

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



ITEM: 2.7
(ID # 28941)

MEETING DATE:
Tuesday, October 21, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 38300 a Schedule "A" Subdivision in the Winchester area. District
3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 38300 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 38300.

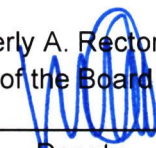
ACTION:Consent


Dennis Acuna, Director of Transportation 9/24/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: October 21, 2025
xc: Transp.

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Map of Tract Map 38300 was approved by the Board of Supervisors on April 2, 2024, as Agenda Item 21.1. Final Tract Map 38300 is a 20.02 - acre subdivision creating 95 residential lots, 3 condominium lots, 3 open space lots, 1 park site and regional basin lot in the Winchester 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.

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

On-Site Improvements:

- TR 38300: \$3,017,000 for the completion of road and drainage improvements.
- TR 38300: \$808,000 for the completion of the water system.
- TR 38300: \$567,000 for the completion of the sewer system.
- TR 38300: \$95,623 for the completion of the survey monumentation.

Off-Site Improvements:

- TR 38300: \$1,725,000 for the completion of road and drainage improvements.
- TR 38300: \$308,000 for the completion of the water system.
- TR 38300: \$50,500 for the completion of the sewer system.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 38300 Vicinity Map
- TR 38300 On-Site Improvement Agreement
- TR 38300 Off-Site Improvement Agreement
- TR 38300 Mylars


Jason Farin, Principal Policy Analyst

10/16/2025


George Trindle, Chief ASST COUNTY COUNSEL

9/25/2025

COUNTY OF RIVERSIDE
DEPARTMENT OF TRANSPORTATION

NAME AND ADDRESS SHEET

Please list the names and **business and residential addresses** of all persons who have executed the bonds and agreements, according to the partnership status of the entity (see pages 1 and 2 of this form) executing the bonds and agreements.

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
Lennar Homes of California, LLC, A California limited liability company	4140 Temescal Canyon Rd., Suite 410,	Corona,	CA	92883
Geoffrey Smith	136 Woodcrest,	Aliso Viejo,	CA	92656
William Sacriste	25137 Coral Canyon Rd.,	Corona,	CA	92883

**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 Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 ON-SITE**, 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 **Three Million Seventeen Thousand and no/100 Dollars (\$3,017,000.00)**.

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

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

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

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

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

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

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

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

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

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

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

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By  _____

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Riverside }

On August 28, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement - Road/Drainage

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

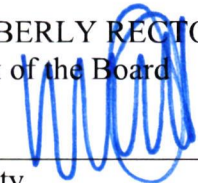
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Aaron C. Gettis

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 ON-SITE**, 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 **Eastern Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Five Hundred Sixty-Seven Thousand and no/100 Dollars (\$567,000.00)**.

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

TR **38300 ON-SITE**

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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, 8th Floor
Riverside, CA 92501

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By  _____

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

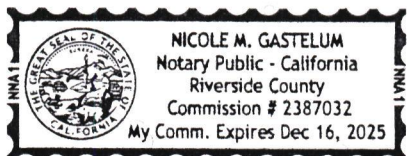
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On August 28, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement - Sewer System

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

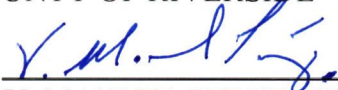
Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

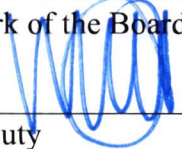
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Aaron C. Gettis

Revised 09/01/2020

**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 Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 ON-SITE**, 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 **Eastern Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Eight Hundred Eight Thousand and no/100 Dollars (\$808,000.00)**.

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.

Agreement for the Construction of Water System Improvements

TR **38300 ON-SITE**

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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:

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

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By 

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Riverside }

On September 9, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement, TR# 38300 OnSite

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact


Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

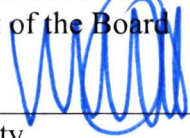
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Aaron C. Gettis

Revised 09/01/2020

**AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 ON-SITE**, 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 **Ninety-Five Thousand Six Hundred Twenty-Three and no/100 Dollars (\$95,623.00)**.

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, 8th Floor
Riverside, CA 92501

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By 

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

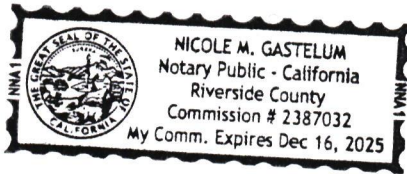
CIVIL CODE § 1189

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

State of California }
County of Riverside

On August 28, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement - Survey Monuments

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

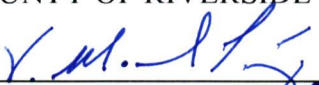
Trustee Guardian or Conservator

Other: _____

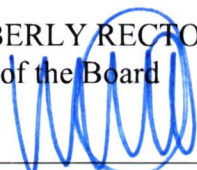
Signer is Representing: _____

COUNTY OF RIVERSIDE SIGNATURE PAGE


COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board
By 
Deputy

APPROVED AS TO FORM

County Counsel
By 
Amen C. Gettis

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 OFF-SITE**, 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 **Eastern Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Fifty Thousand Five Hundred and no/100 Dollars (\$50,500.00)**.

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

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

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

Agreement for the Construction of Sewer System Improvements

TR 38300 OFF-SITE

Page 1

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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, 8th Floor
Riverside, CA 92501

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By 

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

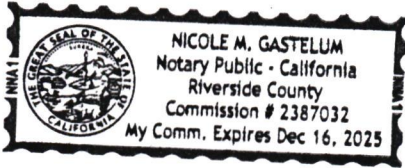
CIVIL CODE § 1189

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

State of California }
County of Riverside }

On August 28, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement - Sewer System

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

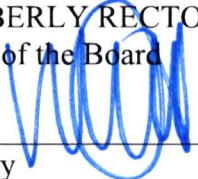
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Ann C. Getters

Revised 09/01/2020

**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 Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 OFF-SITE**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One Million Seven Hundred Twenty-Five Thousand and no/100 Dollars (\$1,725,000.00)**.

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

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

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

Agreement for the Construction of Road/Drainage Improvements

TR **38300 OFF-SITE**

Page 1

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2.7

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, 8th Floor
Riverside, CA 92501

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By  _____

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Riverside }

On August 28, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement - Road/Drainage

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

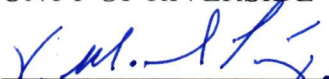
Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

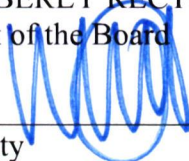
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Aaron C. Gettis

Revised 09/01/2020

**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 Lennar Homes of California, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 38300 OFF-SITE**, 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 **Eastern Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Three Hundred Eight Thousand and no/100 Dollars (\$308,000.00)**.

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.

Agreement for the Construction of Water System Improvements

TR **38300 OFF-SITE**

Page 1

OCT 21 2025

2.7

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:

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

Contractor
Lennar Homes of California, LLC
4140 Temescal Canyon Road, Suite 410
Corona, CA 92883

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

By  _____

Print Name Geoffrey Smith

Title Vice President

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

CALIFORNIA ACKNOWLEDGMENT

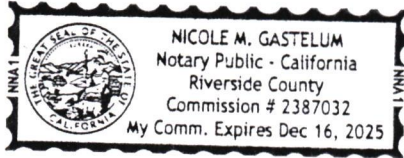
CIVIL CODE § 1189

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

State of California }
County of Riverside

On September 9, 2025 before me, Nicole M. Gastelum, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Geoffrey Smith
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Nicole Gastelum
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Improvement Agreement, TR # 38300 offsite

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact


Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

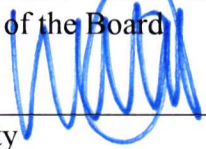
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Aaron C. Gettis

Revised 09/01/2020

TRACT NO. 38300

BEING A SUBDIVISION OF PARCEL 3, AND PORTIONS OF LOTS "A" AND "D" OF PARCEL MAP NO. 10127, PER MAP FILED IN BOOK 73, AT PAGE 10 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; LYING WITHIN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

adkan ENGINEERS

APRIL 2023

LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS DAY OF APRIL, 2024 AT 10:00 AM IN BOOK OF MAPS, AT PAGES AT THE REQUEST OF THE CLERK OF THE BOARD. NO. FEE PETER ALDANA, ASSESSOR-COUNTY CLERK- RECORDER BY: , DEPUTY

SUBDIVISION GUARANTEE: LENNAR TITLE INC., AGENT FOR DOMA TITLE INSURANCE, INC.

OWNERS' STATEMENT

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

AS A CONDITION OF THE DEDICATION OF LOT "A" (BENTON ROAD) AND LOT "B" (MOSEY ROAD) THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE, LOT 79, AND LOT 99 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT FOR THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE 24.00 FOOT EMERGENCY ACCESS OPENING FOR LOT 99, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS "C" THROUGH "H," INCLUSIVE, INDICATED AS "PRIVATE STREETS," AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WATER QUALITY EASEMENT OVER ALL OF OPEN SPACE AND STORM DRAIN STORAGE LOTS 100 AND 101, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "C" THROUGH "H," INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "C" THROUGH "H," INCLUSIVE.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE ROAD EASEMENTS" LYING WITHIN LOTS 96, 97, 98, AND 99, AND ALL OF LOTS 103 AND 104, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE ROAD EASEMENTS LYING WITHIN LOTS 96, 97, 98, AND 99, AND ALL OF LOTS 103 AND 104, AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, WITHIN LOTS 96, 97, 98, AND 99, AND ALL OF LOTS 103 AND 104.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LYING WITHIN LOTS 1 THROUGH 3, INCLUSIVE, 79, 85 THROUGH 95, INCLUSIVE, AND ALL OF LOT 99 AS SHOWN HEREON, THE DEDICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT THE OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

WE HEREBY RETAIN LOTS 100 AND 101 IN FEE INDICATED AS OPEN SPACE, PARK AND STORM WATER STORAGE AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 99, 102, 103 AND 104 IN FEE INDICATED AS OPEN SPACE AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

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

WE HEREBY RETAIN THE "PRIVATE LANDSCAPE MAINTENANCE EASEMENTS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, WITHIN THIS TRACT MAP.

MILLROSE PROPERTIES CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT FOR MILLROSE PROPERTIES CALIFORNIA, LLC

BY: NAME: GEOFFREY SMITH TITLE: VICE PRESIDENT

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS OPTIONEE UNDER A MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT RECORDED FEBRUARY 11, 2025, AS DOCUMENT NO. 2025-0041999, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: NAME: GEOFFREY SMITH TITLE: VICE PRESIDENT

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 Sept 5, 2025 BEFORE ME, Nicole M. Gastelum, PERSONALLY APPEARED Geoffrey Smith, A NOTARY PUBLIC,

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME: Nicole M. Gastelum SIGNATURE: Nicole M. Gastelum

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2387032

MY COMMISSION EXPIRES: Dec 16, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Riverside

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF IAN GRIFFIN ON APRIL 27, 2023. 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: 7-31, 2024-2025

EDY P. ADKISON, L.S. 5390 EXPIRATION DATE: 9-30-2026



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. 38300 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 2, 2024 THE EXPIRATION DATE BEING MARCH 20, 2027, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 10-16, 2025

DAVID L. MCMILLAN, COUNTY SURVEYOR L.S. 8488 EXPIRATION DATE: 12-31-2026



BOARD OF SUPERVISOR'S STATEMENT

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

THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, INDICATED AS "PRIVATE STREET EASEMENT" ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, INDICATED AS "PRIVATE ROAD EASEMENT" ARE HEREBY ACCEPTED.

THE EASEMENTS FOR WATER QUALITY AND INSPECTION PURPOSES ARE HEREBY ACCEPTED.

DATE: 2025 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS

BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 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: 2025

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 \$

DATE: October 09, 2025

MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/SANTA GERTRUDIS VALLEY AND MURRIETA CREEK/WARM VALLEY SPRINGS 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.

VALLEY-WIDE RECREATION AND PARK DISTRICT

THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP BUT DOES NOT NOW ACCEPT THE IRREVOCABLE OFFERS OF DEDICATION MADE HEREON.

DATED: 9-26-2025

BY: DEAN WETTER GENERAL MANAGER

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

DATE: 08/13/25

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

TRACT NO. 38300

BEING A SUBDIVISION OF PARCEL 3, AND PORTIONS OF LOTS "A" AND "D" OF PARCEL MAP NO. 10127, PER MAP FILED IN BOOK 73, AT PAGE 10 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; LYING WITHIN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

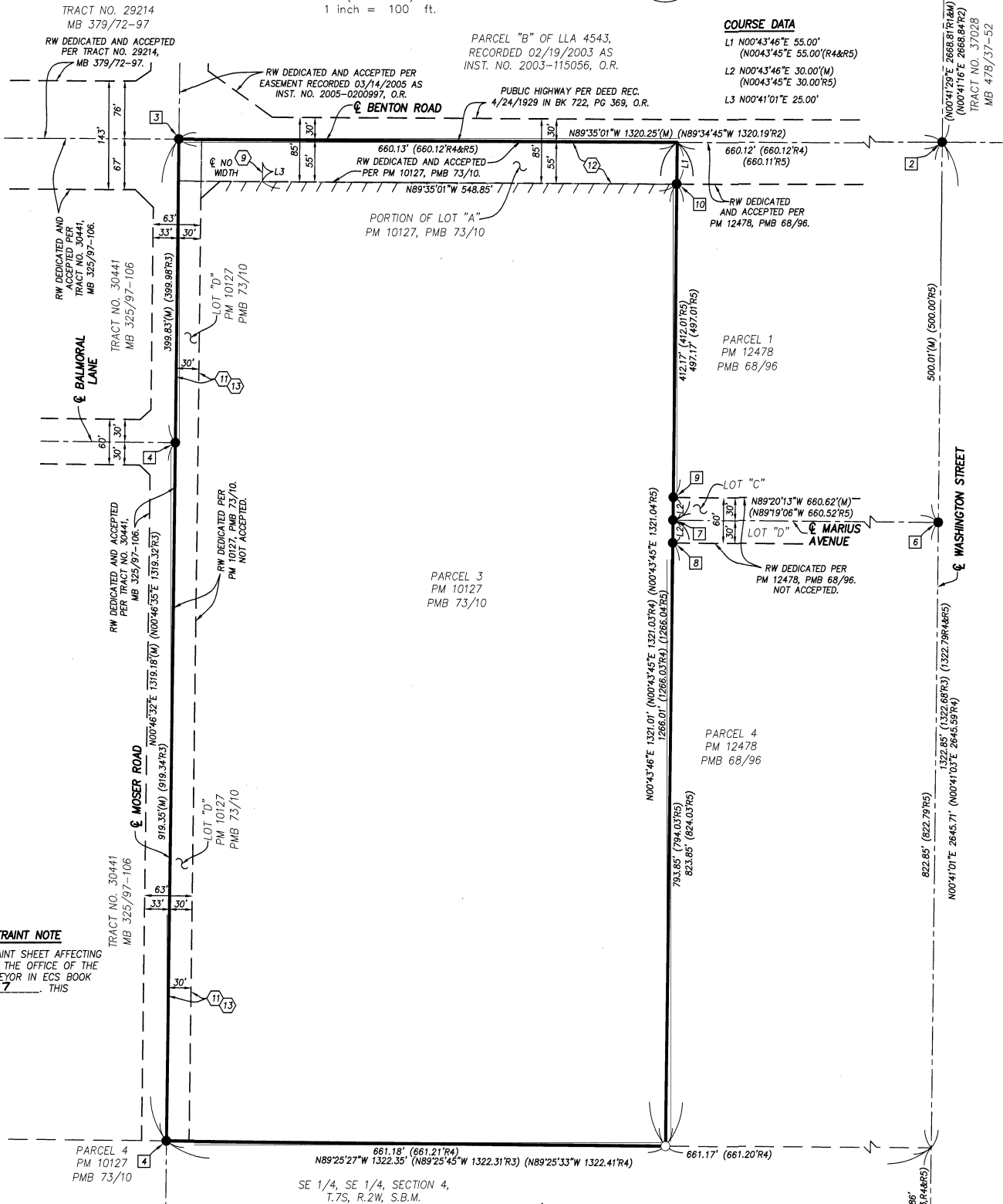
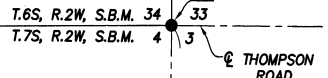
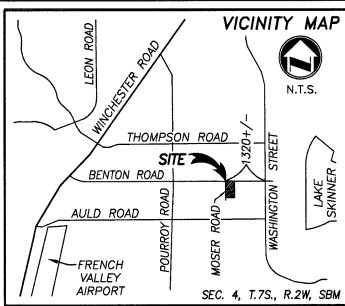
adkan
ENGINEERS

APRIL 2023

LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.
SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.



ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 45 PAGE 37. THIS AFFECTS ALL LOTS.

MONUMENT NOTES:

- 1 FD 1"IP TAGGED "LS 5390", FLUSH PER TRACT NO. 37028, MB 478/37-52.
- 2 FD SPIKE & WASHER ILLEGIBLE, FLUSH PER TRACT NO. 37028, MB 478/37-52. ACCEPTED AS BEING OVER PIPE PER TB 116/65 AND AS THE CENTERLINE INTERSECTION OF BENTON ROAD AND WASHINGTON STREET. ACCEPTED AS E 1/4 COR. SECTION 4. SET "LS 5390" TAG.
- 3 FD 1"IP W/ILLEGIBLE PLUG, FLUSH IN LIEU OF FD 1"IP, W/TAG "LS 5276", FLUSH PER TRACT NO. 29214, MB 379/72-97. ACCEPTED AS THE CENTERLINE INTERSECTION OF BENTON ROAD AND MOSER ROAD. SET "LS 5390" TAG.
- 4 FD 1"IP W/PLASTIC PLUG STAMPED "LS 6957", FLUSH PER TRACT NO. 30441, MB 325/97-106 AND CERTIFICATE OF CORRECTION RECORDED 01/30/2006 AS DOCUMENT NO. 2006-0070235, O.R.
- 5 FD 1"IP TAGGED "RV. CO. SURV.", FLUSH, NO REFERENCE. ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 4 PER TRACT NO. 30441, MB 325/97-106.
- 6 FD SPIKE & WASHER, TAG ILLEGIBLE, IN LIEU OF 1" IP TAGGED "LS 4230" PER PM 12478, PMB 68/96. ACCEPTED AS BEING OVER PIPE PER TB 116/65 AND AS THE CENTERLINE INTERSECTION OF WASHINGTON STREET AND MARIUS AVENUE. SET "LS 5390" TAG.
- 7 FD 1" IP TAGGED "RCE 23713" DOWN 0.1' BENT SOUTHERLY, SHOT BASE, IN LIEU OF 1" IP TAGGED "LS 4230" PER PM 12478, PMB 68/96. ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF MARIUS AVENUE AND THE EASTERLY LINE OF PARCEL 3 OF PM 10127, PMB 73/10.
- 8 FD 1" IP TAGGED "RCE 23713" DOWN 0.25', IN LIEU OF 1" IP TAGGED "LS 4230" PER PM 12478, PMB 68/96. ACCEPTED AS THE NORTHWESTERLY CORNER OF PARCEL 3 PER PM 12478, PMB 68/96.
- 9 FD 1" IP TAGGED "RCE 23713" DOWN 0.8', IN LIEU OF 1" IP TAGGED "LS 4230" PER PM 12478, PMB 68/96. ACCEPTED AS THE SOUTHWESTERLY CORNER OF PARCEL 1 PER PM 12478, PMB 68/96.
- 10 FD 1" IP TAGGED "LS 4207" DOWN 1.00', IN LIEU OF 1" IP TAGGED "LS 4230" PER PM 12478, PMB 68/96. ACCEPTED AS THE NORTHWESTERLY CORNER OF PARCEL 1 PER PM 12478, PMB 68/96.

SURVEYOR'S NOTES:

- - INDICATES FOUND MONUMENT AS NOTED.
 - - INDICATES SET 1"IP & LS 5390 TAG, FLUSH, UNLESS OTHERWISE NOTED.
- SET LEAD & LS 5390 TAG IN TOP OF CURB, FLUSH ON SIDE LOT LINES PROJECTED AT 9.75'.
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES.
- SET LEAD & LS 5390 TAG IN TOP OF CURB, FLUSH FOR BCs, ECs, PCCs, PRCs, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL AT OFFSET DISTANCE OF 9.75 FEET.
- (M) - INDICATES MEASURED DATA
- (R1) - INDICATES RECORD DATA PER TRACT NO. 37028, MB 478/37-52.
- (R2) - INDICATES RECORD DATA PER TRACT NO. 29214, MB 379/72-97.
- (R3) - INDICATES RECORD DATA PER TRACT NO. 30441, MB 325/97-106.
- (R4) - INDICATES RECORD DATA PER PM 10127, PMB 73/10.
- (R5) - INDICATES RECORD OR CALCULATED DATA PER PM 12478, PMB 68/96.
- ALL MONUMENTS SHOWN AS SET AND TAGGED SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
- /// - INDICATES ACCESS RIGHTS RESTRICTED
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ESTABLISHMENT OF EASEMENTS FOR THIS MAP RECORDED _____ AS DOCUMENT NO. _____ O.R. RIVERSIDE COUNTY.
- THIS MAP CONTAINS 20.02 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.

TRACT NO. 38300

BEING A SUBDIVISION OF PARCEL 3, AND PORTIONS OF LOTS "A" AND "D" OF PARCEL MAP NO. 10127, PER MAP FILED IN BOOK 73, AT PAGE 10 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; LYING WITHIN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 WEST, S.B.M.

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ENGINEERS

APRIL 2023

LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

GPS CONTROL DIAGRAM NOT TO SCALE

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, VICINITY MAP, AND ENVIRONMENTAL CONSTRAINT NOTE.

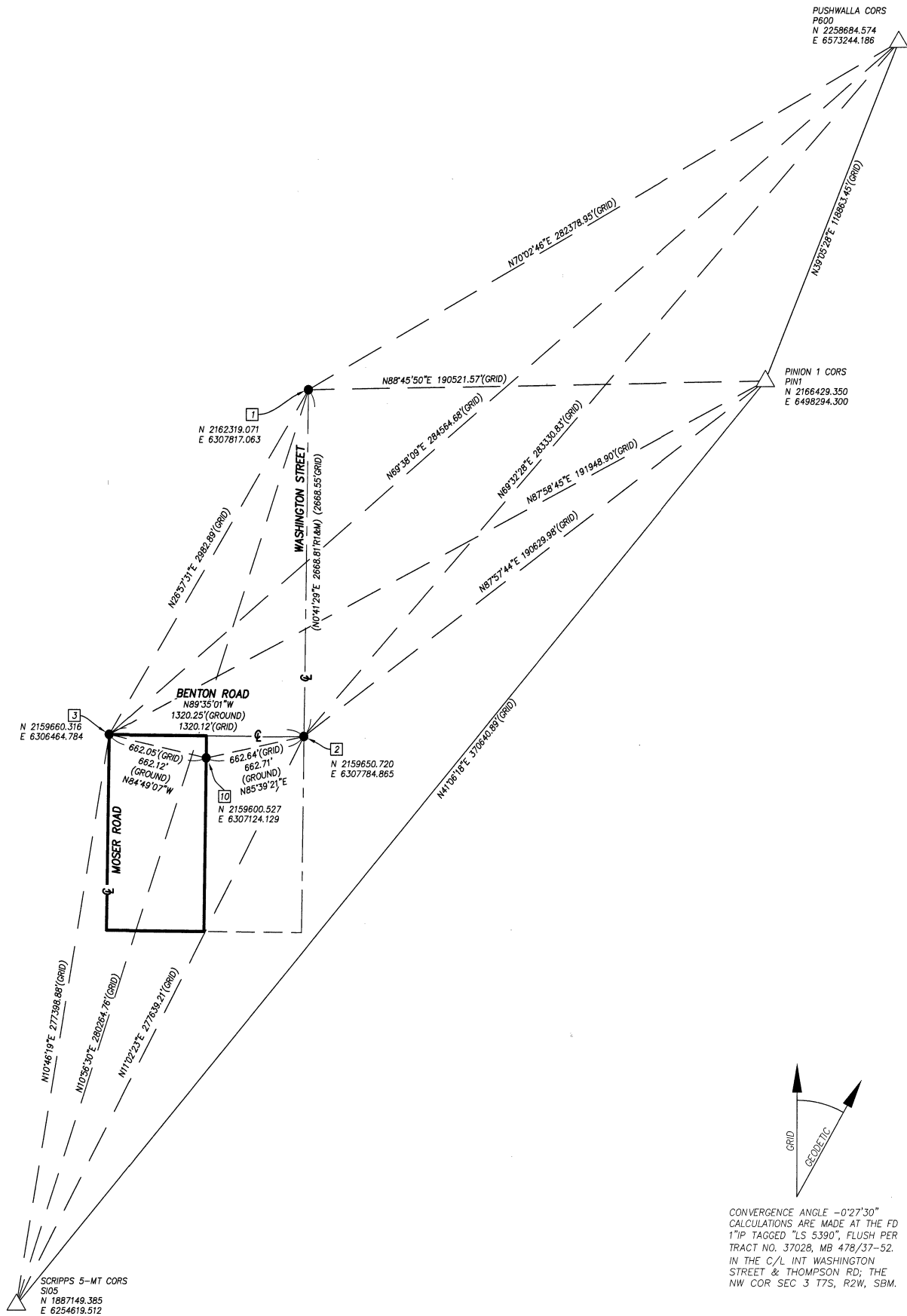
SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEMS, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P600", "PIN1", AND "SIO5" NAD83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAP BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990169. CALCULATIONS ARE MADE AT THE FOUND FD 1"IP TAGGED "LS 5390", FLUSH PER TRACT NO. 37028, MB 478/37-52, IN THE NW COR SEC 3 T7S, R2W, SBM ALSO C/L INT THOMPSON RD & WASHINGTON STREET WITH COORDINATES OF N 2162319.071, E 6307817.063, USING AN ELEVATION OF 1421.76 FEET.



N.T.S.



CONVERGENCE ANGLE -0°27'30"
CALCULATIONS ARE MADE AT THE FD 1"IP TAGGED "LS 5390", FLUSH PER TRACT NO. 37028, MB 478/37-52, IN THE C/L INT WASHINGTON STREET & THOMPSON RD; THE NW COR SEC 3 T7S, R2W, SBM.

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, VICINITY MAP, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

TRACT NO. 38300

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LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

APRIL 2023



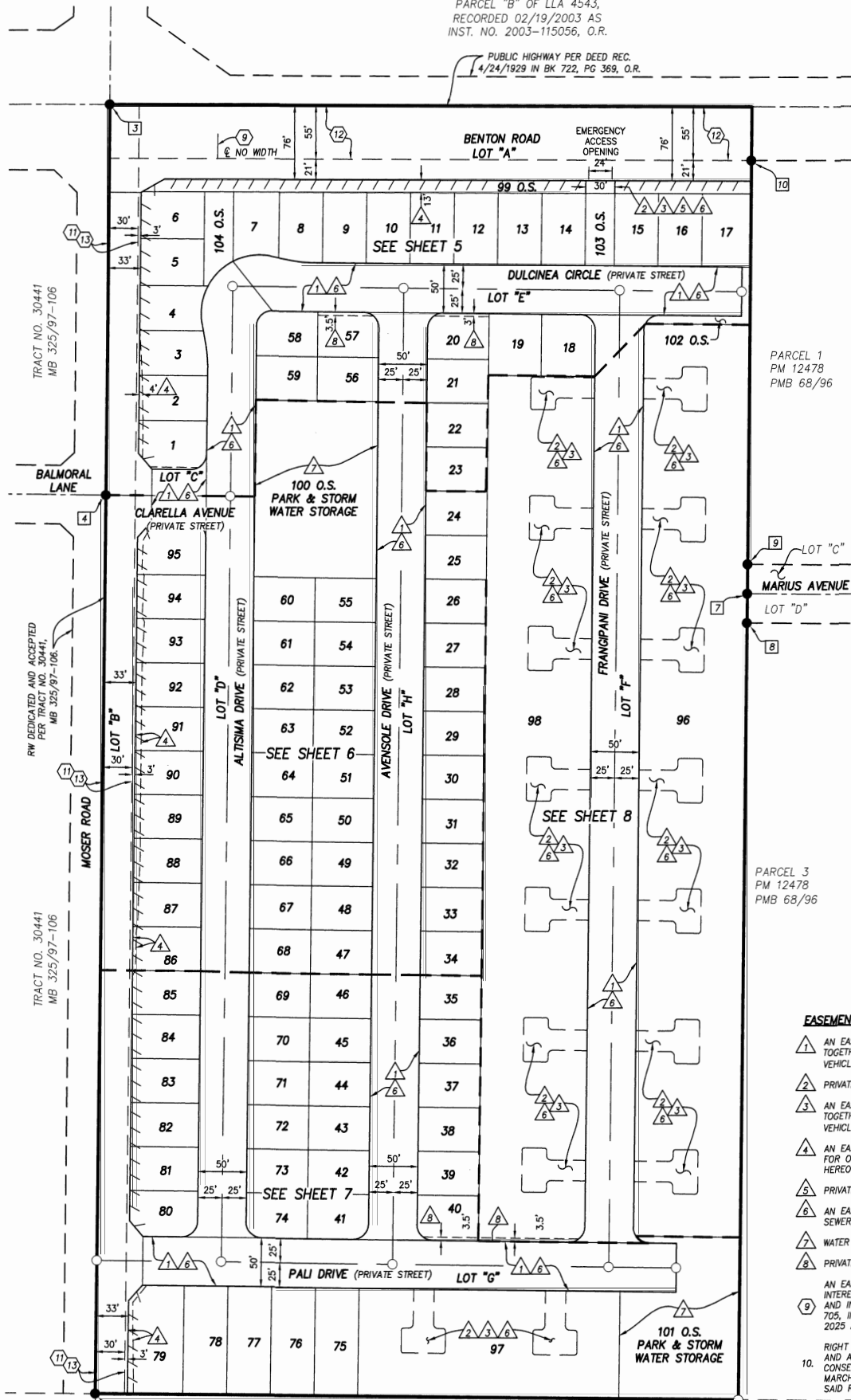
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

PARCEL "B" OF LLA 4543,
RECORDED 02/19/2003 AS
INST. NO. 2003-115056, O.R.

PUBLIC HIGHWAY PER DEED REC.
4/24/1929 IN BK 722, PG 369, O.R.



PARCEL 1
PM 12478
PMB 68/96

PARCEL 3
PM 12478
PMB 68/96

EASEMENT NOTES

- 1 AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE STREETS", DEDICATED HEREON.
- 2 PRIVATE ROAD EASEMENT, RETAINED HEREON.
- 3 AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT", DEDICATED HEREON.
- 4 AN EASEMENT IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES, DEDICATED HEREON.
- 5 PRIVATE UTILITY EASEMENT, RETAINED HEREON.
- 6 AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWER, WATER AND RECYCLED WATER PURPOSES, DEDICATED HEREON.
- 7 WATER QUALITY EASEMENT, DEDICATED HEREON.
- 8 PRIVATE LANDSCAPE MAINTENANCE EASEMENT, RETAINED HEREON.
- 9 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 7, 1950 AS INSTRUMENT NO. 705, IN BOOK 1186, PAGE 587 AND PARTIAL QUITCLAIM RECORDED MAY 13, 2025 AS DOCUMENT NO. 2025-0143692, BOTH OF OFFICIAL RECORDS.
- 10 RIGHT OF ACCESS IN FAVOR OF THE COUNTY OF RIVERSIDE PER COVENANT AND AGREEMENT REGARDING WATER QUALITY MANAGEMENT PLAN BMP CONSENT TO INSPECT, MAINTENANCE AND INDEMNIFICATION RECORDED MARCH 24, 2025 AS DOCUMENT NO. 2025-0086560, OF OFFICIAL RECORDS. SAID RIGHT OF ACCESS CANNOT BE PLOTTED FROM RECORD.
- 11 AN EASEMENT FOR PUBLIC ROAD, PUBLIC UTILITIES AND PUBLIC SERVICE USES AS OFFERED IN THE DECLARATION OF DEDICATION, EXECUTED BY FANCES NICOLAS, AN UNMARRIED WOMAN AS SHOWN ON PARCEL MAP NO. 10127, PMB 73/10.
- 12 AN OFFER OF DEDICATION FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES PER PARCEL MAP NO. 10127, PMB 73/10. ACCEPTED.
- 13 AN OFFER OF DEDICATION FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES PER PARCEL MAP NO. 10127, PMB 73/10. NOT ACCEPTED.
- 14 A TEMPORARY NON-EXCLUSIVE EASEMENT AND RIGHT OF ENTRY FOR TEMPORARY CONSTRUCTION PURPOSES IN FAVOR OF SR BENTON ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY PER TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JUNE 13, 2025 AS DOCUMENT NO. 2025-0179821, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

PARCEL 4
PM 10127
PMB 73/10

SE 1/4, SE 1/4, SECTION 4,
T.7S, R.2W, S.B.M.

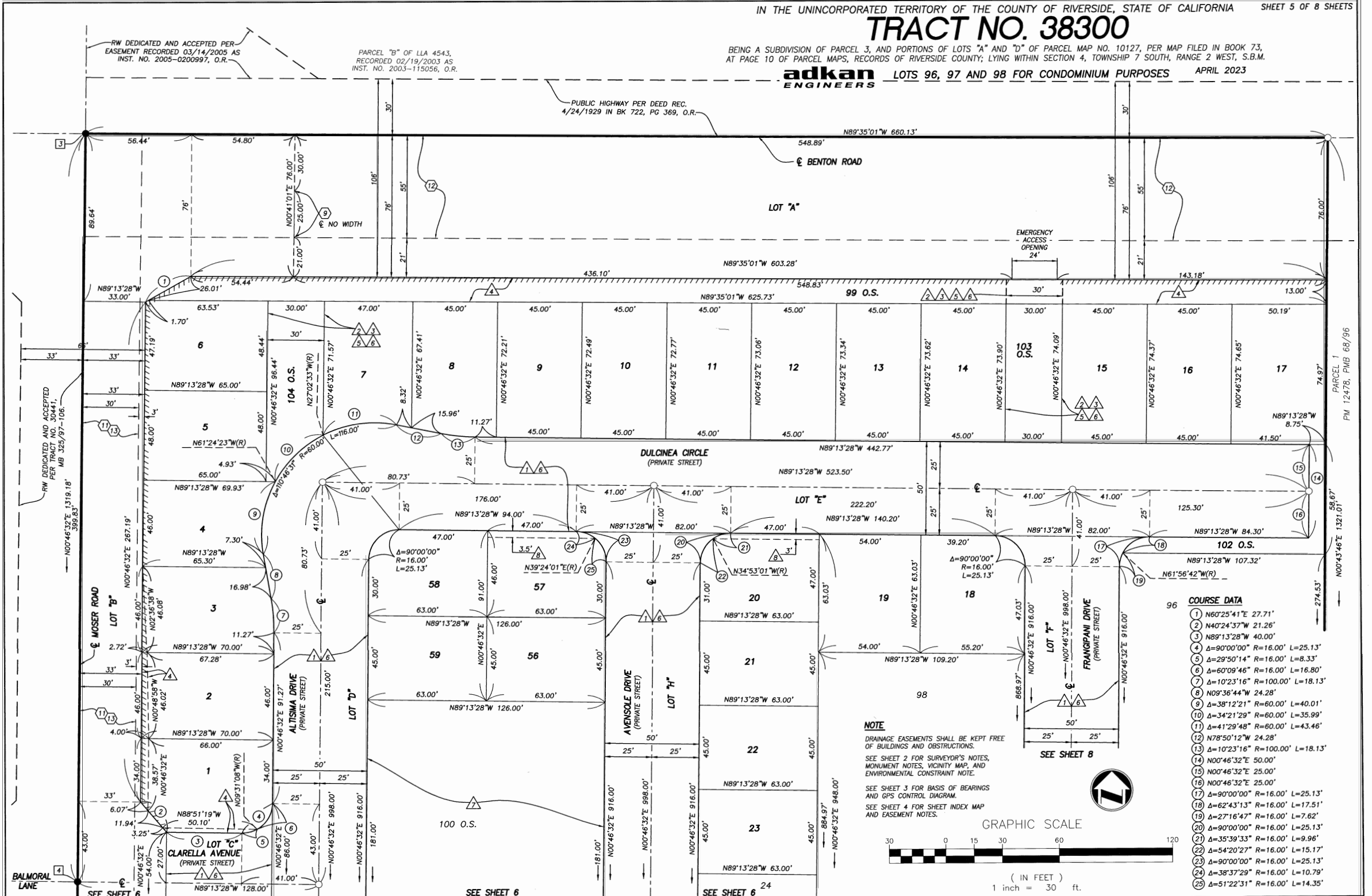
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LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

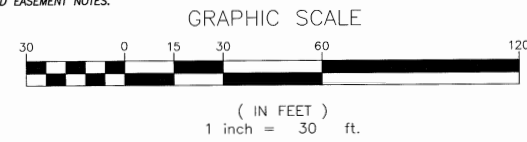
APRIL 2023



COURSE DATA

- 1 N60°25'41"E 27.71'
- 2 N40°24'37"W 21.26'
- 3 N89°13'28"W 40.00'
- 4 Δ=90°00'00" R=16.00' L=25.13'
- 5 Δ=29°50'14" R=16.00' L=8.33'
- 6 Δ=60°09'46" R=16.00' L=16.80'
- 7 Δ=10°23'16" R=100.00' L=18.13'
- 8 N09°36'44"W 24.28'
- 9 Δ=38°12'21" R=60.00' L=40.01'
- 10 Δ=34°21'29" R=60.00' L=35.99'
- 11 Δ=41°29'48" R=60.00' L=43.46'
- 12 N78°50'12"W 24.28'
- 13 Δ=10°23'16" R=100.00' L=18.13'
- 14 N00°46'32"E 50.00'
- 15 N00°46'32"E 25.00'
- 16 N00°46'32"E 25.00'
- 17 Δ=90°00'00" R=16.00' L=25.13'
- 18 Δ=62°43'13" R=16.00' L=17.51'
- 19 Δ=27°16'47" R=16.00' L=7.62'
- 20 Δ=90°00'00" R=16.00' L=25.13'
- 21 Δ=35°39'33" R=16.00' L=9.96'
- 22 Δ=54°20'27" R=16.00' L=15.17'
- 23 Δ=90°00'00" R=16.00' L=25.13'
- 24 Δ=38°37'29" R=16.00' L=10.79'
- 25 Δ=51°22'31" R=16.00' L=14.35'

NOTE
 DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
 SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, VICINITY MAP, AND ENVIRONMENTAL CONSTRAINT NOTE.
 SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.
 SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.



PARCEL 1
 PM 12478, PMB 68/96
 N00°43'46"E 1321.01'

BALMORAL LANE
 SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

TRACT NO. 38300

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APRIL 2023



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ENGINEERS

LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

NOTE

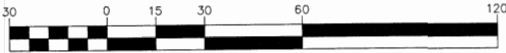
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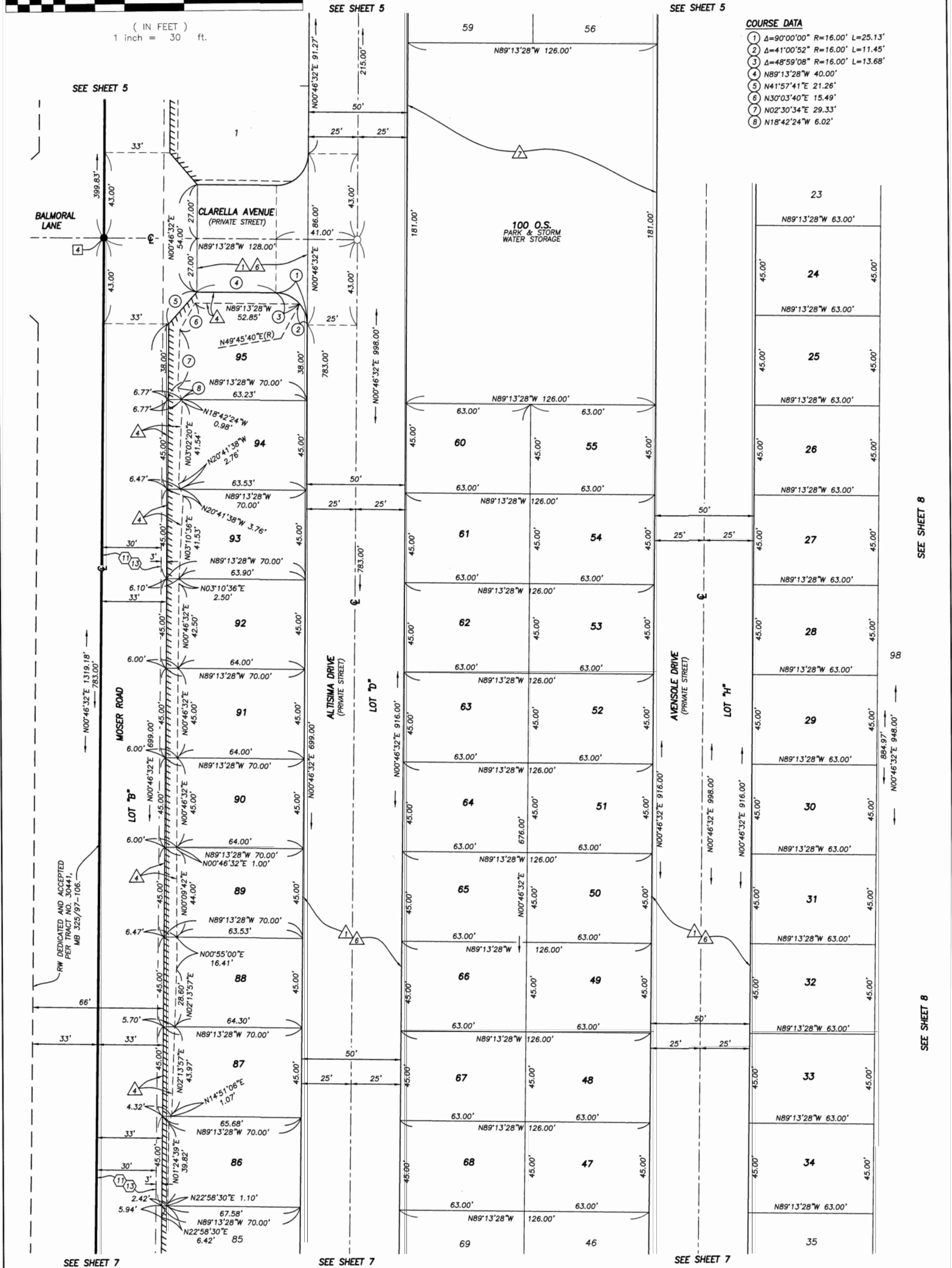
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

COURSE DATA

- ① $\Delta=90^{\circ}00'00''$ $R=16.00'$ $L=25.13'$
- ② $\Delta=41^{\circ}00'52''$ $R=16.00'$ $L=11.45'$
- ③ $\Delta=48^{\circ}59'08''$ $R=16.00'$ $L=13.68'$
- ④ $N89^{\circ}13'28''W$ $40.00'$
- ⑤ $N41^{\circ}57'41''E$ $21.26'$
- ⑥ $N30^{\circ}03'40''E$ $15.49'$
- ⑦ $N02^{\circ}30'34''E$ $29.33'$
- ⑧ $N18^{\circ}42'24''W$ $6.02'$



SEE SHEET 8

SEE SHEET 8

TRACT NO. 38300

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adkan ENGINEERS

APRIL 2023

LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

COURSE DATA

- 1 N40°24'37"W 21.26'
- 2 Δ=90°00'00" R=16.00' L=25.13'
- 3 Δ=90°00'00" R=16.00' L=25.13'
- 4 Δ=90°00'00" R=16.00' L=25.13'
- 5 Δ=90°00'00" R=16.00' L=25.13'
- 6 Δ=51°22'31" R=16.00' L=14.35'
- 7 Δ=38°37'29" R=16.00' L=10.79'
- 8 Δ=90°00'00" R=16.00' L=25.13'
- 9 Δ=51°22'31" R=16.00' L=14.35'
- 10 Δ=38°37'29" R=16.00' L=10.79'
- 11 Δ=90°00'00" R=16.00' L=25.13'
- 12 Δ=34°13'44" R=16.00' L=9.56'
- 13 Δ=55°46'14" R=16.00' L=15.57'
- 14 N89°13'28"W 28.50'
- 15 N89°13'28"W 21.00'
- 16 N00°46'32"E 35.46'
- 17 Δ=90°00'00" R=4.50' L=7.07'
- 18 N89°13'28"W 5.12'
- 19 Δ=90°00'00" R=2.50' L=3.93'
- 20 N00°46'32"E 20.50'
- 21 N89°13'28"W 5.13'
- 22 N89°13'28"W 21.00'
- 23 N00°46'32"E 35.46'
- 24 Δ=90°00'00" R=4.50' L=7.07'
- 25 N89°13'28"W 5.12'
- 26 Δ=90°00'00" R=2.50' L=3.93'
- 27 N00°46'32"E 20.50'
- 28 N89°13'28"W 5.13'
- 29 N41°57'41"E 21.26'

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

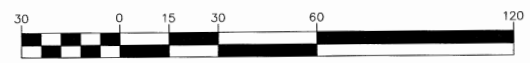
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SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

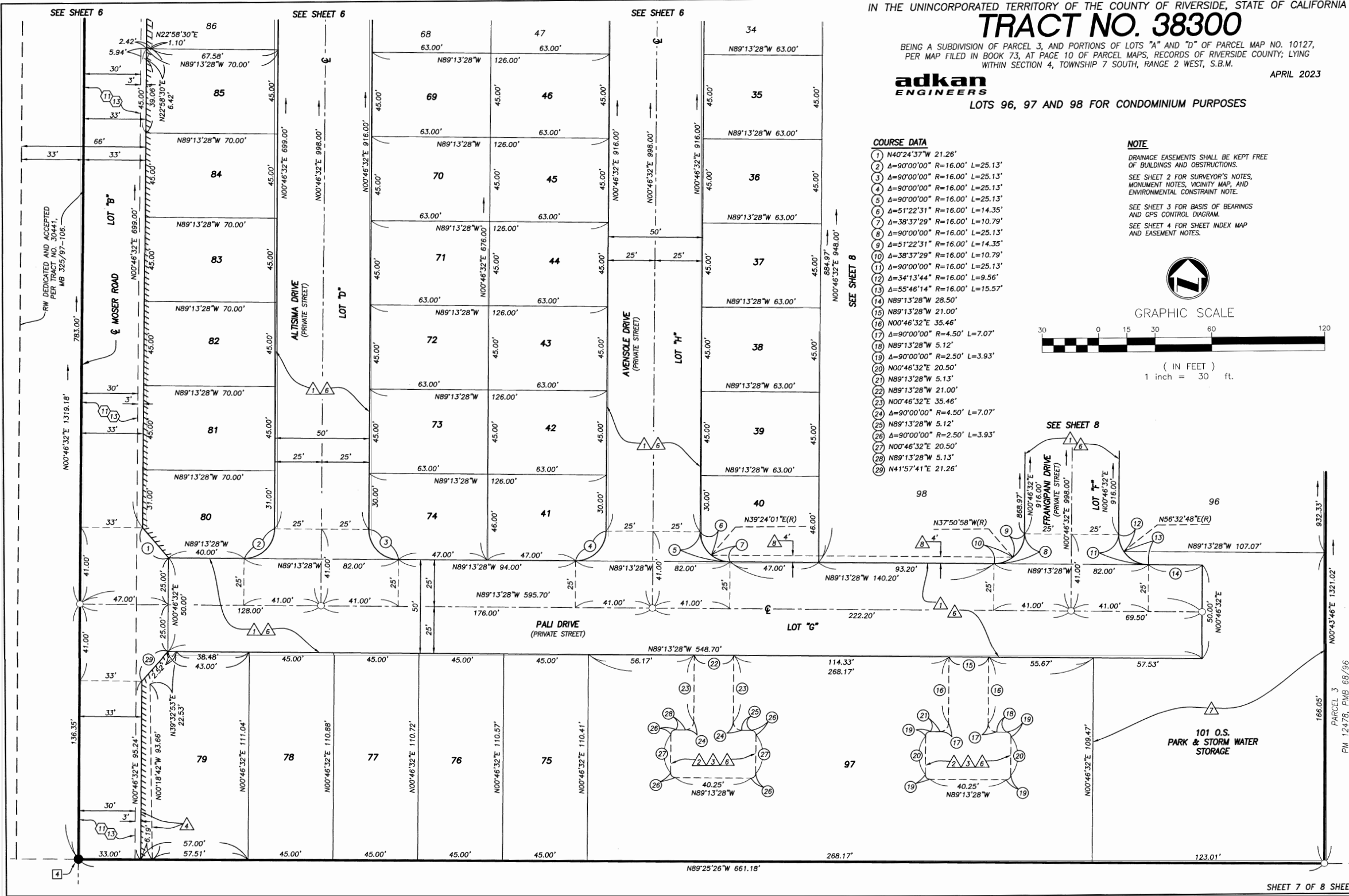
SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SEE SHEET 8

101 O.S. PARK & STORM WATER STORAGE

TRACT NO. 38300

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adkan
ENGINEERS

APRIL 2023

LOTS 96, 97 AND 98 FOR CONDOMINIUM PURPOSES

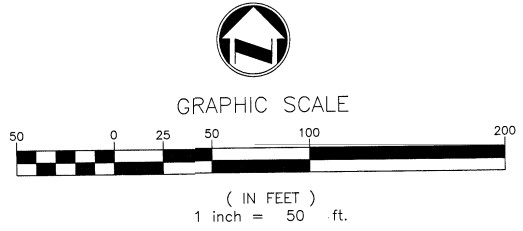
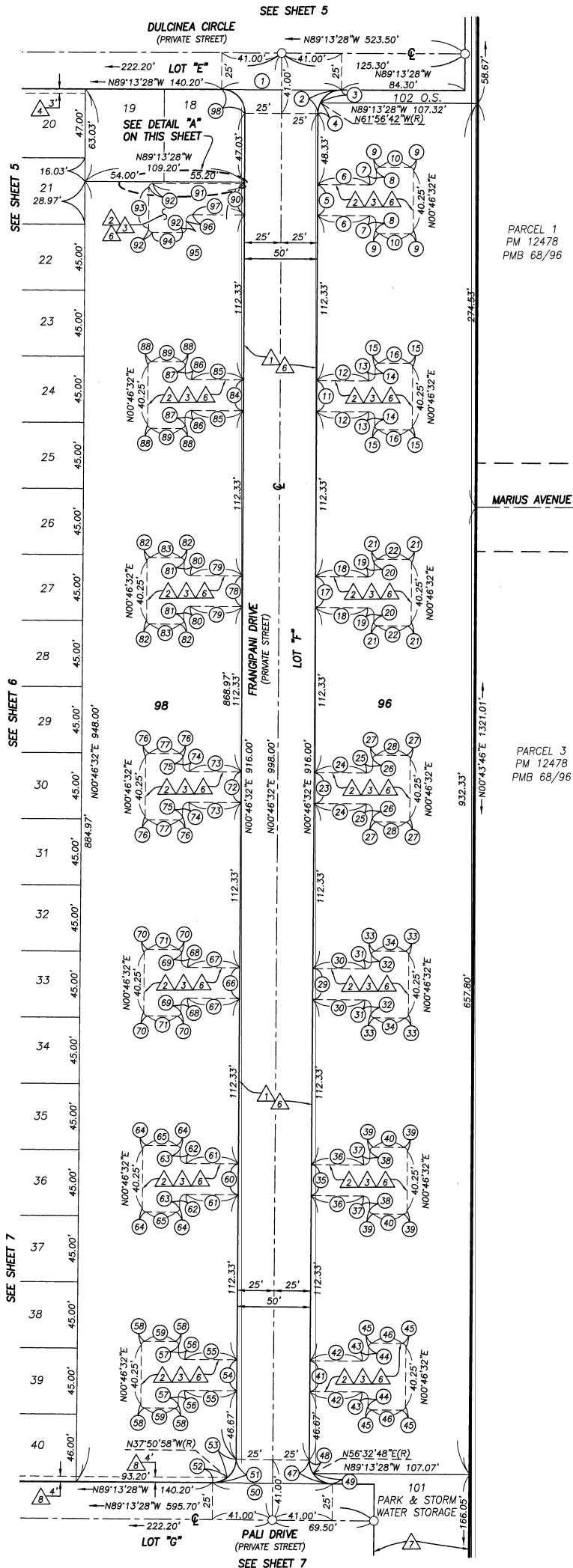
NOTE

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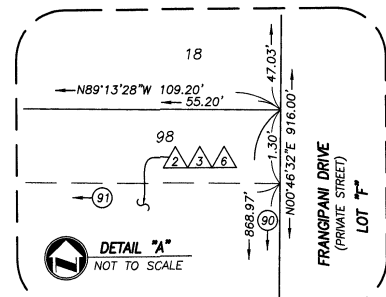
SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

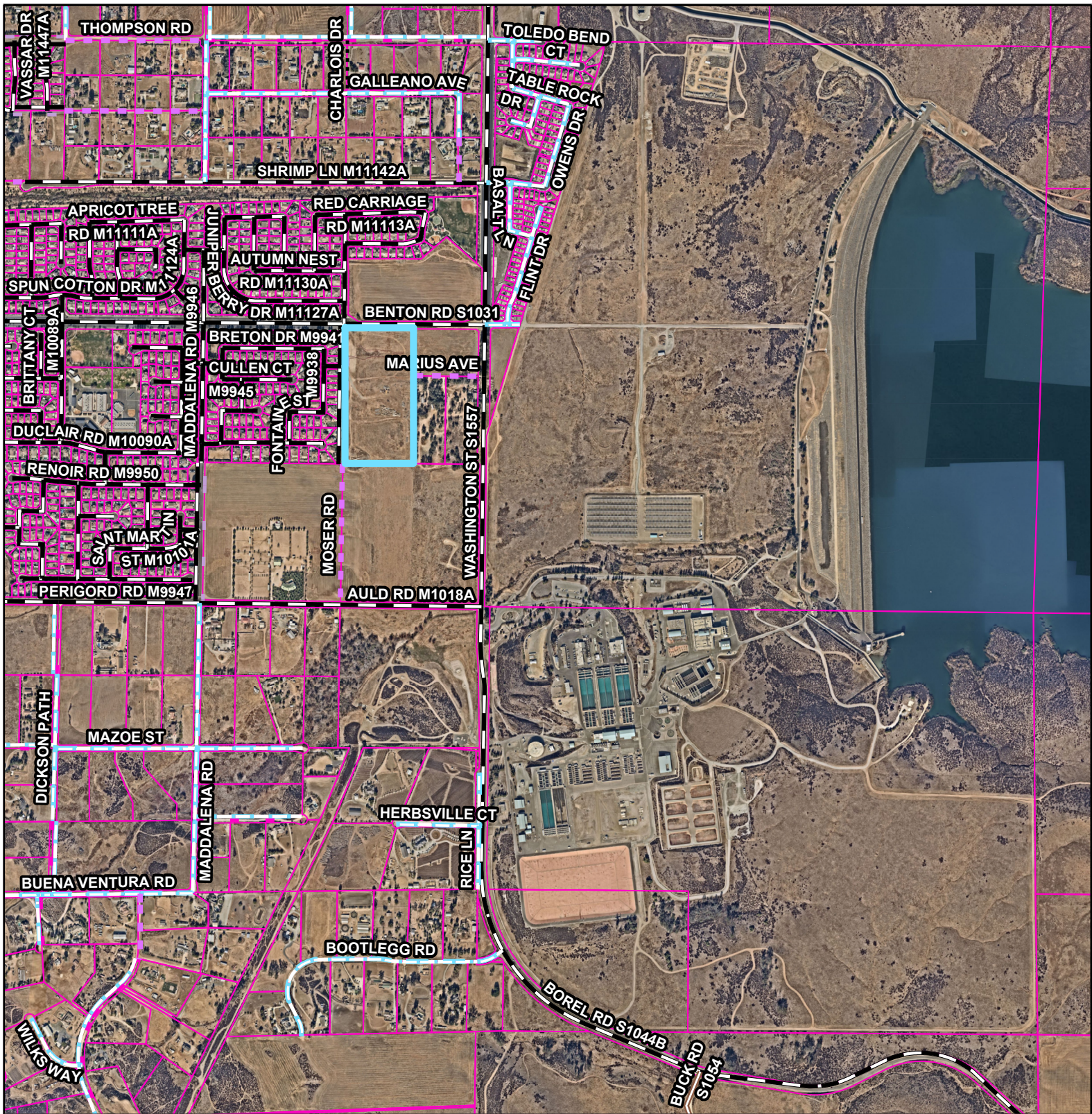
SEE SHEET 4 FOR SHEET INDEX MAP AND EASEMENT NOTES.



COURSE DATA

1	N89°13'28"W 82.00'	50	N89°13'28"W 82.00'
2	Δ=90°00'00" R=16.00' L=25.13'	51	Δ=90°00'00" R=16.00' L=25.13'
3	Δ=62°43'13" R=16.00' L=17.51'	52	Δ=38°37'29" R=16.00' L=10.79'
4	Δ=27°16'47" R=16.00' L=7.62'	53	Δ=51°22'31" R=16.00' L=14.35'
5	N00°46'32"E 21.00'	54	N00°46'32"E 21.00'
6	N89°13'28"W 35.46'	55	N89°13'28"W 35.46'
7	Δ=90°00'00" R=4.50' L=7.07'	56	Δ=90°00'00" R=4.50' L=7.07'
8	N00°46'32"E 5.12'	57	N00°46'32"E 5.12'
9	Δ=90°00'00" R=2.50' L=3.93'	58	Δ=90°00'00" R=2.50' L=3.93'
10	N89°13'28"W 20.50'	59	N89°13'28"W 20.50'
11	N00°46'32"E 21.00'	60	N00°46'32"E 21.00'
12	N89°13'28"W 35.46'	61	N89°13'28"W 35.46'
13	Δ=90°00'00" R=4.50' L=7.07'	62	Δ=90°00'00" R=4.50' L=7.07'
14	N00°46'32"E 5.12'	63	N00°46'32"E 5.12'
15	Δ=90°00'00" R=2.50' L=3.93'	64	Δ=90°00'00" R=2.50' L=3.93'
16	N89°13'28"W 20.50'	65	N89°13'28"W 20.50'
17	N00°46'32"E 21.00'	66	N00°46'32"E 21.00'
18	N89°13'28"W 35.46'	67	N89°13'28"W 35.46'
19	Δ=90°00'00" R=4.50' L=7.07'	68	Δ=90°00'00" R=4.50' L=7.07'
20	N00°46'32"E 5.12'	69	N00°46'32"E 5.12'
21	Δ=90°00'00" R=2.50' L=3.93'	70	Δ=90°00'00" R=2.50' L=3.93'
22	N89°13'28"W 20.50'	71	N89°13'28"W 20.50'
23	N00°46'32"E 21.00'	72	N00°46'32"E 21.00'
24	N89°13'28"W 35.46'	73	N89°13'28"W 35.46'
25	Δ=90°00'00" R=4.50' L=7.07'	74	Δ=90°00'00" R=4.50' L=7.07'
26	N00°46'32"E 5.12'	75	N00°46'32"E 5.12'
27	Δ=90°00'00" R=2.50' L=3.93'	76	Δ=90°00'00" R=2.50' L=3.93'
28	N89°13'28"W 20.50'	77	N89°13'28"W 20.50'
29	N00°46'32"E 21.00'	78	N00°46'32"E 21.00'
30	N89°13'28"W 35.46'	79	N89°13'28"W 35.46'
31	Δ=90°00'00" R=4.50' L=7.07'	80	Δ=90°00'00" R=4.50' L=7.07'
32	N00°46'32"E 5.12'	81	N00°46'32"E 5.12'
33	Δ=90°00'00" R=2.50' L=3.93'	82	Δ=90°00'00" R=2.50' L=3.93'
34	N89°13'28"W 20.50'	83	N89°13'28"W 20.50'
35	N00°46'32"E 21.00'	84	N00°46'32"E 21.00'
36	N89°13'28"W 35.46'	85	N89°13'28"W 35.46'
37	Δ=90°00'00" R=4.50' L=7.07'	86	Δ=90°00'00" R=4.50' L=7.07'
38	N00°46'32"E 5.12'	87	N00°46'32"E 5.12'
39	Δ=90°00'00" R=2.50' L=3.93'	88	Δ=90°00'00" R=2.50' L=3.93'
40	N89°13'28"W 20.50'	89	N89°13'28"W 20.50'
41	N00°46'32"E 21.00'	90	N00°46'32"E 21.00'
42	N89°13'28"W 35.46'	91	N89°13'28"W 62.96'
43	Δ=90°00'00" R=4.50' L=7.07'	92	Δ=90°00'00" R=2.50' L=3.93'
44	N00°46'32"E 5.12'	93	N00°46'32"E 28.13'
45	Δ=90°00'00" R=2.50' L=3.93'	94	N89°13'28"W 20.50'
46	N89°13'28"W 20.50'	95	N00°46'32"E 5.12'
47	Δ=90°00'00" R=16.00' L=25.13'	96	Δ=90°00'00" R=4.50' L=7.07'
48	Δ=34°13'44" R=16.00' L=9.56'	97	N89°13'28"W 35.46'
49	Δ=55°46'16" R=16.00' L=15.57'	98	Δ=90°00'00" R=16.00' L=25.13'





Legend

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

VICINITY MAP

Tract Map 38300

Section 4, T.7S. R.2W.

Supervisory District: 3

