

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



ITEM: 2.12  
(ID # 25587)

**MEETING DATE:**  
Tuesday, July 30, 2024

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 37358-1 a Schedule "A" Subdivision in the Homeland area. District  
3. [Applicant Fees 100%]

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

1. Approve the Improvement Agreements for Final Tract Map 37358-1 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 37358-1.

**ACTION:Consent**

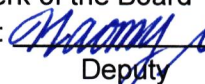
  
Dennis Acuna, Director of Transportation 7/16/2024

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

<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 37358-1 was approved by the Board of Supervisors on March 9, 2021, as Agenda Item 21.4. Final Tract Map 37358-1 is a 17.14-acre subdivision creating 36 residential lots, 2 basin lots, 1 park lot and 3 remainder lots, in the area of Homeland. 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.

Crestview HM, 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 37358-1 \$1,025,500 for the completion of road and drainage improvements.

TR 37358-1 \$147,000 for the completion of the water system.

TR 37358-1 \$223,500 for the completion of the sewer system.

TR 37358-1 \$50,400 for the completion of the survey monumentation.

**Additional Fiscal Information:**

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

**ATTACHMENTS:**

TR 37358-1 Vicinity Map

TR 37358-1 Improvement Agreement

TR 37358-1 Mylars

  
Jason Farin, Principal Management Analyst

7/24/2024

  
George Trindle, ASST COUNTY COUNSEL

7/17/2024

**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 Crestview HM, 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 37358-1**, 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 Twenty-Five Thousand Five Hundred and no/100 Dollars (\$1,025,500.00)**.

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 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:


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

Contractor  
Crestview HM, LLC  
1000 Dove Street Suite 300  
Newport Beach, CA 92660

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

Crestview HM, LLC a California limited liability company  
By: Pacific Communities Builder, Inc.  
a California Corporation, its Manager

By   
Print Name Nelson Chung  
Title President

By   
Print Name Christine Chung  
Title Secretary and Chief Financial Officer

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## 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

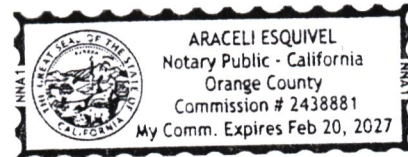
On 7/21/23 before me, Araceli Esquivel, Notary Public  
(insert name and title of the officer)

personally appeared Nelson Chung and Christine Chung,  
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.

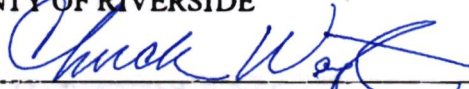
Signature  (Seal)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

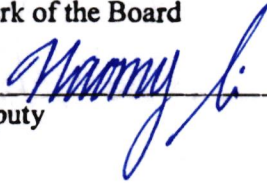
By

  
CHUCK WASHINGTON, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By  
Deputy



APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

Agreement for the the Construction of Road/Drainage Improvements

TR 37358-1

Page 4

JUL 30 2024

2.12

**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 Crestview HM, 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 37358-1**, 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 \_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 **One Hundred Forty-Seven Thousand and no/100 Dollars (\$147,000.00)**.

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.

Agreement for the Construction of Water System Improvements

Tract **37358-1**

Page 2

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:


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

Contractor  
Crestview HM, LLC  
1000 Dove Street Suite 300  
Newport Beach, CA 92660

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

Crestview HM, LLC a California limited liability company  
By: Pacific Communities Builder, Inc.  
a California Corporation, its Manager

By   
Print Name Nelson Chung  
Title President

By   
Print Name Christine Chung  
Title Secretary and Chief Financial Officer

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## 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 7/21/23 before me, Araceli Esquivel, Notary Public  
(insert name and title of the officer)

personally appeared Nelson Chung and Christine Chung,  
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.

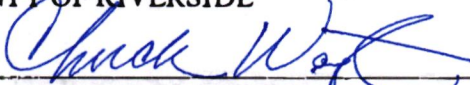
Signature  (Seal)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

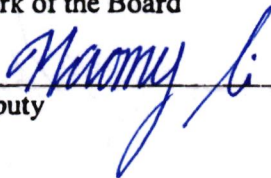
By

  
CHUCK WASHINGTON, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By  
Deputy



APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

**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 Crestview HM, 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 37358-1, 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 Fifty Thousand Four Hundred and no/100 Dollars (\$50,400.00).

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:

County

Contractor

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

Crestview HM, LLC  
1000 Dove Street Suite 300  
Newport Beach, CA 92660

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

Crestview HM, LLC a California limited liability company  
By: Pacific Communities Builder, Inc.  
a California Corporation, its Manager

By 

Print Name Nelson Chung

Title President

By 

Print Name Christine Chung

Title Secretary and Chief Financial Officer

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## 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 )

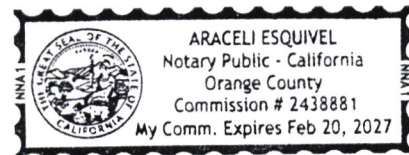
On 7/21/23 before me, Araceli Esquivel, Notary Public  
(insert name and title of the officer)

personally appeared Nelson Chung and Christine Chung,  
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.

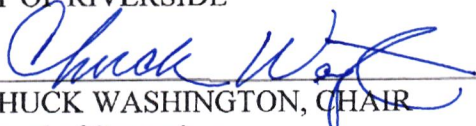
Signature  (Seal)






COUNTY OF RIVERSIDE SIGNATURE PAGE

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 

Revised 09/01/2020

**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 Crestview HM, 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 37358-1, 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 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 Two Hundred Twenty-Three Thousand Five Hundred and no/100 Dollars (\$223,500.00).

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 37358-1

Page 1

JUL 30 2024

2.12

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:

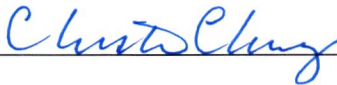
County  
Construction Engineer  
Riverside County Transportation Dept.  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Contractor  
Crestview HM, LLC  
1000 Dove Street Suite 300  
Newport Beach, CA 92660

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

Crestview HM, LLC a California limited liability company  
By: Pacific Communities Builder, Inc.  
a California Corporation, its Manager

By   
Print Name Nelson Chung  
Title President

By   
Print Name Christine Chung  
Title Secretary and Chief Financial Officer

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## 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 7/21/23 before me, Araceli Esquivel, Notary Public  
(insert name and title of the officer)

personally appeared Nelson Chung and Christine Chung,  
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.

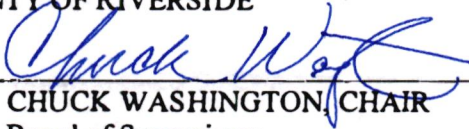
Signature  (Seal)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By

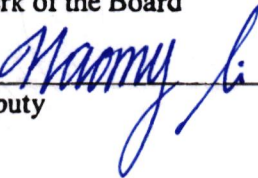


CHUCK WASHINGTON, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By



Deputy

APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

Agreement for the the Construction of Sewer System Improvements

TR 37358-1

Page 4

JUL 30 2024

2.12

THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIF

# TRACT NO. 37358-1

DIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 87 AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO COUNTY

KWC ENGINEERS

JANUARY, 2021

### 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 \$ 10,900.00.

DATED: JULY 15, 2021.

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,900.00 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.

DATED: JULY 15, 2021.

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

### ABANDONMENT NOTE

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

Thomas Caseldine  
THOMAS M. CASELDINE, L.S. 9029



**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. 37358 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISOR'S ON MARCH 09, 2021, THE EXPIRATION DATE BEING MARCH 9, 2027, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 7-18, 2024.

DAVID L. McMILLAN, COUNTY SURVEYOR  
L.S. NO. 8488, EXPIRES 12-31-24



**BOARD OF SUPERVISOR'S STATEMENT**

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

THE OFFER OF DEDICATION MADE HEREON OF THE STORM DRAIN AND ACCESS EASEMENT ARE HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION MADE OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 2023-6M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE OF THE ACCESS EASEMENTS ARE HEREBY ACCEPTED FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 2023-6M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION OF THE LANDSCAPE EASEMENTS ARE HEREBY ACCEPTED FOR LANDSCAPE AND MAINTENANCE, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 2023-6M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: July 30, 2024.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Chuck Washington  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
Chuck Washington

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

BY: Naomy Li, DEPUTY



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

1. Work Order #

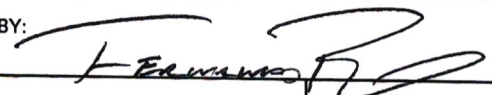
1. Page — of —

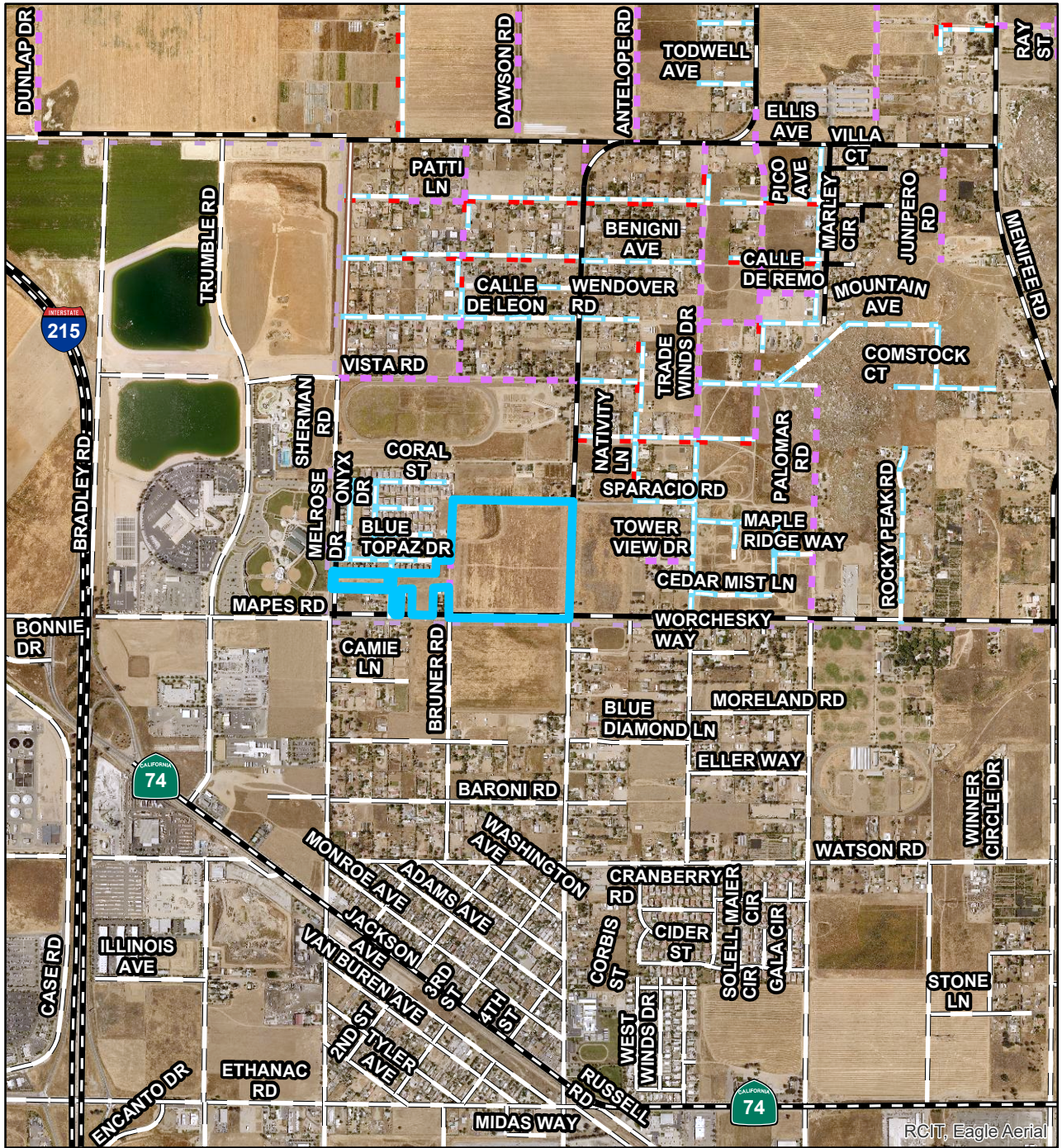
INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred.

**DEPARTMENTAL INFORMATION**

3. DEPARTMENT <b>Clerk of the Board of Supervisors</b>		8. ORG.#	10. DATE <b>07/31/2024</b>
4. ORGANIZATION <b>County of Riverside</b>		9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS <b>4080 Lemon St., Room 127</b>		12. NO. OF BOXES TRANSFERRED	
CITY <b>Riverside, Ca. 92501</b>		13. RECORDS TRANSFERRED BY:	
6. MAIL STOP <b>1010</b>	7. Name      PHONE #      FAX# <b>Naomy Sicra   955-1069   955-1071</b>	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)
	Board Date 07/31/2024 - Item No 2.12				
	Final Parcel Map No 37358 - Sched "A"				
	SUBDIVISION IN THE HOMELAND AREA				
	District 3				

21. RECORDS RECEIVED BY: 		30. REMARKS
22. TITLE <b>ACR</b>	23. RECEIVED VIA: <b>Courier</b>	
24. DATE RECEIVED:	25. TIME RECEIVED:	
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:	
28. NAME/DATE SCANNED TO HOLDING AREA:		



RCIT, Eagle Aerial

**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



**NOT TO SCALE**

# VICINITY MAP

## Tract Map 37358-1

Section 3, T.5S. R.3W.

**Supervisorial District: 3**

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

# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

KWC ENGINEERS

JANUARY, 2021

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
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 BY: 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 "H", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" (MAPES ROAD) AND THE OWNERS OF LOTS 23 THROUGH 28, INCLUSIVE, AND LOT 37, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOT 37, INDICATED AS "PARK SITE" 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 38, INDICATED AS "PASEO" 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 LOTS 39 AND 40, INDICATED AS "BASIN" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN AND ACCESS EASEMENT LYING WITHIN LOT 40 AS SHOWN HEREON. THE DEDICATION FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 39 AND 40 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT OVER ALL OF LOT 39 & 40 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS, AND EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LANDSCAPE EASEMENT LYING WITHIN LOTS 23 THROUGH 28, INCLUSIVE. THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES.

LOT 12 AND 13 WILL REMAIN NOT DEVELOPABLE UNTIL THE PUBLIC STREET DESCRIBED IN ROMOLA FARMS NO. 16A, M.B. 15/76 HAS BEEN ABANDONED BY RECORDED NOTICE.

**THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS I AND J. THE DEDICATION IS FOR (I) ONE-FOOT BARRIER STRIPS FOR ROAD AND ACCESS CONTROL.**

CRESTVIEW HM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Christine Chung  
NAME: CHRISTINE CHUNG  
TITLE: MANAGER

CAL-EQUITY, LP, A CALIFORNIA LIMITED PARTNERSHIP

Christine Chung  
NAME: CHRISTINE CHUNG  
TITLE: MANAGER

### 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 \$ 10,900.00.

DATED: JULY 15, 2024

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: Matthew Jennings, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,900.00 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.

DATED: JULY 15, 2024

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: Matthew Jennings DEPUTY

### ABANDONMENT NOTE

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

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE PUBLIC FOR DRAINAGE PURPOSES PER MAP RECORDED AS TRACT NO. 25901, MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF OFFICIAL RECORDS, WITHIN THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS TRACT MAP AND NOT WITHIN THE REMAINDER LOT.

### NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND LINE B SUB-WATERSHED AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

### 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 CT CAPITAL, LLC, ON JULY, 2019. 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: JULY 5, 2024

Thomas Caseldine  
THOMAS M. CASELDINE, L.S. 9029



### 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. 37358 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISOR'S ON MARCH 09, 2021, THE EXPIRATION DATE BEING MARCH 9, 2027, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 7-18, 2024

David L. McMillan  
DAVID L. McMILLAN, COUNTY SURVEYOR  
L.S. NO. 8488, EXPIRES 12-31-24



### BOARD OF SUPERVISOR'S STATEMENT

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

THE OFFER OF DEDICATION MADE HEREON OF THE STORM DRAIN AND ACCESS EASEMENT ARE HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION MADE OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 2023-6M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE OF THE ACCESS EASEMENTS ARE HEREBY ACCEPTED FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 2023-6M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION OF THE LANDSCAPE EASEMENTS ARE HEREBY ACCEPTED FOR LANDSCAPE AND MAINTENANCE, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 2023-6M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: \_\_\_\_\_, 20\_\_\_\_.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

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

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

# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

KWC ENGINEERS

JANUARY, 2021

**NOTARY ACKNOWLEDGEMENT**

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 CA  
COUNTY OF Orange

ON 7/9/24 BEFORE ME, Araceli Esquivel, A NOTARY PUBLIC, PERSONALLY APPEARED Christine chung 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 OF OFFICER

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION NUMBER: 2438881

MY COMMISSION EXPIRES: Feb 20 2027

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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 OF OFFICER

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

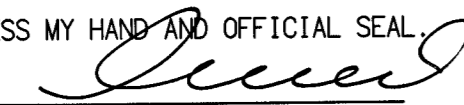
**NOTARY ACKNOWLEDGEMENT**

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 CA  
COUNTY OF Orange

ON 7/9/24 BEFORE ME, Araceli Esquivel, A NOTARY PUBLIC, PERSONALLY APPEARED Christine chung 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 OF OFFICER

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION NUMBER: 2438881

MY COMMISSION EXPIRES: Feb 20 2027

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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 OF OFFICER

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

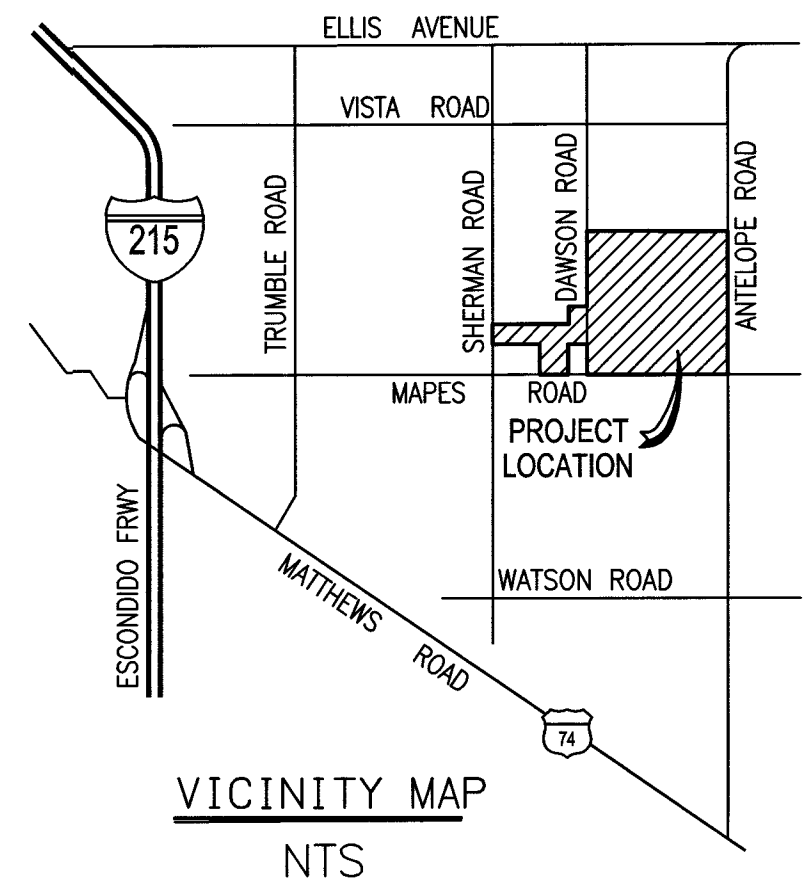
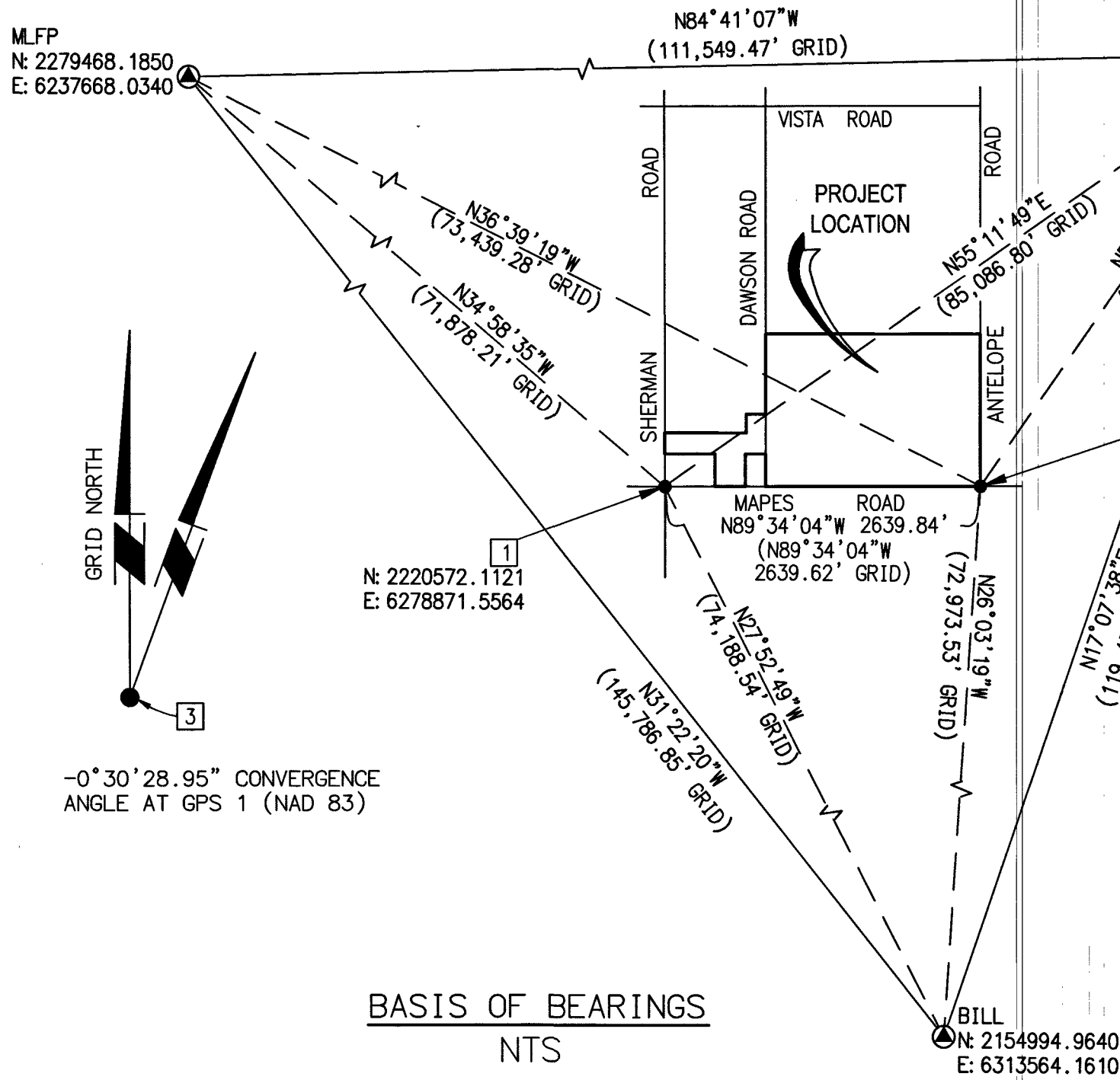
MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

# TRACT NO. 37358-1

BEING A SUBDIVISION AND PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

KWC ENGINEERS JANUARY, 2021



### SURVEYOR'S NOTES

- TRACT NO. 37358-1 CONTAINS 40 NUMBERED LOTS AND LETTERED LOTS "A" THROUGH "H", INCLUSIVE.  
TRACT NO. 37358-1 CONTAINS 17.14 ACRES GROSS.
- INDICATES FOUND GPS CONTINUOUSLY OPERATING REFERENCE STATION.
  - INDICATES MONUMENT FOUND AS NOTED.
  - INDICATES SET 1" IP TAGGED "LS 9029", FLUSH, UNLESS OTHERWISE NOTED.
  - S.F.N. INDICATES MONUMENTS SEARCHED FOR BUT FOUND NOTHING.
  - SET NAIL AND TAG "LS 9029" IN TOP OF CURB ON SIDE LOT LINE PROJECTED IN LIEU OF FRONT LOT CORNERS AT A DISTANCE OF 9.75' FROM LOT CORNER, UNLESS OTHERWISE NOTED.
  - SET 1" IP & TAG "LS 9029", FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
  - (R1) INDICATES RECORD DATA PER ROMOLA FARMS NO. 16A, M.B. 15/76.
  - (R2) INDICATES RECORD DATA PER PARCEL MAP NO. 17011, P.M.B. 93/68.
  - (R3) INDICATES RECORD DATA PER TRACT NO. 25901, M.B. 405/86-91.
  - (R4) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 147/13.
  - (R5) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 71/20.
  - ALL MEASUREMENTS SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.
  - ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.11 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
  - INDICATES RESTRICTED VEHICULAR ACCESS, DEDICATED HEREON.
  - INDICATES RESTRICTED VEHICULAR ACCESS PER M.B. 405/86-91.
  - C.C. & R.'S PER INSTRUMENT NO. \_\_\_\_\_, O.R. REC. \_\_\_\_\_.
  - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.

### BASIS OF BEARINGS NTS

### EASEMENT NOTES

- INDICATES AN EASEMENT IN FAVOR OF WATSON WATER COMPANY FOR WATER PIPES, LINES, DITCHES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 19, 1933 IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- INDICATES AN EASEMENT IN FAVOR OF HOME FARMS WATER COMPANY FOR PIPELINE, DITCHES, CANALS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 6, 1935 IN BOOK 236, PAGE 83 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- INDICATES AN EASEMENT IN FAVOR OF HOME FARMS WATER COMPANY FOR WATER CONDUITS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 29, 1943 IN BOOK 564, PAGE 508 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- INDICATES AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND AIRSPACE PURPOSES PER DOCUMENT RECORDED NOVEMBER 30, 2004 AS INST. NO. 2004-0949431 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- INDICATES AN EASEMENT IN FAVOR OF THE PUBLIC FOR DRAINAGE AND INCIDENTAL PURPOSES AS DEDICATED ON TRACT NO. 25901, M.B. 405/86-91, WITHIN THE BOUNDARY OF THIS TRACT MAP, PARTIALLY VACATED HEREON.
- INDICATES A 30' WIDE ACCESS EASEMENT FOR ROAD PURPOSES AS SHOWN PER ROMOLA FARMS NO. 16A, M.B. 15/76, NOT ACCEPTED.
- INDICATES A DRAINAGE EASEMENT, DEDICATED HEREON.
- INDICATES A LANDSCAPE EASEMENT, DEDICATED HEREON.
- INDICATES A STORM DRAIN AND ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, FOR MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
- INDICATES AN ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.

### BASIS OF BEARINGS NOTE

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP", "BILL" AND "P584" NAD83 (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 OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99991779. CALCULATIONS ARE MADE AT MONUMENT NO. 1 WITH COORDINATES OF: N:2220572.1121, E:6278871.5564, USING AN ELEVATION OF 1425.33.

### ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 45, PAGE 18. THIS AFFECTS ALL LOTS.

### MONUMENT NOTES

- S 1/4 COR., SEC. 3, FD. 1" I.P. WITH TACK & TAG "LS 5174", DN. 1.0' PER TR 25901 M.B. 405/86-91, R.S. 147/13 AND P.M. 17011 P.M.B. 93/68.
- FD. 1" I.P., OPEN, DN. 0.2', ACCEPTED AS CL INTERSECTION PER TR 25901, M.B. 405/86-91. SET LS. 9029.
- C 1/4 COR., SEC. 3, FD. 1" I.P. WITH TAG "LS 5174", FLUSH PER R.S. 147/13.
- C.E. 1/16 COR. SEC. 3; SEARCHED, FOUND NOTHING, ESTABLISHED BY PRORATION PER M.B. 405/86-91, R.S. 147/13 AND P.M.B. 93/68.
- FD. 1-1/2" STEEL ROD, DOWN 2.0', ACCEPTED AS CL INTERSECTION PER P.M. 17011, P.M.B. 93/68, M.B. 405/86-91, R.S. 147/13.
- FD. 1" I.P. WITH TACK & TAG "LS 5174", DN. 0.3', PER R.S. 147/13.
- FD. 1" I.P. WITH TACK & TAG "LS 5174", FLUSH, PER R.S. 147/13.
- HUB DOWN 4 CONCRETE NAIL & SHINER "X" TIES AND TWO FIELDER TIES PER T.B. BOOK 37/167. SEARCHED WITH FOR GRANITE STONE WITH CHISELED "X", PER SURVEY BOOK 495/2, M.B. 22/16 AND T.B. BOOK 37/167, NOT FOUND. ESTABLISHED POSITION BY REMAINING TIES PER T.B. BOOK 37/167. SET 1" I.P. TAGGED "LS 9029", FLUSH.
- FD. 3/4" I.P. WITH PLUG "LS 3962", FLUSH, PER R.S. 71/20 & TR 25901, M.B. 405/86-91, ACCEPTED AS N.E. CORNER OF INSTRUMENT NO. 1990-0441961, REC. 12-05-1990, O.R.
- FD. 3/4" I.P., OPEN, FLUSH, PER R.S. 71/20 & TR 25901, M.B. 405/86-91, ACCEPTED AS N.W. CORNER OF INSTRUMENT NO. 1990-0441961, REC. 12-05-1990, O.R.
- FD. 1" I.P. TAGGED "LS. 5174", ON WALL, PER R.S. 147/13.
- SEARCHED, FOUND NOTHING, ESTABLISHED BY INTERSECTION OF THE EAST LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 3 AND THE EASTERLY PROLONGATION OF THE ESTABLISHED NORTH LINE OF LOTS 1537 & 1538 PER M.B. 15/76.
- S.E. 1/16 COR., SEARCHED, FOUND NOTHING, ESTAB. BY INTERSECTION.
- E 1/16 COR., SEC. 3, FD. 3/4" I.P., TAG ILLEG., DN. 0.9', PER P.M. 93/68, M.B. 405/86-91 & R.S. 147/13. SET TAG "LS 9029".
- SEARCHED, FOUND NOTHING, ESTABLISHED PER PRORATION OF CALC'D POSITION PER M.B. 405/86-91.
- SEARCHED, FOUND NOTHING, ESTABLISHED BY PRORATION PER PM 93/68.
- FD. NAIL AND WASHER, STAMPED LS. 5820, FLUSH, IN LIEU OF 1" I.P. TAGGED LS. 5820, PER M.B. 405/86-91, ACCEPTED AS C/L INTERSECTION.
- FD. 1" I.P. WITH PLASTIC PLUG, ILLEG., FLUSH, PER M.B. 405/86-91.
- FD. 1" I.P. OPEN, FLUSH, PER M.B. 405/86-91.
- SEARCHED, FOUND NOTHING, ESTABLISHED BY INTERSECTION.
- S. 1/16 COR. SEC. 3, FD. 1 1/2" ROD, DN. 2.0', PER P.M. 65/32 & C.R. 15-0353.

### NOTES:

- SEE SHEET NO. 4 FOR BOUNDARY CONTROL MAP.
- SEE SHEET NO. 5 FOR SHEET INDEX MAP.

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

# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

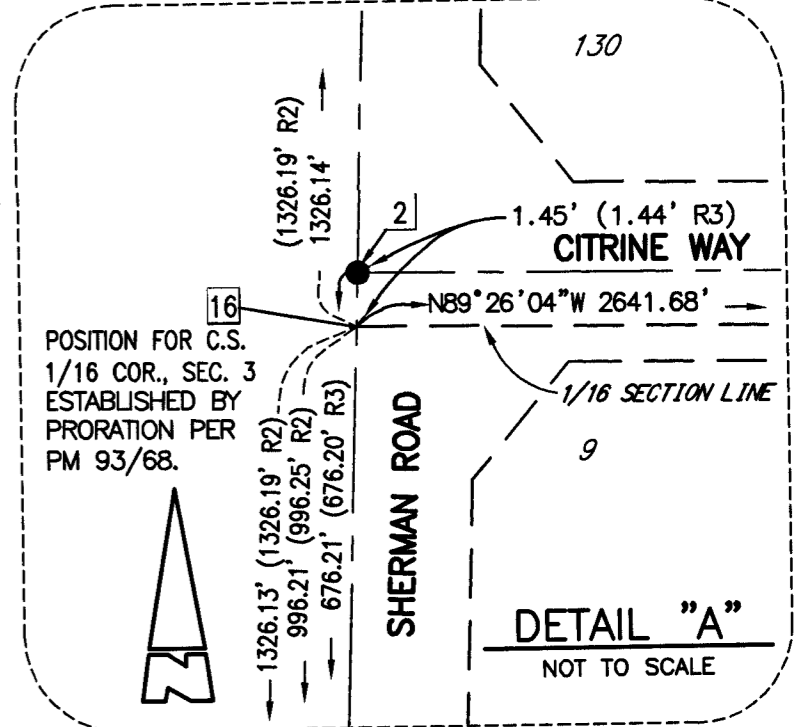
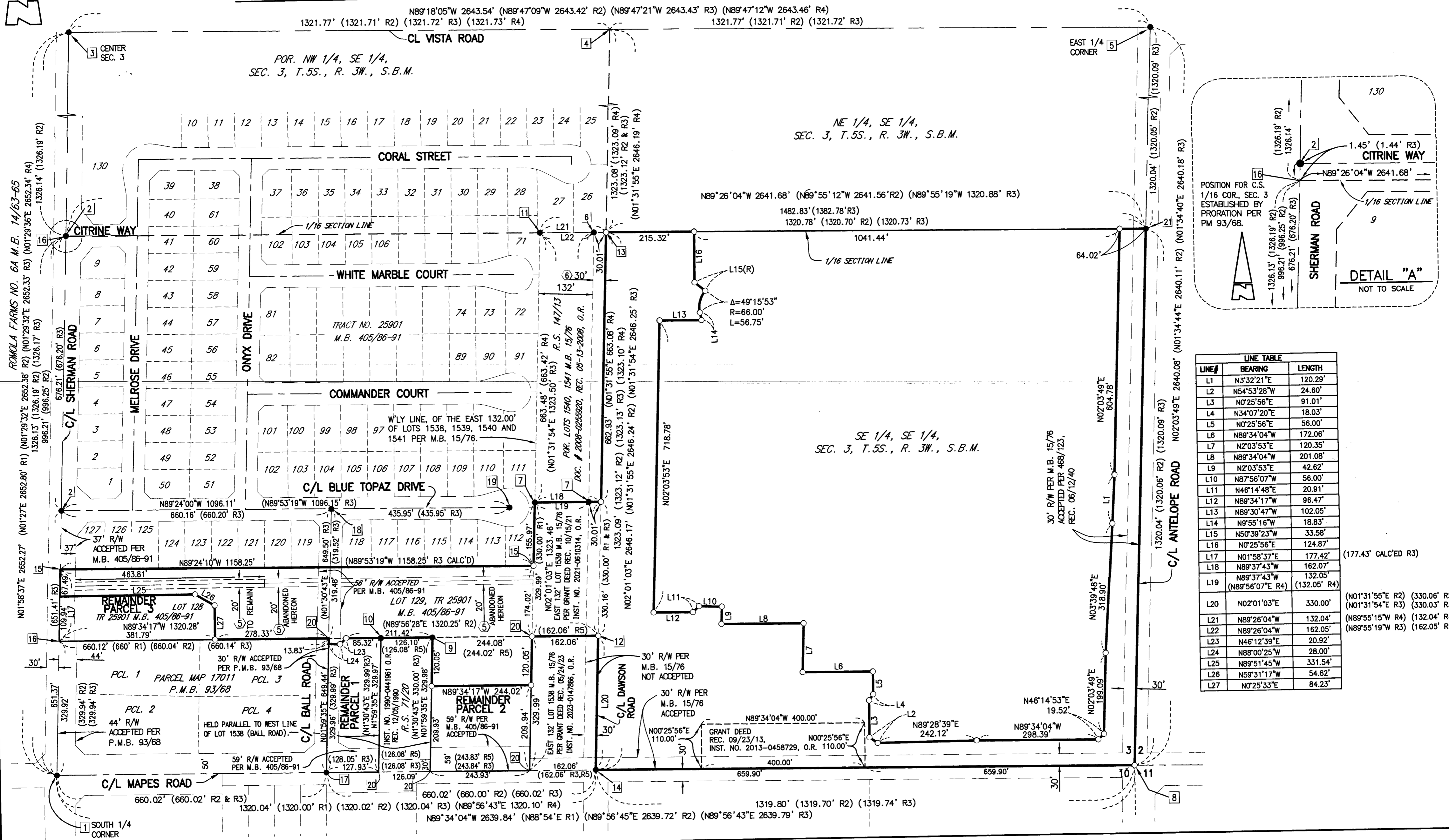
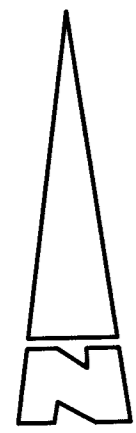
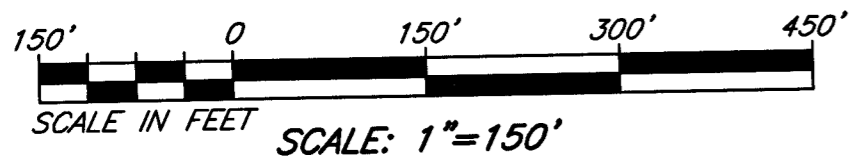
## BOUNDARY CONTROL MAP

KWC ENGINEERS

JANUARY, 2021

### NOTES:

- SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, BASIS OF COORDINATES NOTE, ENVIRONMENTAL CONSTRAINT NOTE, SURVEYOR'S NOTES AND MONUMENT NOTES.
- SEE SHEET NO. 5 FOR SHEET INDEX MAP.



LINE#	BEARING	LENGTH
L1	N3°32'21"E	120.29'
L2	N54°53'28"W	24.60'
L3	N0°25'56"E	91.01'
L4	N34°07'20"E	18.03'
L5	N0°25'56"E	56.00'
L6	N89°34'04"W	172.06'
L7	N2°03'53"E	120.35'
L8	N89°34'04"W	201.08'
L9	N2°03'53"E	42.62'
L10	N87°56'07"W	56.00'
L11	N46°14'48"E	20.91'
L12	N89°34'17"W	96.47'
L13	N89°30'47"W	102.05'
L14	N9°55'16"W	18.83'
L15	N50°39'23"W	33.58'
L16	N0°25'56"E	124.87'
L17	N01°58'37"E	177.42'
L18	N89°37'43"W	162.07'
L19	N89°37'43"W (N89°56'07"E R4)	132.05' (132.05' R4)
L20	N02°01'03"E	330.00'
L21	N89°26'04"W	132.04'
L22	N89°26'04"W	162.05'
L23	N46°12'39"E	20.92'
L24	N88°00'25"W	28.00'
L25	N89°51'45"W	331.54'
L26	N59°31'17"W	54.62'
L27	N0°25'33"E	84.23'

(177.43' CALC'ED R3)  
(N01°31'55"E R2) (330.06' R2)  
(N01°31'54"E R3) (330.03' R3)  
(N89°55'15"W R4) (132.04' R4)  
(N89°55'19"W R3) (162.05' R3)

# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

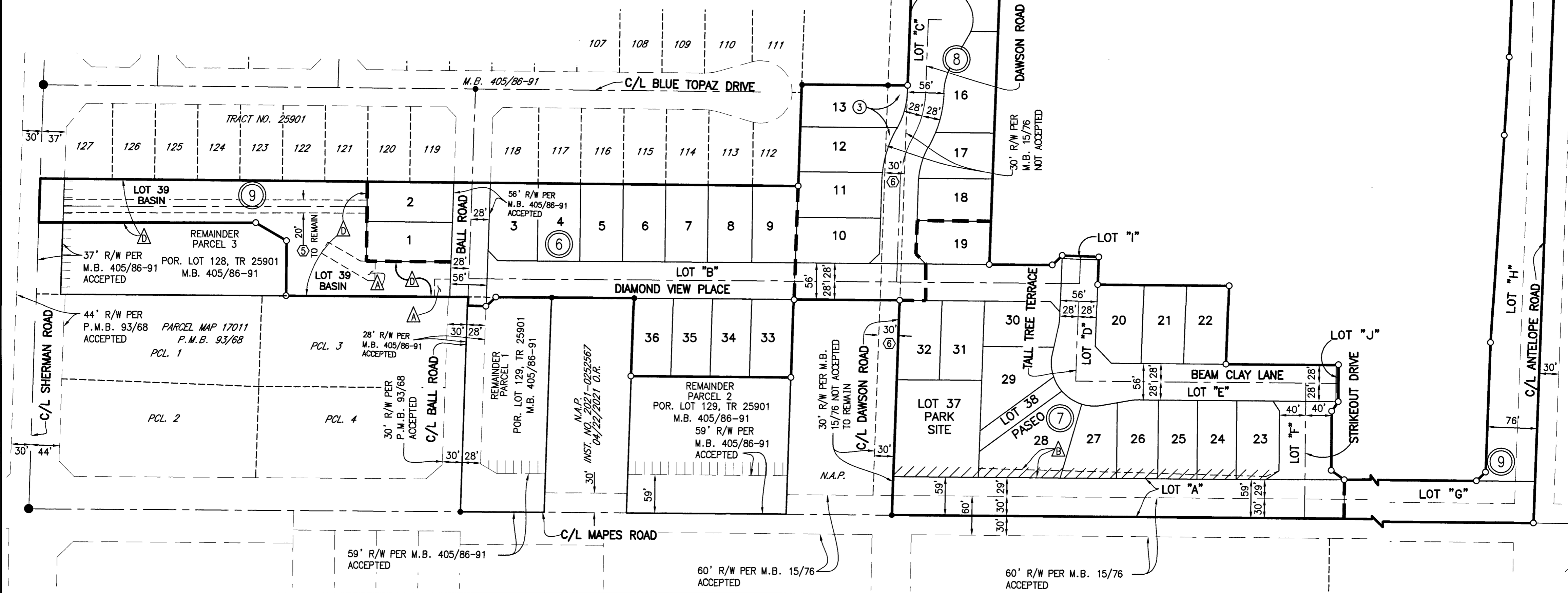
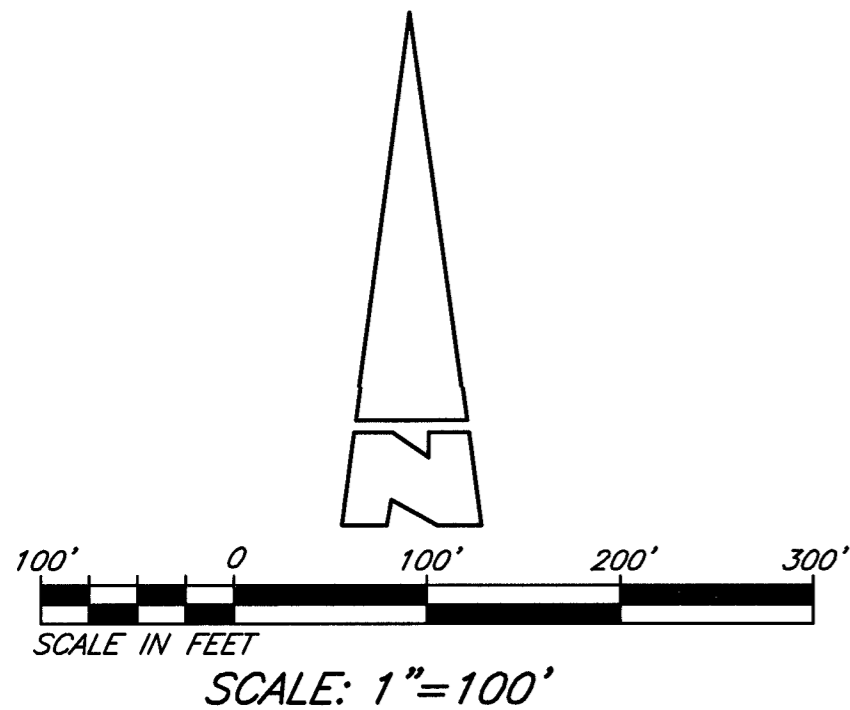
KWC ENGINEERS JANUARY, 2021

## INDEX MAP SHEET

(X) INDICATES SHEET NUMBER

### NOTES:

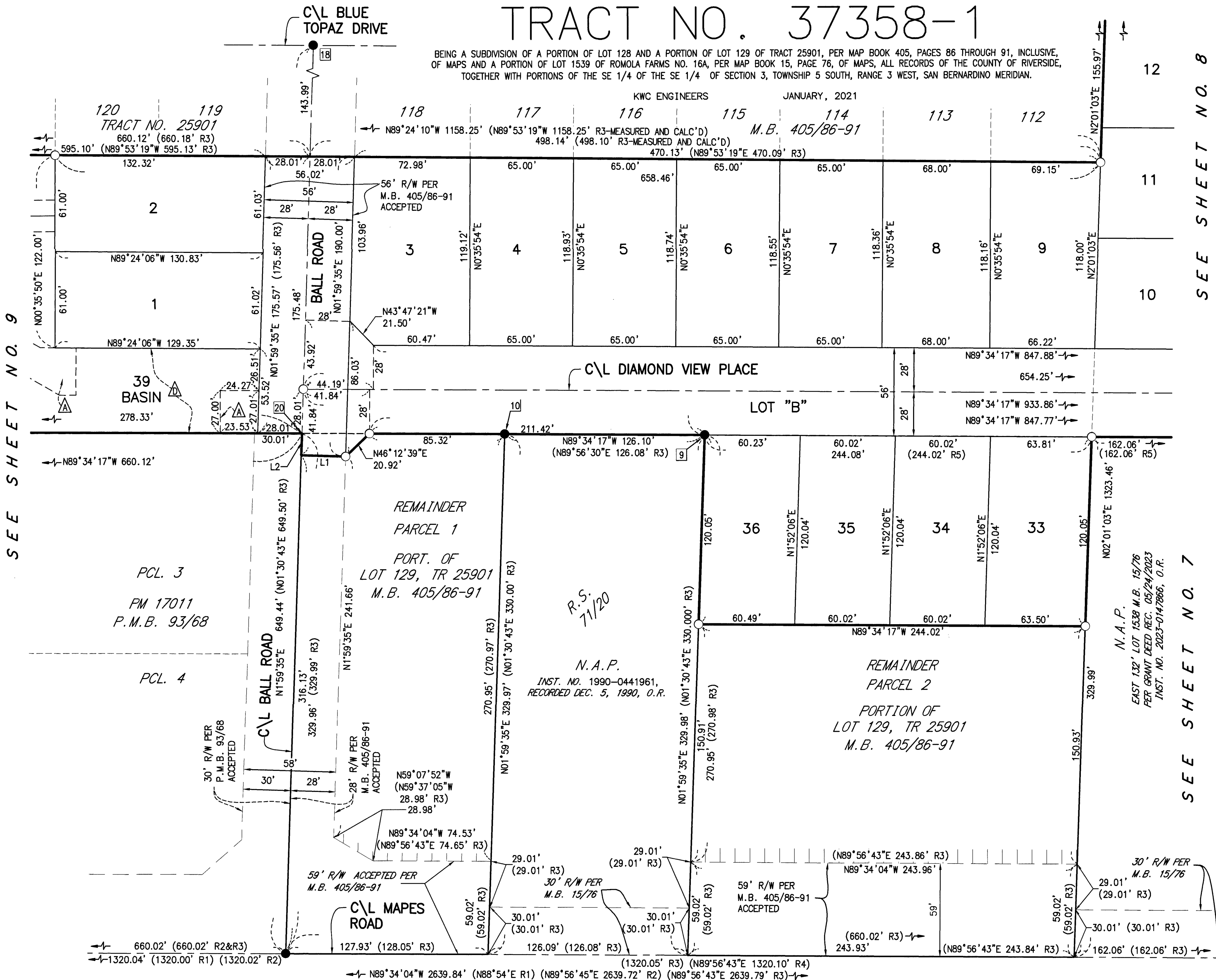
- 1) SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND SURVEYOR'S NOTES.
- 2) SEE SHEET NO. 4 FOR BOUNDARY CONTROL MAP.
- 3) LOT 12 AND 13 WILL REMAIN NOT DEVELOPABLE UNTIL THE PUBLIC STREET DESCRIBED IN ROMOLA FARMS NO. 16A, M.B. 15/76 HAS BEEN ABANDONED BY RECORD NOTICE, THE ABANDONMENT SHALL BE THAT PORTION OF PUBLIC STREET LYING OVER LOTS 12 AND 13.



# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

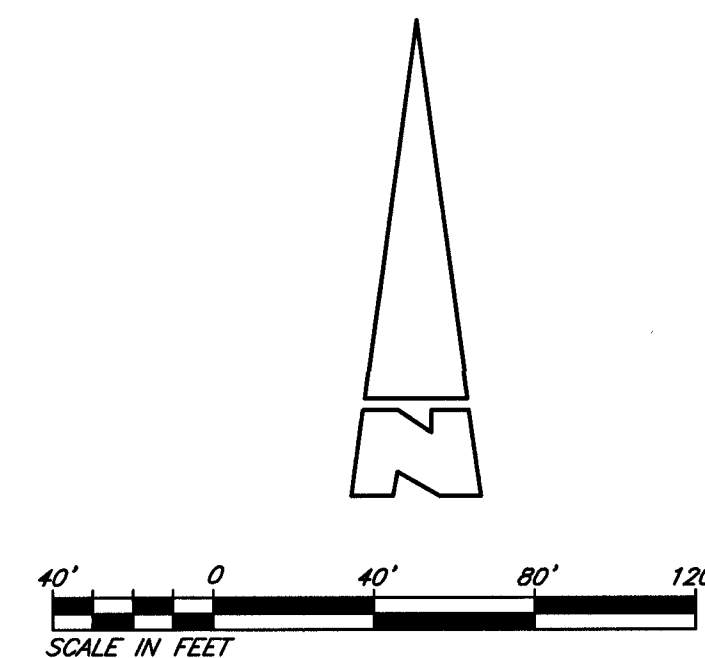
KWC ENGINEERS JANUARY, 2021



LINE TABLE (THIS SHEET ONLY)		
LINE #	BEARING	LENGTH
L1	N88°00'25"W	28.00'
L2	N1°59'35"E	13.83'

**NOTES:**

- 1) SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND SURVEYOR'S NOTES.
- 2) SEE SHEET NO. 4 FOR BOUNDARY CONTROL MAP.
- 3) SEE SHEET NO. 5 FOR SHEET INDEX MAP.



SEE SHEET NO. 9

SEE SHEET NO. 8

SEE SHEET NO. 7



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

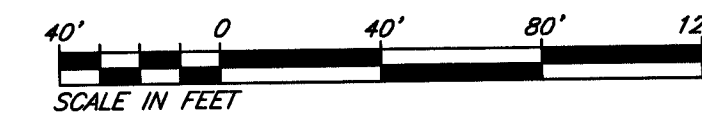
# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

SEE SHEET NO. 8

KWC ENGINEERS

JANUARY, 2021



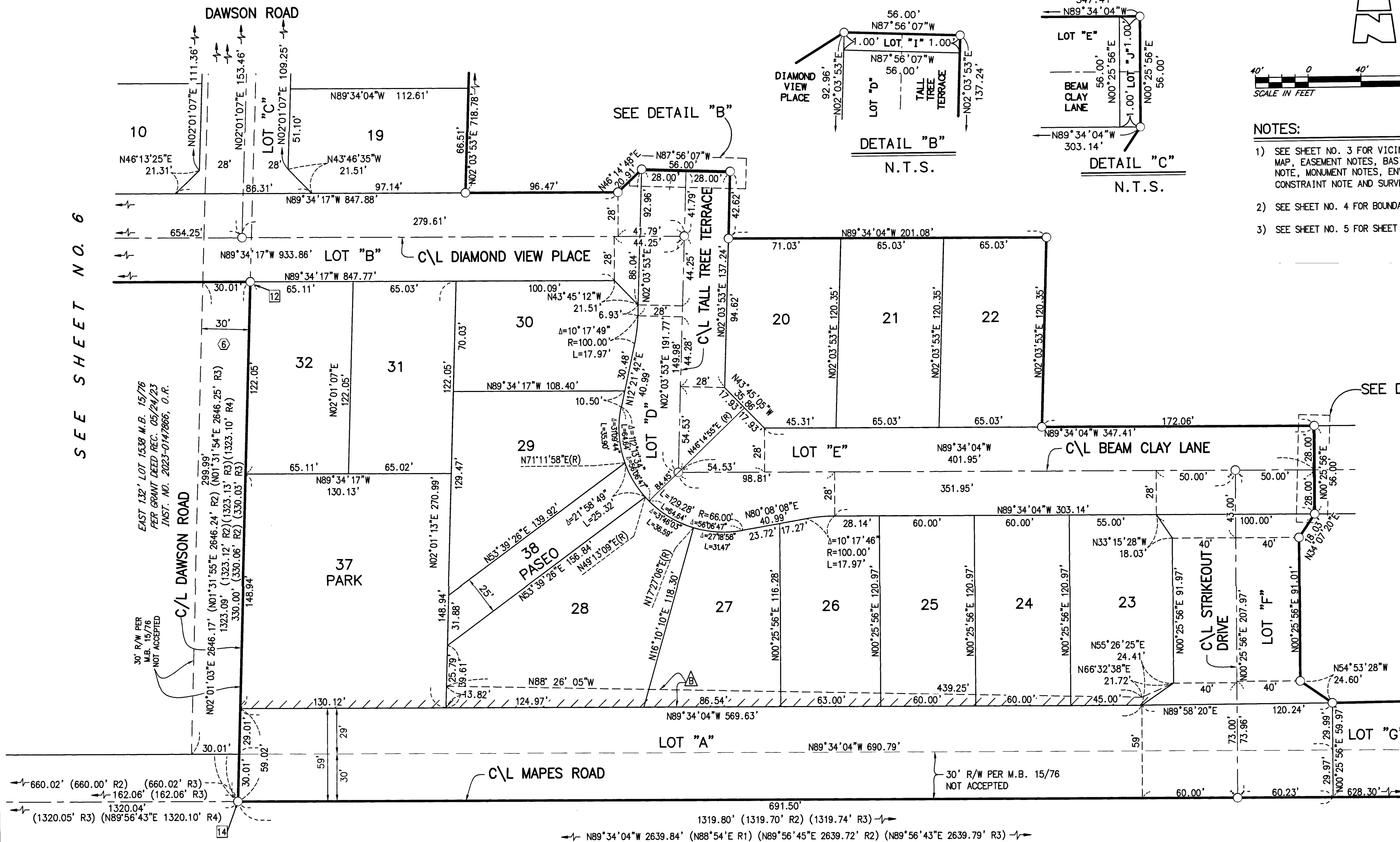
### NOTES:

- 1) SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND SURVEYOR'S NOTES.
- 2) SEE SHEET NO. 4 FOR BOUNDARY CONTROL MAP.
- 3) SEE SHEET NO. 5 FOR SHEET INDEX MAP.

SEE SHEET NO. 6

SEE DETAIL "C"

SEE SHEET NO. 9



EAST 132' LOT 1538 M.B. 15/76  
PER GRANT DEED REC. 05/24/23  
INST. NO. 2023-0147866, O.R.

30' R/W PER  
M.B. 15/76  
NOT ACCEPTED

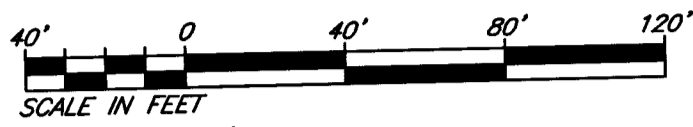
30' R/W PER M.B. 15/76  
NOT ACCEPTED

691.50'  
1319.80' (1319.70' R2) (1319.74' R3) ←  
← N89°34'04"W 2639.84' (N88°54'E R1) (N89°56'45"E 2639.72' R2) (N89°56'43"E 2639.79' R3) →

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

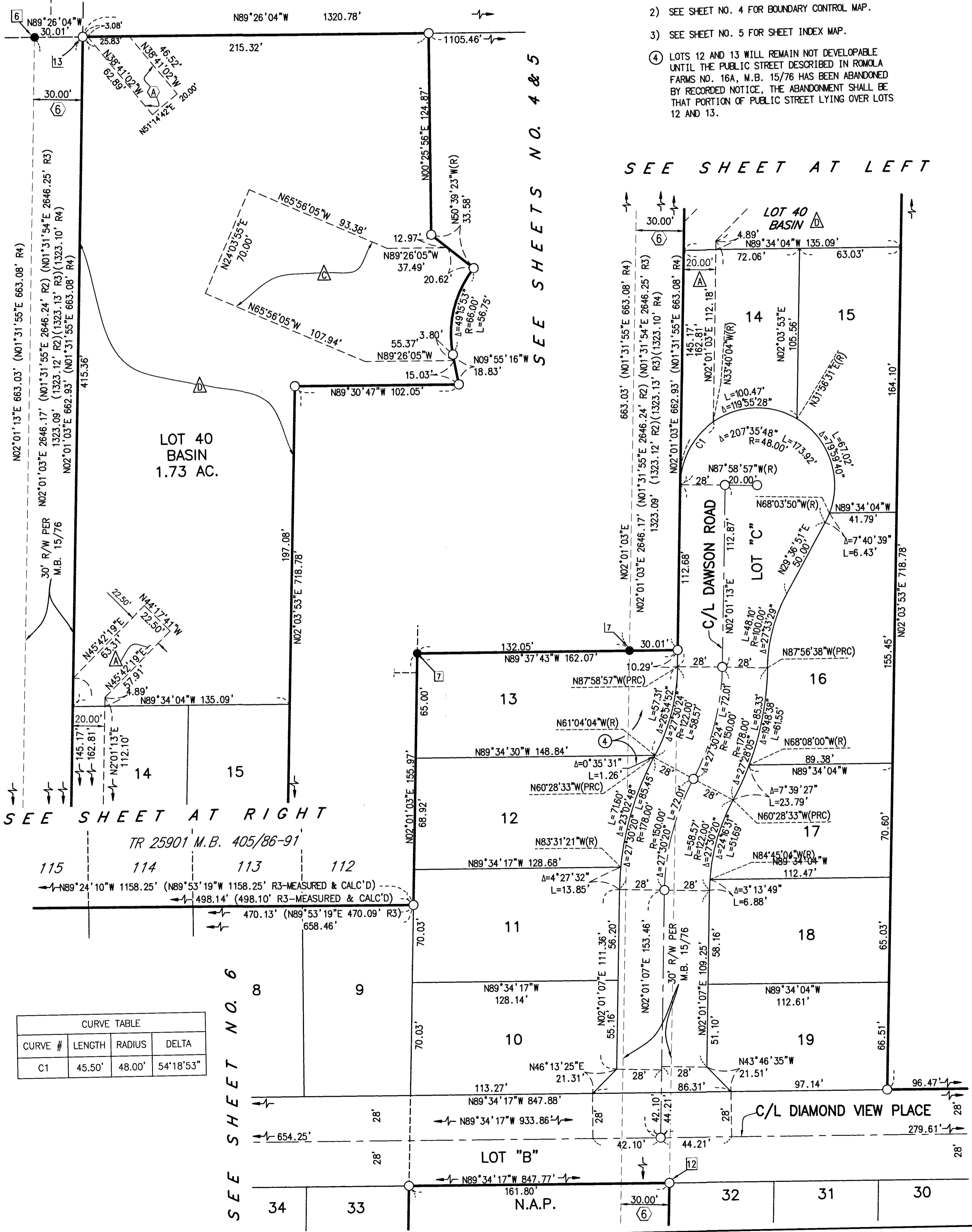
# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.  
 KWC ENGINEERS JANUARY, 2021



**NOTES:**

- 1) SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND SURVEYOR'S NOTES.
- 2) SEE SHEET NO. 4 FOR BOUNDARY CONTROL MAP.
- 3) SEE SHEET NO. 5 FOR SHEET INDEX MAP.
- 4) LOTS 12 AND 13 WILL REMAIN NOT DEVELOPABLE UNTIL THE PUBLIC STREET DESCRIBED IN ROMOLA FARMS NO. 16A, M.B. 15/76 HAS BEEN ABANDONED BY RECORDED NOTICE, THE ABANDONMENT SHALL BE THAT PORTION OF PUBLIC STREET LYING OVER LOTS 12 AND 13.



SEE SHEET AT LEFT

SEE SHEET AT RIGHT

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	45.50'	48.00'	54°18'53"

SEE SHEET NO. 6

SEE SHEET NO. 7

SEE SHEETS NO. 4 & 5

TR 25901 M.B. 405/86-91  
 115 114 113 112  
 ← N89°24'10"W 1158.25' (N89°53'19"W 1158.25' R3-MEASURED & CALC'D)  
 ← 498.14' (498.10' R3-MEASURED & CALC'D)  
 ← 470.13' (N89°53'19"E 470.09' R3)  
 ← 658.46'

LOT "B"  
 ← N89°34'17"W 847.77' →  
 ← 161.80' →  
 N.A.P.

C/L DIAMOND VIEW PLACE

C/L DAWSON ROAD

LOT 40 BASIN  
 1.73 AC.

LOT 40 BASIN

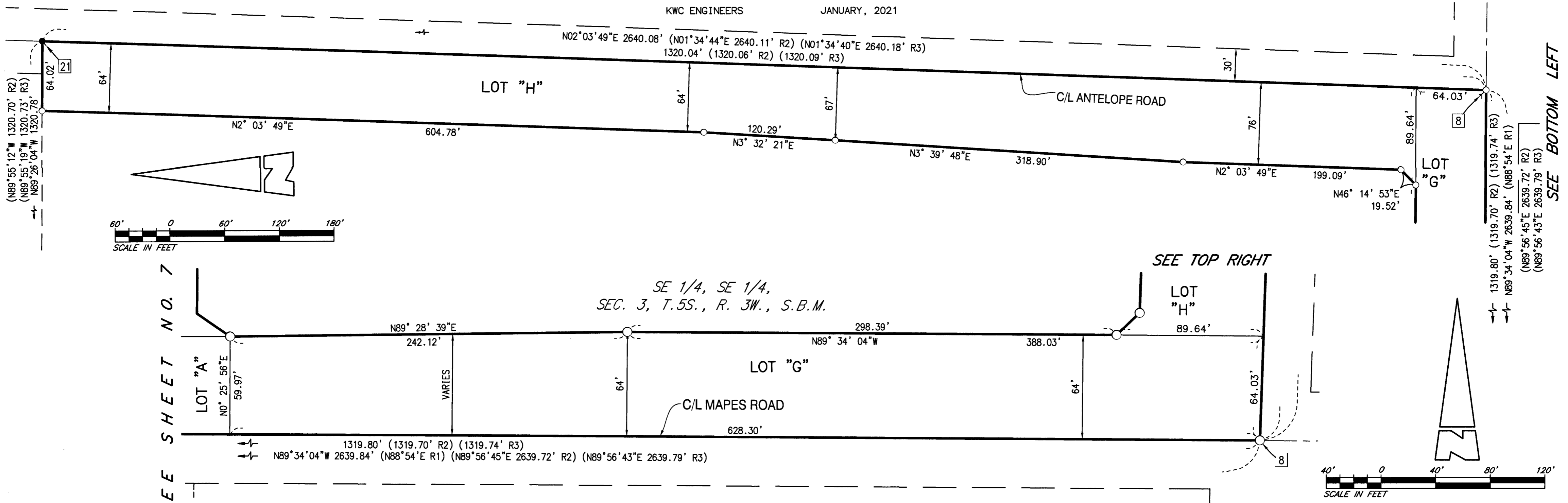
LOT "C"

LOT "B"

# TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND A PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

KWC ENGINEERS JANUARY, 2021

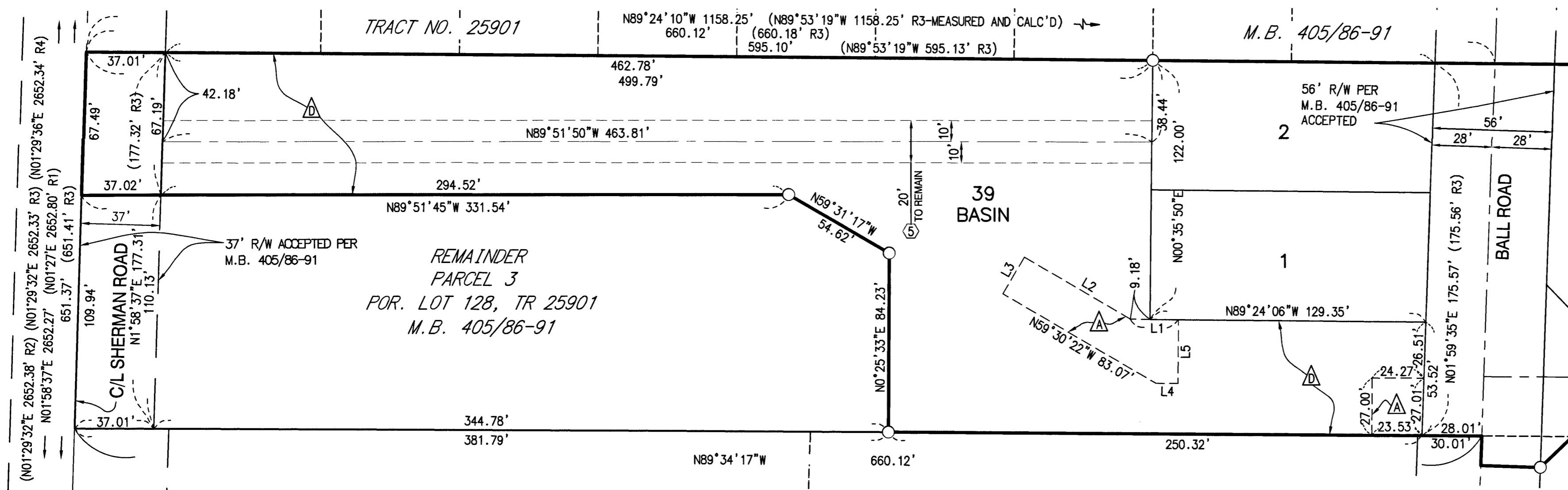


SEE SHEET NO. 7

SEE TOP RIGHT

SEE BOTTOM LEFT

SE 1/4, SE 1/4,  
SEC. 3, T. 5S., R. 3W., S.B.M.



- NOTES:**
- SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND SURVEYOR'S NOTES.
  - SEE SHEET NO. 4 FOR BOUNDARY CONTROL MAP.
  - SEE SHEET NO. 5 FOR SHEET INDEX MAP.

LINE TABLE  
(THIS SHEET ONLY)

LINE #	BEARING	LENGTH
L1	N89°24'06"W	22.56'
L2	N59°30'22"W	57.60'
L3	N30°29'38"E	20.00'
L4	N89°24'10"W	10.44'
L5	N0°35'54"E	30.04'

SEE SHEET NO. 6

# ENVIRONMENTAL CONSTRAINT SHEET

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

## TRACT NO. 37358-1

BEING A SUBDIVISION OF A PORTION OF LOT 128 AND A PORTION OF LOT 129 OF TRACT 25901, PER MAP BOOK 405, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS AND PORTION OF LOT 1539 OF ROMOLA FARMS NO. 16A, PER MAP BOOK 15, PAGE 76, OF MAPS, ALL RECORDS OF THE COUNTY OF RIVERSIDE, TOGETHER WITH PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

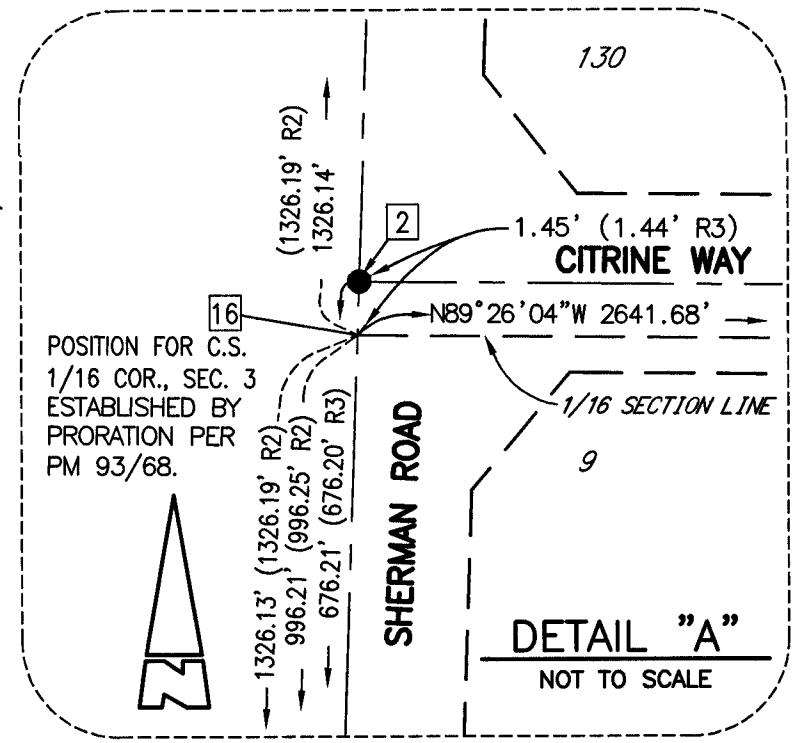
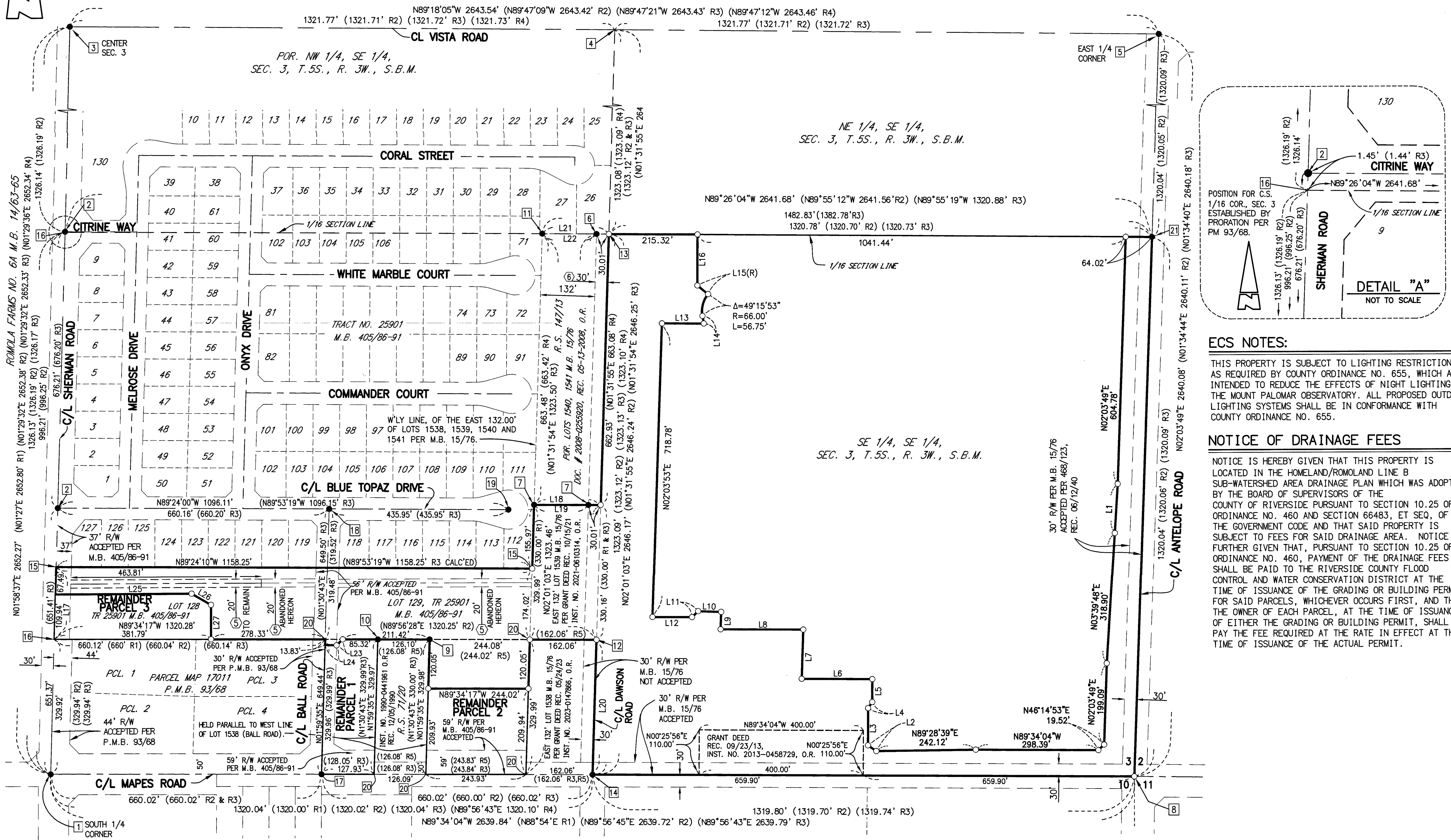
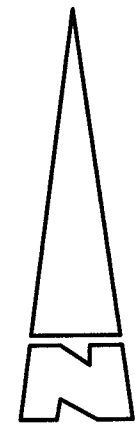
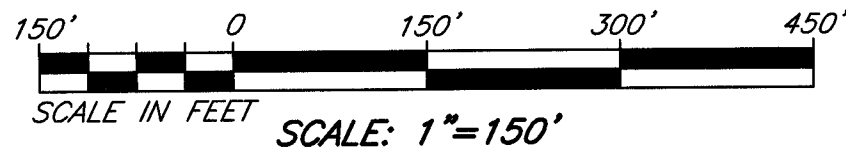
### BOUNDARY CONTROL MAP

KWC ENGINEERS

JANUARY, 2020

#### NOTES:

- 1) SEE SHEET NO. 3 FOR VICINITY MAP, GPS TIE MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, BASIS OF COORDINATES NOTE, ENVIRONMENTAL CONSTRAINT NOTE, SURVEYOR'S NOTES AND MONUMENT NOTES.
- 2) SEE SHEET NO. 5 FOR SHEET INDEX MAP.



#### ECS NOTES:

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.

#### NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND LINE B SUB-WATERSHED AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

BK 45/Pg. 15