

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



**ITEM: 3.28
(ID # 30218)**

MEETING DATE:
Tuesday, May 12, 2026

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval and execution of the Scott Road Community Facilities District No. 05-8 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between KB Home Cal Management Services, LLC, and the County of Riverside associated with Lot Nos. 1 through 53 of Tract No. 38332. Not a project under CEQA per State CEQA Guidelines Section 15378 (b)(5). District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Scott Road Community Facilities District No. 05-8 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement not a project under CEQA per State CEQA Guidelines Section 15378 (b)(5);
2. Approve and execute the Scott Road Community Facilities District No. 05-8 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between KB Home Cal Management Services, LLC and the County of Riverside associated with Lot Nos. 1 through 53 of Tract No. 38332; and
3. Authorize the Chairman of the Board of Supervisors to execute the same.

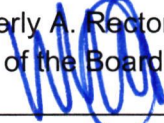
ACTION: Policy


Dennis Acuna, Director of Transportation 3/30/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: May 12, 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: Developer funded 100%. No General Funds will be used on this project.			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

KB Home Cal Management Services, LLC (Developer) owns Tract No. 38332 consisting of fifty-three (53) single-family residential homes (Tract). The Tract is located within the boundaries of the Scott Road Community Facilities District No. 05-8 (Scott Road CFD), which is administered by the County of Riverside (County).

The Scott Road CFD is a funding mechanism that provides a means to finance, in part, the Scott Road which includes widening of Scott Road between Antelope Road and State Route 79, and improvements to the Scott Road/I-215 Interchange. Construction of the Scott Road Interchange was physically complete and open to traffic in July 2020.

In addition, the Scott Road Improvements have been identified in the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA) and are among those facilities whose construction is to be partly financed by the collection of TUMF. Ordinance No. 824 established the TUMF Program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project.

The Developer and the County now desire to enter into this Scott Road CFD Transportation Uniform Mitigation Fee Program Improvement Credit Agreement (TUMF Agreement) to provide a means by which the Developer's participation in the Scott Road CFD is offset against the Developer's obligation to pay the applicable TUMF for the Tract. Each residential home constructed within the Tract will be eligible to receive a TUMF credit in an amount set forth in this TUMF Agreement.

The TUMF Agreement is not a "project" under the California Environmental Quality Act (CEQA). Pursuant to Section 15378 of the State CEQA Guidelines, the TUMF Agreement does not have the potential to result in a direct physical change in the environment, and it is not reasonably foreseeable that the TUMF Agreement will result in an indirect physical change in the environment. The TUMF Agreement does not authorize any development, construction, maintenance, operation, or any other activity that would have the potential to result in any significant effect on the environment. The TUMF Agreement merely establishes a means to offset Developer's prior payment of the Scott Road CFD against Developer's obligation to pay

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TUMF for the Tract. As a result, the TUMF Agreement is also not a "project" pursuant to Section 15378(b)(5) of the State CEQA Guidelines which states that a "project" does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." Therefore, it is reasonably foreseeable that the TUMF Agreement will not result in any direct or indirect physical change in the environment.

Impact on Residents and Businesses

The Developer is responsible for disclosing the CFD special assessment to potential buyers of the residential homes as part of their purchase transaction.

Additional Fiscal Information

N/A

ATTACHMENTS:

Vicinity Map

TUMF Agreement


Crystal Carrillo, Senior Management Analyst 5/6/2026


Aaron Gettis, Chief Deputy County Counsel 4/27/2026

**COMMUNITY FACILITIES DISTRICT NO. 05-8
(SCOTT ROAD CFD)
IMPROVEMENT CREDIT AGREEMENT
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 12 day of MAY, 2026 by and between the County of Riverside a political subdivision of the State of California (the "County") and KB Home Cal Management Services, LLC, a Delaware limited liability company, with its principal place of business at 36310 Inland Valley Drive Suite 300, Wildomar, CA 92595 (the "Developer"). The County and Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tract No. 38332 (the "Tract"), for which a Final Map was recorded on December 4, 2025, as Instrument No. 2025-0377653 and is located within the County of Riverside, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference; and

WHEREAS, the Tract consists of fifty-three (53) single-family residential homes; and

WHEREAS, the Tract that was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of the following public facilities (the "Scott Road Improvements") that had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs that would result from the development of the Project:

- (i) The widening of Scott Road to four lanes between Antelope Road and Briggs Road including all associated appurtenances and rights-of-way;
- (ii) The widening of the interchange at Interstate 215 and Scott Road and the modification of the ramps to meet future traffic demands including all associated appurtenances and rights-of-way;
- (iii) The full width improvement to Scott Road from Antelope Road to State Route 79 including all associated appurtenances and rights-of-way, bringing into conformance said facility with the Transportation Uniform Mitigation Fee Program ("TUMF"), as amended from time to time (collectively, the "Scott Road Improvements"); and

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 4, 2006, adopted Resolution No. 2006-092 establishing Community Facilities District No. 05-8 (Scott Road) of the County of Riverside ("Scott Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Scott Road Improvements and Resolution No.

CFD 2006-02 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$100,000,000 to finance the Scott Road Improvements and called a special election for April 18, 2006, for the qualified electors of the Scott Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness; and

WHEREAS, the Board of Supervisors, on April 25, 2006, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Scott Road CFD to be recorded on May 4, 2006; and

WHEREAS, the County, by the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from the such residential or commercial development using the RSHA; and

WHEREAS, the Scott Road Improvements have been identified as part of the RSHA and to be among those facilities whose construction is to be financed, in part, by the collection of the TUMF; and

WHEREAS, the Rate and Method of Apportionment of Special Tax for the Scott Road CFD (the "RMA") that has been approved by the Board of Supervisors and the qualified electors of the Scott Road CFD is intended to reflect the amount of the TUMF approved for any given fiscal year, beginning July 1, 2005, with the intent that each unit within a single-family residential tract and each unit within a multifamily residential development will receive a credit against the TUMF in an amount set forth in this Agreement; and

WHEREAS, the Scott Road Improvements are to be constructed by the Riverside County Transportation Department as the lead agency from the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Scott Road CFD; and

WHEREAS, the County and the Developer now desire to enter into this Agreement to provide a means by which Developer's participation in the Scott Road CFD is offset against Developer's obligation to pay the applicable TUMF (the "TUMF Credit") for the Tract in accordance with the TUMF administrative plan; and

WHEREAS, the Tract is located within the boundaries of the Scott Road CFD, as shown on the Boundary Map of the Scott Road CFD recorded as Instrument No. 2006-0167553 on March 8, 2006, or within territory that has been annexed to Scott Road CFD;

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledge, Developer and County hereby agree as follows:

TERMS

1.0 Incorporation of Recitals. The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements. County shall be responsible for constructing the Scott Road Improvements.

3.0 TUMF Credit.

3.1 TUMF Credit for Single-Family Residential Development: The Developer obtained the first building permit for "Production Unit" located within the Tract on December 12, 2025. The TUMF in effect on July 1st preceding the issue date of said first building permit was \$12,380.00 for homes 1,800 square feet or less, \$13,927.00 for homes 1,801 to 2,300 square feet, \$15,476.00 for homes 2,301 to 2,700 square feet, and \$19,344.00 for homes 2,701 square feet or greater. Each single-family residential unit within the Tract shall receive a credit (the "TUMF Credit Amount") in an amount equal to the lesser of: (a) the TUMF amount in effect as of July 1st preceding the issuance of the first building permit and applicable to the first Production Unit within the Tract, or (b) 100% of the TUMF amount charged at the time of issuance of the certificate of occupancy for such unit. In no event shall the TUMF Credit Amount exceed the TUMF charged at the time of certificate of occupancy for the respective unit. The Developer understands that the TUMF is adjusted annually and the Developer agrees that should the TUMF in effect on the date it secures a certificate of occupancy for each single-family residential unit constructed on a lot within the Tract is greater than the TUMF Credit Amount for said unit, the Developer will be obligated to pay the differential amount in cash prior to securing the certificate of occupancy for said unit.

3.2 TUMF Credit for Multifamily Residential Development (if applicable): The Developer intends to develop Parcel Nos. _____ and _____ (collectively, the "Parcels") within the Tract as a multifamily residential development. The Developer obtained the first building permit for a "production unit" located within the Tract on _____, 20___. The TUMF in effect on July 1st preceding the issue date of said first building permit was \$_____ per multifamily residential unit. Each multifamily unit constructed on a Parcel within the Tract is to receive a credit, which is the lesser of (a) the amount equal to the TUMF in effect on said July 1st or (b) the amount equal to 100% of the TUMF charged at issuance of a certificate of occupancy for said unit (the "TUMF Credit Amount"). At no time shall the TUMF Credit Amount exceed 100% of the TUMF charged for said unit. The Developer understands that the TUMF is adjusted annually, and the Developer agrees that should the TUMF in effect on the date it secures a certificate of occupancy for each multifamily residential unit constructed on said Parcels within the Tract is greater than the TUMF Credit Amount for said unit, the Developer will be obligated to pay the differential amount in cash prior to securing the certificate of occupancy for said unit.

4.0 Miscellaneous.

4.1 Assignment. The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this paragraph 4.1 shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the TUMF Credit Amount for each single-family residential unit developed on a lot within the Tract or for each multifamily residential unit developed on a parcel within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties. Both Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

4.3 Indemnification. Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, and their respective directors, officers, Legislative Body, Board of Supervisors, elected officials, employees, representatives and agents (the "Indemnified Parties"), and each of them, harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties, or any combination thereof, may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, or any combination thereof, as a result of or by reason of or arising out of or in consequence of any acts, omissions, negligence, or willful misconduct of Developer, its employees, or agents in connection with (a) the approval or performance of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties, or each of them, shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement. The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. Both Parties warrant that the individual(s) who have signed this Agreement on behalf of each Party has the legal power, right, and authority to enter into this Agreement and each individual signing this Agreement has been duly authorized to do so on behalf of said Party.

4.5 Prohibited Interests. The Developer represents and warrants that it has not

employed or retained any company or person, other than a bona fide employee working solely for the Developer, or any parent or related entity of the Developer, to solicit or secure this Agreement. The Developer also warrants that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Developer, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon the making of this Agreement. For breach of this representation and warranty, the County shall have the right to rescind this Agreement without liability.

4.6 Notices. All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To County: Riverside County Transportation Department
Attention: Alvin Medina
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-1667

To Developer: KB Home Cal Management Services, LLC
Attention: Scott Hansen
36310 Inland Valley Drive, Suite 300
Wildomar, CA 92595
Phone No. (951) 691-5239

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts. Both Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Construction; References; Captions. It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against either Party as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all personnel, employees, and agents of the Developer, except as otherwise specified in this Agreement. All references to the County include its elected officials, Board of Supervisors, officers, employees, and agents except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

4.10 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual right by custom, estoppel, or otherwise.

4.11 Binding Effect. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

4.12 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

4.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

4.14 Consent to Jurisdiction and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Time is of the Essence. Time is of the essence in this Agreement, and the Parties agree to execute all documents and proceed with due diligence to complete all covenants and conditions.

4.16 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.


4.17 Entire Agreement. This Agreement contains the entire agreement between County and Developer with respect to matters specifically addressed herein and supersedes any prior oral or written statements or agreements between County and Developer with respect to such matters.

[Signatures of Parties on Next Page]


IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 
Dennis Acuna
Director of Transportation

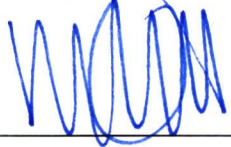
APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: 
Stephanie Nelson
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

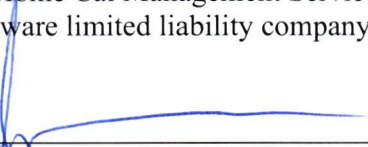
By: 
KAREN SPIEGEL
Chairman, County Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: 
Deputy

DEVELOPER

KB Home Cal Management Services, LLC, a Delaware limited liability company

By: 
Scott Hansen
Vice President Forward Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California }

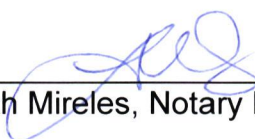
County of Riverside }

On March 25, 2026 before me, Judith Mireles, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.





Judith Mireles, Notary Public

(SEAL)

EXHIBIT "A"

FINAL TRACT MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

COPY

304
1

OWNER'S STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LOTS 54, 57, AND 59, 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 THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LYING WITHIN LOTS 19 THROUGH 23, INCLUSIVE, 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 THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT: STORM DRAIN EASEMENT LYING WITHIN LOTS 54, 55 AND 57, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR THE PUBLIC PURPOSES IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT: ACCESS EASEMENT LYING WITHIN LOTS 54 AND 55 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "WATER QUALITY AND DRAINAGE EASEMENT" OVER ALL OF WATER QUALITY BASIN LOTS 55, 56, AND 58. THE DEDICATION IS FOR WATER QUALITY AND THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: "WATER QUALITY EASEMENT" OVER ALL OF WATER QUALITY BASIN LOTS 55, 56, AND 58. THE DEDICATION IS FOR WATER QUALITY AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY RETAIN LOTS 55, 56, AND 58, IN FEE INDICATED AS "WATER QUALITY BASIN" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 60, IN FEE INDICATED AS "OPEN SPACE" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES.

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 ENACTMENT 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 FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER 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 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.

KB HOME CAL MANAGEMENT SERVICES LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Scott Hansen
SCOTT HANSEN VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON Aug. 23, 2025 BEFORE ME, Judith Nicolas, A NOTARY PUBLIC, PERSONALLY APPEARED Scott Hansen, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEN/IT/IT/HEM/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 LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Judith Nicolas
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION NUMBER: 2417991
EXPIRES: Sep. 22, 2026

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

TRACT NO. 38332

BEING A SUBDIVISION OF LOT 456 OF TRACT 37439 PER MAP BOOK 491, PAGES 59 THRU 79, O.R. IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ACS CONSULTING INC. MARCH 2022

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 20, 2025.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

BY: [Signature]
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

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: OCT. 15, 2025.

BY: [Signature]
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.

[Signature] DATE: 09/09/25
SHEILA ZELAYA
BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT
AND THE BOARD OF DIRECTORS THEREOF.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S ACCEPTANCE STATEMENT

I CERTIFY THAT UNDER THE AUTHORITY CONFERRED BY RESOLUTION NO. 474, ADOPTED MAY 12, 1961 BY THE BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THAT THE DISTRICT ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR STORM DRAIN AND ACCESS EASEMENTS, SUBJECT TO THE COMPLETION OF IMPROVEMENTS AND ACCEPTANCE BY THE DISTRICT'S GENERAL MANAGER-CHIEF ENGINEER.

DATE: Sept 18, 2025

BY: [Signature]
JASON W. WHEAT, GENERAL MANAGER-CHIEF ENGINEER

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 SOG SUN HOLLAND, LLC., A CALIFORNIA CORPORATION, ON MARCH, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: August 27, 2025

[Signature]
FRANK A. ARTIGA
L.S. NO. 8716
EXP. 06/30/26



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 38332 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON January 23, 2024 THE EXPIRATION DATE BEING DECEMBER 20, 2026, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 11/6, 2025.

[Signature]
DAVID L. MCMILLAN
COUNTY SURVEYOR
L.S. 8488, EXP. 12/31/26



BOARD OF SUPERVISOR'S STATEMENT

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

THE OFFER OF DEDICATION MADE HEREON OF THE WATER QUALITY AND DRAINAGE EASEMENT IS HEREBY ACCEPTED AS PART OF COMMUNITY FACILITIES DISTRICT 23-34 SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: November 18, 2025.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: [Signature]
V. MANUEL PEREZ
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]
DEPUTY

COPY 50/2

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 22, PAGE 21. THIS AFFECTS ALL PARCELS/LOTS.

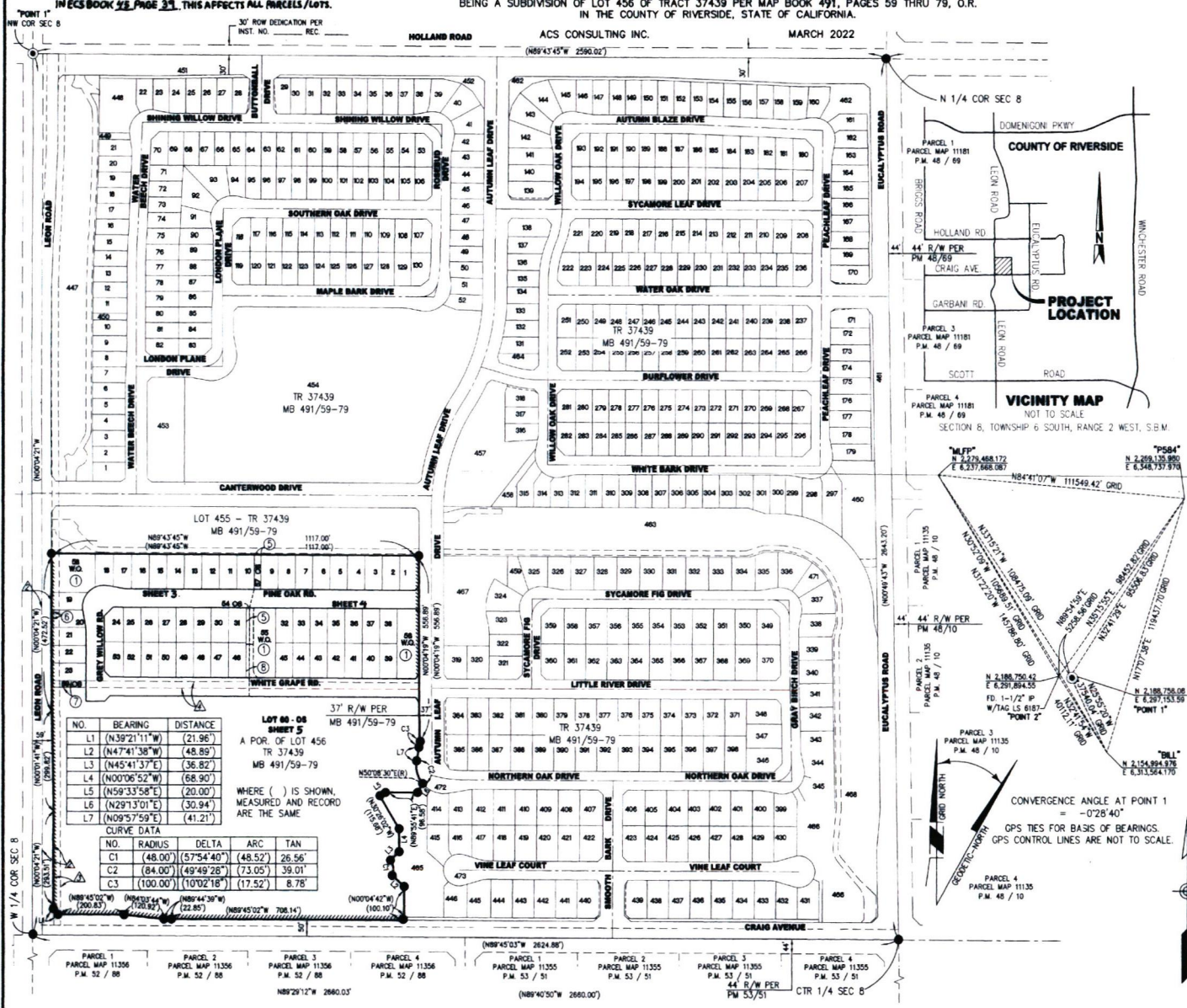
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38332

BEING A SUBDIVISION OF LOT 456 OF TRACT 37439 PER MAP BOOK 491, PAGES 59 THRU 79, O.R. IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 5 SHEETS

SURVEY PROCEDURE AND SHEET INDEX



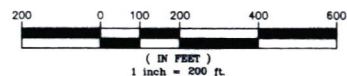
SURVEYOR'S NOTES

- INDICATES FOUND 1" IRON PIPE 18" LONG WITH PLASTIC PLUG STAMPED "LS 8716". FLUSH, PER MB 491/59-79.
- ◉ INDICATES FOUND 1-1/2" I.P. W/BRASS CAP ILLEGIBLE, FLUSH, NO REFERENCE. ACCEPTED AS N.W. CORNER SEC. 8. PER C.R. 15/599
- DENOTES SET 1" IRON PIPE 18" LONG WITH PLASTIC PLUG STAMPED "LS 8716". FLUSH. SET 1" IRON PIPE 18" LONG WITH PLASTIC PLUG STAMPED "LS. 8716, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES. SET NAIL AND TAG "LS. 8716" ON TOP OF CURB AT AN OFFSET OF 9.75' FOR 56 FOOT ROW, 10.75' FOR 66 FOOT ROW, 10.75' FOR 66 FOOT ROW, 14.75' FOR 74 FOOT ROW MEASURED RADIAL OR PERPENDICULAR FROM THE ROW TO THE CURB AT ALL FRONT LOT CORNERS, ALL ROW B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER OUTBACKS, UNLESS OTHERWISE NOTED. ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.11 AND THE MONUMENT AGREEMENT FOR THIS MAP.

THIS TRACT CONTAINS 27.31 ACRES, GROSS.
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
() DENOTES RECORD DATA PER MB 491/59-79, UNLESS NOTED OTHERWISE.
/// INDICATES RESTRICTED ACCESS.
o.s. DENOTES "OPEN SPACE" LOT.
C.C.R.'s RECORDED 12/01/2025 AS INST. NO. 2025-0377654

EASEMENT NOTES

- 1 WATER QUALITY EASEMENT AND DRAINAGE EASEMENT, DEDICATED HEREON.
- 2 A PERMANENT EASEMENT AND RIGHT OF WAY IN FAVOR OF SOUTHERN CALIFORNIA Edison TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, ENLARGE, REPAIR, REPLACE, INSPECT AND/OR REMOVE, AT ANY TIME AND FROM TIME TO TIME, ELECTRIC LINES, CONSISTING OF POLES AND TOWERS MADE OF VARIOUS MATERIALS, "H" FRAME STRUCTURES, GUY WIRES AND ANCHORS, CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES AND COMMUNICATION CIRCUITS WITH NECESSARY APPURTENANCES, BOTH OVERHEAD AND UNDERGROUND, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 2021 AS INSTRUMENT NO. 2021-0334256, O.R.
- 3 A TEMPORARY, NON-EXCLUSIVE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison FOR CONSTRUCTION-RELATED PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 2021 AS INSTRUMENT NO. 2021-0334259, O.R.
- 4 "SEWER EASEMENT" IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR MAINTENANCE OF SEWER FACILITIES, PER MB 491/59-79. A CONDITIONAL QUITCLAIM OF SAID EASEMENT, RECORDED 05/14/2025 AS DOCUMENT 2025-033310 O.R., WILL BECOME EFFECTIVE WHEN THE IMPROVEMENTS ARE COMPLETED AND THE STREETS ARE ACCEPTED.
- 5 STORM DRAIN EASEMENT, DEDICATED HEREON.
- 6 OPEN SPACE, LANDSCAPE MAINTENANCE EASEMENT DEDICATED HEREON TO VALLEY WIDE RECREATION AND PARK DISTRICT.
- 7 "SEWER EASEMENT" DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT WITHIN LOT 59.
- 8 ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, DEDICATED HEREON.



NO.	BEARING	DISTANCE
L1	(N39°21'11"W)	(21.96')
L2	(N47°41'38"W)	(48.89')
L3	(N45°41'37"E)	(36.82')
L4	(N00°06'52"W)	(68.90')
L5	(N59°33'58"E)	(20.00')
L6	(N29°13'01"E)	(30.94')
L7	(N09°57'59"E)	(41.21')

NO.	RADIUS	DELTA	ARC	TAN
C1	(48.00')	(57°54'40")	(46.52')	26.56'
C2	(84.00')	(49°49'28")	(73.05')	39.01'
C3	(100.00')	(10°2'18")	(17.52')	8.78'

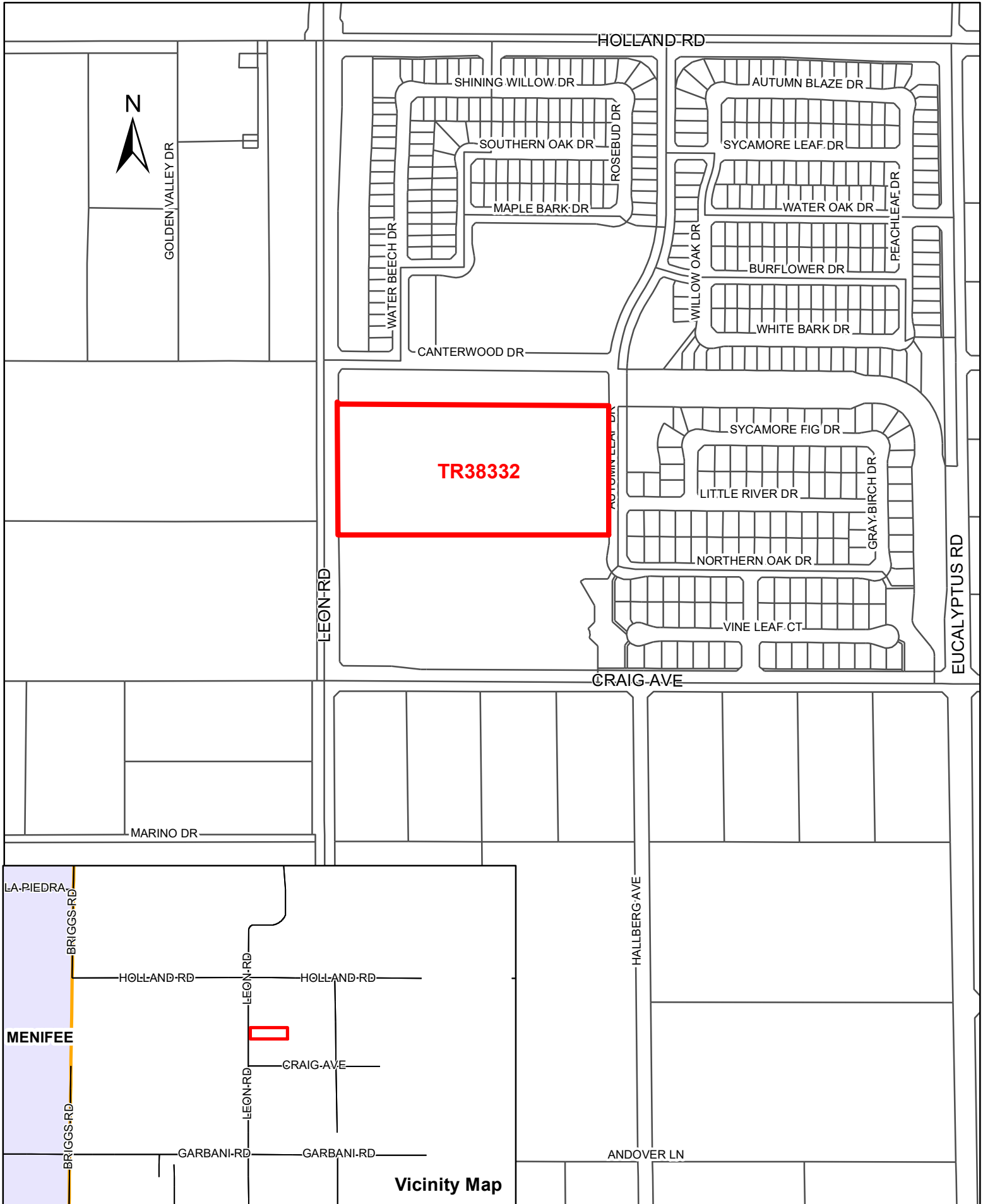
WHERE () IS SHOWN, MEASURED AND RECORD ARE THE SAME.

CONVERGENCE ANGLE AT POINT 1 = -02°40'
GPS TIES FOR BASIS OF BEARINGS.
GPS CONTROL LINES ARE NOT TO SCALE.

0 250 500 1,000 Feet
1 inch = 500 feet

Vicinity Map Tract No. 38332

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