

440 92

City

TRACT NO. 36323

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9, 12, 13, 14, 15, 16, 17, 18, AND PORTIONS OF LOTS B, C AND E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 9 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS INSTRUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 24, T.3S., R.6W. RANCHO EL SOBRANTE DE SAN JACINTO

adkan ENGINEERS
RIVERSIDE, CA

APRIL 2011

RECORDER'S STATEMENT

FILED THIS 9th DAY OF April, 2014 AT 10:00 AM
IN BOOK 440 OF MAPS, AT PAGES 92-98,
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2014-0128441
FEE \$ 22.00
LARRY W. WARD, ASSESSOR-COUNTY CLERK-RECORDER

BY: Sophie Jones, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES, LOTS "B" THROUGH "E", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, WATER FACILITIES AND TELECOMMUNICATION FACILITIES, THE EASEMENTS ARE SHOWN AS "PUE", "5' PUE", "6' PUE", "9' PUE", "10' PUE", "11' PUE" AND "15' PUE" ON THE MAP.

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

WE HEREBY RETAIN THE EASEMENT INDICATED AS "3' SIDEWALK EASEMENT" AND "7' SIDEWALK EASEMENT" AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RETAIN LOT 53 THROUGH 58, INCLUSIVE, INDICATED AS "COMMON AREA", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY REQUEST THAT THE FOLLOWING OFFERS OF DEDICATION AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT AND RIGHT OF WAY FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES AND FOR EMERGENCY INGRESS/EGRESS PURPOSES PER DOCUMENT RECORDED FEBRUARY 16, 2007 AS INSTRUMENT NO. 2007-0113619 OF OFFICIAL RECORDS, WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

2. A RIGHT OF WAY FOR ROADWAY PURPOSES RESERVED BY THE RIVERSIDE WATER COMPANY PER DOCUMENT RECORDED OCTOBER 9, 1907 IN BOOK 259, PAGE 11 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

3. LOTS "B", "C" AND "E" AS DEDICATED ON THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

RICHMOND HOMES OF MARYLAND, INC., A MARYLAND CORPORATION

BY:

(PRINT NAME) SONORA HARRIS

(TITLE) VP OF LAND

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT AND SIGNATURE OMISSIONS

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 FOREMOST COMMUNITIES ON APRIL, 2011. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2018 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. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 3-4-2014

Edy P. Adkison

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-14



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE

DATE: 3/20/14

CURTIS C. STEPHENS
L.S. 7519, EXP. 12-31-2015
CITY SURVEYOR

BY: Curtis C. Stephens



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 36323 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON FEBRUARY 22, 2011 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THIS MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 3/20/2014

THOMAS J. BOYD R.C.E. 36170
EXPIRES JUNE 30, 2014
CITY ENGINEER

BY: Thomas J. Boyd



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: March 19, 2014

BY: Girish Balachandran
EM MB

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 \$ 112500.00

DATE: March 27, 2014

DON KENT
COUNTY TAX COLLECTOR

This certification excludes any supplemental tax assessments not yet extended

BY: Valerie Drey, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 112,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: March 27, 2014

CASH OR (SURETY) TAX BOND

DON KENT
COUNTY TAX COLLECTOR

This certification excludes any supplemental tax assessments not yet extended

BY: Valerie Drey, DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 36323.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A" THROUGH "E", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES.

THE PUBLIC UTILITY EASEMENTS, SHOWN AS "PUE", "5' PUE", "6' PUE", "9' PUE", "10' PUE", "11' PUE" AND "15' PUE" ON THE MAP, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, WATER FACILITIES, AND TELECOMMUNICATION FACILITIES ARE HEREBY ACCEPTED.

THE SANITARY SEWER EASEMENT, DESIGNATED AS "SEWER EASEMENT" SHOWN AS ON THE MAP, FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES IS HEREBY ACCEPTED.

THAT THE FOLLOWING OFFERS OF DEDICATION AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT AND RIGHT OF WAY FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES AND FOR EMERGENCY INGRESS/EGRESS PURPOSES PER DOCUMENT RECORDED FEBRUARY 16, 2007 AS INSTRUMENT NO. 2007-0113619 OF OFFICIAL RECORDS, WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

2. A RIGHT OF WAY FOR ROADWAY PURPOSES RESERVED BY THE RIVERSIDE WATER COMPANY PER DOCUMENT RECORDED OCTOBER 9, 1907 IN BOOK 259, PAGE 11 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

3. LOTS "B", "C" AND "E" AS DEDICATED ON THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 25th DAY OF March, 2014.

COLLEEN J. NICOL, CITY CLERK
OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT FOR THOSE NOTED BELOW:

CFD 2006-1 Riverwalk Vista

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 3/20/2014

BRENT A. MASON
FINANCE DIRECTOR / TREASURER

BY: Brent A. Mason

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GORIAN AND ASSOCIATES, INC. ON MARCH 26, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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City

TRACT NO. 36323

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9, 12, 13, 14, 15, 16, 17, 18, AND PORTIONS OF LOTS B, C AND E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 9 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS INSTRUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
IN SECTION 24, T.3S., R.6W. RANCHO EL SOBRANTE DE SAN JACINTO

adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2011

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON 3/5/2014 BEFORE ME, Adonda Harper, a Notary Public PERSONALLY
APPEARED SONDIA HARRIS

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.

PRINT NAME Adonda Harper

SIGNATURE [Signature]

MY COMMISSION EXPIRES: MAY 30, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS ORANGE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY
APPEARED _____

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.

PRINT NAME _____

SIGNATURE _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF
THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO A FEE:

HUGH M. GALLAGHER, JR., ANDREW W. LIDDELL, AND F. H. HAYES, HOLDERS OF AN EASEMENT FOR PIPELINE
PURPOSES PER DOCUMENT RECORDED JUNE 19, 1946 IN BOOK 759, PAGE 32 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES, APPURTENANCES, AND
INCIDENTAL PURPOSES PER DOCUMENT RECORDED AUGUST 22, 2007 AS INSTRUMENT NO. 2007-541478 OF
OFFICIAL RECORDS (CANNOT BE LOCATED FROM RECORD).

TRI POINTE HOMES, L.L.C., HOLDER OF EASEMENT FOR ACCESS PURPOSES PER DOCUMENT RECORDED OCTOBER
19, 2011 AS INSTRUMENT NO. 2011-0458895 OF OFFICIAL RECORDS.

MREC RIVERWALK, LLC, HOLDER OF EASEMENT FOR ACCESS PURPOSES PER DOCUMENT RECORDED OCTOBER 19,
2011 AS INSTRUMENT NO. 2011-0458896 OF OFFICIAL RECORDS.

TRI POINTE HOMES, L.L.C., HOLDER OF EASEMENT FOR SEWER AND STORM DRAIN PURPOSES PER DOCUMENT
RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458897 OF OFFICIAL RECORDS.

TRI POINTE HOMES, L.L.C., HOLDER OF TEMPORARY EASEMENT FOR WALL AND FENCE CONSTRUCTION
PURPOSES PER DOCUMENT RECORDED JANUARY 18, 2012 AS INSTRUMENT NO. 2012-0020082 OF OFFICIAL
RECORDS.

TRI POINTE HOMES INC., HOLDER OF EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS
PURPOSES, THE INSTALLATION, USE MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE
FACILITIES, AND INCIDENTAL PURPOSES, FOR BOUNDARY IMPROVEMENTS AND TEMPORARY EASEMENTS FOR WALL
AND FENCE CONSTRUCTION PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO. 2013-0469875
OF OFFICIAL RECORDS.

TRI POINTE HOMES INC., HOLDER OF EASEMENTS RESERVED IN DOCUMENT ENTITLED DECLARATION OF
RESERVATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT (CONSTRUCTION OF BOUNDARY WALLS
AND/OR FENCES) FOR BOUNDARY IMPROVEMENTS AND TEMPORARY EASEMENTS FOR WALL AND FENCE
CONSTRUCTION PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO. 2013-0469874 OF
OFFICIAL RECORDS, AND GRANTED PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO.
2013-0469875 OF OFFICIAL RECORDS.

FORESTAR RIVERSIDE, LLC, HOLDER OF EASEMENTS FOR (a) PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND
EGRESS PURPOSES, AND (b) THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER
AND DRAINAGE FACILITIES AND OTHER UTILITIES AND THE RIGHT OF SURFACE DRAINAGE PER DOCUMENT RECORDED
DECEMBER 30, 2013 AS INSTRUMENT NO. 2013-0599072 OF OFFICIAL RECORDS.

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36323

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9, 12, 13, 14, 15, 16, 17, 18, AND PORTIONS OF LOTS B, C AND E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 9 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS INSTRUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 24, T.3S., R.6W. RANCHO EL SOBRANTE DE SAN JACINTO

adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2011

SURVEYOR'S NOTES

BASIS OF BEARINGS

THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

- -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-1 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397778 O.R., UNLESS OTHERWISE NOTED.
- ⊙ -INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER TRACT NO. 32772 MB 438/100-106.
- ▲ -INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397778 O.R.
- -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-2 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397779 O.R.
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- △ -INDICATES SET S&W LS 5390 FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

- R+M -INDICATES RECORD AND MEASURED DATA
- SNF -INDICATES SEARCHED, NOTHING FOUND
- COC -INDICATES CERTIFICATE OF CORRECTION
- PUE -INDICATES PUBLIC UTILITY EASEMENT

THIS MAP CONTAINS 11.49 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- R1 - INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56
- R2 - INDICATES RECORD DATA PER RS 82/7-9
- R3 - INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61
- [] -INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772 MB 438/100-106

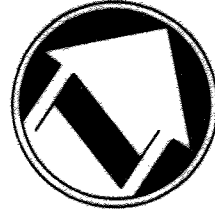
SURVEY CONTROL MAP

SEE SHEET 4 FOR BOUNDARY CONTROL MAP
SEE SHEETS 5 & 6 FOR DETAIL OF LOTS & STREETS

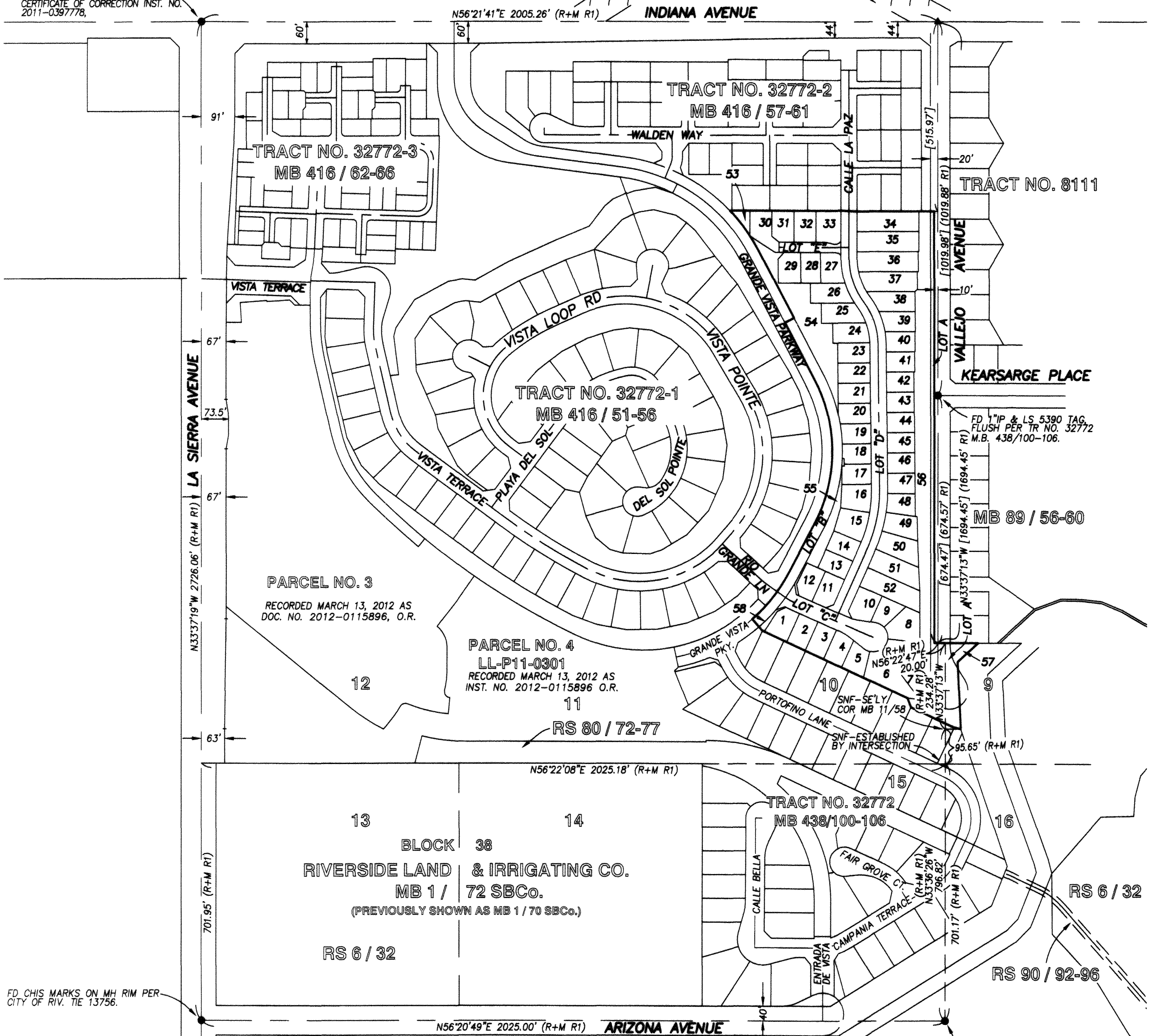
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



FD 1"IP & LS 5022 TAG DOWN 0.3' PER TRACT NO. 32772-1 (R1) AND CERTIFICATE OF CORRECTION INST. NO. 2011-0397778.



FD 1" IP TAG & LS 5390 TAG, DOWN 1.0' ACCEPTED AS INT OF THE NELY PROLONGATION OF CL OF ARIZONA AVE WITH THE SELY PROLONGATION OF THE NELY LINE OF LOT 15 PER RS 82/7-9 (R2) & M.B. 438/100-106.

FD CHIS MARKS ON MH RIM PER CITY OF RIV. TIE 13756.

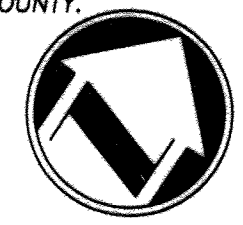
440
city
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TRACT NO. 36323

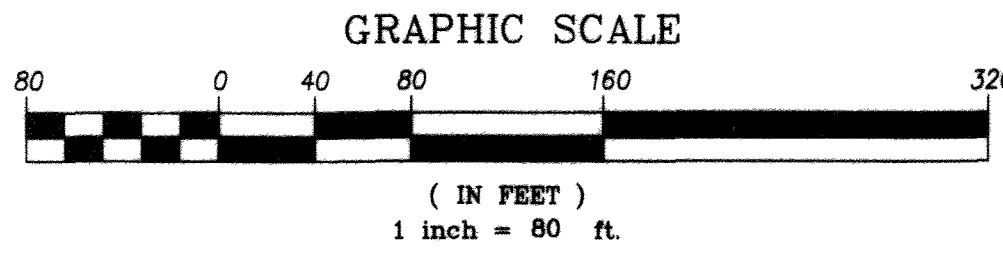
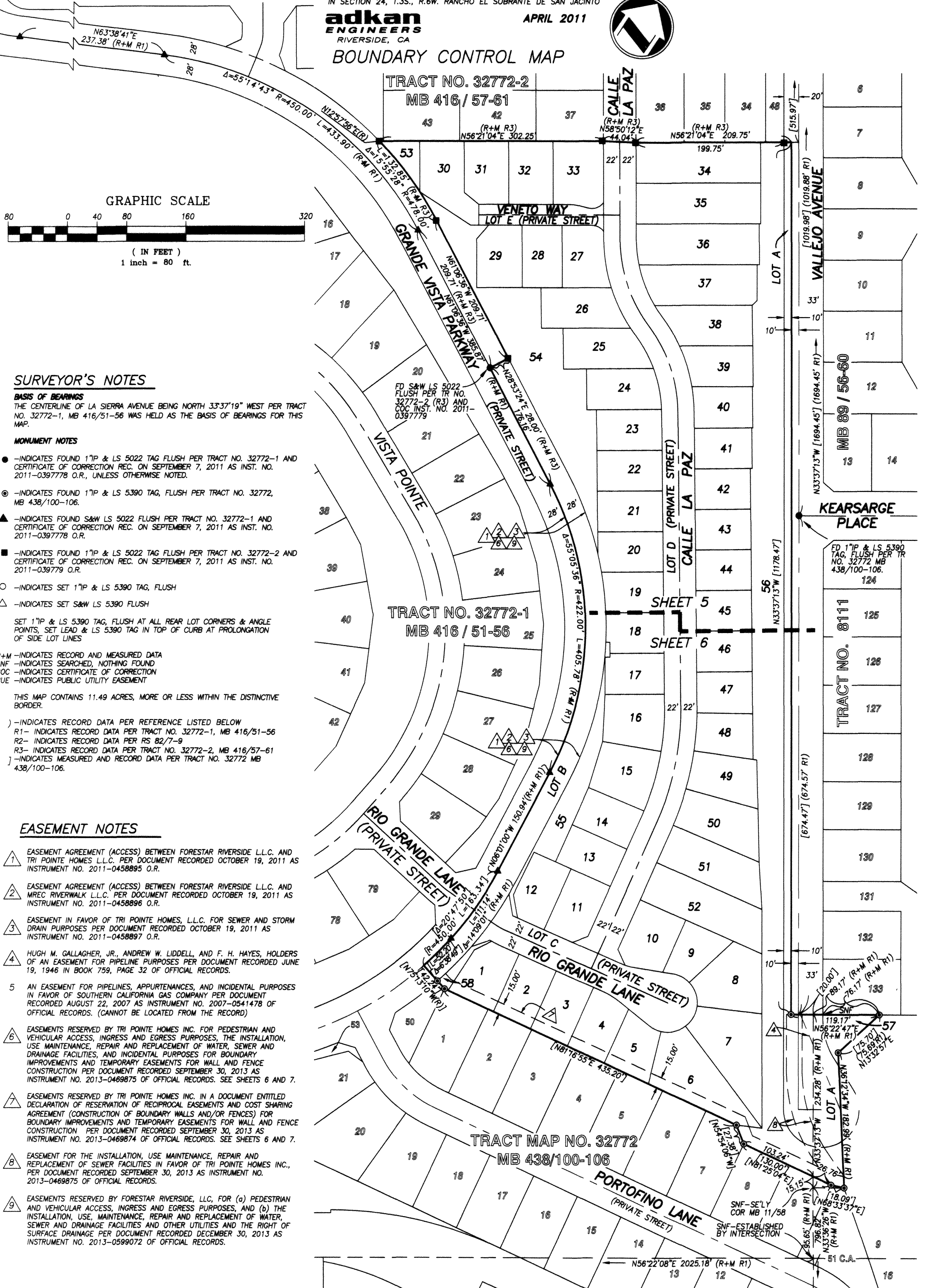
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adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2011



BOUNDARY CONTROL MAP



SURVEYOR'S NOTES

BASIS OF BEARINGS
THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

- -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-1 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397778 O.R., UNLESS OTHERWISE NOTED.
 - ⊙ -INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER TRACT NO. 32772, MB 438/100-106.
 - ▲ -INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397778 O.R.
 - -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-2 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397779 O.R.
 - -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
 - △ -INDICATES SET S&W LS 5390 FLUSH
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

R+M -INDICATES RECORD AND MEASURED DATA
SNF -INDICATES SEARCHED, NOTHING FOUND
COC -INDICATES CERTIFICATE OF CORRECTION
PUE -INDICATES PUBLIC UTILITY EASEMENT

THIS MAP CONTAINS 11.49 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
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- R3 - INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61
- [] -INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772 MB 438/100-106.

EASEMENT NOTES

- 1 EASEMENT AGREEMENT (ACCESS) BETWEEN FORESTAR RIVERSIDE L.L.C. AND TRI POINTE HOMES L.L.C. PER DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458895 O.R.
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- 7 EASEMENTS RESERVED BY TRI POINTE HOMES INC. IN A DOCUMENT ENTITLED DECLARATION OF RESERVATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT (CONSTRUCTION OF BOUNDARY WALLS AND/OR FENCES) FOR BOUNDARY IMPROVEMENTS AND TEMPORARY EASEMENTS FOR WALL AND FENCE CONSTRUCTION PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO. 2013-0469874 OF OFFICIAL RECORDS. SEE SHEETS 6 AND 7.
- 8 EASEMENT FOR THE INSTALLATION, USE MAINTENANCE, REPAIR AND REPLACEMENT OF SEWER FACILITIES IN FAVOR OF TRI POINTE HOMES INC., PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO. 2013-0469875 OF OFFICIAL RECORDS.
- 9 EASEMENTS RESERVED BY FORESTAR RIVERSIDE, L.L.C. FOR (a) PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS PURPOSES, AND (b) THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE FACILITIES AND OTHER UTILITIES AND THE RIGHT OF SURFACE DRAINAGE PER DOCUMENT RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 2013-0599072 OF OFFICIAL RECORDS.

TRACT MAP NO. 32772
MB 438/100-106

440
96

TRACT NO. 36323

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9, 12, 13, 14, 15, 16, 17, 18, AND PORTIONS OF LOTS B, C AND E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 9 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS INSTRUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
IN SECTION 24, T.3S., R.6W. RANCHO EL SOBRANTE DE SAN JACINTO

SURVEYOR'S NOTES

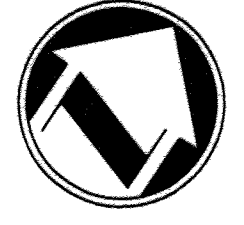
- BASIS OF BEARINGS**
THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.
- MONUMENT NOTES**
- -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-1 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397778 O.R., UNLESS OTHERWISE NOTED.
 - ⊙ -INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER TRACT NO. 32772, MB 438/100-106.
 - ▲ -INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-0397778 O.R.
 - -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-2 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-039779 O.R.
 - -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
 - △ -INDICATES SET S&W LS 5390 FLUSH

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RIVERSIDE, CA

APRIL 2011

SURVEYOR'S NOTES CONT.

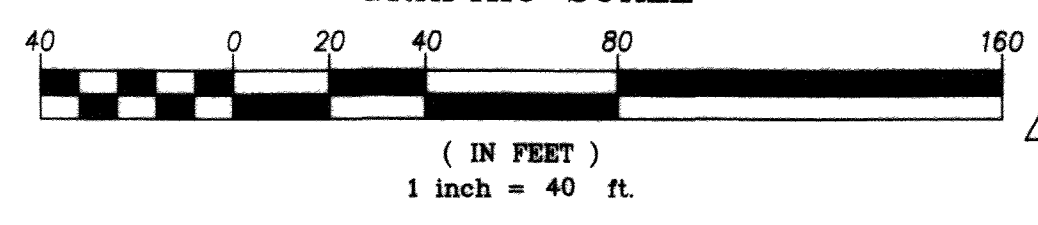
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES
- R+M -INDICATES RECORD AND MEASURED DATA
SNF -INDICATES SEARCHED, NOTHING FOUND
COC -INDICATES CERTIFICATE OF CORRECTION
PUE -INDICATES PUBLIC UTILITY EASEMENT
- THIS MAP CONTAINS 11.49 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.
- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
R1 -INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56
R2 -INDICATES RECORD DATA PER RS 82/7-9
[] R3 -INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61
-INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772 MB 438/100-106.



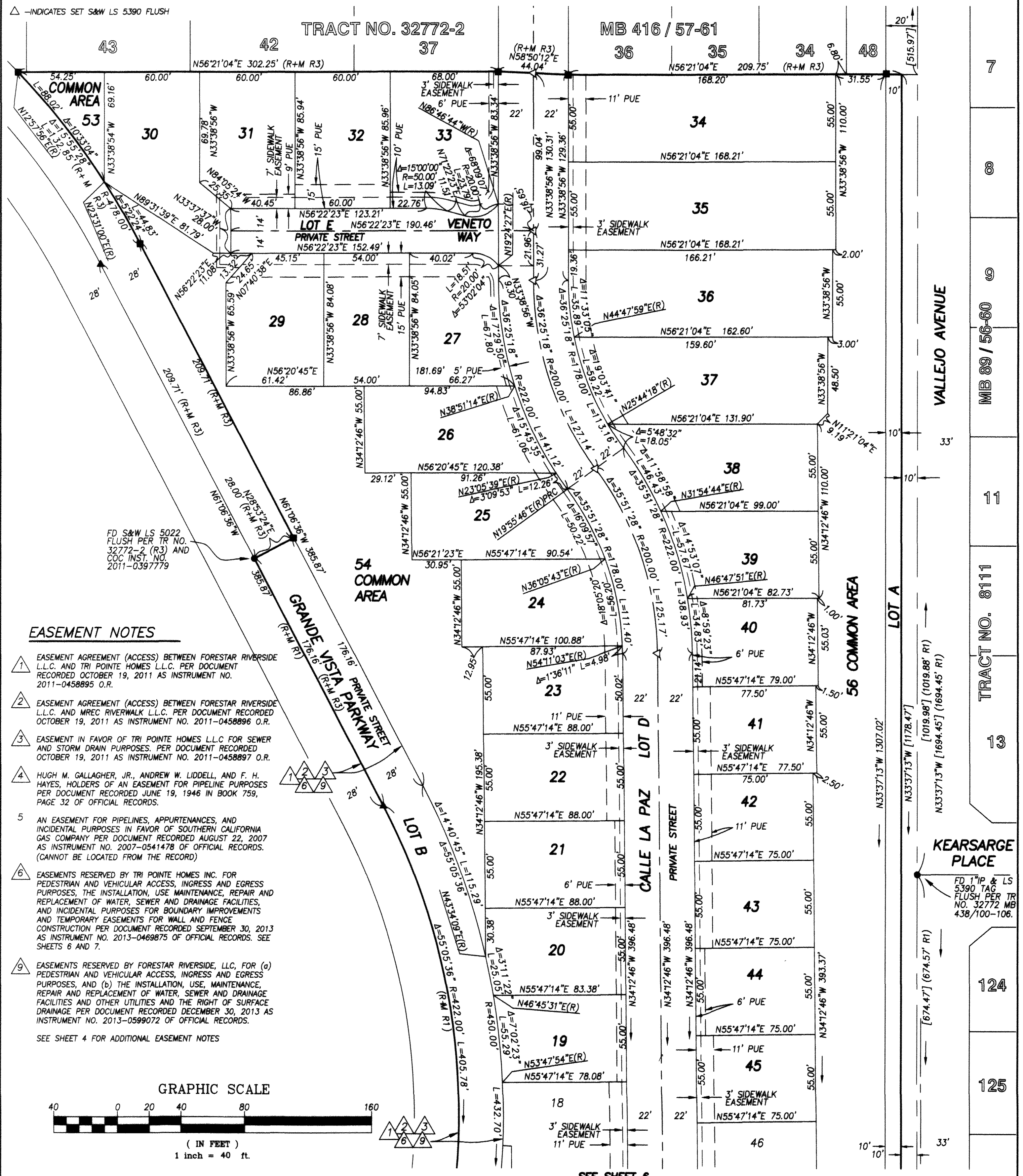
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- SEE SHEET 4 FOR ADDITIONAL EASEMENT NOTES

GRAPHIC SCALE



SEE SHEET 6



440 97

SURVEYOR'S NOTES

BASIS OF BEARINGS

THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

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- -INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-2 AND CERTIFICATE OF CORRECTION REC. ON SEPTEMBER 7, 2011 AS INST. NO. 2011-039779 O.R.
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- △ -INDICATES SET S&W LS 5390 FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

- R+M-INDICATES RECORD AND MEASURED DATA
- SNF-INDICATES SEARCHED, NOTHING FOUND
- COC-INDICATES CERTIFICATE OF CORRECTION
- PUE-INDICATES PUBLIC UTILITY EASEMENT

THIS MAP CONTAINS 11.49 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- R1- INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56
- R2- INDICATES RECORD DATA PER RS 82/7-9
- [] R3- INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61
- INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772 MB 438/100-106.

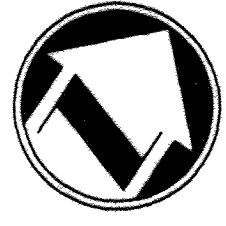
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36323

BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 9, 12, 13, 14, 15, 16, 17, 18, AND PORTIONS OF LOTS B, C AND E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 9 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS INSTRUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. IN SECTION 24, T.35., R.6W. RANCHO EL SOBRANTE DE SAN JACINTO

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APRIL 2011

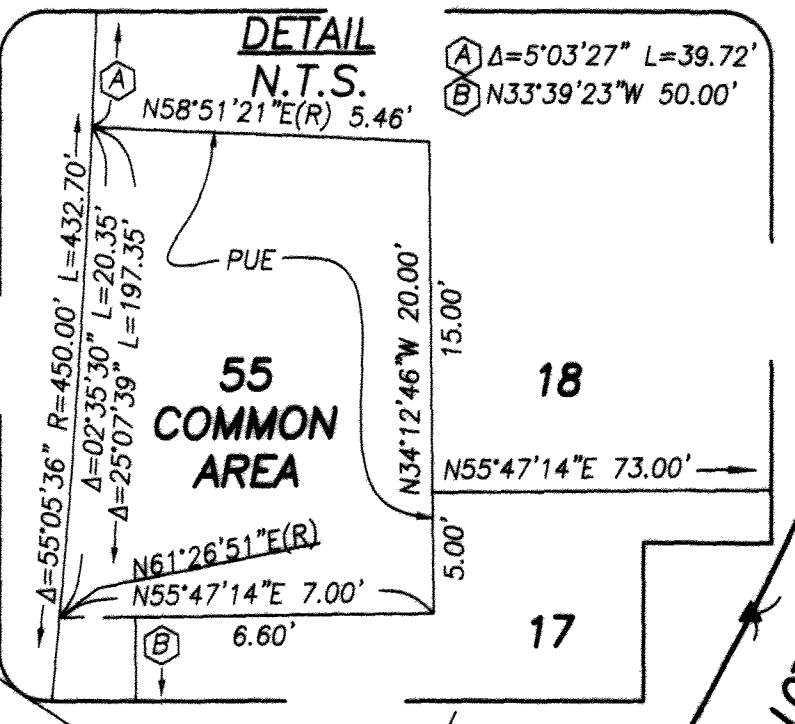
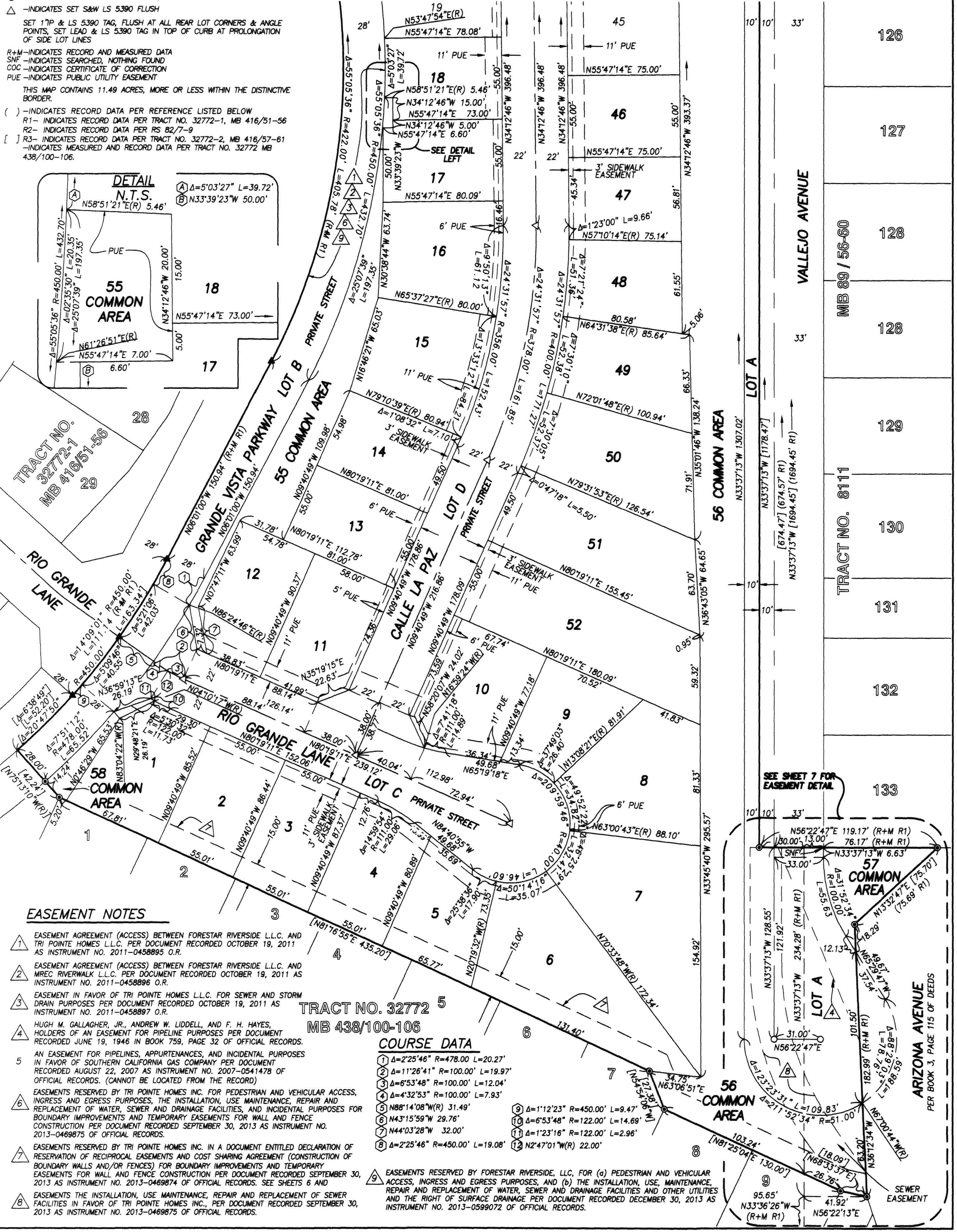


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SEE SHEET 5



EASEMENT NOTES

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TRACT NO. 32772 5
MB 438/100-106

COURSE DATA

- Δ=2°25'46" R=478.00' L=20.27'
- Δ=11°26'41" R=100.00' L=19.97'
- Δ=6°53'48" R=100.00' L=12.04'
- Δ=4°32'53" R=100.00' L=7.93'
- N88°14'08"W(R) 31.49'
- N43°15'59"W 29.76'
- N44°03'28"W 32.00'
- Δ=2°25'46" R=450.00' L=19.08'
- N2°47'01"W(R) 22.00'
- Δ=1°12'23" R=450.00' L=9.47'
- Δ=6°53'48" R=122.00' L=14.69'
- Δ=1°23'16" R=122.00' L=2.96'
- Δ=2°25'46" R=450.00' L=19.08'
- N2°47'01"W(R) 22.00'

EASEMENTS RESERVED BY FORESTAR RIVERSIDE, LLC, FOR (a) PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS PURPOSES, AND (b) THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE FACILITIES AND OTHER UTILITIES AND THE RIGHT OF SURFACE DRAINAGE PER DOCUMENT RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 2013-0599072 OF OFFICIAL RECORDS.

ARIZONA AVENUE
PER BOOK 3, PAGE 115 OF DEEDS

SEE SHEET 7 FOR EASEMENT DETAIL

440 98
city

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

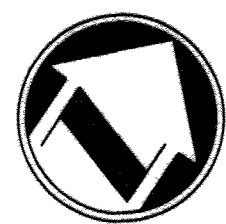
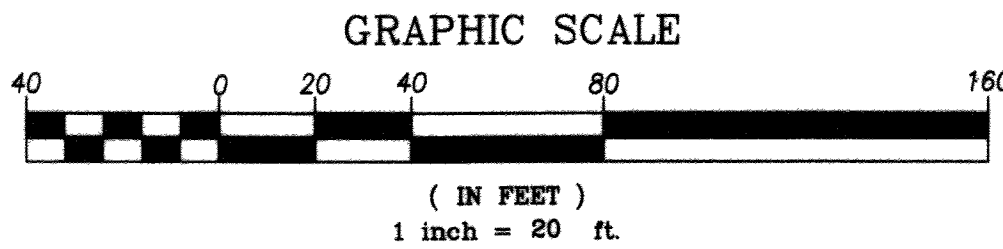
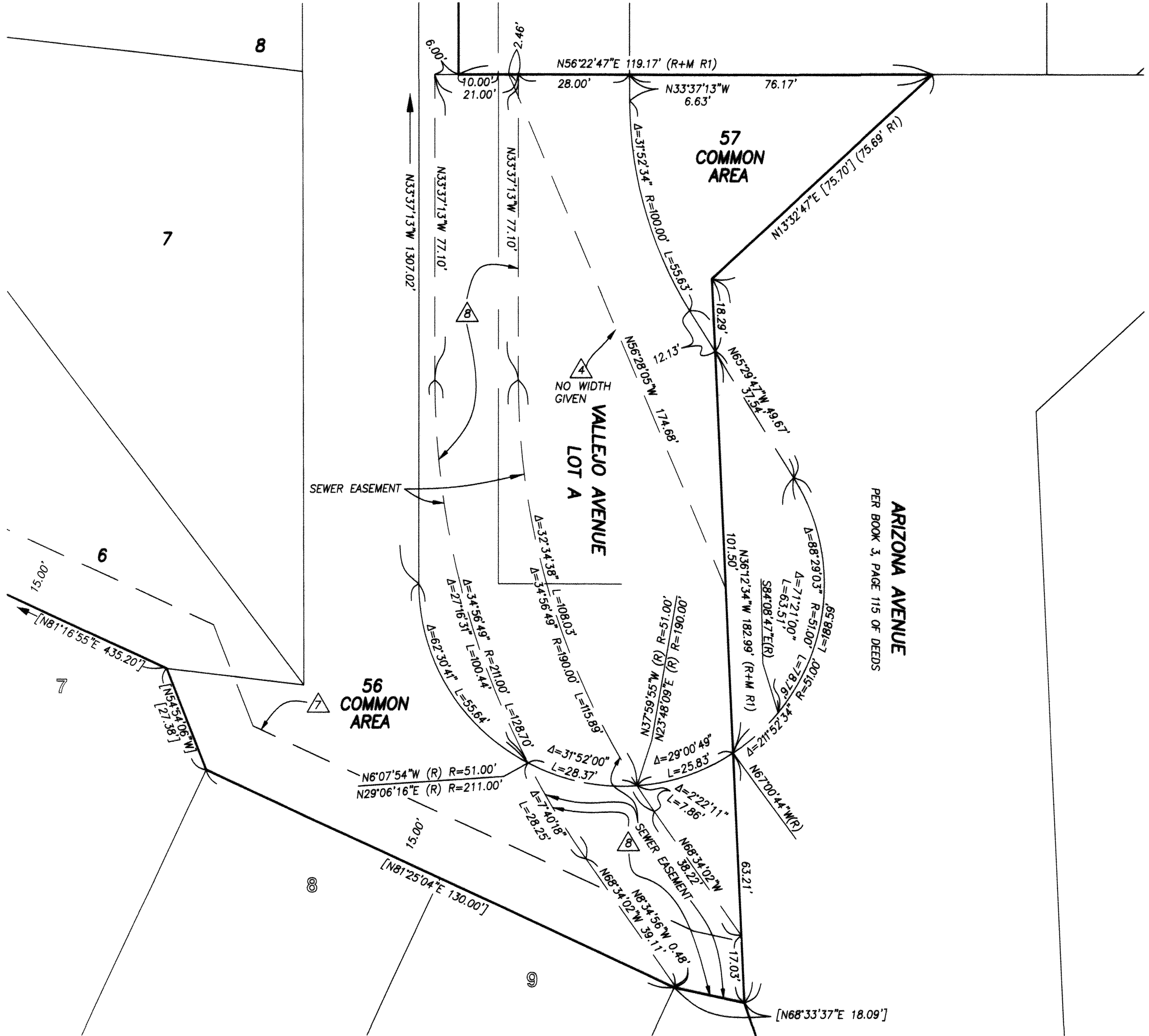
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adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2011

SEWER EASEMENT DETAIL SHEET



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