

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



ITEM: 3.30
(ID # 21839)

MEETING DATE:
Tuesday, September 12, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval and Execution of the Newport Road Community Facilities District No. 03-1
Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between KB
Home Coastal Inc., and the County of Riverside associated with Tract Nos. 36417-1, 36417-2,
and 36417-3. Not a project under CEQA per State CEQA Guidelines Section 15378. District 3.
[\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and execute the Newport Road Community Facilities District 03-1
Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between
KB Home Coastal Inc., and the County of Riverside associated with Tract Nos. 36417-1,
36417-2, and 36417-3; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

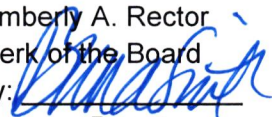
ACTION: Policy


Mark Lancaster, Director of Transportation 7/27/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: September 12, 2023
xc: Trans.

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Developer funded 100%. No General Funds will be used on this project.			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

KB Home Coastal Inc. (Developer) owns Tract Nos. 36417-1, 36417-2, and 36417-3 consisting of two hundred twenty-eight (228) single-family residential units (Tract). The Tract is located within the boundaries of the Newport Road Community Facilities District No. 03-1 (Newport Road CFD), which is administered by the County of Riverside (County).

The Newport Road CFD is a funding mechanism that provided a means to finance, in part, the Newport Road/Domenigoni Parkway Extension Improvements from Menifee Road to State Route 79. The construction of the Newport Road/Domenigoni Parkway extension was physically complete and open to traffic at the end of 2007.

In addition, the Newport Road/Domenigoni Parkway Extension Improvements have been identified in the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA) and are among those facilities whose construction is to be partly financed by the collection of TUMF. Ordinance No. 824 established the TUMF Program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project.

The Developer and the County now desire to enter into this Newport Road CFD Transportation Uniform Mitigation Fee Program Improvement Credit Agreement (TUMF Agreement) to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay applicable TUMF for the Tract. Each residential unit constructed within the Tract will be eligible to receive a TUMF credit in an amount set forth in this TUMF Agreement.

The TUMF Agreement is not a "project" under the California Environmental Quality Act (CEQA). Pursuant to Section 15378 of the State CEQA Guidelines, the TUMF Agreement does not have the potential to result in a direct physical change in the environment and it is not reasonably foreseeable that the TUMF Agreement will result in an indirect physical change in the environment. The TUMF 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 Newport Road/Domenigoni Parkway Extension

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

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 TUMF Agreement merely establishes a means to offset Developer's prior payment of the Newport Road CFD against Developer's obligation to pay TUMF for the Property. As a result, the TUMF 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 TUMF 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

TUMF Agreement



Jason Farin, Principal Management Analyst 9/5/2023

**COMMUNITY FACILITIES DISTRICT NO. 03-1
(NEWPORT ROAD CFD)
IMPROVEMENT CREDIT AGREEMENT
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 12 day of September, 2023 by and between the County of Riverside, a political subdivision of the State of California (the "County") and KB Home Coastal Inc. a California corporation, with its principal place of business at 36310 Inland Empire Drive Suite 300, Wildomar, CA (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tract Nos. 36417-1 (65 units), 36417-2 (99 units), and 36417-3 (64 units) for which a Final Map was recorded on March 28, 2023, as Instrument Nos. 2023-0088003, 2023-0088004, and 2023-0088005 (the "Tract") 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 a total of 228 single-family residential units.

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

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 Property will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 15, 2003, adopted Resolution No. 2003-173 establishing Community Facilities District No. 03-1 Newport Road of the County of Riverside ("Newport Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Newport Road Improvements and Resolution No. 2003-174 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$24,000,000 to finance the Newport Road Improvements and Resolution No. 2003-175 calling for a special election held on April 15, 2003, for the qualified electors of the Newport 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 April 15, 2003, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Newport Road CFD to be recorded within fifteen days of the special election certification;

CFD 03-1 (Newport Rd CFD)
TUMF Improvement Credit Agreement
KB Home Coastal Inc.
Tract Nos. 36417-1, 36417-2, and 36417-3

SEP 12 2023 3.30

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

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

WHEREAS, the Newport Road Improvements have been constructed by the Riverside County Transportation Department in part from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Newport Road CFD;

WHEREAS, the County and Western Riverside Council of Governments (WRCOG) entered into a Memorandum of Understanding (MOU) on October 28, 2014, which provides the mechanism by which developers can be eligible to receive TUMF credits to offset their TUMF fees by participating in the Newport Road CFD;

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

WHEREAS, the Tract is located within the boundaries of the Newport Road CFD, as shown on the Boundary Map of the Newport Road CFD recorded as Instrument No. 2003-217558 on March 28, 2003, or within territory that has been annexed to Newport Road CFD.

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

TERMS

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

2.0 Construction of Improvements: The County has constructed the Newport Road Improvements using, in part, proceeds from the issuance of the special tax bonds by the Newport Road CFD.

3.0 TUMF Credits

3.1 TUMF Credits: By issuance of the special tax bonds by CFD No. 03-1 (the "Bonds"), the Developer is entitled to credit against TUMF fees in an amount equal to the following (the "TUMF Bond Credit"):

- a) \$1,775 for each Dwelling Unit (DU)
- b) \$2.10 per square foot for Commercial

3.2 TUMF Excess Payment: The Developer, in order to receive a certificate of occupancy for residential or commercial improvements constructed within the Newport Road CFD, shall pay to the County the sum by which the amount of the TUMF then applicable to the Property exceeds the TUMF Bond Credit for such Property.

4.0 Miscellaneous

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

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

4.3 Indemnification: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"), harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, as a result of, or by reason of, or arising out of, or in consequence of any acts, omissions, negligence, 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 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Property 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 Property, which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

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

To County: County of Riverside
Transportation Department
Attention: Alvin Medina
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-1667
Fax No. (951) 955-3198

To Developer: KB Home Coastal Inc.
Attention: Scott Hansen
36310 Inland Valley Drive, Suite 300
Phone No. (951) 691-5300
Fax No. (951) 600-0136

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

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

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

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

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

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

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

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

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

4.15 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, each Party shall be responsible for their own attorney's fees.

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

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

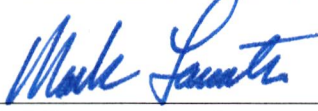
4.17 Merger Clause: This Agreement contains the entire agreement between the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.

[Signatures of Parties on Following Pages]

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

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 
Mark Lancaster
Director of Transportation

APPROVED AS TO FORM:

By: 
Stephanie Nelson
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

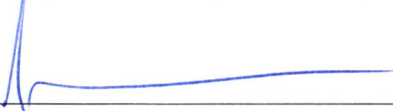
By: 
KEVIN JEFFRIES
Chairman, County Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: 
Deputy

DEVELOPER

KB Home Coastal Inc., a California corporation

By: 
Scott Hansen
Vice President

10/10/10

KEVIN JEFFRIES

10/10/10

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 California }

County of Riverside }

On July 18, 2023 before me, Judith Mireles, Notary Public, personally appeared Scott Hansen, 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.





Judith Mireles, Notary Public

(SEAL)

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EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

original
2023-0088003

489
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SHEET 1 OF 5 SHEETS

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

TRACT MAP NO. 36417-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF AMENDED PARCEL MAP NO. 13711,
BOOK 114, PAGE 35, IN THE NORTHEAST QUARTER OF SECTION 31, T5S, R2W, S.B.M.

OCTOBER 2015

HILLWIG-GOODROW, INC.

RECORDER'S STATEMENT

FILED THIS 29 DAY OF March 2023
AT 2:30 P.M. IN BOOK 489 OF
MAPS, AT PAGES 40-44, AT THE
REQUEST OF THE CLERK OF THE BOARD.
FEE \$17.00 NO. 2023-0088003
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: Jackie Cua DEPUTY
SUBDIVISION GUARANTEE BY:
FIDELITY NATIONAL TITLE COMPANY

OWNER'S STATEMENT

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

AS A CONDITION OF DEDICATION OF LOT A (LEON ROAD) AND LOT B (OLIVE AVENUE), THE OWNERS OF LOTS 1 THROUGH 8, INCLUSIVE, LOT 67, AND LOT 68 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THEIR PART VACATED.

WATER QUALITY EASEMENT OVER

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, ALL OF LOTS 66, "INDICATED AS WATER QUALITY BASIN", AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; DRAINAGE EASEMENT LYING WITHIN LOT 67 AS SHOWN HEREON, THIS DEDICATION IS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, "WATER QUALITY BASIN" LOT 66 AS SHOWN HEREON. THE DEDICATION IS FOR OPEN SPACE, LANDSCAPE, AND WATER QUALITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN A PORTION OF LOT 68 AS SHOWN HEREON. THE DEDICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN A PORTION OF LOT 69 AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; LOTS "H" AND "I". THE DEDICATION IS FOR (1) ONE FOOT BARRIER STRIPS FOR ROAD AND ACCESS CONTROL.

WE HEREBY RETAIN LOT 66 IN FEE INDICATED AS WATER QUALITY BASIN AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

MY HOME COASTAL INC.
BY: SCOTT HANSEN

WE HEREBY RETAIN LOT 68 IN FEE INDICATED AS OPEN SPACE AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Riverside
ON Jan. 18, 2023, BEFORE ME, Judith Mirales
A NOTARY PUBLIC, PERSONALLY APPEARED
Scott Hansen

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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
SIGNATURE Judith Mirales
NAME PRINTED
Judith Mirales

MY PRINCIPAL PLACE OF BUSINESS IS
IN Riverside COUNTY
MY COMMISSION EXPIRES Sept. 22, 2025
My Commission No: 247491

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE WINCHESTER/NORTH HEMET SUB-WATERSHED OF THE SALT CREEK CHANNEL AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 86483, ET SEQ., OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

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

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 29,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: March 23, 2023

CASH OR SURETY TAX BOND
MARRIEN JENNINGS
COUNTY TAX COLLECTOR

BY: Marrinen Jennings DEPUTY

TAX COLLECTOR'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, ~~EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$~~ EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 29,500.00
DATE: MARCH 22, 2023

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: Marrinen Jennings DEPUTY

BOARD OF SUPERVISOR'S STATEMENT

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

THE OFFER OF DEDICATION OF ADJUTERS RIGHTS OF ACCESS ALONG OLIVE AVENUE AND LEON ROAD IS HEREBY ACCEPTED.

THE DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENT IS HEREBY NOT ACCEPTED.

DATE: February 28, 2023
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: [Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

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

VALLEY-WIDE RECREATION AND PARK DISTRICT'S STATEMENT

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

DATE: Dec. 23, 2022
[Signature]
DEAN WETTER, GENERAL MANAGER

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WINCHESTER MEADOWS, LLC, ON AUGUST 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: Nov. 12, 2022
[Signature]
ALAN C. HILLWIG
P.L.S. 5137
LIC. EXP. 06/30/23



COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 36417 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 2014; THE EXPIRATION DATE BEING FEBRUARY 2, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

EXPIRATION EXTENDED 60 DAYS PER SMA 664592.6(16)
DATE: 2-22-2023

DAVID L. MCMILLAN
P.L.S. 8488
LIC. EXP. 12/31/24



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 36417-1
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF AMENDED PARCEL MAP NO. 13711,
BOOK 114, PAGE 35, IN THE NORTHEAST QUARTER OF SECTION 31, T5S, R2W, S.B.M.

OCTOBER 2015
HILLWIG-GOODROW, INC.

SURVEYOR'S NOTES:

- () RECORD DATA PER RECORD OF SURVEY 70/26-33.
 - () RECORD DATA PER PARCEL MAP NO. 13711, PMB 114/35.
 - () RECORD DATA PER TRACT MAP NO. 30266-1, MB 431/19-26.
 - MONUMENT FOUND AS NOTED.
 - SET 1" IRON PIPE, TAGGED PLS 5137, UNLESS OTHERWISE NOTED.
- SET LEAD & TAG, PLS 5137, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS, PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE AT AN OFFSET OF 9.75 FEET, UNLESS OTHERWISE NOTED.
- SET LEAD & TAG, PLS 5137, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED AT AN OFFSET OF 9.75 FEET. THE OFFSET SHALL BE MEASURED RADIALLY OR AT THE RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- SET 1" IRON PIPE, TAGGED PLS 5137, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- CC&R'S RECORDED 3/28/2023 AS INSTRUMENT NO. 2023-0088002
- ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE NO. 481.21, AND THE MONUMENT AGREEMENT FOR THIS MAP.
- ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN EDS BOOK 44 PAGE 66. THIS AFFECTS ALL PARCELS/LOTS.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS 83, ZONE 6 BASED ON CONTROL STATIONS "PPBF", "BILL", AND "LEGS" (NAD 83/NGS2000) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MARKS OR DEED ARE SHOWN PER THAT RECORD. REFERENCE: ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIALLY OTHERWISE NOTED. DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99999748. CALCULATIONS ARE MADE AT #1004 WITH COORDINATES OF: N:2197821.841, E:6295847.185, USING AN ELEVATION OF 1452.63'.
- TOTAL GROSS AREA IS 21.14 ACRES.
- NOTE: DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- ////// INDICATES RESTRICTED ACCESS
- NOTE: A SPIKE & WASHER, LS 4239 WAS FOUND AT THE INTERSECTION OF OLIVE AVENUE AND LEON ROAD FOR THE INITIAL SURVEY. THE 1" IRON PIPE DOWN 0.80' PER MB 431/19-26 WAS NOT FOUND BELOW. IN 2020, A SITE VISIT FOUND THE LS 4239 SPIKE & WASHER REPLACED WITH A SPIKE & WASHER WITH NO MARKINGS AT THE SAME POSITION AS THE LS 4239 MONUMENT. THE SPIKE ALMOST COMPLETELY COVERED THE WASHER.

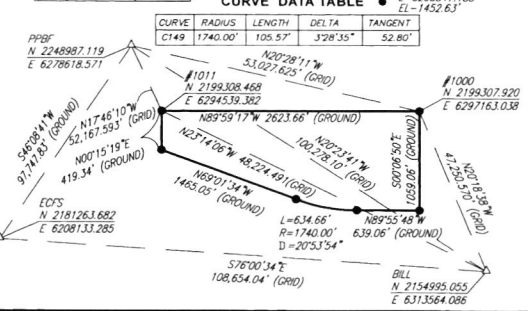
- EASEMENT NOTES:**
- Ⓐ AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2007 AS INSTRUMENT NO. 2007-0028085 OF OFFICIAL RECORDS.
 - Ⓐ AN EASEMENT FOR WATER LINE PURPOSES, RECORDED DECEMBER 4, 2019 AS DOCUMENT 2019-0489209, IN PARCEL 031, SOUTHERN CALIFORNIA MUNICIPAL WATER DISTRICT.
 - Ⓐ EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL FOR THE MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
 - Ⓐ EASEMENT TO VALLEY-WIDE RECREATION AND PARK DISTRICT FOR WATER QUALITY AND LANDSCAPE MAINTENANCE PURPOSES, DEDICATED HEREON.
 - Ⓐ EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND SUPPLY SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1982 AS INSTRUMENT NO. 2957 O.R.
 - Ⓐ EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR POWER POLES, POWER LINES, AND INCIDENTAL PURPOSES, RECORDED APRIL 4, 2020 AS DOCUMENT NO. 2020-0156233
 - Ⓐ PRIVATE ACCESS EASEMENT, RETAINED HEREON.
 - Ⓐ EASEMENT TO VALLEY-WIDE RECREATION AND PARK DISTRICT FOR LANDSCAPE MAINTENANCE PURPOSES, DEDICATED HEREON.
 - Ⓐ **WATER QUALITY EASEMENT, DEDICATED HEREON.**

LINE DATA TABLE

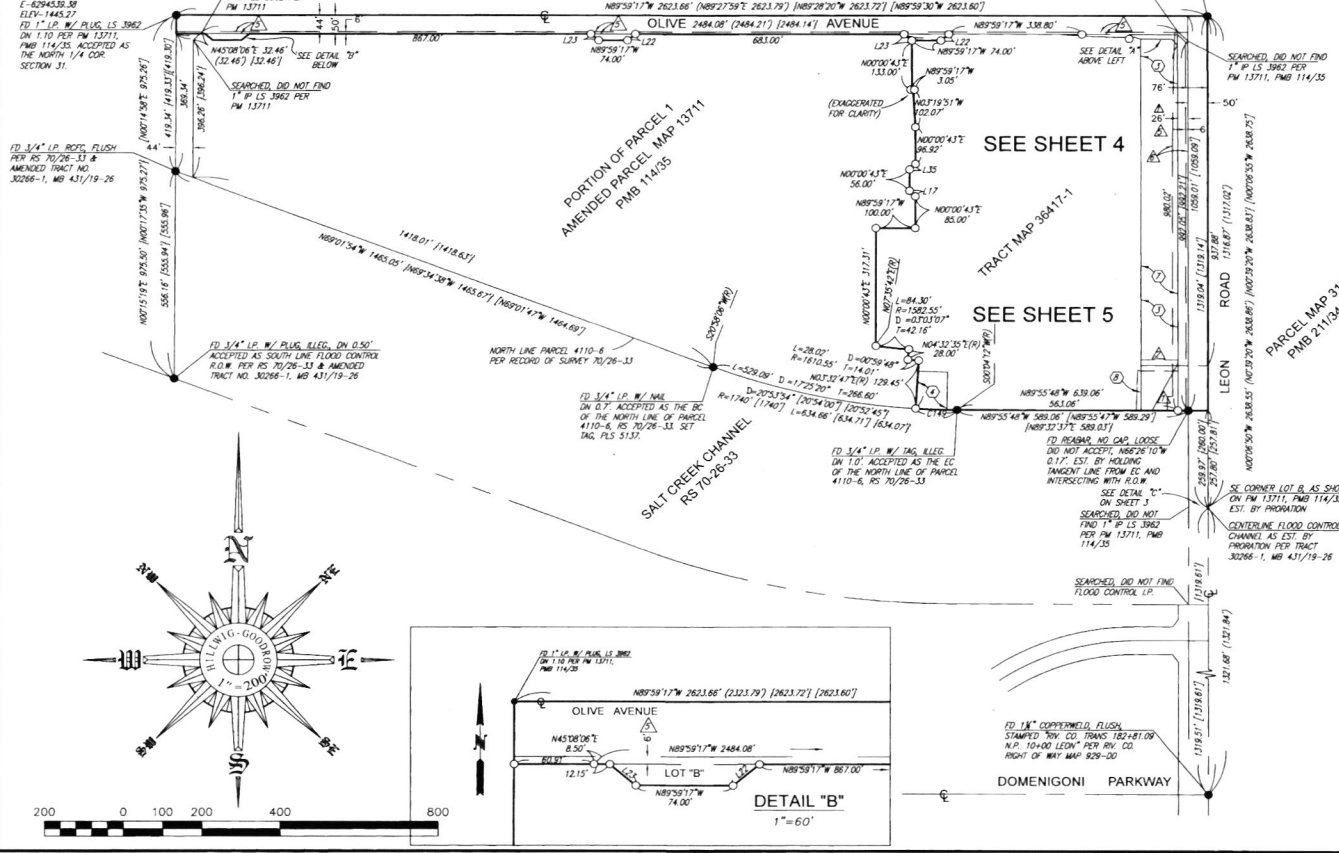
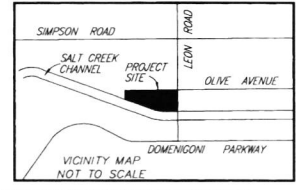
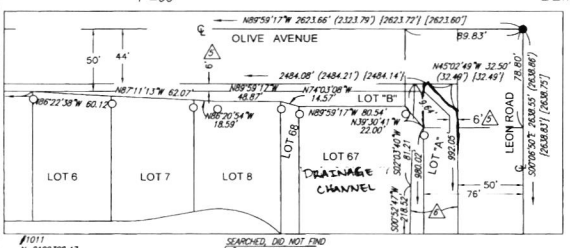
NO.	BEARING	DISTANCE
L17	N44°59'17"W	21.21'
L22	N49°33'25"E	26.25'
L23	S49°33'25"E	26.25'
L35	N45°00'43"E	21.21'

CURVE DATA TABLE

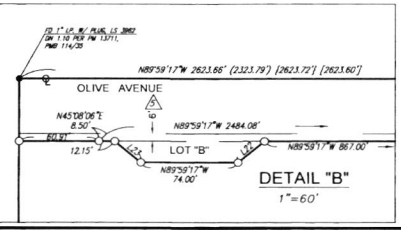
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C149	1740.00'	105.57'	3°28'35"	52.80'



DETAIL "A"
1"=60'



DETAIL "B"
1"=60'

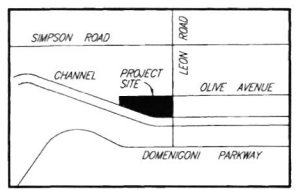


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

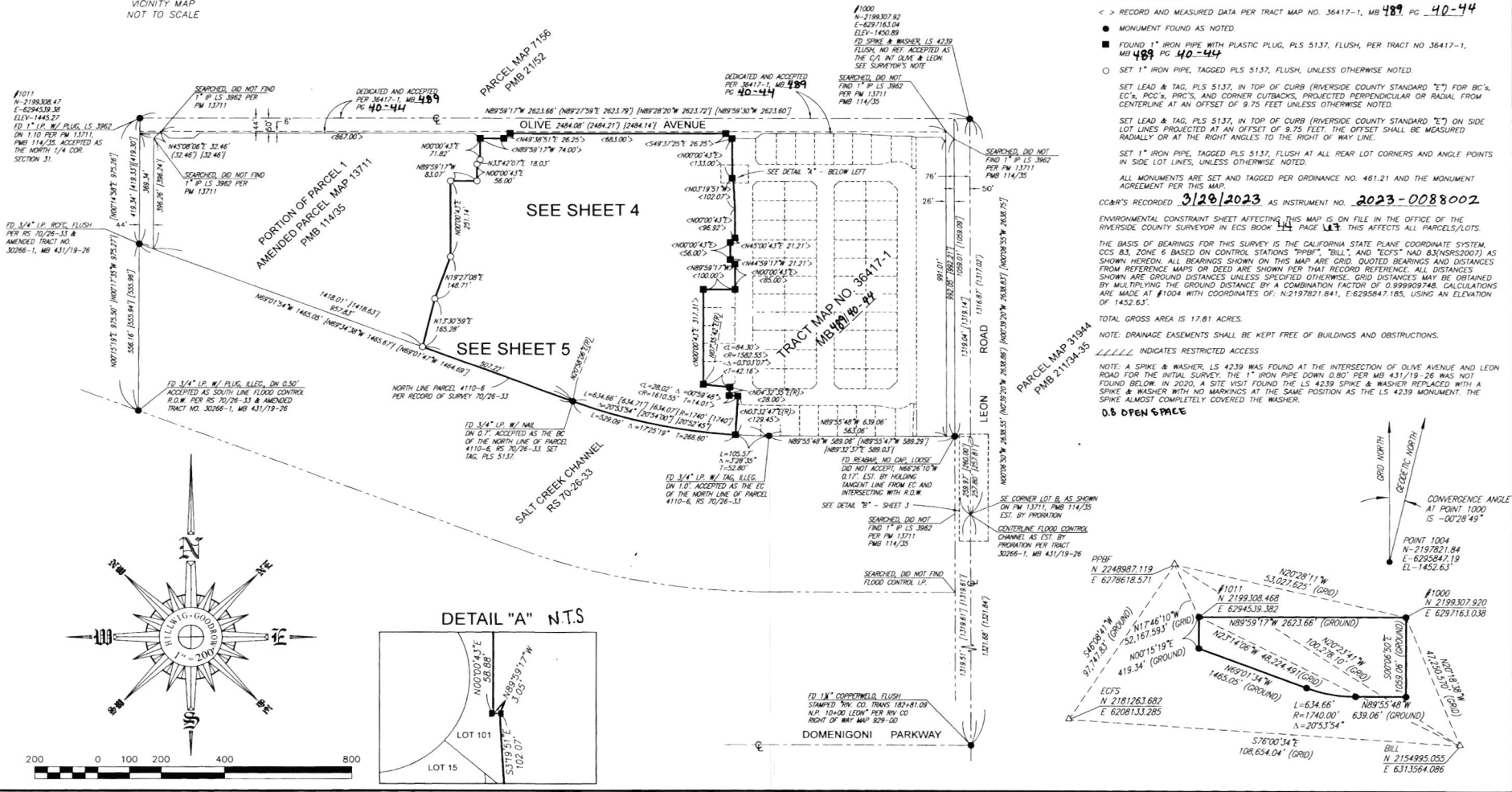
TRACT MAP NO. 36417-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF AMENDED PARCEL MAP NO. 13711,
BOOK 114, PAGE 35, IN THE NORTHEAST QUARTER OF SECTION 31, T5S, R2W, S.B.M.

OCTOBER 2015
HILLWIG-GOODROW, INC.



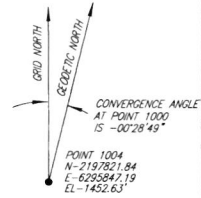
VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- [] RECORD DATA PER RECORD OF SURVEY 70/26-33.
- [] RECORD DATA PER PARCEL MAP NO. 13711, PMB 114/35.
- [] RECORD DATA PER TRACT MAP NO. 30266-1, MB 431/19-26.
- < > RECORD AND MEASURED DATA PER TRACT MAP NO. 36417-1, MB 489, PG 40-44
- MONUMENT FOUND AS NOTED.
- FOUND 1" IRON PIPE WITH PLASTIC PLUG, PLS 5137, FLUSH, PER TRACT NO 36417-1, MB 489 PG 40-44
- SET 1" IRON PIPE, TAGGED PLS 5137, FLUSH, UNLESS OTHERWISE NOTED
- SET LEAD & TAG, PLS 5137, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "T") FOR BC'S, EC'S, POC'S, PRC'S, AND CORNER CUTBACKS. PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE AT AN OFFSET OF 9.75 FEET UNLESS OTHERWISE NOTED.
- SET LEAD & TAG, PLS 5137, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "T") ON SIDE LOT LINES PROJECTED AT AN OFFSET OF 9.75 FEET. THE OFFSET SHALL BE MEASURED RADIALLY OR AT THE RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- SET 1" IRON PIPE, TAGGED PLS 5137, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE NO. 461.21 AND THE MONUMENT AGREEMENT PER THIS MAP.
- CO.'S RECORDED 3/26/2023 AS INSTRUMENT NO. 2023-0088002
- ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 44 PAGE 167 THIS AFFECTS ALL PARCELS/LOTS.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, OCS 83, ZONE 6 BASED ON CONTROL STATIONS "PPBF", "BILL", AND "ECS" NAD 83(NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEED ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99999748. CALCULATIONS ARE MADE AT #1004 WITH COORDINATES OF: N:2197821.841, E:6295847.185, USING AN ELEVATION OF 1452.63'.
- TOTAL GROSS AREA IS 17.81 ACRES.
- NOTE: DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- INDICATES RESTRICTED ACCESS
- NOTE: A SPIKE & WASHER, LS 4239 WAS FOUND AT THE INTERSECTION OF OLIVE AVENUE AND LEON ROAD FOR THE INITIAL SURVEY. THE 1" IRON PIPE DOWN 0.80' PER MB 431/19-26 WAS NOT FOUND BELOW IN 2020, A SITE VISIT FOUND THE LS 4239 SPIKE & WASHER REPLACED WITH A SPIKE & WASHER WITH NO MARKINGS AT THE SAME POSITION AS THE LS 4239 MONUMENT. THE SPIKE ALMOST COMPLETELY COVERED THE WASHER.

D.S. OPEN SPACE



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF AMENDED PARCEL MAP NO. 13711,
 BOOK 114, PAGE 35, IN THE NORTHEAST QUARTER OF SECTION 31, 15S, R2W, S.B.M.
 OCTOBER 2015
 HILLWIG-GOODROW, INC.

original
 2023-0088005
 SHEET 1 OF 3 SHEETS

RECORDER'S STATEMENT
 FILED THIS 25th DAY OF March 2023
 AT 2:30 P.M. BOOK 489 OF MAPS
 REQUESTED BY CLERK OF THE BOARD
 FEE \$13.00 NO. 2023-0088005
 PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER
 BY: Stanville Osh CLERK
 DEPUTY
 SUPERVISOR GUARANTEED BY
 PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER
 FILED BY: Stanville Osh CLERK
 DEPUTY

OWNERS 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 CLAIM TITLE TO THE LAND SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLAIM TITLE TO THE DISTRICT BORDER LINE. THAT THE REAL PROPERTY DESCRIBED BELOW IS DEPOSITED AS AN EASEMENT FOR PUBLIC PURPOSES. LOTS 54 THROUGH 70, INCLUSIVE, THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "WATER QUALITY EASEMENT" LIVING WITHIN WATER QUALITY BEYOND LOTS 65 AND 66 AS SHOWN HEREON. ALL OF THE REAL PROPERTY DESCRIBED BELOW IS DEPOSITED AS AN EASEMENT FOR PUBLIC PURPOSES. LOTS 65 AND 66 AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LIVING WITHIN LANDSCAPE LOTS 65 AND 66 AS SHOWN HEREON. THE DEDICATION IS FOR OPEN SPACE, LANDSCAPE, AND WATER QUALITY AND INSPECTION PURPOSES.

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California Toddle Mirales
 COUNTY OF Riverside Scott Hansen
 on Jan 18, 2023
 A NOTARY PUBLIC, PERSONALLY PRESENT

WHO PROVED TO ME THAT THE SIGNATURE OF THE PERSON WHOSE NAME APPEARS IN THIS INSTRUMENT IS THAT OF THE INDIVIDUAL WHOSE NAME APPEARS IN THIS INSTRUMENT, AND THAT HE/SHE/IT WAS AT THE TIME OF SIGNATURE ON THE INSTRUMENT. THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND
 SIGNATURE: [Signature]
 NAME: Toddle Mirales
 MY COMMISSION EXPIRES Sept. 22, 2024
 No. 24171491

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE WINCHESTER/NORTH HAVEN SUB-WATERSHED OF THE SALT CREEK CHANNEL AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 1025 OF THE GOVERNMENT CODE AND 1541 SMO. PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT PURSUANT TO SECTION 1025 OF GOVERNMENT CODE, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CONSERVATION CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (RCWCWD) AT THE TIME OF ISSUANCE OF EACH PARCEL AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT. SHALL PAY THE FEE REQUIRED AT THE DATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

ABANDONMENT NOTES

PURSUANT TO SECTIONS 66434 AND 66489.202 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:
 1. A VENTURA ROAD, 44' HALF STREET WIDTH, DEDICATED ON AMENDED PARCEL MAP NO. 13711, RECORDED IN BOOK 114, PAGE 35 OF PARCEL MAPS WITHIN THE BOUNDARY OF THIS MAP.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 29,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, AND THAT THE COUNTY RECORDER ARE A LEND AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: March 22, 2023
 CASH OR SURETY TAX BOND
 MATTHEW JENNINGS
 COUNTY TAX COLLECTOR
 BY: Matthew Jennings DEPUTY

TAX COLLECTOR'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FROM UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. Estimated
COVERED BY TAXES AND SPECIAL ASSESSMENTS
PAID TO DATE OF THIS STATEMENT
 DATE: March 22, 2023

MATTHEW JENNINGS
 COUNTY TAX COLLECTOR
 BY: Matthew Jennings DEPUTY

BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE DEDICATION IS SUBJECT TO THE STANDARDS OF THE BOARD OF SUPERVISORS.

THE OFFER OF DEDICATION OF ABUTTERS RIGHT OF ACCESS ALONG DATE AVENUE IS HEREBY ACCEPTED.
 THE DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.
 DATE: February 21, 2023
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 ATTEST:
[Signature]
 CLERK OF THE BOARD OF SUPERVISORS
 BY: Stanville Osh DEPUTY

VALLEY-WIDE RECREATION AND PARK DISTRICTS STATEMENT

THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY ACCEPTS THE TRACT MAP AND DOES NOT NOW ACCEPT THE IRREVOCABLE OFFERS OF DEDICATION MADE HEREON.
 DATE: Dec 13, 2022
[Signature]
 DON WETTER, GENERAL MANAGER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT, CHAPTER 439, TITLE 27, DIVISION 4 OF THE CALIFORNIA GOVERNMENT CODE, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS. I HEREBY STATE THAT ALL THE REQUIREMENTS OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: Nov 18, 2023
[Signature]
 PLAIN (PRINT NAME)
 LIC. NO. 4414
 LIC. EXP. 06/30/23

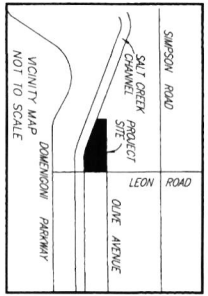


COUNTY SURVEYOR'S STATEMENT

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 IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. EXAMINATION EXTENDED 60 DAYS PER SMC 57A C(4)(5)(2)(C)(6)

DATE: 2-22-2023
[Signature]
 DAVID L. McMILLAN, P.L.S. #448
 LIC. EXP. 12/31/24



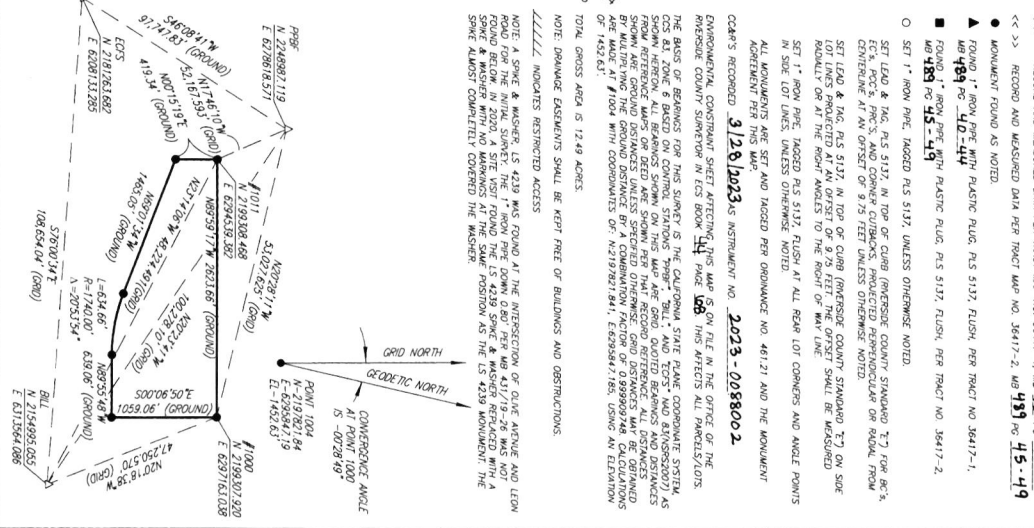
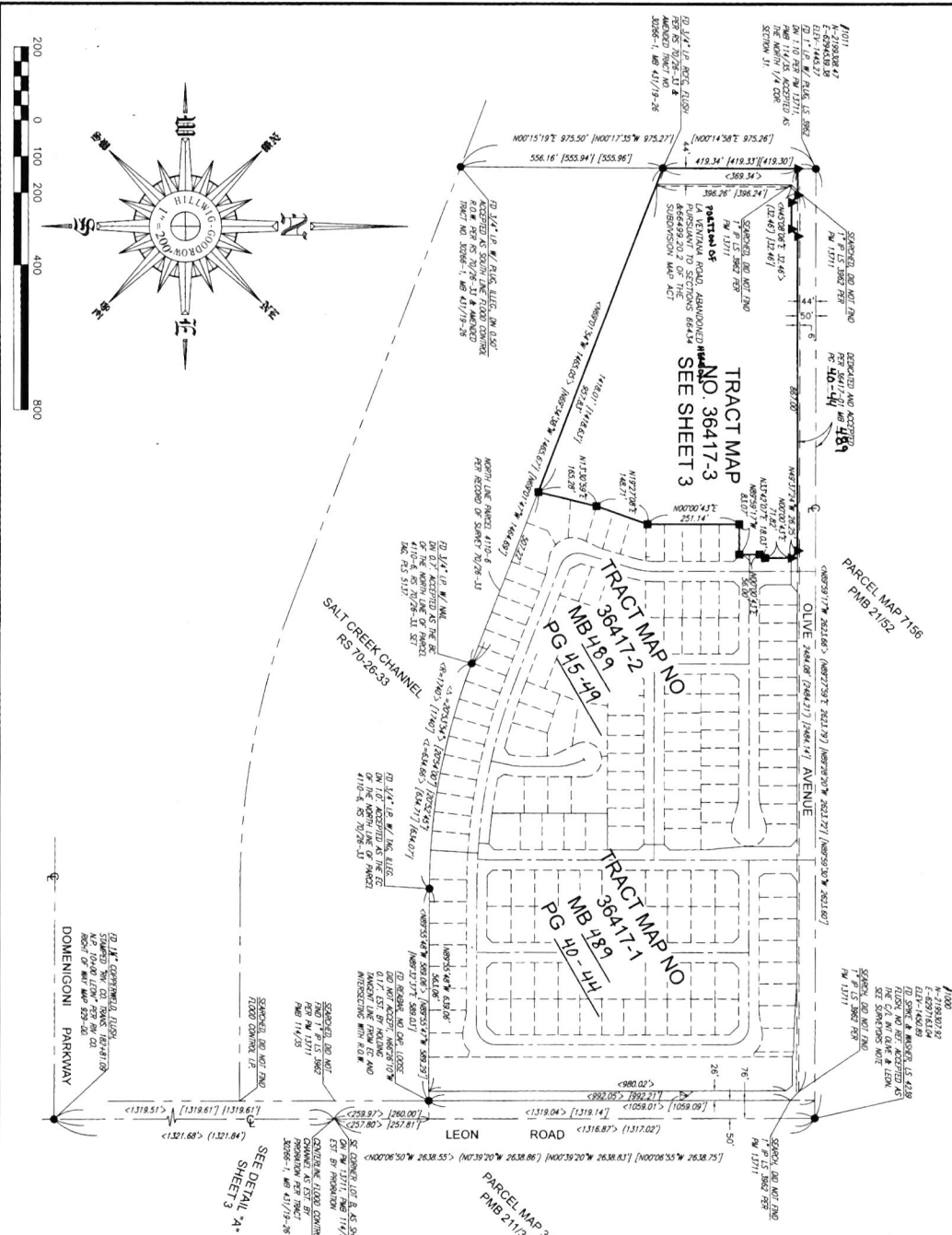


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 36417-3

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF AMENDED PARCEL MAP NO. 13711, BOOK 114, PAGE 35, IN THE NORTHEAST QUARTER OF SECTION 31, T5S, R2W, S.B.M.

OCTOBER 2015
 HILLWIG-GOODROW, INC.



SURVEYOR'S NOTES:

- RECORD DATA PER RECORD OF SURVEY 70/26-31
- RECORD DATA PER PARCEL MAP NO. 13711, PAGES 114-125
- RECORD DATA PER TRACT MAP NO. 30266-1, MAP 43/17-26
- RECORD AND MEASURED DATA PER TRACT MAP NO. 36417-1, MAP 439 40-44
- RECORD AND MEASURED DATA PER TRACT MAP NO. 36417-2, MAP 439 45-49
- MONUMENT FOUND AS NOTED
- FOUND 1" IRON PIPE WITH PLASTIC FLAG, PLS 5131, FLUSH, PER TRACT NO. 36417-1, MAP 439 40-44
- FOUND 1" IRON PIPE WITH PLASTIC FLAG, PLS 5131, FLUSH, PER TRACT NO. 36417-2, MAP 439 45-49
- SET 1" IRON PIPE, TAGGED PLS 5132, UNLESS OTHERWISE NOTED
- SET LEAD & TAG, PLS 5132, IN TOP OF CURB (INTERSECTION COUNTY STANDARD "T") FOR RC, ECV, FCC & PNC; AND CORNER COLUMNS, PROJECTED PERPENDICULAR ON RAIL FROM CENTERLINE AT AN OFFSET OF 91.75 FEET UNLESS OTHERWISE NOTED
- SET LEAD & TAG, PLS 5132, IN TOP OF CURB (INTERSECTION COUNTY STANDARD "T") ON SIDE RAILROAD OR RAILROAD RIGHT-OF-WAY UNLESS OTHERWISE NOTED
- SET 1" IRON PIPE, TAGGED PLS 5132, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN REAR LOT CORNERS, UNLESS OTHERWISE NOTED
- ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE NO. 48121 AND THE MONUMENT AGREEMENTS ARE SET AND TAGGED PER ORDINANCE NO. 2223-0088002
- COAR'S RECORDED 9128 (map 3) INSTRUMENT NO. 2223-0088002
- ENVIRONMENTAL CONSTRAINT SHEET ATTACHED, THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SUPERVISOR IN EGS BOOK 168 THIS AFFECTS ALL PARCELS/LOTS
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CGCS 83, ZONE 6 BASED ON CONTROL STATIONS "TRIMBLE" AND "TOS" AND ADJUSTMENTS FROM THE NATIONAL TRIMBLE CONTROL NETWORK. ALL BEARINGS SHOWN ON THIS MAP ARE OBTAINED FROM THE NATIONAL TRIMBLE CONTROL NETWORK. UNLESS OTHERWISE SPECIFIED, DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A CORRECTION FACTOR OF 0.999999748. CALCULATIONS OF 1452.61' 1954 WITH CORRECTIONS OF 1452.61' (0.999999748) 1954 ON A TELEVISION OF 1452.61'
- TOTAL GROSS AREA IS 12.49 ACRES.
- NOTE: DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- NOTE: EASEMENTS RESTRICTED ACCESS
- NOTE: A SINK & WASHER, LS 4239 WAS FOUND AT THE INTERSECTION OF OLIVE AVENUE AND LEON ROAD FOR THE INITIAL SURVEY. THE 1" IRON PIPE DOWN 0.80' FROM MAP 43/17-26 WAS NOT FOUND BELOW IN 2010. A SITE VISIT FOUND THE LS 4239 SINK & WASHER RE-FLAGGED WITH A SINK ALMOST COMPLETELY COVERED BY THE WASHER.

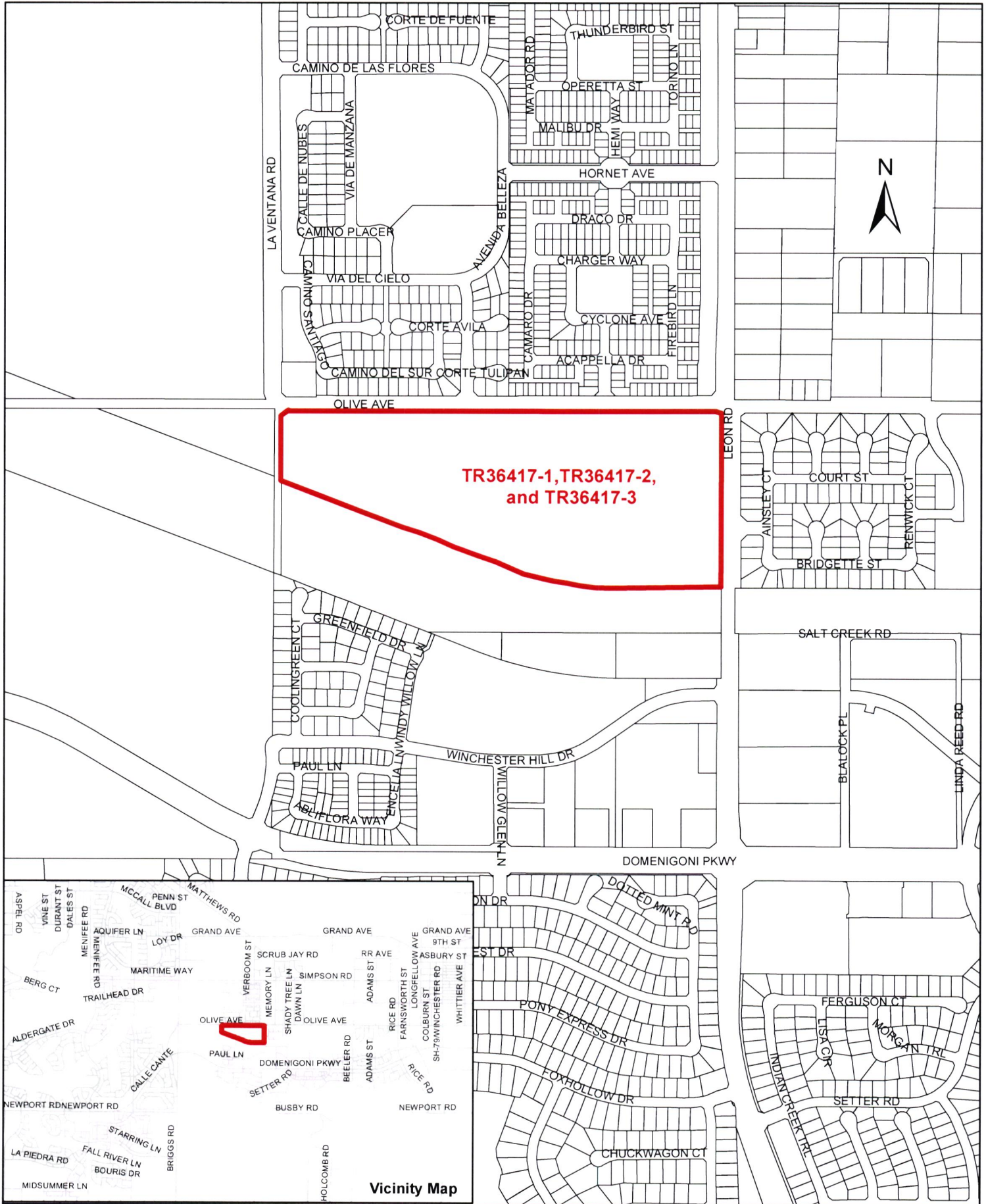


Original
 2023-0088005
 SHEET 2 OF 3 SHEETS
 11

Vicinity Map

Tract Nos. 36417-1, 36417-2, and 36417-3

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Vicinity Map