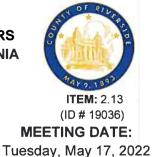
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM:

TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval of Final Tract Map 37533-2 a Schedule "A" Subdivision in the Homeland area. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

- 1. Approve the Improvement Agreements for Final Tract Map 37533-2 as approved by County Counsel;
- 2. Approve the Final Map; and

nak Patel

3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Tract Map 37533-2.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Spiegel, Washington, Perez and Hewitt

Nays:

None

Absent:

None

Date:

May 17, 2022

XC:

Transp.

2.13

Kecia R. Harper

Clerk of the Board

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

FINANCIAL DATA	Current Fiscal Y	ear:	Next Fiscal Y	ear		Т	otal Cost:		Ongoi	ng Cost	
COST	\$	0	\$		0		\$	0		\$	0
NET COUNTY COST	\$	0	\$		0		\$	0	8	\$	0
SOURCE OF FUNDS: Applicant Fees 100%						Budge For Fis	-	justment: Year:	N/A N/A		

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map 37533-2 was approved by the Board of Supervisors on March 17, 2020, as Agenda Item 21.2. Final Map 37533-2 is a 26.21-acre subdivision that is creating 110 residential lots, 7 open space lots and 1 park lot in the Homeland 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.

KB Home Coastal, Inc. desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer. The securities posted by Liberty Mutual Insurance Company are as follows:

TR 37533-2 \$1,969,500 for the completion of road and drainage improvements.

TR 37533-2 \$271,000 for the completion of the water system.

TR 37533-2 \$278,500 for the completion of the sewer system.

TR 37533-2 \$160,500 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

TR 37533-2 Vicinity Map
TR 37533-2 Improvement Agreements
TR 37533-2 Mylars

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

Jason Farin Principal Management Analyst 5/11/2022

AGREEMENT FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County and KB Home Coastal Inc., hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as <u>Tract 37533-2</u>, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within <u>24</u> months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of <u>One Million Nine Hundred Sixty Nine Thousand Five Hundred and no/100 Dollars (\$1,969,500.00</u>).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

Agreement for the Construction of Road/Drainage Improvements

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

Contractor

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504 KB Home Coastal Inc. 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

Ву
Print Name Scott Hansen
Title VP, Forward Planning
Ву
Print Name
Title

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY AND EXECUTED IN TRIPLICATE

Agreement for the Construction of Road/Drainage Improvements Tract <u>37533-2</u> Page 3

CALIFORNIA ALL-PURPOSE 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 <u>California</u>
County of Riverside
On
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.
SHANNON LUEBS Notary Public - California Riverside County Commission # 2365760 My Comm. Expires Aug 10, 2025 Shannon Luebs (SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

By LEFF MEWITT CHAIR, BOARD OF SUPERVISORS
ATTEST:

KECIA R. HARPER, Clerk of the Board

By July Martines Deputy

APPROVED AS TO FORM

County Counsel

By B For

Revised 09/01/2020

AGREEMENT FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County and KB Home Coastal Inc., hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as Tract 37533-2, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within 24 months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Eastern Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of Two Hundred Seventy One Thousand and no/100 Dollars (\$271,000.00).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

Agreement for the Construction of Water System Improvements Tract **37533-2**

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Landowner shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Landowner shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

Agreement for the Construction of Water System Improvements

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

Contractor

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504 KB Home Coastal Inc. 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

Ву
Print Name Scott Hansen
Title VP, Forward Planning
By
Print Name

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY AND EXECUTED IN TRIPLICATE

Agreement for the Construction of Water System Improvements Tract <u>37533-2</u> Page 3

CALIFORNIA ALL-PURPOSE 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 <u>California</u>	
County of Riverside	
personally appeared <u>Scott Hansen</u> , satisfactory evidence to be the person to the within instrument and acknexecuted the same in his/her/their a his/her/their signature(s) on the instrupon behalf of which the person(s) act	n(s) whose name(s) is/are subscribed nowledged to me that he/she/they nuthorized capacity(ies), and that by trument the person(s), or the entity ted, executed the instrument.
I certify under PENALTY OF PERJUCATION California that the foregoing paragraph	
WITNESS my hand and official seal.	
Munn Lieh	SHANNON LUEBS Notary Public - California Riverside County Commission # 2365760 My Comm. Expires Aug 10, 2025
Shannon Luebs	(SEAL)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE AIR, BOARD OF SUPERVISORS KECIA R. HARPER, Clerk of the Board

APPROVED AS TO FORM

County Counsel

Revised 09/01/2020

AGREEMENT FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County and KB Home Coastal Inc., hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as Tract 37533-2, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within 24 months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Eastern Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of Two Hundred Seventy Eight Thousand Five Hundred and no/100 Dollars (\$278,500.00).

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

Agreement for the Construction of Sewer System Improvements

Tract <u>37533-2</u>

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

Contractor

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504 KB Home Coastal Inc. 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

Ву
Print Name Scott Hansen
Title VP, Forward Planning
Ву
Print Name
Title

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY AND EXECUTED IN TRIPLICATE

Agreement for the Construction of Sewer System Improvements Tract <u>37533-2</u> Page 3

CALIFORNIA ALL-PURPOSE 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 <u>California</u>	
County of Riverside	
On) whose name(s) is/are subscribed pledged to me that he/she/they norized capacity(ies), and that by ment the person(s), or the entity I, executed the instrument. Y under the laws of the State of
WITNESS my hand and official seal.	
Shann Luch	SHANNON LUEBS Notary Public - California Riverside County Commission # 2365760 My Comm. Expires Aug 10, 2025
Shannon Luebs	(SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

By JEFF HEWITT CHAIR, BOARD OF SUPERVISORS ATTEST:

KECIA R. HARPER,
Clerk of the Board

APPROVED AS TO FORM

County Counsel

By B Z

Revised 09/01/2020

AGREEMENT FOR THE PLACEMENT OF SURVEY MONUMENTS

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County and KB Home Coastal Inc., hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as <u>Tract 37533-2</u>, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within <u>24</u> months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provided for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **One Hundred Sixty Thousand Five Hundred and no/100 Dollars (\$160,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the County Surveyor. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the monuments, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

Agreement for the Placement of Survey Monuments

Tract <u>37533-2</u>

FOURTH: The Contractor hereby grants to County, the Surety upon any bond, and to the agents, employees and contractors of either or them, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the monumentation. This permission shall terminate in the event that Contractor or the Surety has completed work within the time specified or any extension thereof granted by the County. It is further agreed that Contractor shall have control of the ground reserved for the installation of said work, and the streets in which they are to be placed, as is necessary to allow Contractor to carry out this agreement.

FIFTH: Contractor agrees to file with County prior to the date this contract is executed, an acceptable and sufficient improvement security in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions of this agreement, and for the payment of the amount of the improvement security to the County for the benefit of any surveyor or engineer who has not been paid by the Contractor, as provided for by Section 66495 et seq. of the Government Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If contractor neglects, refuses, or fails to prosecute the work as to insure its completion within the time specifies, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor in such agreement, but said termination shall not affect or terminate any of the rights of County as against Contractor or its Surety then existing or which thereafter accrue because of such default. The determination of the County Surveyor of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, its Surety, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

NINTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504

Contractor

KB Home Coastal Inc. 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

Ву
Print Name Scott Hansen
Title VP, Forward Planning
Ву
Print Name
Title

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY AND EXECUTED IN TRIPLICATE

CALIFORNIA ALL-PURPOSE 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 <u>California</u>
County of Riverside
On before me, <u>Shannon Luebs</u> , Notary Public, personally appeared <u>Scott Hansen</u> , 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.
SHANNON LUEBS Notary Public - California Rivertida Couphy

Commission # 2365760 My Comm. Expires Aug 10, 2025

(SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

R, BOARD OF SUPERVISORS

KECIA R. HARPER, Clerk of the Board

APPROVED AS TO FORM

County Counsel

Revised 09/01/2020



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

CLERK / BOARD OF SUPER ISC

			CALL CALL CALL CALL CALL CALL CALL CALL	2022	MAY II PH	1 3:
OARD APPROVAL REQUIRED DUNTY COUNSEL APPROVAL		AGREEMENT/CON	TRACT N	10.:		
REQUESTED BOARD DATE:	5/17/2022	CAN IT	GO AT A L	ATER DATE:	□YES □NO	5
	<u>·</u>					
☐ AMENDMENT	NO.	☐ CHANGE ORDER		NO.		
☐ RESOLUTION	NO.	☐ ORDINANCE		NO.		-
☐ AWARD PACKAGE	⊠ FINAL MAP	☐ ACQUISITION/E	DA	☐ ADVERTISEMENT PACKAG		
☐ OTHER:		SUPERVISORIAL DIS	STRICT: 3			
PROJECT/SUBJECT:						
FINAL TRACT MAP NO: 375						
DESCRIPTION: APPROVAL O	F FINAL TRACT MAP AND IMP	ROVEMENT AGREE	MENTS.			
						3.7
CONTRACTING PARTY: Pau	l Hillmer	W	/.O. NO.: F	TM37533-2	(TC-SU21)(DBF	F)
PROJECT MANAGER: Paul Hillmer			XTENSION:	5-1843		
FORM 11 AUTHOR/CONTACT: Paul Hillmer			XTENSION:			
FISCAL						
AMOUNT: \$ (0)		C	HANGE OR	DER AMOUN	T: \$	
FUNDING SOURCE (S): App	licant Fees	FI	UNDING SC	OURCE(S):		
ROUTING						
SPECIAL ROUTING INSTRUC	CTIONS (e.g., who receives or	iginal agreements,	companior	n item, rush,	etc.):	
THE FINAL TRACT MAP AND THE BOARD.	3 COPIES OF THE IMPROVEM	IENT AGREEMENTS	ARE TO BE	EXECUTED B	Y THE CHAIR (OF
	SUBDIVISION GUARANTEE IS	TO BE DELIVERED T	TO THE COL	JNTY RECOR	DER. COB RETA	AINS
1 COPY OF THE IMPROVEM	ENT AGREEMENT AND RETUR	NS THE 2 REMAININ	NG COPIES	TO TRANSPO	RTATION.	
CC&R'S FOR THIS TRACT AR	E SUBMITTED WITH TRACT 29	9322.				
MINUTETRAQ (MT) NO:	· · · · · · · · · · · · · · · · · · ·					
	TRANS TRACKING ID:	DATE RE	CFIVED:		INITIALS:	

5/17/22 2.13

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

1. W	ork Or	der#		
TE	110	State of	and the same of	JUNE 1

1. Page--- of-

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

			DEPARTMENTAL I	NFOF	MATI	ON				_	
DEPARTME	ENT Clerk of	the Board of Sup	ervisors		8. ORG	.#		10. D	ATE 05/1	8/202	2
ORGANIZA	ATION County	of Riverside			9. ACCOUNT # 11.				1. MEDIA CODE		
ADDRESS	4080 Le	emon St., Room 12	27		12. NO	O. OF BOXES TRAN	ISFERRED				
CITY	Riversi	de, Ca. 92501			13. RE	CORDS TRANSFE	RRED BY:				
. MAIL STO	P	7. Name PHONE # Sue Maxwell 95	FAX# 5-1069 955-1	071	14. RE	CORDS COORDIN	ATOR (mu	st be A	Authorized):		
15. BOX # (Temp) 16. DESCRIPTION OF RECORDS Must be the same as records series title on schedule Board Date 05/17/2022 Item No 2.13 Final Tract Map No 37533-2-Sched"A" Subdivision of Parcel 2 Subdivision of all of Parcel 2 SEC 7 T5S R2V SBM With CC&Rs & Improvement agreements & Subdivison Guarantee				IGE EARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE		20. PERMANENT BOX # (Barcode label)			
		Sched"A"									
		ent									
		District 3						ĵa .			
			2),								
										2022	r ch t
21. RECO	RDS RECEIVED BY:	- Erne hus	RO			30. REMARKS				2 AY 18	JUDAKUUF
22. TITLE	70	•	23. RECEIVED VIA:	v						AM 10: 2	おうしに これをして
	RECEIVED:		27. DATE BOXES VER	IFIED:						6	
		TO HOLDING AREA:				29. NAME\DA	TE SCANI	NED TO	LOCATION:		



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

CLERK / BOARD OF SUPER

NOR .				
OARD ARREOVAL REQUIRED	· M Vos 🗆 No		2022 MAY 11 PM 3:	
OARD APPROVAL REQUIRED: 🛮 Yes 🗌 No OUNTY COUNSEL APPROVAL: 🖾 Yes 🗌 No		☐ AGREEMENT/CONTRACT	NO.:	
REQUESTED BOARD DATE:	E/17/2022	CANITCOAT	A LATER DATE: □YES □NO	
REQUESTED BOARD DATE.	5/17/2022	CAN II GO AI	ALATER DATE: LIYES LINU	
☐ AMENDMENT	NO.	☐ CHANGE ORDER	NO.	
RESOLUTION	NO.	☐ ORDINANCE	NO.	
☐ AWARD PACKAGE	⊠ FINAL MAP	☐ ACQUISITION/EDA	☐ ADVERTISEMENT PACKAGE	
OTHER:	Z I IIVAL IVIAI	SUPERVISORIAL DISTRICT:		
LI OTTEN.	1-2	SOI ENVISORINE DISTRICT.		
PROJECT/SUBJECT:				
FINAL TRACT MAP NO: 375	33-2 (Schedule "A")			
	F FINAL TRACT MAP AND IM	PROVEMENT AGREEMENTS.		
		1		
CONTRACTING PARTY: Paul Hillmer			W.O. NO.: FTM37533-2 (TC-SU21)(DBF)	
PROJECT MANAGER: Paul Hillmer			EXTENSION: 5-1843	
FORM 11 AUTHOR/CONTACT: Paul Hillmer			ON:	
FISCAL				
AMOUNT: \$ (0)			CHANGE ORDER AMOUNT: \$	
FUNDING SOURCE (S): Applicant Fees			S SOURCE(S):	
ROUTING				
	CTIONS (e.g., who receives o			
THE FINAL TRACT MIAP AND THE BOARD.	3 COPIES OF THE IMPROVE	MENT AGREEMENTS ARE TO	BE EXECUTED BY THE CHAIR OF	
	SUBDIVISION GUARANTEE IS ENT AGREEMENT AND RETUI		COUNTY RECORDER. COB RETAINS	
	E SUBMITTED WITH TRACT 2		ES TO MANSFORTATION.	
		190		
MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED	: INITIALS:	
19036				

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: 6550168

SUBDIVISION GUARANTEE TRACT MAP NO. 37533-2

CLTA Subdivision Guarantee (4-10-75)

Order Number: NHSC-6550168

Page Number: 1

SUBDIVISION GUARANTEE

Fee: \$150.00

Tract Map No. 37533-2

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:

KB Home Coastal Inc., a California corporation (Owner)

The map hereinbefore referred to is a subdivision of:

BEING A SUBDIVISION OF ALL OF PARCEL 2, ALL OF LOTS "B", "F", AND "J" TOGETHER WITH A PORTIONS OF LOT "K", AS SHOWN ON PARCEL MAP NO. 37690, RECORDED IN BOOK 251, PAGES 99 THROUGH 105 INCLUSIVE, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.

Dated: April 19, 2022

First American Title Insurance Company

Mark 9.7.8m Buy L-Smulto

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

Additional Attachments Filed with Item No: 2.11

Board Date: May 17, 2022

Topic: CC&Rs

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

TRACT MAP NO. 37533-2 BENG A SURDIVISION OF ALL OF PARCE 2, ALL OF PARCE 4 THROUGH TOS INCLUSIVE, O' TOTHCHER WITH A PORTIONS OF LOT 'X', AS SHOWN ON PARCEL MAP NO. 37690, RECORDED IN SOCK 251, PARCES 91 THROUGH 105 INCLUSIVE, O' OTHICAL RECORDS O' THE COUNTY O' RIVERSIDE, STATE OF CALIFORNIA LOCATED IN SECTION 7, TOMOSPIP 5 SOUTH, RANGE 2 NEST, SEDU.

APRIL, 2021

RECORDER'S STATEMENT

FILED THIS DAY OF . AT M. IN B		
AT PAGES		
		REQUEST OF
THE CLERK OF THE BOARD.		
NO	3	
FEE		
PETER ALDANA		
ASSESSOR - COUNTY CLERE	K - RECOR	DER
BY:		_ , DEPUTY
SUBDIVISION GUARANTEE: FI	RST AMERIC	AN TITE COMPA

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 CEAR TITLE TO SAID LAND; THAT WE ONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTRICTURE GROBED THE

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "N", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT LYING WITHIN "OPEN SPACE/PARK SITE" LOT 111 AS SHOWN HEREON. THE DEDICATION IS FOR MAINTENANCE OF FLOOD CONTROL FACULTES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CAUSTORING, "OPEN SPACE/PARK STE" LOT 111, AS SHOWN HEREON. THE CREACTION IS FOR PARK, AND LANDSCAPE MAINTENANCE PURPOSES."

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES TO THE VALLEY-MIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CAUSONIA: "OPEN SPACE" LOTS 112 THROUGH, 118, INCLUSIVE, AS SHORM HEEDON, THE DEDICATION IS FOR OPEN SPACE AND LONGRAPE MAINTENANCE PURPOSES.

AS SHOWN HEREON. THE EDRICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES. TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC ACRICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC ACRICATOR GRANZED AND DISTRICT LAND OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO MAINTEN AND PROBLEMENT AND RIGHT OF WAY TO MAINTENANCE AND PROPOSE AND PROPOSE AND ADDRESS AND ADDRESS

KB HOME COASTAL INC., A CALIFORNIA CORPORATION SCOTT HANSEN, MCE PRESIDENT

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE RECOURSEMENTS OF THE SUBDIVISION MAP ACT AND LOCAL OPRINANCE AT THE REQUEST OF MB HOME COLASTAL INC., A CALIFFORM, COOPERATION ON MAY 2, 2019. I HERSEY STATE THAT ALL MOMEMENTS ARE OF THE CHARGER AND OCCUPY THE POSTIONS BOCKLED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MOMIMENT ARREMENT FOR THE MAP AND THAT THE MOMIMENT ARE, OR MILL BE, SEPTION TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE RAP AND THAT THE MOMIMENT ARE, OR MILL BE, SEPTION TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE MAP AND THAT SHOWING THE STATE OF THE CONDITIONALLY APPROVED TENTATIVE MAP, THE SURVEY IS TRUE AND COMPLETE ASS SHOWN.

4/12 . 2022 ROBERT SCIPIOBLUME P.L.S. NO. 9154 EXPIRES MARCH 31. 2023

SOUNT SCIPION

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 APPEADED ON TENTATIVE TRACT MAP 37533 AS FILED, MENDED, AND APPROVED BY THE BOARD OF SUPERVISIONS ON 03/17/2020, THE EXPIRATION DATE BEING 03/17/2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: +-28 20 22

DAMD L MOMILIAN COUNTY SURVEYOR L.S. 8488 EXPIRES 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 COLIFORNIA

ON PORT 13 NOTE: BEFORE HE SMANNON LUCS WHO PROVED TO ME ON THE BASS OF SARRAFACTORY ROUGHLE OF PRESONALLY APPEARED SALEST TO ME ON THE BASS OF ADDRESSED TO THE WHO NEED TO THE WHO THE BASS OF ADDRESSED TO THE WHO NEED TO THE WHO HE BASS OF ADDRESSED TO THE WHO HE SALES WHO SHALES OF ADDRESSED TO THE WHO HE BASS OF ADDRESSED TO HE WAS ADDRESSED TO HE WHO HE BASS OF ADDRESSED TO HE WHO HE BASS OF ADDRESSED TO HE WHO HE BASS OF ADDRESSED TO HE WHO HE WAS ADDRESSED TO HE WHO HE WAS ADDRESSED TO HE WHO HE WAS ADDRESSED TO HE

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE Shanen Luch PRINT NAME: Shamon Luchs MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY MY COMMISSION EXPIRES: \$110/2005
MY COMMISSION NUMBER: 2315716

BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERMISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINER ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY

THE OFFER OF DEDICATION MADE HEREON OF THE "STORM DRAIN EASEMENT" LYING WITHIN "OPEN SPACE/PARK SITE" LOT 111 IS HEREBY NOT ACCEPTED.

05/17/ COUNTY OF RIVERSIDE, STATE OF CALIFOGNIA
BY:
CHAIRMAN THE BOARD OF SUPPLY SORS

ATTEST: KECIA HARPER CLERK OF THE BOARD OF SUPERVISORS

BY: Sue Majuell DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND AREA LINE A DRAINAGE PLAN WHICH WAS ADDR'ED BY THE BOARD OF SUPERWISORS OF THE COUNTY OF REVESSIDE PURSUANT TO SECTION 10.25 OF GODWANCE 460 AND SECTION 6483, ET SEQ, OF THE REVESSIDE PURSUANT DESCRIPTION 10.25 OF SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE DRAINAGE FEES SHALL BE FAIL THE THE OFFICE OF THE SECTION OF THE SECTION

VALLEY-WIDE RECREATION AND PARK DISTRICT

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

DATED: 04.15. 2022 DEAN WETTER GENERAL MANAGER

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

HEREBY STATE THAT THE EASEMENT DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSCISTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATE 118 22

SHELA ZELAYA BOARD SCRITTARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

TAX COLLECTOR'S CERTIFICATE

I HERED "CENTRY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SYMMON ON THE WITHIN MAP FOR UMPAID STATE, COUNTY, MINIOPIAL, OR LOCAL TAKES, OR SPECIAL ASSESSMENTS COLLECTED AS TAKES, OWN A LIEN BUT ASSESSMENT OF LICET OF TAKES OF SPECIAL ASSESSMENTS COLLECTED AS TAKES NOW A LIEN BUT HOT YET PARAMEL, MIGHT ARE ESTIMATED TO BE \$ 1001-1002. THIS CAPITATION OF THE ATMENTATION OF BEST TO BE \$ 1001-1002. THIS CAPITATION OF SECURITIES AND THE STATEMENT OF THE ST

DATE: AUN 1 25 , 20 22

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: Marin Mendeya DEPUTY

TAX BOND CERTIFICATE

HERRY CRITY THAT A BOND IN THE SIM OF \$.03.103.000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERMISSING OF THE COUNTY OF PRIMERSON, CALEFORMA, COMBITIONED UPON THE PARMENT OF ALL TAXES, BOARD OF SUPERMISSING THIS WAP WITH THE COUNTY RECORDER ARE A LDM AGAINST OF PROPERTY AND WELL AT THE THEO OF THIS WAP WITH THE COUNTY RECORDER ARE A LDM AGAINST OF PROPERTY OF THE THAT PARMEL HAS SAD BOND HAS BEEN DULY APPROVED BY SUD BOARD OF SUPERMISSING. THAT CERTIFICATION TREATMENT AND THE THAT THE THAT THE AGAINST MITH YET CERTIFICATION TREATMENT AND THE COUNTY APPROVED BY SUD BOARD OF SUPERMISSING. THAT CERTIFICATION TREATMENT AND THE COUNTY APPROVED BY SUD BOARD OF SUPERMISSING. THAT CERTIFICATION TREATMENT AND THE COUNTY APPROVED BY SUD BOARD OF SUPERMISSING. THAT CERTIFICATION TREATMENT AND THE COUNTY APPROVED BY SUPERMISSING. THAT YET CERTIFICATION TREATMENT AND THE COUNTY APPROVED BY SUPERMISSING. THAT YET CERTIFICATION THE COUNTY AND THE COUNTY AND THE COUNTY APPROVED BY SUPERMISSING. THAT YET CERTIFICATION THE COUNTY AND THE COUNTY APPROVED BY SUPERMISSING. THAT YET CERTIFICATION TO THE THAT THE COUNTY AND THE COUNTY APPROVED BY SUPERMISSING. THE COUNTY APPROVED BY SUPERMISSING.

CASH OR SURETY BOND MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: Marin Mendeza DEPUTY