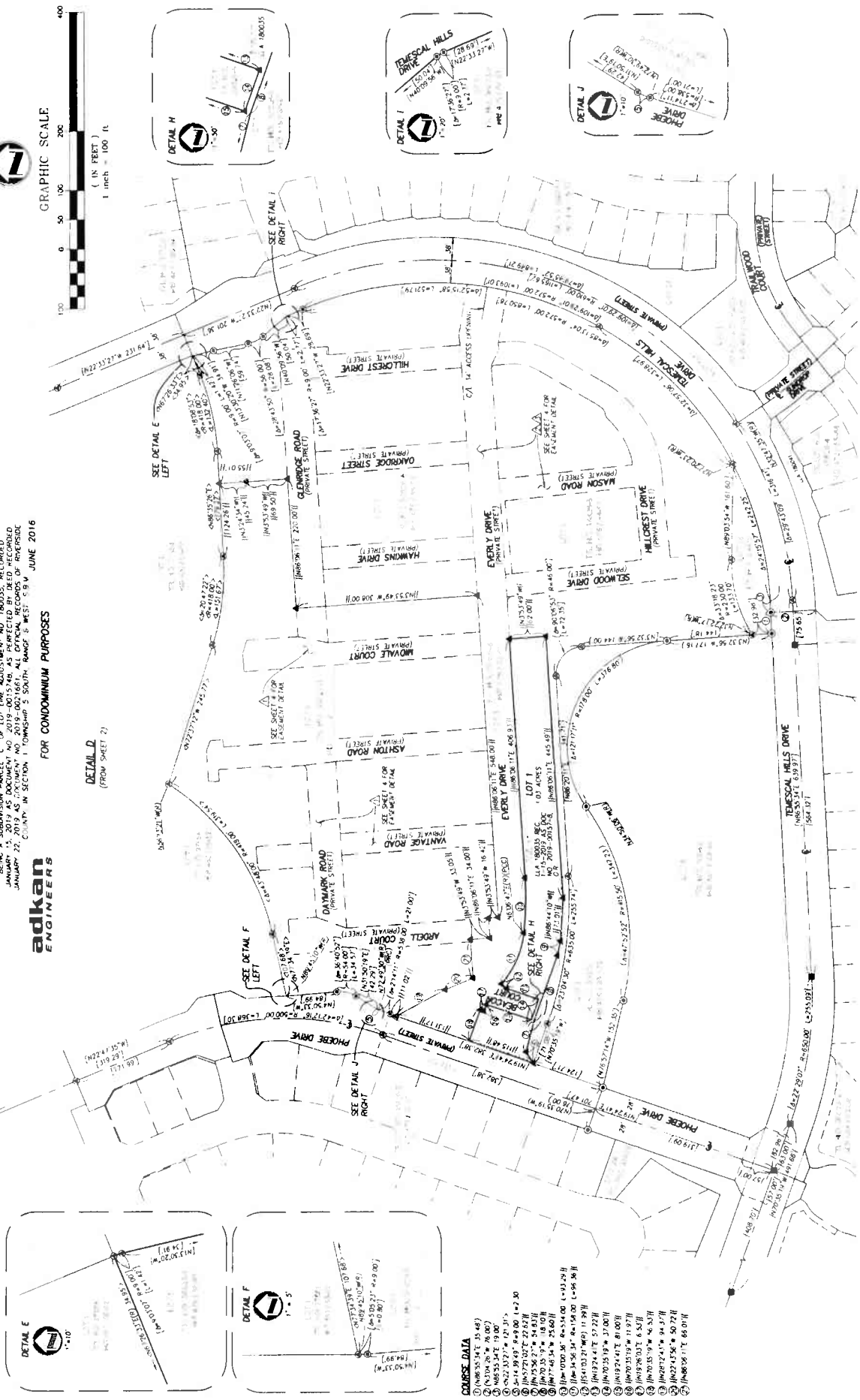
FOR CONDOMINIUM PURPOSES

adkan
ENGINEERS

NOTE
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft



COURSE DATA

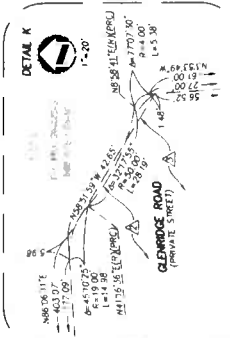
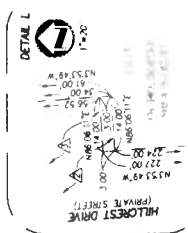
1	N68°55'31"E	15.443'
2	N13°06'26"W	76.000'
3	N45°52'34"E	19.000'
4	S22°33'27"W	129.375'
5	S89°02'00"W	100.000'
6	N45°29'03"E	22.853'
7	N17°05'59"W	54.853'
8	N89°02'00"W	28.000'
9	S10°45'34"W	101.920'
10	S16°17'02"W	11.998'
11	N63°27'41"E	57.228'
12	N10°25'19"W	37.000'
13	N10°24'41"E	81.000'
14	N10°25'19"W	11.671'
15	N10°25'19"W	6.551'
16	N10°25'19"W	46.551'
17	N10°25'19"W	46.551'
18	N10°25'19"W	30.721'
19	N10°25'19"W	66.011'

TRACT NO. 36826

BEING A SUBDIVISION OF THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE ORIGINAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, FILED FOR RECORD JANUARY 15, 1959, AS DOCUMENT NO. 2019-2015, AND AS AMENDED BY THE ORIGINAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, FILED FOR RECORD JANUARY 22, 2013, AS DOCUMENT NO. 2019-2021661, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M. JUNE, 2016

FOR CONDOMINIUM PURPOSES

adkan
ENGINEERS



**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 Clerk of the Board of Supervisors			8. ORG.#	10. DATE 04/06/2022	
4. ORGANIZATION County of Riverside			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS 4080 Lemon St., Room 127			12. NO. OF BOXES TRANSFERRED		
CITY Riverside, Ca. 92501			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP 1010		7. Name Sue Maxwell	PHONE # 955-1069	FAX# 955-1071	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 2.12 Board of Supervisors Meeting 04/05/2022				
	Final Tract Map No 36826 - Sched A				
	Subdivision of Parcel C of Lot Line Adjustment No 180035				
	SEC 1 T5S R6W SBM with CC&Rs & Subdivision Guarantee				
21. RECORDS RECEIVED BY: Samuel Jeffries			30. REMARKS		
22. TITLE ACR tech I	23. RECEIVED VIA:				
24. DATE RECEIVED:	25. TIME RECEIVED:				
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:				
28. NAME/DATE SCANNED TO HOLDING AREA:			29. NAME/DATE SCANNED TO LOCATION:		

RECEIVED BY
 CLERK / BOARD OF SUPERVISORS
 2022 APR - 6 AM 10: 08

4/5/22 2.12



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

RECEIVED FILED IN THE OFFICE OF THE CLERK/BOARD OF SUPERVISORS

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

AGREEMENT/CONTRACT NO.: 2022 MAR 30 PM 2:01

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 (Schedule "A")
 DESCRIPTION: APPROVAL OF FINAL TRACT MAP.

CONTRACTING PARTY: Paul Hillmer	W.O. NO.: FTM 36826 (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:
18651			

BOARD AGENDA DATE: BOS ITEM NUMBER:

04/05/2022 2.12
2022-4-152396

Riverside County, CA*Jurisdiction***6357179****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**7169998****Rec. Date:****Rec. Time:**

Pg Ct.	Seq #	Reference #1 (Order #)	Document Type	Actual Fee	Recording Fee	County Tax	City Tax	Instrument #
	1	6357179	Tract Map					
	2	6357179	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 CHARGE CODE: ePN - 2. Record Concurrently 3. Fill-ins 4. Conformed Copy 5. Please email confirmation to: jduran@firstam.com and mkeough@firstam.com firstamriv@goepn.com Doc 2: Supplemental Master Declaration of CC&Rs

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: 6357179

APN: 290-930-028
TRA: 059-167

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)**

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)

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

(Lot 1 of Tract No. 36826)

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, 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, which is a subdivision of Parcel C 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 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)**

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: 

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

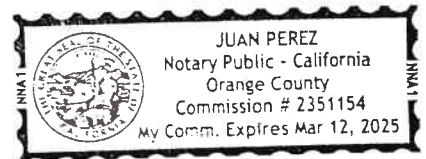
On 12/17/2021, 2021, before me, Juan Perez Notary Public
(here insert name and title of the officer)

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.

 (Seal)



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

Dated: DECEMBER 14, 2021

NEIGHBORHOOD BUILDER:

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

By: [Signature]
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 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/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



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 13TH day of February 2020.

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: 6357179

SUBDIVISION GUARANTEE
TRACT NO. 36826

SUBDIVISION GUARANTEE

Fee: \$150.00
Tract No. 36826

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 recording 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 "C" 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. Camore, President



Greg L. Smith, Secretary



Michael Keough

Title Officer Assistant

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:

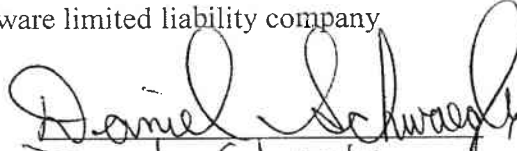

Daniel Schwagerl
SVP

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:

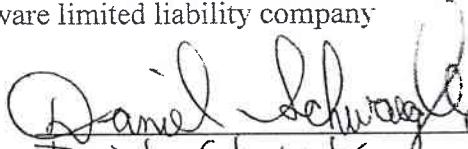

Daniel Schwagerl
SVP

EXHIBIT A

FORESTAR ENTITIES

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

TRACT NO. 36826

RECORDER'S STATEMENT

adkkan
ENGINEERS

FOR CONDOMINIUM PURPOSES

JUNE 2016

A SUBDIVISION PARCEL, "C" 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.

FILED THIS _____ DAY OF _____, 2022 AT
IN BOOK _____ OF MAPS, AT PAGES _____
AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. _____
FEE _____

PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECOR

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 PHOEBE 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.

OWNER:
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 CAMERON ON JUNE 14, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER TO OCCUPY THE POSITIONS INDICATED ON 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 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: 2-25-2022

Edy P. Adkison
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. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 36826 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON September 19, 2017. THE EXPIRATION DATE BEING September 19, 2017 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 3-29, 2022

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



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 February 29, 2022 BEFORE ME, Edgar Gomez, Notary Public PERSONALLY
APPEARED _____ WHO PROVED TO ME ON

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

PRINT NAME Edgar Gomez
SIGNATURE Edgar Gomez

NOTARY PUBLIC STATEMENT

OWNER:
 RICHMOND AMERICAN HOMES OF MARYLAND, INC. A MARYLAND CORPORATION
 BY: 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
 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 WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HIS/HER/HIS/HERS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HIS/HERS SIGNATURE(S) ON THE INSTRUMENT THE PERSON 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. 23910833
 MY COMMISSION EXPIRES: February 11, 2022
 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 TOSCAVA DEVELOPMENT COMPANY AND RICHMOND AMERICAN HOME OF MARYLAND, INC. PER INST. NO. 2021-0725072, O.R. REC. 12-08-2021.

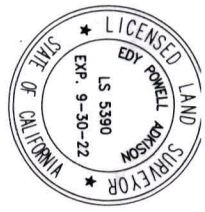
Edgar Gomez
 EDY P. ADKISON L.S. 5390
 EXPIRATION DATE: 9-30-22

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. 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 September 1, 2017 THE EXPIRATION DATE BEING September 1st 25 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 3-29, 2022

DAVID L. MCWILLIAM, 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. 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: [Signature]
 CLERK OF THE BOARD OF SUPERVISORS
 BY: [Signature]
 DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 23,033.91 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 FILED WITH THE COUNTY BOARD OF SUPERVISORS.