

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



**ITEM: 3.26
(ID # 30374)**

MEETING DATE:
Tuesday, June 09, 2026

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval and Execution of the Newport Road Community Facilities District No. 03-1 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Leon Ridge - Winchester, L.P., and the County of Riverside associated with Tract No. 30806, Takedown Area No. 1 (Lot No's. 98 through 125 and 130 through 182) and Takedown Area No. 2 (Lot No's. 126 through 129). 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 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 Newport Road Community Facilities District 03-1 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Leon Ridge - Winchester, L.P., and the County of Riverside associated with Tract No. 30806 Takedown Area No. 1 (Lot Nos. 98 through 125 and 130 through 182), and Takedown Area No. 2 (Lot Nos. 126 through 129); and
3. Authorize the Chairman of the Board of Supervisors to execute the same.

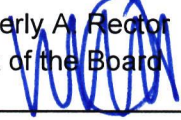
ACTION:Policy


Dennis Acuna, Director of Transportation 4/23/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, 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: June 9, 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

Leon Ridge - Winchester, L.P. (Developer) owns Tract No. 30806 Takedown Area No. 1 (Lot Nos. 98 through 125 and 130 through 182) and Takedown Area No. 2 (Lot Nos. 126 through 129) consisting of eighty-five (85) single-family residential homes (Tract). The Tract is located within the boundaries of the Newport Road Community Facilities District No. 03-1 (Newport Road CFD), which is administered by the County of Riverside (County).

The Newport Road CFD is a funding mechanism that provided a means to finance, in part, the Newport Road/Domenigoni Parkway Extension Improvements from Menifee Road to State Route 79. The construction of the Newport Road/Domenigoni Parkway extension was physically complete and open to traffic at the end of 2007.

In addition, the Newport Road/Domenigoni Parkway Extension 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 Newport Road CFD Transportation Uniform Mitigation Fee Program Improvement Credit Agreement (TUMF Agreement) to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay applicable TUMF for the Tract. Each dwelling 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

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

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 Newport Road/Domenigoni Parkway Extension Improvements were already completed. Any further development, if it occurs at all, will be the result of subsequent actions subject to CEQA review prior to construction. The TUMF Agreement merely establishes a means to offset Developer's prior payment of the Newport Road CFD against Developer's obligation to pay 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 TUMF Agreement will have no impact on residents and businesses. The Developer is entitled to credit against TUMF fees in an amount set forth in this TUMF Agreement.

Additional Fiscal Information

N/A

ATTACHMENTS:

Vicinity Map
TUMF Agreement



Aaron Gettis, Chief Deputy County Counsel 5/22/2026



Secretary of State

Certificate of Qualification / Registration

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name: Leon Ridge - Winchester, L.P.
Entity No.: 202565901133
Registration Date: 02/18/2025
Filing Type: Limited Partnership - Out of State
Formed In: DELAWARE

The above referenced entity complied with the requirements of California law in effect on the Registration Date for the purpose of qualifying to transact intrastate business in the State of California, and that as of the Registration Date, said entity became and now is duly registered, qualified and authorized to transact intrastate business in the State of California, subject however, to any licensing requirements otherwise imposed by the laws of this State and that the entity shall transact all intrastate business within California under the Entity Name as set forth above.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of February 20, 2025.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 297997041

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at bizfileOnline.sos.ca.gov.



202565901133

B3454-0091 02/18/2025 2:36 PM Received by California Secretary of State



STATE OF CALIFORNIA
Office of the Secretary of State
CERTIFICATE OF REGISTRATION
OUT-OF-STATE LIMITED PARTNERSHIP
 California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only
-FILED-
 File No.: 202565901133
 Date Filed: 2/18/2025

Limited Partnership Name		Limited Partnership Name	Leon Ridge - Winchester, L.P.
Jurisdiction		Limited Partnership is Formed in	DELAWARE
Authority Statement This Limited Partnership currently has powers and privileges to conduct business in the state, foreign country or other jurisdiction entered above.			
Street Address of Principal Office of LP		Principal Address	23975 PARK SORRENTO, SUITE 220 CALABASAS, CA 91302
Mailing Address of LP		Mailing Address	23975 PARK SORRENTO, SUITE 220 CALABASAS, CA 91302
		Attention	
Street Address of Office in Jurisdiction of Formation of LP		Street Address of Home Jurisdiction Office	1209 ORANGE STREET WILMINGTON, DE 19801
Agent for Service of Process		Agent Name	Steven C. Porath
		Agent Address	23975 PARK SORRENTO, SUITE 220 CALABASAS, CA 91302
General Partners			
		General Partner Name	General Partner Address
		NP-HS LOJV GP VII, LLC	23975 PARK SORRENTO, SUITE 220 CALABASAS, CA 91302
Electronic Signature			
<input checked="" type="checkbox"/> I declare that I am the person who signed this instrument, which is my act and deed. I further declare the information is true and correct, and I am authorized to sign.			
<i>Steven C. Porath, Senior Vice President and General Counsel of Hearthstone, Inc., General Partner of Hearthstone Professionals - PI, L.P., Manager Member of NP-HS Lot Option Joint Venture VII, LLC, Sole Member of NP-HS LOJV GP VII, LLC, General Partner of Leon Ridge - Winchester, L.P.</i>			
_____ General Partner Signature			
02/18/2025 _____ Date			

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "LEON RIDGE - WINCHESTER, L.P." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTEENTH DAY OF FEBRUARY, A.D. 2025.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "LEON RIDGE - WINCHESTER, L.P." WAS FORMED ON THE FOURTEENTH DAY OF FEBRUARY, A.D. 2025.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



10100217 8300

SR# 20250576664

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, reading "C. B. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 202953840

Date: 02-18-25

B3454-0092 02/18/2025 2:36 PM Received by California Secretary of State



Secretary of State Certificate of Status

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name: Leon Ridge - Winchester, L.P.
Entity No.: 202565901133
Registration Date: 02/18/2025
Entity Type: Limited Partnership - Out of State
Formed In: DELAWARE
Status: Active

The above referenced entity is active on the Secretary of State's records and is qualified to transact intrastate business in California.

This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of February 17, 2026.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 423008422

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at bizfileOnline.sos.ca.gov.

**WRITTEN CONSENT
OF
LEON RIDGE - WINCHESTER, L.P.**

Dated February 20, 2025

The undersigned, being the sole member (the "Sole Member") of NP-HS LOJV GP VII, LLC, a Delaware limited liability company the General Partner (the "General Partner"), of Leon Ridge - Winchester, L.P. (the "Company"), does hereby adopt the following resolutions for and on behalf of the Company, as of the date first written above, which resolutions shall remain effective until rescinded or replaced in writing by a subsequent resolution.

WHEREAS, pursuant to Section 2.01 of the Company LP Agreement, the General Partner has the authority to manage and control the Company, including the right to perform all actions necessary, convenient, or incidental to or in furtherance of the purposes of the Company;

NOW, THEREFORE, BE IT:

RESOLVED, that Steven C. Porath be, and hereby is, appointed as an authorized signatory ("Authorized Person or Authorized Representative") of the Company or the General Partner, is authorized and empowered, acting alone, to represent, act for, execute and deliver in the name and on behalf of the Company or the General Partner, all actions, including, without limitation, signing, executing, acknowledging, certifying, attesting, delivering, accepting, recording and filing all documents, permits, certificates, instruments, maps/plats, conveyances, liens, deeds and other instruments, and paying all fees, taxes and other expenses or payments, as such Authorized Signatory, in his sole discretion, may determine to be necessary, appropriate or desirable and in the best interest of the Company or the General Partner or otherwise to effect the purposes of, the foregoing recitals, such determination to be conclusively evidenced by the taking of any such action; and

RESOLVED, FURTHER, that all actions taken or performed up to the date hereof by the Authorized Person in respect to the preparation, execution and delivery of the documents, certificates, instruments, conveyances, deeds and other instruments deemed necessary, appropriate or desirable by such Authorized Person in order to fulfill the intent and accomplish the purposes of the Transactions contemplated by, or otherwise to effect the purposes of, the foregoing recitals be, and they hereby are, in all respects approved, ratified and confirmed; and

This Written Consent may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same documents. A portable document format (PDF) signature on this Consent shall be equivalent to, and have the same force and effect as, an original signature.

IN WITNESS WHEREOF, the undersigned, being the sole Member of NP-HS LOJV GP VII, LLC, has approved this Written Consent as of the day and year first written above.

IN WITNESS WHEREOF, the undersigned has signed this Certificate as of the date first written above.

NP-HS LOT OPTION JOINT VENTURE VII, LLC
Sole Member / Manager



Steven C. Porath
Secretary

Omnibus Resolution – Leon Ridge - Winchester, L.P.

**COMMUNITY FACILITIES DISTRICT NO. 03-1
(NEWPORT ROAD CFD)
IMPROVEMENT CREDIT AGREEMENT
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 9th day of June, 2024, by and between the County of Riverside, a political subdivision of the State of California (the "County") and Leon Ridge – Winchester, L.P., a Delaware limited liability company, with its principal place of business at 23975 Park Sorrento, Suite 220 Calabasas, CA 91302 (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tract No. 30806 Takedown Area No. 1 (Lot Nos. 98-125 and 130-182) and Takedown Area No. 2 (Lot Nos. 126-129), for which a Final Map was recorded on December 21, 2017, as Instrument No. 2017-0535581 (the "Tract") and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract consists of eighty-five (85) single-family residential homes;

WHEREAS, the Tract 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 public facilities, which include the full-width arterial improvements of Newport Road from Menifee Road to State Route 79, including associated appurtenances and rights-of-way (the "Newport Road Improvements");

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Tract will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 15, 2003, adopted Resolution No. 2003-173 establishing Community Facilities District No. 03-1 Newport Road of the County of Riverside ("Newport Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Newport Road Improvements and Resolution No. 2003-174 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$24,000,000 to finance the Newport Road Improvements and Resolution No. 2003-175 calling for a special election held on April 15, 2003, for the qualified electors of the Newport Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board of Supervisors, on April 15, 2003, 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 Newport Road CFD to be recorded within fifteen days of the special election certification;

CFD 03-1 (Newport Rd CFD)
TUMF Improvement Credit Agreement
Leon Ridge – Winchester, L.P.
Tract No. 30806, Takedown Area No. 1 (Lot Nos. 98-125 and 130-182) and Takedown Area No. 2 (Lot Nos. 126-129)

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 such residential or commercial development using the RSHA;

WHEREAS, the Newport 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;

WHEREAS, the Newport Road Improvements have been constructed by the Riverside County Transportation Department in part from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Newport Road CFD;

WHEREAS, the County and Western Riverside Council of Governments (WRCOG) entered into a Memorandum of Understanding (MOU) on October 28, 2014, which provides the mechanism by which developers can be eligible to receive TUMF credits to offset their TUMF fees by participating in the Newport Road CFD;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Tract in accordance with the TUMF Administrative Plan and MOU; and

WHEREAS, the Tract is located within the boundaries of the Newport Road CFD, as shown on the Boundary Map of the Newport Road CFD recorded as Instrument No. 2003-217558 on March 28, 2003, or within territory that has been annexed to Newport Road CFD.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, 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: The County has constructed the Newport Road Improvements using, in part, proceeds from the issuance of the special tax bonds by the Newport Road CFD.

3.0 TUMF Credits

3.1 TUMF Credits: By issuance of the special tax bonds by CFD No. 03-1 (the "Bonds"), the Developer is entitled to credit against TUMF fees in an amount equal to the following (the "TUMF Bond Credit"):

- a) \$1,775 for each Dwelling (Home/Unit)
- b) \$2.10 per square foot for Commercial

3.2 TUMF Excess Payment: The Developer, in order to receive a certificate of occupancy for residential or commercial improvements constructed within the Newport Road CFD, shall pay to the County the sum by which the amount of the TUMF then applicable to the Tract exceeds the TUMF Bond Credit for such Tract.

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 Section 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 residential dwelling unit developed on a lot within the Tract or for each multifamily dwelling unit developed on a parcel or commercial development on a plot plan 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: All 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, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"), 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 may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, as a result of, or by reason of, or arising out of, or in consequence of any acts, omissions, negligence, willful misconduct of Developer, its employees, contractors, 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 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. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract, which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

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

To Developer: Leon Ridge – Winchester, L.P.
Attention: Steven C. Porath
23975 Park Sorrento, Suite 220
Calabasas, CA 91302
Phone No. (818) 835-3543

With a copy to: Beazer Homes Holdings, LLC
Attention: Sonia Villaneda
310 Commerce Suite 150
Irvine, CA 92602
Phone No. 626-235-7168

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: All 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 Interpretation; 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 any of the Parties 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 its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers, employees, agents and representatives, 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 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

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

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

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 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, each Party shall be responsible for their own attorney's fees.

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 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

4.18 Merger Clause: This Agreement contains the entire agreement between the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.

[Signatures of Parties on Following Pages]

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:

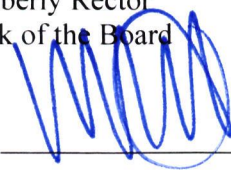
Minh C. Tran
County Counsel

By: 
Stephanie Nelson
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: 
KAREN SPIEGEL
Chairman, County Board of Supervisors

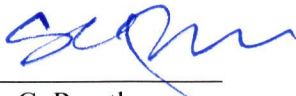
ATTEST:
Kimberly Rector
Clerk of the Board

By: 
Deputy

DEVELOPER

Leon Ridge – Winchester, L.P., a Delaware limited partnership

By: NP-HS LOJV GP VII, LLC, a Delaware limited liability company, its General Partner

By: 
Steven C. Porath
Authorized Person

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Los Angeles }

On April 13, 2026 before me, Karen S. Hornback, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven C. Porath
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Karen S. Hornback
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 30806

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4945, RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0790469 AND PARCEL 10 OF PARCEL MAP 11085 AS SHOWN BY MAP ON FILE IN BOOK 104 OF PARCEL MAPS AT PAGES 56-58, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS OCTOBER, 2015

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 REAL 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 \$

DATED November 20, 2017
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: Heidi Kothari 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.

DATED November 20, 2017
CASH OR SURETY BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK/WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

VALLEY-WIDE RECREATION AND PARK DISTRICT

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: 11-28-2017

VALLEY-WIDE RECREATION AND PARK DISTRICT, STATE OF CALIFORNIA

BY: Dean Wetter
DEAN WETTER, GENERAL MANAGER

ABANDONMENT NOTE

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

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES RECORDED AUGUST 8, 2007 AS INST. NO. 2007-0510604 OF O.R. IN FAVOR OF COUNTY OF RIVERSIDE.

EASTERN MUNICIPAL WATER DISTRICT 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 RECORDED THEREOF BY ITS DULY AUTHORIZED OFFICER.

Sheila Zelaya DATE: 11/20/17
SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

SHEET 1 OF 9 SHEETS

RECORDER'S STATEMENT

FILED THIS 21ST DAY OF DECEMBER, 2017 AT 11:14 AM IN BOOK 460 OF MAPS AT PAGES 46-48 AT THE REQUEST OF THE CLERK OF THE BOARD. NO: 2017-0535581 FEE \$ 76.00

PETER ALDAMA
ASSESSOR - COUNTY CLERK - RECORDER
BY: Nancy J. Obenshain
DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 SR CONESTOGA, LLC, ON JANUARY 13, 2014. 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 COMPLETED AS SHOWN.

DATED: NOVEMBER 27, 2017

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH 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 NO. 30806 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON 09-22-2004, THE EXPIRATION DATE BEING 09-22-2018, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 12-4, 2017

David L. McMillan
DAVID L. McMILLAN, COUNTY SURVEYOR
L.S. 8488, EXPIRES 12-31-2018



BOARD OF SUPERVISORS' STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE FOLLOWING OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "N", INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS, AND ALSO ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG LEON ROAD AND LOTS 189 AND 190.

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

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.
THE OFFER OF DEDICATION FOR ACCESS & NATURAL OPEN SPACE IS HEREBY ACCEPTED.

DATE: 12-12, 2017

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Sheila Zelaya
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
KECIA HARPER-HEM
CLERK OF THE BOARD OF SUPERVISORS

BY: Jane Maxwell
DEPUTY

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 "N", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "N", LEON ROAD, THE OWNER OF LOTS 189 AND 190, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL OF LOT 183, 184, 185 AND 188 AS SHOWN HEREON. THE DEDICATION IS FOR ACCESS & NATURAL OPEN SPACE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL OF LOTS 191 AND 192. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS A DRAINAGE EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING OVER ALL OF LOT 193 AND THOSE PORTIONS OF 191 AND 192, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES: "WATER QUALITY BASIN" LYING ON ALL OF LOTS 191 & 192. THE DEDICATION IS FOR "WATER QUALITY BASIN" PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

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 186 THROUGH 190, INCLUSIVE AND 193 AS SHOWN HEREON. THE DEDICATION IS FOR ACCESS, PURPOSES AND TRAIL, SLOPE 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 1, 17, 18, 33, 34, 49 THROUGH 54, INCLUSIVE, 95, 96, 101, 119 THROUGH 129, INCLUSIVE, 159, 160, AND ALL OF LOTS 183, 184, 185, 191, 192 AS SHOWN HEREON. THE DEDICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT (DISTRICT), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT 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.

SR CONESTOGA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: David C. Michan MANAGER

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 San Diego)

ON November 21, 2017, BEFORE ME Denise Rogelia Davila, Notary Public PERSONALLY APPEARED David C. Michan PERSONALLY 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/IT/WE/THEY EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/OUR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

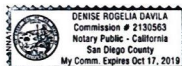
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Denise Rogelia Davila
NOTARY PUBLIC IN AND FOR SAID STATE

NAME Denise Rogelia Davila

MY COMMISSION EXPIRES Oct. 17, 2019



2017-0535581
ORIGINAL

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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 9 SHEETS

TRACT 30806

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4945, RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0790469 AND PARCEL 10 OF PARCEL MAP 11085 AS SHOWN BY MAP ON FILE IN BOOK 104 OF PARCEL MAPS AT PAGES 56-58, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS OCTOBER, 2015

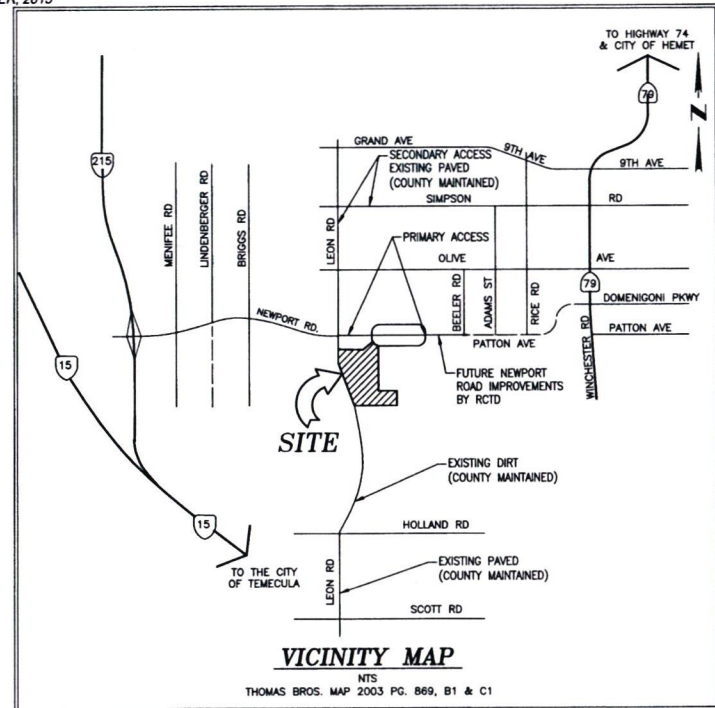
EASEMENT NOTES

- ① PERPETUAL DRAINAGE EASEMENT REC. 8/17/2004, DOC. NO. 2004-0645052 O.R.
- ② AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 17, 1992 AS INST. NO. 222490 OF O.R. IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT.
- ③ AN EASEMENT FOR PUBLIC ROAD, DRAINAGE AND INCIDENTAL PURPOSES RECORDED AUGUST 18, 2005 AS INST. NO. 2005-0675397 OF O.R. IN FAVOR OF COUNTY OF RIVERSIDE.
- ④ AN EASEMENT FOR PUBLIC TRAIL AND INCIDENTAL PURPOSES RECORDED JULY 31, 2006 AS INST. NO. 2006-0557069 OF O.R. IN FAVOR OF COUNTY OF RIVERSIDE.
- ⑤ AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 17, 2006 AS INST. NO. 2006-0607132 OF O.R. IN FAVOR OF DAVID LORD AND TAMAY AGUILAR, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- ⑥ AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES RECORDED AUGUST 8, 2007 AS INST. NO. 2007-0510804 OF O.R. IN FAVOR OF COUNTY OF RIVERSIDE.
- ⑦ RIGHT OF WAY PER SUPERVISOR MINUTES BOOK 7, PAGE 167, RECORDS OF SAN DIEGO REC. 1/18/1886.
- ⑧ ROAD DEDICATION PER ROAD RECORD REC. 12/8/1896 BOOK 1 PAGE 71 RECORDS OF THE CLERK OF SUPERVISORS OF RIVERSIDE COUNTY.
- ⑨ RIVERSIDE COUNTY RIGHT OF WAY REC. 08/17/2004 AS DOC# 2004-0645050 O.R.
- ⑩ PERPETUAL SLOPE EASEMENT REC. 8/17/2004, DOC. NO. 2004-0645053 O.R.
- ① EASEMENT DEDICATED HEREON FOR SLOPE & LANDSCAPE MAINTENANCE TO VALLEY WIDE RECREATION AND PARK DISTRICT.
- ② EASEMENT FOR PUBLIC PURPOSES: ALL OF LOTS 191 AND 192. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES, DEDICATED HEREON.
- ③ INDICATES DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSES IN FAVOR OF RIVERSIDE COUNTY, DEDICATED HEREON.
- ④ ACCESS EASEMENT, AS SHOWN HEREON LYING ON ALL OF LOTS 184, 185 AND 188 IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT. THE DEDICATION IS FOR INGRESS AND EGRESS PURPOSES, DEDICATED HEREON.
- ⑤ INDICATES EASTERN MUNICIPAL WATER DISTRICT SEWER, WATER, AND RECYCLED WATER FACILITIES EASEMENT DEDICATED HEREON.

A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED FEBRUARY 15, 1915 IN BOOK 6 OF PATENTS, PAGE 364. NOT PLOTTABLE.

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF DOMENIGONI PARKWAY, BEING N89°30'57"W AS SHOWN ON TR 30322 MB 452/17-23 AND RV. CO. R/W MAP 929-DD RECORDS OF RIVERSIDE COUNTY.
2. —○— INDICATES SET 1" I.P. WITH PLASTIC PLUG, TAGGED LS 5529, FLUSH
3. —●— INDICATES FOUND MONUMENTS AS NOTED.
4. () INDICATES RECORD OR CALCULATED DATA PER FM 49/5, UNLESS OTHERWISE NOTED.
5. < > INDICATES RECORD OR CALCULATED DATA PER FM 104/56-58.
6. [] INDICATES RECORD OR CALCULATED DATA PER LOT LINE ADJUSTMENT NO. 4945 RECORDED 9/23/2005 AS DOCUMENT NO. 2005-0790469, O.R.
7. // // // INDICATES RESTRICTED ACCESS.
8. ALL SET MONUMENTS SHALL BE PER RIVERSIDE COUNTY ORDINANCE 461.10
9. SET 1" I.P. TAGGED LS 5529, FLUSH, AT ALL LOT CORNERS, REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
10. SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" I.P. AT REAR LOT CORNERS, WHERE REAR CONCRETE BLOCK WALLS EXIST.
11. SET STEEL PIN AND TAG LS 5529 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED 9.75' FROM PROPERTY CORNER FOR 10' PARKWAY, PER RIVERSIDE STD.'E'.
12. SET LEAD AND TAG "LS 5529" IN TOP OF CURB (RIVERSIDE CO. STD. "E") FOR B.C.'S, E.C.'S, P.C.'S P.R.C.'S, AND CORNER CUTBACKS PROJECTED TOWARD CENTERLINE PERPENDICULAR OR RADIAL FROM CENTERLINE (18.25' FOR 56' RIGHT OF WAY).
13. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
14. TRACT CONTAINS ~~63.50~~ GROSS ACRES, MORE OR LESS.
15. O.S. INDICATES OPEN SPACE.
16. P.P. INDICATES PLASTIC PIPE.



THE LAND OWNER HAS ENTERED INTO A LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONSTRUCT REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON DECEMBER 18, 2012, AS DOCUMENT 2012-0280188, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

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 12, PAGE 82. THIS AFFECTS ALL LOTS.

2017-0535581
ORIGINAL

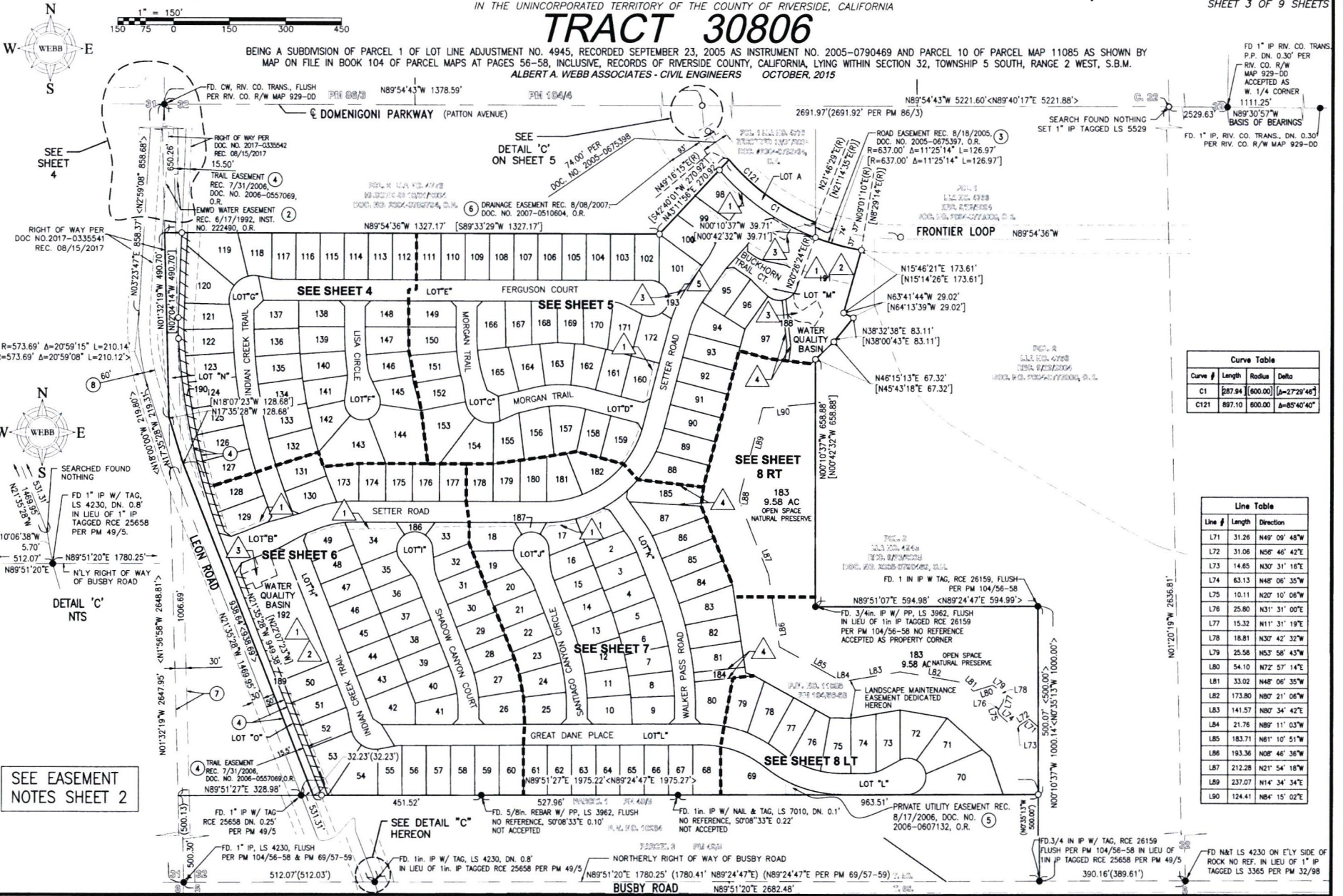
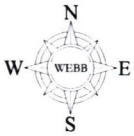
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SHEET 3 OF 9 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 30806

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4945, RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 2005-0790469 AND PARCEL 10 OF PARCEL MAP 11085 AS SHOWN BY MAP ON FILE IN BOOK 104 OF PARCEL MAPS AT PAGES 56-58, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M. ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS OCTOBER, 2015



FD 1" IP RV. CO. TRANS. P.P. DN. 0.30' PER RV. CO. R/W MAP 929-DD ACCEPTED AS W. 1/4 CORNER 1111.25' N89°30'57"W BASIS OF BEARINGS
FD 1" IP, RV. CO. TRANS. DN. 0.30' PER RV. CO. R/W MAP 929-DD

Curve #	Length	Radius	Delta
C1	887.94	600.00	Δ=27°29'44"
C121	897.10	600.00	Δ=85°40'40"

Line #	Length	Direction
L71	31.26	N49°09'48"W
L72	31.06	N68°46'42"E
L73	14.65	N30°31'16"E
L74	63.13	N48°06'35"W
L75	10.11	N20°10'06"W
L76	25.80	N31°31'00"E
L77	15.32	N11°31'19"E
L78	18.81	N30°42'32"W
L79	25.58	N53°58'43"W
L80	54.10	N72°57'14"E
L81	33.02	N48°06'35"W
L82	173.80	N80°21'06"W
L83	141.57	N80°34'42"E
L84	21.76	N89°11'03"W
L85	183.71	N61°10'51"W
L86	193.36	N08°46'36"W
L87	212.28	N21°54'18"W
L89	237.07	N14°34'34"E
L90	124.41	N84°15'02"E

SEE EASEMENT NOTES SHEET 2

SEE DETAIL "C" HEREON

SEE SHEET 8 LT

SEE SHEET 8 RT

SEE SHEET 4

SEE DETAIL "C" ON SHEET 5

SEE SHEET 4

BUSBY ROAD

FRONTIER LOOP

LEON ROAD

FERGUSON COURT

MORGAN TRAIL

SETTER ROAD

GREAT DANE PLACE

WALKER PASS ROAD

INDIAN CREEK TRAIL

SHADOW CANYON COURT

SANTIAGO CANYON CIRCLE

BUCKHORN TRAIL CT.

WATER QUALITY BASIN

LANDSCAPE MAINTENANCE EASEMENT DEDICATED HEREON

PRIVATE UTILITY EASEMENT REC. 8/17/2006, DOC. NO. 2006-0607132, O.R.

FD. 1" IP W/ TAG, RCE 26159 FLUSH PER PM 104/56-58 IN LIEU OF 1" IP TAGGED RCE 25658 PER PM 49/5

FD. 1" IP W/ TAG, RCE 26159 FLUSH PER PM 104/56-58 & PM 69/57-59

FD. 1" IP W/ TAG, LS 4230, DN. 0.8' IN LIEU OF 1" IP TAGGED RCE 25658 PER PM 49/5

FD. 1" IP W/ TAG, LS 4230, DN. 0.8' IN LIEU OF 1" IP TAGGED RCE 25658 PER PM 49/5

FD. 5/8" REBAR W/ PP, LS 3962, FLUSH NO REFERENCE, 50'08"33"E 0.10' NOT ACCEPTED

FD. 1" IP W/ TAG, LS 4230, DN. 0.8' IN LIEU OF 1" IP TAGGED RCE 25658 PER PM 49/5

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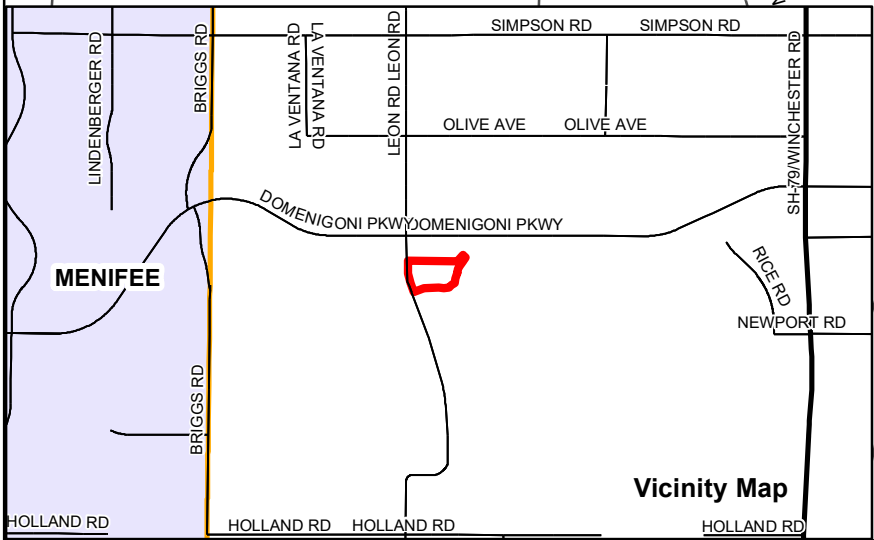
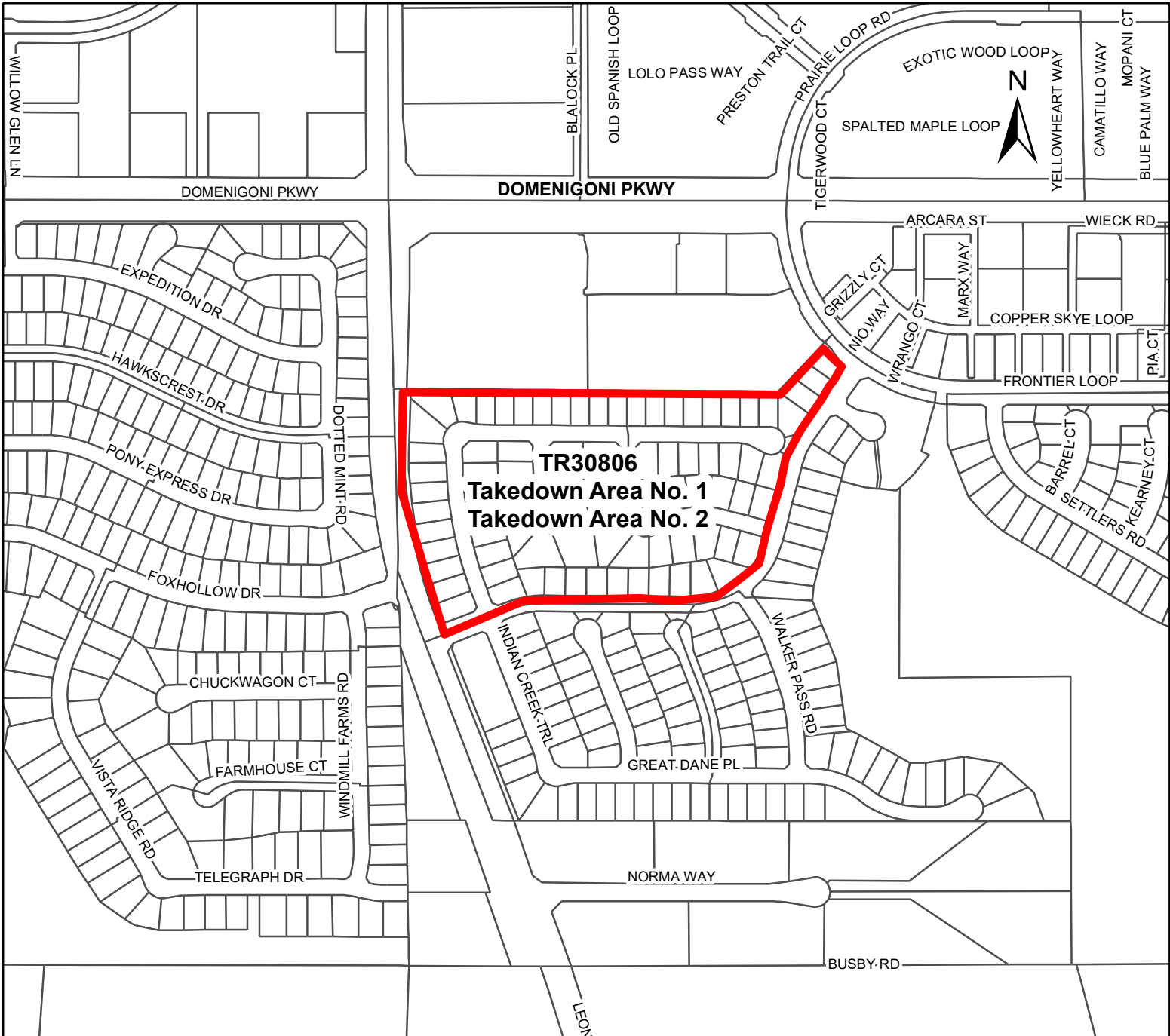
1 inch = 500 feet
Printed by CSegarra on 4/1/2026

Vicinity Map Tract No. 30806

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Takedown Area No. 1 (Lot Nos. 98-125, 130-182) and Takedown Area No. 2 (Lot Nos.126-129)



Vicinity Map