

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



ITEM: 2.7
(ID # 29962)

MEETING DATE:
Tuesday, March 10, 2026


FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 38201 a Schedule "A" Subdivision in the Temescal Canyon area.
District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 38201 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 38201.


ACTION: Consent


Dennis Acuna, Director of Transportation 2/25/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Washington 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: March 10, 2026
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 38201 was approved by the Board of Supervisors on July 30, 2024, as Agenda Item 21.1. Final Tract Map 38201 is a 5.25 - acre subdivision creating 2 lots for condominium purposes in the Temescal Canyon 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.

TH Magnolia Avenue, 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 38201: \$159,000.00 for the completion of road and drainage improvements.
- TR 38201: \$344,000.00 for the completion of the water system.
- TR 38201: \$244,500.00 for the completion of the sewer system.
- TR 38201: \$3,283.00 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 38201 Vicinity Map
- TR 38201 Mylar
- TR 38201 Improvement Agreements


Crystal Carrillo, Senior Management Analyst 3/5/2026


Aaron Gettis, Chief Deputy County Counsel 2/26/2026

**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 TH Magnolia Avenue 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 38201**, 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 Hundred Fifty-Nine Thousand and no/100 Dollars (\$159,000.00)**.

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 **38201**

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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.

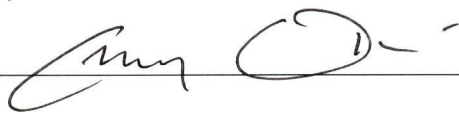
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted,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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th Floor Riverside, CA 92501	TH Magnolia Avenue LLC c/o Trumark Homes 450 Newport Center Drive, Ste. 300 Newport Beach, CA 92660

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

By  _____
Print Name Guy Oliver _____
Title Authorized Agent _____
By _____
Print Name _____
Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel
KAREN SPIEGEL, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By [Signature]
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]
Aaren C. Getty

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 TH Magnolia Avenue, 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 38201**, 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 **Home Gardens 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 Forty-Four Thousand and no/100 Dollars (\$344,000.00)**.

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 **38201**

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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.

Agreement for the Construction of Water System Improvements

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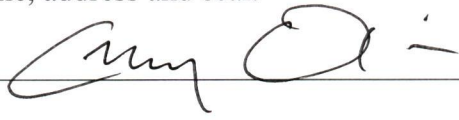
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if 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
TH Magnolia Avenue LLC
c/o Trumark Homes
450 Newport Center Drive, Ste. 300
Newport Beach, CA 92660

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

By  _____
Print Name Guy Oliver

Title Authorized Agent

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel

KAREN SPIEGEL, CHAIR
Board of Supervisors


ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 
Aaron C. Geks

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 TH Magnolia Avenue 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 38201**, 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 **Home Gardens 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 **Two Hundred Forty-Four Thousand Five Hundred and no/100 Dollars (\$244,500.00)**.

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 **38201**

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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
TH Magnolia Avenue LLC
c/o Trumark Homes
450 Newport Center Drive, Ste. 300
Newport Beach, CA 92660

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

By 
Print Name Guy Oliver
Title Authorized Agent

By _____
Print Name _____
Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel
KAREN SPIEGEL CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By [Signature]
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]
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 TH Magnolia Avenue 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 38201**, 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 **Three Thousand Two Hundred Eighty-Three and no/100 Dollars (\$3,283.00)**.

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.

Agreement for the Placement of Survey Monuments

TR **38201**

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MAR 10 2026 2.7

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.

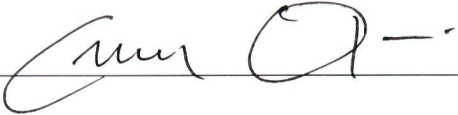
EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as 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
TH Magnolia Avenue LLC
c/o Trumark Homes
450 Newport Center Drive, Ste. 300
Newport Beach, CA 92660

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

By  _____
Print Name Guy Oliver _____

Title Authorized Agent _____

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel
KAREN SPIEGEL, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By [Signature]
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]
Aaren C. Gettis

Revised 09/01/2020

TRACT NO. 38201

BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK 57, OF THE RIVERSIDE LAND & IRRIGATION COMPANY MAP, FILED IN BOOK 1, PAGE 72, OF MAPS IN THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER, CALIFORNIA, LYING WITHIN PROTRACTED SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO HUNSAKER AND ASSOCIATES, INC. - JULY 2024
(FOR CONDOMINIUM PURPOSES)

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026,
AT _____ M. IN BOOK _____ OF MAPS,

AT PAGES _____, AT THE REQUEST OF THE
CLERK OF THE BOARD.

NO. _____

FEE _____

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE
COMPANY

OWNERS' STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG MAGNOLIA AVENUE. THE OWNERS OF LOTS 1 AND 2, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING TWO ADJACENT (THIRTY-EIGHT FOOT) ACCESS OPENINGS, ONE EACH FOR LOTS 1 AND 2, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULT IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE ROAD EASEMENTS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENTS".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LANDSCAPE EASEMENTS LYING WITHIN LOTS 1 AND 2. THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT LYING WITHIN LOTS 1 AND 2. THE DEDICATION IS FOR ACCESS PURPOSES.

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

TH MAGNOLIA AVENUE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY


RICHARD P. DOUGLASS, AUTHORIZED AGENT

BENEFICIARY

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT ("ADMINISTRATIVE AGENT"), AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING EXECUTED BY TH MAGNOLIA AVENUE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN FAVOR OF TRSTE, INC., A VIRGINIA CORPORATION, AS TRUSTEE, FOR THE BENEFIT OF ADMINISTRATIVE AGENT, RECORDED APRIL 1, 2025, AS DOCUMENT NUMBER 2025-0095956, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (THE "OFFICIAL RECORDS"), AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO CONSTRUCTION DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED SEPTEMBER 24, 2025, AS DOCUMENT NUMBER 2025-0293576, OF THE OFFICIAL RECORDS (AS AMENDED, AND AS MAY BE FURTHER AMENDED, RESTATED, SUPPLEMENTED OR OTHERWISE MODIFIED FROM TIME TO TIME, THE "DEED OF TRUST"), DOES HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS TRACT MAP; PROVIDED, HOWEVER, ADMINISTRATIVE AGENT MAKES NO WARRANTY OR ANY REPRESENTATION OF ANY KIND OR NATURE CONCERNING THIS TRACT MAP OR ANY OF ITS ELEMENTS, TERMS OR PROVISIONS, OR THE LEGAL SUFFICIENCY THEREOF AND DISAVOWS ANY SUCH WARRANTY OR REPRESENTATION. NOTHING HEREIN CONTAINED CONSTITUTES A WAIVER OR MODIFICATION OF ANY OF THE TERMS OF THE DEED OF TRUST AND, BY RECORDING THIS TRACT MAP, TH MAGNOLIA AVENUE LLC ACKNOWLEDGES THAT NOTHING CONTAINED HEREIN CONSTITUTES A RELEASE, CONVEYANCE OR GRANT IN CONNECTION WITH ANY OF THE PROPERTY UNDER THE DEED OF TRUST.

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT

BY: 
NAME: BRET SUMNER
TITLE: EXECUTIVE DIRECTOR

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 \$187,200.00

DATE: FEBRUARY 04, 2026

MATTHEW JENNINGS, COUNTY TAX COLLECTOR,

BY:  DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$187,200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: FEBRUARY 04, 2026

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY:  DEPUTY

NOTARY ACKNOWLEDGMENT

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

STATE OF California SS

COUNTY OF Orange

ON February 3, 2026 BEFORE ME, Faith Donata, A NOTARY PUBLIC

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

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

WITNESS MY HAND AND OFFICIAL SEAL.


SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION NUMBER IS 2488988
MY COMMISSION EXPIRES May 29, 2028

NOTARY ACKNOWLEDGMENT

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

STATE OF California SS

COUNTY OF Orange

ON February 3, 2026 BEFORE ME, Faith Donata, A NOTARY PUBLIC

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

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

WITNESS MY HAND AND OFFICIAL SEAL.


SIGNATURE OF NOTARY PUBLIC

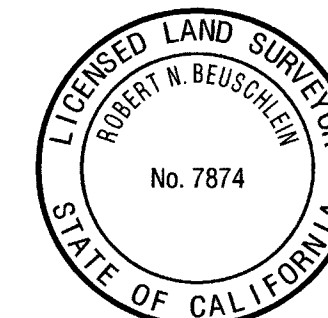
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION NUMBER IS 2488988
MY COMMISSION EXPIRES May 29, 2028

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 ENERMAX GLOBAL INC., A CALIFORNIA CORPORATION. IN JULY, 2024, I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: JAN. 29, 2026


ROBERT N. BEUSCHLEIN, L.S. 7874

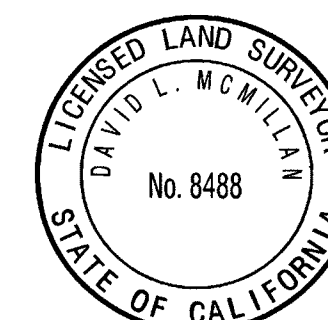


COUNTY SURVEYOR'S STATEMENT

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 MAP 38201 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JULY 30, 2024, THE EXPIRATION DATE BEING JUNE 26, 2027; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 2/16, 2026


DAVID L. MCMILLAN, COUNTY SURVEYOR
L.S. 8488 EXPIRES: 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.

FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (MAGNOLIA AVENUE).

THE OFFER 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 LANDSCAPE AND MAINTENANCE PURPOSES, AS SHOWN HEREON, ARE HEREBY ACCEPTED AS PART OF LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT 89-1 CONSOLIDATED MAINTENANCE SYSTEM, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR ACCESS PURPOSES, AS SHOWN HEREON, IS HEREBY ACCEPTED TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES.

DATE: _____, 2026
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

TRACT NO. 38201

BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK 57, OF THE RIVERSIDE LAND & IRRIGATION COMPANY MAP, FILED IN BOOK 1, PAGE 72, OF MAPS IN THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER, CALIFORNIA, LYING WITHIN PROTRACTED SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO HUNSAKER AND ASSOCIATES, INC. - JULY 2024.
(FOR CONDOMINIUM PURPOSES)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MAT2", "CCNP" AND "NOCO" NAD83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS AND DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99997213. CALCULATIONS ARE MADE AT A FD. 2-1/2" I.P. W/TAG STAMPED "R.C.E. 12818", 315' +/- NE'LY OF THE CENTERLINE INTERSECTION OF HARLOW AVENUE & TRUMAN STREET WITH COORDINATES OF: N: 2265479.947, E: 6177235.181, USING AN ELEVATION OF 674.377' (NAVD88).

ENVIRONMENTAL CONSTRAINT NOTE:

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

SHEET INDEX NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, ENVIRONMENTAL CONSTRAINT NOTE, SURVEYOR'S NOTES, EASEMENT NOTES, AND LEGEND.
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, AND MONUMENT NOTES.
SEE SHEET 4 FOR MAP SHEET.

SURVEYOR'S NOTES

- SET 1" I.P. W/BRASS TAG STAMPED "L.S. 7874" FLUSH.
- SET NAIL W/BRASS TAG STAMPED "L.S. 7874", FLUSH.

ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE NO. 461.21.

ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

DRAINAGE EASEMENTS - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

THIS TRACT CONTAINS: 5.256 ACRES, GROSS
THIS TRACT CONTAINS: 2 RESIDENTIAL LOTS.

C.C.&R.'S FOR THIS MAP RECORDED _____, 2026 AS INST. NO. 2026-_____, O.R.

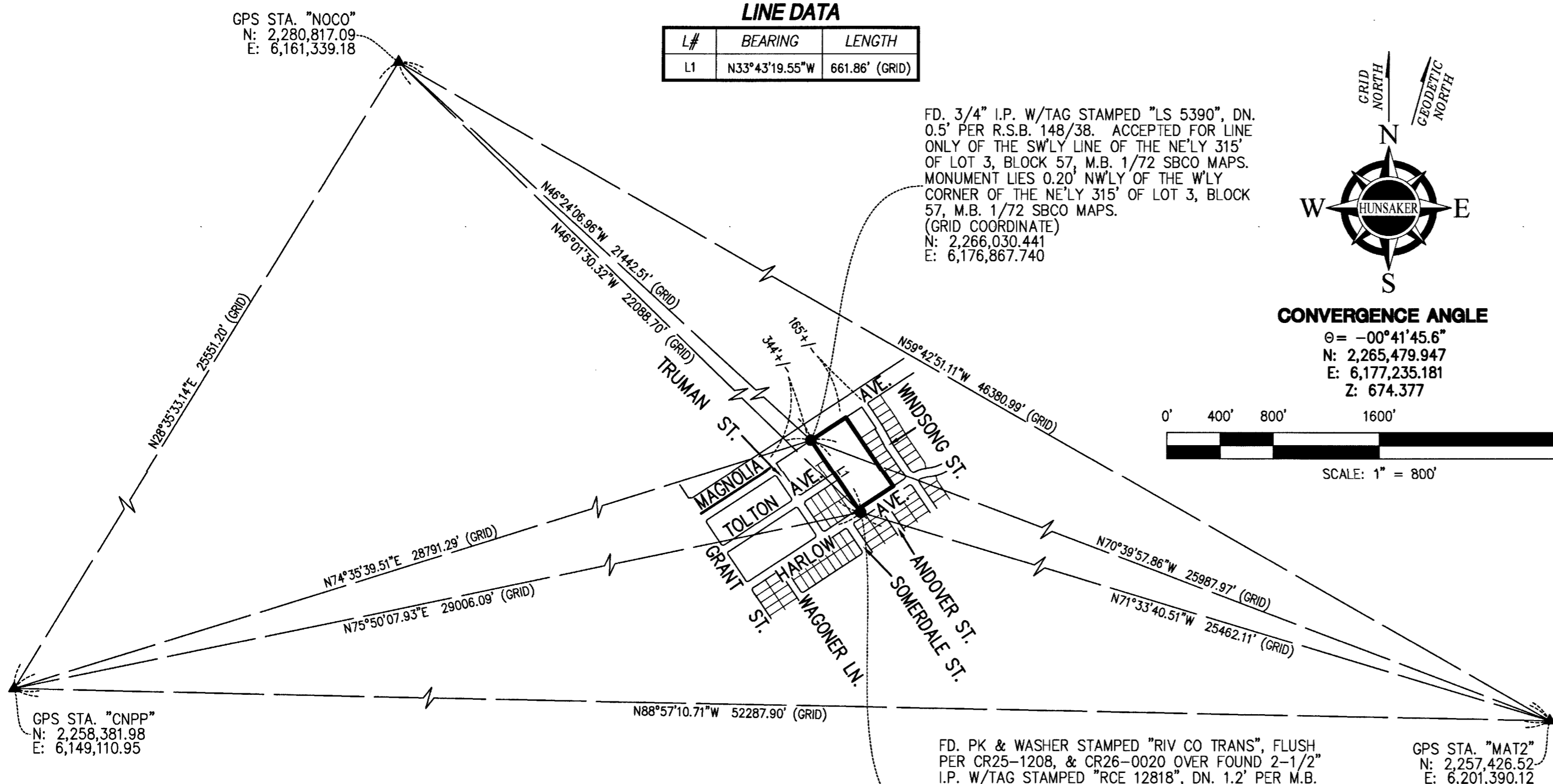
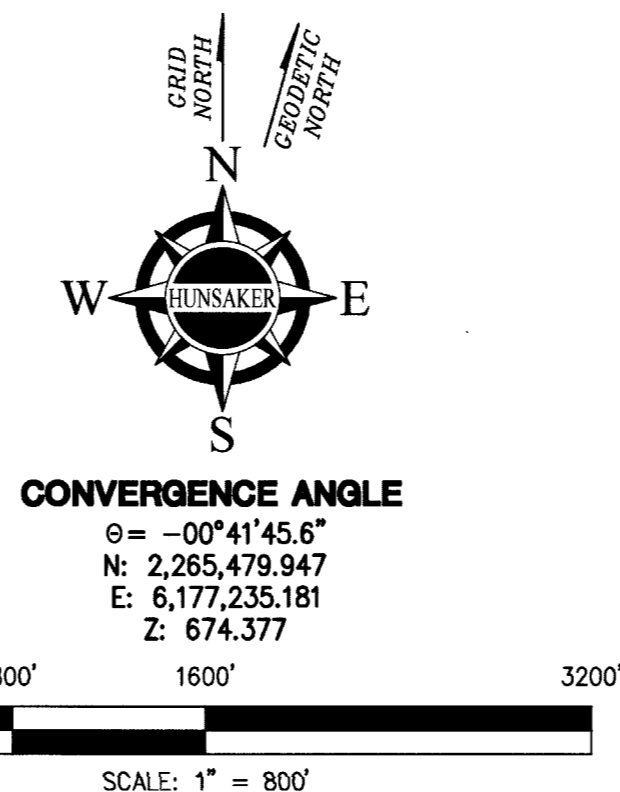
LEGEND:

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES GPS CONTROL STATION AS NOTED.
- × INDICATES, SEARCHED FOUND NOTHING, SET NOTHING.
- BOUNDARY LINE
- - - - - EXISTING RIGHT OF WAY LINE
- CENTERLINE
- - - - - EXISTING EASEMENT LINE
- - - - - ADJACENT LOT LINE/RIGHT OF WAY
- M# INDICATES MONUMENT NUMBER (SEE MONUMENT NOTES)
- L# INDICATES LINE DATA NUMBER
- C# INDICATES CURVE DATA NUMBER.
- (M&R#) INDICATES MEASURED & RECORD AS NOTED.
- (R1) INDICATES RECORD DATA PER R.S.B. 148/38.
- (R2) INDICATES RECORD DATA PER M.B. 74/31-32.
- (R3) INDICATES RECORD DATA PER M.B. 51/7-8.
- (R4) INDICATES RECORD DATA PER M.B. 46/73-74.
- (R5) INDICATES RECORD DATA PER M.B. 464/77-79.
- ⊙ INDICATES EASEMENT ITEM PLOTTED PER EASEMENT NOTES.
- ||||| INDICATES RESTRICTIVE ACCESS PER THIS MAP.

LINE DATA

L#	BEARING	LENGTH
L1	N33°43'19.55"W	661.86' (GRID)

FD. 3/4" I.P. W/TAG STAMPED "LS 5390", DN. 0.5' PER R.S.B. 148/38. ACCEPTED FOR LINE ONLY OF THE SW'LY LINE OF THE NE'LY 315' OF LOT 3, BLOCK 57, M.B. 1/72 SBCO MAPS. MONUMENT LIES 0.20' NW'LY OF THE W'LY CORNER OF THE NE'LY 315' OF LOT 3, BLOCK 57, M.B. 1/72 SBCO MAPS.
(GRID COORDINATE)
N: 2,266,030.441
E: 6,176,867.740



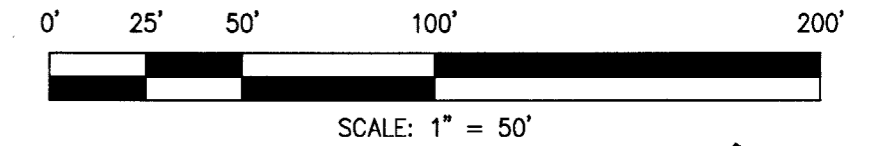
VICINITY MAP AND GPS TIES

EASEMENT NOTES:

- 1 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 5/22/1956 IN BOOK 1916, PAGE 33, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. A PARTIAL QUITCLAIM RECORDED 11/20/2025 AS INST. No. 2025-0364282, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 2 AN EASEMENT FOR ALL PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF HOME GARDENS COUNTY WATER DISTRICT, A SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED 12/11/2002 AS INST. No. 2002-740592, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. A PARTIAL QUITCLAIMED RECORDED 9/15/2025 AS INST. No. 2025-0282627, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 3 AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, IN FAVOR OF HOME GARDENS COUNTY WATER DISTRICT, A SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED 12/11/2002 AS INST. No. 2002-740593, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. A PARTIAL QUITCLAIMED RECORDED 9/15/2025 AS INST. No. 2025-0282628, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 4 AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, IN FAVOR OF HOME GARDENS COUNTY WATER DISTRICT, A SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED 9/15/2025, AS INST. No. 2025-0282623, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 5 "PRIVATE ROAD EASEMENT", RETAINED HEREON.
- 6 AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- 7 LANDSCAPE EASEMENT DEDICATED HEREON.
- 8 AN EASEMENT FOR ACCESS PURPOSES, IN FAVOR OF THE PUBLIC, AS SHOWN AND DEDICATED HEREON.

TRACT NO. 38201

BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK 57, OF THE RIVERSIDE LAND & IRRIGATION COMPANY MAP, FILED IN BOOK 1, PAGE 72, OF MAPS IN THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER, CALIFORNIA, LYING WITHIN PROTRACTED SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO HUNSAKER AND ASSOCIATES, INC. JULY 2024



CURVE DATA			
C#	DELTA	RADIUS	LENGTH
C1	06°03'02"	500.00'	52.80'
	(06°02'01"	500.00'	52.65'R1)
	(06°02'01"	500.00'	52.65'R3)
C2	06°01'26"	500.00'	52.57'
	(06°02'01"	500.00'	52.65'R1)
	(06°02'01"	500.00'	52.65'R3)

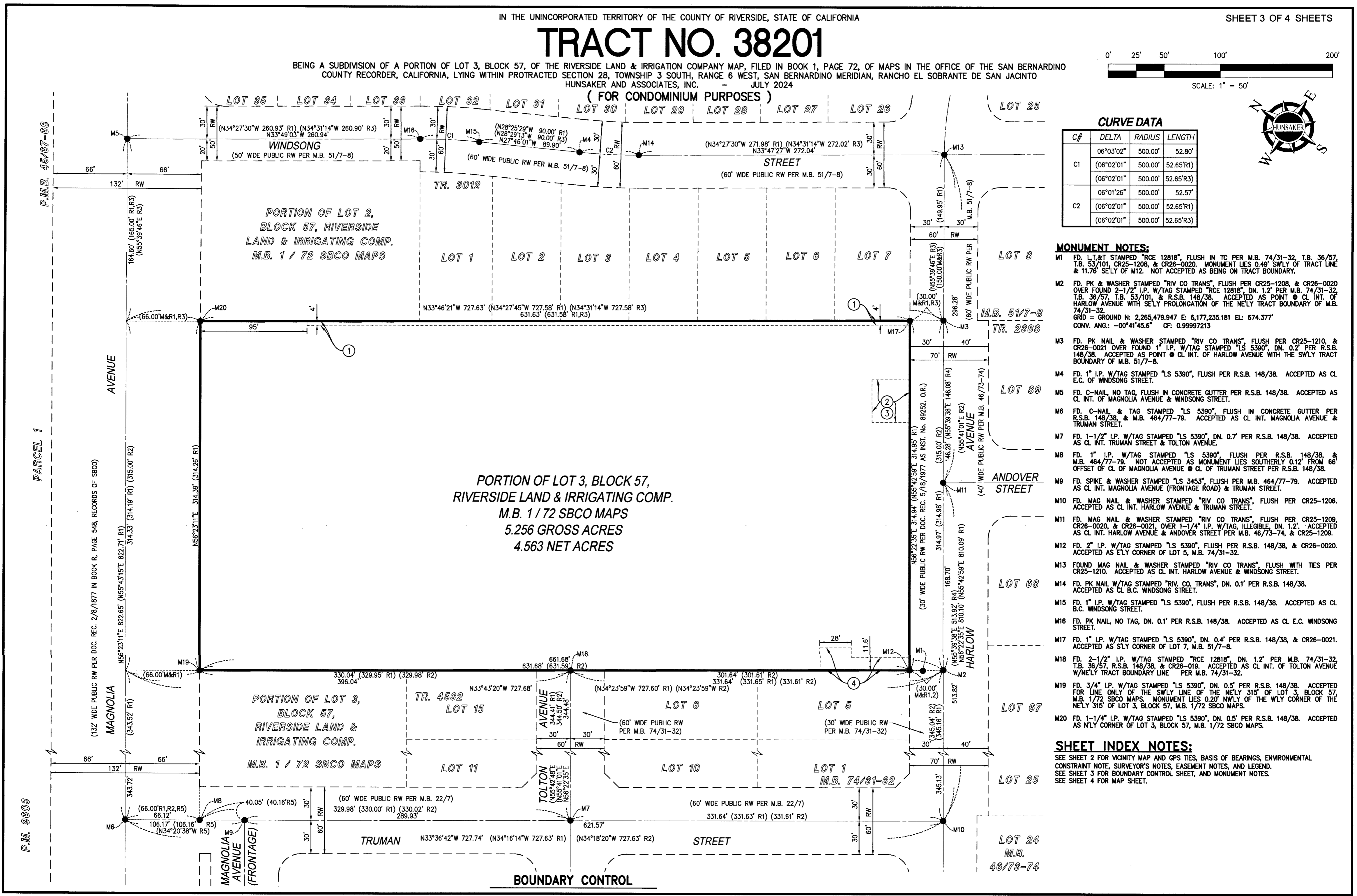
MONUMENT NOTES:

- M1 FD. L.T.&T STAMPED "RCE 12818", FLUSH IN TC PER M.B. 74/31-32, T.B. 36/57, T.B. 53/101, CR25-1208, & CR26-0020. MONUMENT LIES 0.49' SWLY OF TRACT LINE & 11.76' SE'LY OF M12. NOT ACCEPTED AS BEING ON TRACT BOUNDARY.
- M2 FD. PK & WASHER STAMPED "RIV CO TRANS", FLUSH PER CR25-1208, & CR26-0020 OVER FOUND 2-1/2" I.P. W/TAG STAMPED "RCE 12818", DN. 1.2' PER M.B. 74/31-32, T.B. 36/57, T.B. 53/101, & R.S.B. 148/38. ACCEPTED AS POINT @ CL INT. OF HARLOW AVENUE WITH SE'LY PROLONGATION OF THE NELY TRACT BOUNDARY OF M.B. 74/31-32. GRID = GROUND N: 2,265,479.947 E: 6,177,235.181 EL: 674.377 CONV. ANG.: -00°41'45.6" CF: 0.99997213
- M3 FD. PK NAIL & WASHER STAMPED "RIV CO TRANS", FLUSH PER CR25-1210, & CR26-0021 OVER FOUND 1" I.P. W/TAG STAMPED "LS 5390", DN. 0.2' PER R.S.B. 148/38. ACCEPTED AS POINT @ CL INT. OF HARLOW AVENUE WITH THE SWLY TRACT BOUNDARY OF M.B. 51/7-8.
- M4 FD. 1" I.P. W/TAG STAMPED "LS 5390", FLUSH PER R.S.B. 148/38. ACCEPTED AS CL. E.C. OF WINDSONG STREET.
- M5 FD. C-NAIL NO TAG, FLUSH IN CONCRETE GUTTER PER R.S.B. 148/38. ACCEPTED AS CL. INT. OF MAGNOLIA AVENUE & WINDSONG STREET.
- M6 FD. C-NAIL & TAG STAMPED "LS 5390", FLUSH IN CONCRETE GUTTER PER R.S.B. 148/38, & M.B. 464/77-79. ACCEPTED AS CL. INT. MAGNOLIA AVENUE & TRUMAN STREET.
- M7 FD. 1-1/2" I.P. W/TAG STAMPED "LS 5390", DN. 0.7' PER R.S.B. 148/38. ACCEPTED AS CL. INT. TRUMAN STREET & TOLTON AVENUE.
- M8 FD. 1" I.P. W/TAG STAMPED "LS 5390", FLUSH PER R.S.B. 148/38, & M.B. 464/77-79. NOT ACCEPTED AS MONUMENT LIES SOUTHERLY 0.12' FROM 66' OFFSET OF CL OF MAGNOLIA AVENUE @ CL OF TRUMAN STREET PER R.S.B. 148/38.
- M9 FD. SPIKE & WASHER STAMPED "LS 3453", FLUSH PER M.B. 464/77-79. ACCEPTED AS CL. INT. MAGNOLIA AVENUE (FRONTAGE ROAD) & TRUMAN STREET.
- M10 FD. MAG NAIL & WASHER STAMPED "RIV CO TRANS", FLUSH PER CR25-1206. ACCEPTED AS CL. INT. HARLOW AVENUE & TRUMAN STREET.
- M11 FD. MAG NAIL & WASHER STAMPED "RIV CO TRANS", FLUSH PER CR25-1209, CR26-0020, & CR26-0021, OVER 1-1/4" I.P. W/TAG, ILLEGIBLE, DN. 1.2'. ACCEPTED AS CL. INT. HARLOW AVENUE & ANDOVER STREET PER M.B. 46/73-74, & CR25-1209.
- M12 FD. 2" I.P. W/TAG STAMPED "LS 5390", FLUSH PER R.S.B. 148/38, & CR26-0020. ACCEPTED AS ELY CORNER OF LOT 5, M.B. 74/31-32.
- M13 FOUND MAG NAIL & WASHER STAMPED "RIV CO TRANS", FLUSH WITH TIES PER CR25-1210. ACCEPTED AS CL. INT. HARLOW AVENUE & WINDSONG STREET.
- M14 FD. PK NAIL W/TAG STAMPED "RIV. CO. TRANS", DN. 0.1' PER R.S.B. 148/38. ACCEPTED AS CL. B.C. WINDSONG STREET.
- M15 FD. 1" I.P. W/TAG STAMPED "LS 5390", FLUSH PER R.S.B. 148/38. ACCEPTED AS CL. B.C. WINDSONG STREET.
- M16 FD. PK NAIL, NO TAG, DN. 0.1' PER R.S.B. 148/38. ACCEPTED AS CL. E.C. WINDSONG STREET.
- M17 FD. 1" I.P. W/TAG STAMPED "LS 5390", DN. 0.4' PER R.S.B. 148/38, & CR26-0021. ACCEPTED AS SLY CORNER OF LOT 7, M.B. 51/7-8.
- M18 FD. 2-1/2" I.P. W/TAG STAMPED "RCE 12818", DN. 1.2' PER M.B. 74/31-32, T.B. 36/57, R.S.B. 148/38, & CR26-019. ACCEPTED AS CL. INT. OF TOLTON AVENUE W/NELY TRACT BOUNDARY LINE PER M.B. 74/31-32.
- M19 FD. 3/4" I.P. W/TAG STAMPED "LS 5390", DN. 0.5' PER R.S.B. 148/38. ACCEPTED FOR LINE ONLY OF THE SWLY LINE OF THE NELY 315' OF LOT 3, BLOCK 57, M.B. 1/72 SBCO MAPS. MONUMENT LIES 0.20' NWLY OF THE WLY CORNER OF THE NELY 315' OF LOT 3, BLOCK 57, M.B. 1/72 SBCO MAPS.
- M20 FD. 1-1/4" I.P. W/TAG STAMPED "LS 5390", DN. 0.5' PER R.S.B. 148/38. ACCEPTED AS NELY CORNER OF LOT 3, BLOCK 57, M.B. 1/72 SBCO MAPS.

SHEET INDEX NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, ENVIRONMENTAL CONSTRAINT NOTE, SURVEYOR'S NOTES, EASEMENT NOTES, AND LEGEND. SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, AND MONUMENT NOTES. SEE SHEET 4 FOR MAP SHEET.

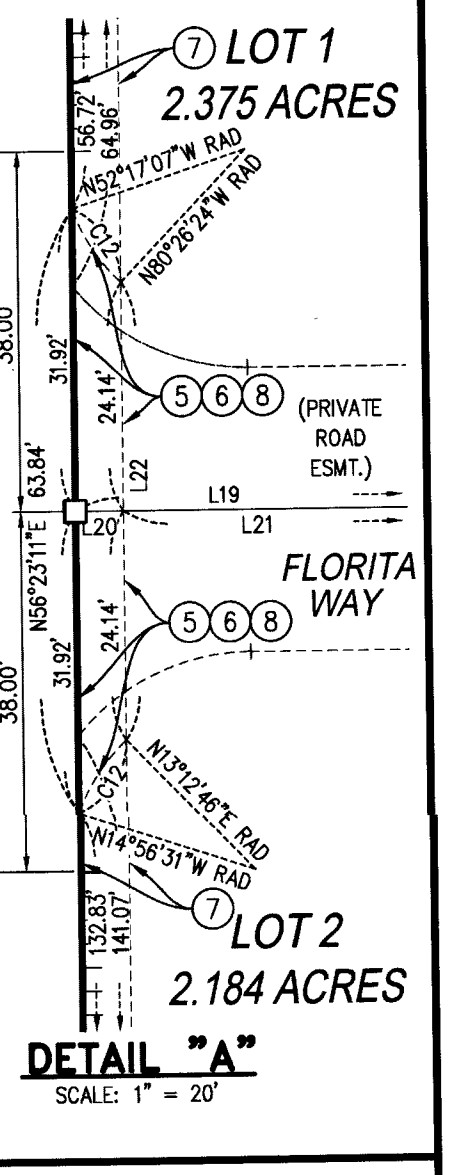
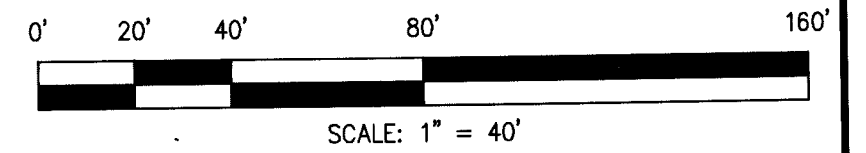
PORTION OF LOT 3, BLOCK 57, RIVERSIDE LAND & IRRIGATING COMP. M.B. 1 / 72 SBCO MAPS
5.256 GROSS ACRES
4.563 NET ACRES



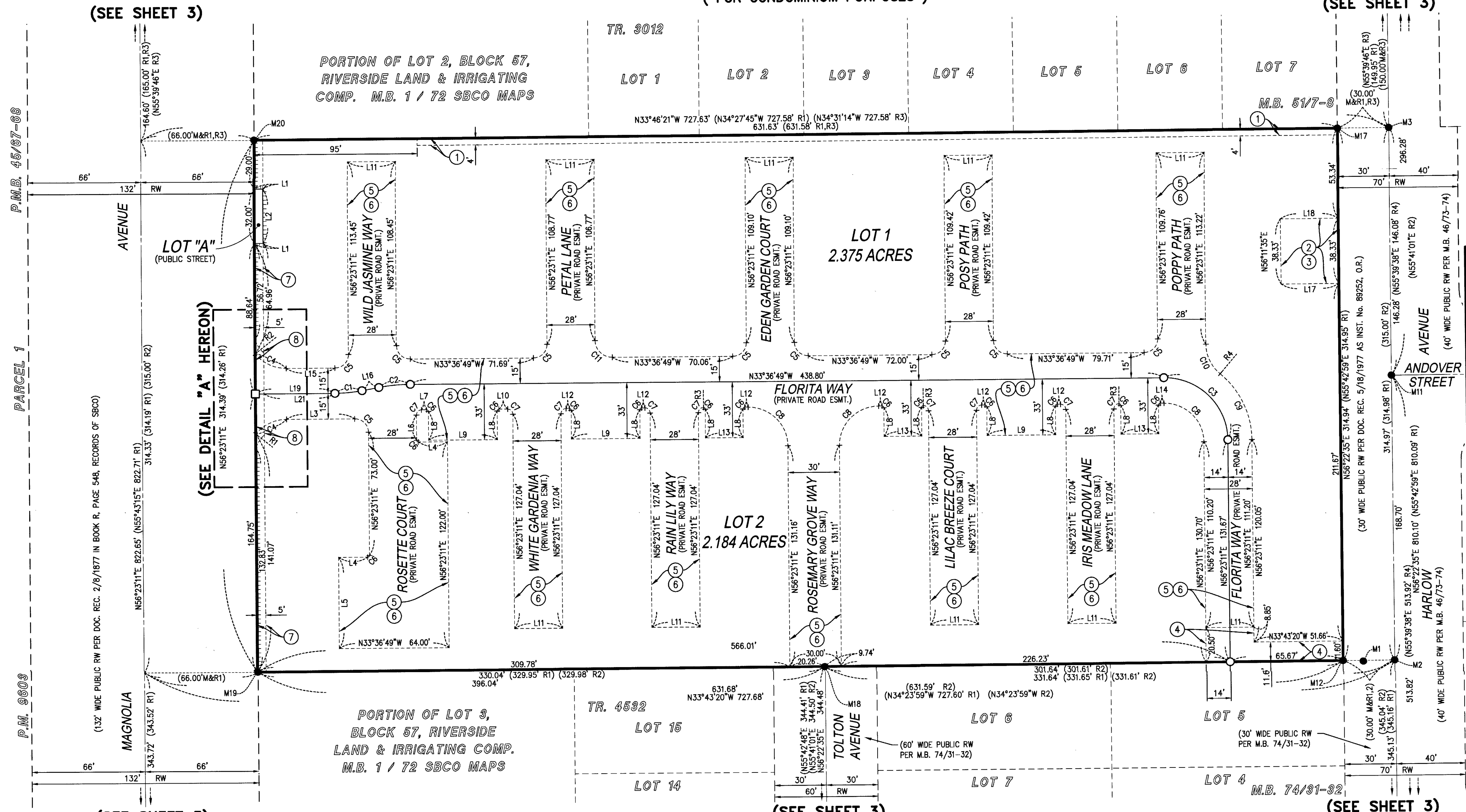
TRACT NO. 38201

BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK 57, OF THE RIVERSIDE LAND & IRRIGATION COMPANY MAP, FILED IN BOOK 1, PAGE 72, OF MAPS IN THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER, CALIFORNIA, LYING WITHIN PROTRACTED SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO HUNSAKER AND ASSOCIATES, INC. - JULY 2024

(FOR CONDOMINIUM PURPOSES)



DETAIL "A"
SCALE: 1" = 20"

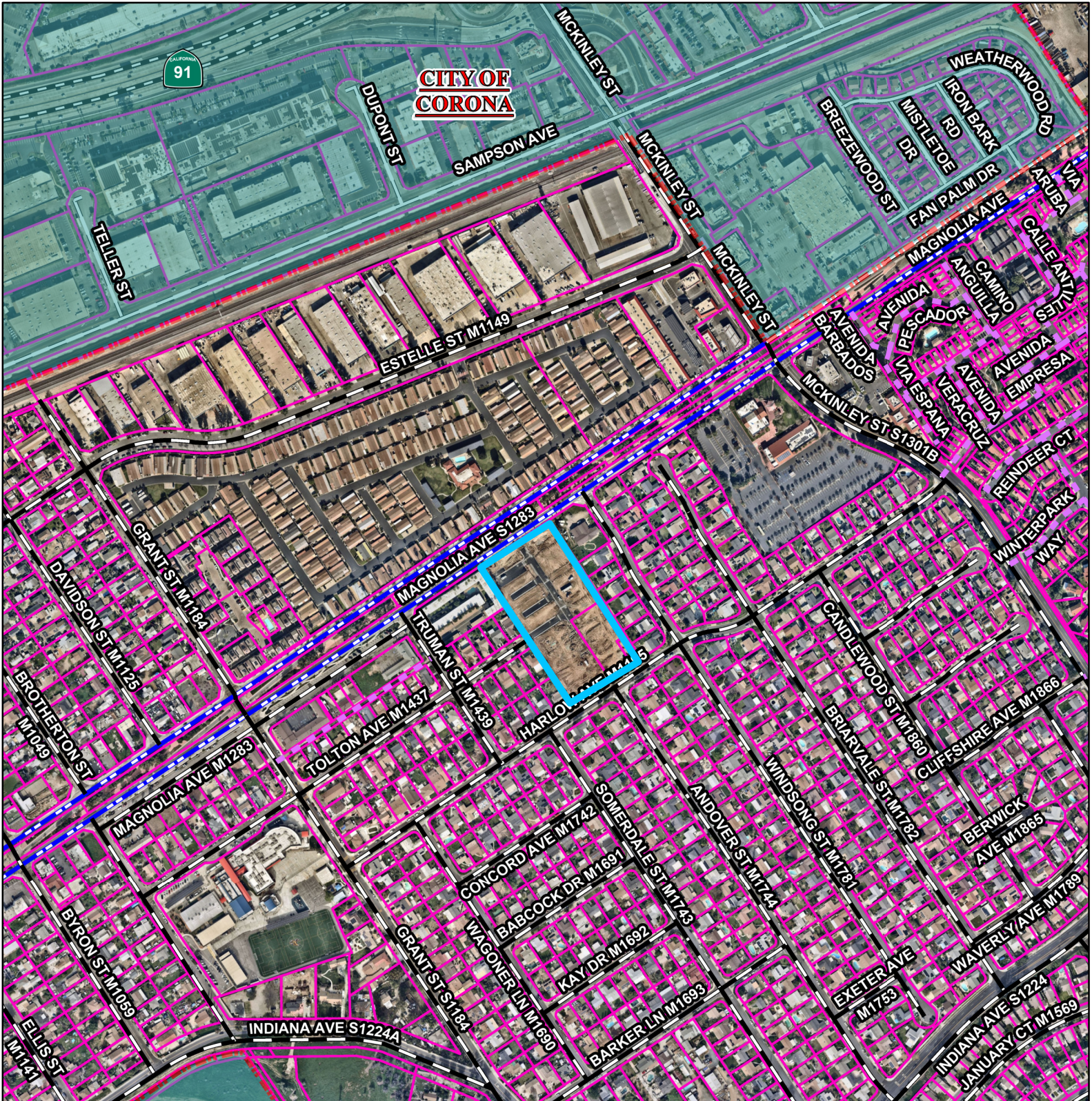


(SEE SHEET 3)

CURVE DATA				CURVE DATA			
C#	DELTA	RADIUS	LENGTH	C#	DELTA	RADIUS	LENGTH
C1	10°35'07"	86.00'	15.89'	C7	90°00'00"	3.00'	4.71'
C2	10°35'07"	100.00'	18.47'	C8	90°00'00"	23.00'	36.13'
C3	90°00'00"	37.00'	58.12'	C9	49°49'31"	51.00'	44.35'
C4	51°30'00"	23.00'	20.67'	C10	49°49'31"	23.00'	20.00'
C5	90°00'00"	8.00'	12.57'	C11	90°00'00"	10.00'	15.71'
C6	90°00'00"	1.00'	1.57'	C12	28°09'17"	19.00'	9.34'

LINE DATA			LINE DATA			LINE DATA			LINE DATA			RADIAL DATA		
L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH	R#	BEARING	TYPE
L1	N33°36'49"W	5.00'	L7	N33°36'49"W	3.00'	L13	N33°36'49"W	22.00'	L19	N33°36'49"W	46.23'	R1	N04°53'11"E	RAD
L2	N56°23'11"E	32.00'	L8	N56°23'11"E	17.00'	L14	N33°36'49"W	2.23'	L20	N33°36'49"W	5.00'	R2	N72°06'49"W	RAD
L3	N33°36'49"W	39.66'	L9	N33°36'49"W	40.00'	L15	N33°36'49"W	28.21'	L21	N33°36'49"W	41.23'	R3	N56°23'11"E	PCC
L4	N33°36'49"W	17.00'	L10	N33°36'49"W	5.12'	L16	N44°11'56"W	9.99'	L22	N56°23'11"E	48.28'	R4	N83°26'20"W	PRC
L5	N56°23'11"E	54.00'	L11	N33°36'49"W	28.00'	L17	N33°37'25"W	33.61'						
L6	N56°23'11"E	15.00'	L12	N33°36'49"W	2.00'	L18	N33°37'25"W	33.74'						

SHEET INDEX NOTES:
SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, ENVIRONMENTAL CONSTRAINT NOTE, SURVEYOR'S NOTES, EASEMENT NOTES, AND LEGEND.
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, AND MONUMENT NOTES.
SEE SHEET 4 FOR MAP SHEET.



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 38201
Section 28, T3S. R.6W.



NOT TO SCALE

Supervisorial District: 2