

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



**ITEM: 2.20**  
(ID # 25909)

**MEETING DATE:**  
Tuesday, September 17, 2024

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 33978 a Schedule "A" Subdivision in the Perris area. District 5.  
[Applicant Fees 100%]

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

1. Approve the Improvement Agreements for Final Tract Map 33978 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 33978.

**ACTION:Consent**

  
Dennis Acuna, Director of Transportation 9/4/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Perez and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: September 17, 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 33978 was approved by the Board of Supervisors on August 18, 2015, as Agenda Item 16-3. Final Tract Map 33978 is a 53.85-acre subdivision creating 139 residential lots and 7 open space lots in the Perris 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.

KB HOME COASTAL INC., 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 33978 \$4,816,500 amount pending for the completion of road and drainage improvements.

TR 33978 \$565,000 amount pending for the completion of the water system.

TR 33978 \$903,00 amount pending for the completion of the sewer system.

TR 33978 \$212,200 amount pending for the completion of the survey monumentation.

**Additional Fiscal Information:**

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

**ATTACHMENTS:**

TR 33978 Vicinity Map

TR 33978 Improvement Agreement

TR 33978 Mylars

  
Jason Farin, Principal Management Analyst

9/12/2024

  
George Trindle, ASST COUNTY COUNSEL

9/10/2024



**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 KB Home Coastal Inc., 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 33978**, 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 **Two Hundred Twelve Thousand Two Hundred and no/100 Dollars (\$212,200.00)**.

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

Contractor  
KB Home Coastal, Inc.  
36310 Inland Valley Drive  
Wildomar, CA 92595

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

By  \_\_\_\_\_

Print Name Vernell Williams \_\_\_\_\_

Title Director of Forward Planning \_\_\_\_\_

By \_\_\_\_\_

Print Name \_\_\_\_\_

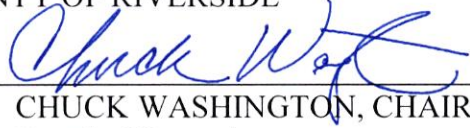
Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

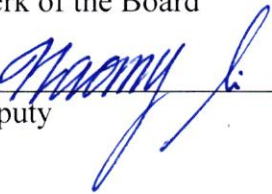
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By   
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



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

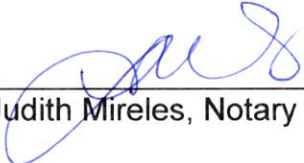
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside }

On March 27, 2024 before me, Judith Mireles, Notary Public, personally appeared Vernell Williams, 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.

  
\_\_\_\_\_  
Judith Mireles, Notary Public



(SEAL)

**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 KB Home Coastal Inc., 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 33978**, 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 **Four Million Eight Hundred Sixteen Thousand Five Hundred and no/100 Dollars (\$4,816,500.00)**.

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.

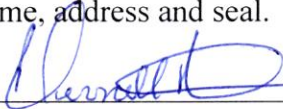
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if 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  
KB Home Coastal, Inc.  
36310 Inland Valley Drive  
Wildomar, CA 92595

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

By  \_\_\_\_\_

Print Name Vernell Williams \_\_\_\_\_

Title Director of Forward Planning \_\_\_\_\_

By \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_


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   
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

# CALIFORNIA ALL-PURPOSE 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 }

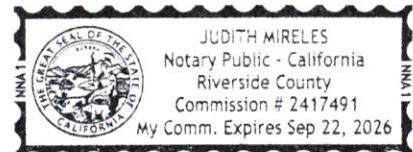
County of Riverside }

On March 27, 2024 before me, Judith Mireles, Notary Public, personally appeared Vernell Williams, 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.

  
\_\_\_\_\_  
Judith Mireles, Notary Public



(SEAL)



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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB Home Coastal Inc., 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 33978**, 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 **Five Hundred Sixty-Five Thousand and no/100 Dollars (\$565,000.00)**.

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:

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

Contractor  
KB Home Coastal, Inc.  
36310 Inland Valley Drive  
Wildomar, CA 92595

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

By  \_\_\_\_\_

Print Name Vernell Williams

Title Director of Forward Planning

By \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_


COUNTY OF RIVERSIDE signature page to follow on page 4.

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



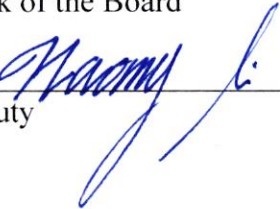
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By   
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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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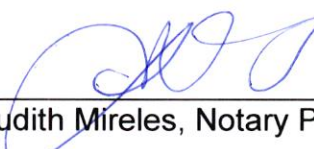
State of California }

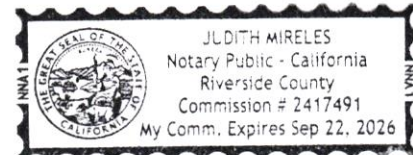
County of Riverside }

On March 27, 2024 before me, Judith Mireles, Notary Public, personally appeared Vernell Williams, 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.

  
\_\_\_\_\_  
Judith Mireles, Notary Public



(SEAL)

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB Home Coastal Inc., 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 33978**, 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 **Nine Hundred Three Thousand and no/100 Dollars (\$903,000.00)**.

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.

Agreement for the Construction of Sewer System Improvements

Tract **33978**

Page 1

SEP 17 2024 2.20



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. 4080 Lemon Street, 8 <sup>th</sup> Floor Riverside, CA 92501	KB Home Coastal, Inc. 36310 Inland Valley Drive Wildomar, CA 92595

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

By  \_\_\_\_\_

Print Name Vernell Williams

Title Director of Forward Planning

By \_\_\_\_\_

Print Name \_\_\_\_\_

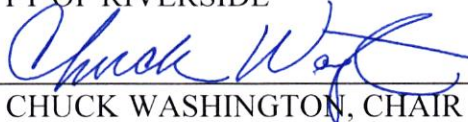
Title \_\_\_\_\_

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   
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

# CALIFORNIA ALL-PURPOSE 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 March 27, 2024 before me, Judith Mireles, Notary Public, personally appeared Vernell Williams, 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.

  
\_\_\_\_\_  
Judith Mireles, Notary Public



(SEAL)



**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>09/18/2024</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 09/17/2024 - Item No 2.20				
	Final Parcel Map No 33978 - Sched "E"				
	SUBDIVISION OF PARCEL 1 WITHIN SECTION 15, TOWNSHIP 4, SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN District 5				

21. RECORDS RECEIVED BY: 	30. REMARKS
22. TITLE	23. RECEIVED VIA:
24. DATE RECEIVED:	25. TIME RECEIVED:
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:
28. NAME\DATE SCANNED TO HOLDING AREA:	29. NAME\DATE SCANNED TO LOCATION:

*2024-9-16022*

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-0080381 LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ENGINEERING SOLUTIONS EUGENE A. SHAFFER, L.S. 4644

MAY, 2022

RECORDER'S

FILED THIS \_\_\_\_\_ AT \_\_\_\_\_

BOARD. NO. \_\_\_\_\_ FEE \_\_\_\_\_

PETER ALDREY

BY: \_\_\_\_\_

SUBDIVISION FIRST AMERICAN

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT OF 1992, AS AMENDED, AND THE ORDINANCE AT THE REQUEST OF KB HOME COASTAL IN 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CORRECT POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH A MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED MAP AND IS TRUE AND COMPLETE AS SHOWN.

DATE SEPT. 9 2024



THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE LAND DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC USE, THROUGH "J" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC

THE DEDICATION OF LOT "I" WALNUT AVENUE, LOTS "G" AND "H" SHERMAN AVENUE, AND PORTIONS OF LOTS 140, 141 AND 142 ABUTTING THESE HIGHWAYS AND DURING THE CONSTRUCTION OF SAID HIGHWAYS AND DURING THE OPERATION THEREOF SHALL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. THE WIDTH OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL BE THE SAME AS TO THE PART VACATED.

THE LAND DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC USE, THROUGH "J" INCLUSIVE. THE DEDICATION IS FOR THE MAINTENANCE OF DRAINAGE FACILITIES.

THE LAND DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC USE, THROUGH "J" INCLUSIVE. THE DEDICATION IS FOR THE MAINTENANCE OF LANDSCAPING WITHIN THE (1) BASINS.





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 OF LOTS 'A' THROUGH 'I', INCLUSIVE, 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 OF LOT 'J' IS HEREBY NOT 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. 23-8M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE WATER QUALITY BASIN LANDSCAPE EASEMENTS ARE HEREBY ACCEPTED FOR MAINTENANCE OF LANDSCAPE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT No. 23-8M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: September 17, 2024

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF  
SUPERVISORS

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

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

BY: Naomy Li, Deputy

TAX COLLECTOR'S CERTIFICATE

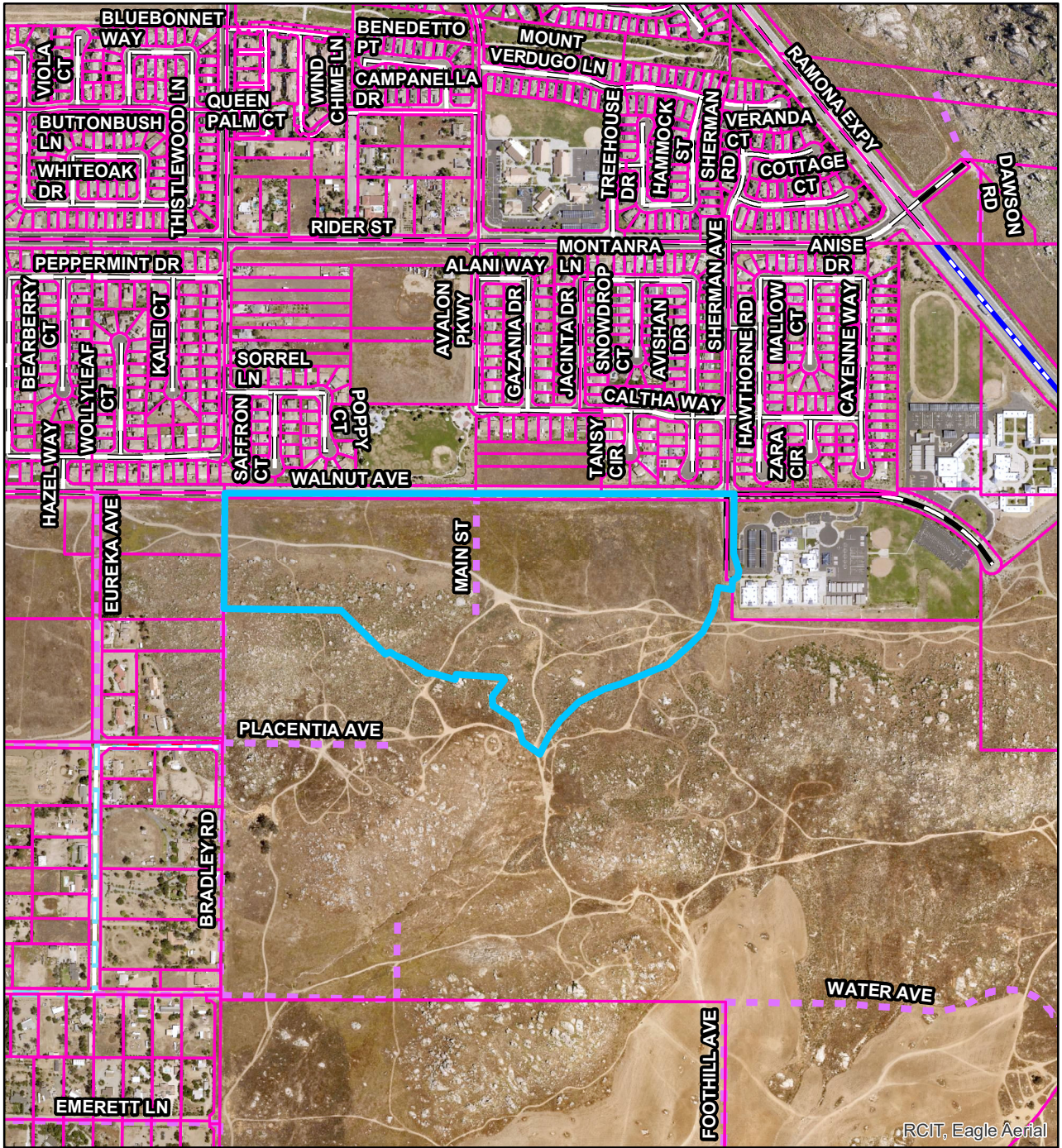
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 29,700.00

DATE: AUGUST 21, 2024

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: Matthew Jennings, DEPUTY





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 33978

Section 15, T.4S. R.3W.

**Supervisorial District: 5**



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106264, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

ENGINEERING SOLUTIONS

MAY, 2022

EUGENE A. SHAFFER, L.S. 4644

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.

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER BY: DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S 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 "J" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "I" WALNUT AVENUE, LOTS "G" AND "H" SHERMAN AVENUE, THE OWNERS OF LOTS 140, 141 AND 142 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS WITHIN LOTS 140 THROUGH 143, AND 146, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WATER QUALITY (WQ) BASIN LANDSCAPE EASEMENT WITHIN LOTS 140 AND 141, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF LANDSCAPING WITHIN THE WATER QUALITY (WQ) BASINS.

WE HEREBY RETAIN ALL OF LOT 143, FOR OPEN SPACE TO PRESERVE THE ROCK OUTCROPPINGS AND VISUAL APPEARANCE OF THE LAND. AND FOR MAINTENANCE OF TRAILS LYING WITHIN OPEN SPACE LOT 143, 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 ALL OF LOT 146, FOR OPEN SPACE, ACCESS TO LOT 143, AND MAINTENANCE OF TRAILS, SLOPES AND LANDSCAPING 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 ALL OF LOTS 140, 141, 142, 143, 144, AND 145, FOR OPEN SPACE AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

KB HOME COASTAL INC., A CALIFORNIA CORPORATION, OWNER

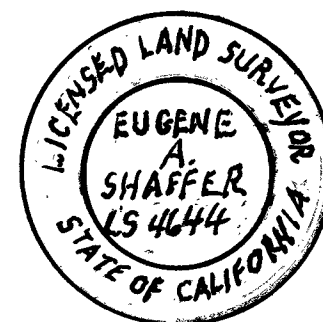
BY: Scott Hansen VP, Forward Planning

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KB HOME COASTAL INC., A CALIFORNIA CORPORATION IN MAY, 2022. 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 SEPT. 9, 2024

EUGENE A. SHAFFER, L.S. 4644



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. 33978 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 18, 2015, THE EXPIRATION DATE BEING SEPTEMBER 27, 2024; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 9-9, 2024

DAVID L. MCMILLAN, COUNTY SURVEYOR L.S. 8488 EXPIRES 12/31/24



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 August 14, 2024, BEFORE ME, A NOTARY PUBLIC, Judith Mireles, PERSONALLY APPEARED Scott Hansen, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

SIGNATURE: Judith Mireles PRINT NAME: Judith Mireles NUMBER: 2417491

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY. MY COMMISSION EXPIRES: Sep. 22, 2026 NY COMMISSION

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 OF LOTS 'A' THROUGH 'I', INCLUSIVE, 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 OF LOT 'J' IS HEREBY NOT 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. 23-8M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE WATER QUALITY BASIN LANDSCAPE EASEMENTS ARE HEREBY ACCEPTED FOR MAINTENANCE OF LANDSCAPE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT No. 23-8M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY CHAIRMAN OF THE BOARD OF SUPERVISORS

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 29,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF 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: August 11, 2024

CASH OR SURETY BOND MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: Deputy

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 29,700.00

DATE: August 21, 2024

MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: Deputy

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE PERRIS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 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 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

# IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. TRACT No. 33978

**BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 22005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106264, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN**  
ENGINEERING SOLUTIONS  
MAY, 2022  
EUGENE A. SHAFFER, L.S. 4644

**SURVEYOR'S NOTES:**

THIS MAP CONTAINS 146 NUMBERED LOTS AND 10 LETTERED LOTS.  
THIS MAP CONTAINS 53.85 ACRES GROSS.

CC&Rs RECORDED \_\_\_\_\_ 20 \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_

R1 = PARCEL MAP NO. 32439, P.M.B. 216/62-68  
R2 = TRACT NO. 32249, M.B. 411/56-68  
[ ] = RECORD AND MEASURED DATA PER LOT LINE ADJUSTMENT NO. 22005, REC. 2/16/2022 AS DOC. NO. 2022-00803881 O.R. UNLESS OTHERWISE NOTED.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

**MONUMENT NOTES**

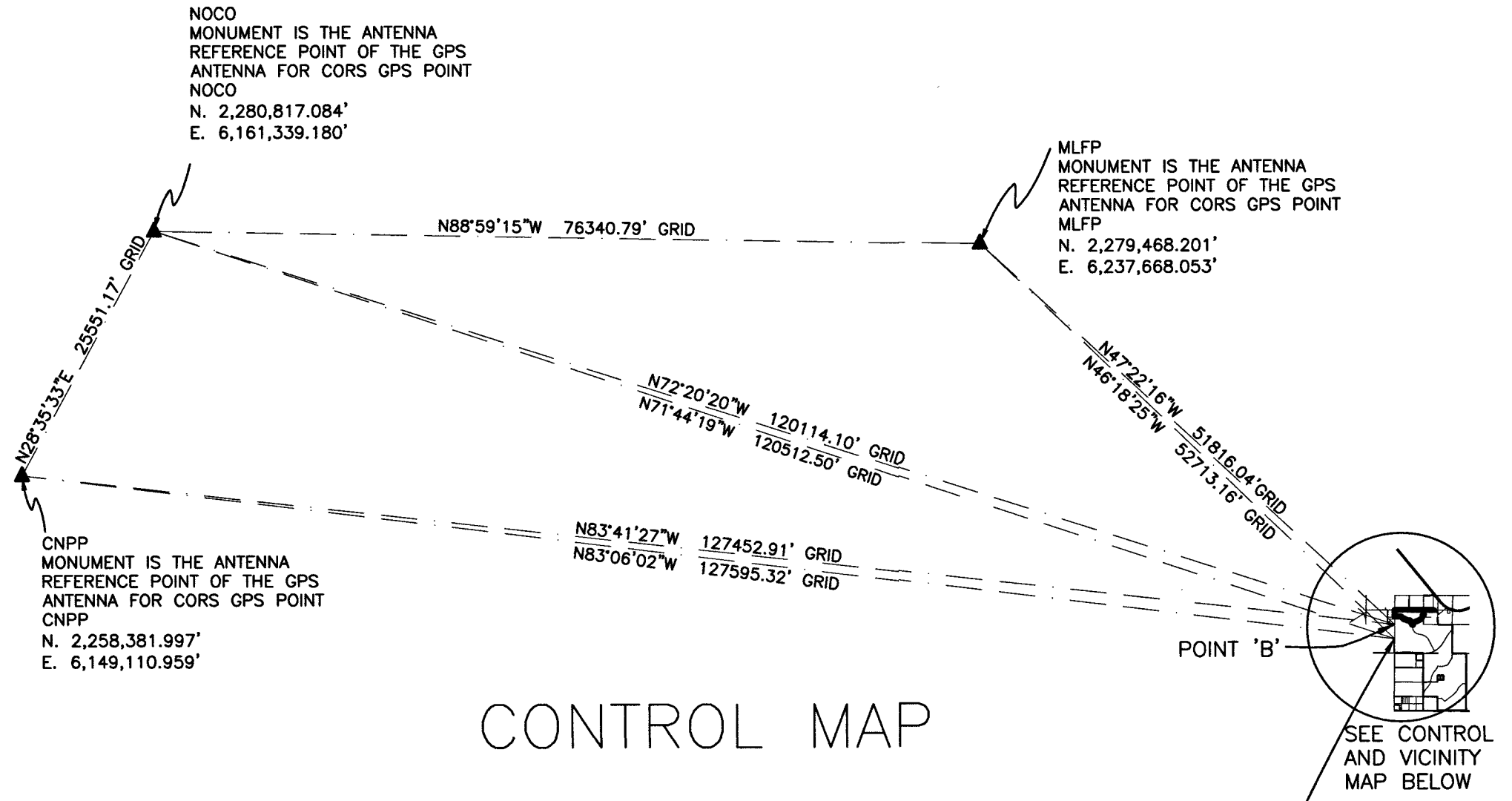
ALL MONUMENTS FOUND IN THE ORIGINAL BOUNDARY SURVEY FOR THIS MAP ARE SHOWN AND DESCRIBED ON SHEET 3.

1. ● INDICATES FOUND MONUMENT AS DESCRIBED ON SHEET 3.
2. ⊙ INDICATES SET 1" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "A.V. GEOMATICS" & "L.S. 4644", FLUSH.
3. ○ INDICATES SET 1" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "A.V. GEOMATICS" & "L.S. 4644", FLUSH.
4. SET 1" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "A.V. GEOMATICS" & "L.S. 4644" AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. SET NAIL AND TAG "L.S. 4644" ON TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") AT AN OFFSET OF 9.75' FOR 56 FOOT ROW AND 12.75' FOR 76 FOOT ROW MEASURED RADIAL OR PERPENDICULAR FROM THE ROW TO THE CURB AT ALL LOT CORNER, ALL ROW BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS, UNLESS OTHERWISE NOTED..
6. ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE NO. 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.

||||| INDICATES ACCESS RIGHTS RESTRICTED.

**BASIS OF BEARINGS**

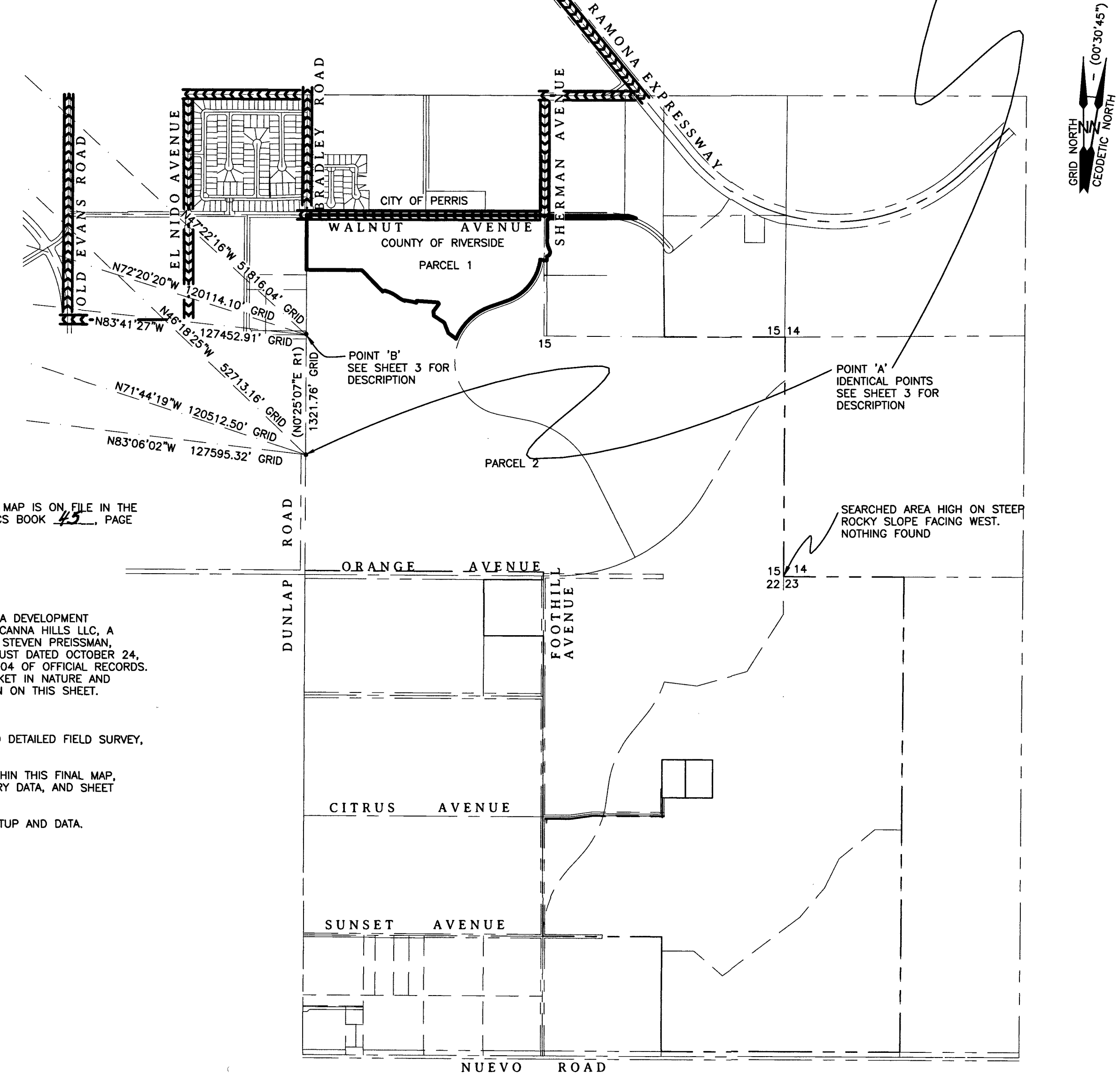
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, (EPOCH 2010) BASED LOCALLY ON CONTROL STATIONS "CNPP", "MLFP", AND "NOCO" AS SHOWN HEREON. ALL BEARINGS ARE GRID. AND ALL DISTANCES ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY 0.999939345.



CONTROL MAP

CONTROL DETAIL AND VICINITY MAP

NOT TO SCALE



**NOTE:**  
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 45, PAGE 17-18 THIS AFFECTS ALL LOTS.

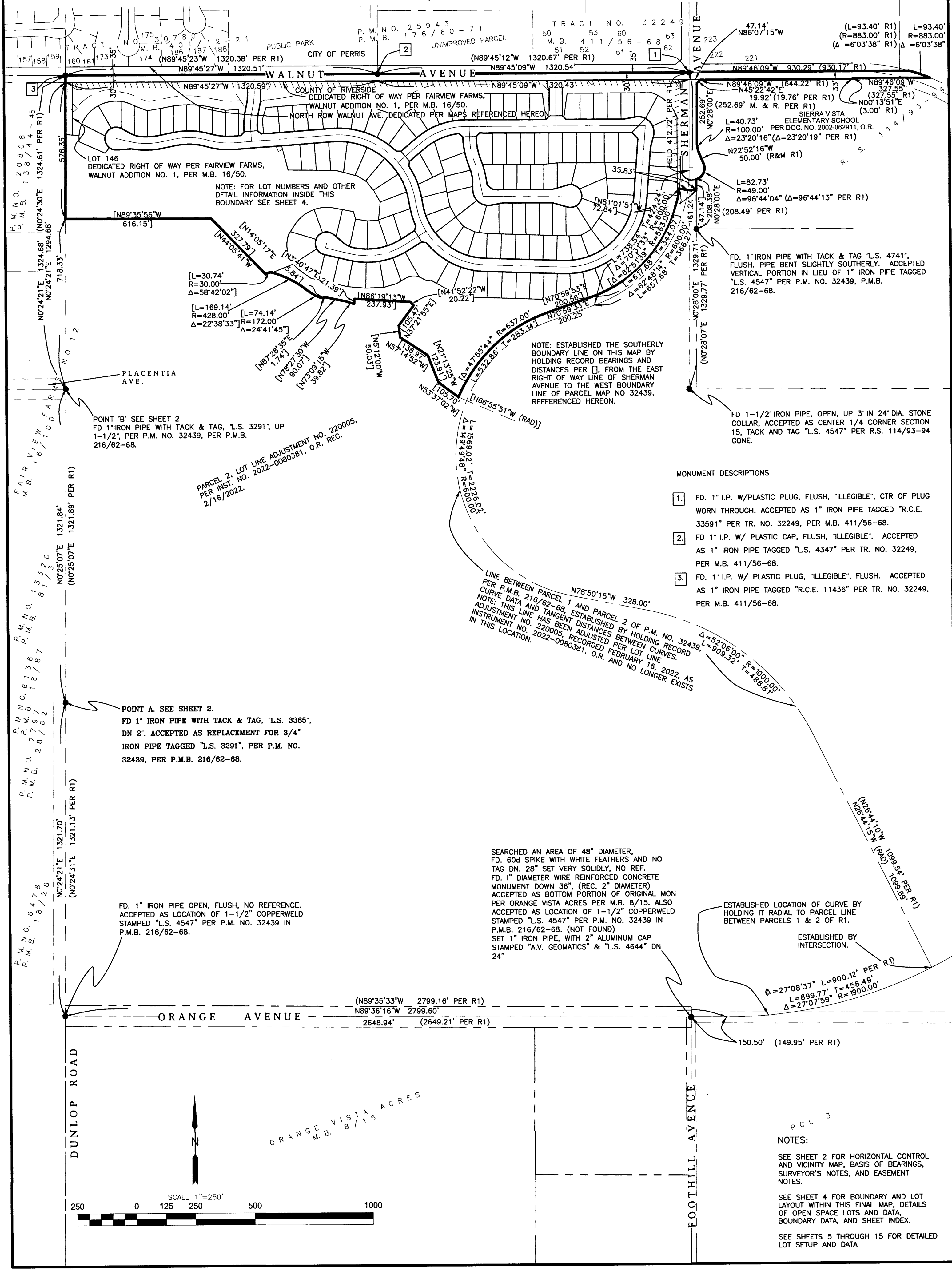
**EASEMENT NOTE:**  
AN EASEMENT ENTITLED "GRANT OF EASEMENT", IN A DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT BETWEEN McCANNA HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RONALD STEVEN PREISSMAN, TRUSTEE OF THE RONALD S. PREISSMAN FAMILY TRUST DATED OCTOBER 24, 2006, RECORDED AS INSTRUMENT NO: 2006-0781704 OF OFFICIAL RECORDS. EASEMENTS GRANTED IN THIS DOCUMENT ARE BLANKET IN NATURE AND AFFECT ALL OF PARCEL MAP NO. 32439 AS SHOWN ON THIS SHEET.

SEE SHEETS 3 FOR BOUNDARY ESTABLISHMENT AND DETAILED FIELD SURVEY, REFERENCES TO ADJACENT SURVEYS OF RECORD.  
SEE SHEET 4 FOR BOUNDARY AND LOT LAYOUT WITHIN THIS FINAL MAP, DETAILS OF OPEN SPACE LOTS AND DATA, BOUNDARY DATA, AND SHEET INDEX.  
SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA.



# IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-108284, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN  
ENGINEERING SOLUTIONS  
MAY, 2022  
EUGENE A. SHAFFER, L.S. 4644



NOTE: FOR LOT NUMBERS AND OTHER DETAIL INFORMATION INSIDE THIS BOUNDARY SEE SHEET 4.

NOTE: ESTABLISHED THE SOUTHERLY BOUNDARY LINE ON THIS MAP BY HOLDING RECORD BEARINGS AND DISTANCES PER [ ], FROM THE EAST RIGHT OF WAY LINE OF SHERMAN AVENUE TO THE WEST BOUNDARY LINE OF PARCEL MAP NO 32439, REFERENCED HEREON.

LINE BETWEEN PARCEL 1 AND PARCEL 2 OF P.M. NO. 32439, PER P.M.B. 216/62-68, ESTABLISHED BY HOLDING RECORD CURVE DATA AND TANGENT DISTANCES BETWEEN CURVES. NOTE: THIS LINE HAS BEEN ADJUSTED PER LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381, O.R. AND NO LONGER EXISTS IN THIS LOCATION.

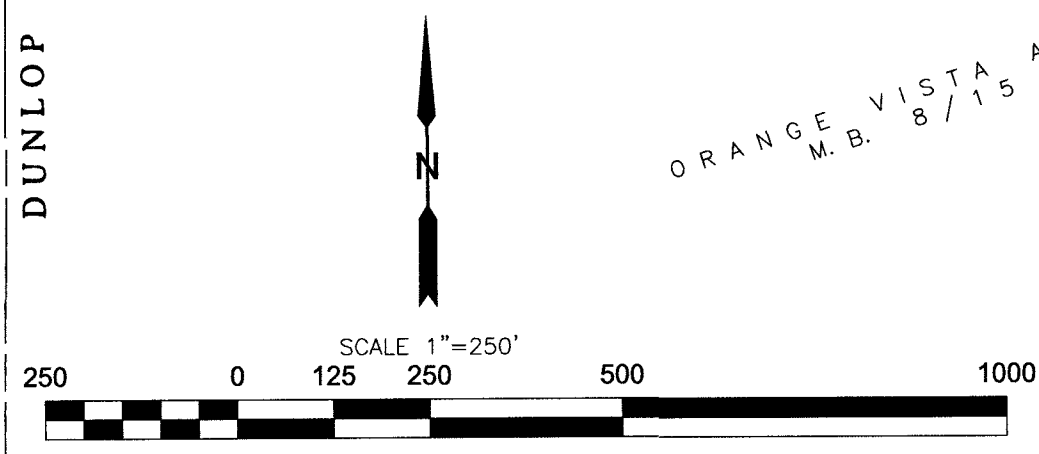
SEARCHED AN AREA OF 48" DIAMETER, FD. 60d SPIKE WITH WHITE FEATHERS AND NO TAG DN. 28" SET VERY SOLIDLY, NO REF. FD. 1" DIAMETER WIRE REINFORCED CONCRETE MONUMENT DOWN 36", (REC. 2" DIAMETER) ACCEPTED AS BOTTOM PORTION OF ORIGINAL MON PER ORANGE VISTA ACRES PER M.B. 8/15. ALSO ACCEPTED AS LOCATION OF 1-1/2" COPPERWELD STAMPED "L.S. 4547" PER P.M. NO. 32439 IN P.M.B. 216/62-68. (NOT FOUND) SET 1" IRON PIPE, WITH 2" ALUMINUM CAP STAMPED "A.V. GEOMATICS" & "L.S. 4644" DN 24"

ESTABLISHED LOCATION OF CURVE BY HOLDING IT RADIAL TO PARCEL LINE BETWEEN PARCELS 1 & 2 OF R1.

ESTABLISHED BY INTERSECTION.

### MONUMENT DESCRIPTIONS

1. FD. 1" I.P. W/ PLASTIC PLUG, FLUSH, "ILLEGIBLE", CTR OF PLUG WORN THROUGH. ACCEPTED AS 1" IRON PIPE TAGGED "R.C.E. 33591" PER TR. NO. 32249, PER M.B. 411/56-68.
2. FD 1" I.P. W/ PLASTIC CAP, FLUSH, "ILLEGIBLE". ACCEPTED AS 1" IRON PIPE TAGGED "L.S. 4347" PER TR. NO. 32249, PER M.B. 411/56-68.
3. FD. 1" I.P. W/ PLASTIC PLUG, "ILLEGIBLE", FLUSH. ACCEPTED AS 1" IRON PIPE TAGGED "R.C.E. 11436" PER TR. NO. 32249, PER M.B. 411/56-68.



P.C.L. 3

NOTES:

SEE SHEET 2 FOR HORIZONTAL CONTROL AND VICINITY MAP, BASIS OF BEARINGS, SURVEYOR'S NOTES, AND EASEMENT NOTES.

SEE SHEET 4 FOR BOUNDARY AND LOT LAYOUT WITHIN THIS FINAL MAP, DETAILS OF OPEN SPACE LOTS AND DATA, BOUNDARY DATA, AND SHEET INDEX.

SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA

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

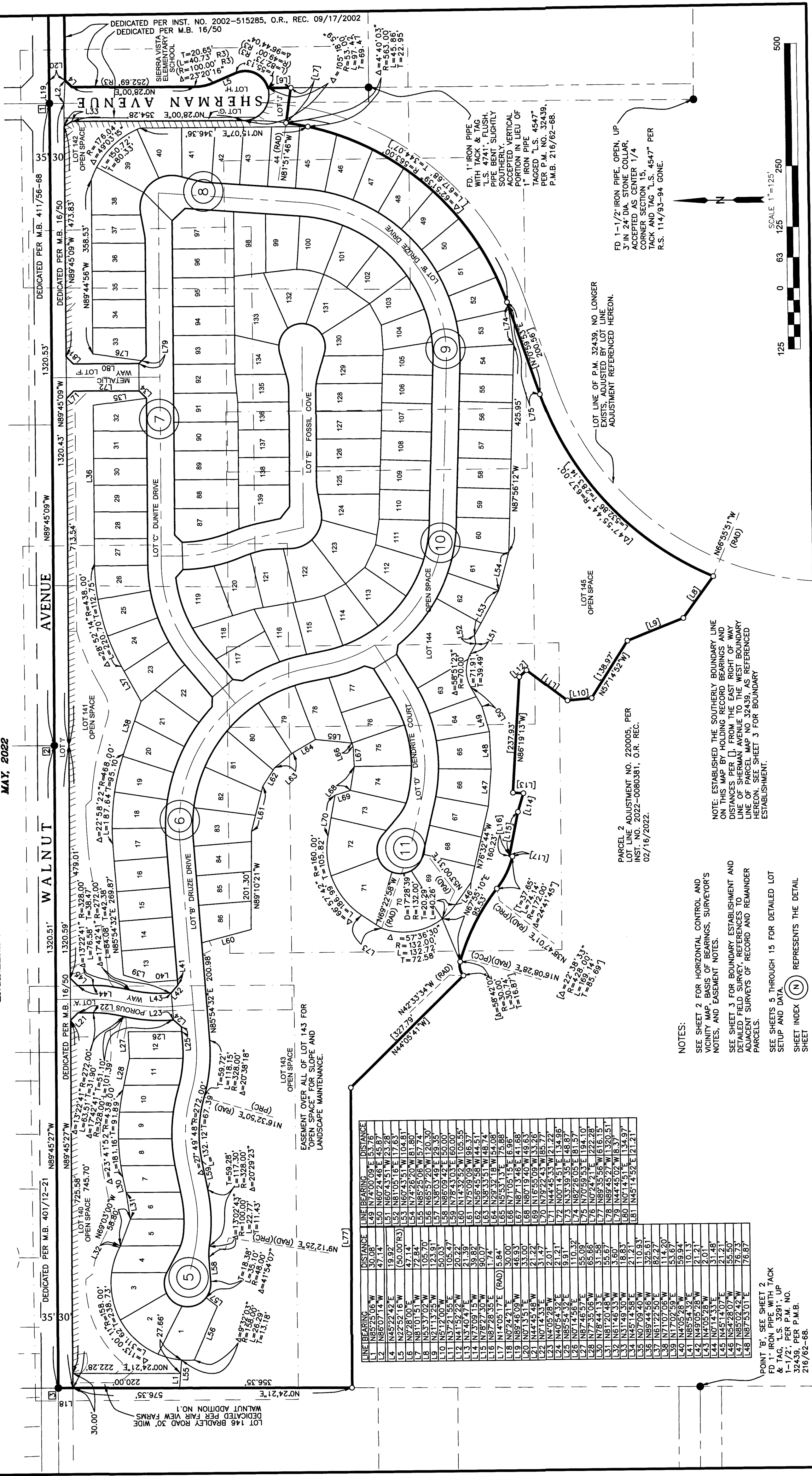
## TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106264, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

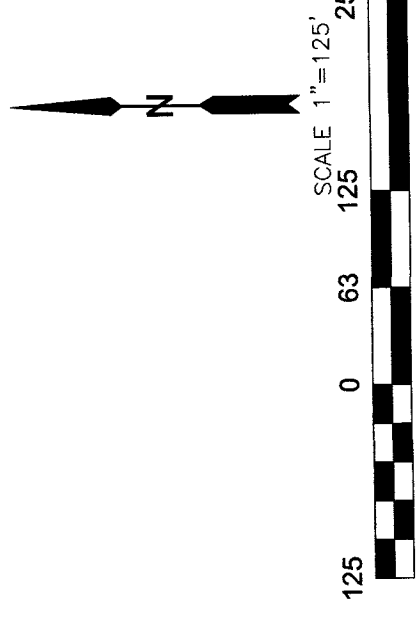
EUGENE A. SHAFER, L.S. 4644

ENGINEERING SOLUTIONS

MAY, 2022



LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 N85°25'06"W	30.08'	L49 N74°00'09"E	53.76'
L2 N86°07'14"W	47.14'	L50 N60°24'46"E	45.87'
L3 N85°22'42"E	19.92'	L51 N60°43'51"W	23.28'
L4 N22°52'16"W	50.00'(R3)	L52 N81°05'16"E	17.63'
L5 N07°28'00"E	47.14'	L53 N60°43'51"W	104.81'
L6 N08°10'51"W	72.84'	L54 N74°26'20"W	81.90'
L7 N53°37'02"W	105.70'	L55 N65°25'06"W	37.44'
L8 N21°13'25"W	123.91'	L56 N69°07'20"E	29.35'
L9 N37°21'55"E	105.47'	L57 N79°03'45"E	60.00'
L10 N51°20'00"W	20.22'	L58 N1°42'59"W	105.55'
L11 N37°21'55"E	21.39'	L59 N75°09'09"W	96.37'
L12 N41°52'22"W	39.82'	L60 N52°45'58"W	44.51'
L13 N3°40'47"E	21.39'	L61 N38°33'51"W	48.74'
L14 N7°30'15"W	39.82'	L62 N29°32'18"W	54.08'
L15 N78°27'30"W	10.07'	L63 N55°53'13"E	75.88'
L16 N78°27'30"W	1.74'	L64 N29°32'18"W	54.08'
L17 N1°40'51"E (RAD)	5.84'	L65 N55°53'13"E	75.88'
L18 N0°24'21"E	30.00'	L66 N71°05'15"E	6.96'
L19 N89°46'09"W	46.93'	L67 N87°13'46"E	41.68'
L20 N0°13'51"E	33.00'	L68 N0°19'40"W	49.63'
L21 N44°45'48"W	21.22'	L69 N16°55'09"W	33.26'
L22 N0°14'33"E	31.47'	L70 N79°22'43"W	85.77'
L23 N4°05'28"W	2.01'	L71 N44°45'33"W	21.22'
L24 N40°54'32"E	21.21'	L72 N0°14'51"E	134.96'
L25 N85°54'32"E	9.91'	L73 N33°39'35"E	48.87'
L26 N0°14'56"E	110.32'	L74 N82°26'05"E	81.57'
L27 N87°46'57"E	55.09'	L75 N70°59'53"E	194.10'
L28 N77°35'06"W	65.66'	L76 N0°24'21"E	222.28'
L29 N81°20'41"E	31.58'	L77 N89°35'56"W	616.15'
L30 N78°44'13"E	55.67'	L78 N89°45'27"W	1320.51'
L31 N81°20'48"W	3.60'	L79 N44°45'02"W	8.37'
L32 N61°46'33"W	18.63'	L80 N0°14'51"E	134.97'
L33 N31°49'30"W	21.21'	L81 N45°14'52"E	21.21'
L34 N45°14'58"E	110.93'	L82 N0°09'40"W	110.93'
L35 N89°44'56"W	325.61'	L83 N89°44'56"W	325.61'
L36 N89°44'56"W	82.27'	L84 N71°22'50"E	114.20'
L37 N71°07'06"W	53.67'	L85 N17°02'59"E	53.67'
L38 N71°07'06"W	53.67'	L86 N4°05'28"W	10.13'
L39 N17°02'59"E	53.67'	L87 N49°05'28"W	21.21'
L40 N4°05'28"W	10.13'	L88 N0°14'51"E	134.97'
L41 N85°54'32"E	21.21'	L89 N49°05'28"W	21.21'
L42 N49°05'28"W	21.21'	L90 N0°14'51"E	134.97'
L43 N4°05'28"W	10.13'	L91 N49°05'28"W	21.21'
L44 N49°05'28"W	21.21'	L92 N0°14'51"E	134.97'
L45 N85°54'32"E	21.21'	L93 N49°05'28"W	21.21'
L46 N49°05'28"W	21.21'	L94 N0°14'51"E	134.97'
L47 N85°54'32"E	21.21'	L95 N49°05'28"W	21.21'
L48 N87°35'01"E	76.87'	L96 N0°14'51"E	134.97'



NOTE: ESTABLISHED THE SOUTHERLY BOUNDARY LINE ON THIS MAP BY HOLDING RECORD BEARINGS AND DISTANCES PER [ ] FROM THE EAST RIGHT OF WAY LINE OF SHERMAN AVENUE TO THE WEST BOUNDARY LINE OF PARCEL MAP NO. 32438, AS REFERENCED HEREON. SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.

NOTE: ESTABLISHED THE SOUTHERLY BOUNDARY LINE ON THIS MAP BY HOLDING RECORD BEARINGS AND DISTANCES PER [ ] FROM THE EAST RIGHT OF WAY LINE OF SHERMAN AVENUE TO THE WEST BOUNDARY LINE OF PARCEL MAP NO. 32438, AS REFERENCED HEREON. SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.

NOTE: ESTABLISHED THE SOUTHERLY BOUNDARY LINE ON THIS MAP BY HOLDING RECORD BEARINGS AND DISTANCES PER [ ] FROM THE EAST RIGHT OF WAY LINE OF SHERMAN AVENUE TO THE WEST BOUNDARY LINE OF PARCEL MAP NO. 32438, AS REFERENCED HEREON. SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.

POINT 'B' SEE SHEET 2  
 FD 1" IRON PIPE WITH TACK & TAG  
 U.S. 4741" FLUSH  
 1/2" PER P.M. NO. 32438, PER P.M.B. 216/62-68.

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

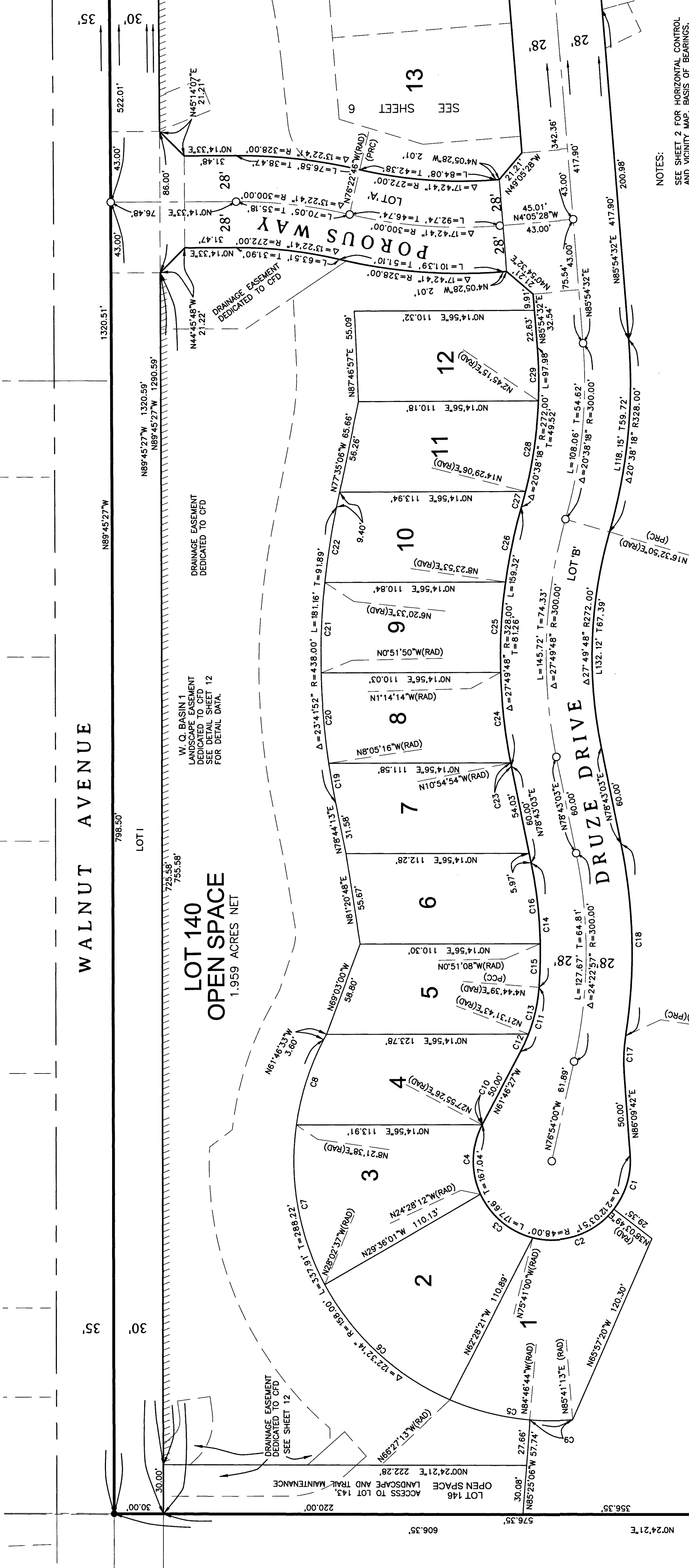
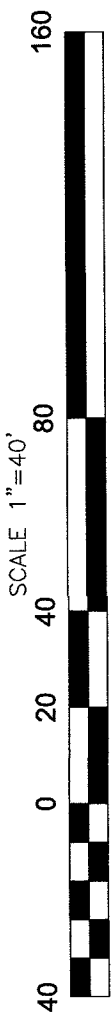
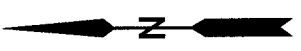
TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0060361 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106264, LYING WITHIN SECTION 16, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

ENGINEERING SOLUTIONS

MAY, 2022

EUGENE A. SHAFFER, L.S. 4644



CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	41.54	0.7°	48.00'	35.10'	18.38'
C2	66.15	1.2°	48.00'	55.50'	31.32'
C3	51.12	0.8°	48.00'	42.90'	23.00'
C4	52.23	0.8°	48.00'	43.89'	23.62'
C5	27.51	0.3°	48.00'	26.83'	39.19'
C6	38.24	0.5°	158.00'	105.92'	55.04'
C7	36.24	0.5°	158.00'	100.39'	51.95'
C8	19.51	0.2°	158.00'	54.78'	27.67'
C9	09.32	0.1°	158.00'	26.29'	13.18'
C10	00.18	0.0°	48.00'	0.25'	0.13'
C11	23.28	0.3°	100.00'	40.98'	20.78'
C12	06.41	0.0°	100.00'	11.69'	5.85'
C13	16.47	0.3°	100.00'	29.29'	14.75'
C14	16.01	0.3°	272.00'	176.08'	38.29'
C15	05.35	0.1°	272.00'	126.57'	13.29'
C16	10.25	0.3°	272.00'	149.52'	24.83'
C17	13.02	0.4°	100.00'	22.77'	11.43'
C18	20.29	0.7°	328.00'	117.30'	59.28'
C19	03.11	0.1°	438.00'	24.42'	12.21'
C20	07.13	0.2°	438.00'	55.22'	27.65'
C21	07.12	0.2°	438.00'	55.09'	27.58'
C22	06.04	0.2°	438.00'	46.42'	23.23'
C23	00.22	0.0°	328.00'	2.10'	1.05'
C24	09.40	0.3°	328.00'	55.40'	27.77'
C25	09.38	0.3°	328.00'	55.16'	27.64'
C26	08.08	0.3°	328.00'	46.65'	23.37'
C27	02.03	0.0°	272.00'	9.79'	4.90'
C28	11.43	0.4°	272.00'	55.69'	27.94'
C29	06.50	0.3°	272.00'	32.50'	16.27'

LOT 143  
OPEN SPACE

NOTES:  
SEE SHEET 2 FOR HORIZONTAL CONTROL AND VICINITY MAP, BASIS OF BEARINGS, SURVEYOR'S NOTES, AND EASEMENT NOTES.  
SEE SHEETS 3 FOR BOUNDARY ESTABLISHMENT, DETAILED FIELD SURVEY, REFERENCES TO ADJACENT SURVEYS OF RECORD AND REMAINDER PARCELS.  
SEE SHEET 4 FOR BOUNDARY AND LOT LAYOUT WITHIN THIS FINAL MAP. DETAILS OF OPEN SPACE LOTS AND DATA, BOUNDARY DATA, REFERENCES TO ADJACENT STREET DEDICATIONS AND SHEET INDEX.  
SEE SHEETS 5 THROUGH 11 FOR DETAILED LOT SETUP AND DATA.



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

TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106264, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

EUGENE A. SHAFFER, L.S. 4644

MAY, 2022

ENGINEERING SOLUTIONS

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	
N85°54'32"E	10.13'	L34	N39°15'25"W	36.74'
N49°05'28"W	21.21'	L35	N07°14'33"E	31.48'
N45°05'28"W	2.01'	L36	N45°14'07"E	121.21'
N45°54'32"E	35.20'	L37	N85°54'32"E	19.26'
N75°09'09"W	34.23'	L38	N85°54'32"E	17.85'
N89°10'21"W	20.72'	L39	N85°54'32"E	17.85'
N48°13'50"W	22.21'	L40	N85°54'32"E	17.85'



WALNUT AVENUE

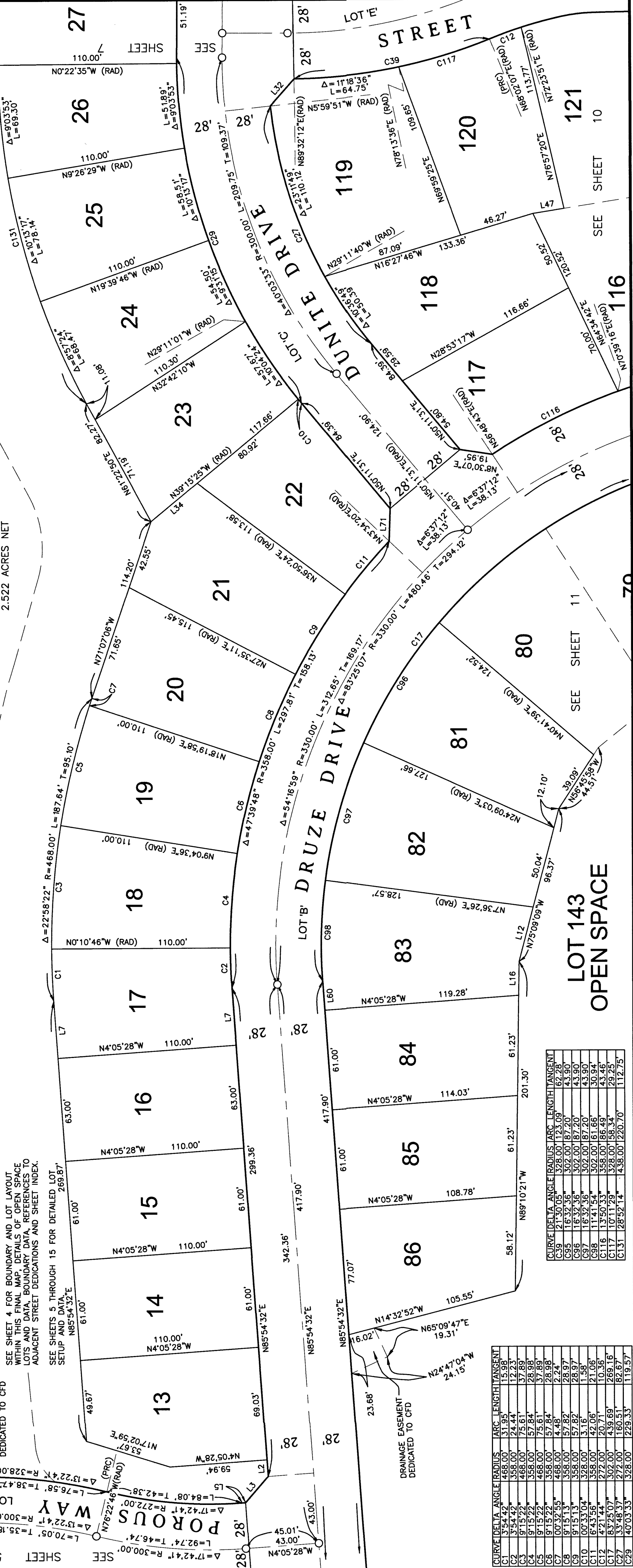
LOT 'I'

LOT 141  
OPEN SPACE  
2.522 ACRES NET

W. Q. BASIN 2  
LANDSCAPE EASEMENT DEDICATED TO CFD  
SEE DETAIL SHEET 13, 14 & 15 FOR EASEMENT IDENTIFICATION AND DETAIL DATA.

NOTES:  
SEE SHEET 2 FOR HORIZONTAL CONTROL AND VICINITY MAP, BASIS OF BEARINGS, SURVEYOR'S NOTES, AND EASEMENT NOTES.  
SEE SHEETS 3 FOR BOUNDARY ESTABLISHMENT DETAILED FIELD SURVEY, AND REFERENCES TO ADJACENT SURVEYS OF RECORD.  
SEE SHEET 4 FOR BOUNDARY AND LOT LAYOUT WITHIN THIS FINAL MAP. DETAILS OF OPEN SPACE LOTS AND DATA, BOUNDARY DATA, REFERENCES TO ADJACENT STREET DEDICATIONS AND SHEET INDEX.  
SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA.

DRAINAGE EASEMENT DEDICATED TO CFD  
SEE SHEET 14 & 15



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	3°54'42"	488.00'	31.95'	15.98'
C2	3°54'42"	358.00'	24.44'	12.23'
C3	9°15'22"	488.00'	75.61'	37.89'
C4	9°15'22"	358.00'	57.84'	28.98'
C5	9°15'22"	488.00'	75.61'	37.89'
C6	9°15'22"	358.00'	57.84'	28.98'
C7	0°32'55"	488.00'	4.48'	2.24'
C8	9°15'13"	358.00'	57.82'	28.97'
C9	9°15'13"	358.00'	57.82'	28.97'
C10	0°33'04"	328.00'	3.16'	1.58'
C11	6°43'56"	358.00'	42.06'	21.06'
C12	4°21'44"	272.00'	20.71'	10.36'
C17	8°25'07"	302.00'	43.69'	26.91'
C27	33°48'37"	272.00'	160.51'	82.67'
C29	40°03'33"	328.00'	229.33'	119.57'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C39	21°30'05"	328.00'	123.09'	62.28'
C59	16°32'36"	302.00'	87.20'	43.90'
C96	16°32'36"	302.00'	87.20'	43.90'
C97	16°32'36"	302.00'	87.20'	43.90'
C98	11°41'54"	302.00'	61.66'	30.94'
C116	13°50'33"	358.00'	86.49'	43.46'
C117	10°11'29"	328.00'	58.34'	29.25'
C131	28°52'14"	438.00'	220.70'	112.75'

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

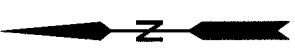
**TRACT No. 33978**

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-080881 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106264, LYING WITHIN SECTION 16, TOWNSHIP 4, SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

ENGINEERING SOLUTIONS

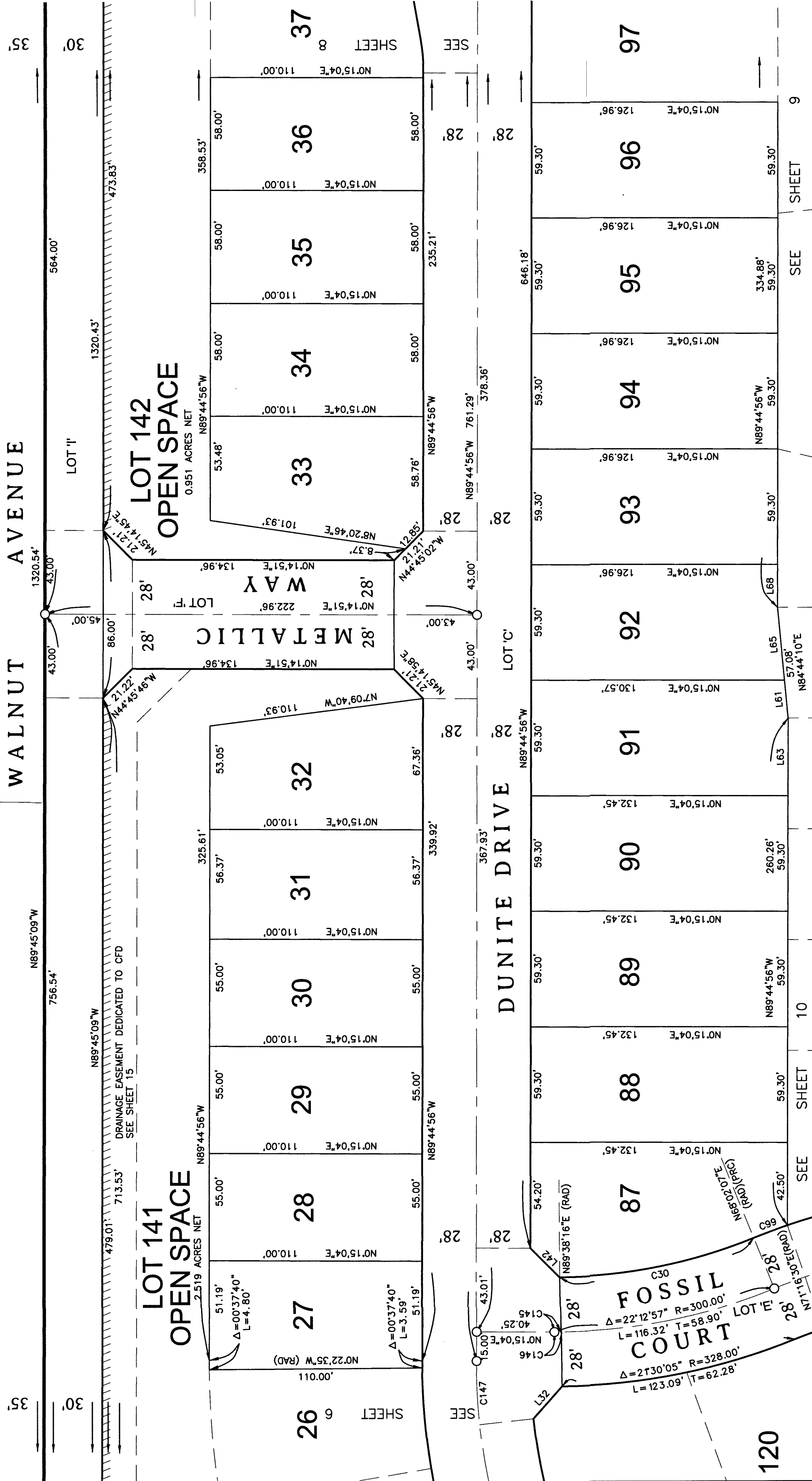
MAY, 2022

EUGENE A. SHAFFER, L.S. 4644



LINE BEARING	DISTANCE
N49°35'50"W	272.21'
N44°52'40"E	211.33'
N84°44'10"E	191.53'
N89°44'56"W	391.86'
N84°44'10"E	371.55'
N89°44'56"W	211.93'

CURVE DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C130	21,360.9'	272.00'	102.55'
C99	3,142.3'	328.00'	18.55'
C145	300.00'	300.00'	3.21'
C146	300.00'	300.00'	3.74'
C147	300.00'	327.72'	116.38'



**NOTES:**

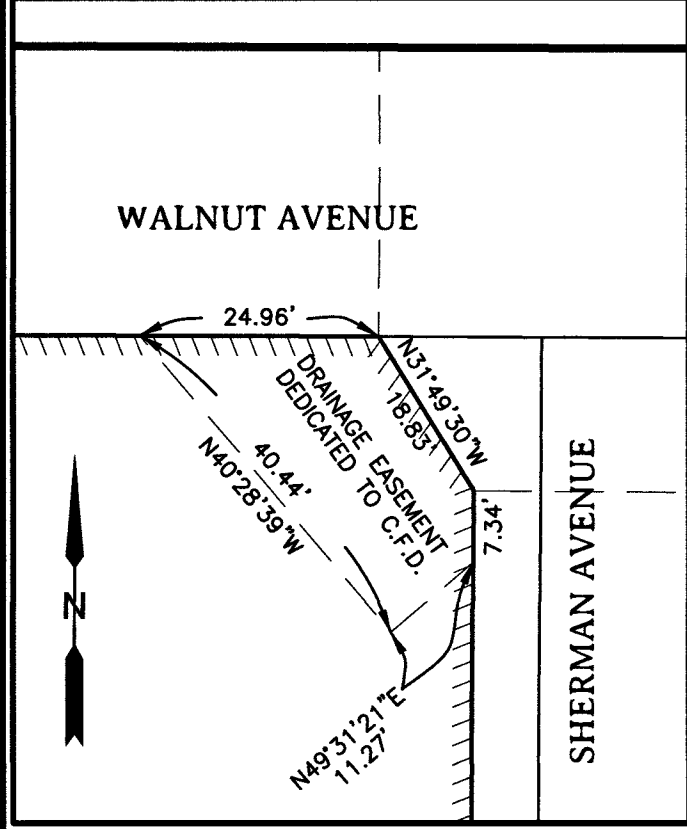
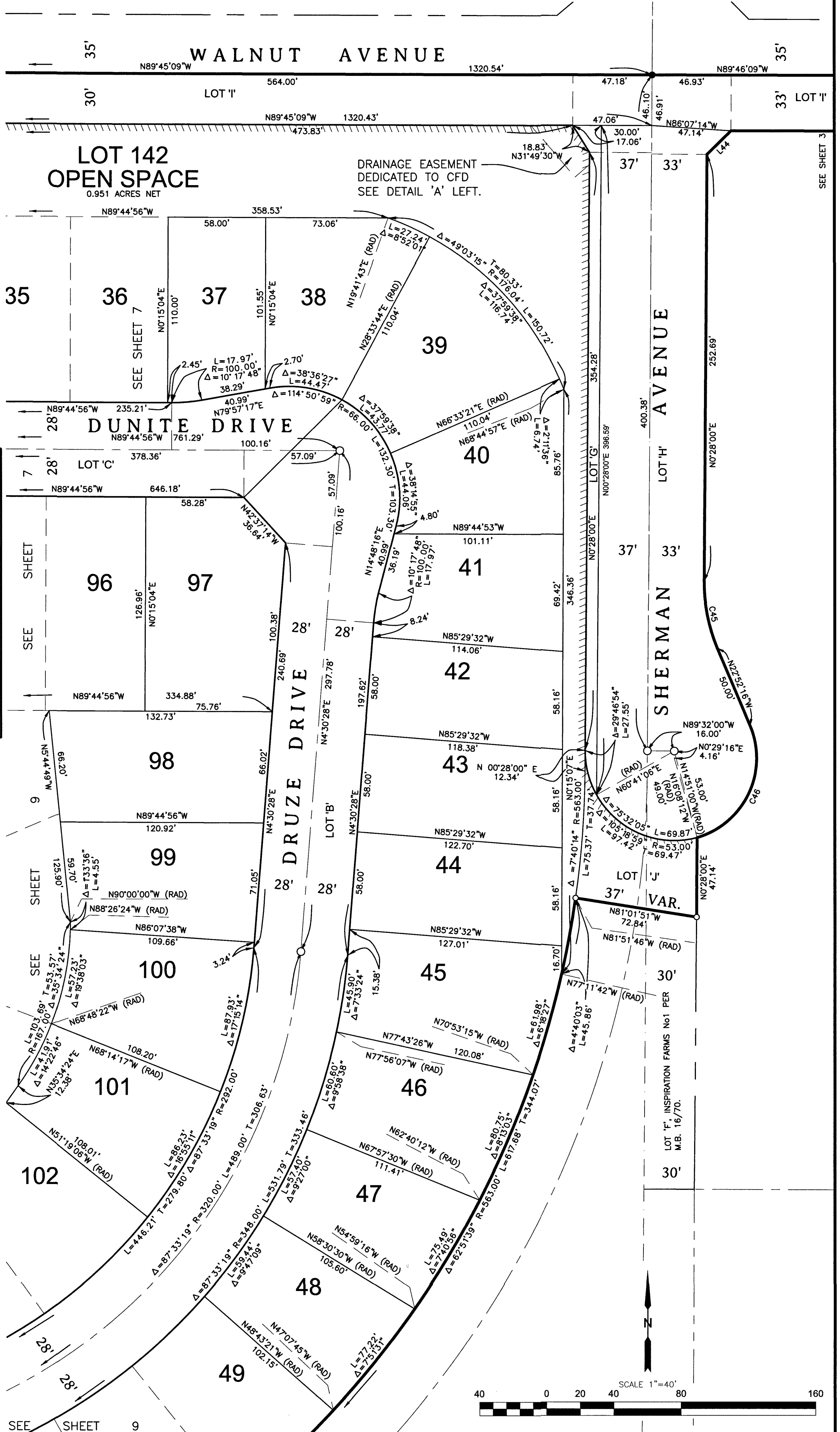
- SEE SHEET 2 FOR HORIZONTAL CONTROL AND VICINITY MAP, BASIS OF BEARINGS, SURVEYOR'S NOTES, AND EASEMENT NOTES.
- SEE SHEETS 3 FOR BOUNDARY ESTABLISHMENT, DETAIL FIELD SURVEY REFERENCES TO ADJACENT SURVEYS OF RECORDS AND REMAINDER PARCEL.
- SEE SHEET 4 FOR BOUNDARY AND LOT LAYOUT WITHIN THIS FINAL MAP. DETAILS OF OPEN SPACE LOTS AND DATA, BOUNDARY DATA REFERENCES TO ADJACENT STREET DEDICATIONS AND SHEET INDEX.
- SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA.

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE  
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**TRACT No. 33978**

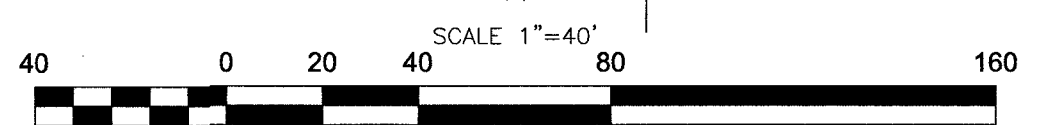
BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106284, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN  
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 MAY, 2022  
 EUGENE A. SHAFFER, L.S. 4644

LINE	BEARING	DISTANCE
L44	N45°22'42"E	19.92'
L78	N0°17'15"E	3.00'

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT
C45	23°20'16"		100.00'	40.73'	20.65'
C46	96°44'04"		49.00'	82.73'	55.13'



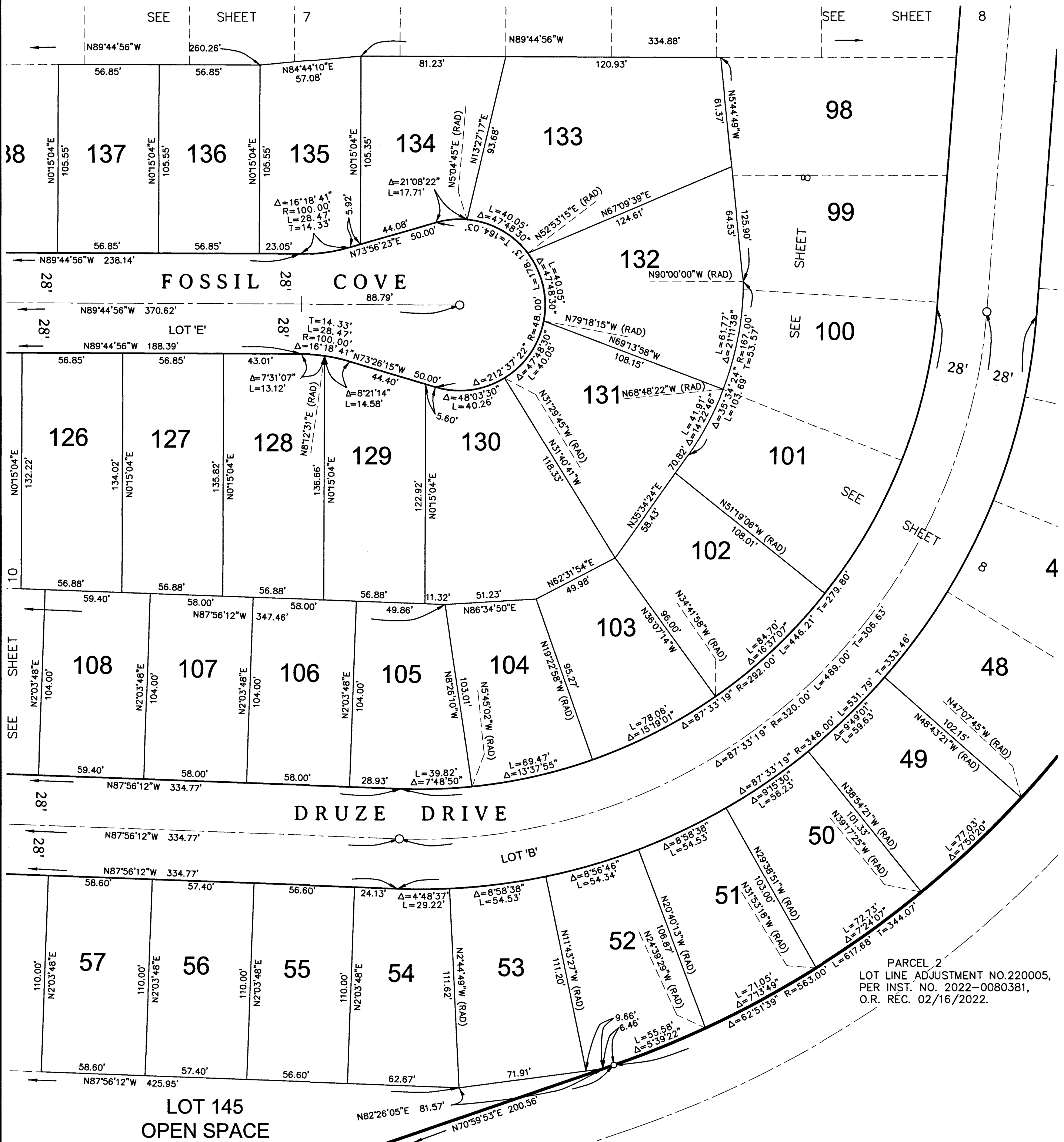
NOTES:  
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# IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. TRACT No. 33978

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EUGENE A. SHAFFER, L.S. 4644



PARCEL 2  
LOT LINE ADJUSTMENT NO. 220005,  
PER INST. NO. 2022-0080381,  
O.R. REC. 02/16/2022.

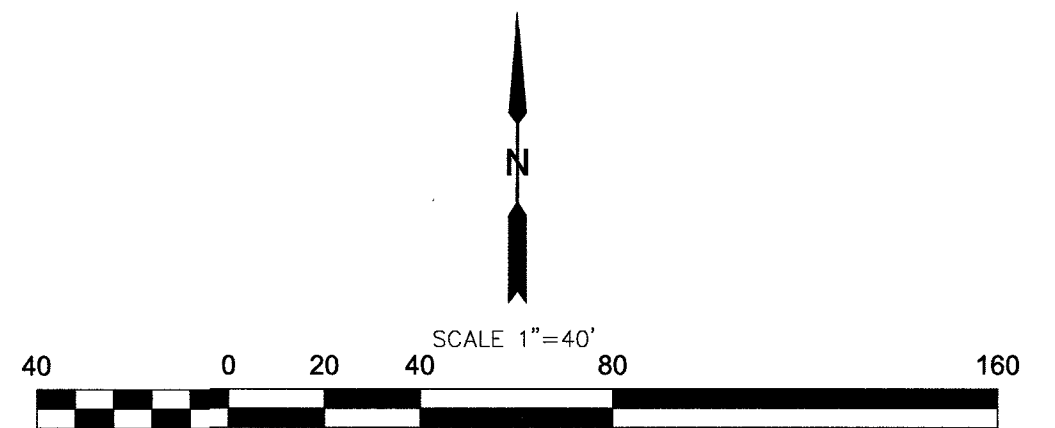
**NOTES:**

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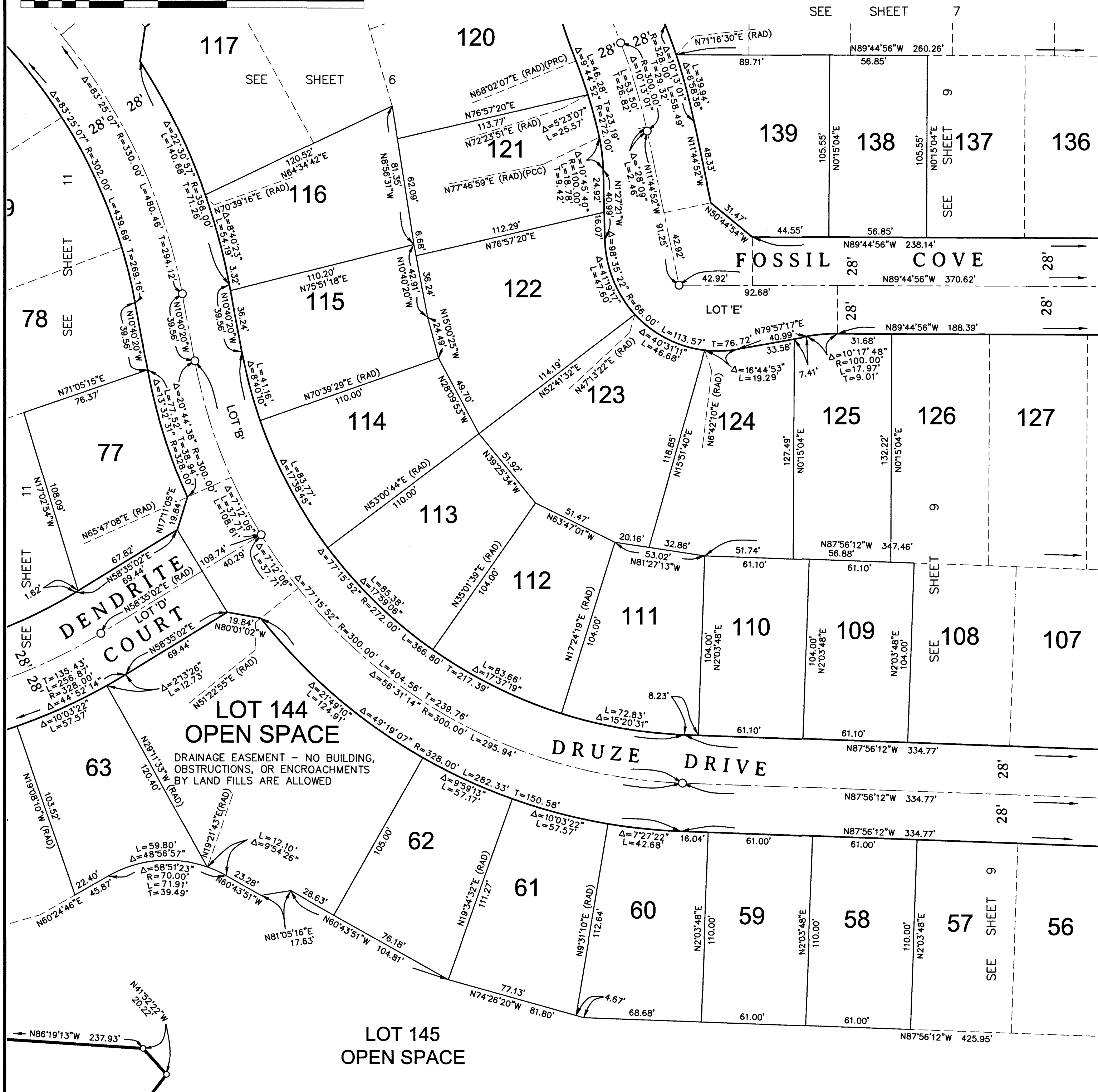
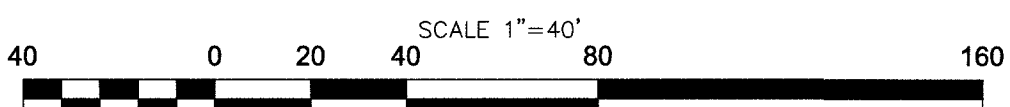
### NOTES:

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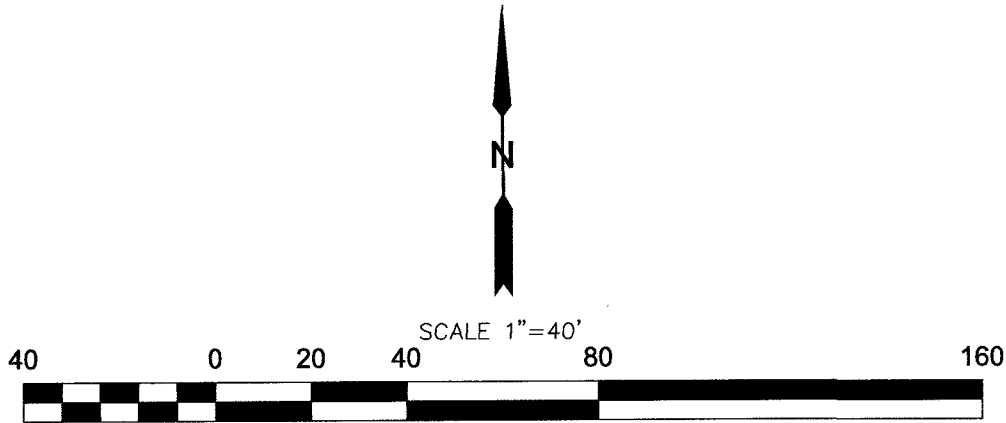


**LOT 144 OPEN SPACE**  
DRAINAGE EASEMENT - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED

**LOT 145 OPEN SPACE**

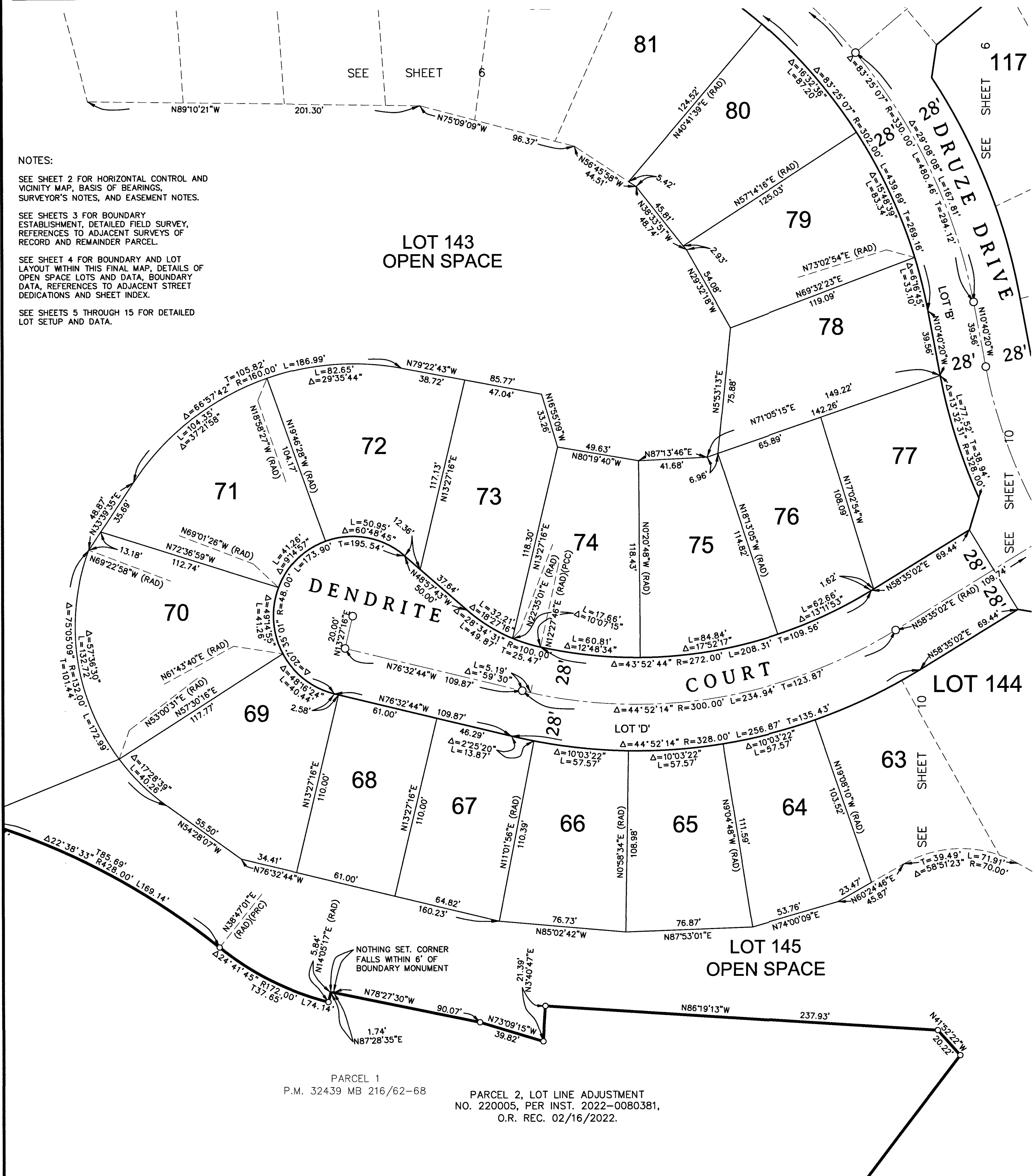
# IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106284, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN  
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**NOTES:**

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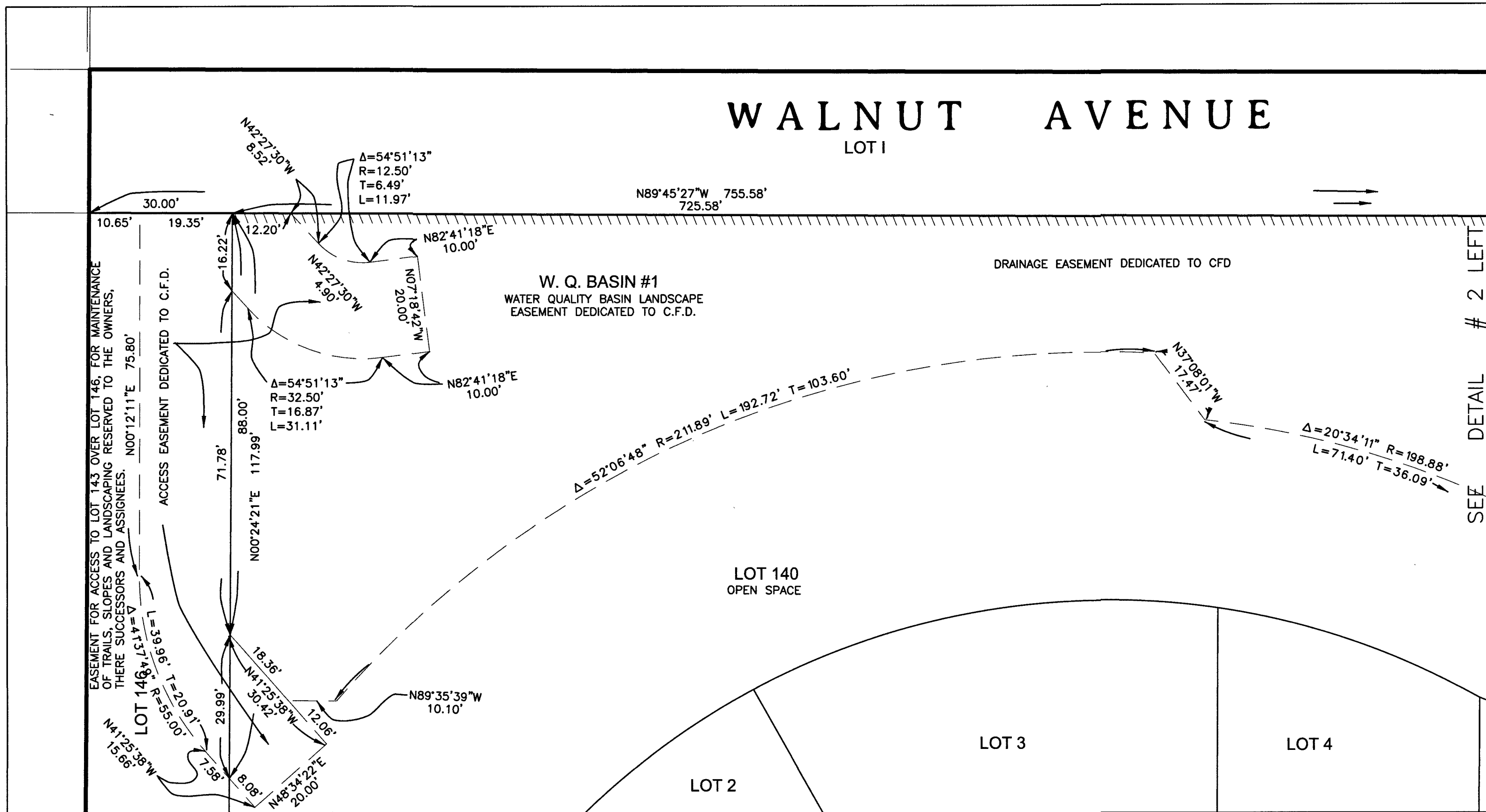
PARCEL 1  
P.M. 32439 MB 216/62-68

PARCEL 2, LOT LINE ADJUSTMENT  
NO. 220005, PER INST. 2022-0080381,  
O.R. REC. 02/16/2022.



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE  
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**EASEMENT DETAIL #1**

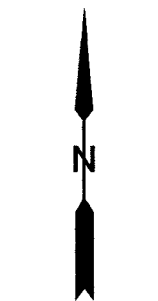
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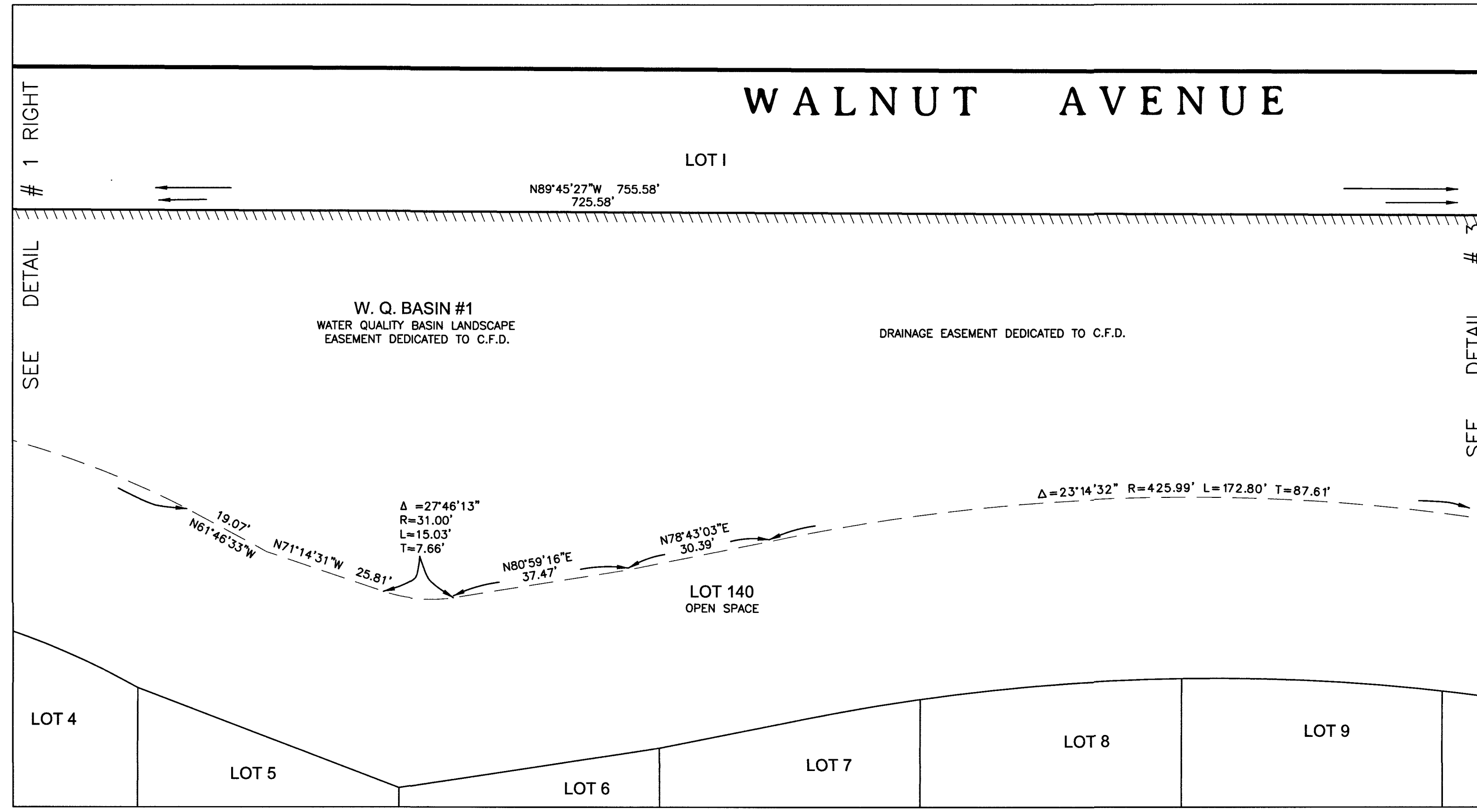
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SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA.



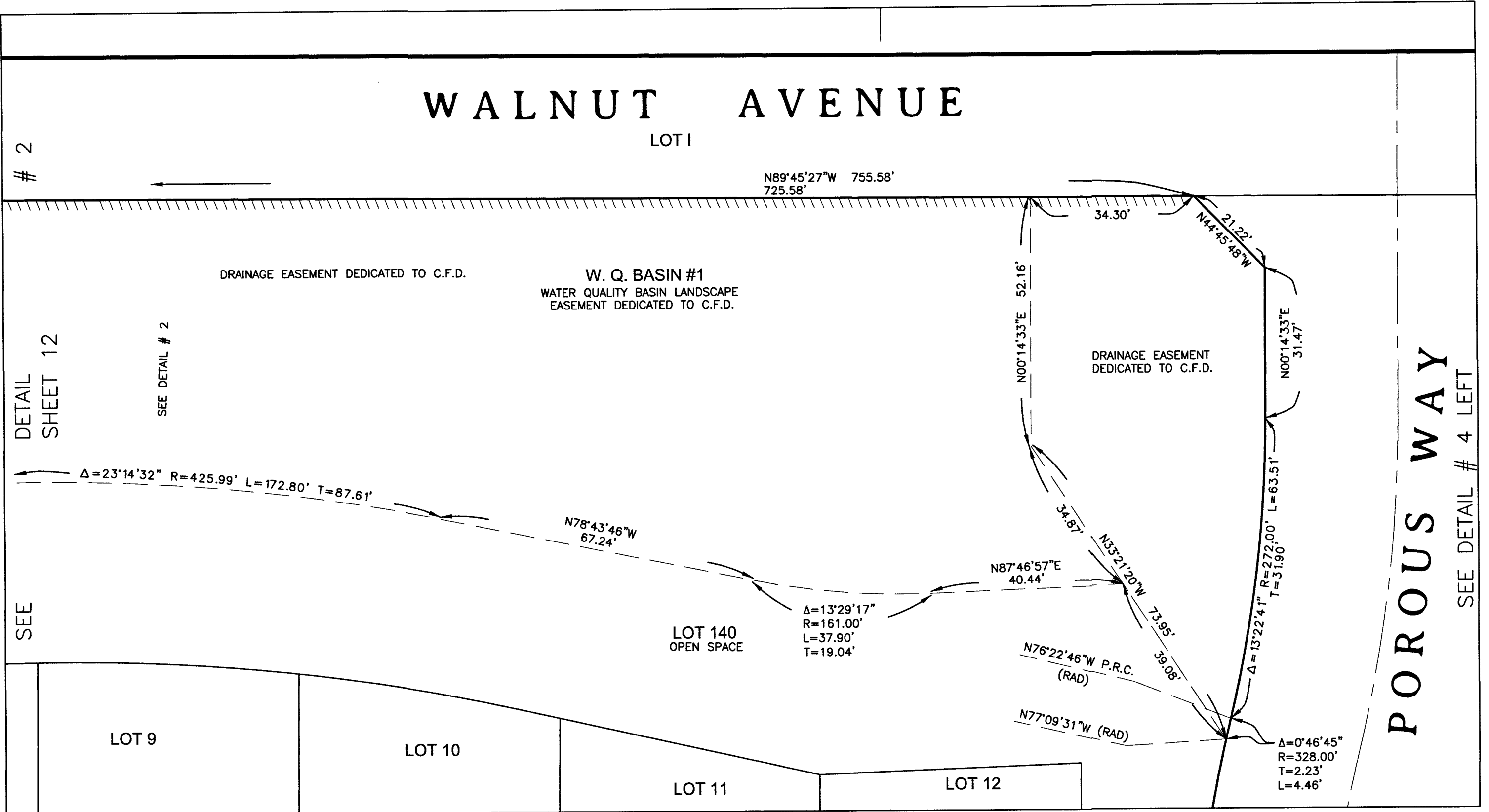
NO SCALE

**EASEMENT DETAIL #2**



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE  
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**TRACT No. 33978**

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**EASEMENT DETAIL #3**

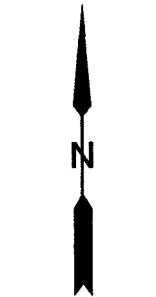
NOTES:

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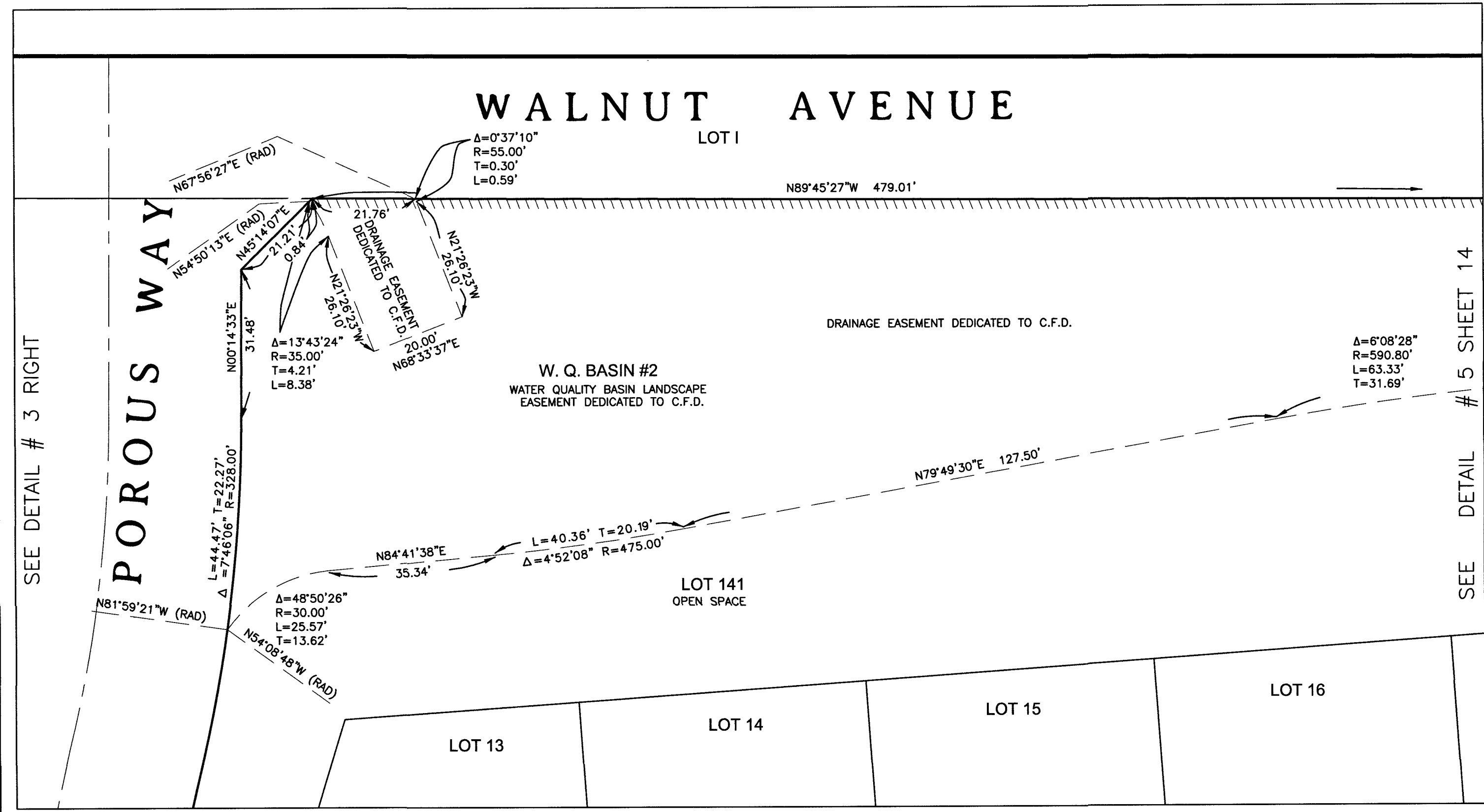
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SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA.



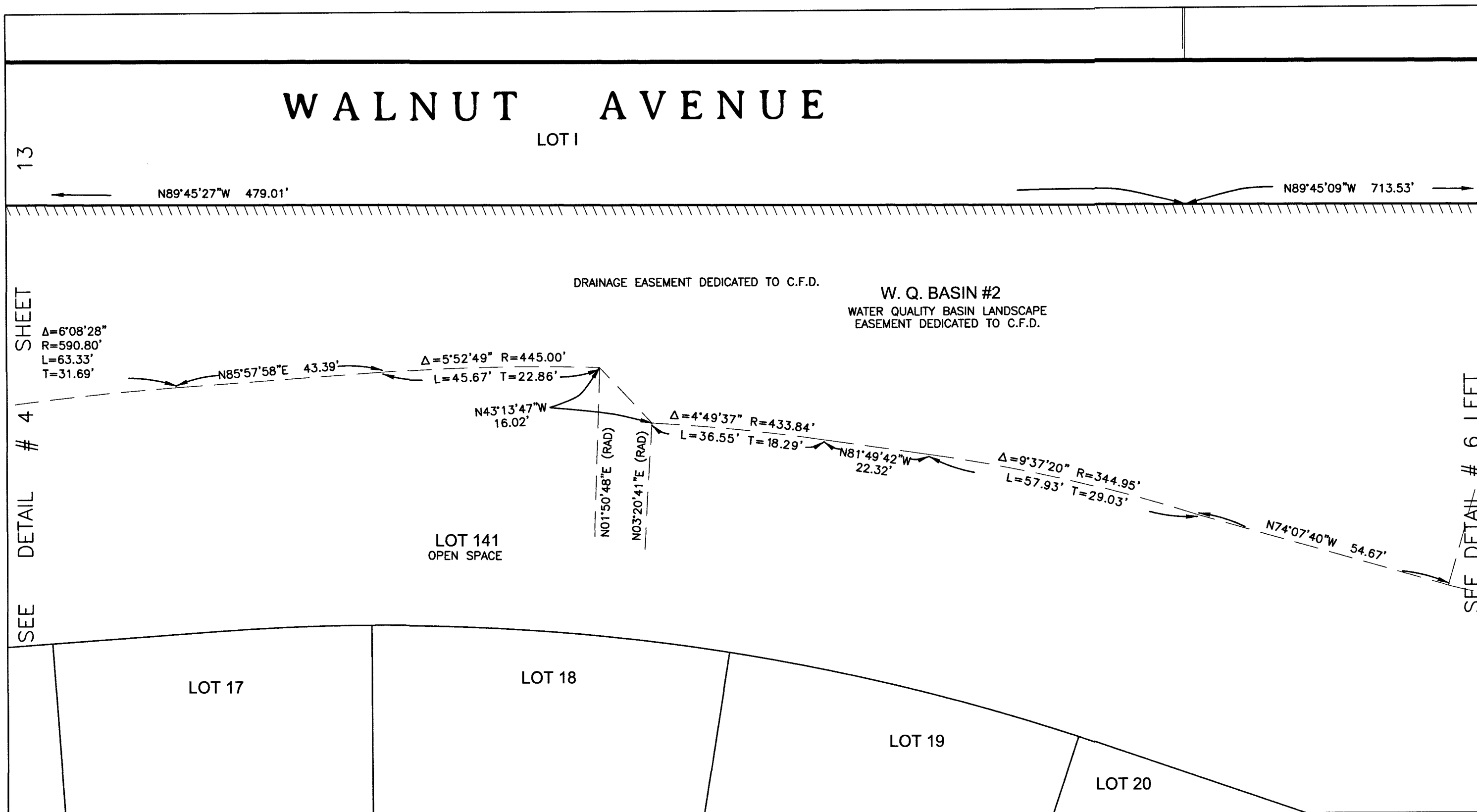
NO SCALE

**EASEMENT DETAIL #4**



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE  
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 EUGENE A. SHAFFER, L.S. 4644



**EASEMENT DETAIL #5**

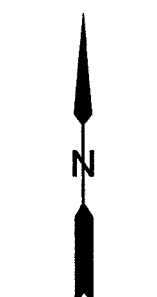
NOTES:

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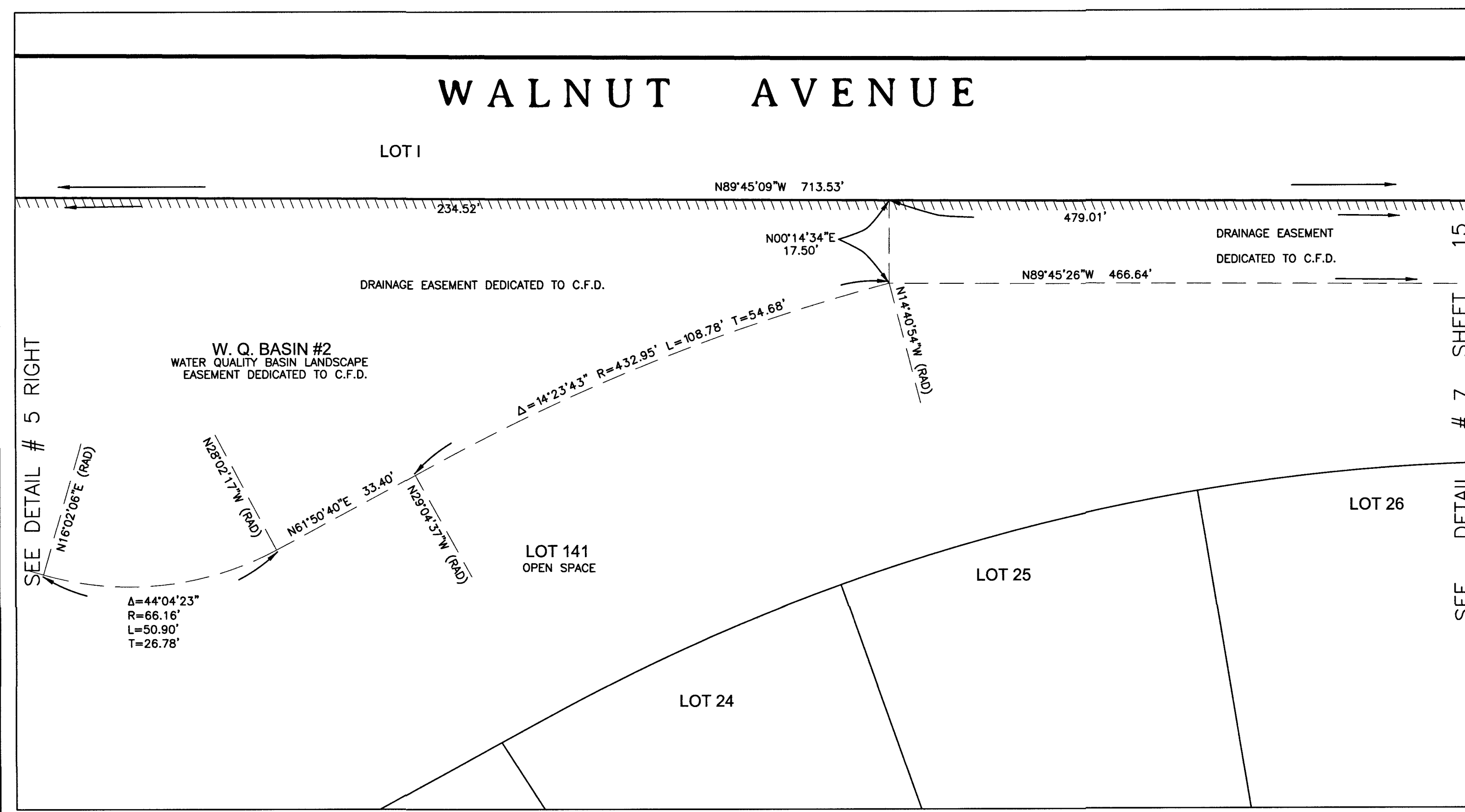
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SEE SHEETS 5 THROUGH 15 FOR DETAILED LOT SETUP AND DATA.



NO SCALE

**EASEMENT DETAIL #6**





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

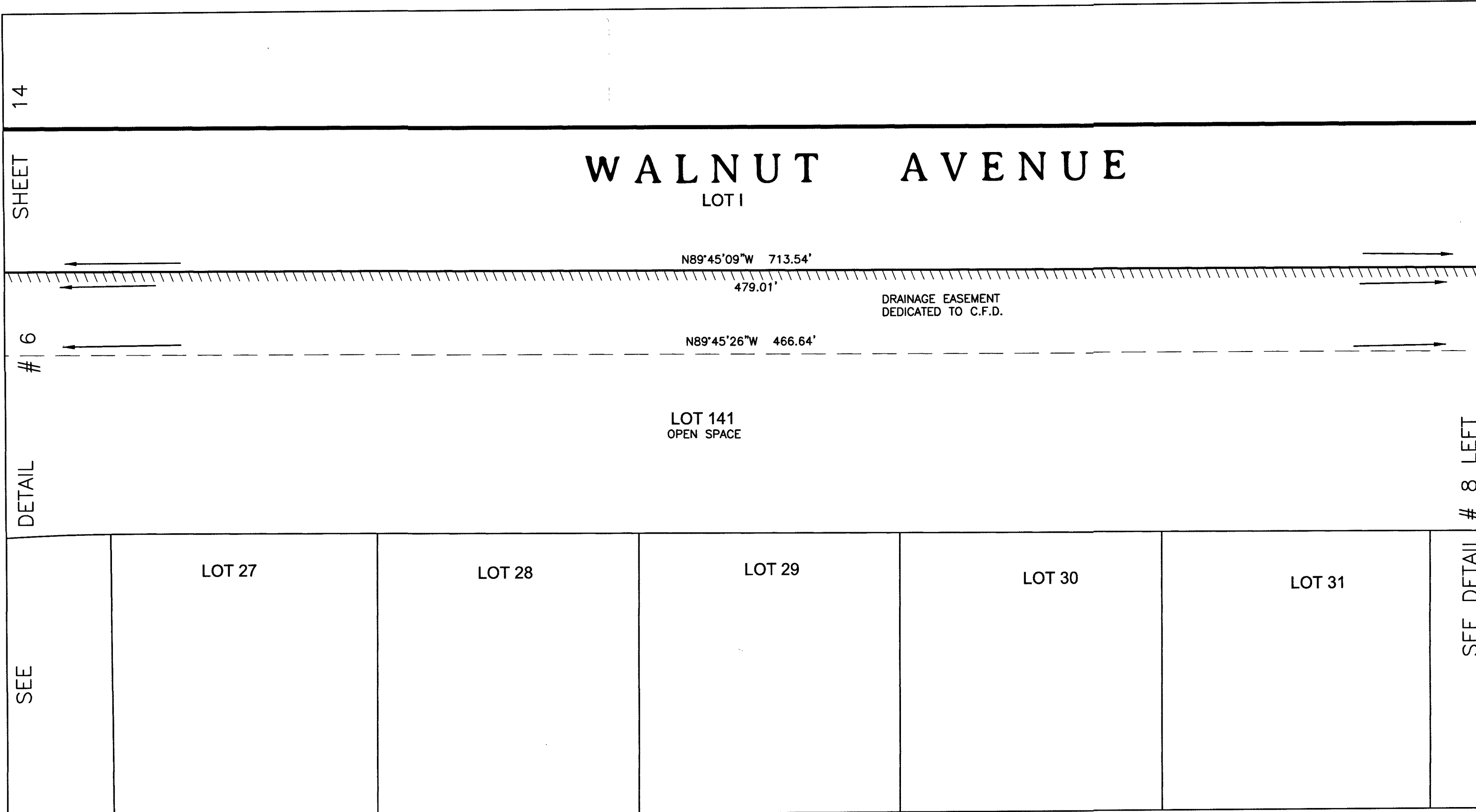
TRACT No. 33978

BEING A DIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381 OF OFFICIAL RECORDS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 2022-106284, LYING WITHIN SECTION 15, TOWNSHIP 4, SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

ENGINEERING SOLUTIONS

EUGENE A. SHAFFER, L.S. 4644

MAY, 2022



EASEMENT DETAIL #7

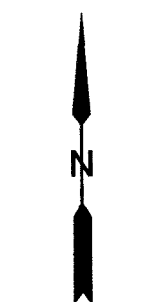
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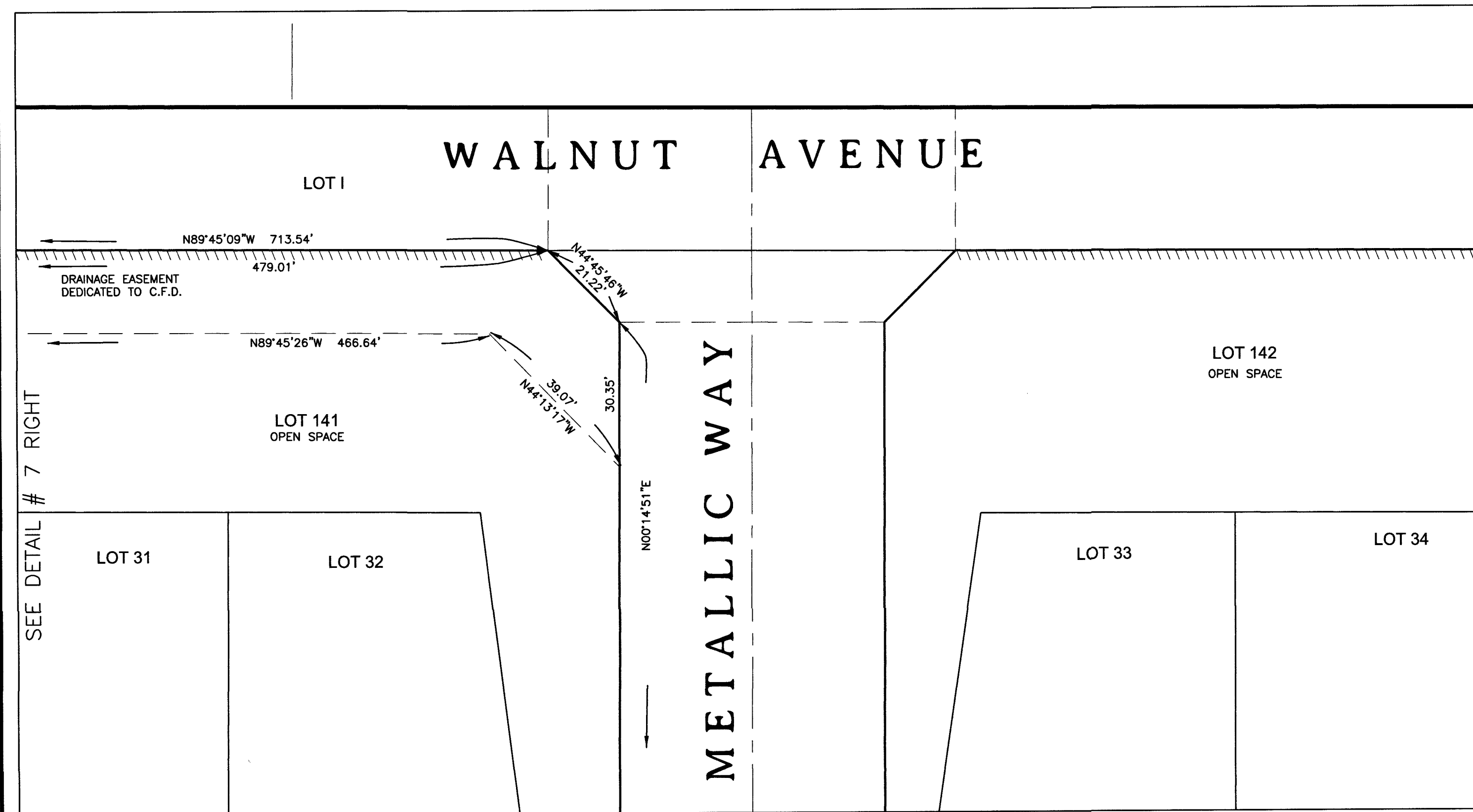
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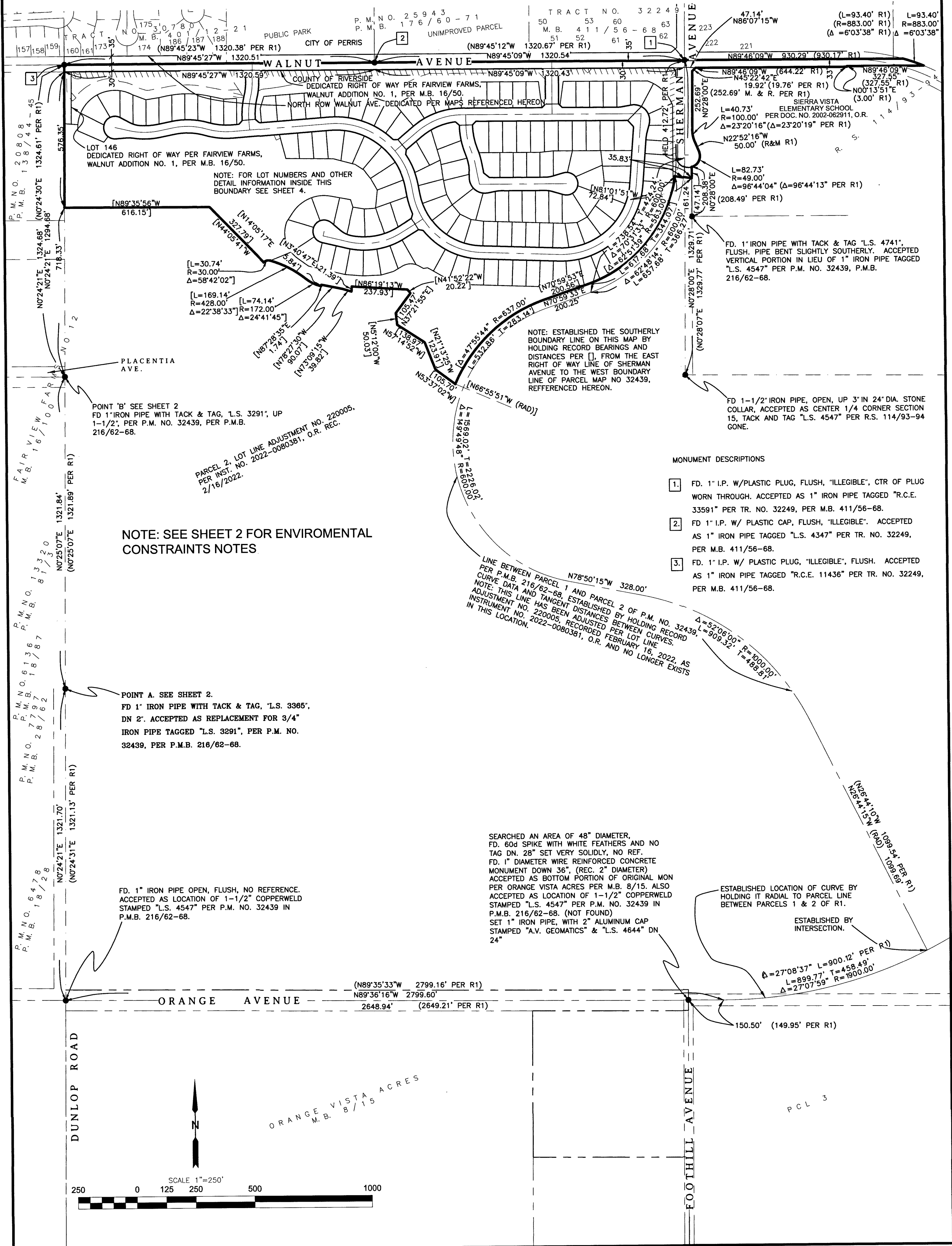
NO SCALE

EASEMENT DETAIL #8



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. TRACT No. 33978

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NOTE: SEE SHEET 2 FOR ENVIROMENTAL CONSTRAINTS NOTES

MONUMENT DESCRIPTIONS

- 1. FD. 1" I.P. W/PLASTIC PLUG, FLUSH, "ILLEGIBLE", CTR OF PLUG WORN THROUGH. ACCEPTED AS 1" IRON PIPE TAGGED "R.C.E. 33591" PER TR. NO. 32249, PER M.B. 411/56-68.
2. FD 1" I.P. W/ PLASTIC CAP, FLUSH, "ILLEGIBLE". ACCEPTED AS 1" IRON PIPE TAGGED "L.S. 4347" PER TR. NO. 32249, PER M.B. 411/56-68.
3. FD. 1" I.P. W/ PLASTIC PLUG, "ILLEGIBLE", FLUSH. ACCEPTED AS 1" IRON PIPE TAGGED "R.C.E. 11436" PER TR. NO. 32249, PER M.B. 411/56-68.

LINE BETWEEN PARCEL 1 AND PARCEL 2 OF P.M. NO. 32439, PER P.M.B. 216/62-68, ESTABLISHED BY HOLDING RECORD CURVE DATA AND TANGENT DISTANCES BETWEEN RECORD CURVES. NOTE: THIS LINE HAS BEEN ADJUSTED PER LOT LINE ADJUSTMENT NO. 220005, RECORDED FEBRUARY 16, 2022, AS INSTRUMENT NO. 2022-0080381, O.R. AND NO LONGER EXISTS IN THIS LOCATION.

SEARCHED AN AREA OF 48" DIAMETER, FD. 60d SPIKE WITH WHITE FEATHERS AND NO TAG DN. 28" SET VERY SOLIDLY, NO REF. FD. 1" DIAMETER WIRE REINFORCED CONCRETE MONUMENT DOWN 36" (REC. 2" DIAMETER) ACCEPTED AS BOTTOM PORTION OF ORIGINAL MON PER ORANGE VISTA ACRES PER M.B. 8/15. ALSO ACCEPTED AS LOCATION OF 1-1/2" COPPERWELD STAMPED "L.S. 4547" PER P.M. NO. 32439 IN P.M.B. 216/62-68. (NOT FOUND) SET 1" IRON PIPE, WITH 2" ALUMINUM CAP STAMPED "A.V. GEOMATICS" & "L.S. 4644" DN 24"

ESTABLISHED LOCATION OF CURVE BY HOLDING IT RADIAL TO PARCEL LINE BETWEEN PARCELS 1 & 2 OF R1.

ESTABLISHED BY INTERSECTION.

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE  
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 EUGENE A. SHAFFER, L.S. 4644

## ENVIRONMENTAL CONSTRAINT NOTES

A PALEONTOLOGICAL REPORT WITHIN EIR ADDENDUM 319 ENTITLED CULTURAL RESOURCES CONSTRAINTS ASSESSMENT FOR THE APPROXIMATE 900-ACRE PREISSMAN PROPERTY, RIVERSIDE COUNTY, CALIFORNIA WAS PREPARED FOR THIS PROPERTY ON 10/27/03 BY BON TERRA CONSULTING AND IS ON FILE IN THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT.

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.

AN ARCHAEOLOGICAL REPORT WITHIN EIR ADDENDUM 319 ENTITLED ARCHAEOLOGICAL ASSESSMENT OF APPROXIMATELY 950 ACRES OF LAND DESIGNATED AS A PORTION OF THE PREISSMAN PROPERTY SPECIFIC PLAN LOCATED NORTHEAST OF THE CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA, WAS PREPARED FOR THIS PROPERTY ON MARCH 8, 1989 BY HATHEWAY & MCKENNA AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS NOT SUBJECT TO SURFACE ALTERATION RESTRICTIONS BASED ON THE RESULTS OF THE REPORT.

A BIOLOGICAL REPORT WITHIN EIR ADDENDUM 319 ENTITLED BIOLOGICAL TECHNICAL REPORT FOR MCCANNA HILLS PROJECT IN RIVERSIDE COUNTY, CALIFORNIA WAS PREPARED FOR THIS PROPERTY ON 6/10/04 BY BON TERRA CONSULTING AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. BIOLOGICAL RESOURCES REQUIRING PROTECTION INCLUDE, BUT ARE NOT LIMITED TO, BURROWING OWL. THE PROPERTY IS NOT SUBJECT TO BIOLOGICAL RESOURCES RESTRICTIONS BASED ON THE RESULTS OF THE REPORT.

LOT 143 AND 145, AS DELINEATED ON THIS ECS MAP AND AS INDICATED IN COUNTY GEOLOGIC REPORT (GEO) NO. 1572, CONTAIN AREAS OF POTENTIAL ROCKFALL HAZARDS. THESE AREAS HAVE BEEN ASSESSED BY THE PROJECT ENGINEERING GEOLOGIST AND/OR GEOTECHNICAL ENGINEER AND APPROPRIATELY MITIGATED DURING SITE GRADING WITH GABION WALLS AND/OR BERMS. ALL SLOPES MUST BE MAINTAINED BY THE PROPERTY OWNER TO PROTECT AGAINST EROSION AND FUTURE POTENTIAL ROCKFALL.

THIS LAND DIVISION IS AFFECTED BY AIRCRAFT NOISE FROM AIR FORCE OPERATIONS AS DEFINED BY THE MARCH AIR FORCE BASE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) REPORT.

DAM INUNDATION AREA - THIS PROPERTY IS LOCATED DOWNSTREAM OF THE PERRIS DAM WHICH IS PART OF THE DOMESTIC WATER DISTRIBUTION SYSTEM FOR SOUTHERN CALIFORNIA. AS PART OF CONSTRUCTION OF THE DAM THAT CREATES THE RESERVOIR AREA, AN INUNDATION MAP HAS BEEN PREPARED IN THE EVENT OF FAILURE OF THE DAM. THIS MAP INDICATES THAT THE FLOOD WAY FROM THIS TYPE OF CATASTROPHIC DAM FAILURE WOULD REACH THE PROJECT LIMITS. THE DEPARTMENT OF WATER RESOURCES (DWR) HAS IDENTIFIED POTENTIAL SEISMIC SAFETY RISKS IN A SECTION OF THE FOUNDATION OF OF PERRIS DAM. THERE IS NO IMMINENT THREAT TO LIFE OR PROPERTY. HOWEVER, IN THE INTEREST OF ENSURING THE MAXIMUM PUBLIC SAFETY FOR THOSE USING AND LIVING DOWNSTREAM OF THE LAKE, THE STATE DETERMINED THAT IT WAS NECESSARY TO LOWER THE WATER LEVEL WHILE ADDITIONAL ANALYSIS WAS PERFORMED. FOLLOWING AN INDEPENDENT EXPERT ANALYSIS, DWR ANNOUNCED IN OCTOBER 2005 IT WILL MOVE AHEAD WITH PLANS TO REPAIR PERRIS DAM. DWR IS CURRENTLY EVALUATING THE BEST AND MOST FEASIBLE REPAIR ALTERNATIVES TO ADDRESS THE SEISMIC CONCERNS AT PERRIS DAM. THE DECISION ON A PREFERRED REPAIR ALTERNATIVE WILL BE MADE BY THE END OF 2006. IT IS EXPECTED THAT DESIGN WORK, ENVIRONMENTAL DOCUMENTATION AND PERMITTING WILL TAKE APPROXIMATELY TWO TO THREE YEARS, FOLLOWED BY CONSTRUCTION WORK.

THIS LAND DIVISION IS WITHIN 2 MILES OF THE MARCH AIR RESERVE BASE. AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP BY THE COUNTY OF RIVERSIDE, THE MARCH AIR RESERVE BASE MAINTAINED OPERATIONS TO THE WEST OF THIS PROPERTY. PROPERTY WITHIN THIS LAND DIVISION MAY BE SUBJECT TO OVERFLIGHT AND NOISE AS NECESSARY TO OPERATE AIRCRAFT TO OR FROM THE MARCH AIR RESERVE BASE.

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

DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800', TURNOUTS SHALL BE PROVIDED NO MORE THAN 400' APART. TURNOUTS SHALL BE A MINIMUM OF 10' WIDE AND 30' IN LENGTH, WITH A MINIMUM 25' TAPER AT EACH END. A APPROVED TURNAROUND SHALL BE PROVIDED AT ALL BUILDING SITES ON DRIVEWAYS MORE THAN 150' IN LENGTH, AND SHALL BE WITHIN 50' OF THE BUILDING.

GATE ENTRANCES SHALL BE AT LEAST 2' WIDER THAN THE WIDTH OF THE TRAFFIC LANES) SERVING THE GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35' SETBACK FROM THE ROADWAY AND SHALL BE OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 38 FEET TURNING RADIUS SHALL BE USED.

ACCESS WILL NOT HAVE AN UP, OR DOWN GRADE OF MORE THAN 15%. ACCESS WILL NOT BE LESS THAN 20 FEET IN WIDTH PER THE 2001 UFC, ARTICLE 9, SECTION 902.2.2.1) AND WILL HAVE A VERTICAL CLEARANCE OF 15'. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60 THOUSAND POUNDS OVER 2 AXELS. ACCESS WILL HAVE A TURNING RADIUS OF 38 FEET CAPABLE OF ACCOMMODATING FIRE APPARATUS.

GATE(S) SHALL BE AUTOMATIC OR MANUAL MINIMUM 20 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT EXCEEDING 30' POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

PRIOR TO THE ISSUE OF A BUILDING PERMIT, A WATER SYSTEM FOR FIRE PROTECTION MUST BE PROVIDED, EITHER: 1.) A DOMESTIC WATER SYSTEM WITH AN APPROVED FIRE HYDRANT WITHIN 500' OF THE DRIVEWAY ENTRANCE, OR 2.) A PRIVATE WELL SYSTEM WITH A WATER STORAGE TANK OF SUFFICIENT SIZE, AS APPROVED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

NOTICE OF DRAINAGE FEES NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE PERRIS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 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 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.