

**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:

1. 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: None
Absent: None
Date: January 9, 2024
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

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

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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



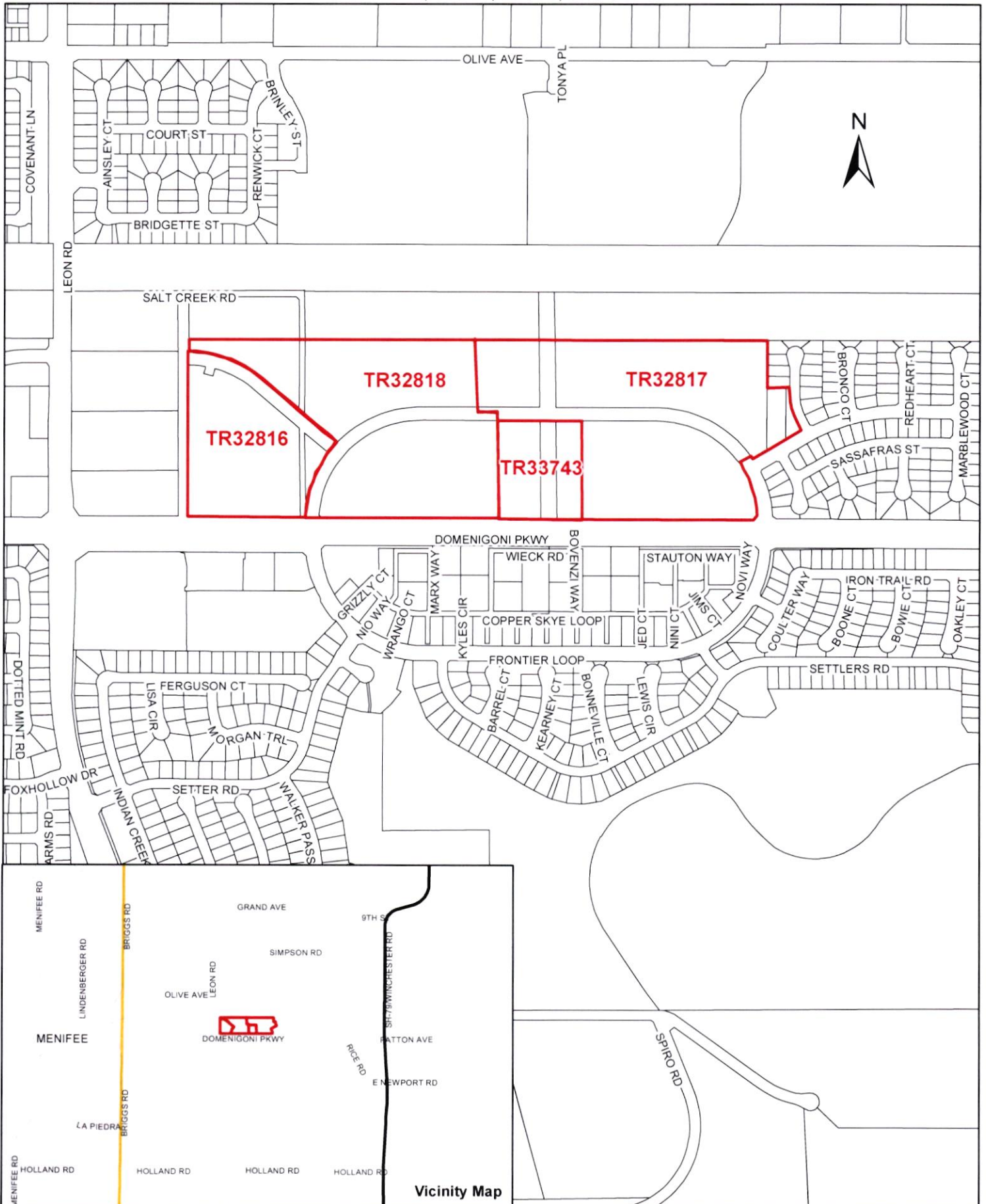
Aaron Gettis, Deputy County Counsel 12/18/2023

0 335 670 1,340 Feet
 1 inch = 667 feet
 Orthophotos Flown 2016
 Printed by CSegarra on 11/14/2023

Vicinity Map

Tract Nos. 32816, 32817, 32818, and 33743

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



Vicinity Map

**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 9 day of January, 2024, 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;

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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 (Home/Unit)
- 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

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 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.

4.17 Time is of the Essence: Time is of the essence with respect to the

Developer's performance of its obligations under this Agreement.

4.18 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: 
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

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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 Orange)

On November 10, 2023 before me, Brittany A. Stilwagner, Notary Public
(insert name and title of the officer)

personally appeared Bryan Bergeron,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

TRACT NO. 32816

BEING A SUBDIVISION OF LOT 3 OF NOTICE OF LOT LINE ADJUSTMENT NO. 05482 RECORDED AUGUST 18, 2014 AS INSTRUMENT NO. 2014-0315562 AND PERFECTED BY DEED RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-0356207, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.



FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS 21ST DAY OF August 2023 AT 11:47 AM IN BOOK 492 OF MAPS, AT PAGES 1-4 AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 2023-0230512 FEE PETER ALDAMA, ASSESSOR-COUNTY CLERK - RECORDER BY: *PAE* DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE COMPANY

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 ORDINANCES. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE HIGHWAYS OF ADJUTANTS FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-7, 2023

Ed Adonis
ED ADONIS, L.S. 5390
EXPIRATION DATE: 8-30-2024



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 OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32816 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 11, 2020, THE EXPIRATION DATE BEING OCTOBER 11, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-27, 2023

David L. McMillan
DAVID L. McMILLAN, 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 AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON OF LOTS "A" AND "B" 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 FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 1, INDICATED AS "PRIVATE ROAD EASEMENTS" AS SHOWN HEREON IS HEREBY ACCEPTED.

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

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

DATE: August 1, 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

David L. McMillan
BY: _____ DEPUTY
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: *David L. McMillan* DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$49,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONSIDERED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: JUNE 13, 2023

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: *Matthew Jennings* DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$49,100.00.

DATE: JUNE 13, 2023

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66489.2 OF THE SUBDIVISION 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 RIVERSIDE COUNTY WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004-0686520, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 2004 AS INSTRUMENT NO. 2004-0171427, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 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 THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 2007 AS INSTRUMENT NO. 2007-0130502, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP, IS VACATED HEREON FOR THE PURPOSE OF CHANGING THE STREET NAME FROM WESTERN HILL DRIVE TO WINCHESTER WOODS DRIVE AND IS NOT TO BE CONSTRUED AS A CHANGE OF ALIGNMENT OF THIS HIGHWAY.

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 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" AND "B", THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE PRIVATE ROAD EASEMENTS SHOWN HEREON, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT".

AS A CONDITION OF DEDICATION OF LOT "A", BLALOCK PLACE AND LOT "B", WINCHESTER WOODS DRIVE, THE OWNER OF LOT 1, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE 76.00 FOOT AND ONE 58.00 FOOT ACCESS OPENINGS FOR LOT 1, AS SHOWN HEREON, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. ABUTTERS RIGHTS OF ACCESS ALONG PRAIRIE LOOP ROAD AND DOWNSHORN PARKWAY, THE OWNER OF LOT 1, ABUTTING THESE HIGHWAYS 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 DEDICATION AS TO THE PART VACATED.

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 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, 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 DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER
BY: FPG INVESTORS 84, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER
Bryan Bergeron
BRYAN BERGERON
VICE PRESIDENT, FORWARD PLANNING

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 Orange
June 8, 2023
I, *K. Yarter*, a Notary Public,
personally appeared *Bryan Bergeron*
before me.

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/HIMSELF/HER/HERSELF EXECUTED THE SAME IN HIS/HER/WHICH AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/WHICH 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
K. Yarter
K. Yarter
SIGNATURE



NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2432392
MY COMMISSION EXPIRES December 28, 2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange

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 DITCHES AND CANALS AS RESERVED BY PATENT RECORDED DECEMBER 7, 1896, IN BOOK 1, PAGE 383, OF PATENTS.
- DRM ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2008 AS INSTRUMENT NO. 2008-0685373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.
- DRM ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2008 AS INSTRUMENT NO. 2008-0685375, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL, WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10225 OF ORDINANCE 480 AND SECTION 66483, 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 10225 OF ORDINANCE 480, 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 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.

COPY

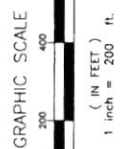
462

TRACT NO. 32816

BEING A SUBDIVISION OF LOT 3 OF TRACT OF LOT LINE ADJUSTMENT NO. 32816 RECORDED AUGUST 18, 2014 AS INSTRUMENT NO. 2014-031563 AND PERFECTED BY DEED RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-03342077, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.E.M.

AUGUST 2021

FOR CONDOMINIUM PURPOSES
BOUNDARY ESTABLISHMENT



SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" P & 15.5300 DIAL FLUSH
- SET LEAD & 15.5300 DIAL IN TOP OF CURB (RIVERSIDE COUNTY STANDARD T) ON SIDE OF LOT LINES PROJECTED AT DISTANCES AS NOTED
- SET 1" P & 15.5300 DIAL FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR OF LOT LINES AND ANGLE POINTS IN SUBMERGED BOUNDARY, EXCEPT AS OTHERWISE NOTED
- SET LEAD & 15.5300 DIAL IN TOP OF CURB (RIVERSIDE COUNTY STANDARD T) ON SIDE OF LOT LINES PROJECTED AT 8.75', EXCEPT AS NOTED
- SET LEAD & 15.5300 DIAL IN TOP OF CURB (RIVERSIDE COUNTY STANDARD T) FOR 80% 15% PICK-UP AND CORNER CUTBACKS PROJECTED APPROXIMATELY OR BOUNDARY AT OFFSET DISTANCE OF 8.75 FEET, EXCEPT AS NOTED
- () - INDICATES RECORD DATA PER TRACT NO. 32807, MB 474/38-48
- () - INDICATES RECORD DATA PER TRACT NO. 32808, MB 475/38-38
- () - INDICATES RECORD DATA PER TRACT NO. 32809, MB 476/38-33
- () - INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 05462, RECORDED AUGUST 18, 2014 AS DOCUMENT NO. 2014-031562, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- () - INDICATES RECORD AND MEASURED DATA PER TRACT NO. 32818, MB 441/41-10
- () - INDICATES RESTRICTED ACCESS
- () - THIS MAP CONTAINS 13.33 ACRES GROSS WITHIN THE DISTRICTIVE BORDER
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 416.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
- AS NOTED **W/30.51/01.20.51** DIAL, RIVERSIDE COUNTY.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BARRIERS AND OBSTRUCTIONS.

EASEMENT NOTES:

1. THE EXISTING 10' WIDE PUBLIC UTILITY AND ACCESSORY EASEMENT (HEREINAFTER "EASEMENT") IS LOT "C" ON PARCEL MAP NO. 1433X FILED IN BOOK 104 OF PARCEL MAPS, AT PAGE 4, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY, CALIFORNIA, FOR CONDUITS, ELECTRICITY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 2020 AS INSTRUMENT NO. 2020-017197, OF OFFICIAL RECORDS, A PARCEL MAP, NO. 2007-081797, OF OFFICIAL RECORDS.
3. THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR IRRAWADDI AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004-0171427, OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS MAP, VACATED HEREIN.
4. THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 2007 AS INSTRUMENT NO. 2007-0130602, OF OFFICIAL RECORDS, WITHIN THE BOUNDARY OF THIS MAP, VACATED HEREIN.
5. THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE PUBLIC FOR STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED AS LOT 27 ON PARCEL MAP NO. 1433X FILED IN BOOK 104 OF PARCEL MAPS, AT PAGE 4, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS MAP, VACATED HEREIN.
6. THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF CALIFORNIA, RECORDED MARCH 11, 2004 AS DOCUMENT NO. 2004-0171427, OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS MAP, VACATED HEREIN.
7. THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE PURPOSES, RECORDED MARCH 11, 2004 AS DOCUMENT NO. 2004-0171425, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE BOUNDARY OF THIS MAP, VACATED HEREIN.
8. THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR A RIGHT OF WAY FOR OFFICES AND CANALS AS RESERVED BY PATENT RECORDED DECEMBER 7, 1896, IN BOOK 1, PAGE 361, OF PATENTS, SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
9. RIGHT OF ACCESS IN FAVOR OF THE COUNTY OF RIVERSIDE FOR CONVEYANCE AND AGREEMENT REGARDING WATER QUALITY MANAGEMENT PLAN BUMP CONDUIT TO IMPROVE, MAINTAINANCE AND RECONSTRUCTION OF INFRASTRUCTURE RECORDED JUNE 17, 2015 AS DOCUMENT NO. 2015-077113, OF OFFICIAL RECORDS, SAID RIGHT OF ACCESS CANNOT BE PLOTTED FROM RECORD.
10. PRIVATE ROAD EASEMENT, RETAINED HEREIN.
11. AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF ADDRESS AND CROSS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT", DEICATED HEREIN.
12. SEWER WATER AND RECYCLED WATER EASEMENTS, RETAINED HEREIN.
13. OTHER EASEMENT, RETAINED HEREIN.

COURSE DATA:

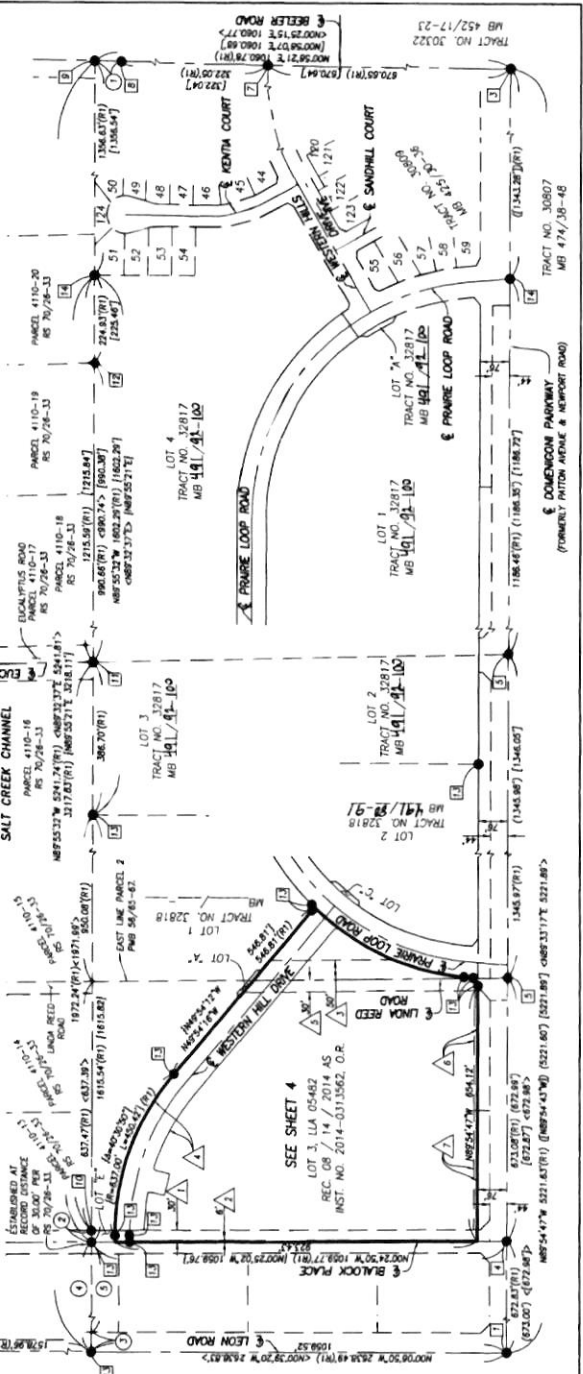
1. N07°55'21"W 66.09'(R) [M0755217E 66.09']
2. N87°55'32"W 30.00'(R) [M8755327E 30.00']
3. N87°55'32"W 50.00'(R) [M8755327E 50.00']
4. N87°55'32"W 667.28'(R) [M8755327E 667.28']
5. N87°55'32"W 617.28'(R) [M8755327E 617.28']

MONUMENT NOTES:

1. FOUND 1" P, COPPER/ALUMINUM MONUMENT PLUGGED 70% CO. TRUNKS 182-61108 10-00 LEON PER TRACT NO. 31892, MB 472/01-22.
2. FOUND COPPER STAKE IN 1" P. FLUSH, NO MARKINGS, NO DISTANCE, IN LEFT OF 1.5" BRASS LAMP FLUSH PER TRACT MAP NO. 34677, MB 425/92-105, ACCEPTED AS THE CENTRAL LINE INTERSECTION OF OLIVE AVENUE AND LEON ROAD.
3. FOUND 1" P. PLUGGED 75.5597" FLUSH, IN LEFT OF 70% CO. TRUNK 245 PER TRACT NO. 30007, M.B. 474/38-48, ACCEPTED AS THE CENTRAL LINE INTERSECTION OF BELLER ROAD AND DANMONIUM PARKWAY.
4. FOUND 1" P. 8/16 PLASTIC PLUG STAMPED 70% CO. TRUNKS, DOWN 0.3' PER FB 2225/6402.
5. FOUND 1" P. COPPER/ALUMINUM MONUMENT PLUGGED 70% CO. TRUNKS, DOWN 0.3' PER FB 2225/6402, AT THE CENTRAL LINE INTERSECTION OF DANMONIUM PARKWAY AND LEON ROAD PER FB 2225/6402, HELD FOR LANE.
6. FOUND 1" P. 8/16 PLASTIC PLUG STAMPED 70% CO. TRUNKS, FLUSH PER FB 2225/6402, LYING 20119' EAST 0.12' OF THE CENTRAL LINE INTERSECTION OF DANMONIUM PARKWAY AND EUCALYPTUS ROAD HELD FOR LANE.
7. FOUND 1" P. PLUGGED 75.5597" FLUSH, PER TRACT NO. 30022, M.B. 452/17-23, AT THE CENTRAL LINE INTERSECTION OF BELLER ROAD AND WESTON HILL DRIVE.
8. FOUND 1" P. PLUGGED 75.5597" FLUSH, PER TRACT NO. 30022, M.B. 452/17-23.
9. FOUND 1" P. PLUGGED 75.5597" FLUSH, PER TRACT NO. 30022, M.B. 452/17-23, ACCEPTED AS THE WESTMOST CORNER LOT 128.
10. FOUND 1" P. PLUGGED 75.5597" FLUSH, NO DISTANCE, IN LEFT OF "POSTERMENT" TAG PER FB 70/28-33, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-13.
11. FOUND 1" P. PLUGGED 75.5597" FLUSH, NO DISTANCE, IN LEFT OF "POSTERMENT" TAG PER FB 70/28-33, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-13.
12. FOUND 1" P. PLUGGED 75.5597" TAG, FLUSH, PER TRACT NO. 32818, M.B. 441/41-10.
13. FOUND 1" P. PLUGGED 75.5597" TAG, FLUSH, PER TRACT NO. 32818, M.B. 441/41-10.
14. FOUND 1" P. PLUGGED 75.5597" TAG, FLUSH, PER TRACT NO. 32817, M.B. 441/41-10.

COURSE DATA:

1. N07°55'21"W 66.09'(R) [M0755217E 66.09']
2. N87°55'32"W 30.00'(R) [M8755327E 30.00']
3. N87°55'32"W 50.00'(R) [M8755327E 50.00']
4. N87°55'32"W 667.28'(R) [M8755327E 667.28']
5. N87°55'32"W 617.28'(R) [M8755327E 617.28']



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. 2022-036207, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND A PORTION OF PARCEL 2 OF PARCEL MAP NO. 14337, PER MAP FILED IN BOOK 91, AT PAGE 63 OF PARCEL MAPS, ALSO BEING THE REMAINDER PARCEL OF TRACT MAP NO. 30808, PER MAP FILED IN BOOK 425, PAGES 30 THROUGH 36, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.



AUGUST 2021

RECORDER'S STATEMENT

FILED THIS 28th DAY OF AUGUST 2021 AT 10:48 AM IN BOOK 4411 OF MAPS, AT PAGES 42-780, AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 2023-0230511 FILED 8:55 PETER ALDANA, ASSESSOR-COUNTY CLERK - RECORDER BY: [Signature] DEPUTY SUBMISSION GUARANTY: FIRST AMERICAN TITLE COMPANY

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 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE ROAD EASEMENTS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG PRAIRIE LOOP ROAD AND DOMENIGONI PARKWAY. THE OWNERS OF LOTS 1 THROUGH 4, INCLUSIVE, ABUTTING THESE HIGHWAYS, AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING TWO THIRTY-SIX FOOT ACCESS OPENINGS FOR LOT 3, AS SHOWN HEREON, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARKS DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR PUBLIC PURPOSES LYING WITHIN LOT 5 AS SHOWN HEREON. THE DEDICATION IS FOR PARK 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 LOT 1 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 LOT 3 AS SHOWN HEREON. THE DEDICATION IS FOR BASIN, OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FLOOD CONTROL EASEMENTS LYING WITHIN LOT 3 AS SHOWN HEREON. THE DEDICATION IS FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

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 INGRESS AND EGRESS TO AND FROM FLOOD CONTROL EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOT 3 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

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 INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY RETAIN LOT 4 IN FEE INDICATED AS SCHOOL, 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 "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 SOLE BENEFIT 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, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER: FPG TRICORN WOODS PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: FPG INVESTORS 84, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS MANAGER

[Signature] BRIVAN BERGERON VICE PRESIDENT, FORWARD PLANNING

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 Orange ON June 13, 2023 before me, K. Yarter, a Notary Public, personally appeared Bryan Bergeron.

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/THEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, 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.

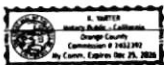
WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME: K. Yarter SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2432392

MY COMMISSION EXPIRES December 26, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

DRH ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2008, AS INSTRUMENT NO. 2008-0685373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

DRH ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 25, 2007, AS INSTRUMENT NO. 2007-0608044, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL, WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10-25 OF ORDINANCE 480 AND SECTION 66481, 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 480, 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 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 OTHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

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.

DATE: 7-25-2023 BY: [Signature] DEAN HETTER GENERAL MANAGER

FOR CONDOMINIUM PURPOSES

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 AS THE REQUEST OF FPG TRICORN WOODS PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY ON AUGUST 11, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-13-2023

[Signature] EDY P. ADKISON L.S. 5390 EXP. 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 OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32817 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 29, 2006, THE EXPIRATION DATE BEING AUGUST 08, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-29-2023

[Signature] DAVID L. MCMLLAN, COUNTY SURVEYOR L.S. 8488 EXP. 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 MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

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 PRAIRIE LOOP ROAD AND DOMENIGONI 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 FACILITIES, IS HEREBY NOT ACCEPTED.

THE OFFERS DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED SYSTEM, SUBJECT TO IMPROVEMENTS 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: August 1, 2023 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

[Signature] ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS

[Signature] BY: Chairman of the Board of Supervisors

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

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$286,300.00 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 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: JUNE 13, 2023

CASH OR SURETY BOND MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$286,300.00.

DATE: JUNE 13, 2023

MATTHEW JENNINGS COUNTY TAX COLLECTOR BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.2 OF THE SUBDIVISION 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 "D" OF PARCEL MAP NO. 11452, PER MAP FILED IN BOOK 56 OF PARCEL MAPS, AT PAGES 65 THROUGH 67, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, ACCEPTED FOR PUBLIC USE BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE BY RESOLUTION NO. 2003-445, RECORDED OCTOBER 23, 2003 AS INSTRUMENT NO. 2003-835583, OF OFFICIAL RECORDS, WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR 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 BOUNDARY OF THIS TRACT MAP.

COPY

10/23

08
167

TRACT NO. 32818

BEING A SUBDIVISION OF LOT 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. 05480 RECORDED AUGUST 19, 2014 AS INSTRUMENT NO. 2014-0313662 AND PERFECTED BY DEED RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-0356207, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LIVING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.



FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS 29th DAY OF August, 2023 AT 11:48 AM IN BOOK 497 OF MAPS, AT PAGES 20-91, AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 2023-0230510

AUGUST 2021
PETER ALDAMA, ASSESSOR-COUNTY CLERK - RECORDER
BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

COPY

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 CLEAR TITLE TO SAID LANDS; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE GEOMETRIC BOUNDARY LINE; THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; LOTS "A" THROUGH "E", INCLUDING THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; THE PRIVATE ROAD EASEMENTS SHOWN HEREON, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE ROAD EASEMENT.

AS A CONDITION OF DEDICATION OF LOT "E", BILALOOK PLACE, THE OWNER OF LOT 1 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 DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; ABUTTERS' RIGHTS OF ACCESS ALONG WESTERN HILL DRIVE, PRAIRIE LOOP ROAD AND DOMENICONI PARKWAY, THE OWNERS OF LOT 1 AND 2, ABUTTING THESE HIGHWAYS 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 DEDICATION AS TO THE PART VACATED.

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 MAINTENANCE OF FLOOD CONTROL FACILITIES.

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

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 INGRESS AND EGRESS 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 VALLEY-WIDE RECREATION AND PARKS DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR PUBLIC PURPOSES; LANDSCAPE EASEMENTS LYING WITHIN LOT 1, THE DEDICATION IS FOR OPEN SPACE, LANDSCAPE AND BUSH PURPOSES.

THE REAL PROPERTY IS 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 LOT 2 AS SHOWN HEREON, THE DEDICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

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 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, 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 DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

BY: FPG INVESTORS 04, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS MANAGER

BY: [Signature] BRYAN BERGERON VICE PRESIDENT, FORWARD PLANNING

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 Orange

ON June 9, 2023, before me, K. Yarter, a Notary Public, personally Bryan Bergeron appeared.

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/ANY EXERCISED THE SAME IN HIS/HER/ITS/ANY ALIEN; THAT BY HIS/HER/ITS/ANY SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL



PRINT NAME: K. Yarter

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2432392

MY COMMISSION EXPIRES: December 29, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Orange

SIGNATURE OMISSIONS

PURSUANT TO SECTION 6643.8 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

DRN ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL, AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2008 AS INSTRUMENT NO. 2008-0665373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

DRN ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL, AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2008 AS INSTRUMENT NO. 2008-0665373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL, WINCHESTER/NORTH HEMET 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 6643.8, 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 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.

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: 7.26.2023

BY: [Signature]
HELEN 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 FPG TRICON WOODS PROPERTY LLC, ON AUGUST 11, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND LOCATION THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-7-2023

[Signature]
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 OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32818 AS FILED TO BE AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 28, 2008. THE EXPIRATION DATE BEING SEPTEMBER 01, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-27-2023

[Signature]
DAVID L. MCMELEN, 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 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 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 OFFER OF DEDICATION OF ABUTTERS' RIGHTS OF ACCESS ALONG BILALOOK PLACE ARE HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS' RIGHTS OF ACCESS ALONG WESTERN HILL DRIVE, PRAIRIE LOOP ROAD AND DOMENICONI 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 DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, IS HEREBY NOT ACCEPTED.

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

DATE: August 1, 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

[Signature]
BY: [Signature] CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature] DEPUTY

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.2 OF THE SUBDIVISION 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. 14,338, PER MAP FILED IN BOOK 104 OF PARCEL MAPS, AT PAGE 4, RECORDS OF RIVERSIDE COUNTY WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004-0668570, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT 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. 2004-0668519, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAP.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$54,500.00 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 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: JUNE 13, 2023

CASH OR SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$54,500.00

DATE: JUNE 13, 2023

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

Copy

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

TRACT NO. 32818

BEING A SUBDIVISION OF LOT 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. 08482 RECORDED AUGUST 19, 2014 AS INSTRUMENT NO. 2014-031363 AND PERFECTED BY DEED RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-035407, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.E.1/4

AUGUST 2021



FOR CONDOMINIUM PURPOSES



GRAPHIC SCALE



1 inch = 200 ft.

SURVEYOR'S NOTES:

- - INDICATES FOUND MONUMENT, AS NOTED.
 - - INDICATES SET 1" P. & 1/8" S.3300 TAG, FLUSH.
 - - SET LEAD & 1/8" S.3300 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD T) ON SIDE LOT LINES PROJECTED AT DISANCES AS NOTED.
 - - INDICATES ALL LOT CORNERS, ANGLE POINTS IN SIDE OF ROAD LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS OTHERWISE NOTED.
 - - SET LEAD & 1/8" S.3300 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD T) ON SIDE LOT LINES PROJECTED AT 1.5' DIST. EXCEPT AS NOTED.
 - - SET LEAD & 1/8" S.3300 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD T) FOR 3/4" DIA. 1/4" DIA. & 1/2" DIA. MONUMENTS PROJECTED PERPENDICULAR TO ROAD, AT GREASE DISTANCE OF 8.75 FEET, EXCEPT AS NOTED.
 - () - INDICATES RECORD DATA PER TRACT NO. 30037, MB 474/24-48.
 - () - INDICATES RECORD DATA PER TRACT NO. 30069, MB 452/25-33.
 - () - INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 08482, RECORDED AUGUST 19, 2014 AS DOCUMENT NO. 2014-031363, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - () - INDICATES MONUMENTED DATA.
 - () - INDICATES ACCESS RIGHTS RESTRICTED.
 - ALL - INDICATES ACCESS RIGHTS RESTRICTED.
- THIS MAP CONTAINS 74.48 ACRES GROCES WITHIN THE DISTRICTIVE BORDER.
- ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 414.27 AND THE BOUNDARY AGREEMENT FOR THIS MAP.
- COURT'S FOR THIS MAP RECORDED 9-29-23 AS INST. NO. 2023-03430514
- - C.I.L. RIVERSIDE COUNTY PUBLIC UTILITIES DIST. NO. 2023-03350515, c 6, RIVERSIDE COUNTY
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

MONUMENT NOTES:

- 1 FOUND 1 1/2" COPPER/NICKEL MONUMENT, FLUSH, TAGGED "70", CO. TRAMS, 182-61-09 10-10-02 LEON PER TRACT NO. 31892, MB 472/01-22.
- 2 FOUND COPPER SPIKE IN 1" P. FLUSH, NO MARKINGS, NO REFERENCE, IN LIEU OF 1.5" BRASS CAP. FLUSH PER TRACT NO. 31892, MB 472/01-22.
- 3 FOUND 1 1/2" COPPER/NICKEL MONUMENT, FLUSH, TAGGED "70", CO. TRAMS, 182-61-09 10-10-02 LEON PER TRACT NO. 31892, MB 472/01-22.
- 4 FOUND 1" P. TAGGED "S. 5539", FLUSH, IN (E) OF 70W, CO. TRAMS, TAG PER TRACT NO. 30027, M.B. 474/24-48, ACCEPTED AS THE CENTERLINE INTERSECTION OF BELLEF ROAD AND DOMENIGONI PARKWAY.
- 5 FOUND 1" P. W/PLASTIC FLAG STAMPED "70", CO. TRAMS, DOWN 0.1' PER FB 2225/8402 CENTRALINE INTERSECTION OF DOMENIGONI PARKWAY AND LINDA REED ROAD PER FB 2225/8402, HELD FOR LINE.
- 6 FOUND 1" P. W/PLASTIC FLAG STAMPED "70", CO. TRAMS, FLUSH PER FB 2225/8402 CENTRALINE INTERSECTION OF DOMENIGONI PARKWAY AND EUCALYPTUS ROAD HELD FOR LINE.
- 7 FOUND 1" P. TAGGED "S. 5539", FLUSH, PER TRACT NO. 30323, M.B. 452/17-23, AT THE CENTRALINE INTERSECTION OF BELLEF ROAD AND WESTERN HILLS DRIVE.
- 8 FOUND 1" P. TAGGED "S. 5539", FLUSH, PER TRACT NO. 30323, M.B. 452/17-23.
- 9 FOUND NAIL AND "S. 5539" TAG, FLUSH, IN CONCRETE, PER TRACT NO. 30322, M.B. 452/17-23, ACCEPTED AS THE NORTHWEST CORNER LOT 12B.
- 10 FOUND 1" P. TAGGED "S. 4684", FLUSH, NO REFERENCE, IN LIEU OF "NOTICED" TAG PER RS 70/26-33, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-13.
- 11 FOUND 1" P. TAGGED "S. 4684", FLUSH, NO REFERENCE, IN LIEU OF "NOTICED" TAG PER RS 70/26-33, ACCEPTED AS THE CENTERLINE INTERSECTION OF EUCALYPTUS ROAD AND THE SOUTHERLY LINE OF PARCEL 4110-17.
- 12 FOUND 1" P. TAGGED "S. 4684", DOWN 0.1', NO REFERENCE, IN LIEU OF "NOTICED" TAG PER RS 70/26-33, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-20.

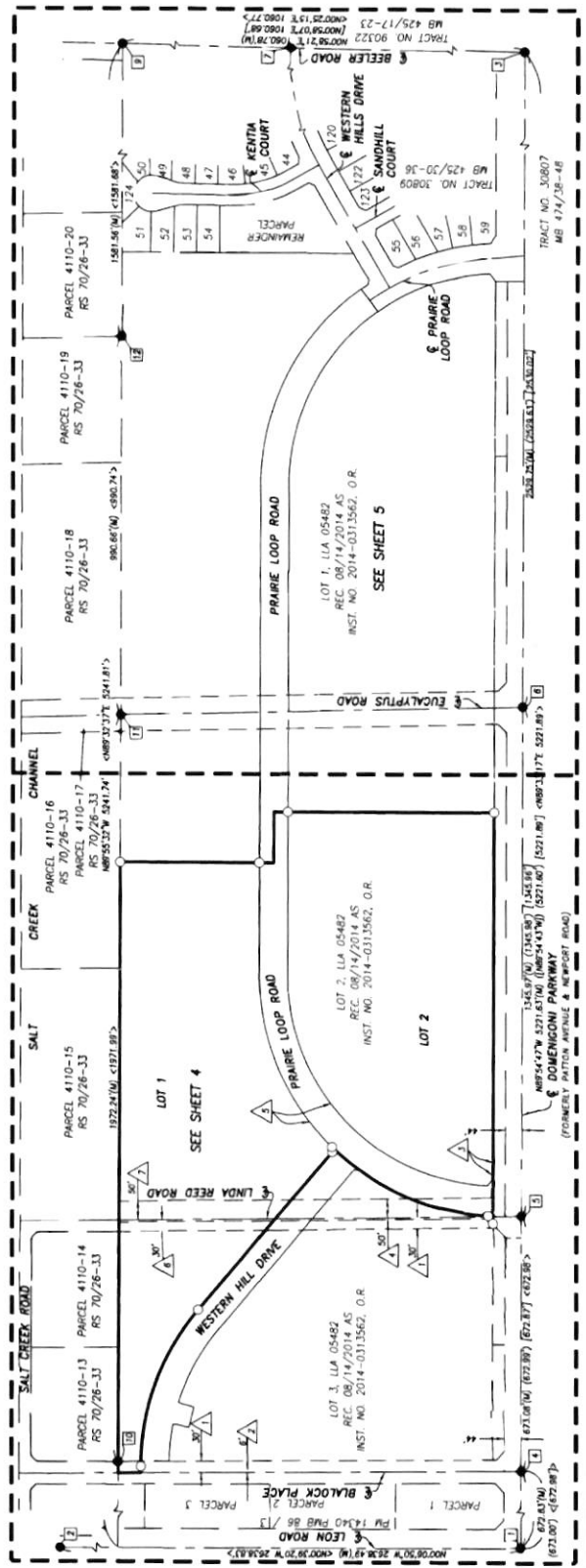
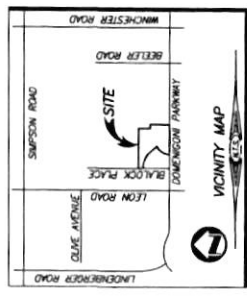
ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP SURVEYOR IN THE BOOK 474, PAGE 24. THIS AFFECTS ALL LOTS.

NOTE:

SEE SHEETS 2 FOR BASIS OF BEARINGS AND DISTANCE CONTROL (RACON).

SEE SHEETS 4 FOR SHEET AREA MAP AND EASEMENT NOTES.



TRACT NO. 33743

BEING A SUBDIVISION OF LOT 2 OF TRACT NO. 32817, PER MAP FILED IN BOOK 4911, PAGES 12 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LING WITHIN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 2 WEST, S.B.M.



AUGUST 2021

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS 24th DAY OF August, 2023 AT 11:48 AM
IN BOOK 497 OF MAPS, AT PAGES 7-12
AT THE REQUEST OF THE CLERK OF THE BOARD,
NO. 2023-0890513
FILE # 19
PETER ADAMA, ASSESSOR-COUNTY CLERK - RECORDER
BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREAFTER; 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.

OWNER: FPG TRICON WOODS PROPERTY LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: FPG TRICON WOODS HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER
BY: FPG INVESTORS BK, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY ITS MANAGER

[Signature]
BRYAN BERGERON
VICE PRESIDENT, FORWARD PLANNING

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 TRICON WOODS PROPERTY LLC, ON AUGUST 11, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-7, 2023

[Signature]
EDY P. ADKISON, L.S. 5390
EXPIRATION DATE: 9-30-2024



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 Orange
ON June 8, 2023 before me, K. Yarter, a NOTARY PUBLIC,
PERSONALLY APPEARED Bryan Bergeron, who proved to

ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON~~WHOSE~~ 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 CAPACITIES, AND THAT BY HIS/~~HER~~ THEIR EXECUTION OF THE INSTRUMENT THE PERSON~~WHOSE~~ OR THE ENTITY UPON BEHALF OF WHICH THE PERSON~~WHOSE~~ ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.



PRINT NAME K. Yarter
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2432392
MY COMMISSION EXPIRES: December 25, 2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 33743 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 24, 2008. THE EXPIRATION DATE BEING AUGUST 04, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-24, 2023

[Signature]
DAVID L. MCELLEMAN, COUNTY SURVEYOR
L.S. 8488
EXPIRATION DATE: 12-31-2024



BOARD OF SUPERVISORS'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

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

[Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: [Signature], DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
DRY ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2006, AS INSTRUMENT NO. 2006-0085373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 28,200.00 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: JUNE 13, 2023

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: [Signature] DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL, WINCHESTER/NORTH HENET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 480 AND SECTION 86484, 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 480, 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 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 COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 38,200.00.

DATE: JUNE 13, 2023

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: [Signature] DEPUTY

TRACT NO. 33743

BEING A SUBDIVISION OF LOT 2 OF TRACT NO. 32817, PER MAP FILED IN BOOK 491 PAGES 92 THROUGH 100 INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.E.M.

adkan ENGINEERS

FOR CONDOMINIUM PURPOSES

BOUNDARY ESTABLISHMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT, AS NOTED.
 - INDICATES RECORD DATA PER TRACT NO. 30807, MB 474/38-48
 - INDICATES RECORD DATA PER TRACT NO. 37000, MB 425/30-38
 - INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 05482, RECORDED AUGUST 19, 2014 AS DOCUMENT NO. 2014-013562, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 - INDICATES RECORD AND MEASURED DATA PER TRACT NO. 32817, MB 491/40-91
 - INDICATES RECORD AND MEASURED DATA PER TRACT NO. 32817, MB 491/41-100
- THIS MAP CONTAINS 5.77 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.
- DRAINAGE DESIGNS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- CLAPS FOR THIS MAP RECEIVED 8/2/23 AS NOTED IN 2023-1236551, RIVERSIDE COUNTY
- ALL - INDICATES ACCESS RIGHTS RESTRICTED

MONUMENT NOTES:

- FOUND 1 1/2" COPPERWELDED MONUMENT, FLUSH TAGGED TOW. CO. TRUNKS 162+48.08 10+00 LEON PER TRACT NO. 31882, MB 472/31-22.
- FOUND COPPER SPIKE IN 1" P. FLUSH, NO MARKINGS, NO REFERENCE, IN LIEU OF 1.5" BRASS CAP, FLUSH PER TRACT MAP NO. 34677, MB 475/32-105, ACCEPTED AS THE CENTERLINE INTERSECTION OF OLIVE AVENUE AND LEON ROAD.
- FOUND 1" P. W/PLASTIC PLUG STAMPED "TOW. CO. TRUNKS" TAG, PER TRACT MB 474/38-48, ACCEPTED AS THE CENTERLINE INTERSECTION OF BELLER ROAD AND DOMENICONI PARKWAY.
- FOUND 1" P. W/PLASTIC PLUG STAMPED "TOW. CO. TRUNKS", DOWN 0.3" PER TB 2225/6402.
- FOUND 1 1/4" COPPERWELDED, LEGIBLE, DOWN 0.3", FLUSH 500+43.00 0.00' OF THE CENTERLINE INTERSECTION OF DOMENICONI PARKWAY AND LINDA REED ROAD PER TB 2225/6402, FIELD FOR L&E.
- FOUND 1" P. W/PLASTIC PLUG STAMPED "TOW. CO. TRUNKS", FLUSH PER TB 2225/6402, CENTERLINE INTERSECTION OF DOMENICONI PARKWAY AND EUCALYPTUS ROAD, FIELD FOR L&E.
- FOUND 1" P. TAGGED 1.5 6539", FLUSH, PER TRACT NO. 30322, M.B. 452/77-23 AT THE CENTERLINE INTERSECTION OF BELLER ROAD AND WESTERN HILLS DRIVE.
- FOUND 1" P. TAGGED 1.5 6539", FLUSH, PER TRACT NO. 30322, M.B. 452/77-23.
- FOUND 1" P. TAGGED 1.5 6564", FLUSH, NO REFERENCE, IN LIEU OF "RECORDING" TAG PER TB 2225/6402, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-11.
- FOUND 1" P. TAGGED 1.5 6664", FLUSH, NO REFERENCE, IN LIEU OF "RECORDING" TAG PER TB 2225/6402, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-11.
- FOUND 1" P. TAGGED 1.5 6664", DOWN 0.3", NO REFERENCE, IN LIEU OF "RECORDING" TAG PER TB 2225/6402, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 4110-11.
- FOUND 1" P. TAGGED 1.5 5380", TAG, FLUSH, PER TRACT NO. 32818, M.B. 491/40-91.
- FOUND 1" P. TAGGED 1.5 5380", TAG, FLUSH, PER TRACT NO. 32817, M.B. 491/42-100.

EASEMENT NOTES:

- COUNTY OF RIVERSIDE, HOLDER OF EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF ACCESS TO THE EASEMENT DEVELOPER TRACT NO. 32817, MB 491/42-100 PER TRACT NO. 32817, MB 491/42-100.
 - COUNTY OF RIVERSIDE, HOLDER OF EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF ACCESS TO THE EASEMENT DEVELOPER TRACT NO. 32817, MB 491/42-100 PER TRACT NO. 32817, MB 491/42-100.
 - PRIVATE ROAD EASEMENT PER TRACT NO. 32817, MB 491/42-100.
 - SEWER, WATER AND RECYCLED WATER EASEMENT PER TRACT NO. 32817, MB 491/42-100.
 - WATER EASEMENT PER TRACT NO. 32817, MB 491/42-100.
 - SEWER EASEMENT PER TRACT NO. 32817, MB 491/42-100.
- RIGHT OF ACCESS IN FAVOR OF THE COUNTY OF RIVERSIDE PER PARCEL 4110-19, 4110-18, 4110-17, 4110-16, 4110-15, 4110-14, 4110-13, 4110-12, 4110-11, 4110-10, 4110-9, 4110-8, 4110-7, 4110-6, 4110-5, 4110-4, 4110-3, 4110-2, 4110-1, 4110-0, 4110-001, 4110-002, 4110-003, 4110-004, 4110-005, 4110-006, 4110-007, 4110-008, 4110-009, 4110-010, 4110-011, 4110-012, 4110-013, 4110-014, 4110-015, 4110-016, 4110-017, 4110-018, 4110-019, 4110-020, 4110-021, 4110-022, 4110-023, 4110-024, 4110-025, 4110-026, 4110-027, 4110-028, 4110-029, 4110-030, 4110-031, 4110-032, 4110-033, 4110-034, 4110-035, 4110-036, 4110-037, 4110-038, 4110-039, 4110-040, 4110-041, 4110-042, 4110-043, 4110-044, 4110-045, 4110-046, 4110-047, 4110-048, 4110-049, 4110-050, 4110-051, 4110-052, 4110-053, 4110-054, 4110-055, 4110-056, 4110-057, 4110-058, 4110-059, 4110-060, 4110-061, 4110-062, 4110-063, 4110-064, 4110-065, 4110-066, 4110-067, 4110-068, 4110-069, 4110-070, 4110-071, 4110-072, 4110-073, 4110-074, 4110-075, 4110-076, 4110-077, 4110-078, 4110-079, 4110-080, 4110-081, 4110-082, 4110-083, 4110-084, 4110-085, 4110-086, 4110-087, 4110-088, 4110-089, 4110-090, 4110-091, 4110-092, 4110-093, 4110-094, 4110-095, 4110-096, 4110-097, 4110-098, 4110-099, 4110-100.
7. (S.M. CONSENT TO INSPECT, MAINTAINANCE AND DEMONSTRATION RECORDS, SAID RIGHT OF ACCESS CANNOT BE PLOTTED FROM RECORDS.)

COURSE DATA:

- N005°21'7"E 68.00'(R/L) (N005°50'7"E 68.00')
- N87°55'32"W 30.00'(R/L) (N087°37'37"E 30.00')
- N87°55'32"W 50.00'(R/L) (N087°37'37"E 50.00')
- N87°55'32"W 67.28'(R/L) (N087°37'37"E 67.28')
- N87°55'32"W 617.28'(R/L) (N087°37'37"E 617.28')

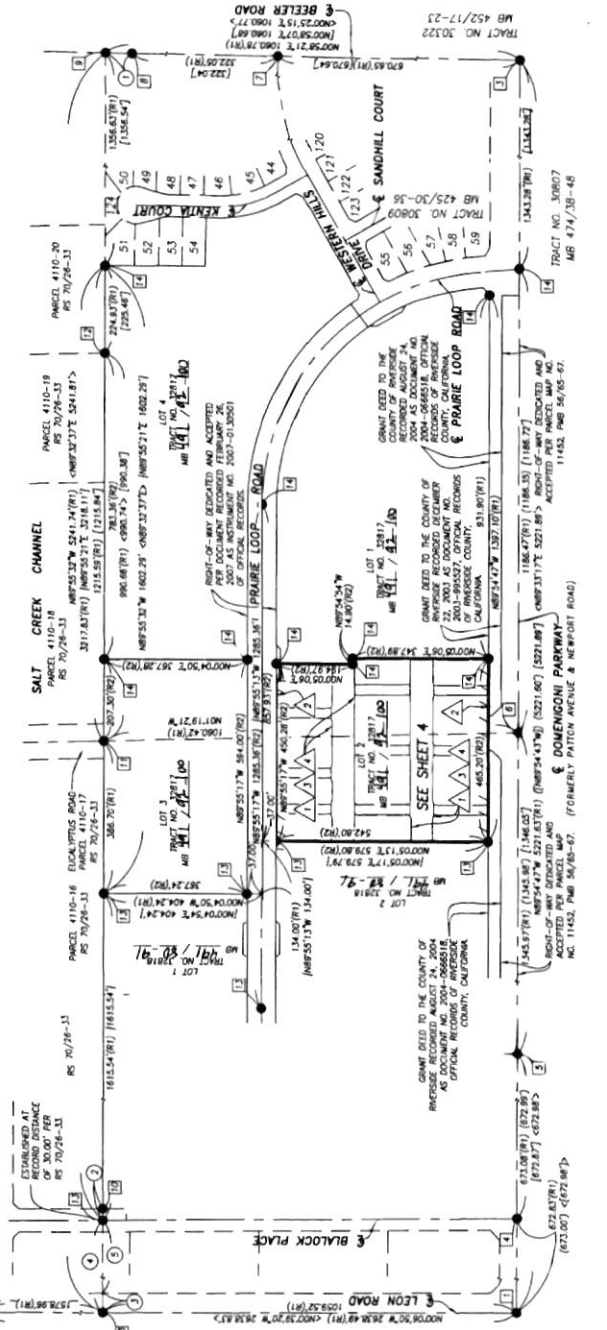
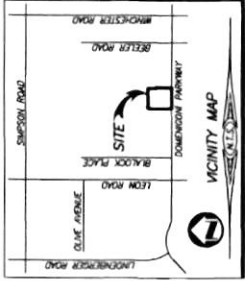
ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ENGINEER, 11452, 940 56/55-67.

NOTE:

SEE SHEET 3 FOR BAGS OF BURNINGS AND OPS CONTROL ZONING.

SEE SHEET 4 FOR SHEET INDEX MAP.

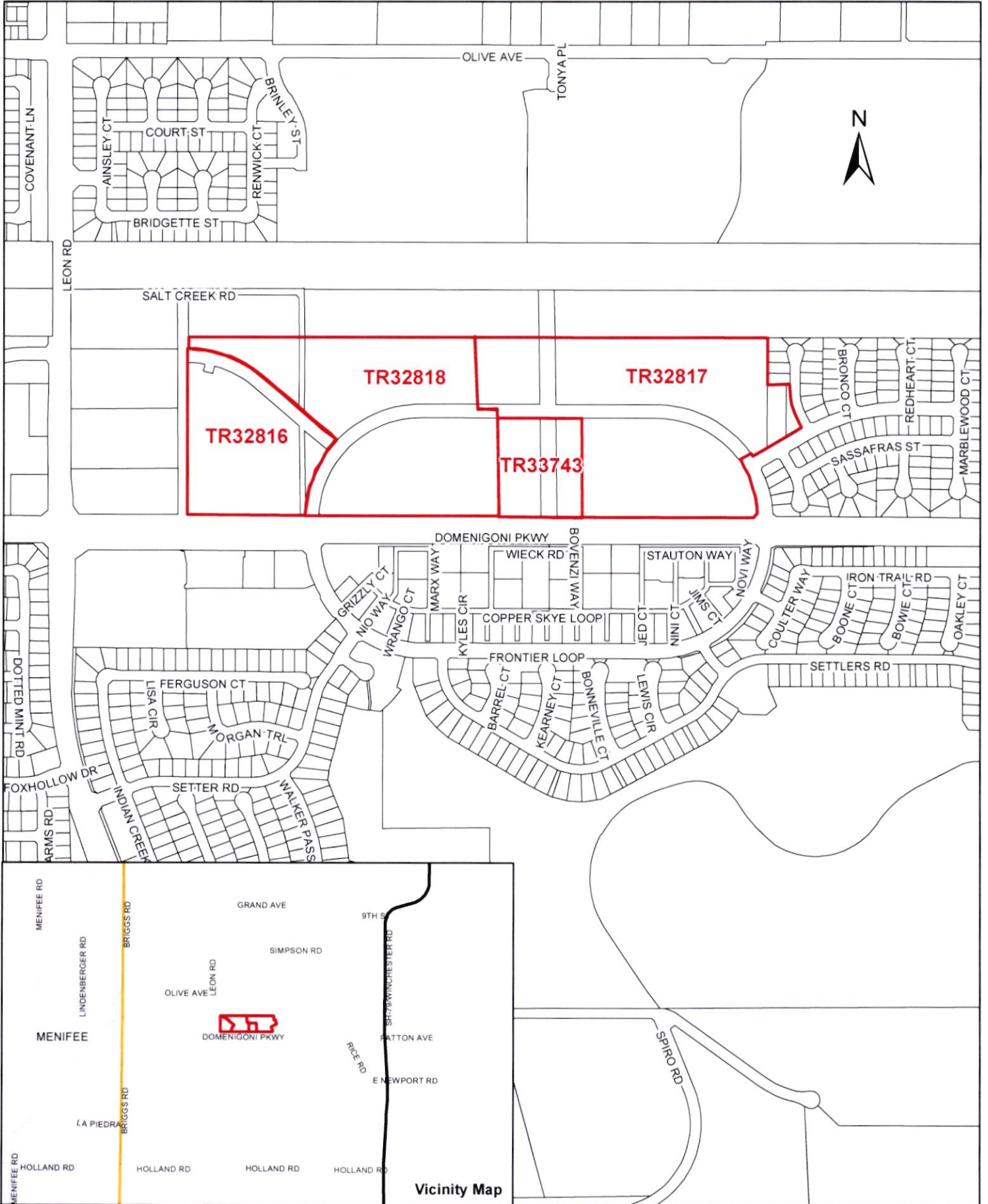


0 335 670 1,340 Feet
 1 inch = 667 feet
 Orthophotos Flown 2016
 Printed by CSegarra on 11/14/2023

Vicinity Map

Tract Nos. 32816, 32817, 32818, and 33743

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Vicinity Map