

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



ITEM: 2.8
(ID # 23977)

MEETING DATE:
Tuesday, January 30, 2024

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 32026 a Schedule "A" Subdivision in the Lakeland Village area.
District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements and Lien Agreement for Final Tract Map 32026 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements, Lien Agreement and Final Tract Map 32026.

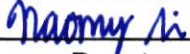
ACTION:Policy


Patricia Romo, Director of Transportation 1/24/2024

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 received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington and Perez and Gutierrez
Nays: None
Absent: None
Date: January 30, 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: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Map of Tract Map 32026 was approved by the Board of Supervisors on June 23, 2009, as Agenda Item 16.2. Final Tract Map 32026 is a 90.04-acre subdivision creating 120 residential lots, 5 Open Space lots, 2 Basin Lots and 1 Conservation Lot in the Lakeland Village area. This Final Map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the Final Map. The Transportation Department recommends approval of this final tract map.

Lake Elsinore Lakeside Estates, LLC desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Lien and Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

TR 32026 \$8,282,500 for the completion of road and drainage improvements.

TR 32026 \$587,000 for the completion of the water system.

TR 32026 \$726,000 for the completion of the sewer system.

TR 32026 \$162,518 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 32026 Vicinity Map
- TR 32026 Improvement Agreements
- TR 32026 Lien Agreement
- TR 32026 Mylars





Douglas Cordonez Jr. 1/24/2024 George Trindle, Chief ASST COUNTY COUNSEL 1/23/2024

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lake Elsinore Lakeside Estates, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 32026**, hereby agrees, at Contractor's own cost and expense, to commence construction within **36** months and to furnish all labor, equipment and materials necessary to perform and complete construction within **48** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Eight Million Two Hundred Eighty-Two Thousand Five Hundred and no/100 Dollars (\$8,282,500.00)**.

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

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

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

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times

up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

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

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

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

NINTH: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

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

including any extensions of time as may be granted therein.

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

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

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Lake Elsinore Lakeside Estates, LLC
225 W. Plaza Street, Suite 105
Solana Beach, CA 92705

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

By 

Erik Lunde, Manager

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON CHAIR, BOARD OF SUPERVISORS

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

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

Revised 02/02/10

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 11/14/2023 before me, SHANE JOHNSON, A NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ERIK LUNDE
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)



**AGREEMENT
FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lake Elsinore Lakeside Estates, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 32026**, hereby agrees, at Contractor's own cost and expense, to commence construction within **36** months and cause to have constructed within **48** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Five Hundred Eighty-Seven Thousand and no/100 Dollars (\$587,000.00)**.

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

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

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

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

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

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

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

NINTH: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and a good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

TENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or other security securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time,

by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds or other security. Contractor further agrees to maintain the aforesaid bonds or other security in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

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

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

County	Contractor
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th Floor Riverside, CA 92501	Lake Elsinore Lakeside Estates, LLC 225 W. Plaza Street, Suite 105 Solana Beach, CA 92705

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

By 

Erik Lunde, Manager

COUNTY OF RIVERSIDE

By *Chuck Washington*

CHAIR, BOARD OF SUPERVISORS
CHUCK WASHINGTON

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By *Naomy Li*
Deputy

APPROVED AS TO FORM

County Counsel

By *B. F. [Signature]*

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

Revised 02/02/10

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 11/14/2023 before me, SHANE JOHNSON, A NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ERIK LUNDE,
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)



**AGREEMENT
FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lake Elsinore Lakeside Estates, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 32026**, hereby agrees, at Contractor's own cost and expense, to commence construction within **36** months and cause to have constructed within **48** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Seven Hundred Twenty-Six Thousand and no/100 Dollars (\$726,000.00)**.

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

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

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

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

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

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

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

NINTH: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

TENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or other security securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the

validity of this agreement or release the surety or sureties on such bonds or other security. Contractor further agrees to maintain the aforesaid bonds or other security in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

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

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

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Lake Elsinore Lakeside Estates, LLC
225 W. Plaza Street, Suite 105
Solana Beach, CA 92705

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

By 

Erik Lunde, Manager

COUNTY OF RIVERSIDE

By 
CHAIR, BOARD OF SUPERVISORS
CHUCK WASHINGTON

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

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

Revised 02/02/10

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 11/14/2023 before me, SHANE JOHNSON, A NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ERIK LUNDE
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)



**AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lake Elsinore Lakeside Estates, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 32026**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **48** months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provides for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, his surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **One Hundred Sixty-Two Thousand Five Hundred Eighteen and no/100 Dollars (\$162,518.00)**.

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

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

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

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

SIXTH: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and a good and sufficient security for the payment of the amount of the improvement security to the County for the benefit of any surveyor or engineer who has not been paid by the Contractor, as provided for by Section 66495 et seq. of the Government Code of the State of California.

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

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

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

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

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

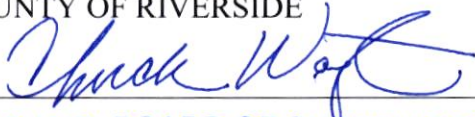
Lake Elsinore Lakeside Estates, LLC
225 W. Plaza Street, Suite 105
Solana Beach, CA 92705

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

By 

Erik Lunde, Manager

COUNTY OF RIVERSIDE

By 
CHAIR, BOARD OF SUPERVISORS
CHUCK WASHINGTON

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

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

Revised 02/02/10

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 11/14/2023 before me, SHANE JOHNSON, A NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ERIK LUNDE,
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)





TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

d.8

BOARD APPROVAL REQUIRED: Yes No

COUNTY COUNSEL APPROVAL: Yes No

<input type="checkbox"/> AGREEMENT/CONTRACT	NO.:
---	------

REQUESTED BOARD DATE: 01/30/2024	CAN IT GO AT A LATER DATE: <input type="checkbox"/> YES <input type="checkbox"/> NO
----------------------------------	---

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 3		

PROJECT/SUBJECT:

FINAL TRACT MAP NO: 32026 (Schedule "A")

DESCRIPTION: APPROVAL OF FINAL TRACT MAP, Improvement Agreements and Lien Agreement

CONTRACTING PARTY: Gina Ness	W.O. NO.: FTM32026 (TC-SU21)(DBF)
PROJECT MANAGER: Gina Ness	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: Gina Ness	EXTENSION: 5-6711

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):

THE FINAL TRACT MAP, 3 COPIES OF THE IMPROVEMENT AGREEMENTS AND LIEN AGREEMENT ARE TO BE EXECUTED BY THE CHAIR OF THE BOARD. COB RETAINS 1 COPY OF EACH OF THE IMPROVEMENT AGREEMENTS AND RETURNS THE 2 REMAINING COPIES TO TRANSPORTATION.

THE FINAL TRACT MAP, CC&R'S, AND LIEN AGREEMENT ARE TO BE DELIVERED TO THE COUNTY RECORDER

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
23977			

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2024 JAN 26 AM 11:36

2.8 1-30-24
2024-1-158161

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

1. Work Order # _____

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

DEPARTMENTAL INFORMATION					
3. DEPARTMENT Clerk of the Board of Supervisors			8. ORG.#	10. DATE 01/31/2024	
4. ORGANIZATION County of Riverside			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS County of Riverside Administrative Center 4080 Lemon Street, 1st Floor Annex, Room 127			12. NO. OF BOXES TRANSFERRED		
CITY Riverside, Ca. 92501			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP Stop # 1010		7. Name PHONE # FAX# Naomy Sicra 955-1302 955-1071	14. RECORDS COORDINATOR (must be Authorized):		
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	FINAL TRACT MAP NO. 32026 BOS MEETING 01.30.2024 ITEM 2.8				
21. RECORDS RECEIVED BY: <i>[Signature]</i>			30. REMARKS		
22. TITLE ACR		23. RECEIVED VIA: <i>[Signature]</i>			
24. DATE RECEIVED:		25. TIME RECEIVED:			
26. BOXES VERIFIED BY:		27. DATE BOXES VERIFIED:			
28. NAME\DATE SCANNED TO HOLDING AREA:					
29. NAME\DATE SCANNED TO LOCATION:					

RECEIVED
 RIVERSIDE COUNTY
 2024 JAN 31 AM 10:20

WHEN RECORDED PLEASE RETURN TO:

RECORDING REQUESTED BY:

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

FOR THE BENEFIT OF THE COUNTY

LIEN AGREEMENT

As Subdivision Improvement Security for TR 32026

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR
RECORDING INFORMATION

JAN 30 2024

2.8

RECORDED AS A BENEFIT
COUNTY OF RIVERSIDE

WHEN RECORDED RETURN TO:

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

LIEN AGREEMENT

THIS LIEN AGREEMENT ("Lien Agreement") is entered into this _____ day of _____, by and among the County of Riverside, a political subdivision of the State of California ("County") and Lake Elsinore Lakeside Estates, LLC ("Owner").

RECITALS

- A. Owner has applied to County for approval of a Final Map for as **TR 32026** referred to herein as "Map," pursuant to Ordinance No. 460 ("the Subdivision Ordinance").
- B. Owner is required to enter into secured agreements with County entitled "Subdivision Improvement Agreements" to perform certain acts and construct certain improvements as a condition of County's approval of said Map.
- C. Owner is required by the Subdivision Improvement Agreement, the Subdivision Ordinance, and the Subdivision Map Act (Gov. Code, §§ 66462 and 66499) to provide security satisfactory to the County to secure its obligations under the Subdivision Improvement Agreement.
- D. Owner warrants that Owner has not sold any of the individual lots in the real property to be divided, as identified on the Map.
- E. With the exception of grading commenced pursuant to a valid grading permit, Owner has not commenced to install or construct any of the improvements required by the Subdivision Improvement Agreement and has not been issued any construction permits, excluding a grading permit, on any of the real property to be divided as identified on the Map.
- F. Owner has provided a title insurance policy and current title report from a title company approved by the County and issued within the 60 days prior to the execution of this Lien Agreement that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Pursuant to the Subdivision Ordinance, § 17.3, County is authorized to defer the posting of securities for the provision of improvements to the land division if the Owner enters into a secured agreement to defer making land division improvements required by Article X of the Subdivision Ordinance.
- H. County is authorized to accept the security proposed by Owner, known as a lien agreement, for the Subdivision Improvement Agreement under the provisions of Government Code Section 66499 (a) (4) and Subdivision Ordinance § 17.3.

I. County has found and determined that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the Map.

J. Owner represents and County has confirmed that Owner has paid all plan check fees and has a deposit based fee account in good standing with the County.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Owner's Performance and Obligations

A. Owner hereby grants to County, in accordance with the terms and conditions of this Lien Agreement, a lien upon the property ("Property") described in Exhibit "A" ("Grant Deed"), attached hereto, as security for the following obligations of Owner:

(1) Construction of the improvements ("Improvements") specified in the Subdivision Improvement Agreement, in the estimated amounts and for the purposes specified in Exhibit "B" attached hereto; provided, however, that Owner's obligation hereunder shall extend to the actual cost of construction of the Improvements, notwithstanding that such costs may exceed the estimate set forth in Exhibit "B"; and

(2) Payment of the balance of the fees or provision of the improvements or services described in Article X of the Subdivision Ordinance (collectively, "Fees"), in the amount required in accordance with Ordinance 671, as determined appropriate by the Director of Transportation.

This lien secures said obligation and the remedies provided herein for breach of said obligation.

B. For so long as title to the Property remains subject to this Lien Agreement, Owner shall not: (1) request issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property; (2) sell or permit the sale of any lot shown on the Map; or (3) commence work on any portion of the Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare with the consent of the County. Notwithstanding the above, fee title to the entire property encumbered by this Lien Agreement or to all lots designated on the Map may be sold in the aggregate to a single purchaser, provided that the proposed purchaser, prior to assuming title to the property, executes a new lien agreement or provides acceptable alternative security acceptable to the County.

C. At the time Owner executes this Lien Agreement, Owner shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000), to be used by County to reimburse County for any costs which County may incur in processing a reversion to acreage initiated pursuant to this Lien Agreement. Any unused portion of such deposit shall be refunded to Owner following completion of such reversion. If the costs of reverting the Property to acreage exceed \$12,000, Owner shall pay such additional costs to County prior to recordation of the reversion to acreage map. The unused portion of this deposit may be applied to the deposit of fees for inspection, tests and other related purposes for the required Improvements upon termination of this Lien Agreement. If fee title to the entire property encumbered by this Lien Agreement or all lots designated on the Map are sold in the aggregate to a single purchaser and the purchaser executes a new lien agreement, the purchaser shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000) for the purpose of reverting the property to acreage if the purchaser breaches the terms of the lien agreement. Upon receipt of the substitute deposit from the purchaser and execution of the new lien agreement, the original cash deposit will be refunded to Owner, minus Fees still owed to County by Owner.

D. Prior to obtaining a grading permit or commencing the installation and construction of any portion of the Improvements required by the Subdivision Improvement Agreement, Owner shall deposit fees for inspections, tests and other related purposes, and shall substitute other forms of security satisfactory to County in place of this Lien Agreement; provided, however, that Owner shall not be permitted to obtain said permits, substitute such security or commence the installation and construction of any portion of the Improvements if less than two (2) years have elapsed since the date of recordation of this Lien Agreement.

E. Owner shall make the deposits specified in attached Exhibit "B" in the amounts prescribed for such purposes upon termination of this Lien Agreement. Owner also agrees to provide the substitute forms of security in the amounts and for the purposes set forth in the Subdivision Improvement Agreement, except that the amounts shall be calculated using the estimated cost of the Improvements at the time of substitution, as ascertained by County.

F. Owner shall substitute acceptable security for this Lien Agreement and commence to construct the Improvements required by the Subdivision Improvement Agreement within three (3) years following the date of recordation of the Map. At its sole discretion, the County may grant extensions of time in accordance with Section 17.3 of the Subdivision Ordinance. For each extension of time, Owner shall provide a title insurance policy and current title report from a title company approved by the County, and issued within the 60 days prior to the request for an extension of time, that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.

G. Owner shall pay the balance of the Fees prior to commencement of the work for which the Fees are required or prior to issuance of any building permit, whichever occurs first.

H. Owner agrees that if suit is brought upon this Lien Agreement, all costs and reasonable expenses and fees incurred by the County in successfully enforcing Owners obligations shall be paid by Owner, including attorneys' fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

I. Owner agrees to indemnify, and hold harmless, the County, its officers, employees and agents from any liability whatsoever based or asserted upon any act or omission of Owner, its employees and agents relating to or in any way connected with the accomplishment of work, obligations, or performance of service under this Lien Agreement. As part of the foregoing indemnity, Owner agrees to protect and defend at its own expense, including attorneys' fees, the County, its officers, employees and agents in any legal action based upon such alleged acts or omissions.

II. County's Performance and Obligations

A. Following (1) County's approval of the substitute forms of security submitted by Owner pursuant to Paragraph I(D) hereof, (2) deposit by Owner of fees for inspections, tests and other specific purposes, and (3) Owner's payment or other performance of the obligations encompassed by the Fees required by Article X of the Subdivision Ordinance, performance of which are secured by this Lien Agreement, County shall release the Property, from the provisions of this Lien Agreement, and shall execute any necessary release to enable Owner or its transferee to clear the record of title of the Property so released of the lien herein imposed.

B. In no instances shall this Lien Agreement compel the County to construct the required Improvements.

III. Effect of Lien Agreement

A. From the date of recordation of this Lien Agreement, a lien shall attach to the Property which shall have the priority of a judgment lien in an amount necessary to discharge all obligations contained in the Subdivision Improvement Agreement and any Fees. Under no circumstances shall the County agree to subordinate the lien.

B. Owner shall have the right to convey or sell fee title to the entire property encumbered by this Lien Agreement, so long as the purchaser agrees in writing to accept and be bound by the terms and provisions of this Lien Agreement, the applicable Subdivision Improvement Agreement, and the Fees, or has provided alternative security acceptable to the County per Subdivision Ordinance § 17.1.A. Any new lien agreement entered into by a purchaser of the Property must provide for completion of the Improvements by the same date as is specified herein.

C. This Lien Agreement shall expire upon release of the Property by the County, except that Owner's obligation to perform and complete the Improvements within four (4) years from the date of recordation of this Lien Agreement (or such date as may have been extended in accordance with the Subdivision Ordinance), as described in Section I(F) above, shall not expire but shall remain in full force and effect until satisfactory completion of the Improvements in full compliance with the Subdivision Improvement Agreement.

D. Notwithstanding any provisions of the Subdivision Ordinance to the contrary, so long as this Lien Agreement is utilized for security as described herein, the County is not obligated to accept offers of dedication for street or drainage purposes on the Property.

IV. Events of Default

Upon the occurrence of any one of the following events, Owner shall be deemed in default hereunder:

A. Failure by Owner to deposit fees for inspections, tests and other specified purposes or to substitute other forms of security satisfactory to County within the time allotted and as prescribed by this Lien Agreement.

B. Commencement of any work on the Improvements by Owner, its agents or employees, prior to substitution of acceptable security with the County in place of this Lien Agreement except as specifically authorized by County to correct or prevent threats to the public health, safety or general welfare.

C. Failure by Owner to substitute acceptable security for this Lien Agreement and complete construction of the Improvements described in the Subdivision Improvement Agreement within the time allotted and as prescribed by this Lien Agreement.

D. Failure by Owner to pay the Fees described in Section I (A) (2), above, at the time required herein.

E. Filing of any proceedings or action by or against Owner to declare Owner bankrupt or to appoint a receiver or trustee for Owner or to reorganize Owner or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within sixty (60) days.

F. Levy of any attachment or writ of execution against Owner and the Property whereby the Property is taken or occupied or attempted to be taken or occupied by someone other than Owner and such attachment or execution is not released within (60) days.

G. Sale of any lot shown on the Map prior to release of the lien created by this Lien Agreement, except as provided in subparagraph III (B).

H. Request by Owner of issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property.

I. Breach by Owner of any other term or condition of this Lien Agreement or of the Subdivision Improvement Agreement or Owner's failure to fully and faithfully discharge its obligations hereunder within the time specified herein.

All references to Owner in this section shall be deemed to include Owner's successors, assignees and transferees.

V. County's Remedies

Upon the occurrence of any of the events described in Section IV, above, County may declare a breach of this Lien Agreement by giving thirty (30) days written notice to Owner, and may, at County's option, exercise any one or more of the following remedies:

A. Pursue any or all of the remedies provided in the Subdivision Improvement Agreement;

B. Enforce this lien by appropriate action in court or as provided by law and in the event the enforcement is by action in court, the Owner agrees that the amount of said lien shall include reasonable attorneys' fees which shall be taxed as a cost in any suit for such enforcement;

C. Estimate the cost of the work required to complete the Improvements, and all Fees, and foreclose said lien in said amount;

D. Initiate proceedings for reversion of the real property within the land division to acreage, at the expense of Owner, in accordance with the provisions of the Subdivision Map Act;

E. Pursue any other remedy, legal or equitable, for the foreclosure of a lien. Owner, its heirs and assigns, shall pay reasonable attorneys' fees to be taxed as a cost in said proceedings.

VI. General Provisions

A. Recordation. This Lien Agreement shall be recorded by County with the County Recorder immediately following execution of this Lien Agreement indexed by (1) all parties hereto, and (2) all parties having any record title interest in the subject real property, pursuant to Government Code Section 66436, acknowledging subordination of their interests to this Lien Agreement.

B. Contingency. This Lien Agreement shall not take effect until it has been approved by the County Board of Supervisors.

C. Entire Agreement. This Lien Agreement together with all exhibits and other agreements expressly referred to herein, constitutes the entire agreement between the parties with respect to the subject matter contained herein. All prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are superseded.

D. Further Assurances. The parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this

Lien Agreement and the intentions of the parties.

E. Governing Law. This Lien Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California.

F. Headings. The captions and Section headings used in this Lien Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

G. Modification, Waiver. No modification, waiver, amendment or discharge of this Lien Agreement shall be valid unless the same is in writing and signed by all parties.

H. No Other Inducement. The making, execution and delivery of this Lien Agreement by the parties hereto has been induced by no representations, statements, warranties or agreements other than those expressed herein.

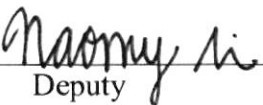
I. Severability. If any term, provision, covenant or condition of this Lien Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Lien Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Lien Agreement shall be valid and enforceable to the fullest extent permitted by law.

COUNTY OF RIVERSIDE ("COUNTY")

By: 
Chairman, Board of Supervisors
CHUCK WASHINGTON

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By: 
Deputy

LAKE ELSINORE LAKESIDE ESTATES, LLC ("OWNER")

By: 
Erik Lunde, Manager

APPROVED AS TO FORM

County Counsel

By:

A handwritten signature in cursive script, appearing to read "Bruce Fisher", written over a horizontal line.

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 11/14/2023 before me, SHANE JOHNSON, A NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ERIK LUNDE
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

RECORDING REQUESTED BY:

Lake Elsinore Lakeside Estates, LLC

WHEN RECORDED MAIL TO:

The Opus Law Firm
 Attn: Justin White, Esq.
 514 Via de la Valle, Suite 203
 Solana Beach, CA 92075

GRANT DEED

APNS: 370-180-022-1; 382-100-004-4; 370-180-023-2;
 382-100-003-3; 370-180-024-3; 382-100-002-2; 370-180-
 001-2; 370-190-001-3; and 382-100-001-1

Documentary Transfer Tax: ~~\$-0-~~
 The transfer described herein results solely in a
 change in method of holding title in which
 proportional ownership interests of the grantors in the
 realty remain the same immediately after the transfer.
 Rev. & Tax § 11925(d).

For valuable consideration, receipt of which is hereby acknowledged,

GREGORY BLOCK as Trustee **FBO Block Family Trust** (as to an undivided 3.571429%);
GREGORY BLOCK as Trustee **FBO BLOCK FAMILY TRUST** (as to an undivided
 14.285713%); **JOHN CHU**, an individual; **MARK G. KENNEY** as Trustee **FBO KENNEY**
FAMILY TRUST U/A 11/29/96; **MICHAEL D. KINNEY** as Trustee **FBO KINNEY 2014**
FAMILY TRUST; **MAN-LING LAI** as Trustee **FBO BREWER LAI TRUST**;
CHRISTOPHER B. MOORE as Trustee **FBO MOORE FAMILY TRUST**; **GILES C.**
MULLEN and **JENNIFER R. MULLEN** as Trustees **FBO MULLEN 2008 REVOCABLE**
TRUST; **JEFFREY R. TEZA**, a married man as his separate property; **SUNSHINE**
LENDING LLC, a California limited liability company; **JERROLD GLASSMAN** as Trustee
FBO GLASSMAN GREENBERG FAMILY TRUST; and **JAMES R. WEINBERGER** and
KIMBERLY WEINBERGER a married couple (collectively, "Grantor")

do hereby convey to:

LAKE ELSINORE LAKESIDE ESTATES, LLC, a California limited liability company,

All of their respective right, title, and interest in and to the real property and improvements thereto
 situated in the City of Lake Elsinore, County of Riverside, State of California and legally described
 on Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
 rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
 as may appear of record.

(the balance of this page is intentionally blank)
 (the signature pages follows)

Mail Tax Statements to:

Lake Elsinore Lakeside Estates, LLC, Attn. Greg Block
 225 W. Plaza Street, Suite 105, Solana Beach, CA 92075

**EXHIBIT A
TO
GRANT DEED**

Legal Description

PARCEL 1: (APN: 370-180-022-1 AND APN: 382-100-004-4)

THAT PORTION OF LOT 38 IN BLOCK "D" RANCHO LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING BETWEEN THE NORTHWESTERLY AND THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 183.30 FEET OF SAID LOT 38 AND THE EXTENSION OF SAID LINES SOUTHWESTERLY TO THE SOUTH AND WEST LINES OF SAID SECTION 29.

PARCEL 2: (APN: 370-180-023-2 AND APN: 382-100-003-3)

THAT PORTION OF LOT 38, BLOCK "D" RANCHO LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, CALIFORNIA, AND SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO AND MERIDIAN, LYING BETWEEN THE NORTHWESTERLY AND THE SOUTHEASTERLY LINES OF THE SOUTHEASTERLY 183.30 FEET OF THE NORTHWESTERLY 366.60 FEET OF SAID LOT 38 AND THE EXTENSION OF SAID LINES SOUTHWESTERLY TO THE SOUTH LINE OF SAID SECTION 29.

PARCEL 3: (APN: 370-180-024-3 AND APN: 382-100-002-2)

THAT PORTION OF LOT 38, BLOCK "D" RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING BETWEEN THE NORTHWESTERLY AND THE SOUTHEASTERLY LINES OF THE SOUTHEASTERLY 183.40 FEET OF THE NORTHWESTERLY 550.00 FEET OF SAID LOT 38 AND THE EXTENSION OF SAID LINES SOUTHEASTERLY TO THE SOUTH LINE OF SAID SECTION 29.

PARCEL 4: (APN: 370-180-001-2, APN: 370-190-001-3 AND APN: 382-100-001-1)

THAT PORTION OF LOTS 38 AND 40 IN BLOCK "D", "RANCHO LA LAGUNA" AND THAT PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND ACCORDING TO THE OFFICIAL PLAT OF SAID SECTION RESPECTIVELY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 38; THENCE SOUTH 53 DEGREES 30' 00" EAST, 550.00 FEET ON THE NORTHEAST LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 30' 00" WEST, TO THE NORTHEAST LINE OF THE "RANCHO LA LAGUNA"; THENCE CONTINUING SOUTH 36 DEGREES 30' 00" WEST TO THE SOUTH LINE OF SAID SECTION 29; THENCE EAST 373.20 FEET ON SAID SOUTH LINE; THENCE NORTH 36 DEGREES 30' 00" EAST TO THE NORTHEAST LINE OF SAID LOT 40; THENCE NORTH 53 DEGREES 30' 00" WEST, 300.00 FEET TO THE TRUE POINT OF BEGINNING.

6/6/22

Date

GRANTOR:

Gregory Block, Trustee FBO Block Family Trust, as to an undivided 3.571429%

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)

) ss.

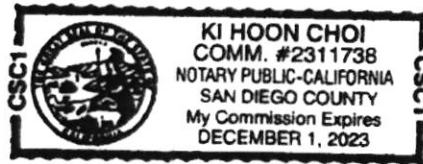
COUNTY OF San Diego)

On June 6, 2022, before me, Ki Hoon Choi, Notary Public, personally appeared Gregory Block, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)



GRANTOR:

6/8/22
Date

[Signature]
Gregory Block, Trustee FBO Block Family
Trust, as to an undivided 14.285713%

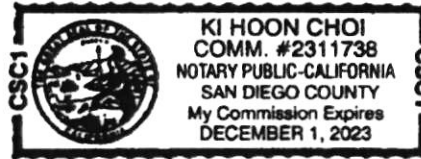
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
) ss.
COUNTY OF San Diego

On June 8, 2022 before me, Ki Hoon Choi, Notary Public, personally appeared Gregory Block, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 [Signature] (Seal)

GRANTOR:

6-13-2022
Date

Mark G. Kenney
Mark G. Kenney, Trustee FBO Kenney Family
Trust U/A 11/29/96

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.

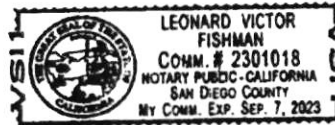
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On 06.13.2022, before me, LEONARD VICTOR FISHMAN, Notary Public, personally appeared MARK G KENNEY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Mr Fishman (Seal)



GRANTOR:

6-7-22
Date

Christopher B Moore
Christopher B. Moore, Trustee FBO Moore
Family Trust

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 San Diego) ss.

On June 7, 2022, before me, Angel M. Smith, Notary Public, personally appeared Christopher B. Moore, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Angel M. Smith (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego

On June 16 2022 before me, Thomas Fell Notary Public
Date Here Insert Name and Title of the Officer

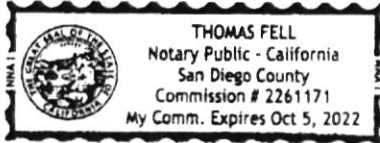
personally appeared Jennifer R Perkinsonmullen
Name(s) of Signer(s)

and Giles Christopher Mullen

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: June 16, 2022 Number of Pages: 3

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

GRANTOR:

9/18/22

Date

[Handwritten Signature]

Jerrod Glassman, Trustee FBO Glassman
Greenberg Family Trust

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 SAN DIEGO) ss.

On 6-18-2022, before me, DEANA COULTER, Notary Public, personally appeared JERROLD GLASSMAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

[Handwritten Signature] (Seal)



EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT CONSTRUCTION COST WORKSHEET AND PLAN CHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT MAP NO. TR32026 DATE: 10/11/2023
 PP, CU, PU, MS OR VL NO. _____ IP: 120011

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)	MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)
Street/Drainage	\$ 4,025,728.19	\$ 2,012,750.00
*Flood Control	\$ 3,451,528.00	\$ 1,725,750.00
Water <u>EVMWD</u> District Name	\$ 489,259.38	\$ 244,750.00
Sewer <u>EVMWD</u> District Name	\$ 604,875.00	\$ 302,500.00
Total	\$ 8,571,390.56	\$ 4,285,750.00
Warranty Retention (10%)	\$ 857,139.06	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using County's unit costs, are accurate for determining bonding costs

Above amounts do not include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).

 10/11/2023
 Signature Date
Ricky Ventura 81915 3/31/2024
 Name Typed or printed RCE# Exp. Date



Civil Engineer's Stamp

*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

*** PLEASE READ INSTRUCTIONS BELOW ***
1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "Riverside County Improvement Requirement Worksheet." 2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. **100% for Flood Control items. 3. For Construction items not covered by "Riverside County Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If Riverside County Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
 STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
		ROADWAY EXCAVATION		
	C.Y.	1. Projects with Grading Plan Area x 0.50' (hinge point to hinge point)	\$ 20.00	\$ 0.00
		2. Projects without a Grading Plan Road area and side slopes to daylight Cut (c) = Fill (f) =		
	C.Y.	(a.) Excavate and Fill	\$ 0.40	\$ 0.00
	C.Y.	(b.) Excavate and Export	\$ 1.10	\$ 0.00
	C.Y.	(c.) Import and Fill	\$ 2.80	\$ 0.00
		If balance, provide (a.) only, either cut or fill If export, provide (a.)&(b.) a = fill, b = cut - fill If import, provide (a.)&(c), a = cut, c = fill - cut (Unit costs for (a),(b), & (c) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
	L.F.	Sawcut Exist. A.C. Pavement	\$ 1.00	\$ 0.00
	S.F.	Cold Plane A.C. Pavement	\$ 2.25	\$ 0.00
	S.Y.	Grinding A.C. , in place	\$ 2.00	\$ 0.00
	S.Y.	Remove A.C. Pavement	\$ 1.45	\$ 0.00
	L.F.	Remove Curb and Gutter	\$ 18.00	\$ 0.00
	L.F.	Remove A.C. Dike	\$ 3.00	\$ 0.00
	EA.	Relocate Mailbox	\$ 250.00	\$ 0.00
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ 0.00
194	L.F.	Remove Barricade	\$ 10.00	\$ 1,940.00
	TON	3" Asphalt Concrete (_____ S.F.) (144 lbs/cu.ft)	\$ 90.00	\$ 0.00
	TON	3" Asphalt Concrete (_____ S.F.) (144 lbs/cu.ft)	\$ 90.00	\$ 0.00
6,934	TON	4" Asphalt Concrete (291,833 S.F.) (144 lbs/cu.ft)	\$ 90.00	\$ 624,060.00
	C.Y.	10" Agg Base Class II (_____ S.F.)	\$ 50.00	\$ 0.00
5,404	C.Y.	6" Agg Base Class II (291,833 S.F.)	\$ 50.00	\$ 270,200.00
	C.Y.	12" Agg Base Class II (_____ S.F.)	\$ 50.00	\$ 0.00
	Ton	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (116,103S.F.) apply at 0.05+0.03 = 0.08 gal/SY	\$ 600.00	\$ 0.00
18,100	S.F.	AC overlay (min. 0.10') (18,100 SF)	\$ 0.90	\$ 16,290.00
14,405	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 216,075.00
596	L.F.	Curb and Gutter (Type A-8)	\$ 17.00	\$ 10,132.00
	L.F.	Type "C" Curb	\$ 12.00	\$ 0.00
	L.F.	Type "D-1" Curb	\$ 12.00	\$ 0.00
1,283	L.F.	Type "D" Curb	\$ 15.00	\$ 19,245.00
	L.F.	A.C. Dike (6")(incl. material & labor)	\$ 10.00	\$ 0.00
	L.F.	A.C. Dike (8")(incl. material & labor)	\$ 15.00	\$ 0.00
6,970	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 69,700.00

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
 STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
84,287	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 505,722.00
	S.F.	P.C.C. Drive Approach	\$ 8.00	\$ 0.00
	S.F.	P.C.C. Dip Section Std. 307	\$ 6.00	\$ 0.00
19	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 38,000.00
	C.Y.	Structural Reinforcement Concrete	\$ 400.00	\$ 0.00
	L.F.	Barricades	\$ 100.00	\$ 0.00
27	L.F.	Metal Beam Guard Railing	\$ 50.00	\$ 1,350.00
	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (total length of Streets)	\$ 10.00	\$ 0.00
	L.F.	Chain Link Fence (6')	\$ 80.00	\$ 0.00
	L.F.	Relocate Fence	\$ 12.00	\$ 0.00
	EA.	Pipe Gate	\$ 1,000.00	\$ 0.00
3	EA.	Relocate Power Pole	\$ 10,000.00	\$ 30,000.00
45	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ 225,000.00
	EA.	Concrete Bulkhead	\$ 2,500.00	\$ 0.00
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ 0.00
	C.Y.	Cut Off Wall (Std 2')	\$ 400.00	\$ 0.00
	EA.	A. C. Overside Drain	\$ 800.00	\$ 0.00
	EA	Under Sidewalk Drain Std 309	\$ 2,000.00	\$ 0.00
	EA	Flat Outlet Drainage Structure Std 303	\$ 2,000.00	\$ 0.00
2	EA	Curb Outlet Drainage Structure Std 308	\$ 2,000.00	\$ 4,000.00
	EA	Private Drainage Structure Std 310	\$ 500.00	\$ 0.00
	S.F.	Terrace Drain & Down Drain	\$ 6.50	\$ 0.00
	S.F.	Interceptor Drain	\$ 6.50	\$ 0.00
	C.Y.	R.C. Box Culvert	\$ 400.00	\$ 0.00
	C.Y.	Concrete Channel	\$ 200.00	\$ 0.00
53	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 40.00	\$ 2,124.00
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 45.00	\$ 0.00
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ 0.00
	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 75.00	\$ 0.00
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ 0.00
939	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$ 113.00	\$ 106,107.00
2306	L.F.	24" R.C. P. Or 28" x 20" RCPA	\$ 140.00	\$ 322,840.00
623	L.F.	30" R.C. P. Or 35" x 24" RCPA	\$ 150.00	\$ 93,450.00
678	L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ 155.00	\$ 105,090.00
	L.F.	42" R.C. P. Or 49" x 33" RCPA	\$ 160.00	\$ 0.00
	L.F.	48" R.C. P. Or 57" x 38" RCPA	\$ 165.00	\$ 0.00
	L.F.	54" R.C. P. Or 64" x 43" RCPA	\$ 170.00	\$ 0.00
	L.F.	60" R.C. P. Or 71" x 47" RCPA	\$ 175.00	\$ 0.00
	L.F.	18" C.S.P. HDPE Or Equal	\$ 40.00	\$ 0.00
	L.F.	24" C.S.P. HDPE Or Equal	\$ 50.00	\$ 0.00
	L.F.	30" C.S.P. HDPE Or Equal	\$ 60.00	\$ 0.00
	L.F.	36" C.S.P. HDPE Or Equal	\$ 70.00	\$ 0.00
	L.F.	42" C.S.P. HDPE Or Equal	\$ 80.00	\$ 0.00

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	48" C.S.P. HDPE Or Equal	\$ 100.00	\$ 0.00
	L.F.	54" C.S.P. HDPE Or Equal	\$ 110.00	\$ 0.00
	L.F.	60" C.S.P. HDPE Or Equal	\$ 120.00	\$ 0.00
	EA.	Catch Basin W=4'	\$ 2,200.00	\$ 0.00
	EA.	Catch Basin W=7'	\$ 4,000.00	\$ 0.00
5	EA.	Catch Basin W=14'	\$ 7,800.00	\$ 39,000.00
8	EA.	Catch Basin W=21'	\$ 12,000.00	\$ 96,000.00
4	EA.	Catch Basin W=28'	\$ 15,000.00	\$ 60,000.00
	EA.	Type IX Inlet	\$ 2,500.00	\$ 0.00
	EA.	CB 110	\$ 2,500.00	\$ 0.00
1	EA.	Junction Structure No. 1	\$ 3,000.00	\$ 3,000.00
8	EA.	Junction Structure No. 2	\$ 3,000.00	\$ 24,000.00
1	EA.	Junction Structure No. 4 or 8	\$ 3,700.00	\$ 3,700.00
	EA.	Transition Structure No. 1	\$ 12,500.00	\$ 0.00
	EA.	Transition Structure No. 2	\$ 12,500.00	\$ 0.00
3	EA.	Transition Structure No. 3	\$ 2,700.00	\$ 8,100.00
17	EA.	Manhole No. 1	\$ 2,700.00	\$ 45,900.00
	EA.	Manhole No. 2	\$ 3,300.00	\$ 0.00
	EA.	Manhole No. 3	\$ 2,700.00	\$ 0.00
1	EA.	Manhole No. 4	\$ 5,000.00	\$ 5,000.00
	EA.	Adjust Water Valve to Grade (if no water plan)	\$ 250.00	\$ 0.00
1	EA.	Caltrans Flared End Section (D94B)	\$ 2,500.00	\$ 2,500.00
27.7	CY	6' Class A Concrete Cutoff Wall	\$ 624.00	\$ 17,284.80
15	CY	Caltrans D90 Headwall	\$ 1,118.00	\$ 16,770.00
35	CY	Concrete Access Road/Ramp	\$ 624.00	\$ 21,840.00
54	CY	WQ Forebay Concrete	\$ 494.00	\$ 26,676.00
21	CY	WQ Outlet Structure Concrete	\$ 1,118.00	\$ 23,478.00
				\$ 0.00
SIGNING, STRIPING AND SIGNALS				
4,100	S.F	Remove Traffic Stripes and Paint Markings	\$ 2.50	\$ 10,250.00
	EA.	Remove, Sign, Salvage	\$ 100.00	\$ 0.00
	EA.	Relocate Roadside Sign	\$ 150.00	\$ 0.00
6	EA.	Street Name Sign	\$ 400.00	\$ 2,400.00
6	EA.	Install Sign (Strap and Saddle Bracket Method)	\$ 150.00	\$ 900.00
-	EA.	Install Sign Mast Arm Hanger Method)	\$ 150.00	\$ 0.00
	EA.	Road Sign - One Post	\$ 250.00	\$ 0.00
	EA.	Road Sign - Two Post	\$ 400.00	\$ 0.00
	EA.	Object Marker - Modified Type "F" Delineator	\$ 60.00	\$ 0.00
	EA.	Delineator (Class 1 Type F)	\$ 40.00	\$ 0.00
	EA.	Delineator (Class 2)	\$ 45.00	\$ 0.00
	EA.	Pavement Marker, Reflective	\$ 3.75	\$ 0.00
	L.F.	Paint Traffic Stripe (2 Coats)	\$ 0.38	\$ 0.00
	L.F.	Remove Barricade	\$ 10.00	\$ 0.00
3,950	L.F.	4" Thermoplastic Traffic Stripe	\$ 0.50	\$ 1,975.00
	L.F.	8" Thermoplastic Traffic Stripe	\$ 1.40	\$ 0.00
215.0	S. F.	Thermoplastic Channelizing Limit Line and Pavement Marking	\$ 2.25	\$ 483.75

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
WATER IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT 13	AMOUNT
	L.F.	4" Waterline	\$ 13.00	\$ 0.00
	L.F.	6" Waterline	\$ 16.00	\$ 0.00
7,985	L.F.	8" Waterline	\$ 21.00	\$ 167,685.00
	L.F.	10" Waterline	\$ 27.00	\$ 0.00
40	L.F.	12" Waterline	\$ 31.00	\$ 1,240.00
	L.F.	18" Waterline	\$ 40.00	\$ 0.00
	EA.	4" Gate Valve	\$ 650.00	\$ 0.00
	EA.	6" Gate Valve	\$ 800.00	\$ 0.00
26	EA.	8" Gate Valve	\$ 850.00	\$ 22,100.00
	EA.	10" Gate Valve	\$ 1,050.00	\$ 0.00
1	EA.	12" Gate Valve	\$ 1,250.00	\$ 1,250.00
	EA.	Fire Hydrant (6") Super	\$ 2,500.00	\$ 0.00
25	EA.	Fire Hydrant (6") Standard	\$ 2,300.00	\$ 57,500.00
	EA.	4" Misc. Fittings	\$ 150.00	\$ 0.00
	EA.	6" Misc. Fittings	\$ 200.00	\$ 0.00
49	EA.	8" Misc. Fittings	\$ 250.00	\$ 12,250.00
	EA.	10" Misc. Fittings	\$ 280.00	\$ 0.00
1	EA.	12" Misc. Fittings	\$ 320.00	\$ 320.00
	EA.	Blowoffs (4")	\$ 1,600.00	\$ 0.00
120	EA.	Service Connections	\$ 475.00	\$ 57,000.00
	EA.	Adjust Water Valve to Grade	\$ 200.00	\$ 0.00
	EA.	Relocation of Blowoff	\$ 1,000.00	\$ 0.00
5	EA.	Air and Vacuum Valve.	\$ 1,850.00	\$ 9,250.00
	EA.	Removal of Temp. Blowoff	\$ 500.00	\$ 0.00
5,025	LF	Restrain Joints	\$ 12.50	\$ 62,812.50
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
	A.	Subtotal		\$ 391,407.50
	B.	Administrative Contingency (25 % x A)		\$ 97,851.88
		NOTE: Use 25% for TR and PM Use 5% for PP, CU, PU, MS and VL Cases		
	C.	Water Total (A + B)		\$ 489,259.38
		BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)		
	D.	20% x C		\$ 97,851.88
	E.	Water Total (C + D)		\$ 587,111.25

EXHIBIT B

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

252693

September 7, 2023

SENT VIA EMAIL: BCHO@rivco.org

Mr. Benjie Cho
Senior Civil Engineer
Riverside County Transportation Department

Dear Mr. Cho:

Re: Tract 32026
Storm Drain Bonding Letter
Account No. 137-0-3-75274

In accordance with Section II of the Memorandum of Understanding (MOU) between the Riverside County Flood Control and Water Conservation District (District) and the Riverside County Transportation Department (RCTD) dated March 2020, please find below a detailed construction cost estimate of the drainage facilities associated with the above-referenced project for which the District assumes inspection and maintenance responsibility.

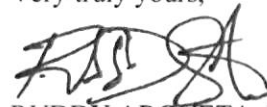
The estimated cost of these facilities is \$5,636,475 (\$2,184,947 RCTD and \$3,451,528 District) and shall be the basis upon which the District shall collect field inspection fees per the provisions of Section 17.1 of Subdivision Ordinance 460 and Fee Ordinance 671.6.

Items	Unit	RCTD Quantity	District Quantity	Unit Cost	RCTD Facilities Cost	District Facilities Cost
18" RCP	LF	939	167	\$197	\$184,983	\$32,899
24" RCP	LF	2,306	0	\$224	\$516,544	\$0
30" RCP	LF	623	0	\$266	\$165,718	\$0
36" RCP	LF	678	0	\$309	\$209,502	\$0
48" RCP	LF	0	3,036	\$386	\$0	1,171,896
60" RCP	LF	0	24	\$519	\$0	\$12,456
Junction Structure No. 2	EA	8	1	\$15,600	\$124,800	\$15,600
Junction Structure No. 4	EA	1	1	\$15,600	\$15,600	\$15,600
Manhole No. 1	EA	17	0	\$9,100	\$154,700	\$0
Manhole No. 2	EA	0	8	\$9,100	\$0	\$72,800
Manhole No. 4	EA	1	3	\$15,600	\$15,600	\$46,800
TS No. 3	EA	3	7	\$15,600	\$46,800	\$109,200
Junction Structure No. 1/Manhole No. 4	EA	1	0	\$15,600	\$15,600	\$0
Caltrans Flared End Section (D94B)	EA	1	0	\$2,500	\$2,500	\$0
Catch Basin W = 14'	EA	5	0	\$10,192	\$50,960	\$0
Catch Basin W = 21'	EA	8	0	\$15,288	\$122,304	\$0
Catch Basin W = 28'	EA	4	0	\$20,384	\$81,536	\$0

Mr. Benjie Cho
 Re: Tract 32026
 Storm Drain Bonding Letter
 Account No. 137-0-3-75274

Debris Basin Outlet Structure Concrete	CY	0	35.9	\$1,118	\$0	\$40,136
Debris Basin Trash Rack	EA	0	1	\$80,000	\$0	\$80,000
Debris Basin Spillway Concrete/Staging Area	CY	0	294	\$1,118	\$0	\$328,692
Debris Basin Concrete Slope Paving	CY	0	121	\$624	\$0	\$75,504
½-Ton Grouted Rock	CY	0	933	\$260	\$0	\$242,580
¼-Ton Rock	CY	53.1	267	\$143	\$7,593	\$38,181
Rock Mulch	CY	0	1441	\$80	\$0	\$115,280
6' Class A Concrete Cutoff Wall	CY	27.7	81.2	\$624	\$17,285	\$50,669
Caltrans D84 Headwall	CY	0	26	\$1,118	\$0	\$29,068
Caltrans D90 Headwall	CY	15	25.8	\$1,118	\$16,770	\$28,844
Drainage Apron Concrete	CY	0	33.5	\$624	\$0	\$20,904
Concrete Access Road/Ramp	CY	35	388	\$624	\$21,840	\$242,112
CB 110 Inlet	EA	0	4	\$7,500	\$0	\$30,000
Chain Link Fence	LF	0	1370	\$48.75	\$0	\$66,788
Access Road Rock	SF	0	13,330	\$0.77	\$0	\$10,264
WQ Forebay Concrete	CY	54	0	\$494	\$26,676	\$0
WQ Outlet Structure Concrete	CY	21	0	\$1,118	\$23,478	\$0
Subtotal					\$1,820,789	\$2,876,273
20% Contingency					\$364,158	\$575,255
Total Cost					\$2,184,947	\$3,451,528
Inspection Fee = 3% of Total Cost						\$103,546
Total Fees Due						\$103,546

Very truly yours,



RUDDY ARGUETA, P.E.
 Senior Civil Engineer

ec: K&A Engineering
 Attn: Ricky Ventura
 Riverside County Transportation Land Management Agency
 Attn: Brigitte Hahn
 Darrylenn Prudholme-Brockington
 Darren James

Note: A copy of this letter should be submitted with the payment of inspection fee.

RA:blm:mm



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

2.8

BOARD APPROVAL REQUIRED: Yes No

COUNTY COUNSEL APPROVAL: Yes No

<input type="checkbox"/> AGREEMENT/CONTRACT	NO.:
---	------

REQUESTED BOARD DATE: 01/30/2024	CAN IT GO AT A LATER DATE: <input type="checkbox"/> YES <input type="checkbox"/> NO
----------------------------------	---

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:		SUPERVISORIAL DISTRICT: 3	

PROJECT/SUBJECT:

FINAL TRACT MAP NO: 32026 (Schedule "A")

DESCRIPTION: APPROVAL OF FINAL TRACT MAP, Improvement Agreements and Lien Agreement

CONTRACTING PARTY: Gina Ness	W.O. NO.: FTM32026 (TC-SU21)(DBF)
PROJECT MANAGER: Gina Ness	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: Gina Ness	EXTENSION: 5-6711

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):

THE FINAL TRACT MAP, 3 COPIES OF THE IMPROVEMENT AGREEMENTS AND LIEN AGREEMENT ARE TO BE EXECUTED BY THE CHAIR OF THE BOARD. COB RETAINS 1 COPY OF EACH OF THE IMPROVEMENT AGREEMENTS AND RETURNS THE 2 REMAINING COPIES TO TRANSPORTATION.

THE FINAL TRACT MAP, CC&R'S, AND LIEN AGREEMENT ARE TO BE DELIVERED TO THE COUNTY RECORDER

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
23977			

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2024 JAN 26 4:11:36

2024-1-158161

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

K&A ENGINEERING, INC.

MARCH 2021

EASEMENT

BEING THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE BEST AND NEAREST NEIGHBORS TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "STREET AND PUBLIC UTILITY PURPOSES".

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "WATER QUALITY EASEMENT" OVER ALL LOTS 121 AND 122. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "ACCESS EASEMENT" LYING WITHIN LOT 128. THE DEDICATION IS FOR INGRESS AND EGRESS TO LOT 128.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "DRAINAGE EASEMENT" LYING WITHIN LOT 128. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "STORM DRAIN EASEMENT" LYING WITHIN LOT 128. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "FLOOD CONTROL EASEMENT" LYING WITHIN LOT 127, AS SHOWN HEREON. THE DEDICATION IS FOR MAINTENANCE OF BASIN IMPROVEMENTS AND FLOOD CONTROL FACILITIES.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "COMMUNITY TRAIL EASEMENT" LYING WITHIN LOTS 111, 116, 118, 119, 120, LOT 123, LOT 127 AND ALL OF LOT 126 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAIL AND LANDSCAPE IMPROVEMENTS.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "OPEN SPACE AND LANDSCAPE PURPOSES", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "PRIVATE SLOPE, LANDSCAPE, AND DRAINAGE EASEMENT" LYING WITHIN LOTS 103-111, 116 AND 117, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP. THE RETENTION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "OPEN SPACE", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "OPEN SPACE AND BASIN", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "OPEN SPACE AND BASIN", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "OPEN SPACE AND BASIN", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE TIME OF RECORDING. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCURRENCE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP IS CONDITIONALLY APPROVED TENTATIVE MAP THIS SURVEY IS TRUE AND CORRECT.

DATE: 12/6, 2023

ROBERT SCIPIOBLUME
P.L.S. NO. 9154
EXPIRES MARCH 31, 2025

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE TIME OF RECORDING. I STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND IS THE SAME AS IT APPEARED ON TENTATIVE MAP OF TRACT MAP 32026 AS APPROVED BY THE SUPERVISORS ON 6/23/2009, THE EXPIRATION DATE BEING 12/22/2023, AND IS TRUE AND CORRECT.

DATE: 1-19, 2024

DAVID L. McMILLAN COUNTY SURVEYOR
L.S. 8488
EXPIRES 12/31/2024



DAVID L. McMILLAN COUNTY SURVEYOR
L.S. 8488
EXPIRES 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 NO. 32026 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 DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-2M.
THE DEDICATION OF THE "ACCESS EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE "DRAINAGE EASEMENTS" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-2M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE "COMMUNITY TRAIL EASEMENTS" ARE HEREBY ACCEPTED

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

THE OFFERS OF DEDICATION MADE HEREON OF THE "FLOOD CONTROL EASEMENTS" FOR MAINTENANCE OF BASIN IMPROVEMENTS AND FLOOD CONTROL FACILITIES ARE HEREBY NOT ACCEPTED.

THE DEDICATION OF THE "SLOPE AND LANDSCAPE EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-2M.

DATE: January 30, 2024

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

BY:
DEPUTY

BY:
CHAIRMAN OF THE BOARD OF SUPERVISORS
Chuck Washington

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 \$ 21,700.00

DATE: JANUARY 27, 2024

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY:
DEPUTY

WHEN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF HIS TRACT MAP.

AND BASIN", AS SHOWN HEREON FOR PRIVATE USE, FOR LOT OWNERS WITHIN THIS TRACT MAP.

NEEDS, AND LOT OWNERS WITHIN THIS TRACT MAP.

ALL EASEMENT LYING WITHIN LOTS 99 THROUGH 106, SHOWN HEREON. THE RETENTION IS FOR COMMUNITY USE AND LANDSCAPE MAINTENANCE PURPOSES.

COMPANY

TE: 12/7/2023

THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE INSTRUMENT, ACCURACY, OR VALIDITY OF THAT DOCUMENT

Dust, Notary Public, A NOTARY PUBLIC,

WHO PROVED TO ME ON THE BASIS OF HIS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH

STATE OF CALIFORNIA THAT THE FOREGOING

MY PRINCIPAL PLACE OF BUSINESS IS IN

Riverside COUNTY.

MY COMMISSION EXPIRES: 2/5/2025

MY COMMISSION NUMBER: 2345247



VICINITY MAP

Tract Map 32026

Section 29, T.6S. R.4W.

Supervisory District: 2



NOT TO SCALE

Legend

TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

K&A ENGINEERING, INC.

MARCH 2021

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF MAPS,
AT PAGES _____ - _____, AT THE REQUEST OF
THE CLERK OF THE BOARD.
NO. _____
FEE _____
PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER
BY: _____, DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL 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 "I", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION, LOT "I" (GRAND AVENUE), THE OWNERS OF LOT 72, LOT 121 AND LOT 122 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGES IN 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: "WATER QUALITY EASEMENT" OVER ALL OF LOT 122, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "ACCESS EASEMENT" LYING WITHIN LOT 127, AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO LOT 128.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "DRAINAGE EASEMENT" LYING WITHIN LOTS 72 AND 123, 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: "STORM DRAIN EASEMENT" LYING WITHIN LOT 122, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "FLOOD CONTROL EASEMENT" LYING OVER ALL OF LOTS 122 AND 127, AS SHOWN HEREON. THE DEDICATION IS FOR MAINTENANCE OF BASIN IMPROVEMENTS AND FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "COMMUNITY TRAIL EASEMENT" LYING WITHIN LOTS 99 THROUGH 108, 111, 116, 118, 119, 120, LOT 123, LOT 127 AND ALL OF LOT 126 AS SHOWN HEREON. THE DEDICATION IS FOR COMMUNITY TRAIL PURPOSES.

WE HEREBY RETAIN LOTS 123, 124, 125, AND 126, IN FEE INDICATED AS "OPEN SPACE AND LANDSCAPE PURPOSES", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE SLOPE, LANDSCAPE, AND DRAINAGE EASEMENT" LYING WITHIN LOTS 91, 102-98, 99-102, 103-113, 116 AND 117, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP. THE RETENTION IS FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPE, LANDSCAPE, AND DRAINAGE FACILITIES.

WE HEREBY RETAIN LOT 121, IN FEE INDICATED AS "OPEN SPACE", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 122 AND 127, IN FEE INDICATED AS "OPEN SPACE AND BASIN", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 128, IN FEE INDICATED AS "OPEN SPACE AND CONSERVATION PURPOSES", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "COMMUNITY TRAIL EASEMENT" LYING WITHIN LOTS 99 THROUGH 108, 111, 116, 118, 119, 120, LOT 123, LOT 127, AND ALL OF LOT 126 AS SHOWN HEREON. THE RETENTION IS FOR COMMUNITY TRAIL CONSTRUCTION AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "SLOPE AND LANDSCAPE EASEMENT" LYING WITHIN LOT 72. THE DEDICATION IS FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES.

LAKE ELSINORE LAKESIDE ESTATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Erik Lunde

DATE: 12/7/2023

PRINT NAME: ERIK LUNDE

TITLE: MANAGER

NOTARY ACKNOWLEDGMENT

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

STATE OF California

COUNTY OF Riverside

ON 12/7/2023 BEFORE ME, BreaAnna Burt, Notary Public, A NOTARY PUBLIC,

PERSONALLY APPEARED Erik Lunde, 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/HEY 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.

SIGNATURE BreaAnna Burt

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION EXPIRES: 2/5/2025

PRINT NAME: BreaAnna Burt

MY COMMISSION NUMBER: 2345247

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 ERIK LUNDE, ON MARCH 2, 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: 12/6/23

ROBERT SCIPIOBLUME
P.L.S. NO. 9154
EXPIRES MARCH 31, 2025



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 TENTATIVE MAP OF TRACT MAP 32026 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 6/23/2009, THE EXPIRATION DATE BEING 12/22/2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 1-19, 2024

DAVID L. McMILLAN COUNTY SURVEYOR
L.S. 8488
EXPIRES 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 NO. 32026 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 DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-2M.
THE DEDICATION OF THE "ACCESS EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE "DRAINAGE EASEMENTS" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-2M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE "COMMUNITY TRAIL EASEMENTS" ARE HEREBY ACCEPTED.

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

THE OFFERS OF DEDICATION MADE HEREON OF THE "FLOOD CONTROL EASEMENTS" FOR MAINTENANCE OF BASIN IMPROVEMENTS AND FLOOD CONTROL FACILITIES ARE HEREBY NOT ACCEPTED.

THE DEDICATION OF THE "SLOPE AND LANDSCAPE EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-2M.

DATE: _____, 20____

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____, 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 \$ 21,700.00

DATE: JANUARY 27, 2024

MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: Matthew Jennings DEPUTY

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 21,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: JANUARY 22, 2024

CASH OR SURETY BOND
MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: Matthew Jennings DEPUTY

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

NOTES :

SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 4 FOR VICINITY MAP AND EASEMENT NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

K&A ENGINEERING, INC.

MARCH 2021

FOUND MONUMENT NOTES:

- ① FD. 1" I.P. WITH 3-1/2" ALUM. CAP, IN ROCK MOUND, UP 0.2', STAMPED "T6S R4W S30|S29 RCE 27105 1982 CADASTRAL SURVEY U.S. DEPT. OF AGRICULTURE FOREST SERVICE" PER RS 69/60-62, NOT ACCEPTED, PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670, AS 1/4 CORNER BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34 APPROVED NOVEMBER 3, 1988
- ② FD. 1" I.P. WITH 3-1/4" ALUM. CAP, IN ROCK MOUND, UP 0.2', STAMPED "T6S R4W S30|S29 RCE 27105 1982 CADASTRAL SURVEY U.S. DEPT. OF AGRICULTURE FOREST SERVICE", PER RS 69/60-62, NOT ACCEPTED, PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670, AS SECTION CORNER BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34, APPROVED NOVEMBER 3, 1988
- ③ FD. 1" I.P. WITH 3-1/4" ALUM. CAP, FLUSH, STAMPED "US DEPT OF AGRICULTURE FOREST SERVICE CADASTRAL SURVEY WEST 1/16 COR S29 S32 RCE 27105 1982 CADASTRAL SURVEY U.S. DEPT. OF AGRICULTURE FOREST SERVICE", PER RS 69/60-62, NOT ACCEPTED, PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670, AS 1/4 CORNER BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34, APPROVED NOVEMBER 3, 1988
- ④ FD. 1" I.P. WITH 3-1/2" BRASS CAP, UP 0.1', STAMPED "T6S R4W 1/4 S29/S32 LS 4926 CADASTRAL SURVEY U.S. DEPT. OF AGRICULTURE FOREST SERVICE" NOT ACCEPTED, PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670, AS SOUTH 1/4 CORNER BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34, APPROVED NOVEMBER 3, 1988
- ⑤ FD. 1" I.P. WITH 3-1/2" BRASS CAP, UP 0.1', STAMPED "T6S R4W 1/4 S29/29 2004 CADASTRAL SURVEY U.S. SURVEY DEPARTMENT OF INTERIOR BUR. OF LAND MANAGEMENT", BLM MONUMENT REPLACEMENT FOR 1" IP, FLUSH, TAG RE 1229 IN MOUND OF ROCKS, RS 22/52-53, PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670 ACCEPTED AS 1/4 COR. BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34
- ⑥ FD. 1" I.P. WITH 3-1/2" BRASS CAP, UP 0.2', STAMPED "T6S R4W S30|S29 2004 CADASTRAL SURVEY U.S. DEPT. OF INTERIOR BUR. OF LAND MANAGEMENT", BLM MONUMENT REPLACEMENT FOR 3/4" IP, FLUSH, TAG RE 1229 IN MOUND OF ROCKS PER RS 22/52-53 PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670, ACCEPTED AS SECTION COR. BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34 APPROVED NOVEMBER 3, 1988
- ⑦ FD. 1" I.P. WITH 3-1/2" BRASS CAP, UP 0.1', "STAMPED 1/4 S29 & S32 2004 CADASTRAL SURVEY U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT", BLM MONUMENT REPLACEMENT FOR 1" IP, FLUSH, TAG RE 1229 IN MOUND OF ROCKS PER RS 22/52-53 PER BLM FIELD NOTE CA VOLUME W0517 PG 649-670, ACCEPTED AS S 1/4 COR. PER RS 22/52-53 AND BY VIRTUE OF CONGRESSIONAL PRIVATE LAW 100-34 APPROVED NOVEMBER 3, 1988
- ⑧ FD. 1" IP, UP 0.2'. TAGGED "LS 4343", ACCEPTED AS POINT ON PROPERTY LINE, PER RS 70/53
- ⑨ FD. 1" IP, UP 0.3', TAGGED "LS 4343", ACCEPTED AS POINT ON PROPERTY LINE, PER RS 70/53 AND PM 125/90-91
- ⑩ FD. 3/4" IP, FLUSH, TAGGED "RCE 862", ACCEPTED AS POINT ON PROPERTY LINE, PER RS 70/53 AND PM 125/90-91
- ⑪ SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION PER PM 125/090-091 RS 22/52-53, SET 1" I.D. X 18" I.P. AND TAG "LS9154", FLUSH
- ⑫ FD. 1" IP, UP 0.3', TAGGED "LS 3316", NO RECORD, NOT ACCEPTED, LYING 7.60' NORTH FROM CORNER ESTABLISHED BY INTERSECTION SET 1" I.D. X 18" I.P. AND TAG "LS9154", FLUSH
- ⑬ FD. 1" IP, UP 0.1', TAGGED "LS 3698", ACCEPTED, PER RS 57/64
- ⑭ FD. 1" IP, DN. 0.5', IN LIEU OF 1-1/2" IP PER RS 87/40, TAGGED "LS 3365", ACCEPTED, PER PM 20/39 & RS 87/40
- ⑮ FD. 1" IP, DN. 0.6', TAGGED "LS 5346", ACCEPTED, PER RS 87/40
- ⑯ FD. 3/4" IP, DN. 0.2', W/TAG ILLEGIBLE, IN LIEU OF TAG, "RCE 1229", ACCEPTED, PER RS 87/40
- ⑰ FD. RAIL ROAD SPIKE, DN 0.5', AND ONE TIE PER TB 108/81, FITS TIE DIMENSION, ACCEPTED AS CENTERLINE INTERSECTION OF GRAND AVENUE AND SKYLARK DRIVE.
- ⑱ FD. 1" IP, DN. 0.5', W/PLUG ILLEGIBLE AND NAIL, PER MB 215/36-41, FITS TIE DISTANCES OF CR 14-633 AND CR 16-0009, ACCEPTED AS CENTERLINE INTERSECTION OF GRAND AVENUE AND BORCHARD LANE, SET TAG "LS 9154".
- ⑲ FD. 1" IP BENT, DN. 0.4', NO TAG, IN LIEU OF 1" IP, W/TAG "RCE 12437", PER MB 189/63-67, S89°56'04"E 0.21' OF ESTABLISHED CENTERLINE INTERSECTION OF GRAND AVENUE AND ONTARIO WAY, BY FD. TIES OF CR 16-0010 AND CR 14-0632, SET 1" IP, FLUSH, W/TAG "LS 9154".
- ⑳ FD. 1" IP, DN. 0.5', NO TAG, IN LIEU OF 1 1/4" IP, W/TAG "LS 4498", PER PMB 98/80 AND TB 108/87, FITS TIE DISTANCE OF 2 FD. TIES OF CR 16-0011, ACCEPTED AS CENTERLINE INTERSECTION OF GRAND AVENUE AND MORRELL DRIVE, SET TAG "LS 9154".
- ㉑ FD. 1" IP, DN. 0.4', TAGGED "LS 3258" PER PM 98/80, ACCEPTED AS THE MOST EASTERLY CORNER OF LOT 36 OF MB 6/296 PER PM 98/80 LOT AND BLOCK MAP
- ㉒ FD. 1" IP, NO TAG, UP 0.2', ACCEPTED AS THE SOUTHERLY CORNER OF PARCEL 4, PER PM 98/80
- ㉓ FD. LEAD, TACK & TAG, "LS 4343" IN ROCK (2'W x 3'L x 1'H), IN LIEU OF 1" IP LS 4343, ACCEPTED AS THE SOUTHERLY CORNER OF PARCEL 4, PER PM 88/44-45
- ㉔ FD. 1" IP, FLUSH, TAGGED "LS 4343", ACCEPTED AS THE SOUTHERLY CORNER OF PARCEL 3, PER PM 88/44-45
- ㉕ FD NAIL & TAG "LS 4343", IN ROCK (5'W x 7'L x 3'H), IN LIEU OF 1" IP, ACCEPTED AS THE SOUTHERLY CORNER OF PARCEL 1, PER PM 88/44-45
- ㉖ FD 1" IP, FLUSH, TAGGED "LS 4343", ACCEPTED AS THE SOUTHERLY CORNER OF PARCEL 2, PER PM 88/44-45
- ㉗ SEARCHED, NOTHING FOUND, NOTHING SET

SURVEYOR'S NOTES AND LEGEND:

- (R1) INDICATES RECORD DATA PER RS 22/52-53.
- (R2) INDICATES RECORD DATA PER RS 69/60-62.
- (R3) INDICATES RECORD DATA PER PM 20/43-44.
- (R4) INDICATES RECORD DATA PER PM 53/50.
- (R5) INDICATES RECORD DATA PER PM 98/80.
- (R6) INDICATES RECORD DATA PER RS 125/90-91.
- (R7) INDICATES RECORD DATA PER RS 70/53.
- (R8) INDICATES RECORD DATA PER PM 88/44-45.
- (R9) INDICATES RECORD DATA PER MB 189/63-67.
- (R10) INDICATES RECORD DATA PER MB 215/36-41.
- (R11) INDICATES RECORD DATA GRANT DEED DOCUMENT NO. 2020-0222670.
- (R12) INDICATES RECORD DATA PER RS 87/40.
- (R13) INDICATES RECORD DATA PER RS 57/64.
- () INDICATES RECORD DATA AS NOTED.
- O.S. INDICATES OPEN SPACE.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK _____ PAGE _____. THIS AFFECTS ALL LOTS.

CC&R NOTE:

CCR'S PER INST. NO. _____ REC. _____ - _____ 20 _____ O.R.

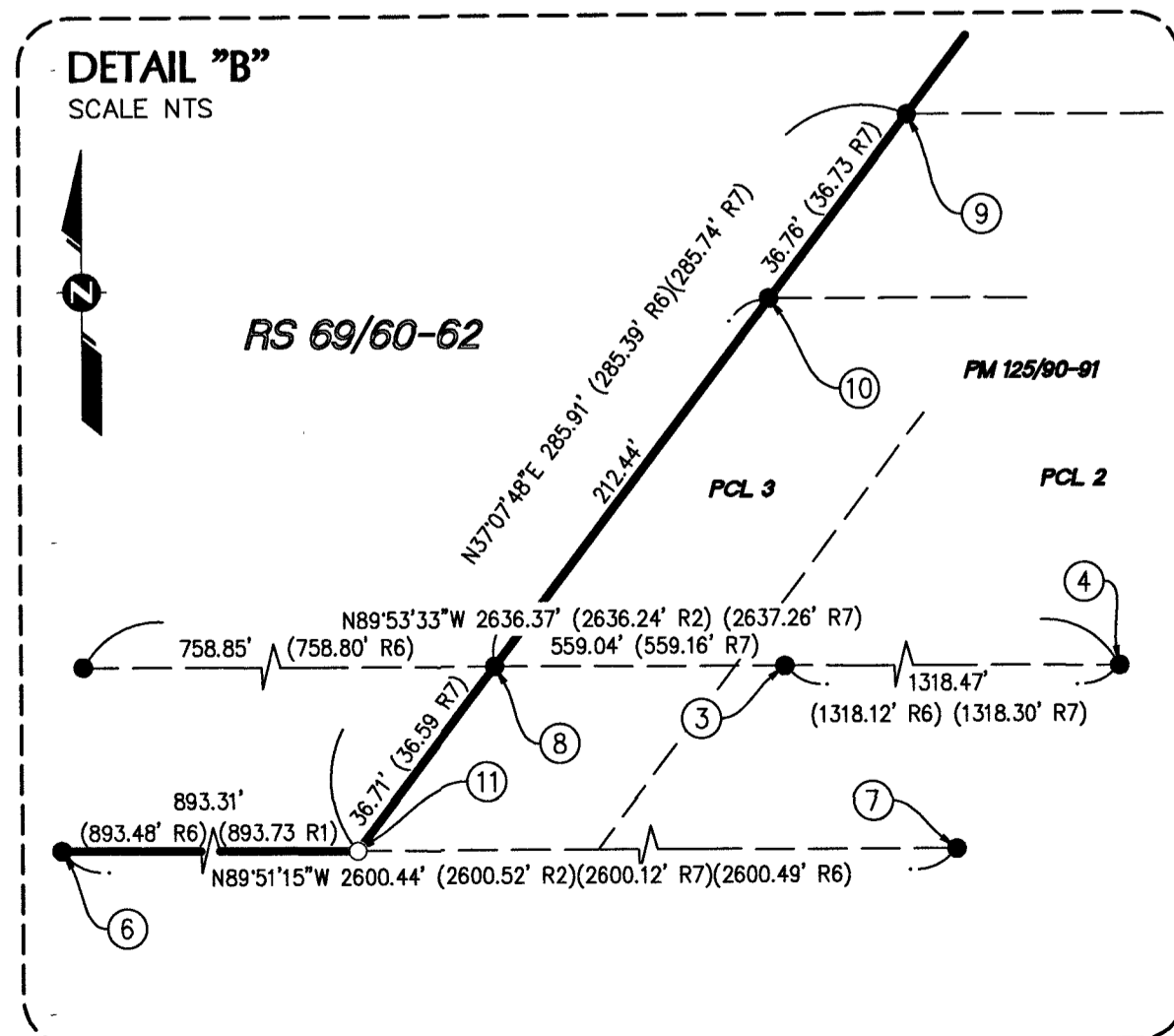
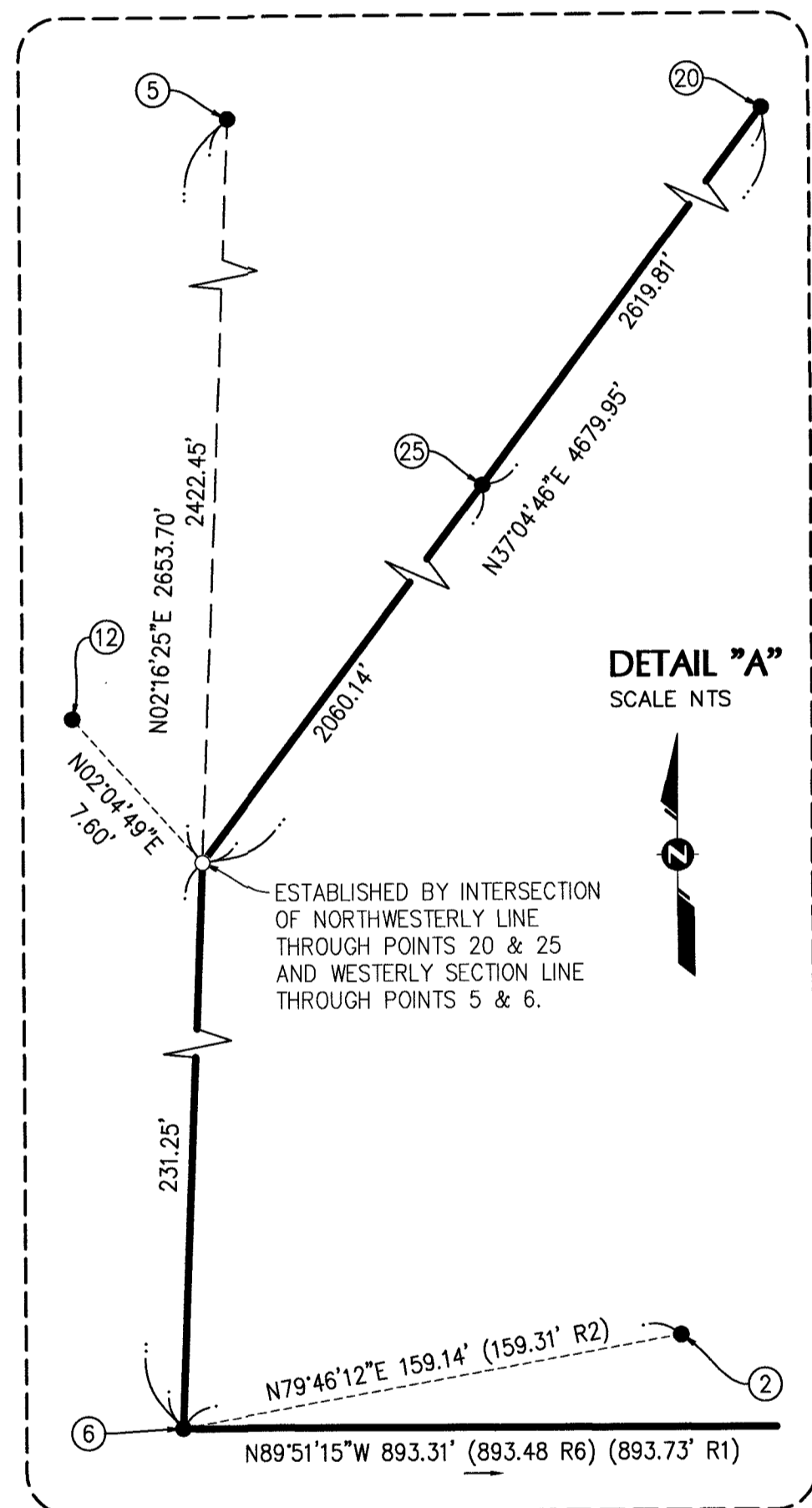
C.F.D. NOTE:

THIS MAP IS WITHIN THE BOUNDARY OF C.F.D. NO. 24-2M.

SURVEYOR'S NOTES:

- INDICATES FOUND AS NOTED
 - INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS. 9154", FLUSH
- SET 1" I.D. X 18" I.P. FLUSH, TAGGED "LS. 9154", OR NAIL AND TAG "LS9154" ON TOP OF WALL, AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINE, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG "LS. 9154", ON TOP OF CURB AT AN OFFSET OF 9.75 FEET FOR 56' RIGHT OF WAY MEASURED RADIAL OR PERPENDICULAR FROM RIGHT OF WAY TO THE CURB AT ALL LOT CORNERS, ALL RIGHT OF WAY, BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUT BACKS, UNLESS OTHERWISE NOTED.
- ALL "SET" MONUMENTS, PER RIVERSIDE COUNTY ORDINANCE 461.21. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP. (IF APPLICABLE).
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS
- ////// RESTRICTED ACCESS
- GROSS ACREAGE = 90.044 ACRES

THE LAND OWNER HAS ENTERED INTO A LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONSTRUCT REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON _____ 20 _____ AS DOCUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.



NOTES :

SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
NOTES, LEGEND, ECS NOTE, AND CC&R NOTE

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

SHEET 4 OF 13 SHEETS

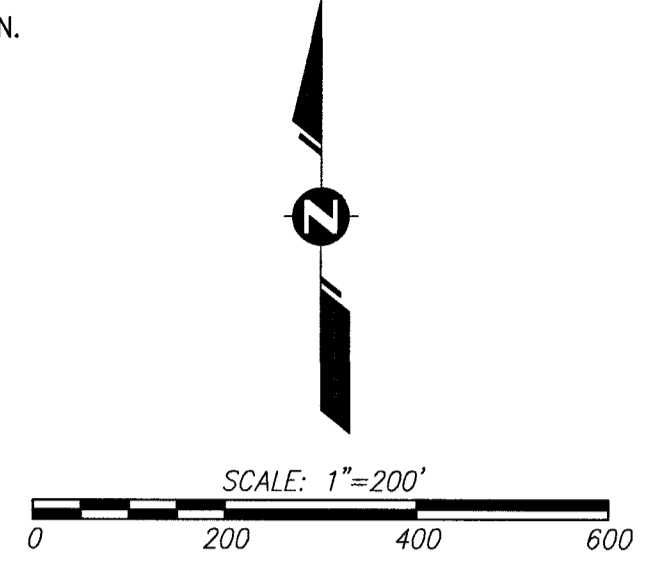
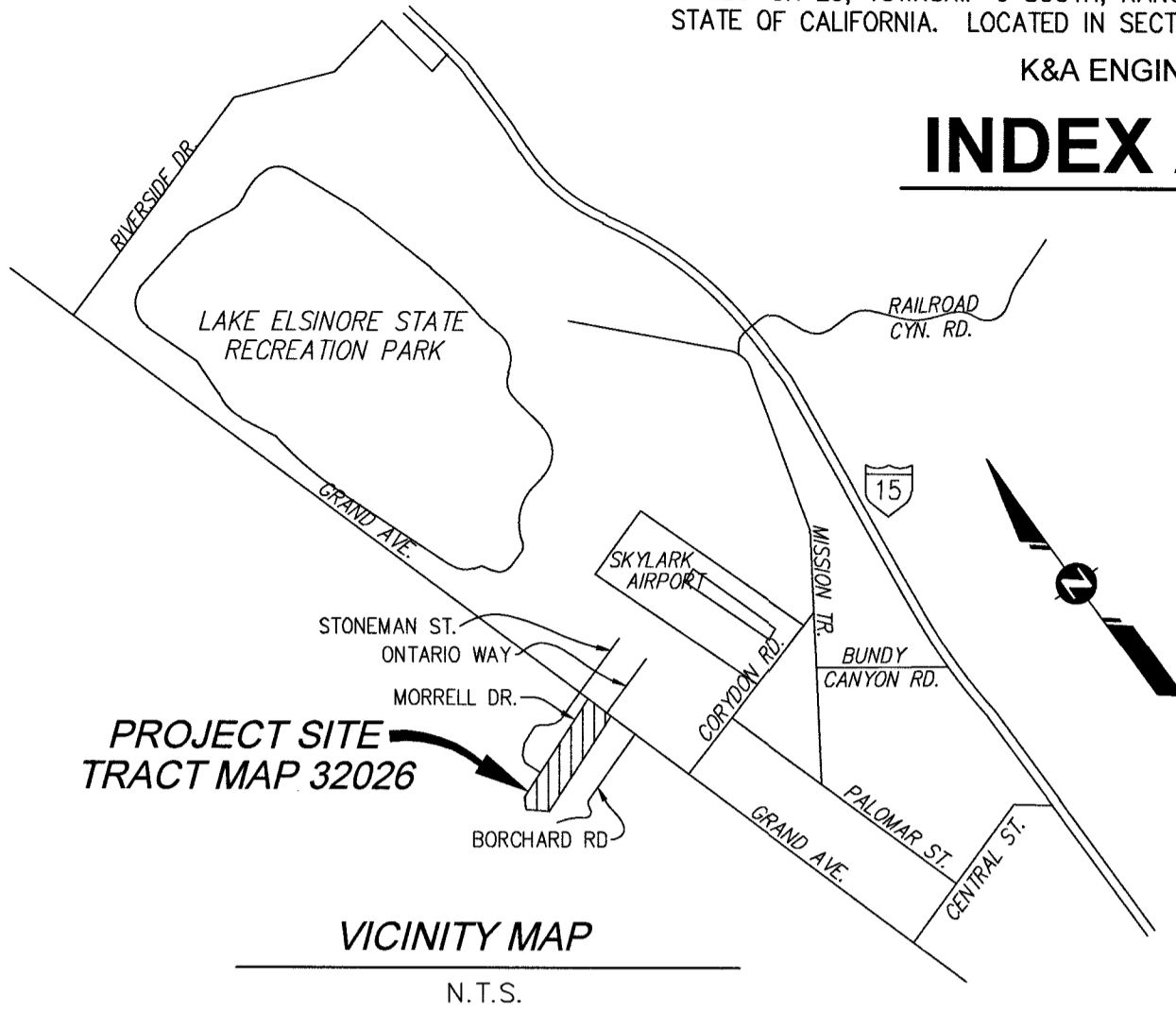
TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

K&A ENGINEERING, INC.

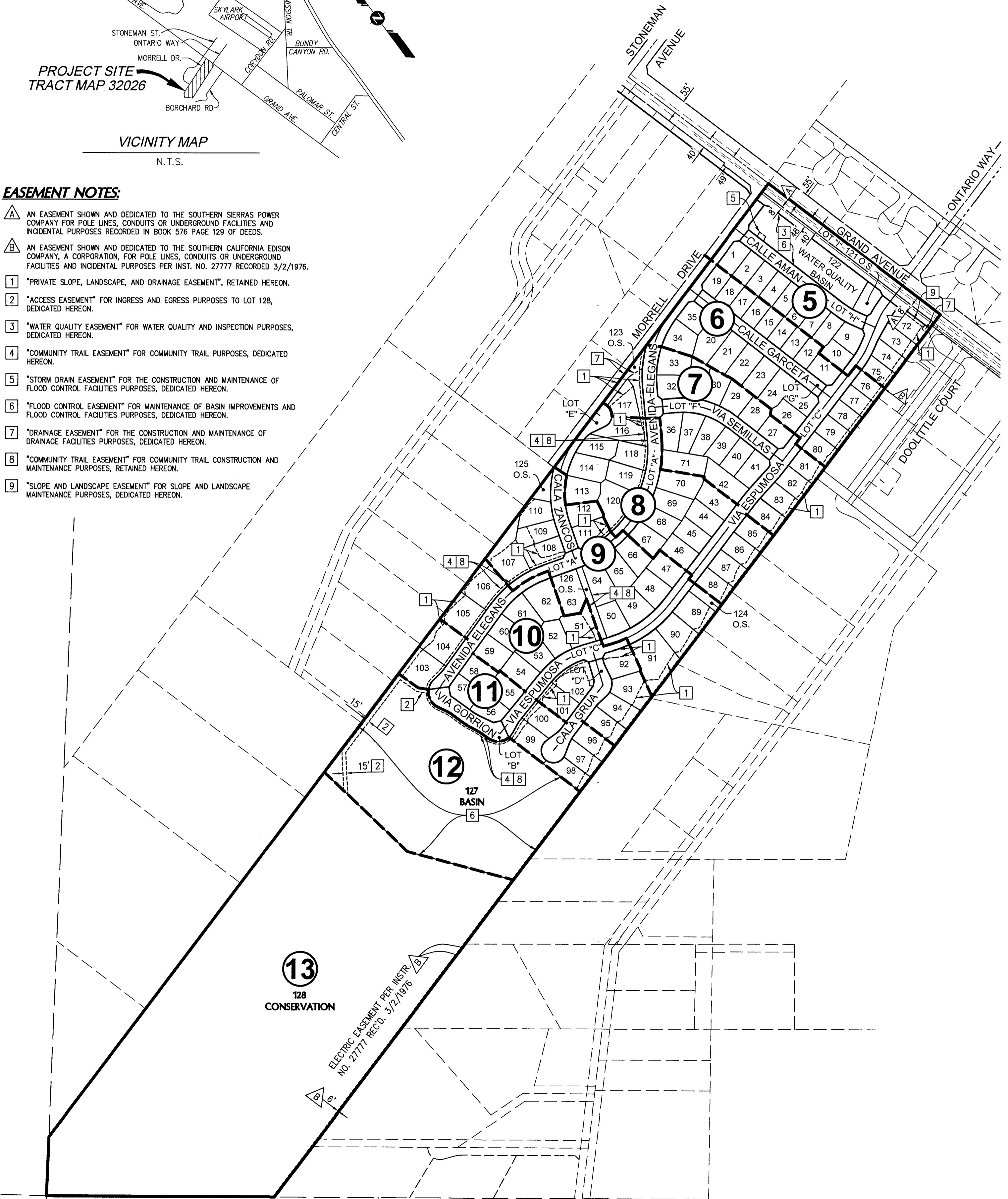
MARCH 2021

INDEX AND EASEMENT MAP



EASEMENT NOTES:

- A AN EASEMENT SHOWN AND DEDICATED TO THE SOUTHERN SIERRAS POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 576 PAGE 129 OF DEEDS.
- B AN EASEMENT SHOWN AND DEDICATED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES PER INST. NO. 27777 RECORDED 3/2/1976.
- 1 "PRIVATE SLOPE, LANDSCAPE, AND DRAINAGE EASEMENT", RETAINED HEREON.
- 2 "ACCESS EASEMENT" FOR INGRESS AND EGRESS PURPOSES TO LOT 128, DEDICATED HEREON.
- 3 "WATER QUALITY EASEMENT" FOR WATER QUALITY AND INSPECTION PURPOSES, DEDICATED HEREON.
- 4 "COMMUNITY TRAIL EASEMENT" FOR COMMUNITY TRAIL PURPOSES, DEDICATED HEREON.
- 5 "STORM DRAIN EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES PURPOSES, DEDICATED HEREON.
- 6 "FLOOD CONTROL EASEMENT" FOR MAINTENANCE OF BASIN IMPROVEMENTS AND FLOOD CONTROL FACILITIES PURPOSES, DEDICATED HEREON.
- 7 "DRAINAGE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES PURPOSES, DEDICATED HEREON.
- 8 "COMMUNITY TRAIL EASEMENT" FOR COMMUNITY TRAIL CONSTRUCTION AND MAINTENANCE PURPOSES, RETAINED HEREON.
- 9 "SLOPE AND LANDSCAPE EASEMENT" FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES, DEDICATED HEREON.



13

128
CONSERVATION

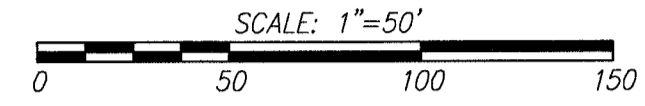
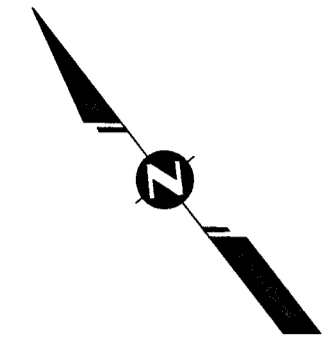
ELECTRIC EASEMENT PER INSTR.
NO. 27777 RECD. 3/2/1976

TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

K&A ENGINEERING, INC.

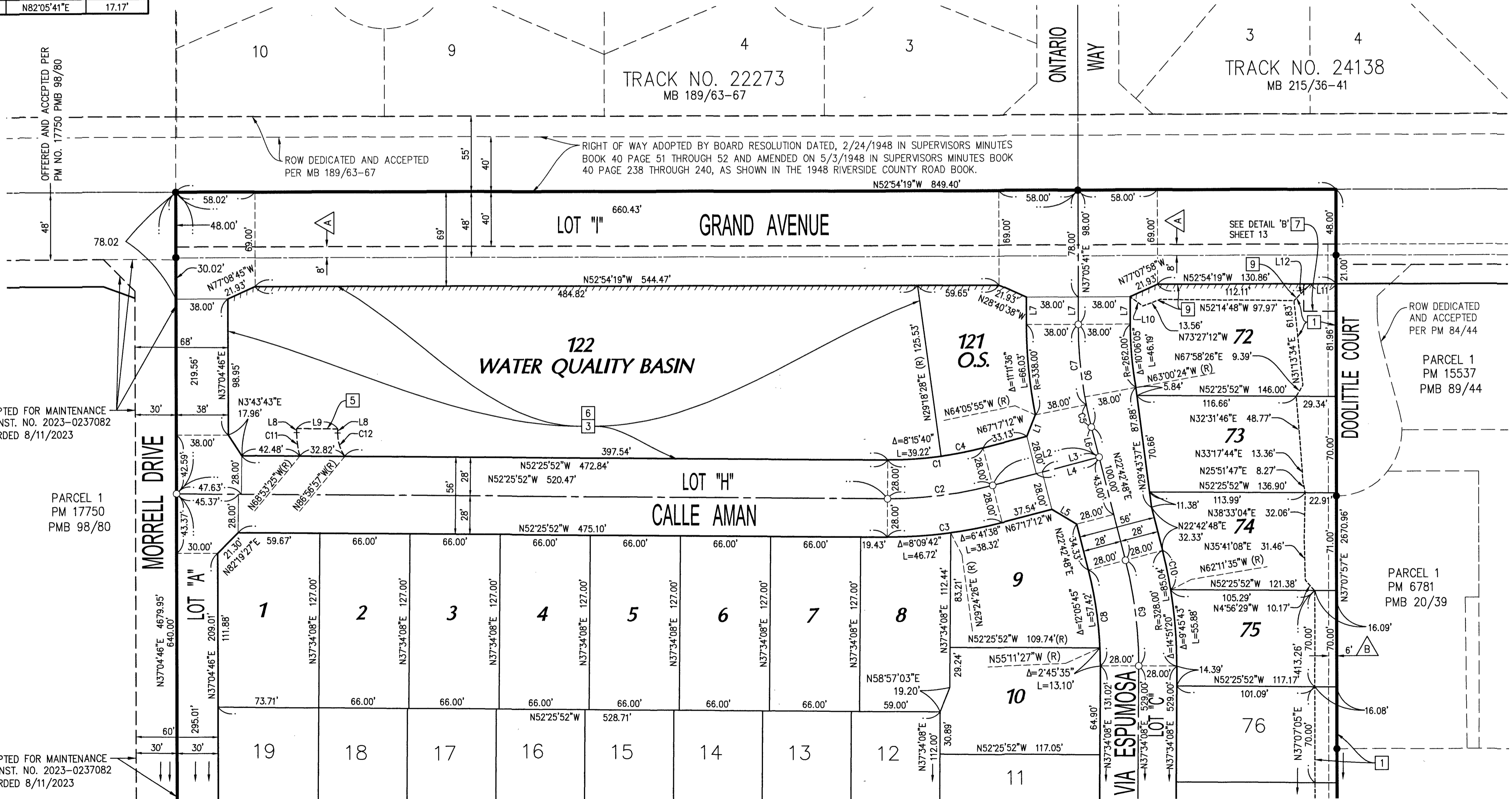
MARCH 2021



NOTES:
 SEE SHEET 2 FOR BASIS OF BEARINGS
 SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S NOTES, LEGEND, ECS NOTE, AND CC&R NOTE
 SEE SHEET 4 FOR VICINITY MAP AND EASEMENT NOTES

LINE TABLE		
NO.	BEARING	LENGTH
L1	N59°06'39"E	16.73'
L2	N67°17'12"W	80.54'
L3	N67°17'12"W	43.00'
L4	N67°17'12"W	47.41'
L5	N22°17'12"W	21.21'
L6	N22°42'48"E	22.67'
L7	N37°05'41"E	20.00'
L8	N37°34'08"E	3.00'
L9	N52°25'52"W	30.00'
L10	N16°51'25"W	11.52'
L11	N52°54'19"W	18.75'
L12	N82°05'41"E	17.17'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	14°51'20"	272.00'	70.53'
C2	14°51'20"	300.00'	77.78'
C3	14°51'20"	328.00'	85.04'
C4	6°35'40"	272.00'	31.31'
C5	3°11'17"	300.00'	16.69'
C6	14°22'53"	300.00'	75.30'
C7	11°11'36"	300.00'	58.61'
C8	14°51'20"	272.00'	70.52'
C9	14°51'20"	300.00'	77.78'
C10	5°05'37"	328.00'	29.16'
C11	16°27'33"	60.00'	17.24'
C12	34°31'05"	30.00'	18.07'



SEE SHEET NO. 6

NOTES:
 SEE SHEET 2 FOR BASIS OF BEARINGS
 SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
 NOTES, LEGEND, EGS NOTE, AND CORR NOTE
 SEE SHEET 4 FOR VICINITY MAP AND EASEMENT NOTES

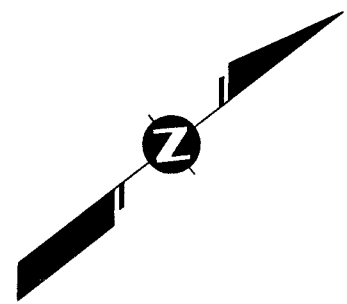
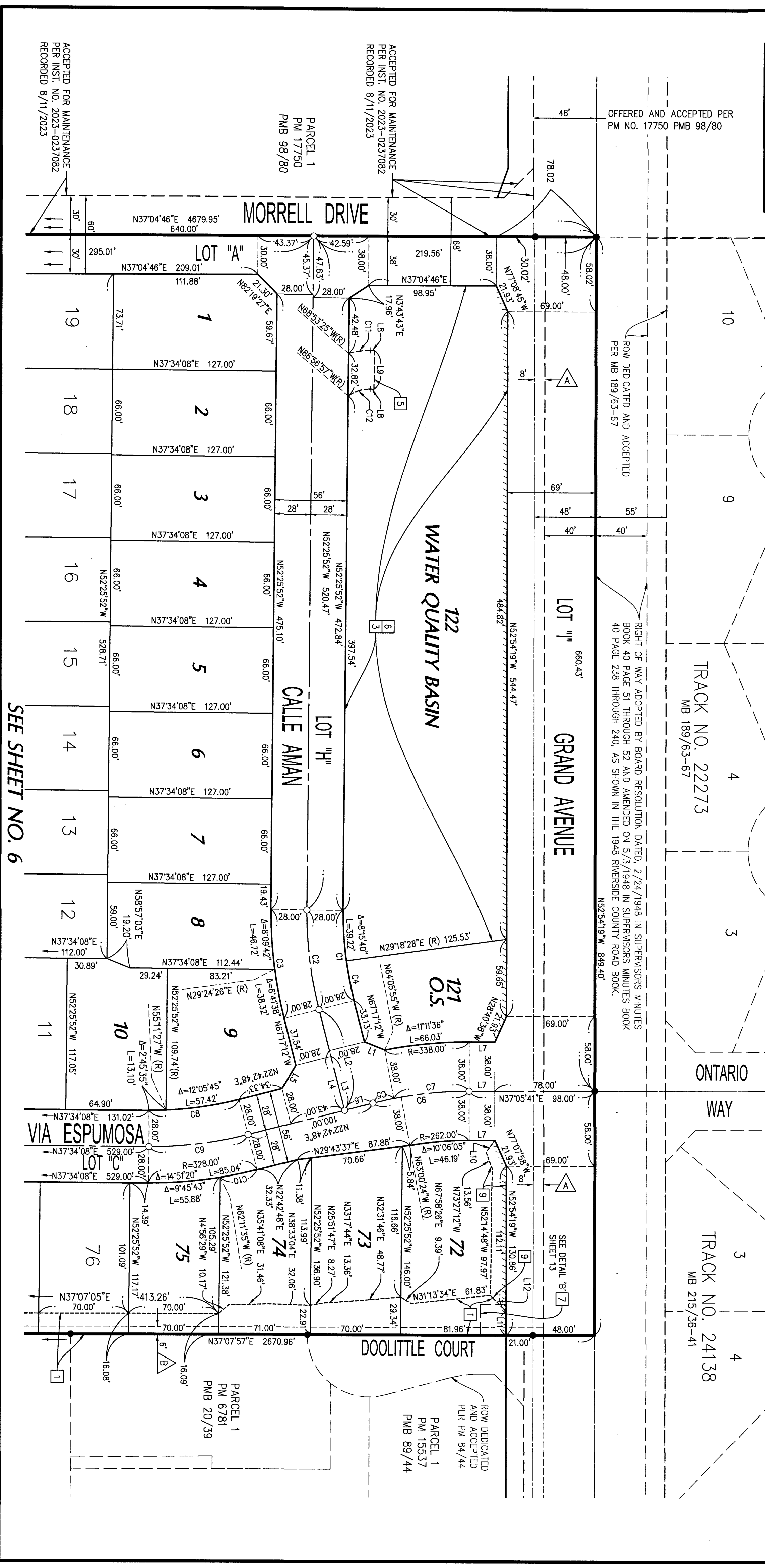
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

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 K&A ENGINEERING, INC.
 MARCH 2021

NO.	BEARING	LENGTH
L1	N59°06'39"E	16.73'
L2	N67°17'12"W	80.54'
L3	N67°17'12"W	43.00'
L4	N67°17'12"W	47.41'
L5	N22°17'12"W	21.21'
L6	N22°42'48"E	22.67'
L7	N37°05'41"E	20.00'
L8	N37°34'08"E	3.00'
L9	N52°25'52"W	30.00'
L10	N16°51'25"W	11.52'
L11	N52°54'19"W	18.75'
L12	N82°05'41"E	17.17'

NO.	DELTA	RADIUS	LENGTH
C1	14°51'20"	272.00'	70.53'
C2	14°51'20"	300.00'	77.78'
C3	14°51'20"	328.00'	85.04'
C4	6°35'40"	272.00'	31.31'
C5	37°11'17"	300.00'	16.69'
C6	14°22'53"	300.00'	75.30'
C7	11°11'36"	300.00'	58.61'
C8	14°51'20"	272.00'	70.52'
C9	14°51'20"	300.00'	77.78'
C10	5°05'37"	328.00'	29.16'
C11	16°27'33"	60.00'	17.24'
C12	34°31'05"	30.00'	18.07'



ACCEPTED FOR MAINTENANCE
 PER INST. NO. 2023-0237082
 RECORDED 8/11/2023

PARCEL 1
 PM 17750
 PMB 98/80

ACCEPTED FOR MAINTENANCE
 PER INST. NO. 2023-0237082
 RECORDED 8/11/2023

OFFERED AND ACCEPTED PER
 PM NO. 17750 PMB 98/80

ROW DEDICATED AND ACCEPTED
 PER MB 189/63-67

RIGHT OF WAY ADOPTED BY BOARD RESOLUTION DATED, 2/24/1948 IN SUPERVISORS MINUTES
 BOOK 40 PAGE 51 THROUGH 52 AND AMENDED ON 5/3/1948 IN SUPERVISORS MINUTES BOOK
 40 PAGE 238 THROUGH 240, AS SHOWN IN THE 1948 RIVERSIDE COUNTY ROAD BOOK.

SEE SHEET NO. 6

SEE DETAIL 'B' [7]
 SHEET 13

ROW DEDICATED
 AND ACCEPTED
 PER PM 84/44

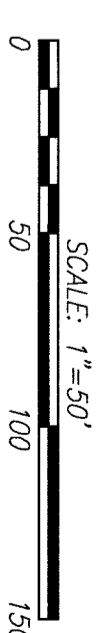
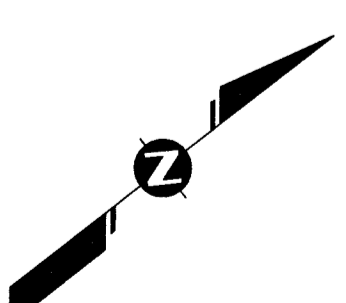
PARCEL 1
 PM 15537
 PMB 89/44

PARCEL 1
 PM 6781
 PMB 20/39

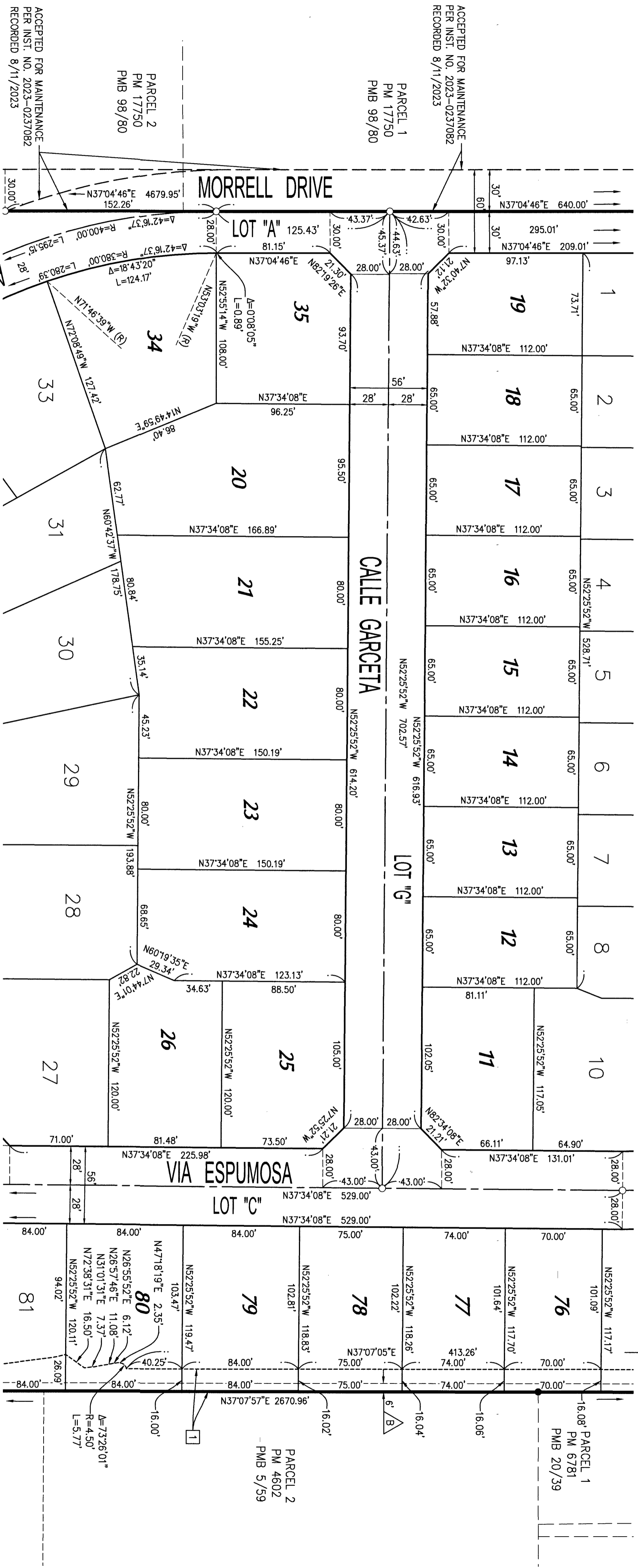
NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYORS
NOTES, LEGEND, EGS NOTE, AND CORR NOTE
SEE SHEET 4 FOR MONUMENT MAP AND EASEMENT NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32026
BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY
MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF
SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.
K&A ENGINEERING, INC. MARCH 2021



SEE SHEET NO. 5



SEE SHEET NO. 7

NOTES:

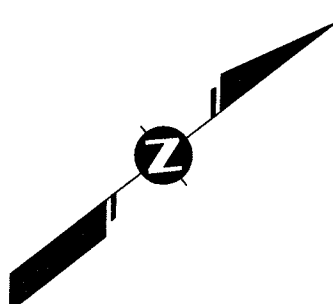
SEE SHEET 2 FOR BASIS OF BEARINGS
 SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
 NOTES, LEGEND, EGS NOTE, AND CORR NOTE
 SEE SHEET 4 FOR VICINITY MAP AND EASEMENT NOTES

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	4°56'02"	272.00'	23.42'
C2	4°37'06"	272.00'	21.92'
C3	4°37'06"	300.00'	24.18'
C4	4°37'06"	328.00'	26.44'
C5	4°37'06"	300.00'	24.18'
C6	2°43'27"	48.00'	20.63'
C7	20°58'05"	38.00'	13.91'

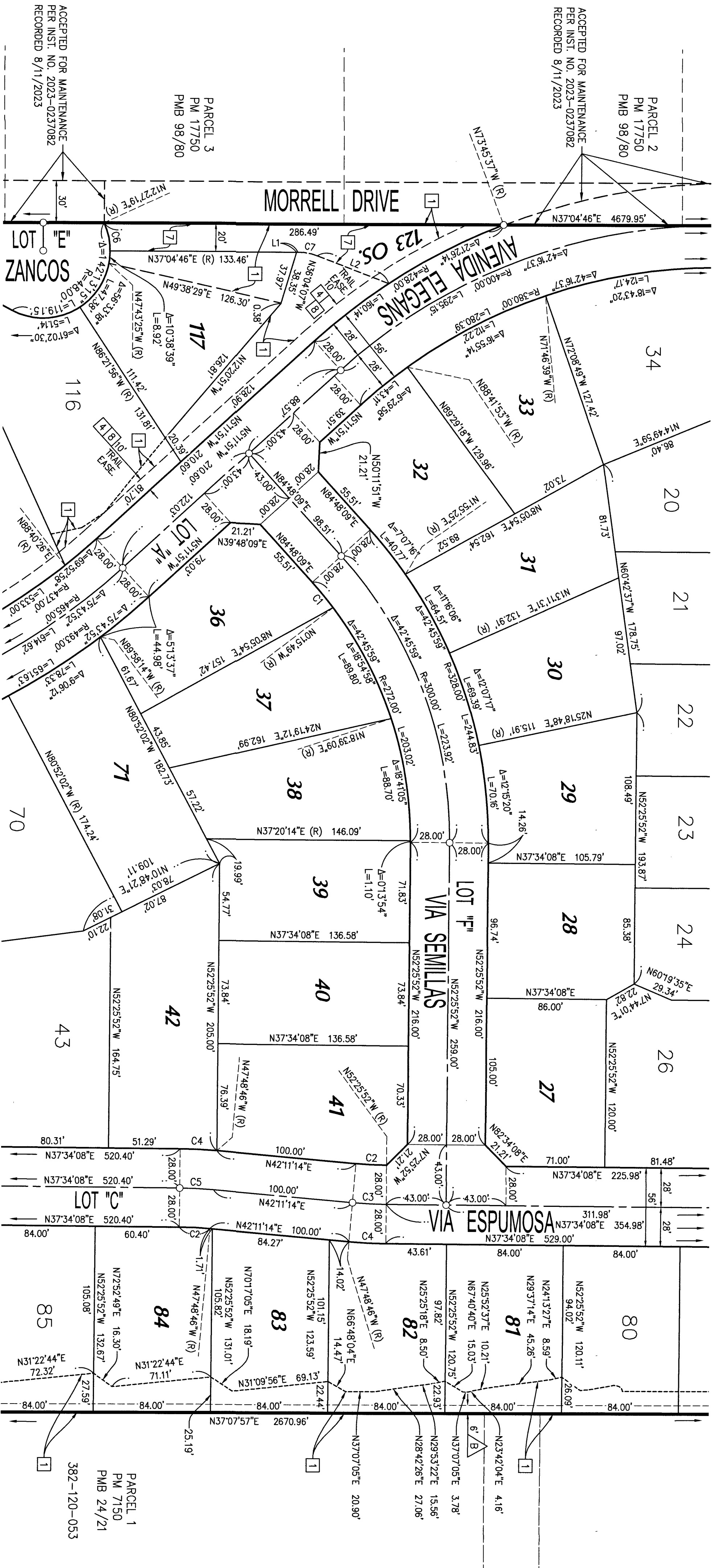
LINE TABLE			
NO.	BEARING	LENGTH	
L1	N37°04'46"E	1.26'	
L2	N58°02'51"E	54.90'	

TRACT MAP NO. 32026

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA
 BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSMORE, AS SHOWN BY
 MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF
 SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA, LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.
 K&A ENGINEERING, INC.
 MARCH 2021



SEE SHEET NO. 6



SEE SHEET NO. 8

ACCEPTED FOR MAINTENANCE
 PER INST. NO. 2023-0237082
 RECORDED 8/11/2023

ACCEPTED FOR MAINTENANCE
 PER INST. NO. 2023-0237082
 RECORDED 8/11/2023

PARCEL 1
 PM 7150
 PMB 24/21
 382-120-053

PARCEL 3
 PM 17750
 PMB 98/80

PARCEL 2
 PM 17750
 PMB 98/80

NOTES:
 SEE SHEET 2 FOR BASIS OF BEARINGS
 SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYORS' NOTES, LEGEND, EGS NOTE, AND COAR NOTE
 SEE SHEET 4 FOR MOUNTAIN MAP AND EASEMENT NOTES

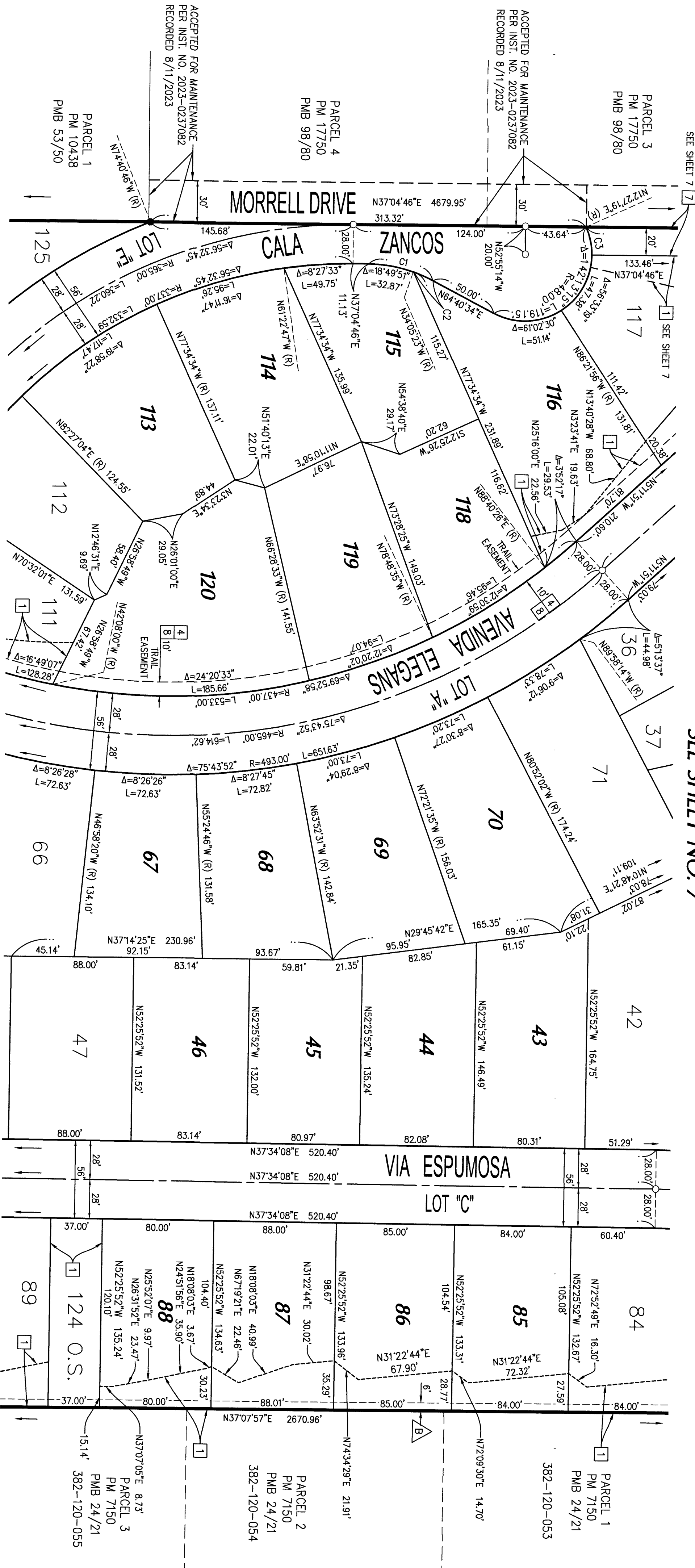
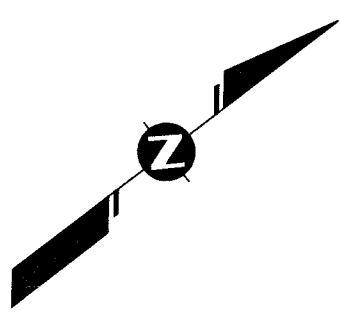
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	27°35'48"	100.00'	48.17'
C2	8°45'57"	100.00'	15.30'
C3	24°37'26"	48.00'	20.63'

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

K&A ENGINEERING, INC.

MARCH 2021

SHEET 8 OF 13 SHEETS



SEE SHEET NO. 9

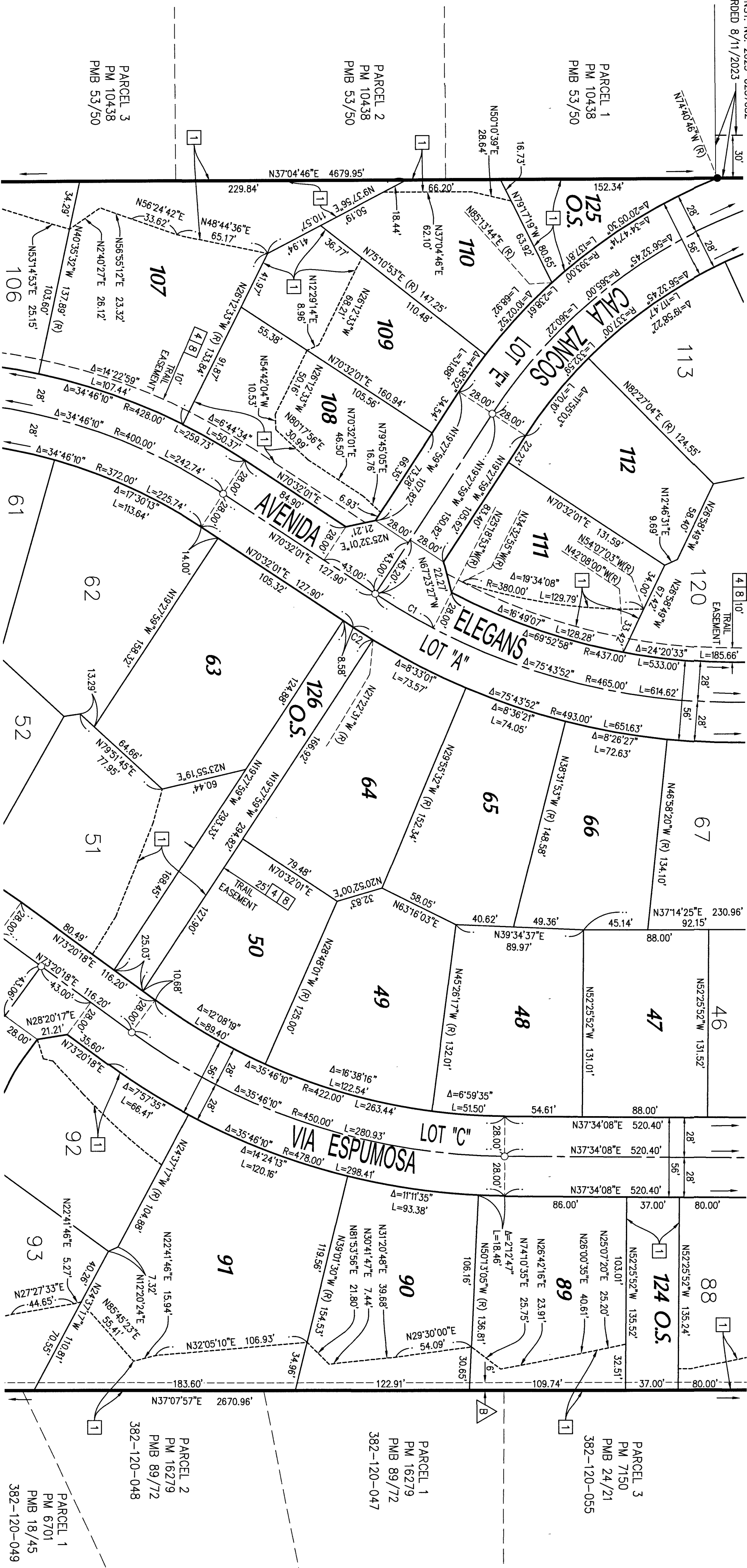
SEE SHEET NO. 7

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYORS
NOTES, LEGEND, EGS NOTE, AND CORR NOTE
SEE SHEET 4 FOR MONUMENT MAP AND EASEMENT NOTES

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	5°50'54"	465.00'	47.46'
C2	1°54'32"	493.00'	16.42'

ACCEPTED FOR MAINTENANCE
PER INST. NO. 2023-0237082
RECORDED 8/11/2023



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

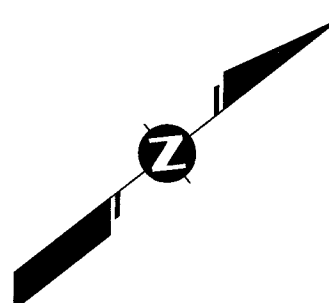
TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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MARCH 2021

SEE SHEET NO. 8

SEE SHEET NO. 10



NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS
 SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
 NOTES, LEGEND, ETS NOTE, AND C&R NOTE
 SEE SHEET 4 FOR MONUMENT MAP AND EASEMENT NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY
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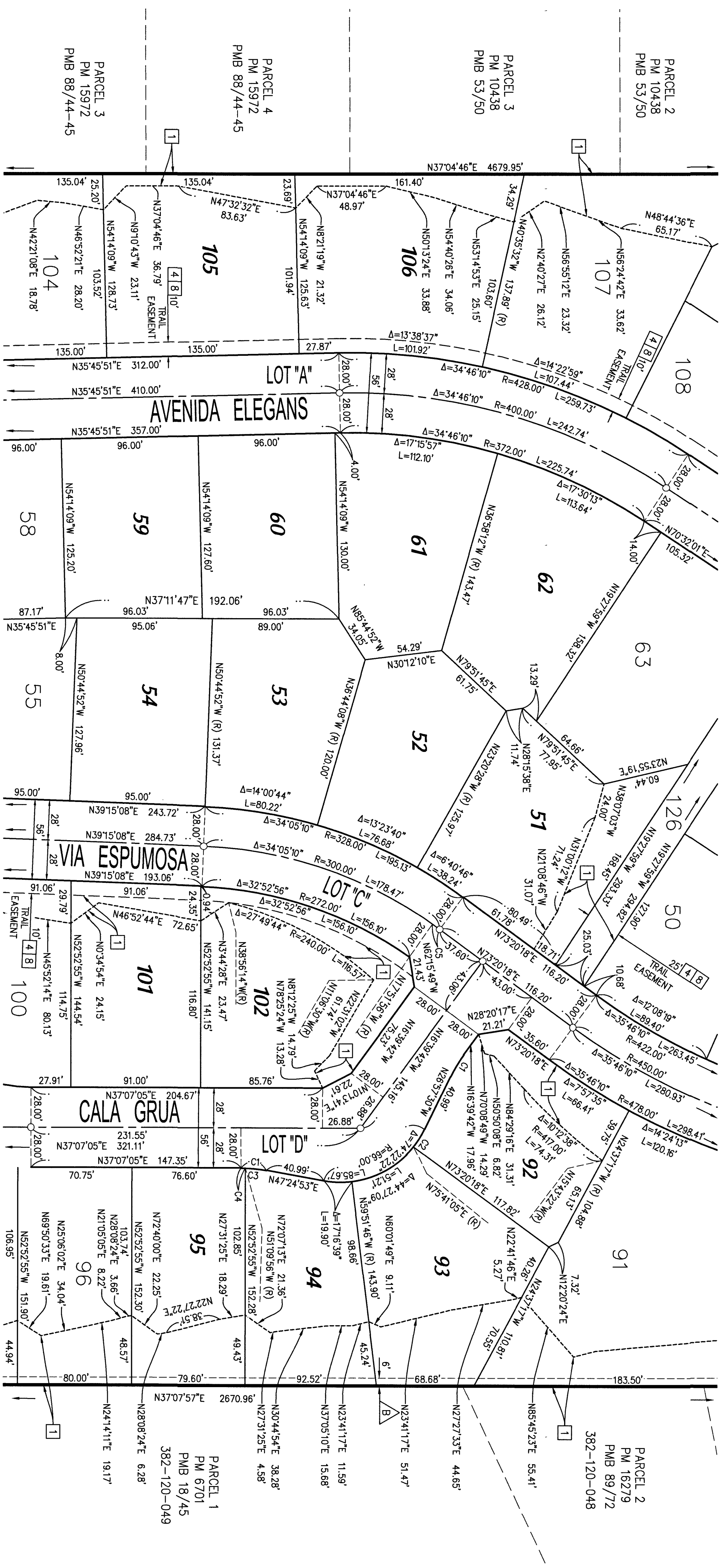
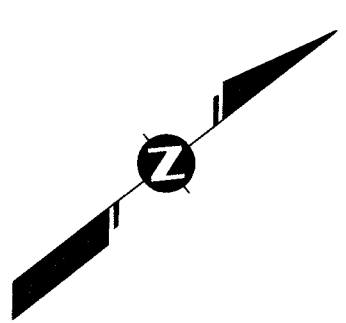
K&A ENGINEERING, INC.

MARCH 2021

SHEET 10 OF 13 SHEETS

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	101°17'48"	100.00'	17.97'
C2	12°38'35"	66.00'	14.56'
C3	8°34'49"	100.00'	14.98'
C4	1°42'59"	100.00'	3.00'
C5	1°12'14"	300.00'	6.30'

SEE SHEET NO. 9



SEE SHEET NO. 11

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS
 SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
 NOTES, LEGEND, EGS NOTE, AND CCR NOTE
 SEE SHEET 4 FOR VIGNITY MAP AND EASEMENT NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 32026

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY
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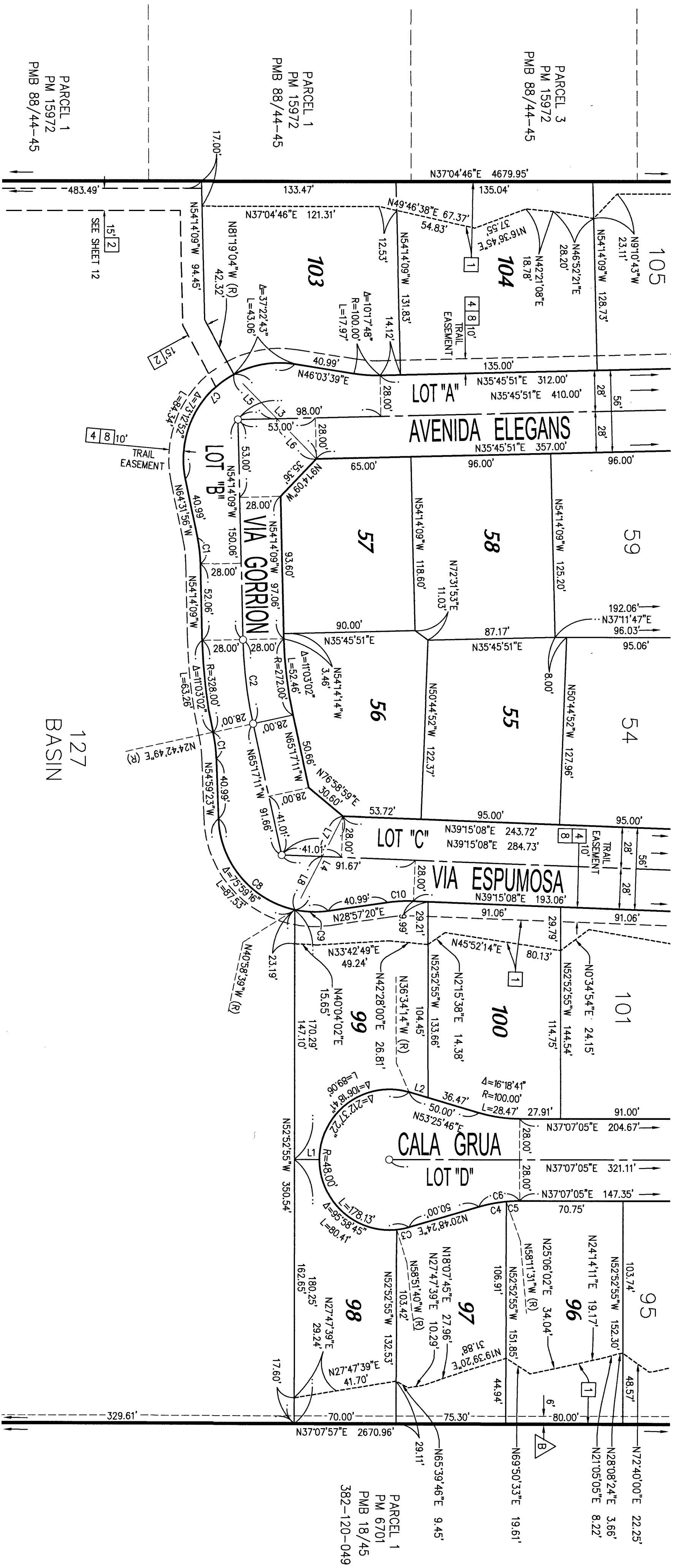
K&A ENGINEERING, INC.

MARCH 2021

SHEET 11 OF 13 SHEETS

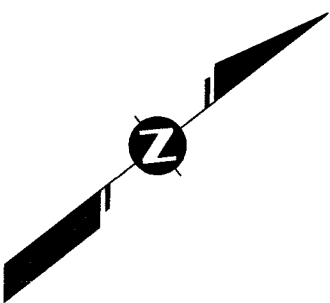
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	101°7'48"	100.00'	17.97'
C2	110°3'02"	300.00'	57.86'
C3	101°9'56"	48.00'	8.66'
C4	110°0'05"	100.00'	19.20'
C5	51°8'36"	100.00'	28.47'
C6	161°8'41"	100.00'	28.47'
C7	110°35'35"	66.00'	127.39'
C8	96°03'17"	66.00'	110.65'
C9	200°4'01"	66.00'	23.12'
C10	107°7'48"	100.00'	17.97'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N37°07'05"E (R)	17.00'
L2	N53°25'48"E	13.53'
L3	N82°38'04"E	80.52'
L4	N25°35'36"W	71.86'
L5	N82°38'04"E	42.15'
L6	N82°38'04"E	38.37'
L7	N25°35'36"W	30.93'
L8	N25°35'36"W	40.93'



SEE SHEET NO. 10

SEE SHEET NO. 12



127
BASIN

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
NOTES, LEGEND, EGS NOTE, AND COAR NOTE
SEE SHEET 4 FOR MOJORITY MAP AND EASEMENT NOTES

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	107°17'48"	100.00'	17.97'
C2	110°3'02"	300.00'	57.86'

TRACT MAP NO. 32026

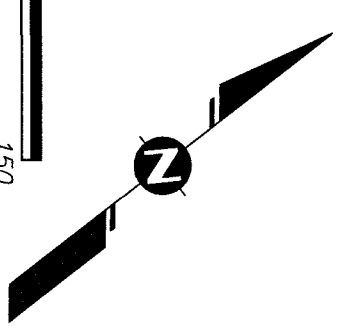
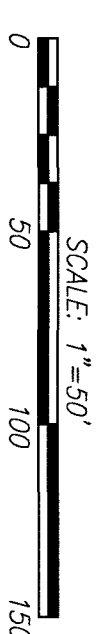
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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MARCH 2021

SEE SHEET NO. 11



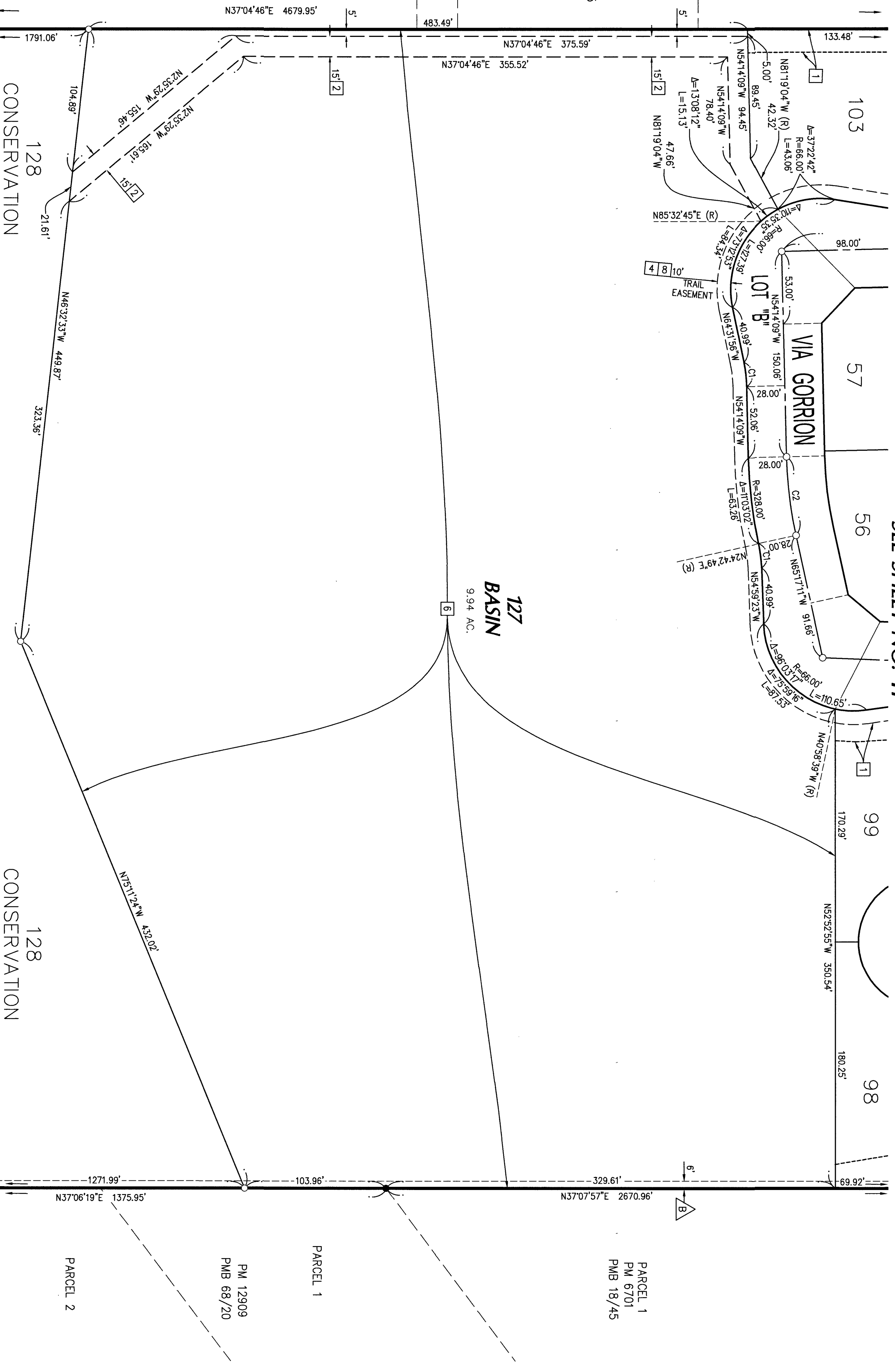
PARCEL 2
PM 15972
PMB 88/44-45

PARCEL 1
PM 15972
PMB 88/44-45

127
BASIN
9.94 AC.

VIA GORRION

LOT "B"



128
CONSERVATION

128
CONSERVATION

SEE SHEET NO. 13

PARCEL 2

PARCEL 1
PM 12909
PMB 68/20

PARCEL 1

PARCEL 1
PM 6701
PMB 18/45

NOTES :

SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 3 FOR FOUND MONUMENT NOTES, SURVEYOR'S
NOTES, LEGEND, ECS NOTE, AND CC&R NOTE
SEE SHEET 4 FOR VICINITY MAP AND EASEMENT NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

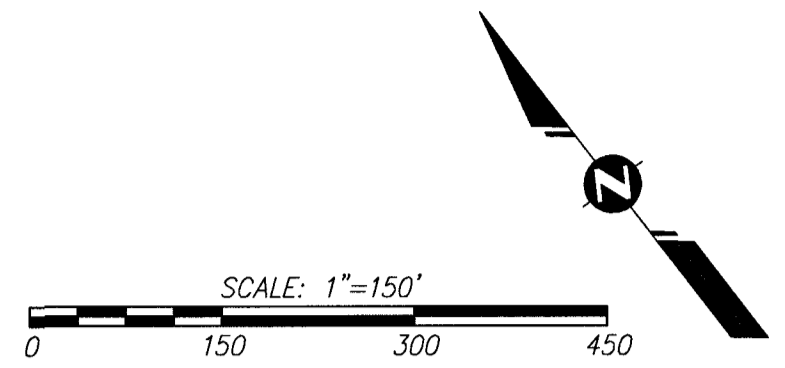
SHEET 13 OF 13 SHEETS

TRACT MAP NO. 32026

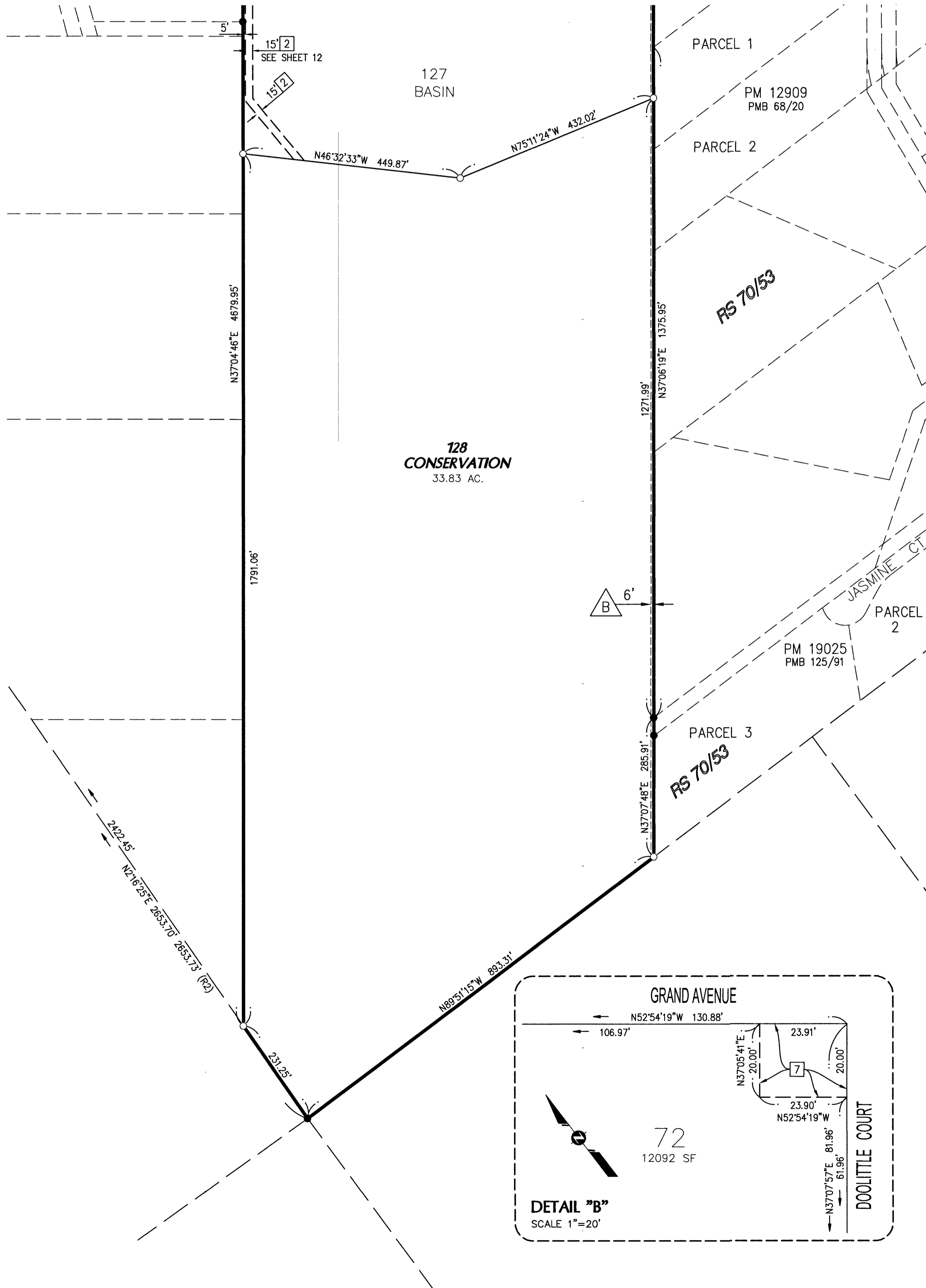
BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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MARCH 2021



SEE SHEET NO. 12



ENVIRONMENTAL CONSTRAINT SHEET

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 1 SHEET

TRACT MAP NO. 32026

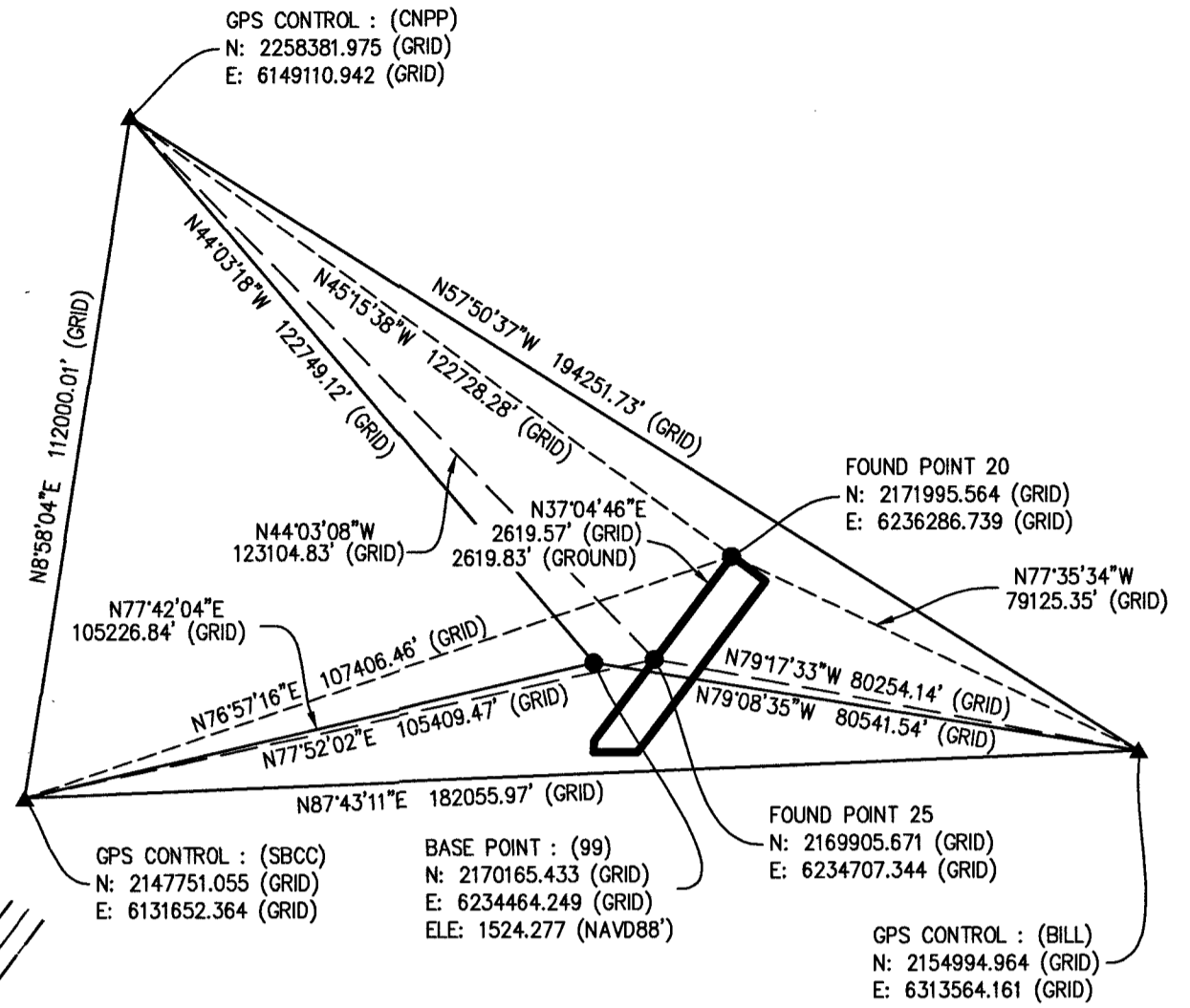
BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 40 IN BLOCK "D", OF RANCHO LA LAGUNA OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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MARCH 2021

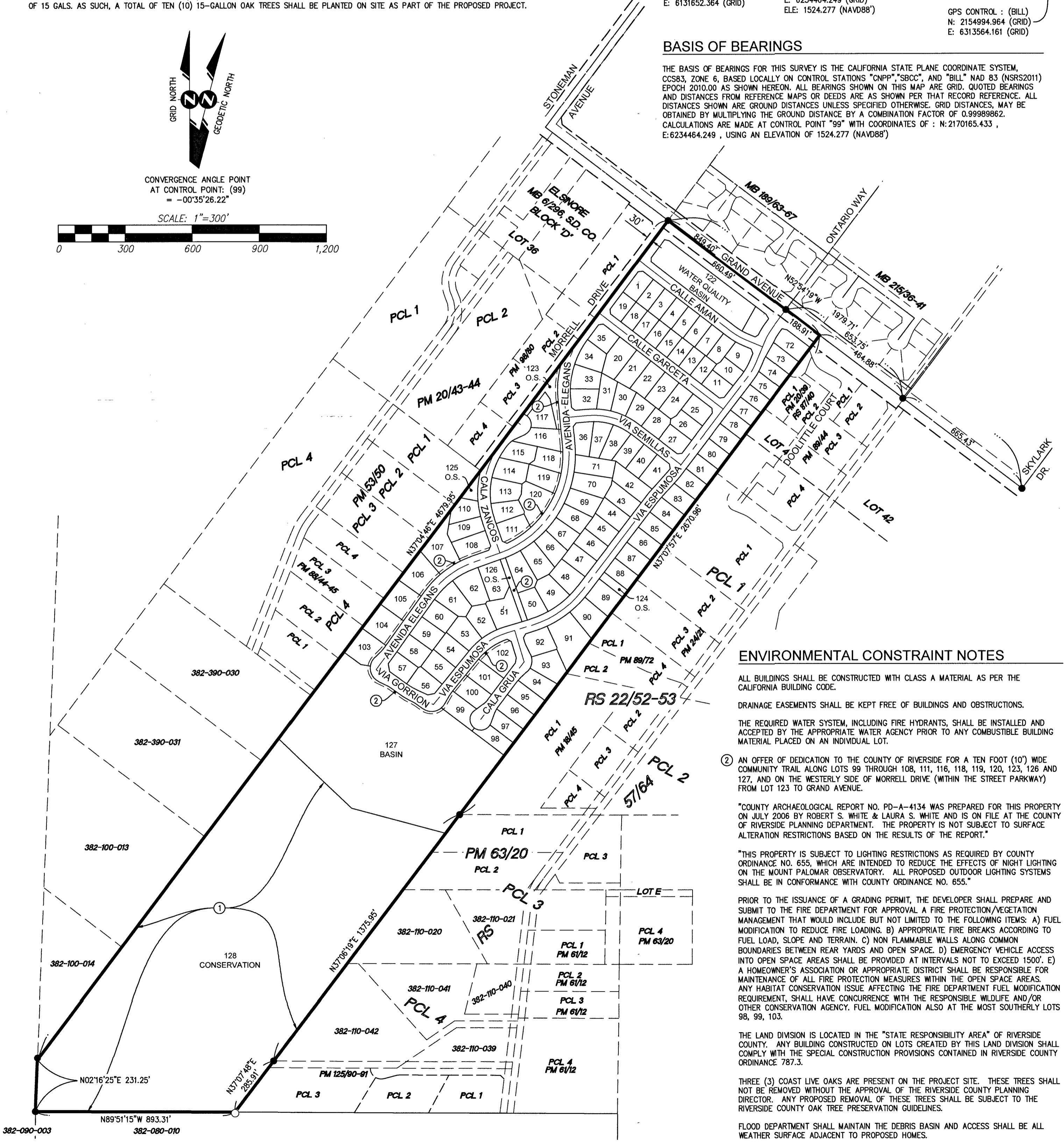
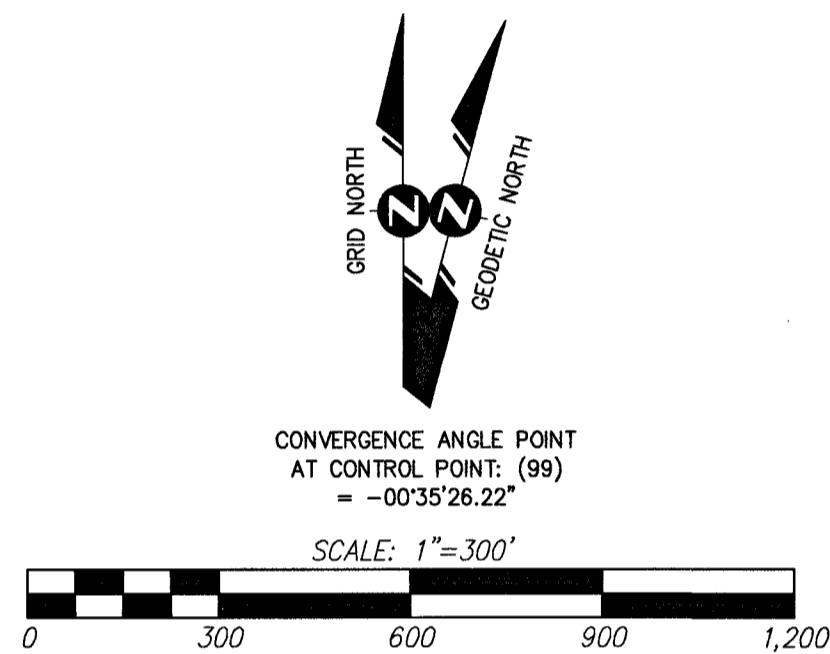
ENVIRONMENTAL CONSTRAINT NOTES

- THE FOLLOWING TREE PRESERVATION GUIDELINES SHALL BE INCORPORATED IN THE PROJECT'S APPROVED GRADING, BUILDING, AND LANDSCAPING PLANS:
 - NO CONSTRUCTION ACTIVITIES OR PLACEMENT OF STRUCTURES SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE OR OAK WOODLAND, EXCEPT AS PROVIDED HEREIN. THE PROTECTED ZONE IS DEFINED AS A CIRCLE WHOSE CENTER IS WITHIN THE BASE OF AN OAK TREE, THE RADIUS OF WHICH IS EQUAL TO AN OAK TREE'S HEIGHT OR TEN (10) FEET, WHICHEVER IS GREATER. WHERE THE OUTERMOST EDGE OF AN OAK TREE'S DRIP LINE (THE OUTERMOST EDGE OF A TREE'S CANOPY) EXTENDS BEYOND THIS RADIUS, THAT PORTION OF THE DRIP LINE SHALL ALSO BE INCLUDED AS PART OF THAT TREE'S PROTECTED ZONE. PROTECTED ZONES DO NOT APPLY TO DEAD OR DYING OAK TREES, UNLESS THE TREE'S CONDITION APPEARS TO BE THE RESULT OF HUMAN ACTIVITY THAT INDICATES AN INTENT TO KILL THE TREE.
 - LANDSCAPING, TRENCHING, OR IRRIGATION SYSTEMS SHALL NOT BE INSTALLED WITHIN THE EXISTING PROTECTED ZONE OF ANY OAK TREE OR OAK WOODLANDS, UNLESS RECOMMENDED BY A QUALIFIED BIOLOGIST.
 - LAND USES THAT WOULD CAUSE EXCESSIVE SOIL COMPACTION WITHIN THE PROTECTED ZONE OF ANY INDIVIDUAL OAK TREE SHALL BE AVOIDED. NO RECREATIONAL TRAILS ARE PERMITTED WITHIN THE DRIP LINE OF ANY INDIVIDUAL OAK TREE.
 - MANUFACTURED CUT SLOPES SHALL NOT BEGIN THEIR DOWNWARD CUT WITHIN THE PROTECTED ZONE OF ANY INDIVIDUAL OAK TREE, EXCEPT AS PROVIDED IN THESE GUIDELINES.
 - MANUFACTURED FILL SLOPES SHALL NOT WITHIN THE PROTECTED ZONE OF ANY INDIVIDUAL OAK TREE, EXCEPT AS PROVIDED IN THESE GUIDELINES.
 - ON-SITE RETAINING WALLS, IF REQUIRED, SHALL BE DESIGNED TO PROTECT THE ROOT SYSTEM OF ANY INDIVIDUAL OAK TREE BY PRESERVING THE NATURAL GRADE WITHIN THE PROTECTED ZONE.
 - REDIRECTION OF SURFACE RUNOFF WHICH RESULTS IN INCREASED SOIL MOISTURE FOR AN EXTENDED PERIOD OF TIME WITHIN THE DRIP LINE AREA OF ANY INDIVIDUAL OAK TREE SHALL BE AVOIDED. IF UNAVOIDABLE, A DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE PREVIOUS AMOUNT OF SOIL MOISTURE.
 - SEDIMENTATION AND SILTATION SHALL BE CONTROLLED TO AVOID FILLING ABOVE THE NATURAL GRADE WITHIN THE PROTECTED ZONE OF ANY INDIVIDUAL OAK TREE.
 - REDIRECTION OF SURFACE RUNOFF WHICH RESULTS IN DECREASED SOIL MOISTURE FOR AN EXTENDED PERIOD OF TIME WITHIN THE DRIP LINE AREA SHALL BE AVOIDED. IF UNAVOIDABLE, AN IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN THE PREVIOUS AMOUNT OF SOIL MOISTURE.
 - A CONSTRUCTION ZONE AT THE INTERFACE WITH A PROTECTED ZONE SHALL BE CLEARLY DELINEATED ON THE SITE IN ORDER TO AVOID IMPACTS FROM CONSTRUCTION OPERATIONS AND ALSO TO PREVENT THE STORAGE OR PARKING OF EQUIPMENT OUTSIDE THE CONSTRUCTION ZONE.
 - DEAD OR DYING OAK TREES ARE NECESSARY FOR THE EXCAVATION OF NEST CAVITIES BY WOODPECKERS. TWELVE SPECIES OF BIRDS USE NEST CAVITIES. IT IS IMPORTANT TO THE HEALTH OF THE HABITAT TO RETAIN DEAD AND DYING OAK TREES THAT ARE NOT A HAZARD TO HUMANS. SUCH OAK TREES SHALL BE RETAINED IN PLACE UNLESS DETERMINED TO POSE A HEALTH OR SAFETY HAZARD IN WHICH CASE THEY SHALL BE DISCARDED AT AN APPROVED ON-SITE LOCATION IDENTIFIED BY THE CONSULTING BIOLOGIST FOR HABITAT ENHANCEMENT.
 - ON-SITE TO ON-SITE, OR ON-SITE TO OFF-SITE RELOCATION OF OAK TREES WILL NOT CONSTITUTE MITIGATION AND IS CONSIDERED THE SAME AS REMOVAL FOR THE PURPOSES OF THESE GUIDELINES.
 - REPLACEMENT OF OAK TREES WITH PLANTINGS OF SAPLINGS OR ACORNS IS NOT REQUIRED BY THESE GUIDELINES; HOWEVER, REPLACEMENT PLANTINGS MAY BE USED IN ADDITION TO THESE GUIDELINES WHEN THEY ARE REQUIRED BY ANOTHER AGENCY OR WHEN IT IS DETERMINED TO BE BIOLOGICALLY SOUND AND APPROPRIATE TO DO SO.
 - THREE (3) OAK TREES ARE CURRENTLY LOCATED ON SITE, ONE (1) OF THE TREES WILL BE IMPACTED BY THE PROPOSED PROJECT. THE OAK TREE LOCATED WITHIN LOT 144 AS SHOWN ON THE TENTATIVE MAP WILL BE REMOVED AS PART OF THE CONSTRUCTION OF THE PROJECT. MITIGATION FOR THE LOSS OF OAK TREES IS AT A 1:10 RATIO, FOR EVERY OAK TREE THAT IS REMOVED FROM THE SITE A TOTAL OF TEN (10) OAK TREES SHALL BE PLANTED WITHIN THE SITE. THE REPLACEMENT OAKS SHALL BE A MINIMUM SIZE OF 15 GALS. AS SUCH, A TOTAL OF TEN (10) 15-GALLON OAK TREES SHALL BE PLANTED ON SITE AS PART OF THE PROPOSED PROJECT.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP", "SBCC", AND "BILL" NAD 83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE CALCULATED BY MULTIPLYING THE GROUND DISTANCE BY A COORDINATION FACTOR OF 0.99989862. OBSERVATIONS ARE MADE AT CONTROL POINT "99" WITH COORDINATES OF : N: 2170165.433 , E: 6234464.249 , USING AN ELEVATION OF 1524.277 (NAVD88)



ENVIRONMENTAL CONSTRAINT NOTES

- ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS A MATERIAL AS PER THE CALIFORNIA BUILDING CODE.
 - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
 - THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.
 - AN OFFER OF DEDICATION TO THE COUNTY OF RIVERSIDE FOR A TEN FOOT (10') WIDE COMMUNITY TRAIL ALONG LOTS 99 THROUGH 108, 111, 116, 118, 119, 120, 123, 126 AND 127, AND ON THE WESTERLY SIDE OF MORRELL DRIVE (WITHIN THE STREET PARKWAY) FROM LOT 123 TO GRAND AVENUE.
- "COUNTY ARCHAEOLOGICAL REPORT NO. PD-A-4134 WAS PREPARED FOR THIS PROPERTY ON JULY 2006 BY ROBERT S. WHITE & LAURA S. WHITE AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS NOT SUBJECT TO SURFACE ALTERATION RESTRICTIONS BASED ON THE RESULTS OF THE REPORT."
- "THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY COUNTY ORDINANCE NO. 655, WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH COUNTY ORDINANCE NO. 655."
- PRIOR TO THE ISSUANCE OF A GRADING APPROVAL, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL, A FIRE PROTECTION/VEGETATION MANAGEMENT THAT WOULD INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING. B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN. C) NON FLAMMABLE WALLS ALONG COMMON BOUNDARIES BETWEEN REAR YARDS AND OPEN SPACE. D) EMERGENCY VEHICLE ACCESS INTO OPEN SPACE AREAS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 1500'. E) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY. FUEL MODIFICATION ALSO AT THE MOST SOUTHERLY LOTS 98, 99, 103.
- THE LAND DIVISION IS LOCATED IN THE "STATE RESPONSIBILITY AREA" OF RIVERSIDE COUNTY. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.3.
- THREE (3) COAST LIVE OAKS ARE PRESENT ON THE PROJECT SITE. THESE TREES SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE RIVERSIDE COUNTY PLANNING DIRECTOR. ANY PROPOSED REMOVAL OF THESE TREES SHALL BE SUBJECT TO THE RIVERSIDE COUNTY OAK TREE PRESERVATION GUIDELINES.
- FLOOD DEPARTMENT SHALL MAINTAIN THE DEBRIS BASIN AND ACCESS SHALL BE ALL WEATHER SURFACE ADJACENT TO PROPOSED HOMES.