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



ITEM: 3.59 (ID # 23547) MEETING DATE: Tuesday, January 09, 2024

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 FPG Tricon Woods Property LLC, and the County of Riverside associated with Tract Nos. 32816, 32817, 32818, and 33743. Not a project under CEQA pursuant to Section 15378 (b)(5) of the State CEQA Guidelines. District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

- Approve and execute the Newport Road Community Facilities District 03-1
 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between
 FPG Tricon Woods Property LLC, and the County of Riverside associated with Tract
 Nos. 32816, 32817, 32818, and 33743; and
- 2. Authorize the Chairman of the Board of Supervisors to execute the same.

ACTION:Policy

Mark Lancaster, Director of Transportation 11/17/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries 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: Absent: None

None

Date:

January 9, 2024

XC:

Trans.

Kimberly A. Rector Clerk of the Board

Denuty

Page 1 of 3 ID# 23547 3.59

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 Funds will be used on t		179	ed 100%	. No Gener	al	Budget A	djustmer	nt: No
						For Fiscal	l Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

FPG Tricon Woods Property LLC (Developer) owns Tract Nos. 32816, 32817, 32818, and 33743 consisting of four hundred ninety-three (493) multi-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. County 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 Improvements were already completed. Any further development, if it occurs at all, will be the

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

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 1/3/2024

Haron Settis

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 day of Lanuary, 2014, by and between the County of Riverside, a political subdivision of the State of California (the "County") and FPG Tricon Woods Property LLC a Delaware limited liability company with its principal place of business at 27271 Las Ramblas Mission Viejo, CA 92691 (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 No. 32816 (100 Units) Instrument No. 2023-0230512, Tract No. 32817 (112 Units) Instrument No. 2023-0230511, Tract No. 32818 (213 Units) Instrument No. 2023-0230510, and Tract No. 33743 (68 Units) Instrument No. 2023-0230513 (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 493 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 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 FPG Tricon Woods Property LLC TR32816, TR32817, TR32818, and TR33743 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 <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>: 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 <u>TUMF Credits</u>: 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 (Home/Unit)
 - b) \$2.10 per square foot for Commercial
- 3.2 <u>TUMF Excess Payment</u>: 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 <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 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 <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, 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 <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: County of Riverside

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

To Developer: FPG Tricon Woods Property LLC

Attention: Bryan Bergeron 27271 Las Ramblas, Suite 100 Mission Viejo, CA 92691 Phone No. (714) 722-1170

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>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 <u>Consent to Jurisdiction and Venue</u>: 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>Counterparts</u>: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.
 - 4.17 <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.

4.18 <u>Merger Clause</u>: 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:

Ву: __

Mark Lancaster

Director of Transportation

APPROVED AS TO FORM:

By:

Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By:

CHUCK WASHINGTON

Chairman, County Board of Supervisors

ATTEST:

Kimberly Rector Clerk of the Board

By:

Deputy

DEVELOPER

FPG Tricon Woods Property LLC, a Delaware limited liability company

By: FPG Tricon Woods Holdings LLC, a Delaware limited liability company, its Sponsor

By: FPG Investors B4, LLC, a California limited liability company, its Managing Director

By:

Bryan Bergeron Vice President

CFD 03-1 (Newport Rd CFD) TUMF Improvement Credit Agreement FPG Tricon Woods Property LLC TR32816, TR32817, TR32818, and TR33743

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual

WITNESS my hand and official seal.

attac	signed the document to wh hed, and not the truthfulnes ity of that document.		000.000.000.000				
State o County	f California ofOrange)					
On _N	lovember 10, 2023	_ before me,	Brittany A. Stilwagner, Notary Public				
			(insert name and title of the officer)				
personally appeared Bryan Bergeron							
who pro subscri his/her/	oved to me on the basis of bed to the within instrumen (their authorized capacity (ic	satisfactory enter at and acknow tes), and that b	vidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument.				
	under PENALTY OF PER aph is true and correct.	JURY under t	he laws of the State of California that the foregoing				

(Seal)

BRITTANY A. STILWAGNER Notary Public - California Orange County Commission # 2405980

My Comm. Expires May 27, 2026

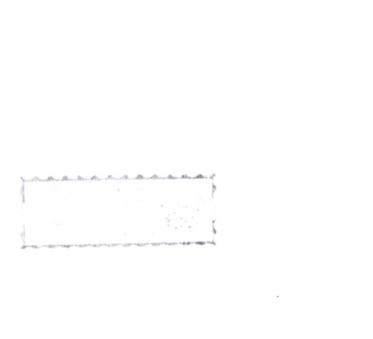


EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]



MO

TRACT NO. 32816

adkan

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT I'M
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PRETER ALONG, ASSESSOR-COUNTY GLETK- RECORDER
BY OFFICE STORMS

OWNERS' STATEMENT

WE HEREITY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIMSSON SHOWN HERCON, THAT WE ARE THE OWN PRESSORS WHOSE CONSIDIT IS NECESSARY TO PASS A CLEAR TITLE TO SAM LAND; THAT WE CONSIDIT TO THE MANURA AND RECORDERN OF THIS SUBMISSIONED WITHIN THE OSTITICITIES OWNER LITTLE THE PROPERTY DESCRIPTION BY SUBJECT AND A SUBMISSION FOR ESTIMATE ADMITS LITTLE THE OSTITICITY PURPOSES.

E REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIMITE ROAD EASEMENTS OWN HIERON, THE DEDICATION IS FOR PUBLIC UTLIFT PURPOSES TOOCHER WITH THE RIGHT OF MORESS AND ECRESS FOR REDICTY OFFICES WITHIN THE "PRIMITE ROAD ESSENDIT".

AS A CONDITION OF DEDICATION OF LOT "A", BLALOK PLACE AND LOT "B", WHOMESTEP MODDS DIME, THE DIMER OF LOT IT ABUTTION THESE MORNING AND DURING SUCH THAT WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL LASSUCHIOT OF TRAVEL, LASS DESCRIPTION OF EACH POOR AND ON SOLO POOR ACCESS DEPRINES FOR LOT I, AS SHOWN HEREON, ANY CHAMBE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE WIGHTON THEREOF SHALL TERMINATE THIS CONCIDENT OF ACCESS ROOTES AS TO THE PART MICKELED.

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

HE HEREBY RETAIN THE "SEWER, HATER AND RECYCLED HATER EASEMENT", AS SHOWN HEREON FOR PRINATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

FPG TRICON WOODS PROPERTY LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: FPG TRICON WOODS HOLDINGS LLC, A DELAMARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

NOTARY ACKNOWLEDGMENT

STATE OF CALFORNA COUNTY OF GRANGE

ONTHINE B. 1013 REFORE ME. K. K. Yarter

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

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME K. Yarter

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2432392

MY COMMISSION EXPIRES: December 25, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS OFANGE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR A RIGHT OF WAY FOR OTTOHES AND CANALS AS RESERVED BY PATENT RECORDED DECEMBER 7, 1888, IN BOOK 1, PAGE 383, OF PATENTS.

DRH ENERGY, PIC., A COLORADO CORPORATION OWNER OF ANY AND ALL OL. CAS, MINERAL, GEOTHERIAL AND OTHER HYDROCARBON SURSTANCES, MATER ROGITS AND CLAMS TO MATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2006 AS INSTRAINMENT NO. 2006—0685/32, OF OFFICIAL RECORDS, RECORDS OF IMPRESIDE COUNTY

DRH ENERGY, INC., A COLORADO CORPORATION OWNER OF MY AND ALL OIL, GAS, MINERAL, ECOTHERMAL AND OTHER HIGHOLORISON SUBSTANCES, WATER ROOMS AND CLAMAS TO WHETE PER MINERAL DEED RECORDED SEPTIMBER IS 2001 AS INSTRUMENT IN 2.000-008ASTS OF OFFICIAL RECORDS RECORDS OF ROMERON

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT OREX CHANNEL, MINIORISTRY/NORTH-HEART HARD DRAWNED PLAN HANNE HAS MODIFIED BY THE GOARD OF SUPERMODES OF THE COUNTY OF PROFISION PARELWAY TO SECTION 10.25 OF ORDINANCE AND AND SECTION BARBLE TISED, OF THE CONFIRMANT CODE AND THAT SAID PROPERTY IS SUBJECT TO TAILS FOR SAID DRAWNED AREA.

NOTICE IS FIRTHER OUTD THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYADOT OF THE DRAINAGE FEETS SHALL BE FIND WITH CASHER'S OHECK OR WORST ORDER ONLY TO THE IMMERSEE COUNTY FLOOD CONTRO MINISTER CONSTRUCTION CONTROL AT THE TIME OF SUBJECT OF THE COUNTIES OF THAT FOR SHAP FOR THE PAYADOX SHAPE CONTROL OF THE TIME OF SUBJECT OF THE SHAPE OF SUBJECT OF THE TIME O

SURVEYOR'S STATEMENT

THES MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIMISON MAP ACT WID LOCAL ORDINANCE AT THE REQUEST OF FPO. TRECH WOODS PROPERTY LLC, ON AUDIST 11, 2021. IN REFER YSTAFE THAT ALL MONHAUSTS ARE OF THE CHARACTER AND OCCUPY THE POSTIONS BIDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE HOMINARY ARREPUNT FOR THE MAP AND THAT THE MONHAUSTS ARE, OR WILL BE SUFFICIENT OF THE STRAIL MAP SUBSTANTIALY CONTOINES TO THE CONDITIONALLY MAPPROVED TERMINARY MAP SURVEY IS THE AND CONTRICT AS SHOWN.

AUGUST 2021

- 1

DATE: 6-7 2023

EDADUS



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIMSION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OF UNDER MY SUFFINSION AND FOUND TO BE SUBSTAINFILLY THE SAME AS IT APPEARED ON THE TENTANCE MAP OF TRACT NO. 20216 AS TIELD, AMENDED, AND APPROVED BY THE SUARD OF SUPERVISORS ON A PRINT. II, 2006, THE EXPRATION CATE BEING OCTOBER 11, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-24 . 2023

DAVID L. MCMILLAN, COUNTY SURVEYOR LS. 8488 EXPIRATION DATE: 12-31-2024



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIMERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERMSORS, HEREBY APPROVES THE TRACT MAP AND ACCIPITS THE OPTER OF ERDICATION MICE HEREON OF LOTS "A" AND "B" FOR FURLIC ROAD AND PUBLIC DILLY PROPRISES AND AS PART OF THE COUNTY WANTAMED ROAD SYSTEM SURECT TO MEROCHANIS IN ACCORDING WITH COUNTY STANDARDS, THE OPTER OF ORDICATION FOR FURLIC CHILIF PURPOSES ALONG WITH THE ROOF OF INDESS AND ERRISS FOR DEPRESORY OF THE ACCORDING THE PROPRIED WITH THE ROOF OF INDESS AND ERRISS FOR DEPRESORY OF THE PROPRIED WITH ACCORDING THE ACCORDING THE ACCORDING THE PROPRIED ACCORDING THE ACCORDING THE

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG BLALOCK PLACE AND WINCHESTER WOODS DRINE IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG PRAIRIE LOOP ROAD AND DOMENISONI IS HEREBY ACCEPTED.

DATE: August 1 , 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS

Br. Davidles

TAX BOND CERTIFICATE

DUNE 13 2023

CASH OR SURETY BOND

MATTHEW JENNINGS COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: _______, DEPUTY

TAX COLLECTOR'S CERTIFICATE

DATE: JUNE 13 . 2023 /

MATTHEW JENNINGS'
COUNTY TAX COLLECTOR BY: Men. DEPUTY

THIS CENTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66498-20.2 OF THE SUBDIMISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE PUBLIC FOR STREET AND PUBLIC UTLITY PURPOSES, WITHIN LOT TO OF PARCEL MAP NO. 1433R, PER MAP PILED IN BOOK 104 OF PARCEL MAPS, AT PAGE 4, RECORDS OF RMPSIGLE COUNTY WITHIN THE BOUNDARY OF THIS TRACE MAY.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004—0665520, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACE MAP.

THOSE PORTIONS OF AN EASEMENT IN FAIGH OF THE COUNTY OF RIMERSDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 2004 AS INSTRUMENT NO. 2004-0171427, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAY.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 2004 AS INSTRUMENT NO. 2004-0171425, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THAI TRAFT MAY.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD, DRAINING AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NO. 2007-01-30502, OF OFFICIAL RECORDS, WHICH THE BOUNDER OF THIS MAY, IS WANTED HERGON FOR THE PURPOSE OF OUT-MAKING THE STREET, HANGE FROM WESTERN HILL DRIVE TO WINCHESTER WOODS DRIVE AND IS NOT TO BE CONSTRUED AS A CHANGE OF NAIGHT OF THIS HIGHWAY THE PUBLIC PRODUCTION OF THIS HIGHWAY THE PUBLIC PRODUCTION.

SCHEDULE "A" SECTION 32, T.5S., R.2W., S.B.M. IP NO. 140045

SHEET 2 OF 6 SHEETS

SAMPSON ROAD

DENE AVENUE

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

TRACT NO. 32816

RIPRO A SERVINGOM OF CLO LO OF COTO COTO TO CONTROL OF CONTROL CONTROL AUGUST 18, 2021 AS WITHOUT CONTROL OF CONTROL AUGUST 18, 2022 AS GOODWAY AS WITHOUT OF OFFICIAL PROCESSES OF MASSES COUNTY, THIS WITHOUT CONTROL AUGUST OF MASSES COUNTY, THIS WITHOUT CONTROL AUGUST CONTROL AUGUST CONTROL AUGUST CONTROL OF CONTROL AUGUST 2011 AND CONTROL

adkan

GRAPHIC SCALE

(IN FEET) 1 inch = 200

AUGUST 2021 FOR CONDOMINIUM PURPOSES BOUNDARY ESTABLISHMENT

EASEMENT NOTES:

- M. BESLIGHT IN TAKES OF THE PABLE. THE STREET, PABLE, UTILITY AND HICKORTH, PARPOSES GENORITY AS LOT "O" ON PARCEL MAY NO. 14JAR, PLED IN BOOK 104 OF PARCEL MAYS, AF DAILS OF PARCEL COLONT.
 - A EXEMPLE RESERVE OF SOURCE UNCHARGE COMMY FOR OUTSTAND AND ADDITIONAL DELETION, AND COMMUNICATION STREETS, AND MACROILAR PROMISES, RECORDED SOURCE STREETS, STREETS, AND MACROILAR PROMISES COURSES 1, 1007-5, SCRIMARY NO. 2017-12, O' OTTOM STEDIOS. A NATIVE, NO. 2017-13, O' OTTOM STEDIOS. A NATIVE, NO. 2017-13, O' OTTOM STEDIOS. A NATIVE, NO. 2017-13, O' OTTOM STEDIOS.
- THOSE PORTIONS OF AN EXCENDIT IN FINCE OF THE COLUMT OF BIRFESCE FOR IDANACE, AND INCIDENTIAL PURPOSES, RECORDED ALGUST AS 2004 AS INSTRAINED FOR 2004 GREATED PURPOSES, RECORDED ALGUST DES AND, WIGHED PURPOSE.
- host framtois of all loguent in their of the count' of reference from freeze, from any delivers and incoloring Newson's recovered females. The 2001 As remained in 2007-0130001 of official recovers, immer the inclination of this sup-

RET LEAD & LS STOO THE IN TOP OF CLIPB (PINERSIDE COUNTY STANDARD TE) ON SIDE LOT LINES PROJECTED AT 8.75°, DICEPT AS MOTED

SET LEAD & LS 5390 TAG IN TOP OF CURB (PREPSIDE COUNTY STANDARD TE) ON SIDE LOT LINES PROJECTED AT DISTANCES AS MOTED. EET 170 & LS 5,390 DAG, FLUSH AT ALL LOT CORNERS, ANCLE POINTS IN SOE OR REAR LOT LINES. AND ANGLE POINTS IN SUBDINSON BOUNDARY, DICEPT AS OTHERWISE NOTED.

 -ADICATES FOUND MONIMENT, AS NOTES.
 -ADICATES SET 179: & 15 5390 Dd, FLUSH SURVEYOR'S NOTES:

- THOSE PORTIONS OF AN EAGURAT IN FAMOR OF THE PARILL FOR STREET AND PARILL UTLITY AND ANDIDITUL PARPOSES BETACHTED AS LOT FOR PARILL MAY, NELVER, RELD IN BOOK IN OF PARIES MAYS, AT PACE 4, OF PARIES MAY, RECORDS OF REPORTS COUNTY, INTO THE EAGURANMY OF THIS MAY, WALTED MERSON. 6
 - PIOSE PORTONS OF AN EXCINENT IN FINDR OF COUNTY OF INFESSEE FOR SLOPE PURPOSES RECORDED MARCH 11, 2004 AS DOCUMENT AND 2004-017142S, OFFICIAL RECORDS OF INFESSEE COUNTY, CALEDRIA, INTIRE THE BOUNDARY OF THIS MAP, MOUTED HEIGH. DICCE PORTIONS OF AN EXCREPT IN TANGE OF COUNTY OF REFERENCE FOR SLOWE FURPOSES RECORDED MADEL 11, 2004 AS DOCUMENT AN 2004-0171427, OTTOM, RECORDS OF RESPECT COUNTY, CALFORNAL WITHIN THE BOUNDARY OF THIS MAP, WONTED HERBOR
- THE UNITED STATES OF MAERICA, HOLDER OF AN EASTMENT FOR A ROOF OF BUY FOR DIFFUES AND CANALS AS RESERVED BY PATENT RECORDED DECEMBER 7, 1894, W BOOK 1, PAGE 383, OF PATENTS, SAD EASTMENT CANNOT BE PLEATED FROM RECORD.
- RIGHT OF ACCESS IN FINISH OF THE COUNTY OF PROFIDEDE, PER CONCIUNT AND ADMERICAT RECANDANG WATER OUGHT, MANAGEMENT PLAN BIRG DOORSET TO MENCELY MANTHAWED, AND DEMONSTROND AND 17, 2015 AS DOCUMENT NO. 2015-027713, OF OFFICIAL RECORDS: SAU PRINT OF ACCESS CHANTER FULTION RECORD.

 - PRINTE ROND EXSONENT, RETAINED HEREON. 0

ALL MONUMENTS SHOW AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY OFFINANCE 416.21 AND THE MONUMENT AGREDADIT FOR THIS LAW. CCAR'S FOR THIS HAP RECORDED \$ -9-23 AS NAT. MALANZ-UZ BOSTY OR, RIVERSIDE COUNTY

DIRANNACE EXEMENTS SHALL BE KEPT FREE OF BUILDINGS AND

I - INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 05482, RECORDED AUGUST 19, 201-

[] - NOICHTS RECORD DATA FER TRACT NO. 37809, MB 425/30-36 () - NDICATES RECORD DATA PER TRACT NO. 30807, MB 474/38-48 C > - NDICATES RECORD AND CALCULATED DATA PER RS 70/26-33 AS DODAMON AL 2014–011345, GITCH REDRIG OF RIPESED COUNTY, CALL'S ADMINISTRATION ON LOSSIED DUA PER TRACT NO. 13614, LIN \$\frac{1}{2}\int \frac{1}{2}\int \fra

(B) AN EASUACH IN FAINS OF THE PHIBLIC, FOR PABLIC UTLATY PARPOSES TOGETHER WITH THE RIGHT OF MATRESS AND EGRESS DACROCKY MORELES WITHIN THE "PHINNE ROAD EASUACH", DEDICATED HERICON.

PDR.

- SENER, MATER AND RECICLED MATER EAGLIGHT, RETURNED HOREON SOMET EASONDAY, RETAINED HEREDIN 00
- SALT CREEK CHANNEL PARCEL 4110-16 RS 70/26-33



MCINITY MAP

C(NIS)

NOTE: SE SMET 3 FOR BASIS OF BEARMS AND GPS CONTROL DAIGNAL SEE SHEET 4 FOR SHEET MOST MAP

MCEL 4110-20 RS 70/26-33 COURSE DATA:

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() serstit resorvit occurit rock

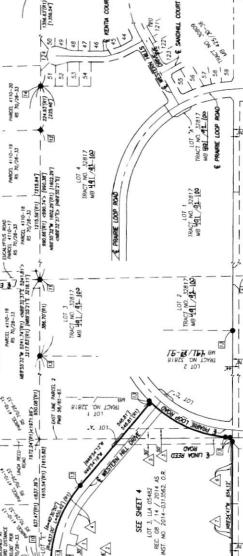
() serstit resorvit occurit rock

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122/

123

(1356.63°(R1)

TRACT NO. 30322 MB 452/17-23

ı

(134128 D(R1) -1

TRACT NO. 30807 MB 474/38-48

F DOMENIGON PARKNAY
(TORNERLY PATTON ANDING & NEWFORT ROAD)

1186.46(R1) (1186.35) [1186.727]

(1345.987) [1346.057]

1345.97(R1)

MBS'54'47"W 5221.65"(R1) [[MBB'54'43"W]] (5221.60"] [5221.89"] CMBS'33'17"E 5221.89">

(672.87) (672.98°)

(671.00) (672.90°)

- MONUMENT NOTES:

 I FOLME 1 1/2" COPPENDED MONUMENT, FLUSH THOSED THY CO. TRANS. 182+81.09 10+00

 LEGN PER FRACT NO. 31852 MG 472/01-22.
- TO FOUND COPPER SPICE IN 1 P. FLUEN, MO MARGINGS, NO RETERENCE, IN LED OF 1.5" BRESS OF RESPONDED AS THE CONTRACTOR OF GLOKE AROLE AND LEN ROLL.

(FI) (S)

0

- FOUND 1" P TAGED 13 5529, FLUSN, IN LIEU OF "PIN CO, IRMA" TAG, FOR TRACT M. NO. 3060, M.S. 474/30—48. ACCEPTED AS THE CENTREME WITHSECTION OF REELIN ROAD MODIFIED AS THE CENTREME WITHSECTION OF REELIN ROAD.
 - FOUND 1" PO, W/PLUSTIC PLUG STAMPED THY, CO. TRANS., DOWN G.S. PER FB 2225/8402. FORMS 1 // COMPENSATION LLEGBLE DOWN 0.31 UNKS SOUTUNE 0.08" OF THE CONTRACE WITHOUSENING OF DOMESING MANNEY AND LINES REED ROAD PER THE 2225/FORD. HIS DISK DATE. •

E TEON MOND

- FOUND 1" P. WPLASTIC PLUS STAMPED THY, CO. TRANS.", ALUSH PER FB 2225/6402. LIVING SOT1917E ALL ALLY OF THE CONTINUE WITHSECTION OF DUALWOOM PARKWAY AND ELOCATION FROM HELD FOR LINE. (0)
- FOUND I'P THOSED '15 5539", FLUSA, PER TRUCT NO. 20,322, M.B. 452/17-23. AT THE CONTINUAL NETROSCENON OF DELLER ROAD AND WESTERN HILLS DRIVE.
 - FOUND 1" P. DIGIED 'LS SEEP", FLUSH, PRP. TINCT NO. 30322, M.B. 452/17-23. **©**
- FOUND 1 P. TMORED 1.5 4664, FLUSH, NO REPERBUCE, IN LIFTU OF TROPELHICO TAG PER RS 70/26-13. ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-13. POUND WAR AND 'LS SSSP' TAG, FLUSH, AN CONCRETE, POR TRACT NO. 30321, M.B. 452/17-23. ACCPTED AS THE INSTRUKST CORNER LOT 138. 10
- FOUND 1" P. BADZED 1.5 4684", FLUSN, NO RETERBACE, NI LEU OF TROTCHANCE DE PER RES TO/284-131. ACOSTIED A. P. REL CONTEINME METRISCHON OF GLOCULFRUS ROAD AND THE SOUTHERY LINE OF PARCEL 4116-17.
 - FOUND 1" N. TAGGED 15 4664", DOWN 0.3", NO RETERBACE, N. LEU OF "MOTEMMEN" TAG PER RS 70/26—33, ACCEPTED AS THE SOUTHEAST CORNER OF PARCEL 4110—19.
- FOUND 18 1991 M. A STROY, DAY, FURNING MENTAL MENT

TRACT NO. 32817

BEING A SUBDIVISION OF LOT 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 05482 RECORDED AUGUST 19, 2014 AS INSTRUMENT NO. 2014-0313562
AND PERFECTED BY DEED RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-0358207, BOTH OF OFFICIAL RECORDS OF RIVERSOE COUNTY,
AND A PERFINON OF PARCEL 2 OF PARCEL MAP NO. 14337, PER MAP RELD IN BOOK 912, A PARCEL SAF PARCEL MAPS, ALSO BEING THE
REMANDER PARCEL OF THACE MAP NO. 38609, PER MAP RED IN BOOK 912, PARCES SO PROJUCH 36, INCLUSIVE OF MAPS, RECORDS OF RIVERSOE COUNTY,
LINES OF THIS SECTION 31, TOWNSHIP S SOUTH, RANCE 2 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

OWNERS' STATEMENT

8

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE OWNERS WHOSE CONSIDIT IS MEETSMAY TO PASS A CLEAR TITLE TO SAID LAND, THAT HE CONSIDIT TO THE WANNING AND RECORDING OF THIS SUBDIVISIONAL HOWNERS SHOWN WITHIN THE OSTITUTION DODGE LIVE, THE REPURPORTY DESCRIBED BELOW IS DEDOATED AS AN LASHIMAT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "C", INCLUSING THE DEDOCATION SO FOR STREET AND PUBLIC CHUTTY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIMATE ROAD EASEMENTS SHOWN PERFORM THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF WIGRESS AND ERROSS FOR EMPRODICY VIHICLES WITHIN THE "PRIMATE ROAD EASEMENT".

THE REAL PROPRITY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. ABUTTERS RIGHTS OF ACCESS ALMOR PRAIRIE (DOP ROAD AND DOMENIOOM PARKWAY. THE OWNERS OF LOTS I THROUGH A, RICLUSINE, ABUTTING THES HOMBANS AND DIMEN SCHOL THE MULL HAM FOR RIGHTS OF ACCESS LOCEPT THE ORDERN ACADISATIO OF TRAVEL, ALSO EXCEPTINE, ASSENDED AND ACCESS OF ORNINGS FOR LOT 3, AS SHOWN HERICH, AND CHANGE OF AUTHAUENT OR WOTH THAT RESULTS IN THE WACKEN HERICHS SHALL THEMPILE THE DECINION AS TO THE PART WACKED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EXSEMENT FOR PUBLIC PURPOSES TO THE VALLEY-MOS RECREATION AND PARKS DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR PUBLIC PURPOSES LYMIG WITHIN LOT 5 AS SHAWN HERRON THE DISTRICTION IS FOR PARK PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EXSEMENT FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF INVERSIGE, STATE OF CALIFORNIA: LYING WITHIN LOT 1 AS SHOWN HEREON, THE DEDICATION IS FOR GIPEN SPACE AND LANGUAGE MAINTAINNET PURPOSED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO WALLEY-WIDE REGREATION AND PARK DISTRICT, COUNTY OF INVERSIBLE STATE OF CAUFORMAL LYING WITHIN LOT 3 AS SHOWN HEREON, THE DEDICATION IS FOR BASIN OPPN SPACE AND LAMISCOURF MAINTEMANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EXSEMENT FOR PUBLIC PAPPOSES: FLOOD CONTROL EXSEMENTS LYMIC WITHIN LOT 3 AS SHOWN HEREON. THE DEDICATION IS FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL PACLIFICS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EXEMENT FOR PUBLIC PURPOSES: ACCESS EXEMENT LYING WITHIN LOT 3 AS SHOWN HEREON. THE DEDICATION IS FOR NORTHS AND EXPRESS TO AND FROM FLOOD CONTROL EXEMENT, FOR CONSTRUCTION AND MANTHAMACE OF FLOOD CONTROL FOLLUTES. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAININGE EASEMENTS LYING WITHIN LOT 3 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINING FACULTIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT LYING WITHIN LOT 3, AS SHOWN HEREON. THE DEDICATION IS FOR MIGRESS AND EGRESS TO AND FROM DRAINGE EASEMENTS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINGE FEATURE.

WE HEREBY RETAIN LOT 4 IN FEE INDICATED AS SCHOOL AS SHOWN HEREON FOR PRIMATE USE, FOR THE SOLE BENETIT OF CURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

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

WE HEREBY RETAIN THE "SEWER, WATER AND RECYCLED WATER EASEMENT", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLF BONETT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

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

OWNER: FPG TRICON WOODS PROPERTY LLC.
A DELAWARE LIMITED LIMBUTY COMPANY

BY: FPG TRICON WOODS HOLDINGS LLC, A DELAWARE LIMITED LIMBILITY COMPANY ITS SOLE MEMBER

BY: FPG INVESTORS B4, LLC, A CAMPAINS LIMITED LIABILITY COMPANY ITS MANAGER

BRYAN BERGERON
VICE PRESIDENT, FORWARD PLANNING

NOTARY ACKNOWLEDGMENT

A MOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERFIES ONLY THE IDENTITY OF THE MONODUM, WHO SKINED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATMOCHED, AND NOT THE TRUTHFULMENS, ACCURACY, OR MULDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF Orange

ON JUNE 15 2013 DETONE WE K. Yarter PERSONNLY APPENDED Bryan Bergeron

TO UP ON THE BASIS OF SUBSPICIOUS PRODUCTS OF HE PERSONAL MODES MANUFACTURED AND THE MENN MOTHERS CHIMP SUBSPICIOUS OF HE PERSONAL MANUFACTURED AND ACCOUNTEDOOR TO UP THAT REPORTMENT DECUTED THE SAME OF MANAGEMENT CONTROLLING MODES OF THE SAME OF MANAGEMENT CONTROLLING ON THE MOTHER MODES OF MANAGEMENT OF MANAGEMENT CONTROLLING SOURCESTED ON THE MOTHER MODES OF MANAGEMENT OF MA

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

WITHFUS MY HAND AND OFFICIAL SEAL

PRINT NAME K. Yarter

NOTATY PUBLIC STATE OF CA COMMISSION NO. 2432392

MY COMMISSION EXPIRES: December 25, 2016 COUNTY OF PRINCIPAL PLACE OF BUSINESS OFANGE

SIGNATURE OMISSIONS

Pursuant to section 66436 of the subdatsion map act, the signatures of the following owners of lastments and/or other interests have been omitted:

DRH ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL DIL, GAS, MINERAL, GEOTHERIMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAMS TO WATER PER MINERAL DETD RECORDED SEPTEMBER 15, 2006, AS INSTRUMENT NO. 2006-0685-373. OF GPECIAL RECORDS, RECORDS OF PRIVERING COUNTY.

DRI DIERGY, INC., A COLDRADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, CECTHERMAL AND OTHER HODOCARBON SUBSTANCES, MATER ROUTS AND CLAMS TO WATER PER MINERAL LIEU RECORDED SEPTEMBER 25, 2007, AS INSTRUMENT NO. 2007—0600844, OF OFFICIAL RECORDS, RECORDS OF RIMIDISSIC COUNTY.

NOTICE OF DRAINAGE FEES

MOTES IS JESSED ONLY THE THE PROPERTY IS LOCATED IN THE SALE CHEEK CHAMMEL, MINCHESTED/FORTH HIGHER THAN DAMMER FAM WHICH MAS ADMITTED THE GRADE OF SUPERFORCING OF THE COUNT OF MINISTREE PROPERTY TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66481, CT SEQ, OF THE GOVERNAME CODE AND THAT SHOW PROPERTY IS SUBJECT TO TEST FOR ISSO DEMANDED AREA.

NOTICE OF FURTHER OWN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 400, PAYMENT OF THE DAMAGE FILES SHALL BE FAIGHTH ASSERTS CHECK OR MOVEY ORDER ONLY TO THE RIMFERSE COUNTY FLOOD CONTROL AND INSTELL ORDER OF THE PAYMENT OF CONTROL AT THE THAT OF SISSUANCE OF THE ORDER OF HIS THAT PRIME OF SISSUANCE OF THE ORDER OF THE THAT OF THE ORDER OF THE ORDER OF THE THAT OF THE ORDER ORDER OF THE ORDER ORDER OF THE ORDER ORDER OF THE ORDER O

VALLEY-WIDE RECREATION AND PARK DISTRICT

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

DATED: 7-15-1013 ET. DEAN WETTER

THE THE BY OF OF THE THE PARTY OF OF THE THE BY OF THE THE BY OF THE BOARD ASSESSOR-COUNTY CLERK-RECORDER an OR

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED LIPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL DEDINANCE AT THE REQUEST OF FPC TROOM WOODS PROPERTY LIC, A DELINANCE LIMITED LIBILITY COMPANY ON AUGUST 11, 7021, I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TENDS OF THE MOUNTAIN MERCHANDITY PROPERTY THE THAT WILL BE SET IN ACCORDANCE WITH THE TENDS OF THE MOUNTAIN MERCHAND PROPERTY AND THE THAT THE TIME MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY S TIME AND

DATE: 6-13 - 2023 COUDA DOS EDY P. ADKISON L.S. 5390 EXPIRATION DATE: 9-30-2024



COUNTY SURVEYOR'S STATEMENT

THE MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL DROMANCES. I HERBY 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 MAY OF TRACET NO JEST? AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISIONS ON AJAPICH 28,2006, THE EMPRATION DATE BEING AUGUST OR, 2023, AND THAT I AM MASTREED THIS MAP IS TENTRICALLY CORRECT.

DATE: 7-24 2023 DAVID L MCMELAN, COUNTY SURVEYOR
LS. 8488
EXPIRATION DATE: 12-31-2024



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 OFFER OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY STATEMENTS. AND AS PART OF THE COUNTY STATEMENTS.

THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, INDICATED AS "PRIVATE ROAD EASEMENT" ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG PRAIRE LOOP ROAD AND DOMENIOONS PARKWAY ARE HEREBY ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF THE FLOOD CONTROL EASEMENT IS HEREBY NOT ACCEPTED. THE OFFER OF DEDICATION MADE HEREON OF THE ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM FLOOD CONTROL EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACULTIES, IS HEREBY NOT ACCEPTED.

THE OFFERS DEDICATION MADE HEREON OF THE DRAINAGE LASEMENTS ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED SYSTEM, SUBJECT TO MAINTOWNERS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION MADE HEREON OF THE ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, IS HEREBY ACCEPTED.

DATE: A MONTH OF THE STATE OF CALIFORNIA

BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS BY Daniel lope 2 DEPUTY

TAX BOND CERTIFICATE

I HEREITY CERTIFY THAT A ROUGH IN THE SHALL OF \$2.500 (F) CONTROLLED AND FLED WITH THE BOARD OF SHEPMEDDES OF THE COUNTY OF BRIEFIESE CHARDRING DIFFORM FOR PARKET OF ALL TAKES, STATE, COUNTY, MANCPUL, OF LOOK, MAY ALL SPECIAL ASSESSMENTS COLLECTED AS THESE, MENH AT THE PIEM OF FLUED OF THIS MAY WITH THE COUNTY RECORDER ARE A LEIN ADMINIST SAD PROPERTY BUT NOT YET PAYRILL AND SAD BROND MAS BEEN DULY. WHEN PROPERTY BUT NOT YET PAYRILL AND SAD BROND MAS BEEN DULY.

DATE JUNE 13 CASH OR SURETY ROND

MATTHEW JENNINGS COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: MIN - DEPUTY

TAX COLLECTOR'S CERTIFICATE

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 UNIPHID STATE, COUNTY, MANGEME, OR LOCAL TAXES, OR SPECIAL ASSESSIMPTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSIMPTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2.86 (1300.00).

DATE: JUNE 13 2023 MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: MIN- DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDINSION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF A DEDICATION IN FAVOR OF THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES, WITHIN LOTS "C" AND "C" OF PARCEL MAP NO. 11432, PER MAP FILED IN BOOK 56 OF PARCEL MAPS, AT PAGES 65 HORIOUGH 67, INCLUSING, RECORDS OF IMPRESSIC COUNTY, ACCEPTED FOR PUBLIC USE 19 THE BOAND OF SUPERVISORS OF THE COUNTY OF RIMERSICE BY RESOLUTION NO. 2003—445, RECORDED OCTOBER 21, 2003 AS INSTRUMENT NO. 2003—45543, OF OFFICIAL RECORDS, WITHIN THE GOLDMAPN OF THIS TRACE MAP.

THOSE PORTIONS OF AN EASEMENT IN FINOR OF THE COUNTY OF RIVERSIDE FOR SLOPE PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004—0666519, OF OFFICIAL RECORDS, WITHIN THE DYMENTAL OF THIS TRUST

83 18%

SHEET 2 OF 9 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, TRACT NO. 32817

RIGHT A REMOTED OF THE OF WHITTO OF THE MASS THEM TO ADMIS TOCKED ALGOST IS SET AN AS REPRESED IN 22 271-412553
RIGHT A REMOTED RECIDENCE ALGOST IS A STAT AS COCKNET AND A POSTECTO ALGOST IS SET AND A POSTECTOR OF RESCRICT COUNTY
AND A PORTICED OF PRICE OF WAITH AND A COCKNET AND A STAT AS COCKNET AS COCKNET AND A STAT AS COCKNET AND A STAT AS COCKNET AS COCKNET AND A STAT AS COCKNET AS COCKNET AS COCKNET AS COCKNET AS COCKNET AND A STAT AS COCKNET AS COCKNE

GRAPHIC SCALE

(IN FEET) 1 inch = 200

FOR CONDOMINIUM PURPOSES BOUNDARY ESTABLISHMENT

SET 17P & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, AMERIF POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDINISON BOUNDARY, DICEPT AS CINERMISE NOTES. SIT LEVO & LS 5390 TAG IN TOP OF CLAR (RINEISDE COUNTY STANDARD "E") ON SIDE LGT LINES PROJECTED AT DISTANCES AS MOTED. SET LEAD & LS 5,350 Mc in TOP OF CLIRB (PINERSIDE COUNTY STANDARD TC) ON SIDE LOT LINES PROJECTED AT 9,751, EXCEPT AS NOTED -NOCHES SET 170 & LS 5390 ING, PLUSH -NOICHES FOUND MONIMENT, AS NOTED. SURVEYOR'S NOTES;

- SET LEVO & US 8350 TAG IN TIPP OF CLARR (MINERADE COUNTY STANDARD TET) FOR BOX, ECX. PCOX, PROX, AND CORNEY OLDBACKS PROJECTED PERFORMACIOLAR OR ROOM, AT OFFSET DESIMACE OF 2.75 FEET, DOCERT AS NOTED.
 - () INDICATES RECORD DATA PER TRACT NO. 30807, MB 474/36–48 [] INDICATES RECORD DATA PER TRACT NO. 37809, MB 425/30–36

< > - INDICATES RECORD DATA PER RS 70/26-33

- | | wounts record data for Lot Like Adalshioff was detect, recorded and 2014—0313852, Official records of received country cultidays, (31) wounts record a massined data for fract has 13814, an $\frac{1}{2}$ $\frac{1}{2}$. $\frac{1}{2}$
- ALL MONUMENTS SHOW AS "SET" SHALL BE SET IN MOCKROWNEL WITH COLNITY ORDINANCE 416.21 AND THE WORKHOWNT AGREEMENT FOR THIS WAY. LLLL - NORANS RESTRUTED ACCESS
 THIS MAP CONTAMS 34.73 ACRES GROSS WITHIN THE DISTRICTINE BORDER

CCAR'S FOR THIS MAP RECORDED \$-8-23, AS INST. NO 2023-12305140R. INFERSOR COUNTY

DANIMGE EASTMENTS SAML BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

- FOUND 1 1/2" COPPERMED MONIMENT, FLUSH TRICKED TRY CO. TRANS. 182+81.09 10+00 LEON PER TRACT NO. 31892, MB 472/01-22. MONUMENT NOTES:
- FOUND COPPER STORE IN 1" 8", ALISN, NO MARRINGS, IN REPORTED IN LEED OF 1.3" BRASS CAP. ALICAS PRE TRACT LAW, PASS, ASACT, MR 572,572—108. ACCEPTED AS THE CONTERNAT
 SHIPTISCHOOL OF CHAPF, AND LEIN FRUID. 2
 - FOUND 1' P DAGED 15 5529, FLUSH, IN LEU OF THY CO, THANK TAG, PER TRACT MIN, SORD, ME, AVY, SHARE ACCEPTED AS THE CENTERARE INTERSECTION OF BELLEY ROLD MODIFIED WITHOUT WHEN WE'VE ACCEPTED AS THE SHARE WITHOUT SHARE WITH SHARE WITHOUT SHARE WITH SHARE WITH SHARE WITHOUT SHARE WITH SHARE WITH SHARE WITH SHARE
 - FOUND 1" P. W/PLASTIC PLUG STAMPED TRY CO. TRANS., DOWN 0.3" PER FB 2225/8402. FOUND 1 1/4" COPPERMED, ELEGISE, DOWN 6.3", LYING SOCAJDATE GOST OF THE CENTERIAL WITSSECTION OF DOWNWOON PARENEY AND LINGA REED ROUG PER FB 2225/8462, MELD FOR LINE. • 8
 - FOLIAD 1" F. W/PLASTE FLUE STAMPTO THE CO. TRANS., TLUSH PRY 19. 2225/6402. ILLUS STATISTE S. LLT OF THE CONTIDENE INTERSECTION OF DOLUDIOUS PARKNAY AND ELUCIPITUS ROLD. FLUE LUST. 9
- 7) FOUND 1" P TAGGED '15 5529", RUSH, PER TRACT NO, 30322, M.B. 452/17-23. AT THE CENTRIANE WIERSECTION OF BERLER ROAD AND WESTERN HALS DRIVE.
 - FOUND 1" P. TACKED "LS SEEM", FLUSH, PER TRACT NO. 30222, M.R. 452/17-23.
 - FOUND WAY AND 'LS SEED' TAG, RUISH IN CONCRETT, PER TRACT NO. 30372, M.B. 452/17-23. ACCEPTED AS THE INSTRUMENT CORNER LOT 128. .
- TIG FOUND 1" P. INDICED 15 4664", FLUSH, NO RETERBACE, N. LEU OF "NOTO & NICO" IAG PER RS 70/76-11 ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-11.
 - POWD 1" P. TAGED 15 464", FLUSH NO RETERENCE, IN LEU OF "NOTCHAND" TAG PER INS 20/241-XACEPED & THE OWNERSECTION OF ELOCKEPTUS ROJU AND THE SECURENCE LINE OF PARCEL 11/10-17.
- FOUND 1" P. TAGGED "LS 4664", DOWN 0.3", NO REFERENCE, IN LIEU OF TACCAMICD" TAC PER RS 70/26-3.1 ACCEPTED AS THE SOUTHERST CORNER OF PARCEL, 4110-20. 2

NOTE: MACHEZIEN NOND

30VId XXXIVIB

DUNE AVENUE

ONOR RESIDENCIA

ENVIRONMENTAL CONSTRAINT NOTE:

SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM. SEE SHEET 4 FOR SHEET INDEX MAP

COURSE DATA:

VICINITY MAP

EMMONAENTAL CONSTRAINT SHEET AFFECTING THIS WAS SO ON FILE IN THE OFFICE OF THE PRIESSOE COUNTY SURFORM IN ICES BOOK 44 DIS THE PRIESS ALL LOTS.

MAY WOSONS

MOTSETT & BLOG (R1) (MOTSET) E BLOG | MBTS:37 W JOOO (R1) < MBTS:37 T JOOO'N MBTS:37 W SO OO (R1) NBF15'12'W 667.28'(R1) <667.39'>

EASEMENT NOTES:

- WE OFTER OF DESCRIPTION IN FANCH OF THE PARKET FOR STREET AND PARKET. UTILITY PARFORDES FOR THE WAR MILL ALED IN THE WAR AT PARKET OF PROBLEM IS A PROBLEM COUNT, ACCOUNT OF THE MASSET COUNT, ACCOUNT OF THE MASSET COUNT, ACCOUNT OF TO PARKET OF THE RESCRIPTION TO ADDI-ALK STREET OF THE WAR STREET OF THE WAR STREET OF THE WAY WAS THE PROBLEM OF THE WAS A STREET BECOMES WHEN THE STRANGEN OF THIS WAY, WAS THE PERSONALLY OF THE WAS THE STREET.
- AN EXCENDIN IN TAYOR OF THE COLUMY OF INVESTOR FOR SLOPE AND INCIDENTAL PURPOSES.

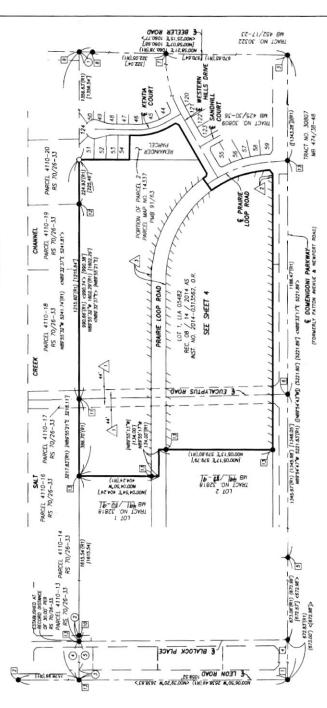
 PRODUCED ALGOST S. A 2004 AS SERIENDEN NO. 2004—0666519; OF OFFICIAL RECORDS. WITHIN THE BOOKBOAR OF THIS MAN WANTED MERCEN.
 - - REGISTORY IN FRANCE OF THE COURT OF REPETSOR FOR CONTINUE AMERICAN AMERICAN WAS RECEIVED AN AMERICAN THE COLUMN WANGERS FOR THE CONTINUE WAS RECORDED AND THE PROPERTY OF THE COLUMN THE CONTINUE WAS RECORDED AND THE PROPERTY OF THE PROPERT
 - (A) PRIVATE ROAD EASTMENT, RETAINED HEREON
- AN EASIDITY IN TAKE OF THE PUBLIC, FOR PUBLIC LITLIF PUBLICISES TOSETHER WITH THE MONTH OF GENERAL FOR EXPRESS FOR EMERICA'S WITHIN THE "PRIVATE ROLD EXPERT."
 - © RODD CONTROL EXSENENT, DEDICHTED HEREON
- Construction and waters are detects to are from it constructions, described, from control sections, and waters are described.

 Defended and the construction and waters were constructed and construction and waters are destinate, returned in every and refriction with waters and refrest and are destinated, returned in every and refrest and are destinated, returned in every and refrest and are destinated.

 Single destinated, returned herefore.

 Single destinated in every every substitution in the construction and make destinated and are destinat

- R AND LANDSCAPE MANTENANCE PURPOSES, DEDICATED HEREON.
 - AN EASTMENT IN FAVOR OF WILLEY-WIDE RECIRCATION AND PARK DISTRICT FOR PARK PURPOSES, DEDICATED HEREON.





OP3

TRACT NO. 32818

adkan

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT RECORDER'S STATEMENT
PRED PRESENT ON FOR CHILD STATEMENT
N BOOK 141 OF WAS AT PAGES 20-91
AT THE RECORDS OF THE GLERK OF THE BOARD.
NO. 2013 - 0.3 30510
TEL 3 31
PETER ALDMA, ASSESSOR-COUNTY CLERK- RECORDER

. DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNERS' STATEMENT

ME HEIGHT STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIMISION SHOWN HEREON, THAT ME ARE THE ONLY PRISONS WOOSE CONSIST IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSIST! TO THE ANALYSIS AND THE CONSIST! TO THE ANALYSIS AND THE CONSIST! TO THE ANALYSIS AND THE CONSIST! TO THE CONSIST! ANALYSIS ANALYS

CRITY DESCRIBED RELOW IS DEDICATED AS AN EASIMENT FOR PUBLIC PURPOSES; THE PRINTE ROAD WHITERON, THE OEDICATION IS FOR PUBLIC UTILITY PURPOSES TOOETHER WITH THE ROUT OF INGRESS AND REPORCY VIDICALS WHITH THE PRINTER THAN DESMINITY.

THE REAL PROPERTY DESCRIBED RELOW IS DEDICATED AS AN EASINEME FOR PUBLIC PURPOSES: ABUTERS' RIGHTS OF ACCESS ADMINISTERMENT, PREMITE LOOP ROAD AND DOMENTION PARKWAY. THE OWNERS OF LOT 1 MAD 2, ARRITHING THESE HORIMANS AND DAMES SAICH THE MELL HAVE NO REPREST OF ACCESS EXCEPT THE OEDERNAL LESSANDED OF TRAKEL ANY CHANGE OF ALKNOWLDED OF WORTH THE PUBLICATION AS TO THE PARK THOUGHTS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FLOOD CONTROL EASEMENT LYING WITHIN LOT 1 AS SHOWN HEREON, THE DEDICATION IS FOR CONSTRUCTION AND MANTENANCE OF FLOOD CONTROL. FOULDING

die rem. Property described below is dedicated as an eastment for public purposes: Storm drian Eastment Lybig within Lot 1 as shown hereon. The dedication is for construction and maintenance of plood control Loculture.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; ACCESS EASEMENT LYING WITHIN LOT 1 AS SHOWN HEREON. THE DEDICATION IS FOR MORESS AND EXPESS TO AND FROM FLOOD CONTROL AND STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING WITHIN LOT 1 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY IS DEDICATED AS AN EASEMENT TO THE WALEY-MIDE RECREATION AND PARKS DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR PUBLIC PURPOSES: LANDSCAPE EASEMENTS LYING WITHIN LOT 1. THE DEDICATION IS

THE REAL PROPERTY IS DESCRIBED BELOW IS DEDICATED AS AN EXEMENT FOR PURIC PURPOSES TO WALLEY-MIDE RECOGNION AND PARK DESTRICT, COUNTY OF RIVERSOR, STATE OF CALFORMAL LYING WITHIN LOT 2 AS SHOWN HEREON, THE DEDICATION AS FOR PORT SHOT AND LANDOLOGY MAINTENANCE PROPERTY.

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

WE HEREBY RETAIN THE "SEWER, WATER AND RECYCLED WATER EASEMENT", AS SHOWN HEREON FOR PRIMATE USE, FOR THE SOLE BENEFIT OF OURSELVES, CUR SUCCESSORS, ASSIGNESS, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

OWNER FPG TRICON WOODS PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: FPG TRICON WOODS HOLDINGS LLC, A DELAHARE LIMITED LIABILITY COMPANY US SOLE MEMBER

BY: FIRE BUTCHIONS BH. LLC.
A CALFORNA LIMITED LIABILITY COMPANY
ITS MANAGEMENT
BY AND BETTEEPON
MCE PRESIDER, FORWARD PLANNING

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE DENTITY OF THE MONIDULL WHO SCINED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED. AND NOT THE TRUTHFULLIESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF OTCHNOCE

ON June 8 2013 BEFORE W. K. YO K. Yarter A NOTARY PUBLIC

APPLICATION OF THE PRINCIPLE AND ADDRESS OF SUBSTACTION PRODUCT TO BE DE PERSONNEL MADE MADE MADE AND ADDRESS OF SUBSTACTION PRODUCT TO BE DE PERSONNEL MADE MADE ADDRESS OF THE WITHIN ADDRESS OF ADDRESS OF THE WITHIN ADDRESS OF ADDRESS OF THE WITHIN ADDRESS OF THE

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

PROVI NUME K. Yarter SIGNATURE K. Y.

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2432392

UT COMMISSION EXPRES December 25, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange

SIGNATURE OMISSIONS

Pursuant to section 66436 of the surdomsion map act, the signatures of the following owners of easements and/or other interests have been omitted:

DRH DHERDY, INC., A COLORADO CORPORATION DIMER OF ANY AND ALL DL, GAS, MINERAL, GEOTHERIAM, AND OTHER HODROGARRON SUBSTANCES, WATER RIGHTS AND CLAMS TO WATER PIR MARRIA DEED RECORDED SEPTEMBER 15, 2004 AS RISTRAMENT NO. 2004—0685373.0 OF FINANCIA OF PRIVATED COUNTY.

ORH ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEDTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAUS TO WATER FIRE MARRAL DEED RECORDED SEPTEMBER 15, 2004 AS DESTRUMENT NO. 2004-0085375 OF OPPOLA RECORDS. RECORDS OF REFERSE CUMPY.

NOTICE OF DRAINAGE FEES

MOTE IS RESERVE OF DE THE THIS PROPERTY IS LOCATED IN THE SALE CREEK CHAMBEL, MINICASE THE THE ARCHITECTURE THE MEAN OF SUPERIORIES THE COUNTY AND ARCHITECTURE THE COUNTY AND ARCHITECTURE THE COUNTY AND ARCHITECTURE PROPERTY OF SECTION 10.25 OF ORDERWISE FOR AND SECTION 6648, IT SEQ. OF THE COUNTY ARCHITECTURE AND ARCHITECTURE THE SALE OF ORDERS TO SUBJECT OF THESE FOR AND ORDERANGE REAL.

MOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYMENT OF THE DRIVINGE FEETS SHALL BE FIND MITH CASHER'S CHICK ON MONEY ORDER ORLY TO THE MERISSIES COUNTY BRIDGING FROM FOR THE FOREIGN COUNTY BRIDGING FROM FOR SHAD PROFILES, SHOWNEYS OR COURS, FIRST, AND THAT THE OWNER OF ICAL PRACEL, AT THE THE OF SISLANCE OF EITHER THE GRADING OR BUILDING FROMT, SHALL PAY THE FEE REQUIRED AT THE RATT. M FEFECT AT THE THE OF SISLANCE OF SISLANCE OF SHADON OR BUILDING FROMT, SHALL PAY THE FEE REQUIRED AT THE RATT. M FEFECT AT THE THE OF SISLANCE OF SISLANCE OF THE ACTUAL PROFILE.

VALLEY-WIDE RECREATION AND PARK DISTRICT

THE VALLEY-MOR RECREATION AND PARK DISTRICT, COUNTY OF RHEISOR, STATE OF OLD FORMA, HEREBY APPROVED THE TRACT HAP BUT DOES NOT HOW ACCOPT THE PREVIOUSEE OFFERS OF DEDICATION MADE HEREON DATED: 1.15.2013

BY DE WETTER MOER

SURVEYOR'S STATEMENT

THIS MAP MAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AMP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOREOW WOODS PROPERTY LCC, ON AUGUST 11, 2011, I MEMBER TATE THAT ALL ASSET OF THE MAP AND THAT THE THAT ALL SET OF THE MAP AND THAT THE SUBSTANTIALLY CONFIGURES TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMMETE AS SHOWN.

AUGUST 2021

DATE: 6-7- 2023

LS 5390 EXP. 9-30-14

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORGANIANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPPRISSION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE FENIATION MY OF TRACET MY 23818 AS FLEE, AMENDED, AND APPROVED BY THE BOARD OF SUPPRISSIONS ON MARCH 2BAJOOR. THE EXPRISTION DATE BEING SEPTEMBER OF, 2023, AND THAT I AM SATISFIED THIS MAP AS FEDERAL CHEMORALLY CORRESPONDED TO THE BEING

DATE: 7-24 2023 DAVID L. MCMELAN, COUNTY SURVEYOR LS. 8488 EXPIRATION DATE: 12-J1-2024



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALFORNIA, BY ITS BOARD OF SUPERVISORS, HERBY APPROVES THE TRACT MAP AND ACCEPTS THE OPTERS OF DEDICATION MIDE HERBON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY SUPPLIES. AND AS PART OF THE COUNTY SUPPLIES AND ASSETS BY ACCORDANCE BYTH COUNTY STANDARDS.

THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF WIGNESS AND EGRESS FOR EMERGENCY VEHICLES, INDICATED AS "PRINTE RIGHD EASEWENT" ARE HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG BLALOCK PLACE ARE HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG WESTERN HILL DRIVE, PRAIRIE LOOP ROAD AND DOMENISCHIE PARKWAY ARE HEREBY ACCEPTED.

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

THE OFFER OF DEDICATION MADE HEREON OF THE ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM FLOOD CONTROL AND STORM DRAW EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, IS HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF THE DRAMAGE EASEMENT IS HEREBY ACCEPTED FOR THE CONSTITUTION OF MAINTENANCE OF DRAMAGE FACULTIES, AND AS PART OF THE COUNTY MAINTAINED SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

CATE: August 1 . 2023 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS Br. Daniellege 2

ABANDONMENT NOTE

PURSUANT TO SECTIONS 86434 AND 66499.20.2 OF THE SUBDIMISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES, WITHIN LOT "D" OF PARCEL MAP NO. 14338, PER MAP FILED IN BOOK 104 OF PARCEL MAPS, AT PAGE 4, RECORDS OF REMERSIOE COUNTY WITHIN 114 BOUNDARY OF THIS TRACE MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDID AUGUST 24, 2004 AS INSTRUMENT NO. 2004-0666520, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACE MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004-0666519, OF OFFICIAL RECORDS WITHIN THE RELIABLY OF THE TRUET HAD.

TAX BOND CERTIFICATE

HERBIT CORTY: THAT A BOND IN THE SIAL OF \$ 54.500. DOING SEED DECORDS AND FILE WITH THE BOARD OF SUPERWINDERS OF THE COUNTY OF MEDICAL CHARGES, CONDITIONED LIPION THE PAYADYL OF ALL MAKES, STATE, COUNTY, MARKEPAL, OF LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS HAW WITH THE COUNTY MEDICARY AND FALL MAKES THAN PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DILLY APPROVED BY SAID BOND OF SUPERWINDS.

MATTHEW JENNINGS COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BM: Men., DEPUTY

TAX COLLECTOR'S CERTIFICATE

I MEMBET CEPTRY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LEWS AMOUST THE REPORTETY SHOWN ON THE WITHIN MAP FOR LIMING STATE, COUNTY, MUNICIPAL, OR LOCAL TAKES, OR SPECIAL ASSESSMENTS COLLECTED AS TAKES, DECEPT TAKES OR SPECIAL ASSESSMENTS COLLECTED AS TAKES. NOW A LOUB BUT NOT THE PAYABLE, WHICH ARE ESTIMATED TO BE IN THE TOTAL TO SEE THE PAYABLE SHOWLD THE STATES THE PAYABLE WHICH ARE ESTIMATED TO BE IN THE TOTAL THE STATES.

DATE: JUNE 13 2023

MATTHEW JENNINGS COUNTY TAX COLLECTOR ET: DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

Ç3 18%

SHEET 3 OF 12 SHEETS

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

TRACT NO. 32818

BENG A SIGNIBURIN OF LOT 2 OF NOTICL OF LOT LINE ADJUSTMENT HOLDSHOP PECONOGO JUGICH IS, 2014 AS WISTRAMONT NO, 2014-0313463 AND PREFECTIO BY DEED PECONOGO ANGUST 12, 2027 AS DOCUMENT HOLD 2027-0334307, BOTH OF OFFICIAL PECONOS OF PRIESDING COUNTY, LYNG WITHIN SECTION 37, TOWNSHIP 5 SOUTH, RANGE 2 MEST, S.B.W.

adkan

FOR CONDOMINIUM PURPOSES

AUGUST 2021

(IN FEET) 1 inch = 200

GRAPHIC SCALE

0 100

SURVEYOR'S NOTES: -- NOCATES FOUND MONIMENT, AS NOTES.

-MODOJES SET 179 & LE SADO TAG, PLUSA. SET ELDO, & LE DISMOLES AS MOTES.

THE SETEM A DISMOLES AS MOTES.

17th & 15 5390 TM, RUSH AT ALL LOT CORNERS, AMOLE POINTS IN SIDE OR REAR LOT LINES. AMOLE POINTS IN SUBDINISION BIOLINDARY, DICEPT AS OTHERWISE MOTED. SET LEAD & LS 5390 TAG IN TOP OF CLIFE (PROFISOR COUNTY STANDARD TC) ON SIDE LOT LINES PRINCEDED AT 9.75; DICEPT AS MOTED.

SET LEAD & LS 5350 TAG IN TOP OF CLIRR (PRETINGE COUNTY SEMBAND "E") FOR ROL, ECA. PECA, NO CORNEL OUTBACKS PROLECTED PERPENDICILLAR OF ROBAL AT OFFSET DISTINCE OF SETS FEET, DECENT AS NOTED.

- () MOTANTES RECORD DATA PER TRUCT MO. 30807, MB 474/38-46. () MOTANTES RECORD DATA PER TRUCT MO. 30809, MB 425/30-36.
- <> INDICATES RECORD AND CALCULATED DATA PER RS 70/26-33.
- I) INDICATES REDORD DATA POR LOT LINE ADJUSTIFIENT NO. 06482, RECORDED AUGUST 19, 2014
 AS DOCIMENT NO. 2014—2313562, OFFICIAL RECORDS OF PREPRING COUNTY, CAUTORINA.
 - LLLLI INDICATES ACCESS RIGHTS RESTRICTED (M) - NDICKES MEASURED DATA

THIS MAP CONTAINS 24.65 ACRES GROSS MITHIN THE DISTINCTINE BORDER

ALL MONIMORIS SHOW AS "SET" SHILL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 416.21 AND THE MONIMORI ADDRESSED TO THE THIS WAY.

CCAR'S FOR THE MAP RECORDED \$7-\$7-\$3 AS NOT NO. \$403-02.30514

OR. PRINTING COUNTY AND AS INST. NO. \$403-023-0515, C.B., ENVERSING COUNTY

DANAMAE EASTAENTS SAUL BE KEPT FIRE OF BALLIMOS AND OBSIFILICITORS

FOUND MAL AND '15 5539" TAG, RUSH, IN CONCRETE, PER TRACT NO. 30322, M.B. 452/17-23. ACCEPTED AS THE MORPHEAST CORNER LOT 128. B FOUND I" IF THOSED "LS 5529", RUSH, PER TRACT NO. 30322, M.B. 452/17-23.

TOWN I'P TAGED 18 5529' FLUSH, PER TRACT NO. 10372, M.B. 452/17-23. AT THE CHITRILME NITRESCRON OF BETLER ROAD AND MESTERN HILLS DRIVE. FOLKE 1" W, WPLASTIC PLUG STAMPED TRN. CO. TRANS., FLUSH PER FB 2225/6403.

[8] LING SOTISTIC ELLY OF THE CONTENDER INTERSECTION OF DOMENIONE PARTIENT AND FLOURINGS FROM, HELD FOR LINE.

FOUND 1" P. INGED 15 4664", FLUSH, NO RETERBINE, IN LIEU OF INCYCEMICD TAG PER RS 70/26-33, ACCEPTED AS THE SOUTHWEST CORNER OF PRINCEL 4110-13. 2

FOUND 1: P. MOGED 15 4664. RUSN, NO RETREDICE, IN LIEU OF "NOTZANCO" TAG PER RS "NOTA-S. LACEPITOS. AS THE CONTRIBUNE NITRISECTION OF ELICALIPTIES ROLD AND THE SOUTHWEST LINE OF PARCEL, 1110–17. =

FOUND 1 P. INDEED 15 4664, DOWN 0.3, NO REFERENCE, IN LEU OF "ROTCAMED" INC PER RS 70/36—33, ACCEPTED AS THE SOUTHEAST CORNER OF PARCEL 4110—20

EMPRONMENTAL CONSTRANT NOTE:
DIMENSIAL CONSTRANT SEET AFFERING INS WE
S. ON PLE N. ING COPIEZ OF THE PROFISSION COUNTY
SUPPORT N. ESS BOOM. 44 NOTE.
D.A. ING AFFERS ALL LOTS.

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS AND GPS CONTROL DINCHALL SEE SHEET 6 FOR SHEET MODY MAP AND EXECUENT NOTES.

FOUND COPPER STREE IN 1" IN FLUSH, NO MARKANGS, NO RETERENCE, IN LEU OF 1.5" BRASS CHP, STAUSH PER TRACT HAW, NO. 3-6477, NO 4-7577-105. ACCEPTED AS THE CENTERALME.

A RESERVED OF CAMP. AND LEW ROAD.

FOUND 1" P. W/PLASTIC PLUE STAMPED TRN. CO. TRANS." DOWN 0.3" PER FB 2225/8402.

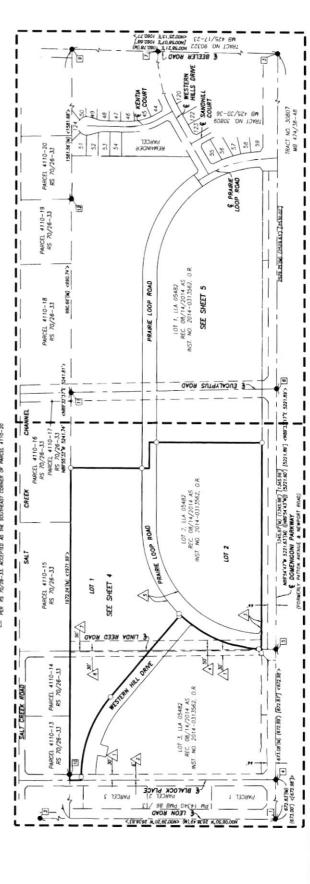
FOLKU) 1 /4" COPPERMED, ILLEDBLE, DOWN 0.3; LYNG S00"43"WT 0.08" OF THE STORMERY WILL DATE AND FER THE STASS, HELD FOR LINE.

FOUND 1" P 1402ED 15 5529" RUSH, IN LIEU OF TRN CO. TRNS" 140, PER TRNCT IN DESCRIPENT, M.E. ANGLES AND ANGLES AND CONTINUED INTERSECTION OF BELLEN TROUGH PARTIES.

TOUND 1 1/7" COPPERMILD MONUMENT FLUSH, TAGGED 78N; Co. TRANS. 187+81.09 10+00 LEON PER TRACT NO. 31832, MB 472/01-22.

MONUMENT NOTES:





200

201

TRACT NO. 33743

FOR CONDOMINIUM PURPOSES

adkan

AUGUST 2021

RECORDER'S STATEMENT
FALLO THIS STATE DAY OF PRINCIPLE
N BOOK 1912 OF HAVE AT PRIORS 1-1-1 AT THE MAN ASSESSOR-COUNTY CLERK-RECORDER
BY DEPUTY

BY DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIMISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WIGSE CONSIST IS NECESSARY TO PASS A CLAR THE TO SAIO JANG. THAT WE CONSIST TO THE MARKET AND RECORDING TO THIS SUBDIMISION MAP AS SHOWN WITHIN THE COSTRICTIVE DISDECT LINE.

OWNER: FPG TRICON WOODS PROPERTY LLC, A DELAWARE UMITED LIABILITY COMPANY

BY: FPG TRICON WOODS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

BY: FPG INVESTORS B4, LLC,
A-CHIFORNIA LIMITED LIABILITY COMPANY ITS MANAGER

BRYAN BERGERON VICE PRESIDENT, FORWARD PLANNING

NOTARY ACKNOWLEDGMENT

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

STATE OF CALFORNIA COUNTY OF Orange

ON JUNE & 2013 SEFFEE & K. Yarter PERSONNLLY APPEARED Bryan Bergaren

ME ON THE BASS OF SATISFACTORY DOCUMET TO BE THE PERSON(\$) WHOSE NAME(\$) IS/ME SUBSORIED TO THE WITHIN MOTTRANIENT AND ANOMELECED TO BE THAT HE/MEMPHER DECUMED THE SAME IN HE/MEMPHER THAT AND ANOMELECED THE SAME IN HE/MEMPHER TOOLINED THE MESTRANIENT THE PERSON(\$). OF THE MEMPHER TOOLINED THE MESTRANIENT THE PERSON(\$).

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

WITHERS MY HAND AND DETICAL SEAL

MININE K. Yarter SIGNATURE K. Y.

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2432392

UT COMMISSION EXPRESS December 25, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS OF Ange

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBSTANCE MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEWENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

OPH DIERGY, NC., A COLORADO CORPORATION OWNER OF ANY AND ALL OL, CAS, MINERAL, (ECOTHERMA, AND OTHER HITDROCARDON SURSTANCES, WATER ROLLES AND CLAMS TO WATER PER MATERAL DEED RECORDED SEPTEMBER 15. 2004, AS ASTRUMANT NO. 2004-00065373, of PFICIAL RECORDS, RECORDS OF REFERSED COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREITY GIVEN THAT THIS PROPRETY IS LOCATED IN THE SALT CREEK HEWET AREA DRAINIGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERMS PURSUANT TO SECTION 10.25 OF GROWANCE 406 AND SECTION BOARD, ET SEC THAT SUP PROPERTY IS SUBJECT TO FEES FOR SAD DRAINGE AREA.

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 FPG TRECOM MODOS PROPRIETY LLC, ON AUGUST 11, 2021. I HERRER STATE THAT ALL MOMBHISTS ARE OF THE CHARACTER AND OCCUPY THE POSTIONS INDICATED OR THAT THEY WILL BE SET IN ACCOMDANCE WITH THE TERMS OF THE MOMBHIST ARE CHEEVEN OF THE MAP AND THAT THE MOMBHISTS ARE, OR WILL BE, SUFFICIENT TO THE MAP AND THAT THE MOMBHISTS ARE, OR WILL BE, SUFFICIENT CONTROLLEY TO BE RETIREDED, AND THAT THAT FRAM, MAP SUBSTANTIALLY CONTROLLS TO THE CONTROLLEY APPROVED TERRITATE MAP. THIS SURVEY IS THE AND COMPLETE AS SHOWN.

DATE: 6-7 - 2023

EDY P. ADKISON L.S. 5390 EXPIRATION DATE: 9-30-2024



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 OF UNDER MY SUPERMISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT AMPEADED ON THE TINIATINE MAP OF TRACE TO 3,3743 AS FIELD, AMENDED, MAD APPROVED BY THE BOARD OF SUPERVISIONS ON A PRINT, 21 × 3209, THE EXPRATION DATE BEING AUGUST 04, 2023, AND THAT I AM SATISFIED THIS MAP OF TECHNICALLY COMPRETED TO

DATE: 7-24 . 2023

800 DAVID L. MCMELAN, COUNTY SURVEYOR L.S. 8488 EXPIRATION DATE: 12-31-2024



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP.

DATE: August 1 . 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY. CHARMAN OF THE BOARD OF SUPERASORS

ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS on Danielles DEPUTY

TAX BOND CERTIFICATE

DUT: JUNE 13 . 2023

CASH OR SURETY BOND

MATTHEW JENNINGS COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: NU DEPUTY.

TAX COLLECTOR'S CERTIFICATE

DATE: JUNE 13 , 2023

MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: MEL- DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TRACT NO. 33743

BENG A SURENASION OF LOT 2 OF TRACT NO 12817, PER MAP FILED IN BOOK 491 PAGES 912-hindren 100 INCLUSIVE, OF MAPS, RECORDS OF BIVENSIDE COUNTY, LYNG WITH SECTION 12, TOWNSIME 5 SOUTH, RANGE 2 WEST, SER.

adkan

GRAPHIC SCALE

(IN FEET) inch = 200

FOR CONDOMINIUM PURPOSES

BOUNDARY ESTABLISHMENT

EASEMENT NOTES:

A COUNTY OF INVESTOR, HOLDING OF ABUTTON'S PRIORITS OF ACCESS

Report of ACCESS IN FACING OF THE COUNTY OF REPOSOT PER THE COUNTY AND STOLE-ODES TO FACING OF ACCESS CHANGE IN STOLE-ODES THE PROPERTY OF ACCESS CHANGE IN PAGE PETERS.

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NOSSESTAT 66.28(RI) - 667.38>
NOSSESTAT 66.78(RI) - 617.38>

COURSE DATA.

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(c) NOTHER THE GROS

(d) NOTHER THE GROS

(e) NOTHER THE GROS

(f) NOTHER THE G

ENVIRONMENTAL CONSTRAINT NOTE:

SON RE IN THE OTTER OF PRESSOR COUNTY
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SAMPTINS IN LOSS BOOK A PART OF PRESSOR COUNTY
BOOK THE IN THE OTTER OF THE PART OF PART

SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

SEE SHEET 4 FOR SHEET INDEX MAY



CCAPTS FOR THIS MAP RECORDED \$ 45-23 AS INST. NO. 2023 - U.230512. INVERSINE COUNTY

LLLL - INDICATES ACCESS RICHTS RESTRICTED

THIS MAP CONTAINS 5.72 ACRES GROSS WITHIN THE DISTINCTIME BORDER DRAINICE EXSEMENTS SHALL BE KEPT FREE OF BUILDINGS AND DBSTRUE

1 1 - NOIGNTES RECORD DATA PER LOT LINE ADJUSTADIT NO. 05482, RECORDED AUGUST 19, 201 AS DOCUMENT MO, 2014–0.13.MG, OFTICH, RETONES OF PRETONES OF PRETONS COUNTY, CHATCHEN (R1) – MODICIES RECORD MO MESSINES DATA PER PRICT MO. 32818, $\frac{\text{mad}}{\text{mad}} \frac{4f_{\parallel} \cdot \text{CM}}{\text{Modicies}}$ (R2) – MODICIES RECORD MO MESSINES DATA PER PRICT MO. 32817, $\frac{\text{mad}}{\text{mad}} \frac{4f_{\parallel} \cdot \text{Mod}}{\text{Modicies}}$.

() – MOTONTES RECORD DATA FOR TRACT HG, JOHO7, MB 474/20—48 [] – MOTONTES RECORD DATA FOR TRACT NG, 37801, MB 425/20—36

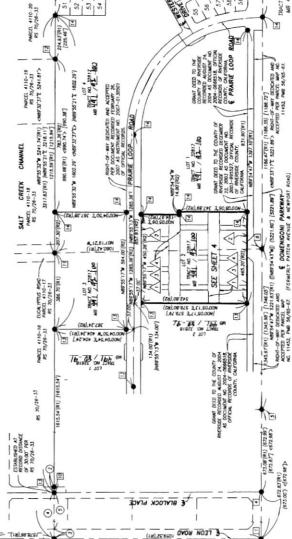
SURVEYOR'S NOTES

<> - NORMES RECORD DATA PER RS 70/26-33

- FOUND 1 1/2" COPPERMED MONAMENT, FLUSH TAGGED TON. CC. TRANS. 182+81.09 10+00 LEON PER TRACT NO. 31882, MB 472/01-22. MONUMENT NOTES:
- FOUND COPPER SPACE IN 1" P. P. PLISN, NO JUNEAUNCE, NO RETERBONCE, NI LIEU OF 1.5" BRASS OFF, FLUSS FER THACH WE NO SAFET, ME 475/59—105. ACCEPTED AS THE CHARGE AND LEW RADIE. AND LEW RADIE. AND LEW RADIE. 2
- FOUND 1" P. W/PLASTIC PLUG STAMPED YRY, CO. TRANS., DOWN 0.3" PER FB 2225/8402 • •
- 40
 - ~
- TO FOUND 1 P. DAGED 15 4644. RUSK, NO RETRIBING, IN LEU OF TROTEMICE TO PREST 4110-11.
- FOUND 1" P. IMGED 1.S 4664", DOWN 0.3", NO RETREDICE, IN LEU OF "NCYCLANCO" INC PER RS 70/28-33, ACCEPTED AS THE SOUTHEAST CORNER OF PARCEL 4110-19.

- FOUND 1' IF DAGED '13 5531, FLUSH, IN LEU OF THE CO. TRAKE' DIG, PRE TRECT TO MIN, 18607, at a "AV/30-48, ACCEPTED AS THE CENTERNE WITHSECTION OF BETLEF INDO WHO DEMANGOR PROPINED.
- FOUND 1 1/4 COPPERATO, REDBLE, DOWN 0.31, LYNG SOOKJUNE 0.08" OF THE CHARLING MITISATION OF COMENGON PARTNER AND LINEA REED FOUND FOR THE STANKED HELD FOR LINE.
- FOUND 1" P. WPHASTIC PLUG STAMPED THY CO. TRANS." FLUSH PER FIR 2225/5402.
 LIMIC SOTTISTIBLE D.12" OF the CENTERIAR INTERECTION OF DOMENCIAN PROMINER AND EACH PRICE FOR LINE.
- FICHER I" P. INGER "IS SAIN", FLUSH, PEN INCT NO. MAZZZ, M.R. 452/17-23 AT THE CONTRUME NITRESCENDY OF REFLER ROAD AND MISTERN MLS DRINE.
 - FOUND 1" OF THATED 15 5539", FLUSH, MER TRACT NO. 30322, M.B. 452/17-23.

- FOLMO MAE AND "LS 5539" BIG, FLUSH, IN CONCRETE, PER TRACT NO, 26192, M.R. 452/17-23. ACCPTED AS THE MORPHEAST CORNER LOT 128. 40 00
- FOUND 1" P. MOGED 15 4444", FLISH, NO RETERRICE, IN LEU OF TROCK-MICE THE PRE-TRE TROPPEL MOCETINE SE THE CONTRIBUTE WITHSECTION OF ELOCK-FINES ROAD AND THE SECURITY LINE OF PANCEL 11-10-17. 1.1
- (3) round 17th backer 1.5 s.1907, the, flush for thack no state we $\frac{44}{\sqrt{1+10}}$ רטובבר, אים יואנו הא זואנו אפר זיפער העופע העופט בו מוסמים יולו מועסידי



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TRACT NO. 30322 MB 452/17-23

2000 ON TOWNT | 82 - OE\255 + BM

[- 1,4138 (N) (1,4128]

TRACT NO. 30807 MB 474/38-48

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SANDHILL COURT

(33)

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SHEET 2 OF 6 SHEETS