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



ITEM: 3.14 (ID # 20824) MEETING DATE: Tuesday, March 07, 2023

Kimberly Rector

FROM: TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval and execution of the Clinton Keith Road Community Facilities District No 07-2 Road and Bridge Benefit District Fee Program Improvement Credit Agreement between R-Hearthstone Lot Option Pool 02, L.P., and the County of Riverside associated with Unit Nos. 1 through 180 of Tract No. 32151, Not a Project Under CEQA, District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

- 1. Approve and execute the Clinton Keith Road Community Facilities District No. 07-2 Road and Bridge Benefit District Fee Program Improvement Credit Agreement between R-Hearthstone Lot Option Pool 02, L.P., and the County of Riverside associated with Unit Nos. 1 through 180 of Tract No. 32151; and
- 2. Authorize the Chairman of the Board of Supervisors to execute the same.

ACTION:Policy

•

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Spiegel, Washington, Perez and Gutierrez

Nays:

None

Absent: Date:

None

XC:

March 7, 2023

C:

Trans.

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

FINANCIAL DATA	Current	Fiscal Year:	Next F	iscal Year:	Tota	I Cost:	On	going Cost
COST	\$	0	\$	0	\$	0	\$	0
NET COUNTY COST	\$	0	\$	0	\$	0	\$	0
SOURCE OF FUNDS Funds will be used on t		•	ed 100%	. No Gener	al	Budget A	djustmen	t: No
						For Fiscal	Year:	22/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

R-Hearthstone Lot Option Pool 02, L.P. (Developer) owns Tract No. 32151 consisting of one hundred eighty (180) multi-family residential units (Tract). The Tract is located within the boundaries of the Clinton Keith Road Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County).

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

The Clinton Keith Road Improvements are also identified in the County's Southwest Area Road and Bridge Benefit District (RBBD) and are among those facilities whose construction is to be partly funded by the collection of RBBD fees.

The Developer and the County now desire to enter into this Clinton Keith Road CFD Road and Bridge Benefit District Fee Program Improvement Credit Agreement (RBBD Agreement) to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay the applicable Southwest Area RBBD fees for the Tract. Each residential unit constructed within the Tract will be eligible to receive RBBD credit in an amount set forth in this RBBD Agreement.

The RBBD Agreement is not a "project" under the California Environmental Quality Act (CEQA). Pursuant to Section 15378 of the State CEQA Guidelines, the RBBD Agreement does not have the potential to result in a direct physical change in the environment and it is not reasonably foreseeable that the RBBD Agreement will result in an indirect physical change in the environment. The RBBD Agreement does not authorize any development, construction, maintenance, operation, or any other activity that would have the potential to result in any significant effect on the environment. The Clinton Keith Road Extension first and second phase Improvements were already completed. Any further development, if it occurs at all, will be the result of subsequent actions subject to CEQA review prior to construction. The RBBD Agreement

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

merely establishes a means to offset Developer's prior payment of the Clinton Keith Road CFD against Developer's obligation to pay RBBD for the Tract. As a result, the RBBD Agreement is also not a "project" pursuant to Section 15378(b)(5) of the State CEQA Guidelines which states that a "project" does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." Therefore, it is reasonably foreseeable that the RBBD Agreement will not result in any direct or indirect physical change in the environment.

Impact on Residents and Businesses

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

Additional Fiscal Information

N/A

ATTACHMENTS:

Vicinity Map

RBBD Agreement

Jason Farin, Principal Management Analyst

2/27/2023

Aaron Gettis, Deputy County Counsel

2/22/2023

COMMUNITY FACILITIES DISTRICT NO. 07-2 (CLINTON KEITH ROAD) IMPROVEMENT CREDIT AGREEMENT ROAD AND BRIDGE BENEFIT DISTRICT FEE PROGRAM

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this day of March., 20 23 by and between the County of Riverside, a political subdivision of the State of California (the "County") and R-Hearthstone Lot Option Pool 02, L.P., a Delaware limited partnership, with its principal place of business at 23975 Park Sorrento, Suite 200 Calabasas, CA 91302 (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Unit Nos. 1 through 180 of Tract No. 32151 (the "Tract"), for which a Final Map was recorded on November 10, 2022, as Instrument No. 2022-0467503 and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract consists of 180 multi-family residential units;

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

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

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

WHEREAS, the Board of Supervisors, on June 18, 2007, canvassed the results of the

CFD 07-2 (Clinton Keith Rd CFD) RBBD Improvement Credit Agreement R-Hearthstone Lot Option Pool 02, L.P. Tract No. 32151 Unit Nos. 1-180

1

special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Clinton Keith Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by adoption of Resolution No. 2001-317, as amended from time to time, reestablished the Southwest Area Road and Bridge Benefit District ("RBBD"), which consisted of three Zones, designated construction costs for certain road and bridge improvements to be funded by the Southwest Area RBBD, and established a road and bridge improvement fee schedule that apportioned said construction costs to all properties within the Southwest Area RBBD:

WHEREAS, the Clinton Keith Road Improvements have been identified as part of the Southwest Area RBBD, Zone "D" and to be among those facilities whose construction is to be financed, in part, by the collection of the Southwest Area RBBD fees within Zone "D";

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

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

WHEREAS, the capitalized terms that are not defined herein shall have the meanings set forth in the "Joint Funding, Credit and Reimbursement Agreement", unless the context otherwise requires;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Clinton Keith Road CFD is offset against Developer's obligation to pay the applicable Southwest Area RBBD, Zone "D" fees for the Tract; and

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

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

hereby agree as follows:

TERMS

- 1.0 <u>Incorporation of Recitals</u>: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.
- 2.0 <u>Construction of Improvements</u>: County shall be responsible for constructing the Clinton Keith Road Improvements.

3.0 RBBD Fee Credits

- 3.1 RBBD Fee Credits for Residential Dwelling Units: Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), the Developer shall be entitled to credit against RBBD fees in an amount equal to the Developer's Share of Net Bond Proceeds minus the aggregate TUMF Bond Credit per single-family dwelling unit (SFDU) or multifamily dwelling unit (MFDU) calculated for the Developer's Tract(s) pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement (the "RBBD Fee Credit"). The RBBD Fee Credit may be applied against RBBD fees otherwise due and payable at the time of issuance of a certificate of occupancy within the Tract(s) or, if Developer transfers all or a portion of its RBBD Fee Credit to other property within Zone D of the Southwest RBBD to such property. On the CFD Effective Date, the Developer will be entitled to receive building permits for SFDU or MFDU in tracts owned by the Developer without prior payment of RBBD fees. The Developer agrees that should the Bonds not be issued and sold within a reasonable period of time after the County's receipt of bids for the Project, the RBBD fees intended to be excused upon the issuance of the Bonds pursuant to this Section shall instead be due and owing to the County. Accordingly the Developer agrees to expeditiously make arrangements with the County for the payment of RBBD fees in respect of RBBD Fee Credits issued pursuant to this Section and applied by the Developer at the time of issuance of a certificate of occupancy for said unit(s) in anticipation of the issuance of the Bonds; and the Developer agrees to expeditiously make arrangements with the County for the payment of RBBD fees in respect of RBBD Fee Credits issued pursuant to this Section and transferred pursuant to Section 3.2 herein by the Developer in anticipation of the issuance of the Bonds.
- 3.2 <u>Transfer of RBBD Fee Credits</u>: Upon conveyance of any portion of a Tract to a third party that could utilize any RBBD Fee Credit earned pursuant to this Agreement, the Developer shall have the option to retain the RBBD Fee Credits or provide 30 days' written notice to the County of the conveyance, the name of the entity to which the property is being conveyed, the number of units being conveyed, the amount of RBBD Fee Credits represented by the conveyance, and request that the County prepare credit notices that represent the amount of RBBD Fee Credits to be retained by the Developer and the amount of RBBD Fee Credits to be transferred to the third party. The County shall not unreasonably deny the Developer's request

for the transfer of RBBD Fee Credits and, if approved by the County, the credit notices will be issued within 20 days of the County's written notice of approval. In addition, the Developer's right to RBBD Fee Credits pursuant to this Agreement may be used by the Developer with respect to, or transferred or conveyed to another developer for its use with respect to any other property within Zone D of the Southwest Area RBBD in accordance with the procedures set forth herein. If the Developer elects to use, transfer or convey such RBBD Fee Credits with respect to any other property within Zone D of the Southwest Area RBBD (other than within the Tract(s), then the County shall prepare fee credit notices in accordance with the procedure set forth herein. The provisions of Section 4.1 herein requiring an assignment and assumption agreement shall not apply to the transfer or conveyance of fee credits only and shall only apply when the fee credits are assigned in conjunction with the transfer or conveyance of lots within the Tract(s).

- Southwest Area RBBD fees with respect to development within the Tract(s) prior to the issuance of the Bonds, but not earlier than the CFD Effective Date, the County shall reimburse the Developer from Southwest Area RBBD fees collected in the amount equal to the credit earned against such fees pursuant to this Agreement. In addition, if the Developer pays RBBD fees with respect to a Tract on or subsequent to the issuance of the Bonds, and credits earned pursuant to this Agreement were not accounted for in calculating the amount of such payments, the County shall reimburse the Developer from RBBD fees collected in the amount of overpayment upon receipt of the Developer's written notice of such overpayment. The timing of any RBBD fee reimbursement will be contingent upon the availability of funds in the Southwest Area RBBD, and reimbursements may be made in multiple payments. Pursuant to Ordinance 460, the right to reimbursement expires 15 years after the execution of this Agreement.
- 3.4 Project Advances: Certain developers within the boundaries of CFD No. 07-2 have previously made, and certain of the developers may in the future make, advances of funds to be used by the County to pay expenses in connection with right-of-way acquisition and other costs for the Clinton Keith Road Improvements ("Project Advance"). If prior to issuance of the Bonds, (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a SFDU or MFDU constructed within the Tract(s) owned by such Developer, (ii) such Developer requests that such Project Advance be applied as a credit against the RBBD fees then applicable to such Tract(s), and (iii) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to the amount of such RBBD fee, the County may issue a credit to the Developer for such RBBD fee and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy.

4.0 Miscellaneous

4.1 <u>Assignment</u>: The Developer may assign all or a portion of its rights

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

- 4.2 <u>Relationship between the Parties</u>: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.
- 4.3 <u>Indemnification</u>: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"), harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, as a result of, or by reason of, or arising out of, or in consequence of any acts, omissions, negligence, or willful misconduct of Developer, its employees, contractors, or agents in connection with (a) the approval or performance of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.
- 4.4 <u>Warranty as to Property Ownership; Authority to Enter Agreement</u>: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.
- 4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations

under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

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

To County:

Riverside County Transportation Department

Attention: Alvin Medina 4080 Lemon Street, 8th Floor

Riverside, CA 92501 Phone No. (951) 955-1667 Fax No. (951) 955-3198

To Developer:

R-Hearthstone Lot Option Pool 02, L.P.

c/o Hearthstone, Inc.

Attention: Steven C. Porath 23975 Park Sorrento, Ste. 220

Calabasas, CA 91302 Phone No. (818) 385-3697 Fax No. (818) 385-0310

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

- 4.7 <u>Cooperation; Further Acts</u>: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.
- 4.8 <u>Interpretation; References; Captions</u>: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers, employees, agents and representatives, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only,

and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

- 4.9 <u>Amendments</u>: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.
- 4.10 <u>Waivers</u>: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.
- 4.11 <u>Binding Effect</u>: Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.
- 4.12 <u>No Third Party Beneficiaries</u>: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.
- 4.13 <u>Invalidity; Severability</u>: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.
- 4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.
- 4.15 <u>Attorneys' Fees</u>: If any action is instituted to interpret or enforce any of the provisions of this Agreement, each Party shall be responsible for their own attorney's fees.
- 4.16 <u>Time is of the Essence</u>: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.
 - 4.17 Merger Clause: This Agreement contains the entire agreement between

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

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

[Signatures of Parties on Following Pages]

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

COUNTY OF RIVERSIDE	<u>DEVELOPER</u>
RECOMMENDED FOR APPROVAL:	R-Hearthstone Lot Option Pool 02, L.P., a Delaware limited partnership
By: Mark Lancaster Director of Transportation	By: R-Hearthstone PBLOVJ GP, LLC, a Delaware limited liability company, its General Partner
APPROVED AS TO FORM:	By:Steven C. Porath
Ву:	Senior Vice President
Deputy County Counsel	
APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:	
By:	
Chairman, County Board of Supervisors	
ATTEST:	
Kecia Harper Clerk of the Board	
By:	
Deputy	

CALIFORNIA ALL-PI	URPOSE ACKNOWLEDGMEN	I T	CIVIL CODE § 118		
, ,	officer completing this certificate veri is attached, and not the truthfulness		he individual who signed the document that document.		
State of California	1				
County of Los a	ngeles }		xe Notary Public me and Title of the Officer		
on laruary 1	2, 2023 before me, Ka	renstoers	xe notary Public		
Date		Here Insert Nai	me and Title of the Officer		
personally appeared	Steven CABR	Name(s) of Signer(s)			
	,	vame(s) or Signer(s)			
to the within instrumer authorized capacity(ie	nt and acknowledged to me tha	t he/she/they execut ature(s) on the instru	s) whose name(s) is/are subscribe ted the same in his/her/their iment the person(s), or the entity		
Notary F Ven	KAREN S. HORNBACK Notary Public - California Ventura County Commission # 2413766		ALTY OF PERJURY under the f California that the foregoing nd correct.		
My Comm. I	Expires Aug 24, 2026	WITNESS my hand	and official seal.		
		Signature Kar	e Sotu sack		
Place Notary S	eal and/or Stamp Above	oignature _	Signature of Notary Public		
		ONAL			
	ompleting this information can fraudulent reattachment of this				
Description of Att	ached Document				
Title or Type of Do	ocument:		· · · · · · · · · · · · · · · · · · ·		
Document Date:		Number of Pages:			
Signer(s) Other Tha	an Named Above:				
Capacity(ies) Clair					
	Signer's Name:		Signer's Name:		
	er – Title(s):	☐ Corporate Officer — Title(s):			
☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact			☐ Attorney in Fact		
□ Trustee	☐ Guardian of Conservator	☐ Trustee			
□ Other:		□ Other:			
Signer is Representing:		Signer is Representing:			

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: Mark Lancaster

Director of Transportation

APPROVED AS TO FORM:

By:

Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By:

Chairman, County Board of Supervisors

Munasmir

ATTEST:

Kimberly Rector Clerk of the Board

Deputy

ву: ___

DEVELOPER

R-Hearthstone Lot Option Pool 02, L.P., a Delaware limited partnership

By: R-Hearthstone PBLOVJ GP, LLC, a Delaware limited liability company, its General Partner

By:

Steven C. Porath Senior Vice President

EXHIBIT "A"

FINAL TRACT MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

304 3

SHEET

9

SHEET 1 OF

PAGES BOARD.

NE HERBY STATE THAT WE ARE THE OWNERS OF THE AND INELUDED OF THE THE THE STATE STADENS HERBY STATE AND THE GALL THE THE CHARL SHIP STATE STADENS HERBY STATE CONTROL TO PLASS A CLEAN THE TO STADENS HERBY STADENS H

FERI PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT POBLIC PROPOSES, LOTS "A"THROUGH "C, INCLUSIVE. INDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

A A COMPINO O EDICATION OF OTA AGELIA SPECT AND OT SCHOOL OF OTA AGELIA SPECT AND ACCESS EXCEPT THE GENERAL GENERAL OF TANKEL AGES OF ACCESS EXCEPT THE GENERAL GENERAL OF TANKEL AGES OF CONTROL OF TANKEL AGE OF TANKEL OF OTA AGE 15-FOOT ACCESS OFFIDING FOR 10 S AND ONE TO 5001 TO SCHOOL ACCESS OFFIDING FOR 10 S AND ONE TO 5001 ONANGE OF ALL DOMESTIC OF TANKEL OF T

THE REAL PROPERTY DESCRIBED DECOM IS OFFICIATED AS AN ALONG WINNESSER PRODUCE OWNERS OF LAND THE STREET OF ALONG WINNESSER PRODUCE OWNERS OF LAND THE BUBLISTS OF THE VIOLENT OWNERS OF THE STREET OWNERS OF COMMES OF ALONG WINNESSER OF THE STREET OF THE ST

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN ACCOUNTED AS AN ACCOUNTED AS AN ACCOUNTER ALL OF 101 3 AND WITHIN 101 4 AS SOBREN BETON THE OWNER ALL OF CONTINUE AND ACCOUNTED AND ALADITERACE OF FLOOR CONTINUE CONTINUE AND ALADITERACE OF FLOOR CONTINUE AND ALADITERACE OF F

HE REAL PROPERTY DESPRIBED BELOW IS FEDDLATED AS AN ASSEMBLY OF PROPERTY CONTROL STATEMENT THE WITHIN TOT A LAS SHOWN HER OIL THE TREDATION HER EXPENSES, FOR PROPERTY OF A LAS SHOWN HER OIL THE TREDATION HER EXPENSES, FOR PROPERTY OF THE WIND HER EXPENSES, FOR THE OIL OFFICE WINDS AND MAINTENANCE OF A LODGE CORNING FACILITIES.

LASTERNI TO RECORDED LOS DELOS TO RECORDED SA SERVICI ASSERVATE ACCESS. TASTERNI TO THE SERVENT RECORDED TO RECORDED TO THE DESTRUCTION OF THE DESTRUCTION OF THE SERVENT RECORDED TO THE SERVENT OF THE THE SERVENT OF THE SERVENT OF

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN ACCOUNT OF DEDICATED AS ASSAULT OF PROPERTY PROPERTY OF PROPERTY PROPERTY PROPERTY PROPERTY.

NE PEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE ACCESS ASSEMENT, STRICK TO THE ACCESS PRIVATE USE FIRM THE ACCESS REMENT OF OLDSELVES, OUR SINCESSORS, ASSEMBLE AND LOT OWNERS WITHIN THIS FRACT MAP.

940 NE HEREBY RETAIN THE TOTAL OF EACEMENTS SO SHOWN THE RECOVER OF PROPARE USE, FOR THE SOLE BREET IN OF DUNSELIVES, CURSUCERS SHOWN THE THAT HAD NOT UP OF THE WEB. WE HEREDY RETAIN THE EASEMENT HONCATED AS PRIVATE DRADANGE SCHERFYLYND, BITHIN LOT AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE DEMETT OF OWNSELYS, OUR SUCCESSORS, ASSIGNEES LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 2 IN FEE INCIDATED AS OPEN SPACE/MISHOP CONSERVATION'S SHOWN IN WERGAN FOR PRIVATE LISE, FIGH THE TAXES BENETH OF QUIESLYCES, ONE SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACE MAD.

WE WEREBY RETAIN LOT I BEFEE PROJECTED AS UNABALAGE" AS SHOWN HERECHE FOR PRIVATE LIEF FOR HER SOLE BUREFIT OF DURINGLIFYS, OLM SUCCESSORS, ASSIGNES AND LOT DOWERS WITHIN THIS THACT MARE.

ME HEMEBY RETAIN LOT A IN FEE INVICATED AS TOMACRETAL AS SHOWN HEREOM COOR PHILATE LEGET OF CONCENTRY, CARE SHEETS, CARE STACKEESSORS, ASSISTEES, AND LOT OWNERS WITHIN THAT FRACT MAD.

NE NEGERO NETAIN LOT 5 IN LEE HORGATED AS MARK AS SMONN HEREON FOR PRINKIE LOS FOR THE SOLE BEREFILD OF OWESTLYS, OUR SICCESSONS, ASSOCRES AND LOT ORNERS BITHIN THIS TRACT MAY.

THE REAL PROPERTY DESCRIBED BELOW RECORD THE OF THE CENTRAL OF THE CONTROL OF THE

AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

MAP NO. 3215.

RICK ENGINEERING COMPANY

R-HEARTHSTONE LOT OPTION POOL 02, L.P., A DELAWARE LIMITED PARTNERSHIP OWNER:

BY: R-HEARTHSTONE PBLOJY GP, LLC, A DELAWARE LIMITED LIABILITY COMP ITS GENERAL PARTNER

HAME! GEBURA C. FREATH 18gr

OWNER:

RANCH RV & SELF-STORAGE-DIAMONO VALLEY, A CALLFORNIA LIMITED LIABILITY COMPANY

Butana a July Marie James Alytle

BOARD OF SUPERVISOR'S STATEMENT

THE CONTROL OF HAVESTONE, STATE OF ALL GOWNER, BE LES BORNED
OF SPECIAL SOFT STATES OF STATES OF

THE GFFERS OF DEDICATION OF ABUITERS PIGHTS OF ACCESS ALONG ABELIA SIREF, AGAYE DRIVE AND WINCHESTER FOAD ARE HEREDY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENTS FOR CONSTRUCTION AND WAINTENANCE OF FLOOD CONTROL FACILITIES, ARE HEREBY NOT ACCEPTED.

E OFFER OF DEDICATION MADE HEREON OF THE ACCESS SEARCH, LOST RIGHES AND EGRESS TO AND PRION STORAL ALM EASLAGENTS FOR CONSTRUCTION AND MAINTENANCE FIGOROGOMERO, IS HEREBY NOT ACCEDIED.

CAL 1FORNIA COUNTY OF RIVERSITY

KECIA HARPER CLERK OF THE BOARD OF SUPERVISORS

DEPUTY he mappell

Bri

TAX BOND CERTIFICATE

JAMUARY, 2021

OF HERBY CERTITY THAT A BOOD IN THE SAM OF SPEEDLESSES OF ALL SPEEDLESSES OF SPEEDLESSES OF SPEEDLESSES OF SPEEDLESSES OF SPEEDLESSES OF SPEEDLESSES, SPEEDLESSES OF SPEEDLESSES, SPEEDLESSES,

SURVEYOR'S STATEMENT

SURVEYOR'S STATEMENT

HIS AWA SPERVED BY AGENTITIE INSTANCE COMPANY

SURVEYOR'S STATEMENT

HIS AWA WAS PREVAIDED BY AS ON CONCERN OF COMPANY

RESTORED BY A FIELD SURVEY IN CONFIDENCE WITH CONCERN OF COMPANY

AT THE PROCESSION STATEMENT SHAPP AND COCKED THE TOTAL CONCERN OF COMPANY

AND COMPANY SHE CONTROL WAS SOLD. ARE RESTORED TO THE PROPERTY OF CONFIDENCE AND COCKED THE POSTICION

FIELD STATEMENT SHAPP THE SET SHAPP AND COCKED THE POSTICION

FIELD STATEMENT SHAPP THE SET SHAPP AND COUNT THE POSTICION

FIELD STATEMENT SHAPP THE SET SHAPP AND COUNT THE POSTICION

FIELD STATEMENT SHAPP THE SET SHAPP AND FAIL THE FIELD SHAPP THE FOR THE SHAPP THE SET SHAPP THE SHAPP T

CASH OR SUMELY BOND
MATTHEW JEHATINGS
COUNTY TAX COLLECTOR

9-19-2022 DAJE



DEPUTY

TAX COLLECTOR'S CERTIFICATE

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED . 2029 DATE: CANDOCK 13
MATHEW JENNINGS
COUNTY TAX COLLECTOR

DEPUTY Yesta mardyllel

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HERED STATE THAT THE EASEMENTS GEDICATED ON THIS MAP I LESTERN MANUFARE WITS DISTRICT. ME HERED ACCEPTED AND THE DISTRICT CONSERVEY TO THE RECOMDALIGN HEREGE OF THE ME CONDALIGN HER

2

SERIA FLANA, BLAND SECRETARY OF THE EASTERN MINICIPAL WRIED OSSINET AND THE PROPERTY OF THE EASTERN MINICIPAL WRIED

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499, 20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABARDONARENT OF THE FOLLOWING

1102E PORTIONS OF AN OFFER OF DEDICATION FOR COMPIT OF NIVERS DE ON BEHALF OF PRIVESSING COUNTY COMPIT OF NIVERS DE ON BEHALF OF PRIVESSING COUNTY FOR COUNTY OF NIVERS DESCRIPTION OF DESCRIPTION OF RECORDED DEC. 24, 7007 X INSTRUMENT OF DESCRIPTION OF HISTORICAL RECORDS, LYING WITHIN THE OURDART OF HISTORICAL RECORDS,

COUNTY SURVEYOR'S STATEMENT
THIS JAW GOVERN TO THE REQUIREMENTS OF THE SABDIVISION
THIS JAW GOVERN TO THE REQUIREMENTS STATE THAT THIS JAW
THE REMAINED BY WE OF BOTHER IN SEPRENTS ON AN ENTRY OF THE THAT THE SAB OF THE STATE THAT THE SAB OF T



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



朝书

32151 NO. MAP

EERIG A SURDIVISION OF A PORTICN OF PARCEL A OF LOT LINE ADJASTICATI NO, 4859, RECORDED MAY 25, 2003 AF POSTRUMENT NO, 2005 OF 1980 AT SOCKA STANDARY IN A SOCKA STANDARY IN A POST OF SOCKA STANDARY AS A POST OF SOCKA STANDARY IN A POST OF SOCKA STANDARY

RICK ENGINEERING COMPANY

JAMUARY, 2021

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CACRAFICER WERFILES ON THE LOBBLITY OF THE INDIVIDUAL WIG STORED THE DOCUMENT TO WHICE THIS CACRAFICER IS AT NAME OF THE NOTARE OF THE

STATE OF CALIFORNIA

A NOTARY PUBLIC. ONTRANSPORTED BY LONGE OF PACES SHORMAN PERSONALLY APPEARED SANJES CABRATH

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALLFORNIA THAT THE FORECOING PARAGNAPH IS TRUE MAD CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

STONATURE HALES SHOW BOOK HAKEN SHOENBACK

COUNTY. MY COMMISSION EXPIRES DANG. 24 2022 COMMISSION NOMBER 2413764

NOTARY ACKNOWLEDGEMENT

A NOTAN' PUBLIC ON OTHER OFFICER COMPLETING THIS CERTIFICATE WERFIES ON A THE URBON OF MOUNT OF THIS THEO YOUNG THE WOND THE WORLD THIS CERTIFICATE A STACKED THE MOUNT THE RUTHEUMFSS, ACCHRACY, OR VALLED TY OF THAT DOCUMENT.

STATE OF CALIFORNIA

A NOTARY PUBLIC. ON SECRETARIE DE BERDEFORE ME. LINON IS SMITH PERSONALLY APPEARED JAMES A. LATES

BEGINSON ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE HIR EFFECTION TO SHARE SHEACHING TO THE WITHIN HIS PREVIOUS DATE OF THE SHARE SHEACHING TO THE WITHIN HIS SATISFACTIVE OF SHARE SHEACHING THE CAMPRIANT SHEACHING THE CAMPRIANT SHEACHING THE CAMPRIANT SHEACHING THE CAMPRIANT SHEACHING THE SATISFACTIVE OF THE SHEACHING THE SHEACHING

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

WITHESS MY HAND AND OFFICIAL SEAL.

COUNTY. SIGHATURE COMP. & Cherry UP PRINCIPAL PLACE OF BUSINESS IS IN ZINERALING. COMISSION EXPIRES. AUGUST 21, 2024 Chan R Smith

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC. COUNTY. A STISFACTORY EVIDENCE TO BE ARE SUBSECUTED IN WITHIN MATCH CARCITLE EXCUSED NATED AND THAT INC. THE PROPERTY OF THE PERSONIS. LAWS DF THE LARY PUBLIC OR OTHER OFFICER COMPLETING THIS NO.CATE WRITES COMPLETING OFFI THE INFORMATION OF THIS STREET STATEMENT OF WILLIAM TO STREET THE OFFI THE STATEMENT OF THE INDIFFERENCE OF WALLOTT OF THAT DOCUMENT. I CENTIFY UNDER PENALTY OF PERJUNY UNDER THE L STATE OF CALL FORMIA THAT THE FOREGOING PARADA AND CORRECT PRINCIPAL PLACE OF BUSINESS IS IN HAND AND OFFICIAL SEAL. COMMISSION EXPINES. WHO PROVED TO ME ON THE PERCENCY, WHOSE MAINTENANCY AND ACKNOWN. THE SAME IN HISTORIER STOPE ON THE ENTITY WHOW SEED THE HISTORIER. PERSONALLY APPEARED STATE OF CALL IN RINTED RITHESS

क्रीह

IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT MAP NO. 32151

BEING A SUBDIVISION OF A PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 4858, RECORDED MAY 25, 2005 AS INSTRUMENT NO. 2005-0418/01 AS DESCRIBED IN GRANT DEED RECORDED MAY 25, 2005 AS INSTRUMENT NO. 2005-0418/02 AND PARCEL A. A PORTION OF PARCEL B. AND PARCEL C OF LOT LINE ADJUSTMENT NO. 5464, RECORDED JAMAJARY 22, 2004 AS INSTRUMENT NO. 2004-0035550 ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 28, T. 6 S., R. 2 W. S.B.M.

ENVIRONMENTAL CONSTRUCT NOTE
ENVIRONMENTAL CONSTRAINT SHEET
AFFECTING THIS MAP IS ON FILE IN
THE OFFICE OF THE RIVERSIDE COUNTY
SURVEYOR IN E.C.S. BOOK CHI
THIS AFFECTS ALL LCTS.

SHEET 3 OF 10 SHEETS NOTES

- SEE SMEET NO 3 FOR SURVEYOR'S NOTES, RECORD DATA FOR BOUNDARY AND BASIS OF BEARINGS
- 2 SEE SHEET NO. 4 FOR MONUMENT NOTES AND VICINITY MAP.
- 3. SEE SHEET NO. 5 FOR EASEMENT NOTES.

RICK ENGINEERING COMPANY

SURVEYOR'S NOTES

PROCEDURE OF SURVEY

JANUARY, 2021

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
CALIFORNIA STATE PLANE CORROLNATE SYSTEM, COSB3,
20NE 8, BASED LOCALLY ON CONTROL STATIONORY
COMMENTED AND BEARINGS SHOWN ON THIS MAP ARE
OFFICE OF THE STATE OF TH

- 1. · INDICATES FOUND AS NOTED.
- 2. O INDICATES SET 1" IRON PIPE TAGGED LS 8805. FLUSH.
- 3. A INDICATES CORS STATION AS INDICATED.
- 4, _____ INDICATES SUBDIVISION BOUNDARY.
- 7. _____ - INDICATES LOT LINE.
- B. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- 9. THIS TRACT CONTAINS 38.684 ACRES GROSS.

- 12. R4 INDICATES RECORD PER PARCEL MAP 13059 PMB 64/28
- 13. RS INDICATES RECORD PER RS 123/22.
- 14. R6 INDICATES RECORD PER LLA 4858 RECORDED MAY 5, 2005 AS INSTRUMENT NO. 2005-0418101 O.R...
- 15. R7 INDICATES RECORD PER LLA 5464 RECORDED JANUARY 22. 2014 AS INSTRUMENT NO. 2014-0024520 O.R.
- 16. R8 INDICATES RECORD PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 205-401-460, DATED MARCH 1, 2012.
- 17. R9 INDICATES RECORD PER TRACT 29017-2, MB 330/64-75.
- 18. _____ INDICATES RESTRICTED ACCESS.
- 19. ALL MONUMENTS SET ARE PER RIVERSIDE COUNTY ORDINANCE 461.21.
- 20. ALL MONLIMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE MONLMENTATION ADREEMENT FOR THIS MAP.
- 21 ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT SURVEY DIVISION IN E.C.S. BOOK NO.2 PAGE SO THROUGH 655. LOT 3 MSHOP LOT AS SHOWN ON THE TENTATIVE TRACT MAP SHALL BE CALLED CUT AS AFFECTED ON THE FINAL WAR AND SHALL
- 22. C.C. & R's. RECORDED 11 10 12 AS INST.
- 9. THIS TRACT CONTAINS 38.684 ACRES CROSS.

 10. R1 INDICATES RECORD PER PARCEL MAP 9508 PMB 41/6-T.

 11. R2 INDICATES RECORD PER PARCEL MAP 11539 PMB 64/59.



T6S, R2W, SEC 28 NW

LINE TABLE DIRECTION LENGTH

10. R1 INDICATES RECORD PER PARCEL MAP 9508 PMB 41/6-T. 11. R2 INDICATES RECORD PER PARCEL MAP 11539 PMB 64/59. 12. R2 INDICATES RECORD PER PARCEL MAP 11539 PMB 64/59. 13. R2 INDICATES RECORD PER PARCEL MAP 11539 PMB 64/59.	BOS IN 107 07 , PCC'S, PRC'S, NAME DIRECTION LENGTH PERPENDICULAR
11, R2 INDICATES RECORD PER PARCEL MAP 11539 PMB 64/59. OR RADIAL FROM CENTERLINE AT A	PERPENDICULAR (OFFSET 0F 9.75). (N 89-35'47 W 30 00'R2 (N 109-35'44 E 30 00'R2 (N 109-35'44 E 30 00'R3 (N 109-35'44 E 30 00'R3 (N 109-35'44 E 30 00'R3 (N 109-35'44 E 35'44 E 35'44 R2 (N 109-35'44 E 35'44 R2
12. R3 INDICATES RECORD PER PARCE, MAP 15358 24. SET "(RON PIPE TAGGED 1.5. 880) PMB 93/40-41. PT ON SIDE 10 1.5. SED 11. SET 15. SET	"IN TOP OF CURB L (N 89-33 02 ° E 30 00 ° R5) PROJECTED AT AN L2 N 89-55 17" W 435 12 BE WEASHEED L2 (N 89-33-44 ° E 435 14 ° R2)
RADIALLY DR AT THE RIGH" ANGLE WAY LINE.	PROJECTED AT AN L2 N 99*55*17* W 435 12* .BE WEASINED L2 (N 99*35*44* E 435 14* R2) 10 THE RIGHT OF L2 (N 99*33*02* E 435 19* R5) L3 N 99*55*17* W 30 00*
	14 N 0*40*34* F 44 84*
COPS STATION PPEF - MODESTAN ROSES (CARD) E-62786 18.644	L5 N 45*22'39* E 21 10 N 89*35:44* E 2' 10 93) L6 N 0*26'06* E 30 00
NRSTRY ATTN 2017 62 (NRSTST2STE 2617 6	
20 21 234378 (23438° RI)	33383' (33382' R.N893'23'E 33382' R4)
SECTION LINE CL KELLER ROAD KELLER ROAD	CL MCCOLERY ROAD
	RB PER PMB 64/28 - RB PER PMB 93/80-92
	-CL WINCHESTER ROAD
88.5	- CL WINCHESTER ROAD PARCEL MAP 1906 a
R - CL POURROY ROAD	PMB # 6/ 98 RW PER PMB 64/28 - 20-1 -SEE
PARCEL MAP 8 508	DEIAIL A
	® KOON STREET SHT NO. 4
PRINT TO THE THE THE THE TANK TO THE	N85 57 34W 128 50 1128
	95734W 49224 -3 -LOT 8 PMS
2 S	PARCIEL A S AW PER PMB 93/40-41-
	A. MO. 4866 A.9 E.E.
	996-9418101 8시작자 1 - '오타를 8
	OLERY OTEST CALL OTEST CALL OTEST CALL AND TO THE TO T
THE SECTION LINE TO SECTION LI	COLERY E GASTA RECEIVE ESSATA
198-	
Z 2 2 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	Ar PER DOC. 3 15 -
S SANGE - PARCE	646,007 R3) 8 2 8 0
	#895522W G25G MI #895523W G25
LLA HO.	8 48 4 (8 1
AOUNGO CLOLD POURROY ON A SALLIGNMENT ON	
POUR POR POR POR POR POR POR POR POR POR PO	FXIST, RW PER
CL OLD POLIFICATION	MB 92/40-41
CL OLD POURROY 40	TEO WAY WAS TO SEE THE THE TO SEE
CL OLD POURROY ARAB ALLIGNMENT	SANCEL B SOLD SANCE BENEVILLE BENEVI
1	SNE - (445)
69_ N897551TW 2015.	to (N85'55'EW 21526' R7)
78324	M89555TW 1287.35'0287.27 R.3. M8 93/45-41 LOY I PMS 93/46-41
The state of the s	206' 133203' RE) (NB935'4FE 133203' R3) SEE (4453' REM R3)
WOMERSTON DEELE	DETAIL "B" SHT NO. 4
(1883 15 AF BEADT R)	CENTER OF SECTION LINE
107 121 TRACT 20 017 -2	
S	22 -002 46.5487 4
No.	CORS STATION BILL"-
TRACT 28 OHT -2 MB 330/84-78	N=2 154995.038 E=63 13564, 175
JEAN NICHOLAS ROAD	@NS\$ an)
E	S OF BEAMS IGH
	BASIS OF BEARINGS (GRO)
SCALE: 1" = 200"	
200 0 200 400 E = 6.27°	ITATION 9416"- CONVERGENCE ANGLE 886.604 AT PT NO 1 CENTER OF 0%.732 SECTION AT 5/E CORNER OF PROJECT.
2.047	SECTION AT S/E CORNER OF PROJECT.

