

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS THE SUBDIVISION MAP, AND THAT WE HAVE NO OTHER INTEREST IN THE REAL PROPERTY DESCRIBED BELOW IS DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "D" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "D" (LA ESTRELLA ROAD), THE OWNERS OF LOTS 29 THROUGH 30, AND LOTS 29 AND 30, INDICATED AS "OPEN SPACE, CONSERVATION AREA" AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 29 AND 30, INDICATED AS "OPEN SPACE, CONSERVATION AREA" AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "SLOPE, FUEL, MODIFICATION AND DRAINAGE EASEMENT" OVER THAT PORTION OF LOT 29 AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

WE HEREBY RETAIN THE "STORM DRAIN EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE CITY OF WILDOMAR LOT "E", (1) FOOT BARRIER STRIP, FOR ROAD AND ACCESS CONTROL.

ALTA COLINA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Justin Zaccagnini
VICTOR ZACCAGNINI, MANAGER

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF CALIFORNIA
ON OCT. 14, 2016, BEFORE ME, JAMES H. JAMES, A NOTARY PUBLIC IN AND FOR THE COUNTY OF CALIFORNIA, PERSONALLY APPEARED Justin Zaccagnini, known to me or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Justin Zaccagnini (SEAL)

PRINT NAME: Justin Zaccagnini

MY COMMISSION NUMBER: 201610
MY COMMISSION EXPIRES: 10-16-2017
MY PRINCIPAL PLACE OF BUSINESS IS: RIVERSIDE COUNTY

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

TRACT MAP 29476

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, RECORDS OF RIVERSIDE COUNTY.

MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.

OCTOBER, 2015

NOTICE OF DRAINAGE FEES

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

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

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY: GECON, INC. ON JUNE 4, 2014 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

A RIGHT OF WAY FOR DITCHES OR CANALS AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, AS RESERVED IN THE UNITED STATES PATENT RECORDED SEPTEMBER 25, 1922 IN BOOK 8, OF PATENTS, PAGE 275.

ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCELS 2 AND 3 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN DAVID LANE.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO UNPAID TAXES, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 14,000.00.

DATE: June 7 20 16

DON KENT, COUNTY TAX COLLECTOR
BY: Shirley S. Se DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 14,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 14,000.00 AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: June 7 20 16

DON KENT
COUNTY TAX COLLECTOR
BY: Shirley S. Se DEPUTY

RECORDER'S STATEMENT

FILED THIS 11th DAY OF JUN 1951
AT 8:00 A.M. IN BOOK 13-15
OF MAPS, AT PAGES 13-15
REQUEST OF THE CLERK OF THE BOARD,
NO. 8010-0315901
FILED 8-14-50

PETER ALONIA, ASSESSOR COUNTY CLERK-RECORDER
BY: William DEPUTY
SUBDIVISION GUARANTEE,
FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, CHAPTER 10, DIVISION 1, AND THE ORDINANCES AT THE REQUEST OF CALPROP CORPORATION ON APRIL 20, 2001.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 11-30 20 15

MICHAEL C. SPIRO
L.S. 5567
EXPIRES 9-30-17



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF WILDOMAR. THE SAME AS IT APPEARED ON THE TENTATIVE MAP, TRACT MAP 29476, AS FILED, AMENDED, AND APPROVED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON DECEMBER 4, 2001, THE EXPIRATION DATE BEING DECEMBER 4, 2016, AND THAT ALL PROVISIONS OF SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: 6-10-2016

DANIEL A. YORK, P.E. 43212
CITY ENGINEER, CITY OF WILDOMAR



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP 29476 AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 6-10-2016

DANIEL A. YORK, P.L.S. 7362
CITY SURVEYOR, CITY OF WILDOMAR



CITY CLERK'S STATEMENT

THE CITY OF WILDOMAR CITY COUNCIL, STATE OF CALIFORNIA, BY ITS CITY CLERK, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS A THROUGH C, INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE CITY OF WILDOMAR'S DEDICATION OF LOTS A THROUGH C, INCLUSIVE, TO THE CITY OF WILDOMAR, THE CITY OF WILDOMAR'S DEDICATION OF LOT "E" AND LOT "D" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IS ACCEPTED TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROAD SHALL NOT BECOME PART OF THE CITY OF WILDOMAR CITY COUNCIL UNTIL ACCEPTED BY RESOLUTION OF THE CITY OF WILDOMAR CITY COUNCIL ADOPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

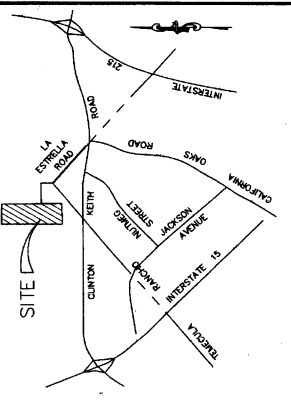
DATE: 06-16-16

DEBBIE A. LEE, CITY CLERK
CITY OF WILDOMAR

BY: Debbie A. Lee

ENVIRONMENTAL CONSTRAINT SHEET

SHEET 1 OF 1 SHEETS

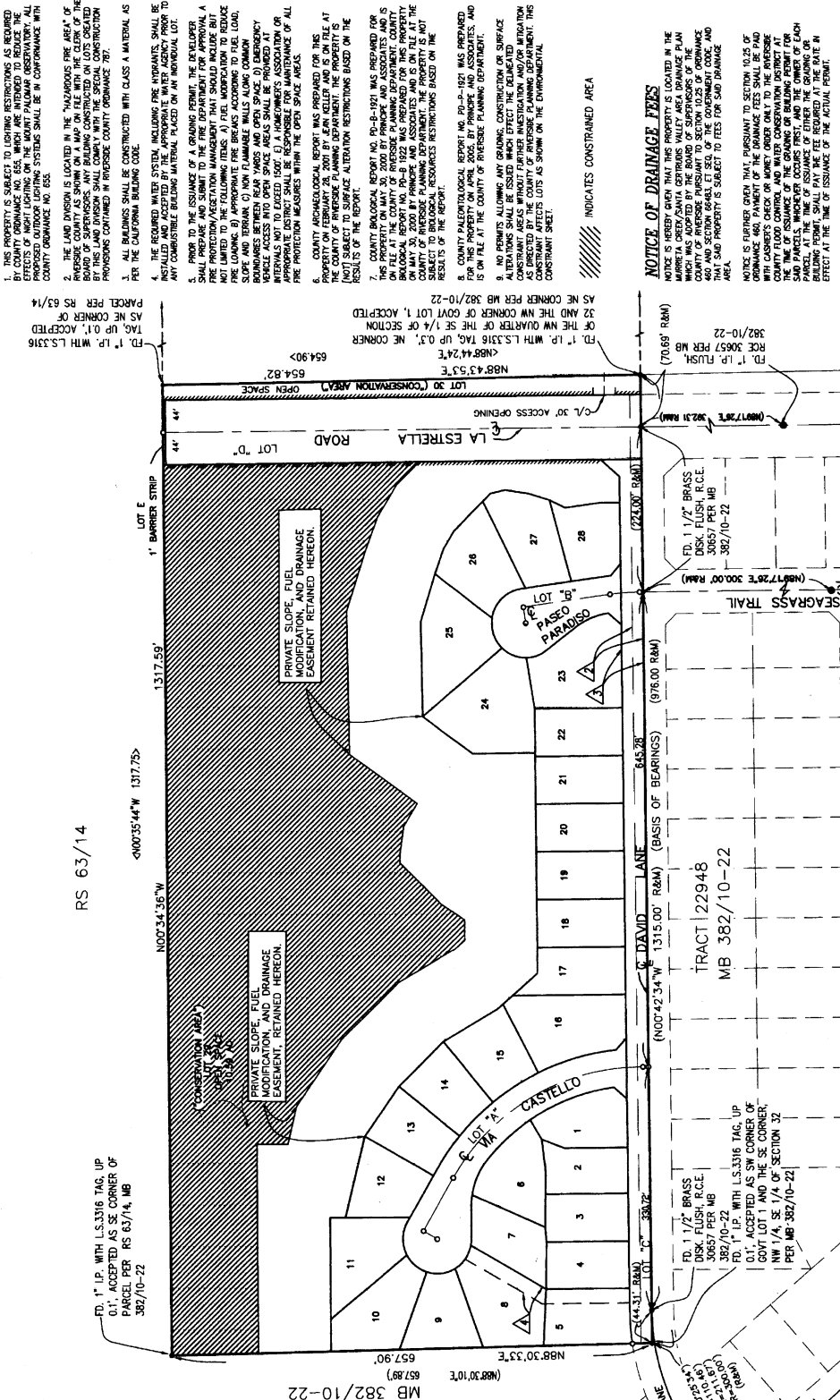
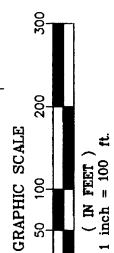


VICINITY MAP
NOT TO SCALE

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT MAP 29476

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, RECORDS
OF RIVERSIDE COUNTY.

MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC. OCTOBER, 2015



NOTICE OF DRAINAGE FEES
NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE
WILDOMAR CREEK/SANTA GERTRUDE VALLEY AREA DRAINAGE PLAN
WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE
COUNTY OF RIVERSIDE, CALIFORNIA, ON MAY 11, 2004, AND
400 AND SECTION 60481, ET SEQ. OF THE GOVERNMENT CODE, AND
THAT SAID PROPERTY IS SUBJECT TO FEES FOR DRAINAGE
AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 102.2 OF
THE RIVERSIDE COUNTY WATER CODE, THE RIVERSIDE COUNTY
WITH CASH'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE
COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT
THE TIME OF ISSUANCE OF RECORDING OF BUILDING PERMIT FOR
SUCH TYPE OF CONSTRUCTION, THE GRADING OR BUILDING OF EACH
PARCEL AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR
BUILDING PERMIT SHALL PAY THE FEE REQUIRED AT THE RATE IN
EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS THE
CENTERLINE OF DAVID LANE AS SHOWN ON
TRACT 22948, BEING N00°42'34"W, PER MB 382/10-22

EASEMENT NOTES

1. A RIGHT OF WAY FOR DITCHES OR CANALS AND
RIVERSIDE COUNTY WATER CONSERVATION DISTRICT, OF
RECORD IN THE UNITED STATES PATENT
RECORDS, AS RESERVED IN THE UNITED STATES PATENT
PAGE 275.
- (NOT PLOTTABLE)
- AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR
PUBLIC ROAD, UTILITIES AND INCIDENTAL PURPOSES,
PER INST. NO. 2005-030084, RECORDED APR. 18,
2005.
- AN EASEMENT IN FAVOR OF ELSMORE VALLEY
MUNICIPAL WATER DISTRICT FOR ACCESS ROAD, AND
PIPELINE PURPOSES, PER INST. NO. 04-879733,
RECORDED NOVEMBER 5, 2004.
- AN EASEMENT IN FAVOR OF ELSMORE VALLEY
MUNICIPAL WATER DISTRICT FOR ACCESS ROAD, AND
PIPELINE PURPOSES, PER INST. NO. 2007-000463
RECORDED MAY 6, 2007.

SURVEYOR'S NOTES

1. (ALL PINS MEASURED INSIDE DIAMETER (I.D.))
2. O DENOTES SET 1" I.P., TAGGED LS 5567, FLUSH,
UNLESS OTHERWISE NOTED.
3. ● DENOTES FOUND 1 1/2" BRASS DISK,
FLUSH.
4. RAM DENOTES RECORD AND MEASURED PER
A.C.E. 30657 PER MB 382/10-22 UNLESS
OTHER WISE NOTED.
5. () RECORD DATA PER TRACT NO. 22948, M.B. 382/10-22
6. << RECORD DATA PER RS 63/14
7. >> RECORD DATA PER RS 50/26
8. <///> INDICATES ACCESS RIGHTS RESTRICTED.
9. AT EACH LOT CORNER ADJOINING PUBLIC
STREETS, SET A LEAD PLUG AND TAG STAMPED
LS 5567 IN THE TOP OF THE CONCRETE CURB
ALONG THE PROLONGATION OF THE LOT LINES.
AT ALL OTHER LOT CORNERS, SET A FLUSH
GROUND A LEAD PLUG AND TAG STAMPED
LS 5567 IN CONCRETE OR A NAIL AND TAG
STAMPED LS 5567 IN FENCING MATERIAL, AS
APPROPRIATE.
10. TIES TO CENTERLINE MONUMENTS WILL BE MADE
AND FILED WITH THE CITY OF WILDOMAR, SAID TIES
WILL BE FILED AS CORNER RECORDS WITH THE
COUNTY OF RIVERSIDE.

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE
WITH RIVERSIDE COUNTY ORDINANCE 461.9 AND THE MONUMENT
AGREEMENT FOR THIS MAP.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS
AND OBSTRUCTIONS.

THE TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 19.83 AC. GROSS.