

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**2.2**  
(MT 24645)

On motion of Supervisor Gutierrez, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation and Land Management Agency/Transportation for the Approval of Final Tract Map 37155 a Schedule "A" Subdivision in the Cleveland National Forest area. District 2, is continued to Tuesday, April 30, 2024, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 9, 2024, of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: April 9, 2024  
Kimberly A. Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Naomy Li* Deputy

AGENDA NO.  
2.2

xc: TMLA/Trans., COB

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



**ITEM: 2.2**  
(ID # 23727)

**MEETING DATE:**  
Tuesday, April 09, 2024


**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 37155 a Schedule "A" Subdivision in the Cleveland National Forest area. District 2. [Applicant Fees 100%] (Continued to April 30, 2024)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 37155 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Tract Map 37155.

**ACTION:Consent**

  
Patricia Romo, Director of Transportation 2/28/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Map of Tract Map 37155 was approved by the Board of Supervisors on August 4, 2020, as Agenda Item 21.1. Final Tract Map 37155 is a 24.24-acre subdivision creating 79 residential lots, 2 open space lots, 2 park lots and 2 basin lots in the Cleveland National Forest 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.

JEN SoCal 2 LLC desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

TR 37155 \$1,747,000 for the completion of road and drainage improvements.

TR 37155 \$209,000 for the completion of the water system.

TR 37155 \$140,500 for the completion of the sewer system.

TR 37155 \$131,000 for the completion of the survey monumentation.

**Additional Fiscal Information:**

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

**ATTACHMENTS:**

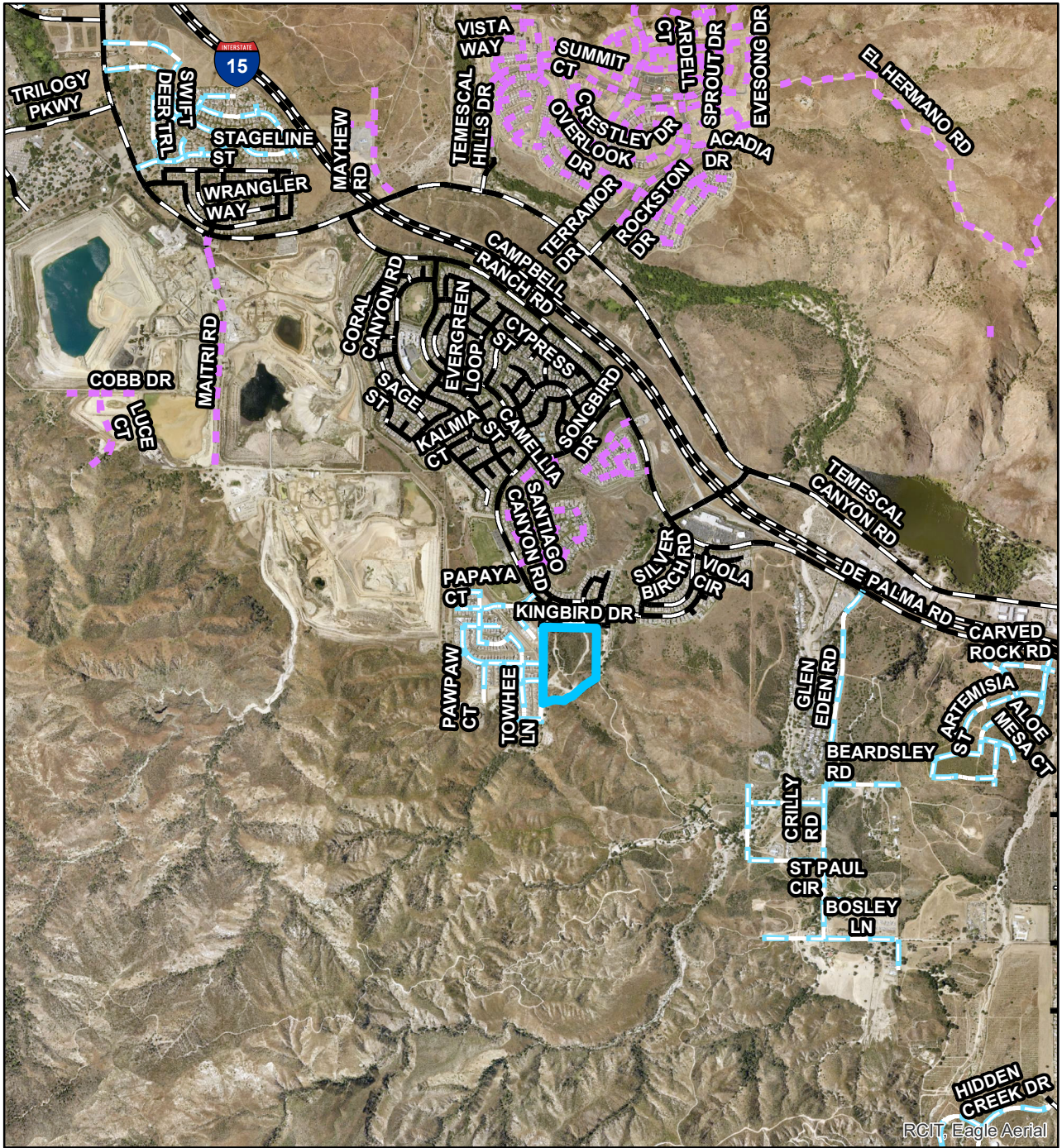
TR 37155 Vicinity Map

TR 37155 Improvement Agreement

TR 37155 Mylars

  
Jason Farin, Principal Management Analyst 3/5/2024

  
George Trindle, ASST COUNTY COUNSEL 2/27/2024



**Legend**

**Road Book Centerline**

**TYPE**

- - - F.A.U. Maintained
- - - F.A.S. Maintained
- Paved Surface Maintained
- Graveled Surface Maintained
- Dirt Surface Maintained
- Accepted for Public Use
- Non-County Road
- Vacated
- = City Road
- Maintained for City/Non-County

# VICINITY MAP

## Tract Map 37155

Section 12, T.5S. R.6W.

**Supervisorial District: 2**



**NOT TO SCALE**

**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 JEN SoCal 2 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 **Tract 37155**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** 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 **One million seven hundred forty-seven thousand and no/100 Dollars (\$1,747,000.00)**.

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 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, its 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, its 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, its 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, its 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, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. 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 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. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, 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, Contractor 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: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds 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. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: 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.

ELEVENTH: 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:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	JEN SoCal 2 LLC 556 S. Fair Oaks Ave. #337 Pasadena, CA 91105

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

By: JEN SoCal 2, LLC, a California limited liability company

By:   
Paul Onufer, Vice President

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By \_\_\_\_\_  
Mark Lancaster  
Director of Transportation

ATTEST:

KECIA R. HARPER,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By BFA

Revised 09/01/2020



**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 Los Angeles )  
On August 23, 2023 before me, Nevine F. Ayad, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Paul Meyer  
Name(s) of Signer(s)

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 Nevine F. Ayad  
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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

**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 JEN SoCal 2 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 **Tract 37155**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** 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 **Temescal Valley Water District** 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 **Two hundred nine thousand and no/100 Dollars (\$209,000.00)**.

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 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, its 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, its 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 Landowner 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 Landowner 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, its 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, its 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, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. 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 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. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, 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, Contractor 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: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds 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. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: 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.

ELEVENTH: 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:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	JEN SoCal 2 LLC 556 S. Fair Oaks Ave. #337 Pasadena, CA 91105

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

By: JEN SoCal 2, LLC, a California limited liability company

By:   
Paul Onufer, Vice President

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By \_\_\_\_\_  
Mark Lancaster  
Director of Transportation

ATTEST:

KECIA R. HARPER,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By  \_\_\_\_\_

Revised 09/01/2020

**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 Los Angeles )

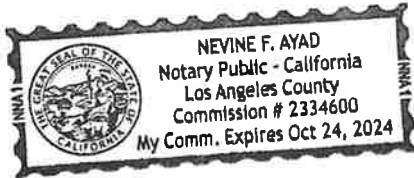
On August 23, 2023 before me, Nevine F. Ayad, Notary Public

personally appeared Paul Orujor *Here insert Name and Title of the Officer*  
*Name(s) of Signer(s)*

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 Nevine F. Ayad  
*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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

**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 JEN SoCal 2 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 **Tract 37155**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** 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 **Temescal Valley Water District** 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 **One hundred forty thousand five hundred and no/100 Dollars (\$140,500.00)**.

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 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, its 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, its 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.

Agreement for the Construction of Sewer System Improvements

Tract **37155**

Page 1

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, its 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, its 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, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. 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 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. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, 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, Contractor 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: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds 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. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.



TENTH: 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.

ELEVENTH: 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:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	JEN SoCal 2 LLC 556 S. Fair Oaks Ave. #337 Pasadena, CA 91105

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

By: JEN SoCal 2, LLC, a California limited liability company

By:   
Paul Onufer, Vice President

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By \_\_\_\_\_  
Mark Lancaster  
Director of Transportation

ATTEST:

KECIA R. HARPER,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By  \_\_\_\_\_

Revised 09/01/2020

**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 Los Angeles )

On August 23, 2023 before me, Nevine F. Ayad, Notary Public

personally appeared Paul Ornelas *Here Insert Name and Title of the Officer*  
*Name(s) of Signer(s)*

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 Nevine F. Ayad  
*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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

**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 JEN SoCal 2 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 **Tract 37155**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **24** 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 provided 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, its 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 thirty-one thousand and no/100 Dollars (\$131,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the County Surveyor. Contractor further agrees that, if suit is brought upon this agreement or any bond 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, its 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, its 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, and to the agents, employees and contractors of either or 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 Contractor 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 bonds with good and sufficient sureties or increase the amount of said bonds, 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, Contractor 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: 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, Contractor 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 its 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, its 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.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds 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. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: 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.

NINTH: 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:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	JEN SoCal 2 LLC 556 S. Fair Oaks Ave. #337 Pasadena, CA 91105

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

By: JEN SoCal 2, LLC, a California limited liability company

By:   
Paul Onufer, Vice President

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By \_\_\_\_\_  
Mark Lancaster  
Director of Transportation

ATTEST:

KECIA R. HARPER,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By  \_\_\_\_\_

Revised 09/01/2020

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

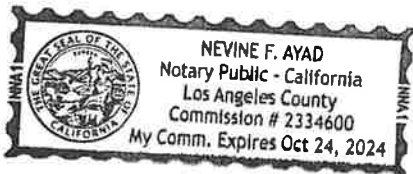
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On August 23, 2023 before me, Nevine F. Ayad, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Paul Meyer  
Name(s) of Signer(s)

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 Nevine F. Ayad  
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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_



# TRACT NO. 37155

BEING A SUBDIVISION OF A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 200004, RECORDED APRIL 6, 2021 AS DOCUMENT NO. 2021-0214235, AS PERFECTED BY DEED RECORDED APRIL 14, 2021 AS DOCUMENT NO. 2021-0234274, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



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:  
FIRST AMERICAN TITLE COMPANY

## OWNERS' STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 14, 15, 80, 81 AND 84, AND OVER ALL OF LOTS 82 AND 85 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENTS OVER ALL OF LOT 84 AND LYING WITHIN LOT 81 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "WATER QUALITY EASEMENT" OVER ALL OF BIORETENTION BASIN LOT 84 AND LYING WITHIN INFILTRATION BASIN LOT 81, 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: LANDSCAPE EASEMENTS LYING WITHIN LOTS 64 AND 82 AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES.

WE HEREBY RETAIN THE SEWER EASEMENT INDICATED AS "SEWER EASEMENT" LYING WITHIN LOTS 14, 15, AND 80 AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE LANDSCAPE EASEMENT INDICATED AS "PRIVATE LANDSCAPE EASEMENT" LYING WITHIN LOT 81 AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 80 IN FEE INDICATED AS OPEN SPACE AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 81 IN FEE INDICATED AS INFILTRATION BASIN, AND LOT 84 IN FEE INDICATED AS BIORETENTION BASIN AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 82 IN FEE INDICATED AS OPEN SPACE AND FUEL MOD AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 83 IN FEE INDICATED AS PARK AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 85 IN FEE INDICATED AS PARK AND OPEN SPACE AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER:  
JEN SOCIAL 2 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
PAUL ONUFER  
VICE PRESIDENT

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A CALIFORNIA CORPORATION, HOLDER OF RECORDED RIGHTS TO ACQUIRE THE PROPERTY PURSUANT TO A MEMORANDUM OF PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS RECORDED JUNE 9, 2023 AS INSTRUMENT NO. 2023-0166210 OF OFFICIAL RECORDS.

BY: [Signature]  
JENNIFER L. O'LEARY  
ASSISTANT SECRETARY

## BENEFICIARY

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 9, 2023 AS DOCUMENT NO. 2023-0166209, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: [Signature]  
JENNIFER L. O'LEARY  
ASSISTANT SECRETARY

## 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 Los Angeles  
ON January 19, 2024 BEFORE ME, Nevine F. Ayod, A NOTARY PUBLIC PERSONALLY APPEARED Paul Onufer, 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

PRINT NAME Nevine F. Ayod  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2334600  
MY COMMISSION EXPIRES: October 24, 2024  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles

## 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 1/23/24 BEFORE ME, Ginger Lovett, A NOTARY PUBLIC PERSONALLY APPEARED Jennifer L. O'Leary, 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

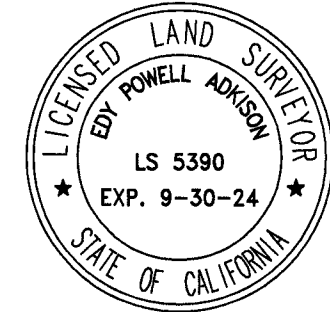
PRINT NAME Ginger Lovett  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2462317  
MY COMMISSION EXPIRES: April 27, 2026  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

## 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 JEN SOCIAL 2 LLC ON FEBRUARY 26, 2024. 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: 1-17-2024

[Signature]  
EDY P. ADKISON L.S. 5390  
EXPIRATION DATE: 9-30-24



## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 37155 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 4, 2020 THE EXPIRATION DATE BEING AUGUST 4, 2023 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_, 2023

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



## BOARD OF SUPERVISOR'S STATEMENT

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

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

THE OFFERS OF DEDICATION MADE HEREON OF THE LANDSCAPE EASEMENTS ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 23-4M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: \_\_\_\_\_, 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_, DEPUTY

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 52,300.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: February 7, 2024

CASH OR SURETY BOND

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: [Signature] 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 \$ 52,300.00.

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

DATE: February 7, 2024

BY: [Signature], DEPUTY

**SURVEYOR'S NOTES**

- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES FOUND 1"IP & LS 5529 TAG, FLUSH IN LIEU OF 1"IP & LS 6199 TAG, FLUSH PER PARCEL MAP NO. 34609, PMB 224/45-49
- ▲ - INDICATES FOUND 1"IP & LS 3069 TAG, FLUSH PER RS 85/47-51 & PMB 224/45-49
- ◎ - INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER TRACT NO. 36317-1, MB 459/31-44
- ▣ - INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER TRACT NO. 31908, MB 443/44-53
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- - INDICATES SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED AT DISTANCES AS NOTED
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED AT AN OFFSET DISTANCE OF 9.75' FROM THE FRONT PROPERTY CORNER
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BCs, ECs, PCCs AND PRCs, PERPENDICULAR OR RADIAL AT OFFSET DISTANCES OF 9.75' FROM THE FRONT PROPERTY CORNER
- (M)- INDICATES MEASURED
- (R1)- INDICATES RECORD DATA PER PM NO. 34609, PMB 224/45-49
- (R2)- INDICATES RECORD DATA PER RS 68/51
- (R3)- INDICATES RECORD DATA PER TRACT NO. 31908, MB 443/44-53
- { } - INDICATES MEASURED AND RECORD DATA PER TRACT NO. 36317-1, MB 459/31-44
- [ ] - INDICATES MEASURED AND RECORD DATA PER LLA NO. 200004 REC. 4-6-21 AS DOC. NO. 2021-0214235, O.R.

THIS MAP CONTAINS 24.24 ACRES GROSS WITHIN THE DISTINCTIVE BORDER  
 ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.  
 DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS  
 CC&R'S FOR THIS MAP RECORDED \_\_\_\_\_, AS INST. NO. \_\_\_\_\_, O.R., RIVERSIDE COUNTY

# TRACT NO. 37155

BEING A SUBDIVISION OF A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 200004, RECORDED APRIL 6, 2021 AS DOCUMENT NO. 2021-0214235, AS PERFECTED BY DEED RECORDED APRIL 14, 2021 AS DOCUMENT NO. 2021-0234274, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



MARCH 2021

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SBM, BEING NORTH 89°06'58" WEST PER PM NO. 34609, PMB 224/45-49, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**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.

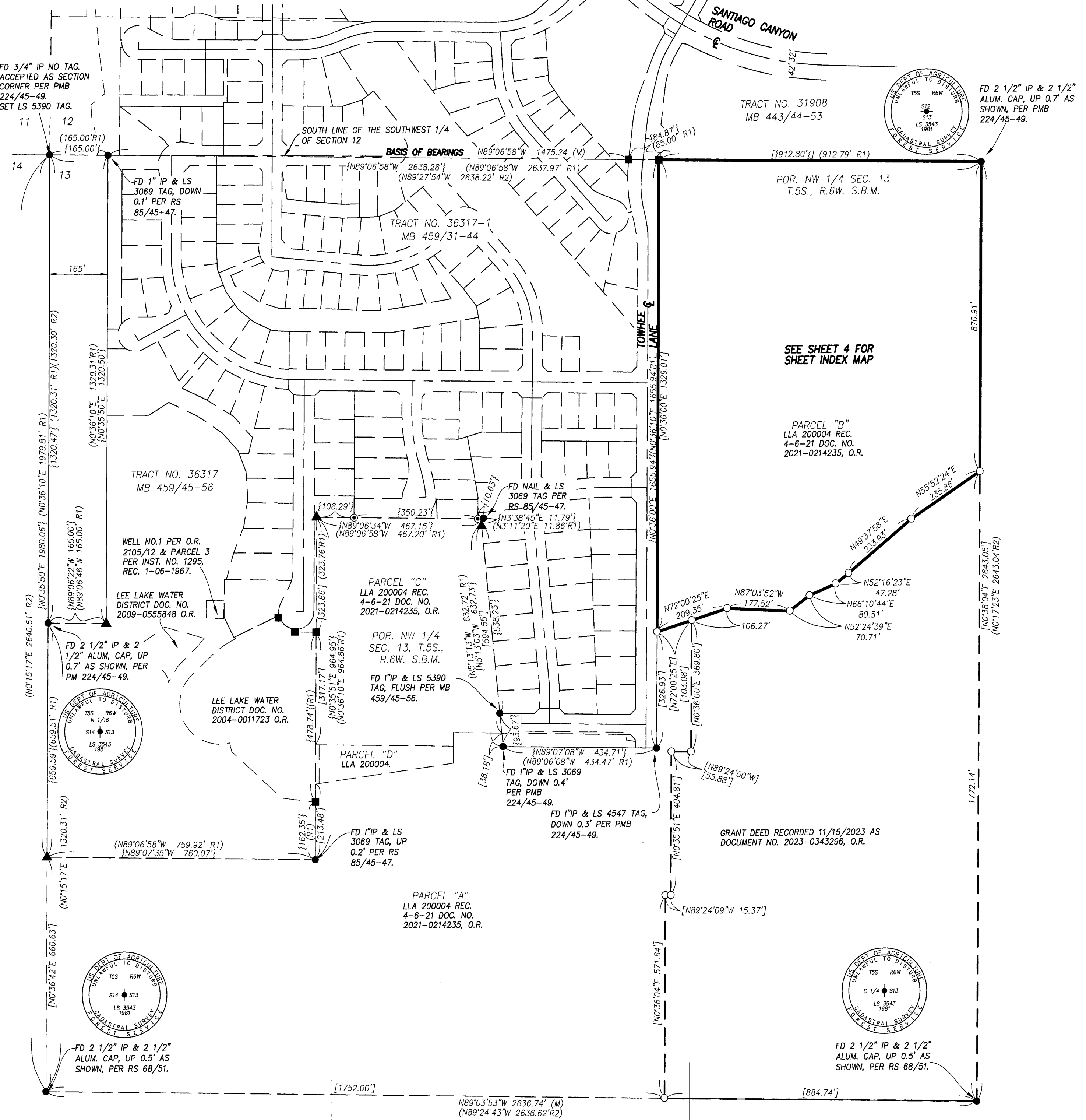
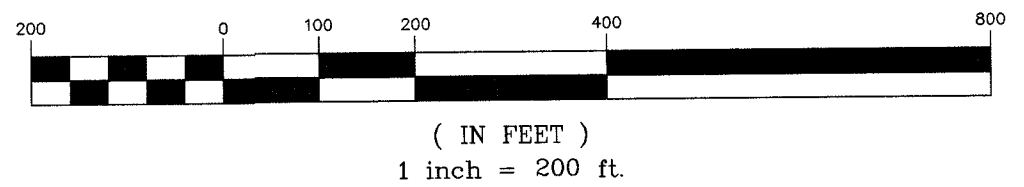
**NOTE**

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.



**GRAPHIC SCALE**



# TRACT NO. 37155

BEING A SUBDIVISION OF A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 200004, RECORDED APRIL 6, 2021 AS DOCUMENT NO. 2021-0214235, AS PERFECTED BY DEED RECORDED APRIL 14, 2021 AS DOCUMENT NO. 2021-0234274, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS

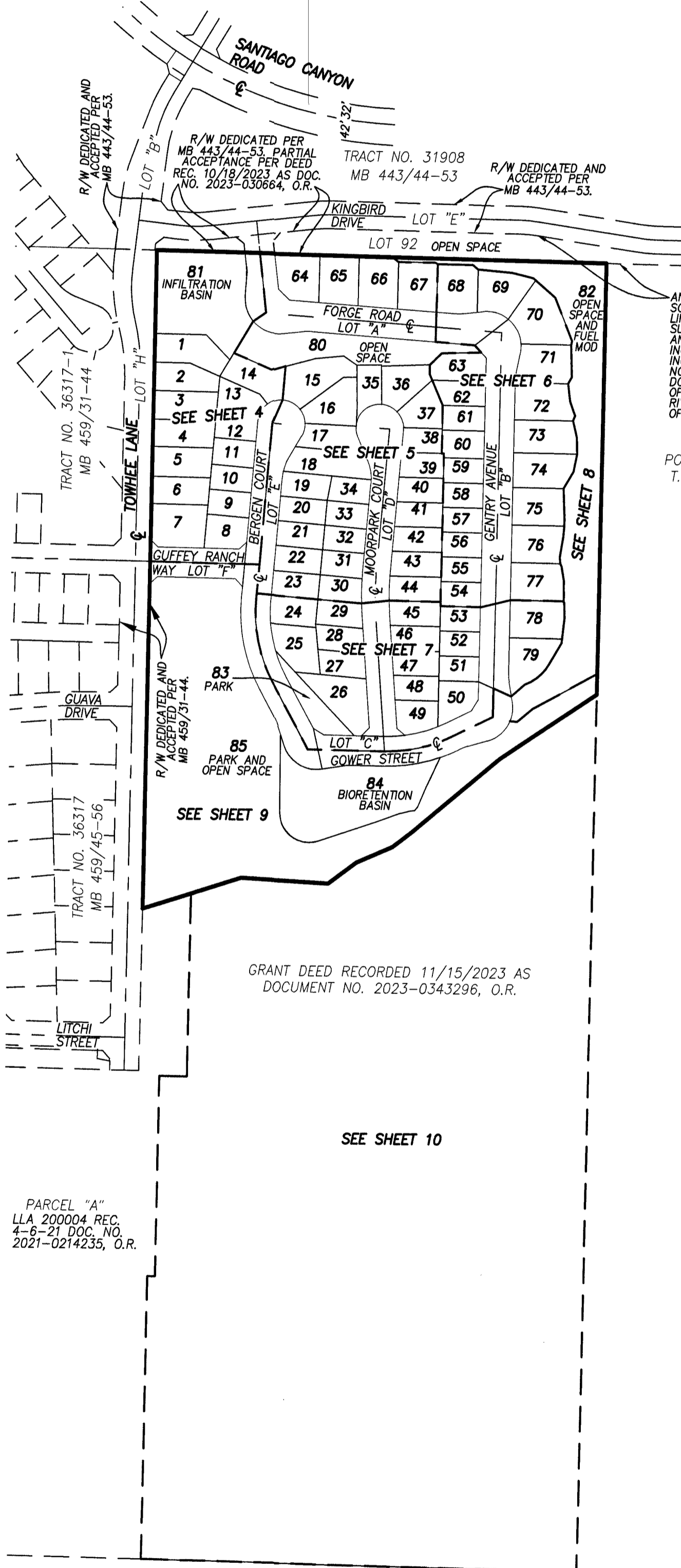
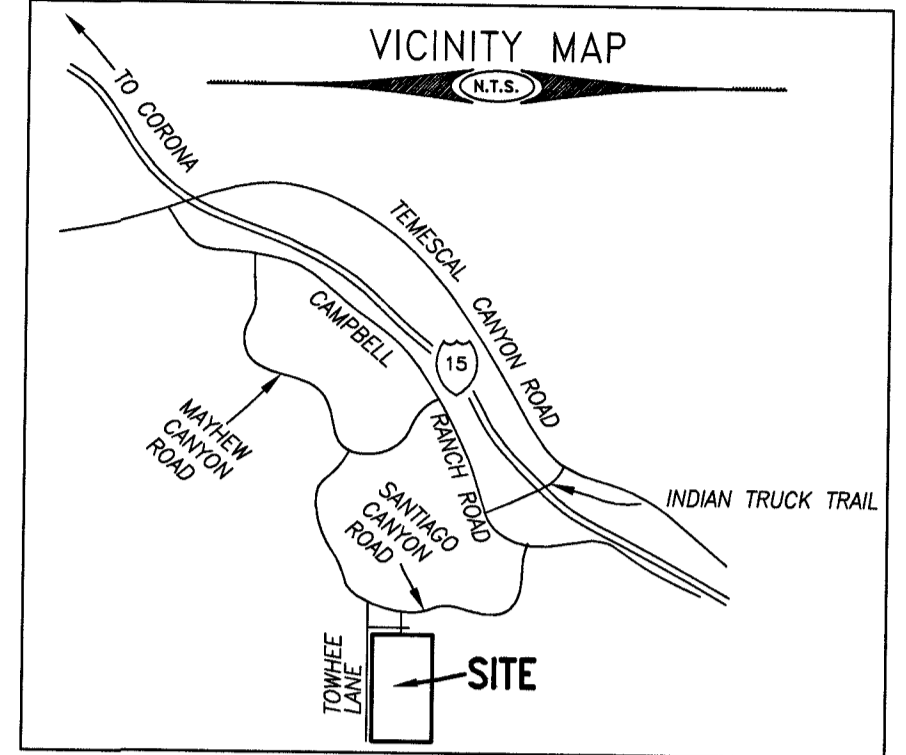
MARCH 2021

**NOTE**

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

## INDEX MAP



**EASEMENT NOTES**

- 1 LANDSCAPE EASEMENT, DEDICATED HEREON.
- 2 PRIVATE LANDSCAPE EASEMENT, RETAINED HEREON.
- 3 DRAINAGE EASEMENT, DEDICATED HEREON.
- 4 ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENT, FOR MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
- 5 WATER QUALITY EASEMENT, DEDICATED HEREON.
- 6 SEWER EASEMENT, RETAINED HEREON.

AN EASEMENT IN FAVOR OF JEN SOCIAL 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS SUCCESSOR TO L. WAYNE KILEY AND NANCY L. KILEY FOR INGRESS, EGRESS, UTILITY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 02, 2012 AS DOCUMENT NO. 2012-0526084, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. OFFSITE EASEMENT

POR. NW 1/4 SEC. 13  
T.5 S., R.6 W. S.B.M.

GRANT DEED RECORDED 11/15/2023 AS DOCUMENT NO. 2023-0343296, O.R.

PARCEL "A"  
LLA 200004 REC.  
4-6-21 DOC. NO.  
2021-0214235, O.R.



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

# TRACT NO. 37155

BEING A SUBDIVISION OF A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 200004, RECORDED APRIL 6, 2021 AS DOCUMENT NO. 2021-0214235, AS PERFECTED BY DEED RECORDED APRIL 14, 2021 AS DOCUMENT NO. 2021-0234274, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

MARCH 2021

### NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.

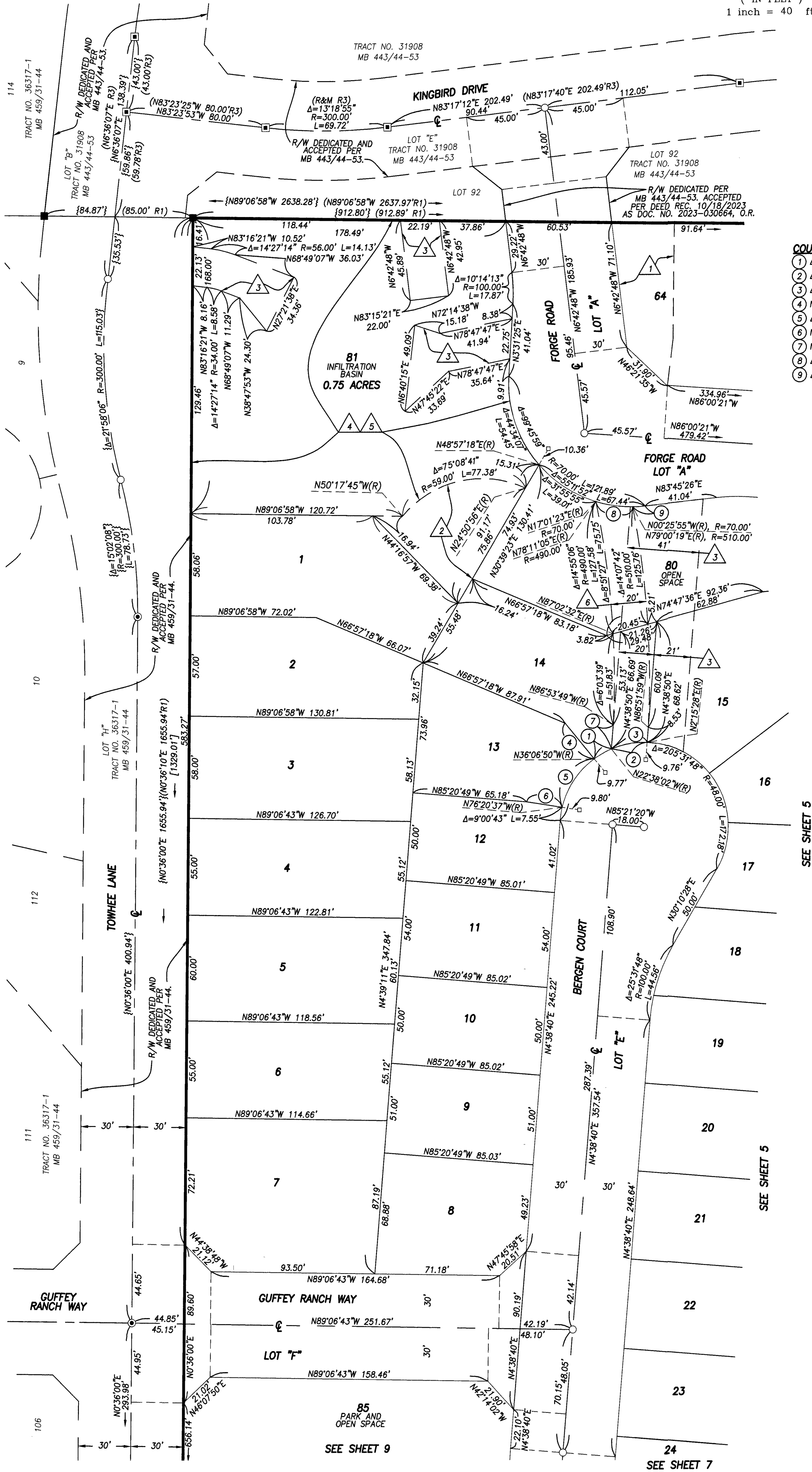
**adkan**  
ENGINEERS



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



### COURSE DATA

- ①  $\Delta=13^{\circ}28'47''$  R=48.00' L=11.30'
- ②  $\Delta=24^{\circ}53'30''$  R=48.00' L=20.85'
- ③  $\Delta=38^{\circ}22'18''$  R=48.00' L=32.15'
- ④ N39°24'48"W 26.23'
- ⑤  $\Delta=40^{\circ}13'47''$  R=48.00' L=33.70'
- ⑥ N81°15'03"W 20.47'
- ⑦ N4°38'50"E 13.56'
- ⑧  $\Delta=17^{\circ}27'18''$  R=70.00' L=21.33'
- ⑨  $\Delta=5^{\circ}48'39''$  R=70.00' L=7.10'

SEE SHEET 5

SEE SHEET 5

SEE SHEET 9

SEE SHEET 7

# TRACT NO. 37155

### NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.

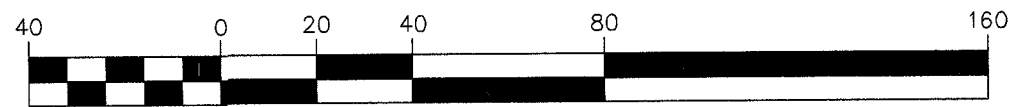
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**adkan**  
ENGINEERS

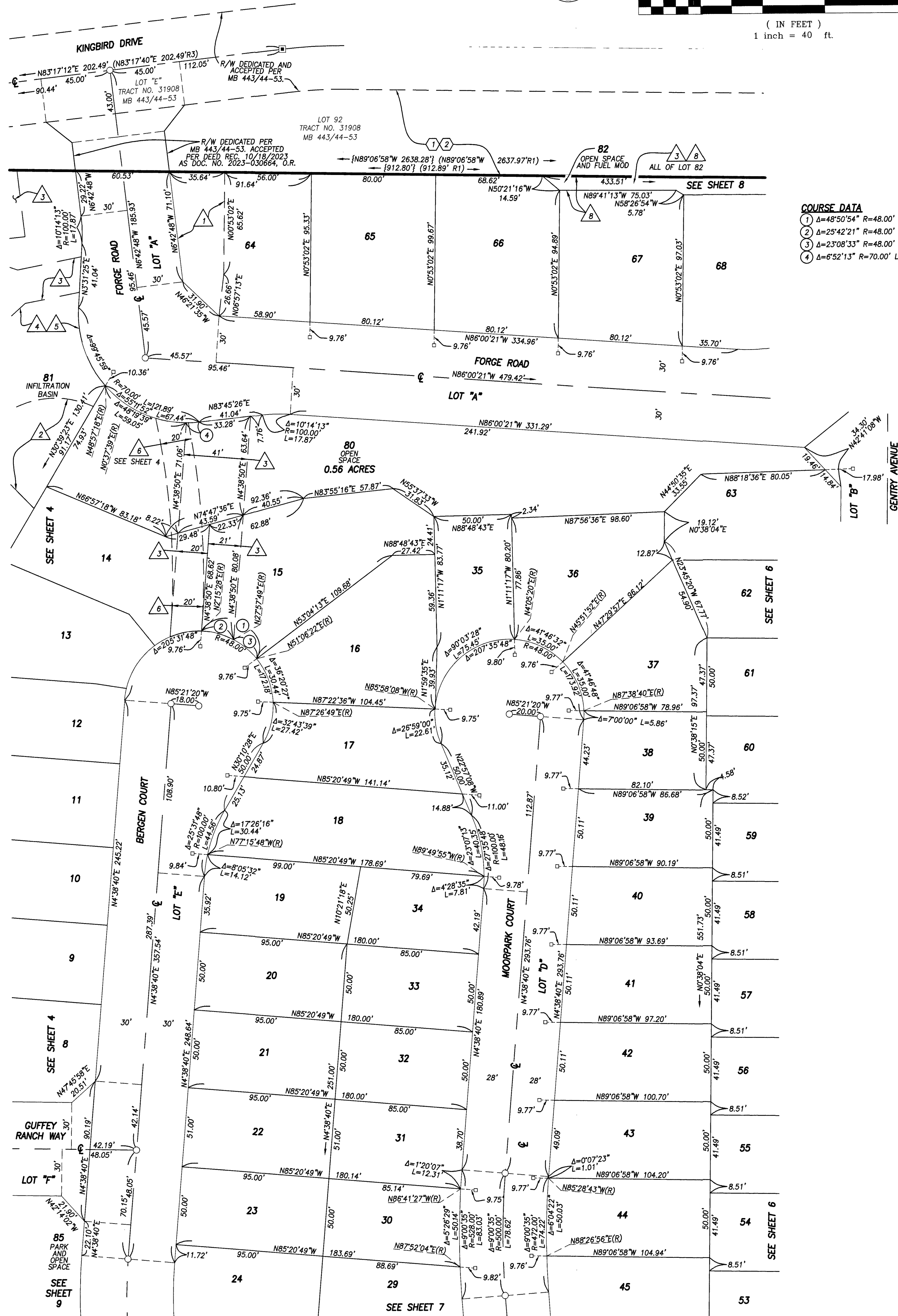
MARCH 2021



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



### COURSE DATA

- ① Δ=48°50'54" R=48.00' L=40.92'
- ② Δ=25°42'21" R=48.00' L=21.54'
- ③ Δ=23°08'33" R=48.00' L=19.38'
- ④ Δ=6°52'13" R=70.00' L=8.39'

# TRACT NO. 37155

### NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.

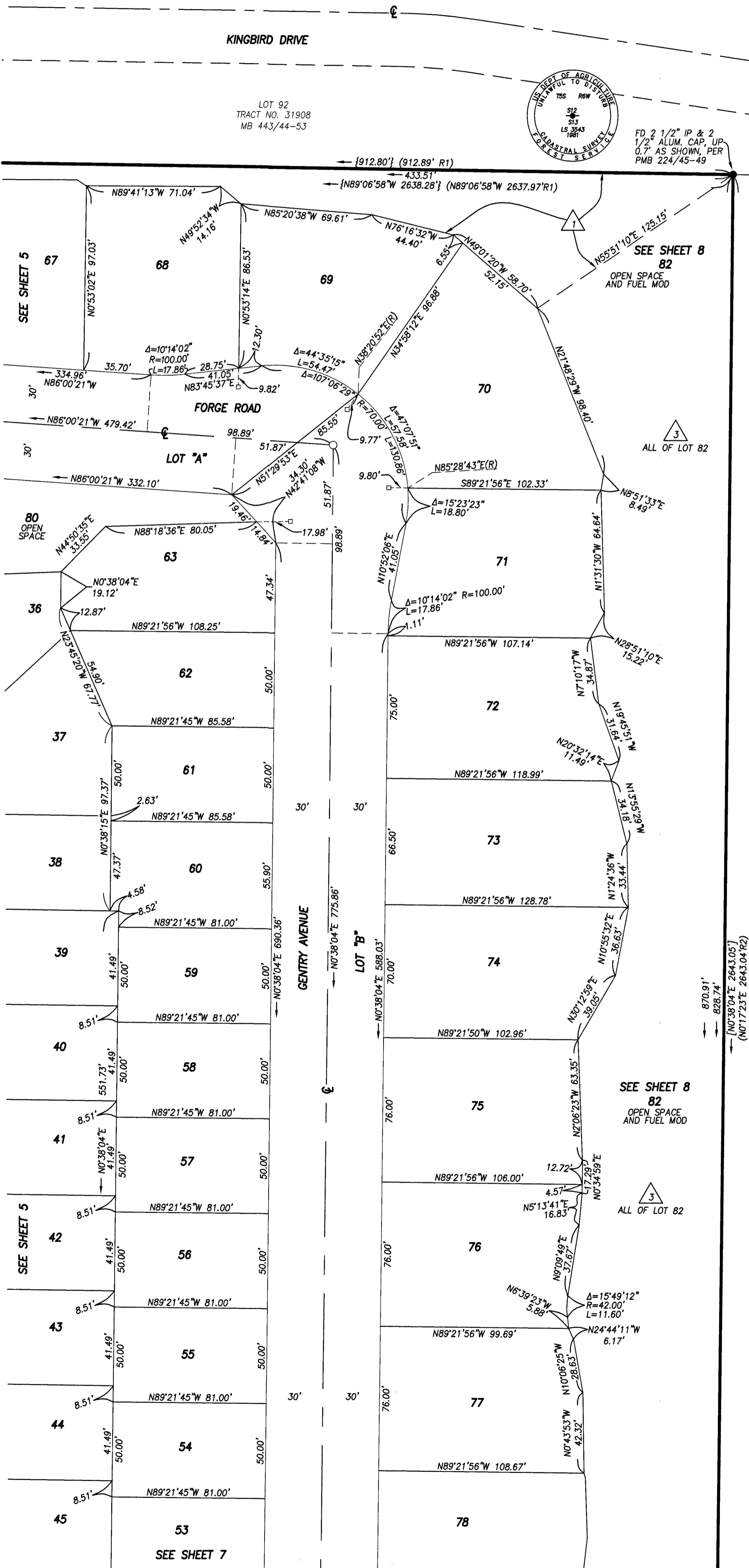
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**adkan**  
ENGINEERS

MARCH 2021



( IN FEET )  
1 inch = 40 ft.



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 37155**

**NOTE**  
 DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.  
 SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.  
 SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.

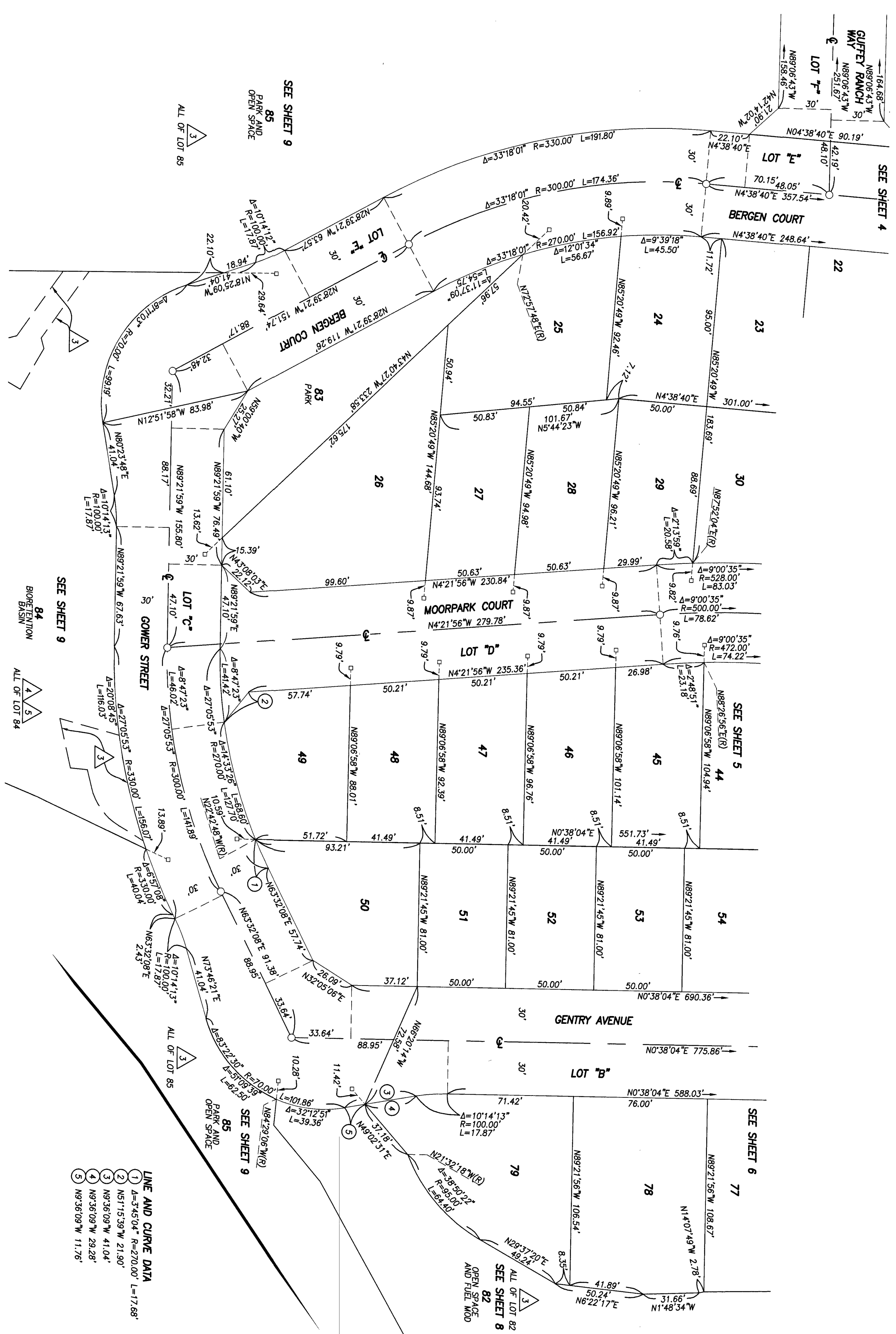
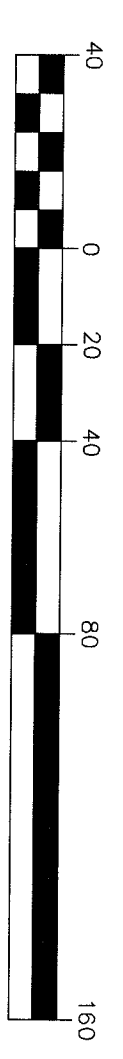
**adkan ENGINEERS**

BEING A SUBDIVISION OF A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 200004, RECORDED APRIL 6, 2021 AS DOCUMENT NO. 2021-0214235, AS PERFECTED BY DEED RECORDED APRIL 14, 2021 AS DOCUMENT NO. 2021-0234224, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 15, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

MARCH 2021



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 40 ft.



**LINE AND CURVE DATA**

1	$\Delta=345.04'$	$R=270.00'$	$L=17.68'$
2	$N51^{\circ}15'39''W$	$21.90'$	
3	$N93^{\circ}36'09''W$	$41.04'$	
4	$N93^{\circ}36'09''W$	$29.28'$	
5	$N93^{\circ}36'09''W$	$11.76'$	

# TRACT NO. 37155

BEING A SUBDIVISION OF A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 200004, RECORDED APRIL 6, 2021 AS DOCUMENT NO. 2021-0214235, AS PERFECTED BY DEED RECORDED APRIL 14, 2021 AS DOCUMENT NO. 2021-0234274, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY; IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS

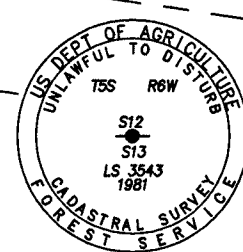
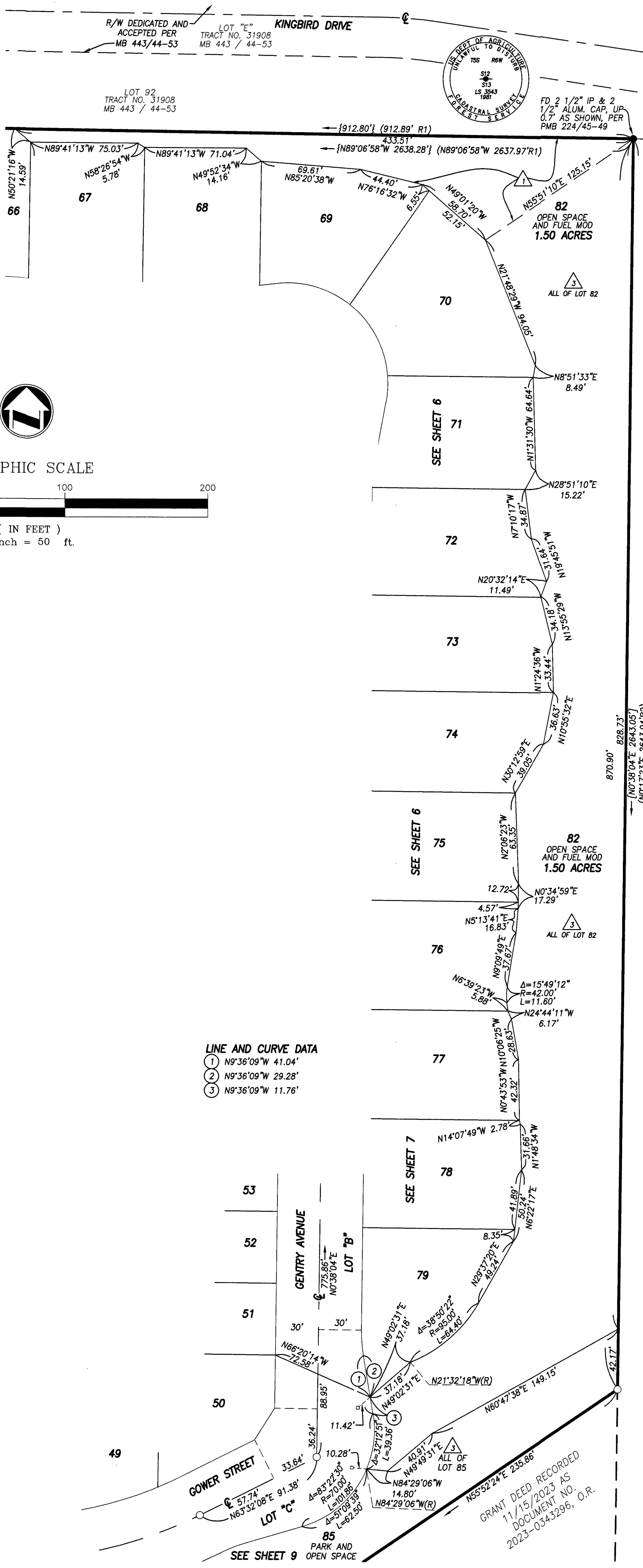
MARCH 2021

**NOTE**

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SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.



**LINE AND CURVE DATA**

- ① N9°36'09"W 41.04'
- ② N9°36'09"W 29.28'
- ③ N9°36'09"W 11.76'

GRANT DEED RECORDED  
11/15/2023 AS  
DOCUMENT NO.  
2023-0343296, O.R.



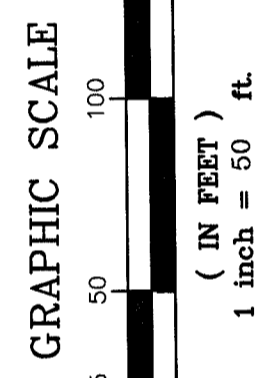
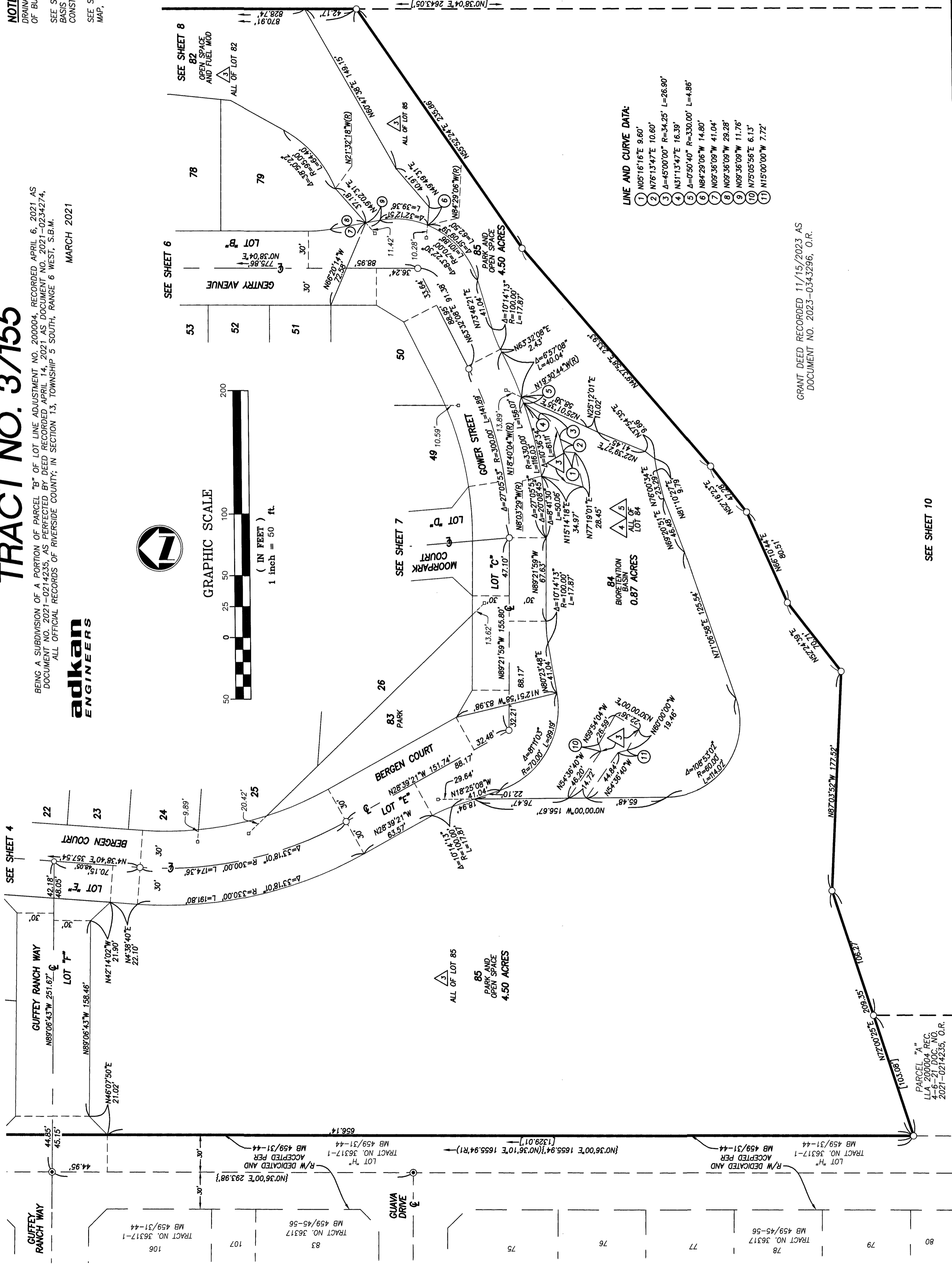
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**adkan**  
ENGINEERS

MARCH 2021

**NOTE**  
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.  
SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.  
SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.



- LINE AND CURVE DATA:**
- 1) N05°16'16"E 9.60'
  - 2) N76°13'47"E 10.60'
  - 3) A=45°00'00" R=34.25' L=26.90'
  - 4) N31°13'47"E 16.39'
  - 5) A=0°50'40" R=330.00' L=4.86'
  - 6) N84°29'06"W 14.80'
  - 7) N09°36'09"W 41.04'
  - 8) N09°36'09"W 29.28'
  - 9) N09°36'09"W 11.76'
  - 10) N75°05'56"E 6.13'
  - 11) N15°00'00"W 7.72'

GRANT DEED RECORDED 11/15/2023 AS DOCUMENT NO. 2023-0343296, O.R.

PARCEL "A"  
LLA 200004 REC  
156-21-005 INC  
2021-0214235, O.R.

# TRACT NO. 37155

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**adkan**  
ENGINEERS

MARCH 2021

**NOTE**  
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SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

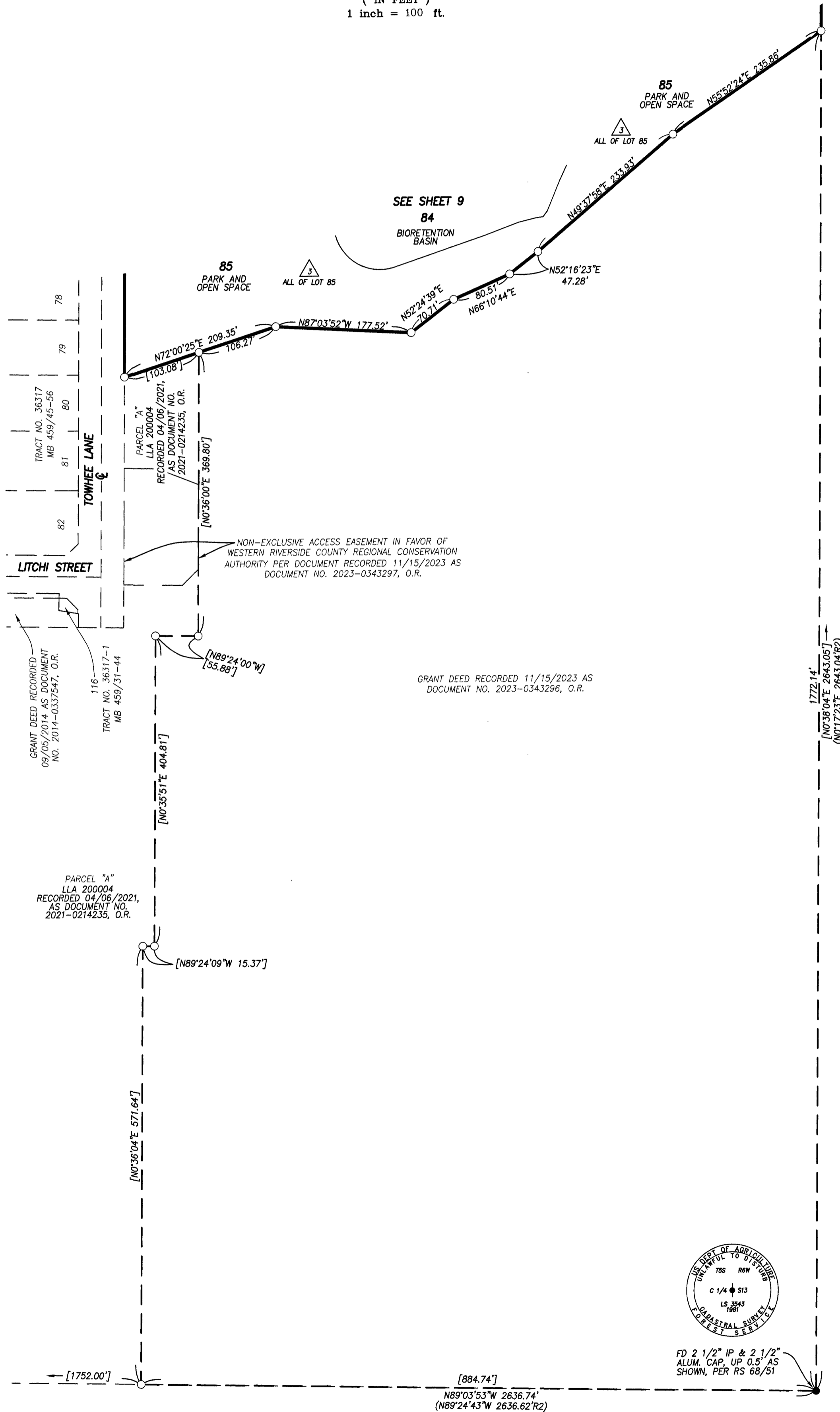
SEE SHEET FOR SHEET 3 FOR SHEET INDEX MAP, VICINITY MAP, AND EASEMENT NOTES.



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



# ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEETS

## TRACT NO. 37155

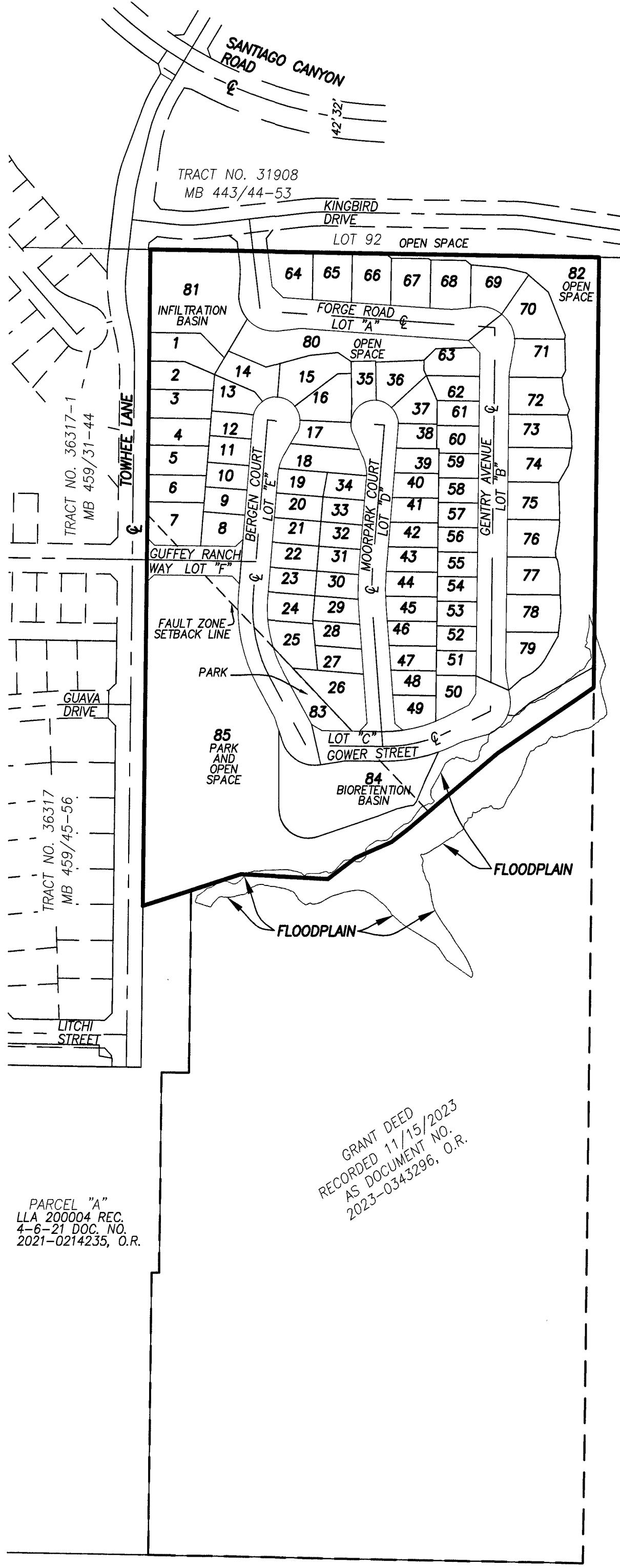
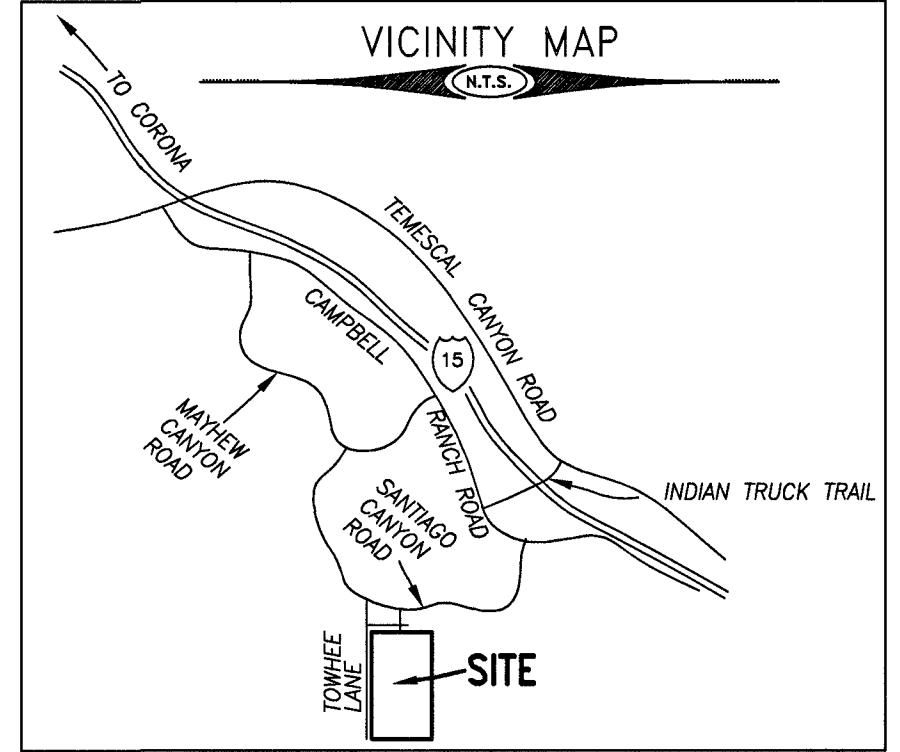
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**adkan**  
ENGINEERS

MARCH 2021

**NOTE**

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



**ENVIRONMENTAL CONSTRAINT NOTES**

EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS.

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.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHOULD 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) AN OWNERS' 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.

ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS A MATERIAL AS PER THE CALIFORNIA BUILDING CODE.

THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.

THE APPLICANT OR DEVELOPER SHALL PROVIDE WRITTEN CERTIFICATION FROM THE APPROPRIATE WATER COMPANY THAT THE REQUIRED FIRE HYDRANTS ARE EITHER EXISTING OR THAT FINANCIAL ARRANGEMENTS HAVE BEEN MADE TO PROVIDE THEM.

FLOODPLAINS AND WATERCOURSES MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS INCLUDING FILL. FLOW OBSTRUCTING FENCING (E.G. CHAIN-LINK, BLOCK WALL) SHALL NOT BE ALLOWED.

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY 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 ORDINANCE NO. 655.

A DEVELOPMENT DESIGN MANUAL HAS BEEN ADOPTED FOR THIS LAND DIVISION BY THE COUNTY OF RIVERSIDE. PROCEDURES REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS INCLUDE, BUT ARE NOT LIMITED TO, REVIEW OF LOT BUILDING PLANS AND ARCHITECTURE BY THE PLANNING DEPARTMENT OR EQUIVALENT FOR CONFORMANCE WITH THIS MANUAL. LOT PURCHASERS SHOULD REVIEW THE DEVELOPMENT DESIGN MANUAL PRIOR TO COMMENCING HOME DESIGN OR PURCHASE OF MOBILEHOME OR MANUFACTURED DWELLINGS. THE DEVELOPMENT DESIGN MANUAL IS ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.

PRIOR TO CLEARING OR CONSTRUCTION, HIGHLY VISIBLE BARRIERS (E.G., ORANGE CONSTRUCTION FENCING) WILL BE INSTALLED ALONG THE BOUNDARIES OF THE PROJECT FOOTPRINT. ALL CONSTRUCTION EQUIPMENT SHOULD BE OPERATED IN A MANNER TO PREVENT ACCIDENTAL DAMAGE TO AREAS OUTSIDE THE PROJECT FOOTPRINT. NO STRUCTURE OF ANY KIND, OR INCIDENTAL STORAGE OF EQUIPMENT OR SUPPLIES, WILL BE ALLOWED WITHIN THESE PROTECTED ZONES. SILT FENCE BARRIERS WILL BE INSTALLED AT THE PROJECT BOUNDARY TO PREVENT ACCIDENTAL DEPOSITION OF FILL MATERIAL IN AREAS WHERE VEGETATION IS ADJACENT TO PLANNED GRADING ACTIVITIES.

ALL EQUIPMENT MAINTENANCE, STAGING, AND DISPENSING OF FUEL, OIL, OR ANY OTHER SUCH ACTIVITIES WILL OCCUR IN DEVELOPED OR DESIGNATED NON-SENSITIVE UPLAND HABITAT AREAS. THE DESIGNATED UPLAND AREAS WILL BE LOCATED IN SUCH A MANNER AS TO PREVENT ANY SPILL RUNOFF FROM RIVERINE AREAS.

A BIOLOGIST WILL MONITOR CONSTRUCTION FOR THE DURATION OF THE PROJECT TO ENSURE THAT VEGETATION REMOVAL, BEST MANAGEMENT PRACTICES (BMP), AND ALL AVOIDANCE AND MINIMIZATION MEASURES ARE PROPERLY CONSTRUCTED AND FOLLOWED.

NIGHT LIGHTING SHALL BE DIRECTED AWAY FROM THE MSHCP CONSERVATION AREA TO PROTECT SPECIES WITHIN THE MSHCP CONSERVATION AREA FROM DIRECT NIGHT LIGHTING. SHIELDING SHALL BE INCORPORATED IN PROJECT DESIGNS TO ENSURE AMBIENT LIGHTING IN THE MSHCP CONSERVATION AREA IS NOT INCREASED.

PROPOSED NOISE-GENERATING ACTIVITIES AND LAND USES AFFECTING THE MSHCP CONSERVATION AREA SHALL BE MINIMIZED BY INCORPORATING SETBACKS, BERMS, WALLS, OR OTHER NOISE REDUCTION METHODS PER APPLICABLE GUIDELINES RELATED TO RESIDENTIAL NOISE STANDARDS.

PARCEL "A"  
LLA 200004 REC.  
4-6-21 DOC. NO.  
2021-0214235, O.R.

GRANT DEED  
RECORDED 11/15/2023  
AS DOCUMENT NO.  
2023-0343296, O.R.



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.