

**RICHLAND DEVELOPERS, INC.**  
**Certificate of Resolutions**

The undersigned, being the being the duly appointed and qualified Assistant Secretary of **RICHLAND DEVELOPERS, INC.**, a Delaware corporation (the "Corporation"), hereby certifies that the following is a true and correct copy of resolutions adopted by the Shareholders and the Sole Director of the Corporation on December 30, 2017; and that such resolutions and the adoption thereof conform to the provisions of the Bylaws of the Corporation, and have not been modified, amended, repealed or rescinded, and are now in full force and effect.

**"RESOLVED**, that John H. Bray serve as sole Director of the Corporation until his successor is duly elected and qualified.

**"FURTHER RESOLVED**, that the following persons be and hereby are elected to the offices of the Corporation set out beside their names below, to serve as such until removed or until their successors are duly elected and qualified:

John H. Bray	-	Chairman
Matthew J. Bray	-	President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary
J. Curt Wilkinson	-	Vice President

**"RESOLVED**, that each of the officers, acting individually or in connection with any other officer, is hereby authorized to act on behalf of the Corporation and to execute any and all necessary documentation for the furtherance of the business of the Corporation."

**IN WITNESS WHEREOF**, I have executed this certificate as Assistant Secretary this 30th day of December, 2017.

  
\_\_\_\_\_  
John C. Troutman, Assistant Secretary

**MEMORANDUM OF ACTION  
IN LIEU OF HOLDING A MEETING  
OF THE SOLE MEMBER OF  
GOLDEN HILL COUNTRY, LLC**

The undersigned, being the sole member of **GOLDEN HILL COUNTRY, LLC**, a Florida limited liability company (the "Company"), executing this Memorandum of Action in lieu of holding a meeting, does hereby take, authorize, approve, and consent in writing to the adoption of the following resolutions:

**RESOLVED**, that the following persons be and hereby are appointed to the offices of the Company set out beside their names below, to serve as such until removed or until their successors are duly elected and qualified:

John H. Bray	-	Chairman
Matthew J. Bray	-	President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary


**RESOLVED**, that each of the Officers, acting individually or in connection with any other Officer, is hereby authorized to act on behalf of the Company and to execute any and all necessary documentation for the furtherance of the business of the Company.

**FURTHER RESOLVED**, that all legal actions of the Officers of the Company taken prior to the date hereof be and the same hereby are approved, ratified and confirmed.

**IN WITNESS WHEREOF**, the undersigned, constituting the sole member of the Company, hereby executes this Memorandum of Action as and for the written consent of the sole member, this 30th day of September, 2017.

HILL COUNTRY S.A., LTD.,  
a Texas limited partnership,  
sole Member

By: Richland Stone Oak, Inc.,  
a Texas corporation,  
General Partner

By:   
John C. Troutman, Vice President

**MEMORANDUM OF ACTION  
IN LIEU OF HOLDING A MEETING  
OF THE SOLE MEMBER OF  
RANCH HAVEN, LLC**

The undersigned, being the sole member of **RANCH HAVEN, LLC**, a Florida limited liability company (the "Company"), executing this Memorandum of Action in lieu of holding a meeting, does hereby take, authorize, approve, and consent in writing to the adoption of the following resolutions:


**RESOLVED**, that the following persons be and hereby are appointed to the offices of the Company set out beside their names below, to serve as such until removed or until their successors are duly elected and qualified:

John H. Bray	-	Chairman
Matthew J. Bray	-	Vice President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary

**RESOLVED**, that each of the Officers, acting individually or in connection with any other Officer, is hereby authorized to act on behalf of the Company and to execute any and all necessary documentation for the furtherance of the business of the Company.

**IN WITNESS WHEREOF**, the undersigned, constituting the sole member of the Company, hereby executes this Memorandum of Action as and for the written consent of the sole member, this 28th day of December, 2018.

RICH HAVEN – VISSER, LLC,  
a Delaware limited liability company,  
sole Member

By:   
John C. Troutman, Vice President



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☒ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☒ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Richland Developers, Inc.

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson Drive, Suite 425  
Irvine CA 92612  
City State ZIP

Daytime Phone No: (949) 261-7010 Fax No: ( )

Engineer/Representative Name: T & B Planning, Inc.

Contact Person: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E 17th Street, Suite 100  
Tustin CA 92780  
City State ZIP

Daytime Phone No: (714) 505-6360 x105 Fax No: ( )

Property Owner Name: Ranch Haven, LLC & Golden Hill Country, LLC

Contact Person: Craig Christina E-Mail:

Mailing Address: 3161 Michelson Drive  
Street

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE****Irvine**

City

**CA**

State

**92612**

ZIP

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Ranch Haven, LLC and  
Golden Hill Country, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

By: John C. Troutman, Vice President

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

307-070-003,4,5; 307-080-005, 6, 8; 307-090-001,2, 4, 5, 6; 307-100-001, 3, 4, 5; 307-110-003, 7, 8; 307-220-001; 307-230-019, 20

Approximate Gross Acreage:

699.5

General location (nearby or cross streets): North of Nuevo Road, South of

## **APPLICATION FOR CHANGE OF ZONE**

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Ramona Expressway \_\_\_\_\_, East of Foothill Avenue \_\_\_\_\_, West of San Jacinto River \_\_\_\_\_.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Revise the Specific Plan Zoning Ordinance text and Change of Zone Plot Map to reflect the re-configuration of Planning Area boundaries and acreages, permitted uses, and other development standards for the Specific Plan.

---

Related cases filed in conjunction with this request:

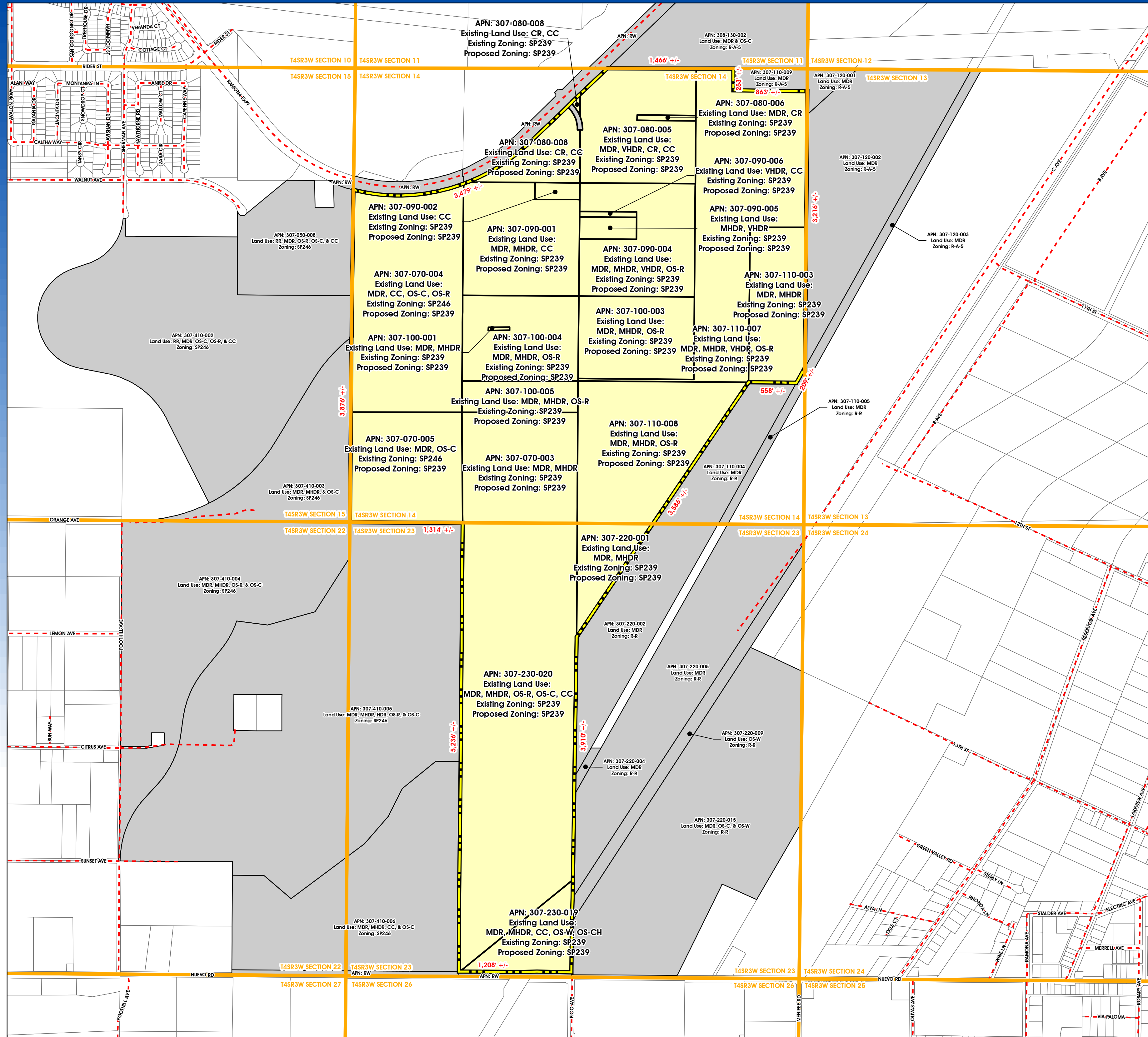
Specific Plan Amendment (SP 239 A1), Tentative Tract Map ( X ), Tentative Parcel Map ( X )

---

**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018





**APPLICANT:**  
RICHLAND DEVELOPERS, LLC  
3161 MICHELSON DRIVE, SUITE 425  
IRVINE, CA 92612  
(949) 383-4124

**LAND OWNERS:**  
RANCH HAVEN, LLC AND  
GOLDEN HILL COUNTRY, LLC  
3161 MICHELSON DRIVE, SUITE 425  
IRVINE, CA 92612

**ASSESSOR'S PARCEL NUMBERS:**

- 307-070-003
- 307-070-004
- 307-070-005
- 307-080-005
- 307-080-006
- 307-080-008
- 307-090-001
- 307-090-002
- 307-090-004
- 307-090-005
- 307-090-006
- 307-100-001
- 307-100-003
- 307-100-004
- 307-100-005
- 307-110-003
- 307-110-007
- 307-110-008
- 307-220-001
- 307-230-019
- 307-230-020

**LEGAL DESCRIPTION:**  
SEE ATTACHED.

**EXISTING LAND USE:**  
MEDIUM DENSITY RESIDENTIAL  
MEDIUM HIGH DENSITY RESIDENTIAL  
VERY HIGH DENSITY RESIDENTIAL  
COMMERCIAL RETAIL  
COMMUNITY CENTER  
OPEN SPACE - CONSERVATION  
OPEN SPACE - CONSERVATION HABITAT  
OPEN SPACE - WATER  
OPEN SPACE - RECREATION

**EXISTING ZONING:**  
SP-ZONE (SP239 - STONERIDGE)  
SP-ZONE (SP246 - McCANNA HILLS)

**PROPOSED LAND USE:**  
LIGHT INDUSTRIAL  
BUSINESS PARK  
COMMERCIAL RETAIL  
OPEN SPACE  
CIRCULATION

**PROPOSED ZONING:**  
SP-ZONE

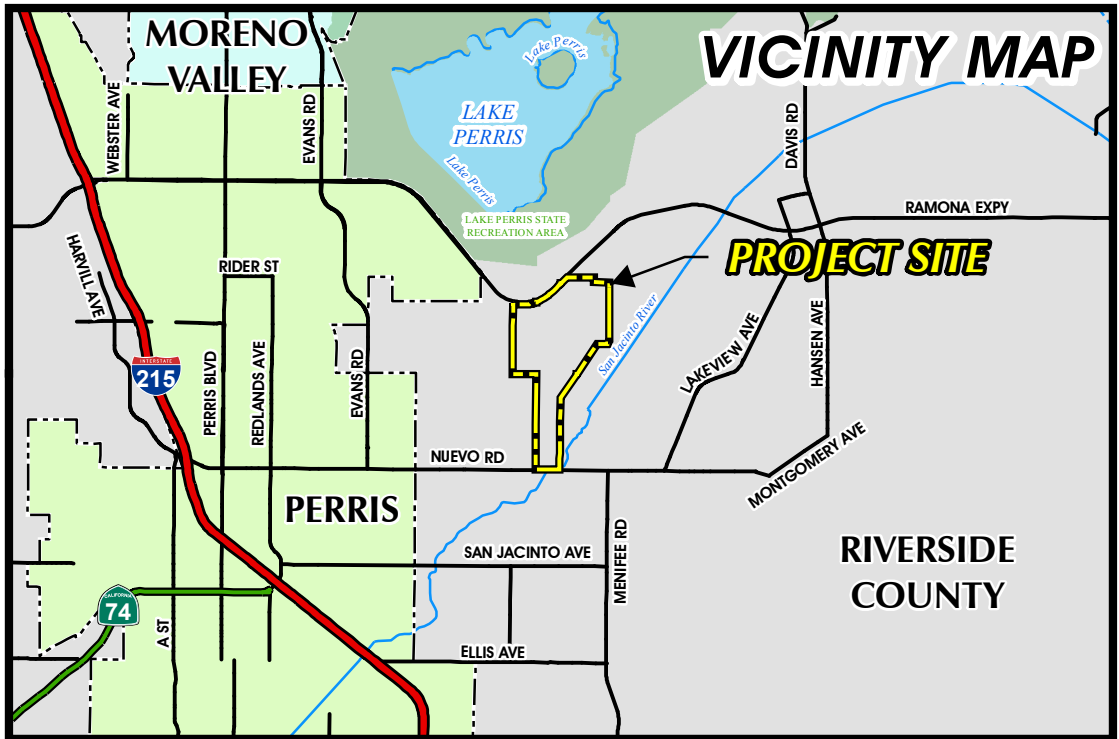
**THOMAS BROS. MAP PAGE:**  
2007 ED., SAN BERNARDINO AND  
RIVERSIDE COUNTIES  
PAGE 778, GRID E5

**UTILITIES:**  
WATER: EMWD  
SEWER: EMWD  
GAS: SO CAL GAS  
ELECTRIC: SO CAL EDISON  
TELEPHONE: SBC

**SCHOOL DISTRICT:**  
VAL VERDE UNIFIED AND  
NUVIEW UNION & PERRIS UNION HIGH

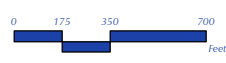
**FEMA FLOOD ZONE DESIGNATION:**  
FLOOD ZONE 'X': AREAS DETERMINED  
TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

**ACRES OF PROPERTY**  
GROSS = 699.5 AC



**Change of Zone Plot Map**  
Change of Zone No. XXXX  
**STONERIDGE SP239A1**

PREPARED BY:  
**T&B PLANNING**  
17542 East 17th Street, Suite 100 Tustin, CA 92780  
p: 714.205.6360 f: 714.205.6361  
www.tbplanning.com



**Riverside County**  
DATE: 07.02.2019



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- ☐ GENERAL (WITHOUT SPECIFIC PLAN)  
☒ GENERAL (WITH SPECIFIC PLAN)

☐ CIRCULATION SECTION

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant Name: Richland Developers, Inc.

Contact Person: Brian Hardy

E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson Drive, Suite 425

<u>Irvine</u>	<u>CA</u>	<u>92612</u>
City	State	ZIP

Daytime Phone No: (949) 261-7010

Fax No: ( )

Engineer/Representative Name: T & B Planning, Inc.

Contact Person: Joel Morse

E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E 17th Street, Suite 100

<u>Tustin</u>	<u>CA</u>	<u>92780</u>
City	State	ZIP

Daytime Phone No: (714) 505-6360 x105

Fax No: ( )

Property Owner Name: Ranch Haven, LLC & Golden Hill Country, LLC

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Contact Person: Craig Christina E-Mail: ccristina@richlandcommunities.com

Mailing Address: 3161 Michelson Drive

	<u>Street</u>	
<u>Irvine</u>	<u>CA</u>	<u>92612</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 261-7010

Fax No: ( )

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Ranch Haven, LLC and  
Golden Hill Country, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

By: John C. Troutman, Vice President  
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 307-070-003,4,5; 307-080-005, 6, 8; 307-090-001,2, 4, 5, 6; 307-100-001, 3, 4, 5; 307-110-003, 7, 8; 307-220-001; 307-230-019, 20

Approximate Gross Acreage: **699.5**

General location (nearby or cross streets): North of **Nuevo Road**, South of **Ramona Expressway**, East of **Foothill Avenue**, West of **San Jacinto River**

Existing Zoning Classification(s): **SP Zone (SP239)**

Existing Land Use Designation(s): Community Center (CC), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space-Recreation (OS-R)

Check the box(es) as applicable:

- ☐ Technical Amendment  
☒ Entitlement/Policy Amendment  
☐ Foundation Component Amendment-Regular  
☐ Foundation Component Amendment-Extraordinary  
☐ Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

Modify the existing General Plan Land Use Designations of Community Center (CC), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space-Recreation (OS-R) to allow for the development of SP239A1 which proposes Light Industrial (LI), Commercial Retail (CR), Business Park (BP), and Open Space-Conservation (OS-C) land uses.

Related cases filed in conjunction with this request:

**Specific Plan Amendment (SP239A1), Tentative Tract Map, Tentative Parcel Map  
Change of Zone**

Is there previous development application(s) filed on the same site: Yes ☒ No ☐

If yes, provide Application No(s). **SP239, TR32372**

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison Company		X
Gas Company	Southern California Gas Company		X
Telephone Company	SBC		X
Water Company/District	Eastern Municipal Water District (EMWD)		X
Sewer District	Eastern Municipal Water District (EMWD)		X

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

☒ [Santa Ana River/San Jacinto Valley](#)

☐ [Santa Margarita River](#)

☐ [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

[Government Code Section 65962.5](#) requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Lakeview/Nuevo Area Plan

EXISTING DESIGNATION(S): Community Center (CC), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space-Recreation (OS-R)

PROPOSED DESIGNATION(S): Light Industrial (LI), Commercial Retail (CR), Business Park (BP), and Open Space-Conservation (OS-C)

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

Please see attached justification letter.

**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: N/A Area Plan: N/A



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

N/A

C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

N/A

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

N/A

**IV. OTHER TYPES OF AMENDMENTS:**

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: N/A  
(Please name)

Proposed Boundary Adjustment (Please describe clearly): N/A

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Road Segment(s) N/A

Existing Designation: N/A

Proposed Designation: N/A

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

N/A

**This completed application form, together with all of the listed requirements provided on the General Plan Amendment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1019 GPA Condensed Application.docx  
Created: 07/01/2015 Revised: 07/30/2018

# **General Plan Amendment Justification (Stoneridge SP239-A1)**

## **Entitlement/Policy Amendment Findings**

### **Draft**

#### **II. Amendments to the Area Plan of the General Plan**

##### **Area Plan Proposed for Amendment:**

Lakeview/Nuevo Area Plan (Figure 3 of the Area Plan, Land Use Plan)

##### **Existing Foundation Component(s): Community Development**

##### **Proposed Foundation Component(s): Community Development**

##### **Existing Land Use Designations:**

###### *Approved SP239 Land Use Designations*

Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Commercial Retail (CR), Community Center (CC), Open Space-Conservation (OS-C), Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), and Open Space-Water (OS-W)

###### *Approved SP246 Land Use Designations*

Commercial, Medium Density Residential, and Open Space

##### **Proposed Land Use Designations:**

As reflected on the Specific Plan Land Use Plan for SP No. 239-A1, Light Industrial (LI), Business Park (BP), Commercial Retail (CR), Open Space-Conservation (OS-C), and Circulation.

##### **Proposed Amendment:**

The proposed Amendment would modify the Land Use Designations of 699.5 acres within the Lakeview/Nuevo Area Plan, to accommodate the entitlement of the proposed Stoneridge Specific Plan Amendment (SP239-A1).

#### **Entitlement/Policy Amendment Findings:**

As stated in Ordinance No. 348, Article II, Section 2.4, "Entitlement/Policy Amendments involve changes in land use designations that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component." The proposed General Plan Amendment is entirely within the Community Development Foundation Component, and no modifications to the boundaries of the Community Development Foundation Component are contemplated by this action.

As stated in Ordinance No. 348, Article II, Section 2.4(C).1, "a Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include [two mandatory findings and any one or more of certain other findings listed in the General Plan and Ordinance No. 348]."

Provided below are the required findings for the proposed General Plan Amendment pursuant to Ordinance No. 348, Section 2.4(C), Subsections 2(a), 2(b), and 2(f).

**General Plan Amendment Justification (Stoneridge SP239-A1)**  
**Entitlement/Policy Amendment Findings**  
**Draft**

**Mandatory Finding #2(a):**

**“The proposed change does not involve a change in or conflict with: 1) The Riverside County Vision; 2) Any General Plan Principle; or Any Foundation Component designation in the General Plan except as otherwise expressly allowed.”**

The proposed Amendment does not involve a change in, or conflict with, the Riverside County Vision any General Plan Principle or any Foundation Component, because the proposed Amendment is consistent with the applicable portions of the Riverside County Vision, General Plan Principles, and the existing Community Development Foundation Component.

- a) The proposed Amendment is consistent with applicable portions of the **Riverside County Vision**:
- i. **Riverside County’s Vision for Transportation** is to ensure that “strategies of local job creation, housing and child day care centers coupled with improvements to the transportation system, allow Riverside County residents to have access to a wide range of job opportunities within reasonable commute times” (p. V-15). The proposed Amendment would implement the Riverside County Vision for Transportation because the proposed Amendment would establish the General Plan designations necessary to create a significant local employment center within the Lakeview/Nuevo Area Plan (proposed SP 239-A1), and provide County residents with access to a wide range of job opportunities. Additionally, and also consistent with the Riverside County Vision for Transportation, the proposed Amendment would establish this local employment center along the existing Ramona Expressway and at a planned interchange along the future Mid County Parkway, thereby providing County residents with access to a wide range of job opportunities within reasonable commute times and improve the County’s housing-to-jobs ratio.
  - ii. **Riverside County’s Vision for Transportation** is to ensure that “the land use/transportation connection is a key part of the development process and has served to reduce the number of vehicle trips compared to earlier patterns of development.” (p V-15). The proposed Amendment is consistent with this statement because the proposed Amendment would establish the General Plan designations necessary to create local employment opportunities and improve the County’s jobs-to-housing balance, which would contribute to a reduction in average commute times, a reduction in the number of vehicle trips in the County, and contribute to reductions in the impacts Air Quality and Greenhouse Gases by reducing motor vehicle pollutants.
- b) The proposed Amendment is consistent with applicable portions of the Riverside County General Plan Principles.
- i. **General Plan Principle IV.A.5** – *“The creation of new cities/towns, villages and aggregated specific plan areas should be considered. The process of planning for new communities should be started so that when they are built, they will have the infrastructure, the facilities, services, and economic sustainability to make them viable into the next century.”*

**General Plan Amendment Justification (Stoneridge SP239-A1)**  
**Entitlement/Policy Amendment Findings**  
**Draft**

1. The proposed Amendment is consistent with General Plan Principle IV.A.5 because the proposed Amendment would establish the General Plan designations appropriate for SP 239-A1, which when developed, will include the construction of substantial portions of the infrastructure, facilities, and services necessary to encourage future development of the Lakeview/Nuevo Area Plan into the next century. The proposed Amendment would provide for the development of SP239-A1 as an Industrial, Business Park and Commercial development would create the opportunity to construct regionally important infrastructure linkages in a time frame which would not be possible under the existing Residential and Commercial General Plan Designations contained in the approved SP 239.
- c) The proposed Amendment is consistent with the existing Community Foundation Component designation because the proposed Amendment would establish Land Use Designations within the Community Foundation Component. The General Plan indicates that Community Development General Plan Foundation Component should be established in areas “where urban and suburban development is appropriate” with intent to “provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings” (RCGP, 2019, p. LU-57). The proposed Amendment would preserve the Community Development Foundation Component Land Use Designations while modifying the Land Use Designations to include Light Industrial (LI), Business Park (BP), and Commercial Retail (CR) designations, which are necessary for the development of SP 239-A1.
- d) The above identified findings are not an exhaustive list of all Vision topics and General Plan principles; however, they demonstrate that the proposed Amendment is consistent with Vision, General Plan Principles, do not involve a change in the Riverside County Vision, General Plan Principle, or any Foundation Component, and that the proposed General Plan Amendment would not conflict with the Riverside County Vision, General Plan Principles, or Foundation Component.

**General Plan Amendment Justification (Stoneridge SP239-A1)**  
**Entitlement/Policy Amendment Findings**  
**Draft**

**Mandatory Finding #2(b):**

**“The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.”**

The proposed Amendment would contribute to the achievement of the purposes of the General Plan and would not be detrimental to them because the proposed Amendment establishes Industrial, Business Park, and Commercial Retail Land Use Designations consistent with the General Plan Statements and Policies below:

**General Plan Statement - Page LU-62 of the Land Use Element** - *“Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided.”*

**Land Use Element Policy 30.1** - *“Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps.”*

The proposed Amendment would be consistent with Land Use Element Policy 30.1 and the statement on page LU-62 because the proposed Amendment would provide for the development of up to 442.8 acres of Light Industrial uses, 83.5 acres of Business Park uses, and 13.3 acres of Commercial Retail uses and would thereby promote economic growth by providing jobs for local and County-wide residents. The diversity in land uses proposed by SP239-A1 would attract existing businesses and encourage the development of new industrial, manufacturing, research and development, and professional businesses to the Lakeview/Nuevo Area Plan, and would improve the County’s tax base.

**Land Use Element Policy 30.4** - *“Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.”*

The proposed Amendment is consistent with Land Use Element Policy 30.4 because the proposed Amendment would implement Land Use Element Policy 30.4 by establishing the General Plan designations appropriate for SP 239-A1, which when developed, would create a significant local employment center along the existing Ramona Expressway, a major County east-west transportation corridor thereby providing County residents with access to a wide range of job opportunities. The planned future Mid-County Parkway and re-alignment of Ramona Expressway would enhance this transportation corridor and would improve regional access to the Lakeview/Nuevo Area and to the significant local employment center created by SP 239-A1.

**General Plan Amendment Justification (Stoneridge SP239-A1)**  
**Entitlement/Policy Amendment Findings**  
**Draft**

**Subsequent Finding #2(f):**

**“An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County’s economic base) and that would improve the ratio of jobs-to-workers in the County.”**

The proposed Amendment would expand basic employment opportunities and improved the jobs to worker ratio because the proposed Amendment would establish the General Plan designations appropriate for SP 239-A1, which when developed, would create a significant employment center within the Lakeview/Nuevo Area Plan, and provide County residents with access to a wide range of job opportunities and an improvement in the jobs-to workers ratio within the County.

The proposed Amendment would expand basic employment opportunities and improved the jobs-to-worker ratio because the proposed Amendment would allow for the development of Light Industrial, Business Park, and Commercial Retail uses within SP239-A1, which would generate many more basic employment opportunities in the Lakeview/Nuevo Area, than the approved residential and commercial uses currently approved SP 239.

**The General Plan Statement on Page H-42 and H-43 of the Housing Element states:** *“Traffic patterns on the major east–west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Additionally, Riverside County also serves as a bedroom community for San Diego County.”* The proposed Amendment is consistent with this statement because the proposed Amendment would establish the General Plan designations appropriate for SP 239-A1, which when developed, would create a significant employment center, thereby providing County residents with access to a wide range of job opportunities within reasonable commute times and improve the County’s housing-to-jobs ratio. The creation of local employment opportunities within the County would reduce the need for County residents to commute to Los Angeles, Orange County, and San Diego.







RECORDING REQUESTED BY:

First American National Title Insurance Company

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: AGONZALEZ

Golden Hill Country, LLC  
3161 Michelson, Ste. 425  
Irvine, CA 92612  
Attention: Legal Department

(Space Above Line For Recorder's Use Only)

**Documentary Transfer Tax: \$0**  
**The Grantor and the Grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property.**  
**[Cal. Rev. & Tax Code § 11925(d)]**

**APNs:** 307-070-003-2, 307-070-004-3, 307-070-005-4,  
307-080-005-5, 307-080-006-6, 307-080-007-7,  
307-080-008-8, 307-090-001-2, 307-090-002-03,  
307-090-004-5, 307-090-005-6, 307-090-006-7,  
307-100-001-2, 307-100-003-4, 307-100-004-5,  
307-100-005-6, 307-110-003-5, 307-110-007-9,  
307-110-008-0, 307-220-001-3, 307-230-019-1,  
307-230-020-1

**T.R.A.: 098-083**

### GRANT DEED

FOR VALUE RECEIVED, HILL COUNTRY S.A., LTD., a Texas limited partnership ("Grantor"), grants to GOLDEN HILL COUNTRY, LLC, a Florida limited liability company ("Grantee"), Grantor's undivided 50% interest in and to that certain real property (the "Property") situated in the County of Riverside, State of California, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed this 29<sup>th</sup> day of April, 2013.

HILL COUNTRY S.A., LTD.,  
a Texas limited partnership

By: Richland Stone Oak, Inc.,  
a Texas corporation  
its General Partner

By:   
John C. Troutman, Vice President

## ACKNOWLEDGMENT

State of California  
County of Orange

On April 29, 2013 before me, Suzette Melvin, Notary Public personally appeared John C. Troutman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Suzette Melvin

Exhibit A

LEGAL DESCRIPTION

Real property in the County of Riverside, State of California, described as follows:

PARCEL 1: (307-080-007 AND 307-080-008)

PARCEL 1, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5442 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722542 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL OF THE NORTH HALF OF LOT 3 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN SAN JACINTO ROAD;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED OCTOBER 7, 1966 AS INSTRUMENT NO. 99402 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 23, 1970 AS INSTRUMENT NO. 26796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (307-080-005 AND 307-080-006)

LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "E" OF FAIRVIEW FARMS CITRUS NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 36 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF RIDER STREET PICO AVENUE, PALOMAR ROAD AND WALNUT AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO, EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 23, 1970 AS INSTRUMENT NO. 26796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (307-090-001 AND 307-090-002)

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "A"; LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "B" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD AND PICO AVENUE THAT WOULD PASS WITH CONVEYANCE OF ABOVE PROPERTY.

PARCEL 4: (307-090-004; 307-090-005 AND 307-090-006)

LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "F" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

PARCEL 5: (307-100-001 AND 307-100-004)

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C" AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (307-100-003)

LOTS 1 TO 30, INCLUSIVE, IN BLOCK "G" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

PARCEL 7: (307-110-003 AND 307-110-007)

ALL THAT PORTION OF LOT 1 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 871.2 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 871.2 FEET WESTERLY FROM THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 250 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 871.2 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, 250 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN 100 FOOT WIDE RAILWAY RIGHT OF WAY,

PARCEL 8: (307-230-019 AND 307-230-020)

PARCEL 8, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5443 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722543 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 4 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT, IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY RUNNING THROUGH SAID LOTS 3 AND 4; AND INCLUDING THE RAILWAY RIGHT OF WAY IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING THE FORMER ATCHISON, TOPEKA AND SANTE FE RAILWAY OF WAY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED FEBRUARY 11, 1976 AS INSTRUMENT NO. 18602 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9A: (307-070-004)

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

ALL OF LOTS 4 AND 5, AND THE SOUTH ½ OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9B: (307-070-003 AND 307-070-005)

ALL OF LOTS 4 AND 5 AND THE SOUTH ½ OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOTS 6 AND 7 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 10: (307-100-005)

PARCEL 10, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5445 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722545 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITH THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C", AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

EXCEPTING THEREFROM LOT 52 OF SAID BLOCK "C".

PARCEL 11: (307-110-008 AND 307-220-001)

PARCEL 11, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5446 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722544 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THAT PORTION OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, IN THE RANCHO SAN JACINTO NUEVO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PARTITION OF THE RANCHO SAN JACINTO ON FILE IN BOOK 2 PAGE(S) 93 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; LYING WEST OF THAT PORTION OF SOUTHEAST LINE, AND THE SOUTHWESTERLY PROLONGATION THEREOF, OF LOT 6 OF TRACT 7223-R, AS SHOWN BY MAP ON FILE IN BOOK 84 PAGE(S) 49 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SHOWN AS BEING THE NORTHWESTERLY LINE OF DRAINAGE DISTRICT NO. 2;

TOGETHER WITH THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING OUTSIDE OF THE DRAINAGE DISTRICT.

RECORDING REQUESTED BY:

First American National Title Insurance Company

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

Ranch Haven, LLC  
3161 Michelson, Suite 425  
Irvine, CA 92612  
Attention: Legal Department

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: AGONZALEZ

(Space Above Line For Recorder's Use Only)

**Documentary Transfer Tax: \$0**  
**The Grantor and the Grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property. [Cal. Rev. & Tax Code § 11925(d)]**

**APNs:** 307-070-003-2, 307-070-004-3, 307-070-005-4,  
307-080-005-5, 307-080-006-6, 307-080-007-7,  
307-080-008-8, 307-090-001-2, 307-090-002-03,  
307-090-004-5, 307-090-005-6, 307-090-006-7,  
307-100-001-2, 307-100-003-4, 307-100-004-5,  
307-100-005-6, 307-110-003-5, 307-110-007-9,  
307-110-008-0, 307-220-001-3, 307-230-019-1,  
307-230-020-1

**T.R.A.: 098-083**

### GRANT DEED

FOR VALUE RECEIVED, AMERICAN SUPERIOR LAND, LLC., a Delaware limited liability company ("Grantor"), grants to RANCH HAVEN, LLC, a Florida limited liability company ("Grantee"), Grantor's undivided 50% interest in and to that certain real property (the "Property") situated in the County of Riverside, State of California, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed this 29<sup>th</sup> day of April, 2013.

AMERICAN SUPERIOR LAND, LLC,  
a Delaware limited liability company

By:

  
John C. Troutman, Vice President

## ACKNOWLEDGMENT

State of California  
County of Orange

On April 29, 2013 before me, Suzette Melvin, Notary Public personally appeared John C. Troutman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Suzette Melvin



**Exhibit A**

**LEGAL DESCRIPTION**

Real property in the County of Riverside, State of California, described as follows:

PARCEL 1: (307-080-007 AND 307-080-008)

PARCEL 1, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5442 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722542 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL OF THE NORTH HALF OF LOT 3 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN SAN JACINTO ROAD;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED OCTOBER 7, 1966 AS INSTRUMENT NO. 99402 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 23, 1970 AS INSTRUMENT NO. 26796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (307-080-005 AND 307-080-006)

LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "E" OF FAIRVIEW FARMS CITRUS NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 36 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF RIDER STREET PICO AVENUE, PALOMAR ROAD AND WALNUT AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO, EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 23, 1970 AS INSTRUMENT NO. 26796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (307-090-001 AND 307-090-002)

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "A"; LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "B" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD AND PICO AVENUE THAT WOULD PASS WITH CONVEYANCE OF ABOVE PROPERTY.

PARCEL 4: (307-090-004; 307-090-005 AND 307-090-006)

LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "F" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

PARCEL 5: (307-100-001 AND 307-100-004)

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C" AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (307-100-003)

LOTS 1 TO 30, INCLUSIVE, IN BLOCK "G" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

PARCEL 7: (307-110-003 AND 307-110-007)

ALL THAT PORTION OF LOT 1 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 871.2 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 871.2 FEET WESTERLY FROM THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 250 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 871.2 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, 250 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN 100 FOOT WIDE RAILWAY RIGHT OF WAY,

PARCEL 8: (307-230-019 AND 307-230-020)

PARCEL 8, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5443 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722543 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 4 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT, IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY RUNNING THROUGH SAID LOTS 3 AND 4; AND INCLUDING THE RAILWAY RIGHT OF WAY IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING THE FORMER ATCHISON, TOPEKA AND SANTE FE RAILWAY OF WAY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED FEBRUARY 11, 1976 AS INSTRUMENT NO. 18602 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9A: (307-070-004)

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

ALL OF LOTS 4 AND 5, AND THE SOUTH ½ OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9B: (307-070-003 AND 307-070-005)

ALL OF LOTS 4 AND 5 AND THE SOUTH ½ OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOTS 6 AND 7 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 10: (307-100-005)

PARCEL 10, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5445 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722545 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITH THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C", AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

EXCEPTING THEREFROM LOT 52 OF SAID BLOCK "C".

PARCEL 11: (307-110-008 AND 307-220-001)

PARCEL 11, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5446 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722544 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THAT PORTION OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, IN THE RANCHO SAN JACINTO NUEVO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PARTITION OF THE RANCHO SAN JACINTO ON FILE IN BOOK 2 PAGE(S) 93 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; LYING WEST OF THAT PORTION OF SOUTHEAST LINE, AND THE SOUTHWESTERLY PROLONGATION THEREOF, OF LOT 6 OF TRACT 7223-R, AS SHOWN BY MAP ON FILE IN BOOK 84 PAGE(S) 49 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SHOWN AS BEING THE NORTHWESTERLY LINE OF DRAINAGE DISTRICT NO. 2;

TOGETHER WITH THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING OUTSIDE OF THE DRAINAGE DISTRICT.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

By: John C. Troutman 4/30/19  
Property Owner(s) Signature(s) and Date Vice President

Ranch Haven, LLC and Golden Hill Country, LLC  
Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



## COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

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### LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

#### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Richland Developers, Inc. hereafter "Applicant" and Ranch Haven, LLC & Golden Hill Country, LLC "Property Owner".

Description of application/permit use:

Application for Change of Zone

Application for Specific Land Use Amendment

If your application is subject to Deposit-based Fee, the following applies

#### Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

#### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.  
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 307-070-003,4,5; 307-080-005, 6, 8; 307-090-001,2, 4, 5, 6; 307-100-001, 3, 4, 5; 307-110-003, 7, 8; 307-220-001; 307-230-019, 20

Property Location or Address:

South of Ramona Expressway, north of Nuevo Road, east of Foothill Drive, and west of San Jacinto River in unincorporated Riverside County.

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Ranch Haven, LLC & Golden Hill Country, LLC

Phone No.: 949-383-4124

Firm Name: Ranch Haven, LLC & Golden Hill Country, LLC

Email: \_\_\_\_\_

Address: 3161 Michelson Drive, Irvine, CA, 92612

**3. APPLICANT INFORMATION:**

Applicant Name: Richland Developers, Inc.

Phone No.: 949-261-7010

Firm Name: Richland Communities

Email: bhardy@richlandcommunities.com

Address (if different from property owner)

3161 Michelson Drive, Suite 425, Irvine, CA 92612

**4. SIGNATURES:**

Signature of Applicant:  Date: 4/30/19

Print Name and Title: John C. Troutman

Vice President

Signature of Property Owner:  Date: 4/30/19

Print Name and Title: John C. Troutman

Vice President

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

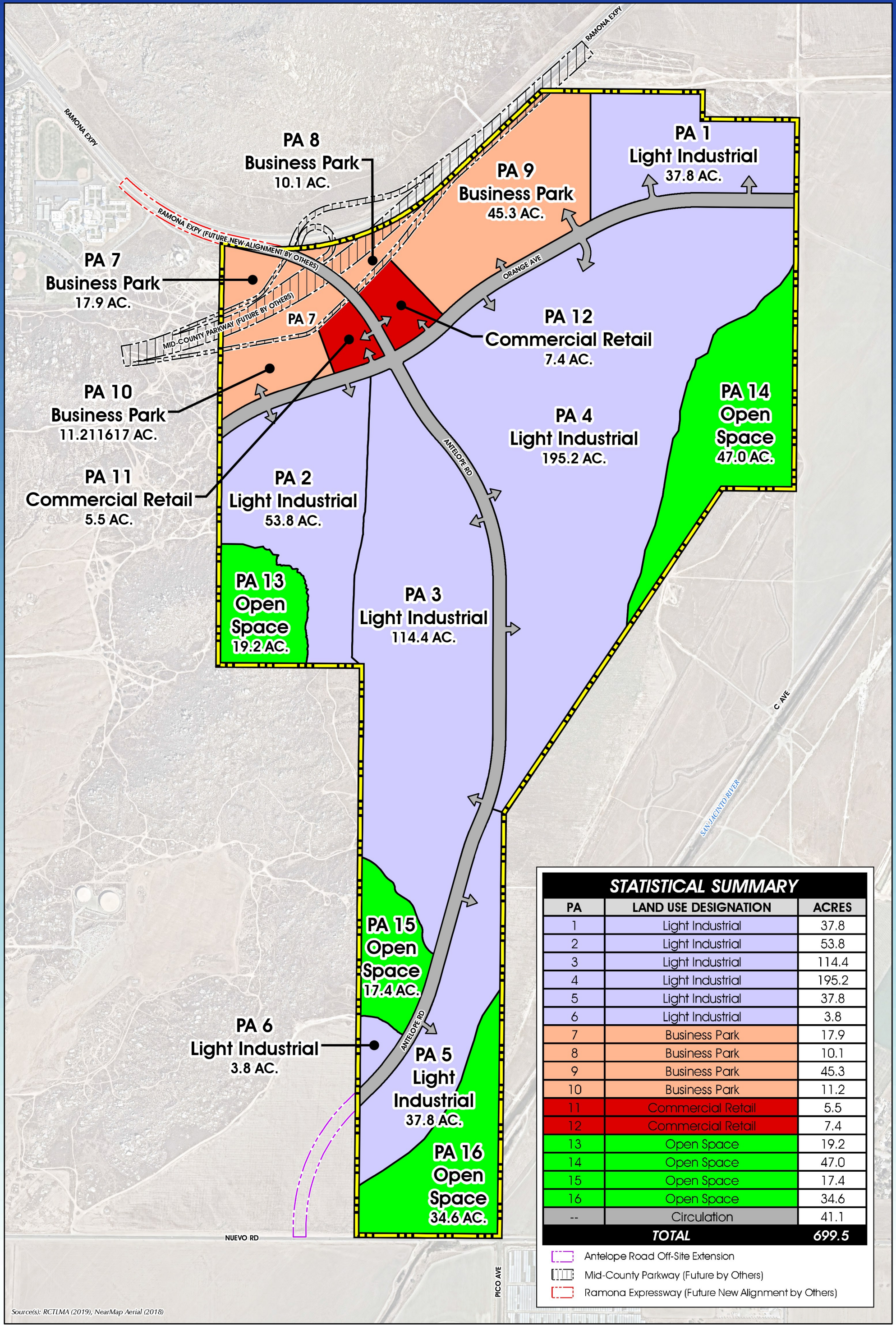
Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_





STATISTICAL SUMMARY		
PA	LAND USE DESIGNATION	ACRES
1	Light Industrial	37.8
2	Light Industrial	53.8
3	Light Industrial	114.4
4	Light Industrial	195.2
5	Light Industrial	37.8
6	Light Industrial	3.8
7	Business Park	17.9
8	Business Park	10.1
9	Business Park	45.3
10	Business Park	11.2
11	Commercial Retail	5.5
12	Commercial Retail	7.4
13	Open Space	19.2
14	Open Space	47.0
15	Open Space	17.4
16	Open Space	34.6
--	Circulation	41.1
TOTAL		699.5

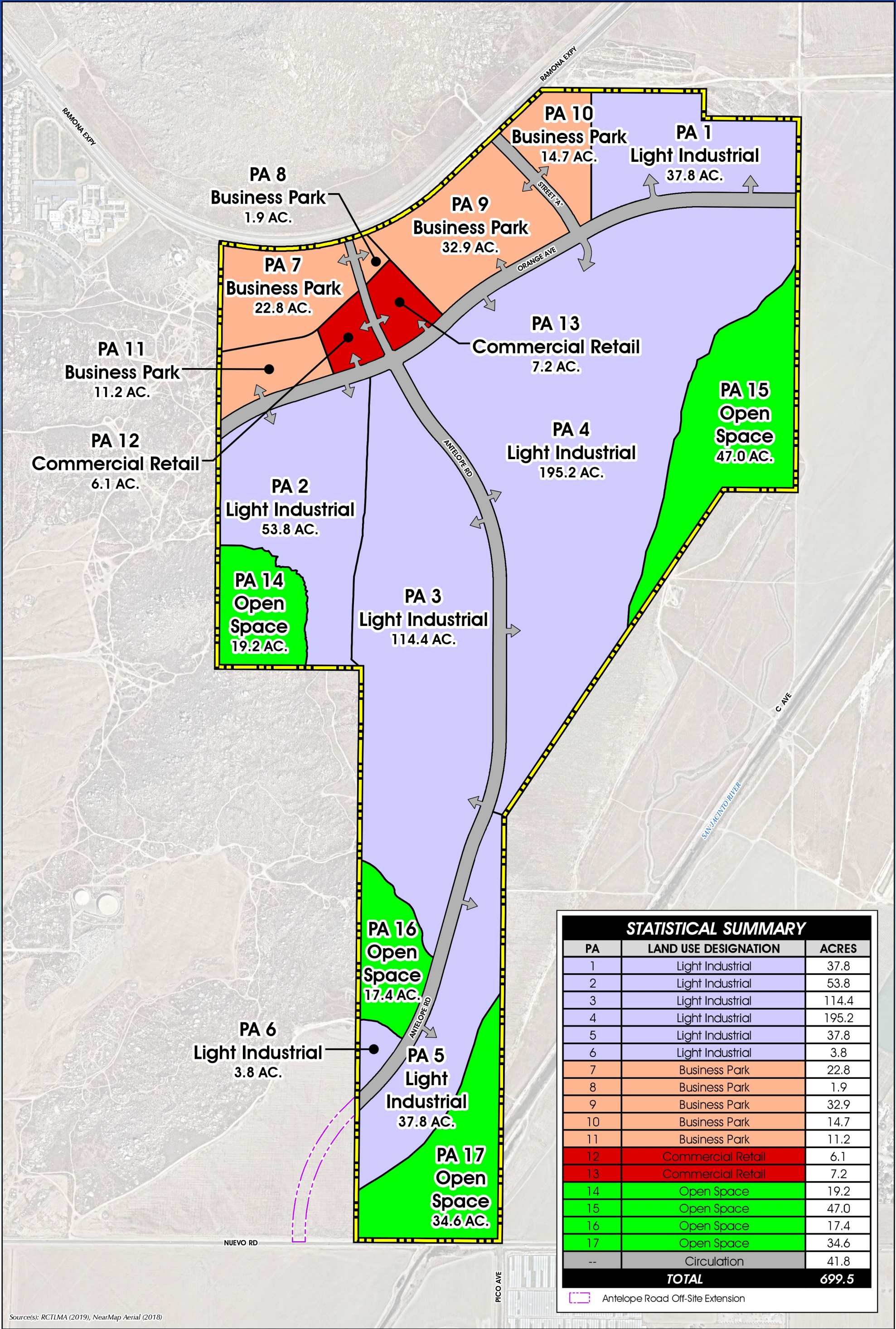
Antelope Road Off-Site Extension

Mid-County Parkway (Future by Others)

Ramona Expressway (Future New Alignment by Others)

Source(s): RCTLMA (2019), NearMap Aerial (2018)





Source(s): RCTLMA (2019), NearMap Aerial (2018)

# STONERIDGE SP239, A1

DATE: 06.11.2019  
JOB #: 471-014



## PRELIMINARY LAND USE PLAN



**Update #2**



*First American Title*

## **First American Title Company**

**1250 Corona Pointe Court, Ste 200  
Corona, CA 92879**

Brian Hardy  
Richland Communities, Inc  
3161 Michelson Drive, Suite 425  
Irvine, CA 92612

Customer Reference: TPM 37073

Order Number: NHSC-5836676 (tc)

Title Officer: Terrell Crutchfield  
Phone: (951)256-5879  
Fax No.: (866)558-2872  
E-Mail: tcrutchfield@firstam.com

Buyer:

### **PRELIMINARY REPORT**

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of June 20, 2019 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

Subdivision Guarantee  
DRE

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

GOLDEN HILL COUNTRY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RANCH HAVEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON EACH AS TO AN UNDIVIDED 50% INTEREST

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

A. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.

1. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment:	\$340.97, PAID
Penalty:	\$0.00
Second Installment:	\$340.97, PAID
Penalty:	\$0.00
Tax Rate Area:	098-065
A. P. No.:	307-080-007-7

Affects: Parcel 1

2. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$1,610.37, PAID  
Penalty: \$0.00  
Second Installment: \$1,610.37, DELINQUENT  
Penalty: \$199.66  
Tax Rate Area: 098-083  
A. P. No.: 307-080-008-8

Affects: Parcel 1

3. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$4,890.31, PAID  
Penalty: \$0.00  
Second Installment: \$4,890.31, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-080-005-5

Affects: Parcel 2

4. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$119.19, PAID  
Penalty: \$0.00  
Second Installment: \$119.19, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-080-006-6

Affects: Parcel 2

5. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$4,738.50, PAID  
Penalty: \$0.00  
Second Installment: \$4,738.50, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-090-001-2

Affects: Parcel 3

6. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$283.88, PAID  
Penalty: \$0.00  
Second Installment: \$283.88, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-090-002-3

Affects: Parcel 3

7. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$4,389.11, PAID  
Penalty: \$0.00  
Second Installment: \$4,389.11, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-090-004-5

Affects: Parcel 4

8. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$475.22, PAID  
Penalty: \$0.00  
Second Installment: \$475.22, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-090-005-6

Affects: Parcel 4

9. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$119.19, PAID  
Penalty: \$0.00  
Second Installment: \$119.19, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-090-006-7

Affects: Parcel 4

10. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment: \$35.89, PAID  
Penalty: \$0.00  
Second Installment: \$35.89, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-100-001-2

Affects: Parcel 5

11. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment: \$3,709.17, PAID  
Penalty: \$0.00  
Second Installment: \$3,709.17, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-100-004-5

Affects: Parcel 5

12. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment: \$3,682.78, PAID  
Penalty: \$0.00  
Second Installment: \$3,682.78, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-100-003-4

Affects: Parcel 6

13. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment: \$3,445.51, PAID  
Penalty: \$0.00  
Second Installment: \$3,445.51, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-084  
A. P. No.: 307-110-003-5

Affects: Parcel 7

14. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$9,955.61, PAID  
Penalty: \$0.00  
Second Installment: \$9,955.61, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-110-007-9

Affects: Parcel 7

15. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$2,356.15, PAID  
Penalty: \$0.00  
Second Installment: \$2,356.15, PAID  
Penalty: \$0.00  
Tax Rate Area: 083-017  
A. P. No.: 307-230-019-1

Affects: Parcel 8

16. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$12,060.08, PAID  
Penalty: \$0.00  
Second Installment: \$12,060.08, PAID  
Penalty: \$0.00  
Tax Rate Area: 083-007  
A. P. No.: 307-230-020-1

Affects: Parcel 8

17. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$6,288.31, PAID  
Penalty: \$0.00  
Second Installment: \$6,288.31, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-084  
A. P. No.: 307-070-004-3

Affects: Parcel 9A



18. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$4,996.21, PAID  
Penalty: \$0.00  
Second Installment: \$4,996.21, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-070-003-2

Affects: Parcel 9B

19. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$844.78, PAID  
Penalty: \$0.00  
Second Installment: \$844.78, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-084  
A. P. No.: 307-070-005-4

Affects: Parcel 9B

20. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$1,247.30, PAID  
Penalty: \$0.00  
Second Installment: \$1,247.30, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-100-005-6

Affects: Parcel 10

21. General and special taxes and assessments for the fiscal year 2018-2019.  
First Installment: \$6,850.38, PAID  
Penalty: \$0.00  
Second Installment: \$6,850.38, PAID  
Penalty: \$0.00  
Tax Rate Area: 098-083  
A. P. No.: 307-110-008-0

Affects: Parcel 11

22. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment: \$1,733.07, PAID  
Penalty: \$0.00  
Second Installment: \$1,733.07, PAID  
Penalty: \$0.00  
Tax Rate Area: 083-007  
A. P. No.: 307-220-001-3

Affects: Parcel 11

23. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

24. An easement for storm drain and incidental purposes, recorded December 5, 1918 in Book 495 of Deeds, Page 44.

In Favor of: County of Riverside  
Affects: Parcel 8

25. Covenants, conditions, restrictions and easements in the document recorded January 7, 1929 in Book 795 of Deeds, Page 315 , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

26. Covenants, conditions, restrictions and easements in the document recorded May 27, 1929 in Book 816 of Deeds, Page 12 , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

27. Covenants, conditions, restrictions and easements in the document recorded June 4, 1929 in Book 814 of Deeds, Page 477 , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

28. Covenants, conditions, restrictions and easements in the document recorded March 31, 1930 in Book 845 of Deeds, Page 549 , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
29. An easement for drainage and incidental purposes, recorded August 28, 1945 in Book 695, Page 284 of Official Records.  
In Favor of: County of Riverside  
Affects: Parcel 8
30. An easement for water lines and incidental purposes, recorded October 24, 1962 as Instrument No. 98622 of Official Records.  
In Favor of: Eastern Municipal Water District  
Affects: Parcel 8
31. Abutter's rights of ingress and egress to or from Ramona Expressway have been relinquished in the document recorded October 7, 1966 as Instrument No. 99402 of Official Records.
32. An easement for pipe lines and incidental purposes, recorded November 10, 1967 as Instrument No. 99203 of Official Records.  
In Favor of: Eastern Municipal Water District  
Affects: Parcels 3 and 9A
33. Abutter's rights of ingress and egress to or from Ramona Expressway have been relinquished in the document recorded March 23, 1970 as Instrument No. 26796 of Official Records.  
  
Affects: Parcel 9A
34. An easement shown or dedicated on the Map as referred to in the legal description  
  
For: San Jacinto River Flood Plain and incidental purposes.  
  
Affects: Parcels 8 and 11
35. An easement shown or dedicated on the Map as referred to in the legal description  
  
For: San Jacinto Drainage Ditch and incidental purposes.  
  
Affects: Parcel 8

36. The terms and provisions contained in the document entitled "Resolution No. 91-173 Termination of Maintenance of Pico Avenue" recorded May 22, 1991 as Instrument No. 91-170143 of Official Records.

37. An easement for pipelines and incidental purposes, recorded September 23, 1991 as Instrument No. 91-328152 of Official Records.

In Favor of: Eastern Municipal Water District

Affects: Parcel 8

38. The effect of a map purporting to show the land, other property and the abutting San Jacinto River Drainage Canal and related right of ways, filed in Book 97, Page 46 of Record of Surveys.

The above referenced exception will be eliminated upon said property being subdivided by a new recorded map.

39. The terms and provisions contained in the document entitled "Conditional Certificate of Compliance No. 5444" recorded September 17, 2003 as Instrument No. 2003-722546 of Official Records.

40. The effect of a map purporting to show the land, other property, the abutting Ramona Express Way, Nuevo Road and related right of ways, filed in Book 116, Pages 42-45 of Record of Surveys.

The above referenced exception will be eliminated upon said property being subdivided by a new recorded map.

41. A Deed of Trust to secure an original indebtedness of \$30,000,000.00 recorded May 1, 2013 as Instrument No. 2013-0207110 of Official Records.

Dated: May 1, 2013

Trustor: Roseville NMC, LLC, a Florida limited liability company, doing business in California as DMB Roseville NMC, LLC; Golden Hill Country, LLC, a Florida limited liability company; Golden Meadowland, LLC, a Florida limited liability company; Ranch Haven, LLC, a Florida limited liability company and Warm Springs NMC, LLC, a Florida limited liability company

Trustee: First American Title Insurance Company

Beneficiary: Inland Empire Lenders, LLC, an Illinois limited liability company

Notes:

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, we will require all of the following prior to the recordation of any documents or the issuance of any policy of title insurance:

i. Original note and deed of trust.

ii. Payoff demand statement signed by all present beneficiaries.

iii. Request for reconveyance signed by all present beneficiaries.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company

A document entitled "Assignment of Rents (and Leases) (No. 2 Property)" recorded May 1, 2013 as Instrument No. 2013-0207111 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust recorded May 1, 2013 as Instrument No. 2013-0207110 of Official Records.

Document(s) declaring modifications thereof recorded June 18, 2013 as Instrument No. 2013-00289448 of Official Records.

Document(s) declaring modifications thereof recorded January 22, 2016 as Instrument No. 2016-0024379 of Official Records.

A document recorded September 28, 2017 as Instrument No. 2017-0401623 of Official Records provides that Inland Empire Lenders, LLC, a Delaware limited liability company was substituted as trustee under the deed of trust.

The effect of a document entitled "Substitution of Trustee and Full Reconveyance", recorded September 28, 2017 as Instrument No. 2017-0401623 of Official Records.

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

42. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
43. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
44. Water rights, claims or title to water, whether or not shown by the public records.
45. Rights of parties in possession.

**Prior to the issuance of any policy of title insurance, the Company will require:**

46. With respect to Golden Hill Country, LLC, a Florida limited liability company, and Ranch Haven, LLC,, a Florida limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
  - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
  - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
  - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
    - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
    - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
  - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

<b>INFORMATIONAL NOTES</b>
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Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Order Number: NHSC-5836676 (tc)

Page Number: 14

**WIRE INSTRUCTIONS**

**for**

**First American Title Company, Demand/Draft Sub-Escrow Deposits  
Riverside County, California**

**First American Trust, FSB**

5 First American Way  
Santa Ana, CA 92707

**ABA 122241255**

**Credit to First American Title Company  
Account No. 3097840000**

**Reference Title Order Number 5836676 and Title Officer Terrell Crutchfield**

**Please wire the day before recording.**



**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1: (307-080-007-7 AND 307-080-008-8)

PARCEL 1, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5442 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722542 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL OF THE NORTH HALF OF LOT 3 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN SAN JACINTO ROAD;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED OCTOBER 7, 1966 AS INSTRUMENT NO. 99402 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 23, 1970 AS INSTRUMENT NO. 26796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (307-080-005-5 AND 307-080-006-6)

LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "E" OF FAIRVIEW FARMS CITRUS NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 36 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF RIDER STREET PICO AVENUE, PALOMAR ROAD AND WALNUT AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO, EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 23, 1970 AS INSTRUMENT NO. 26796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (307-090-001-2 AND 307-090-002-3)

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "A"; LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "B" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD AND PICO AVENUE THAT WOULD PASS WITH CONVEYANCE OF ABOVE PROPERTY.

PARCEL 4: (307-090-004-5; 307-090-005-6 AND 307-090-006-7)

LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "F" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

PARCEL 5: (307-100-001-2 AND 307-100-004-5)

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C" AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (307-100-003-4)

LOTS 1 TO 30, INCLUSIVE, IN BLOCK "G" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

PARCEL 7: (307-110-003-5 AND 307-110-007-9)

ALL THAT PORTION OF LOT 1 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 871.2 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 871.2 FEET WESTERLY FROM THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 250 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 871.2 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, 250 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN 100 FOOT WIDE RAILWAY RIGHT OF WAY,

PARCEL 8: (307-230-019-1 AND 307-230-020-1)

PARCEL 8, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5443 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722543 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 4 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT, IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY RUNNING THROUGH SAID LOTS 3 AND 4; AND INCLUDING THE RAILWAY RIGHT OF WAY IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING THE FORMER ATCHISON, TOPEKA AND SANTE FE RAILWAY OF WAY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED FEBRUARY 11, 1976 AS INSTRUMENT NO. 18602 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9A: (307-070-004-3)

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:

ALL OF LOTS 4 AND 5, AND THE SOUTH ½ OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 9B: (307-070-003-2 AND 307-070-005-4)

ALL OF LOTS 4 AND 5 AND THE SOUTH ½ OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF

RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOTS 6 AND 7 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 10: (307-100-005-6)

PARCEL 10, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5445 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722545 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITH THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C", AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY;

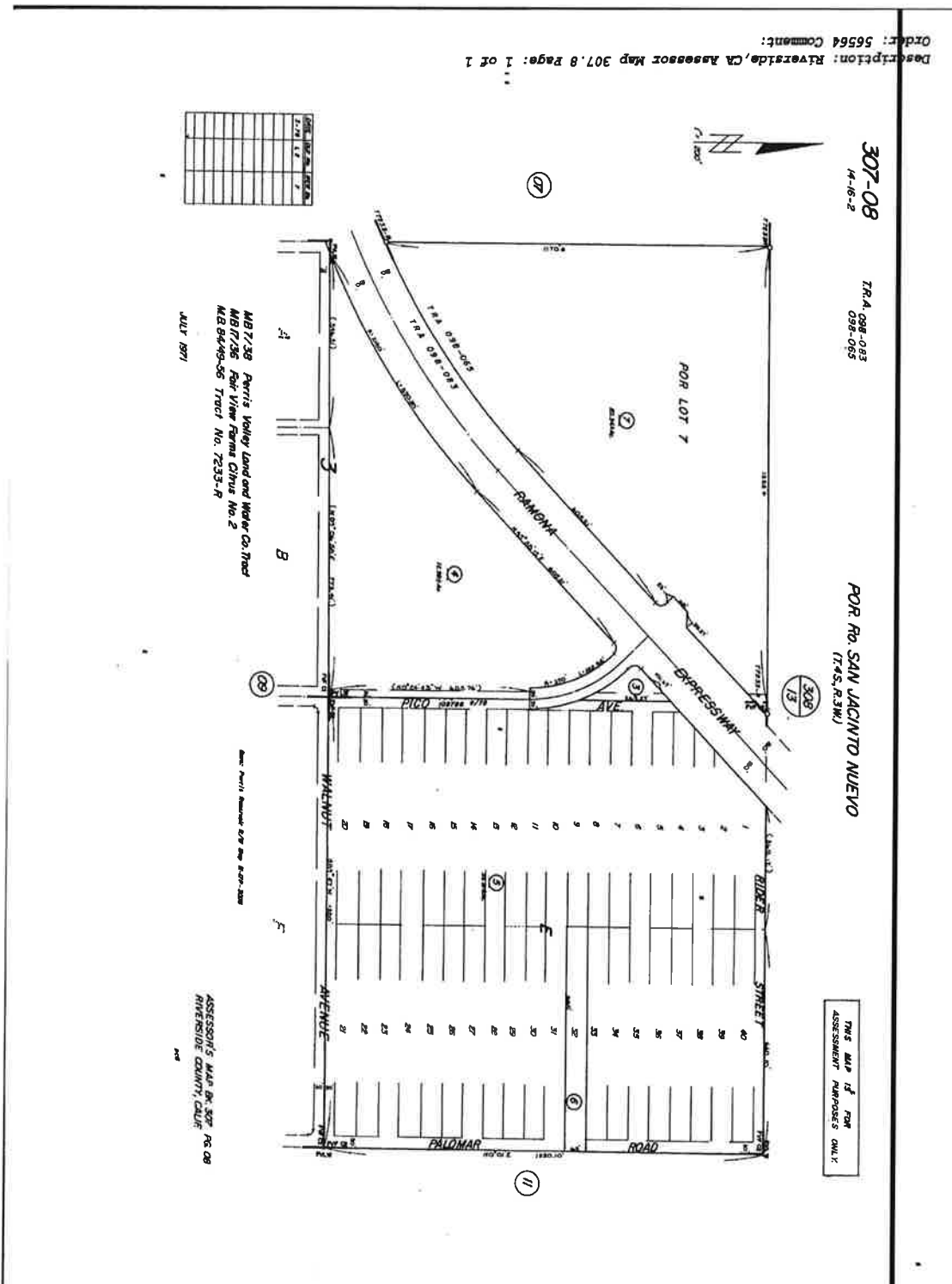
EXCEPTING THEREFROM LOT 52 OF SAID BLOCK "C".

PARCEL 11: (307-110-008-0 AND 307-220-001-3)

PARCEL 11, AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE #5446 RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-722544 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THAT PORTION OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, IN THE RANCHO SAN JACINTO NUEVO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PARTITION OF THE RANCHO SAN JACINTO ON FILE IN BOOK 2 PAGE(S) 93 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; LYING WEST OF THAT PORTION OF SOUTHEAST LINE, AND THE SOUTHWESTERLY PROLONGATION THEREOF, OF LOT 6 OF TRACT 7223-R, AS SHOWN BY MAP ON FILE IN BOOK 84 PAGE(S) 49 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SHOWN AS BEING THE NORTHWESTERLY LINE OF DRAINAGE DISTRICT NO. 2;

TOGETHER WITH THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING OUTSIDE OF THE DRAINAGE DISTRICT.



***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA STANDARD COVERAGE POLICY – 1990**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
 Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;



- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [ t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

#### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d),

- 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
  3. Defects, liens, encumbrances, adverse claims, or other matters
    - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
    - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - (c) resulting in no loss or damage to the Insured Claimant;
    - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
    - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
  4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
  6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
  8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
  9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
  10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



## First American Title

### Privacy Information

#### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

# **PROJECT DESCRIPTION**

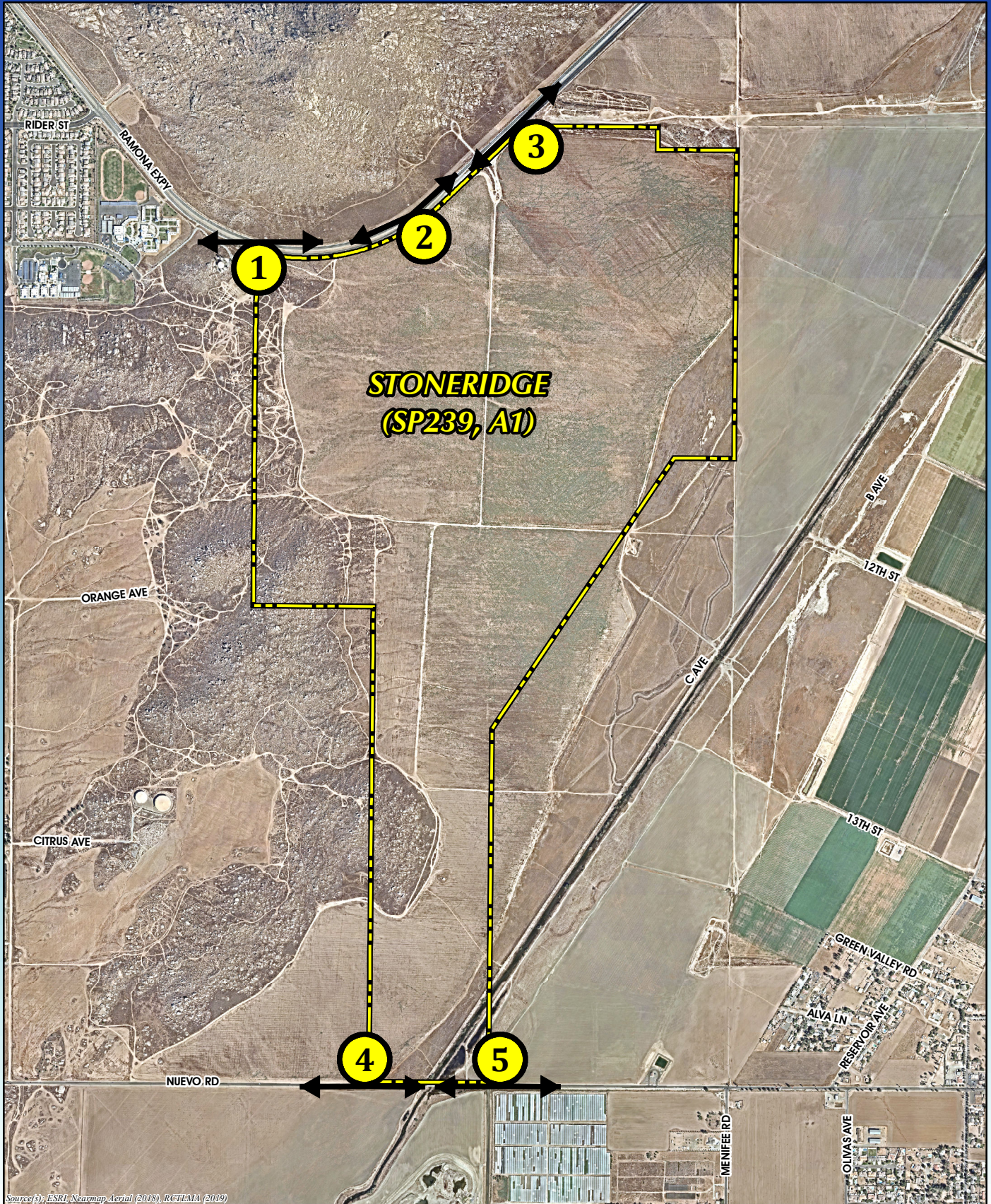
## **Stoneridge Specific Plan Amendment #1 (SP239A1)**

The proposed Project provides for the development of a 699.5-acre master-planned development that would amend the approved “Stoneridge” Specific Plan (SP No. 239) by adding approximately 116.5 acres to the Specific Plan boundary, and modify the Specific Plan Land Use Designations to provide light industrial, business park, commercial retail, and open space land uses in lieu of the approved residential, town center, and commercial Specific Plan land uses. The project site is located within the Lakeview/Nuevo Area of unincorporated Riverside County, south of Ramona Expressway, north of Nuevo Road, west of the San Jacinto River, and east of Foothill Drive.

The proposed Project modifies the Land Use Designations for the existing 574-acre Specific Plan area and adds approximately 116.5 acres of undeveloped land to the northwestern portion of the Specific Plan boundary. The proposed Project provides for the development of 442.8 acres of Light Industrial uses, 83.5 acres of Business Park uses, 13.3 acres of Commercial Retail uses, 118.2 acres of Open Spaces, and 41.8 acres of Circulation.

Access to the Project site from the north will be provided via Ramona Expressway and from the south via Nuevo Road.

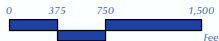




## STONERIDGE SP239, A1



**T&B PLANNING**  
17542 East 17th Street, Suite 100 Tustin, CA 92780  
p. 714.505.6360 f. 714.505.6361  
www.tbplanning.com



**SITE PHOTOGRAPH KEY MAP**



East



West

Site Photograph 1: From along Ramona Expressway facing south and looking east to west.

Northeast



Southwest

Site Photograph 2: From along Ramona Expressway facing south and looking northeast to southwest.

Northeast



Southwest

Site Photograph 3: From along Ramona Expressway facing southeast and looking northeast to southwest.

# STONERIDGE SP239, A1

DATE: 04.05.2019

JN: 471-014





Site Photograph 4: From along Nuevo Road facing north and looking west to east.



Site Photograph 5: From along Nuevo Road facing north and looking west to east.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

☐ SPECIFIC PLAN

☒ SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Richland Developers, Inc.

Contact Person: Brian Hardy

E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson Drive, Suite 425

<u>Irvine</u>	<u>CA</u>	<u>92612</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 261-7010

Fax No: ( )

Engineer/Representative Name: T & B Planning, Inc.

Contact Person: Joel Morse

E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E 17th Street, Suite 100

<u>Tustin</u>	<u>CA</u>	<u>92780</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (714) 505-6360 x105

Fax No: ( )

Property Owner Name: Ranch Haven, LLC & Golden Hill Country, LLC

Contact Person: Brian Hardy

E-Mail:

Mailing Address: 3161 Michelson Drive

<u>Irvine</u>	<u>CA</u>	<u>92612</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 383-4124

Fax No: ( )

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

## APPLICATION FOR SPECIFIC PLAN LAND USE

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the application type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the specific plan is ready for public hearing.)

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ranch Haven, LLC and  
Golden Hill Country, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

By: John C. Troutman, Vice President

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 307-070-003, 4, 5; 307-080-005, 6, 8; 307-090-001, 2, 4, 5, 6; 307-100-001, 3, 4, 5; 307-110-003, 7, 8; 307-220-001; 307-230-019, 20

Approximate Gross Acreage: 699.5

General location (nearby or cross streets): North of Nuevo Road, South of Ramona Expressway, East of Foothill Avenue, West of San Jacinto River

## APPLICATION FOR SPECIFIC PLAN LAND USE

Provide a listing of the **proposed** Land Use designations (using the established County General Plan Designations) to include the following:

1. Residential uses by product type, with proposed acreage number of units;
2. Commercial uses with proposed acreage and total square footage;
3. Industrial uses with proposed acreage and total square footage;
4. Mixed uses with proposed acreage and total square footage;
5. Open Space with proposed acreage;
6. Active Recreational Areas/Uses with proposed acreage;
7. Public Facilities with proposed acreage.

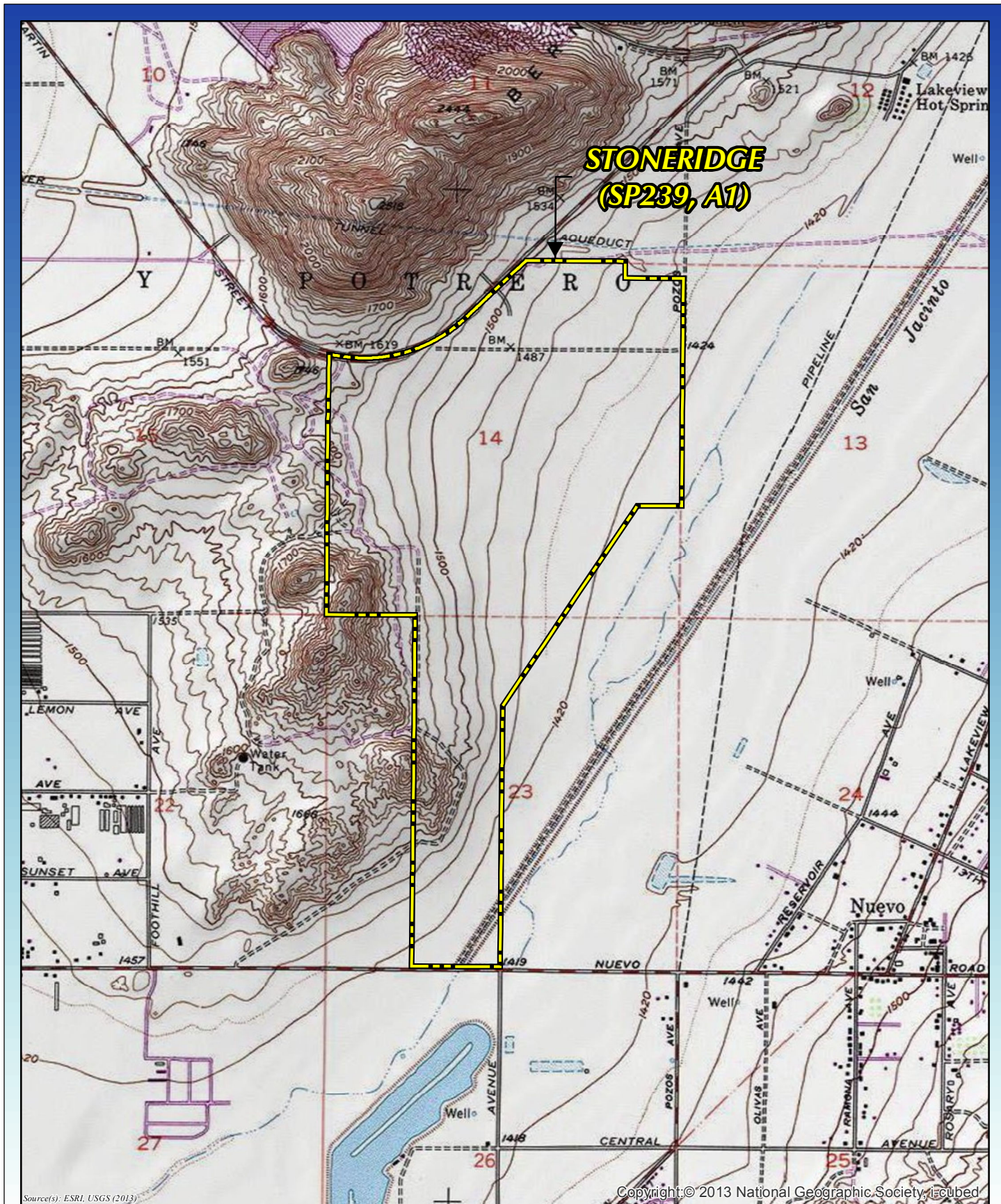
<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS OR SQ. FT. OF COMMERCIAL/ INDUSTRIAL USES</u>
Light Industrial	442.8	
Business Park	83.5	
Commercial Retail	13.3	
Open Space	118.2	

Provide a brief description/narrative of the project (not to exceed 10 pages) that will be used to help prepare the initial CEQA document. Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**This completed application form, together with all of the listed requirements provided on the Specific Plan Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1057 SP Condensed Application.docx  
Created: 06/19/2015 Revised: 07/30/2018

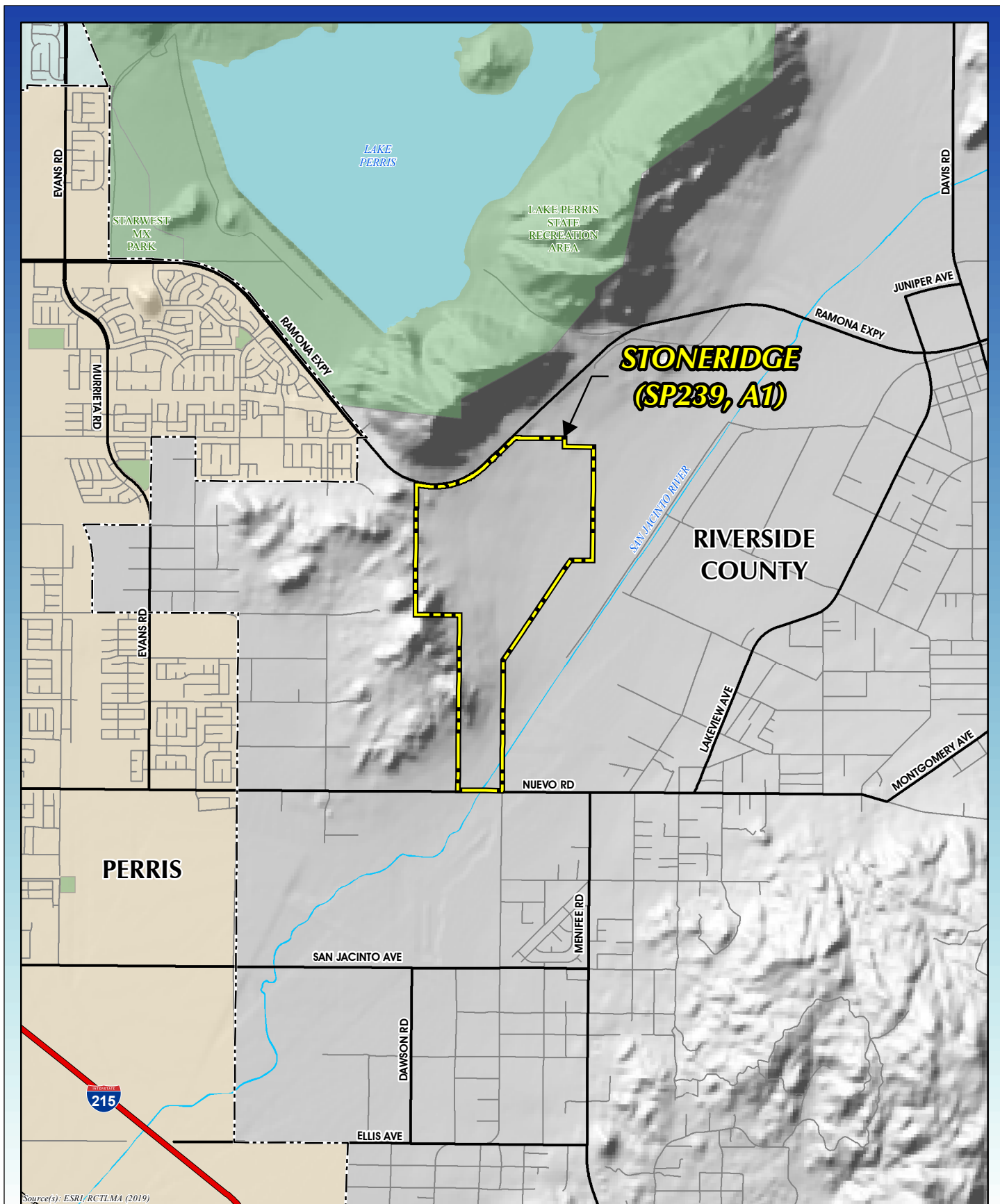




# STONERIDGE SP239, A1





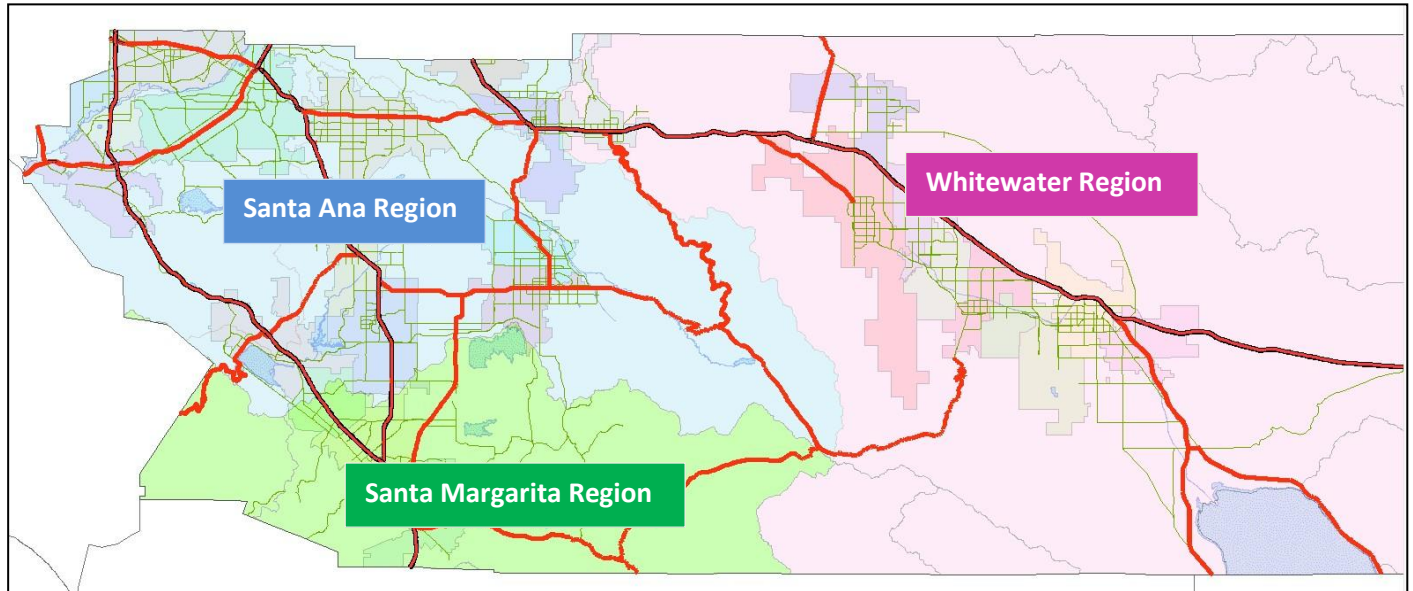


# STONERIDGE SP239, A1



## Water Quality Management Plan Applicability Checklists and Other Development Project Checklists for all watersheds/areas in unincorporated Riverside County.

All projects in unincorporated Riverside County shall complete the appropriate **Water Quality Management Plan (WQMP) Applicability Checklist** to confirm if WQMP requirements apply, and be submitted with your project's application. In addition, if the project is exempt from WQMP requirements and is in the **Santa Margarita Region**, the project shall complete the **"Other Development Project Checklist"** and submit to the Riverside County Transportation Department.



If WQMP requirements apply, a Preliminary WQMP shall be submitted and approved by the Transportation Department prior to entitlements, and a Final WQMP shall be submitted and approved by the Transportation Department prior to any building or grading permit.

Permanent Water Quality facilities (known as Post-Construction Best Management Practices (BMPs)) are required to address expected pollutant loads and higher runoff characteristics from most private development projects and public capital projects. These Post-Construction BMPs are designed with a Project-Specific WQMP. WQMP requirements are separate from the requirements for temporary impacts during the construction phase (i.e. Stormwater Pollution Prevention Plan (SWPPP), and construction BMPs).

Three State Regional Water Quality Control Boards regulate water quality requirements in Riverside County. Each State Regional Board has different WQMP requirements for their jurisdiction. Templates and guidance documents for each region are available through the compliance document links below. Applicability Checklists are included to verify if WQMP requirements apply for a given project or if no WQMP is required.

Santa Ana Region: <http://rcflood.org/NPDES/SantaAnaWS.aspx>

Santa Margarita Region: <http://rcflood.org/NPDES/SMRWMA.aspx>

Whitewater Region: <http://rcflood.org/NPDES/WhitewaterWS.aspx>

As of November 1, 2018, all WQMPs for development projects will be reviewed by the Riverside County Transportation Department, for the unincorporated portions of Riverside County. For Riverside County Flood Control facilities, typically storm drains larger than 36-inch diameter, the Riverside County Flood Control District will continue to review the Hydrology studies and their associated improvement plans, but Transportation will review the WQMP on behalf of Flood Control.

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
<b>Proposed Project Consists of, or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.		
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.		
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>1</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).		
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.		
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.		
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.		
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.		
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.		
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.		

<sup>1</sup> Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

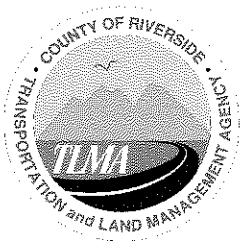
**DETERMINATION: Check the box for applicable determination.**

**Any** question answered "YES"

Project requires a project-specific WQMP. Electronic Submittals are encouraged on CD and required for the approved documents.

**All questions** are answered "NO"

Project requires incorporation of Site Design and source control Best Management Practices (BMPs).



COUNTY OF RIVERSIDE  
TRANSPORTATION LAND MANAGEMENT AGENCY  
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R19083155      Amount: \$3,648.54      7/11/2019 4:46 pm  
Payment Method: Check      Notations: 7001254      Payment Status: Complete      Init: JP

Permit No(s): CZ1900024  
Parcel Number: 307070003  
Site Address: 0 UNASSIGNED

This Payment: \$3,648.54

Permit No	Account Code	Description	Amount
CZ1900024	230168-20006-3130100000	0240 - Comp Trans Plan	\$235.00
CZ1900024	772210-20203-3100200000	0500 - LMS Surcharge	\$71.54
CZ1900024	201800-20201-3100300000	0780 - Combined Deposit	\$3,342.00
<b>Total:</b>			<b>\$3,648.54</b>

Overpayments of less than \$5.00 will not be refunded!

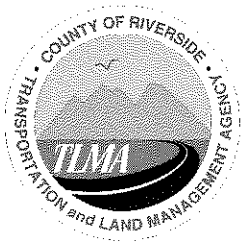
Additional information at [www.rctlma.org](http://www.rctlma.org)

Riverside Permit Assistance Center  
4080 Lemon St. 9th Floor  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct Suite H  
Palm Desert, CA 92211



RI-R19083157



COUNTY OF RIVERSIDE  
TRANSPORTATION LAND MANAGEMENT AGENCY  
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R19083157 Amount: \$7,479.66 7/11/2019 4:50 pm  
Payment Method: Check Notations: 7001331 Payment Status: Complete Init: JP

Permit No(s): GPA190008  
Parcel Number: 307070003  
Site Address: 0 UNASSIGNED

This Payment: \$7,479.66

Permit No	Account Code	Description	Amount
GPA190008	230168-20006-3130100000	0240 - Comp Trans Plan	\$352.00
GPA190008	772210-20203-3100200000	0500 - LMS Surcharge	\$146.66
GPA190008	201800-20201-3100300000	0780 - Combined Deposit	\$6,981.00
		<b>Total:</b>	<b>\$7,479.66</b>

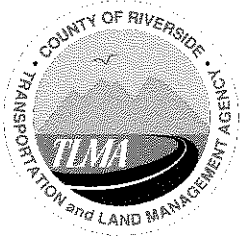
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Additional information at [www.rctlma.org](http://www.rctlma.org)

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Palm Desert, CA 92211

RI-R19083156



COUNTY OF RIVERSIDE  
TRANSPORTATION LAND MANAGEMENT AGENCY  
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R19083156 Amount: \$9,347.28 7/11/2019 4:48 pm  
Payment Method: Check Notations: 7001253 Payment Status: Complete Init: JP

Permit No(s): SP2390A1  
Parcel Number: 307070003  
Site Address: 0 UNASSIGNED

This Payment: \$9,347.28

Permit No	Account Code	Description	Amount
SP2390A1	230168-20006-3130100000	0240 - Comp Trans Plan	\$790.00
SP2390A1	772210-20203-3100200000	0500 - LMS Surcharge	\$183.28
SP2390A1	201800-20201-3100300000	0780 - Combined Deposit	\$8,374.00
		Total:	\$9,347.28

Overpayments of less than \$5.00 will not be refunded!

Additional information at [www.rctlma.org](http://www.rctlma.org)

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Palm Desert, CA 92211