

*Bureau of Real Estate
of the
State of California*

**FINAL SUBDIVISION PUBLIC REPORT
PLANNED DEVELOPMENT**

In the matter of the application of

WILLIAM LYON HOMES, INC.
a California corporation

FILE NO. 157302LA-F00

ISSUED: JUNE 26, 2018

EXPIRES: JUNE 25, 2023

for a Final Subdivision Public Report on

TRACT NO. 31768
"TURNLEAF" (PHASE 11)

RIVERSIDE COUNTY, CALIFORNIA

Bureau of Real Estate

By: 

ALYSSA DAUGHERTY

CONSUMER INFORMATION

- ✓ **THIS REPORT IS NOT A RECOMMENDATION OR ENDORSEMENT OF THE SUBDIVISION; IT IS INFORMATIVE ONLY.**
- ✓ **BUYER OR LESSEE MUST SIGN THAT (S)HE HAS RECEIVED AND READ THIS REPORT.**
- ✓ A copy of this subdivision public report along with a statement advising that a copy of the public report may be obtained from the owner, subdivider, or agent at any time, upon oral or written request, *must* be posted in a conspicuous place at any office where sales or leases or offers to sell or lease interests in this subdivision are regularly made. [Reference Business and Professions (B&P) Code Section 11018.1(b)]

This report expires on the date shown above. All material changes must be reported to the Bureau of Real Estate. (Refer to Section 11012 of the B&P Code; and Chapter 6, Title 10 of the California Administrative Code, Regulation 2800.) Some material changes may require amendment of the Public Report; which Amendment must be obtained and used in lieu of this report.

Section 12920 of the California Government Code provides that the practice of discrimination in housing accommodations on the basis of race, color, religion, sex, marital status, domestic partnership, national origin, physical handicap, ancestry, gender identity, gender expression, sexual orientation, familial status, source of income, disability, or genetic information is against public policy.

Under Section 125.6 of the B&P Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they discriminate or make any distinction or restriction in negotiating the sale or lease of real property because of the race, color, sex, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, or physical handicap of the client. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, (s)he should contact the Bureau of Real Estate.

READ THE ENTIRE REPORT ON THE FOLLOWING PAGES BEFORE CONTRACTING TO BUY OR LEASE AN INTEREST IN THIS SUBDIVISION.

COMMON INTEREST DEVELOPMENT GENERAL INFORMATION

Common Interest Development

The project described in the attached Subdivision Public Report is known as a common-interest development. Read the Public Report carefully for more information about the type of development. The development includes common areas and facilities which will be owned and/or operated by an owners' association. Purchase of a lot or unit automatically entitles and obligates you as a member of the association and, in most cases, includes a beneficial interest in the areas and facilities. Since membership in the association is mandatory, you should be aware of the following information before you purchase:

Governing Instruments

Your ownership in this development and your rights and remedies as a member of its association will be controlled by governing instruments which generally include a Declaration of Restrictions (also known as CC&R's), Articles of Incorporation (or association) and bylaws. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law. Study these documents carefully before entering into a contract to purchase a subdivision interest.

Assessments

In order to provide funds for operation and maintenance of the common facilities, the association will levy assessments against your lot or unit. If you are delinquent in the payment of assessments, the association may enforce payment through court proceedings or your lot or unit may be liened and sold through the exercise of a power of sale. The anticipated income and expenses of the association, including the amount that you may expect to pay through assessments, are outlined in the proposed budget. Ask to see a copy of the budget if the subdivider has not already made it available for your examination.

Common Facilities

A homeowner association provides a vehicle for the ownership and use of recreational and other common facilities which were designed to attract you to buy in this development. The association also provides a means to accomplish architectural control and to provide a base for homeowner interaction on a variety of issues. The purchaser of an interest in a common-interest development should contemplate active participation in the affairs of the association. He or she should be willing to

serve on the board of directors or on committees created by the board. In short, "they" in a common interest development is "you". Unless you serve as a member of the governing board or on a committee appointed by the board, your control of the operation of the common areas and facilities is limited to your vote as a member of the association. There are actions that can be taken by the governing body without a vote of the members of the association which can have a significant impact upon the quality of life for association members.

Subdivider Control

Until there are a sufficient number of purchasers of lots or units in a common interest development to elect a majority of the governing body, it is likely that the subdivider will effectively control the affairs of the association. It is frequently necessary and equitable that the subdivider do so during the early stages of development. It is vitally important to the owners of individual subdivision interests that the transition from subdivider to resident-owner control be accomplished in an orderly manner and in a spirit of cooperation.

Cooperative Living

When contemplating the purchase of a dwelling in a common interest development, you should consider factors beyond the attractiveness of the dwelling units themselves. Study the governing instruments and give careful thought to whether you will be able to exist happily in an atmosphere of cooperative living where the interests of the group must be taken into account as well as the interests of the individual. Remember that managing a common interest development is very much like governing a small community ... the management can serve you well, but you will have to work for its success. [B & P Code Section 11018.1(c)]

Informational Brochure

The Bureau of Real Estate publishes the Common Interest Development Brochure. The information in this brochure provides a brief overview of the rights, duties and responsibilities of both associations and individual owners in common interest developments. To obtain a free copy of this brochure, please send your request to:

Book Orders
Bureau of Real Estate
P.O. Box 137005
Sacramento, CA 95813-7005

RE646 (Rev. 12/99)

SPECIAL NOTES

THIS REPORT COVERS ONLY LOTS 128 THROUGH 139, 145 THROUGH 149 AND 161 THROUGH 166 OF TRACT NO. 31768.

EXTENSION FEE. THE PURCHASE AGREEMENT (AND ESCROW INSTRUCTIONS) INTENDED FOR USE BY THE SUBDIVIDER INCLUDES A PROVISION WHERE THE SELLER (SUBDIVIDER) MAY IN ITS SOLE AND ABSOLUTE DISCRETION GRANT THE BUYER AN EXTENSION OF THE CLOSING DATE. UNDER THIS PROVISION, THE BUYER SHALL PAY A SPECIFIED DOLLAR AMOUNT PER DAY (EXTENSION FEE) FOR EACH DATE THE ESCROW IS EXTENDED.

SPECIAL INTEREST AREAS IN THIS FINAL SUBDIVISION PUBLIC REPORT: YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPHS BELOW ENTITLED: OVERVIEW OF SUBDIVISION (IMPORTANT NOTE), MANAGEMENT AND OPERATION (THE CC&R), MAINTENANCE AND OPERATIONAL EXPENSES, USES/ZONING/HAZARD DISCLOSURES, TITLE (MINERAL RIGHTS), TAXES (SPECIAL TAXES & ASSESSMENTS), PURCHASE MONEY HANDLING, SOILS AND GEOLOGIC CONDITIONS.

NOTE: IN ADDITION TO THESE AREAS, IT IS IMPORTANT TO READ AND THOROUGHLY UNDERSTAND THE REMAINING SECTIONS SET FORTH IN THIS FINAL SUBDIVISION PUBLIC REPORT PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE.

PRELIMINARY SUBDIVISION PUBLIC REPORT: IF YOU HAVE RECEIVED A PRELIMINARY SUBDIVISION PUBLIC REPORT FOR THIS SUBDIVISION, YOU ARE ADVISED TO CAREFULLY READ THIS FINAL PUBLIC REPORT SINCE IT CONTAINS INFORMATION THAT IS MORE CURRENT AND PROBABLY DIFFERENT FROM THAT INCLUDED IN THE PRELIMINARY PUBLIC REPORT.

THE USE OF THE TERM "**PUBLIC REPORT**" SHALL MEAN AND REFER TO THIS FINAL PUBLIC REPORT.

OVERVIEW OF SUBDIVISION

Location:

This subdivision is located at Winéville Avenue and Bellegrave Avenue within the city limits of Jurupa Valley, California. Prospective purchasers should acquaint themselves with the kinds of city services available.

Type of Subdivision:

This subdivision is a common-interest development of the type referred to as a planned development. It includes common areas and common amenities which will be maintained by an incorporated owners association.

Interests to Be Conveyed: You will receive fee title to a specified lot, together with a membership in the Turnleaf Community Association ("**Association**") and rights to use the common area.

About This Phase:

This Public Report is for the eleventh phase which consists of approximately 8.07 acres divided into 23 lots in addition to association maintenance areas.

This phase is part of a total subdivision which, if developed as proposed, will consist of a multiple phases containing 300 lots within the overall projected subdivision. The estimated completion date is November, 2021.

There is no assurance that the total subdivision will be completed as proposed.

FUTURE DEVELOPMENT OF THE SUBDIVISION CANNOT BE PREDICTED WITH ACCURACY. THE SUBDIVIDER HAS THE RIGHT TO BUILD MORE OR FEWER THAN THE NUMBER OF HOMES CURRENTLY PLANNED, CHANGE PRODUCT LINES, ENLARGE OR DECREASE THE SIZE OF HOMES, ADDING LARGER, SMALLER OR DIFFERENTLY DESIGNED MODELS OR CHANGING (PARTIALLY OR IN TOTAL) DESIGNS AND/OR MATERIALS, AT ANY POINT DURING DEVELOPMENT.

DUE TO THE INABILITY TO PREDICT FUTURE MARKET CONDITIONS WITH ACCURACY, THERE ARE NO ASSURANCES THAT THE SUBDIVISION WILL BE BUILT AS CURRENTLY PLANNED, OR PURSUANT TO ANY PARTICULAR BUILD-OUT SCHEDULE. TOPOGRAPHICAL MAPS IN THE SALES OFFICE, LOT PLOTTING MAPS, MAPS OFFERED BY SUBDIVIDER AND OTHER FORMS SHOWING "COMPLETE" SUBDIVISION PROJECTIONS DO NOT NECESSARILY COMMIT THE SUBDIVIDER TO COMPLETE THE SUBDIVISION OR, IF COMPLETED, TO COMPLETE THE SUBDIVISION AS SHOWN. THE SUBDIVIDER MAY SELL AT ANY TIME, ALL OR ANY PORTION OF THE LOTS OR CONDOMINIUM UNITS WITHIN THE SUBDIVISION TO ANY THIRD PARTY, INCLUDING OTHER DEVELOPERS OR BUILDERS.

Sale of All Residences: The Subdivider has indicated that he intends to sell all of the subdivision interests (lots) in this subdivision; however, any owner, including the Subdivider, has a legal right to rent or lease their subdivision interest.

Subdivider and Purchaser Obligations: IF YOU PURCHASE FIVE OR MORE SUBDIVISION LOTS FROM THE SUBDIVIDER, THE SUBDIVIDER IS REQUIRED TO NOTIFY THE REAL ESTATE COMMISSIONER OF THE SALE. IF YOU INTEND TO SELL YOUR INTERESTS OR LEASE THEM FOR TERMS LONGER THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED FINAL PUBLIC REPORT BEFORE YOU CAN OFFER THE INTERESTS FOR SALE OR LEASE.

NOTE: WHEN YOU SELL YOUR LOT TO SOMEONE ELSE, YOU MUST GIVE THAT PERSON A COPY OF THE DECLARATION OF RESTRICTIONS, ARTICLES OF INCORPORATION, THE BYLAWS AND A TRUE STATEMENT CONCERNING ANY DELINQUENT ASSESSMENTS, PENALTIES, ATTORNEYS FEES OR OTHER CHARGES, PROVIDED BY THE RESTRICTIONS OR OTHER MANAGEMENT DOCUMENTS ON THE LOT OF THE DATE THE STATEMENT WAS ISSUED.

WARNING: IF YOU FORGET TO DO THIS, IT MAY COST YOU A PENALTY OF \$500.00 – PLUS ATTORNEY'S FEES AND DAMAGES (CIVIL CODE SECTION 4540).

Completion of Common Area:

The Subdivider estimates all common improvements (mailboxes and walls) in this phase will be completed by approximately May, 2021.

No escrows will close in this phase until completion of all common area improvements (mailboxes and walls) or, as an alternative, the Subdivider has submitted a bond or other security acceptable to the Bureau of Real Estate under the provisions of Section 11018.5 of the Business and Professions Code to assure lien free completion of all common area improvements in this phase.

NOTWITHSTANDING ANY PROVISION IN THE PURCHASE CONTRACT TO THE CONTRARY, A PROSPECTIVE BUYER HAS THE RIGHT TO NEGOTIATE WITH THE SELLER TO ALLOW AN INSPECTION OF THE PROPERTY BY THE PURCHASER OR THE PURCHASER'S DESIGNEE UNDER TERMS MUTUALLY AGREEABLE TO THE PROSPECTIVE BUYER AND SELLER.

MANAGEMENT AND OPERATION

Association Obligations and Governing Documents. The Association, of which you become a member at time of purchase, is governed by and manages, maintains, and operates the subdivision in accordance with the Covenants, Conditions and Restrictions (the "**CC&Rs**"), the Articles of Incorporation ("**Articles**"), and the Bylaws. In addition, the Association has the right to adopt rules and regulations and guidelines for the subdivision and which will include subdivision design/architectural guidelines which will set forth the guidelines and procedures for design/architectural review within the subdivision. There may also be supplementary declarations or notices of annexation ("**Supplementary Declarations**") which will be recorded against portions of the subdivision which may set forth additional restrictions and easements covering the areas covered by the Supplementary Declaration(s) (the CC&Rs, Bylaws, Articles, Supplementary Declaration (s) and rules and regulations and design/architectural guidelines may hereinafter be referred to as the "**Governing Documents**"). You should review each of these documents carefully.

Existing Association: SINCE THE COMMON AREA IMPROVEMENTS, AMENITIES, AND FACILITIES ARE MAINTAINED BY THE ASSOCIATION, THE ASSOCIATION MUST HOLD ELECTIONS OF THE ASSOCIATION'S GOVERNING BODY IN ACCORDANCE WITH ITS GOVERNING DOCUMENTS. THE ASSOCIATION MUST ALSO PREPARE AND DISTRIBUTE TO ALL HOMEOWNERS A BALANCE SHEET AND INCOME STATEMENT AND A SUMMARY OF THE ASSOCIATION'S RESERVES BASED UPON THE MOST RECENT REVIEW OR STUDY CONDUCTED PURSUANT TO SECTION 5500 ET SEQ OF THE CIVIL CODE.

The CC&Rs: This subdivision is subject to the Amended and Fully Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Turnleaf recorded on October 9, 2014 as Instrument No. 2014-0385862, the First Amendment recorded on October 22, 2014 as Instrument No. 2014-0400177 and the Supplemental Declaration recorded on June 19, 2018 as Instrument No. 2018-0247733, all in the Office of the Riverside County Recorder, and all may be amended from time to time.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE RESTRICTIONS. THE SUBDIVIDER MUST MAKE THEM AVAILABLE TO YOU.

Documents to be Furnished:

THE SUBDIVIDER STATED THEY WILL FURNISH THE CURRENT BOARD OF OFFICERS OF THE ASSOCIATION AND EACH INDIVIDUAL PURCHASER WITH THE BUREAU OF REAL ESTATE REVIEWED ASSOCIATION BUDGET.

THE SUBDIVIDER MUST MAINTAIN AND DELIVER TO THE ASSOCIATION THE SPECIFIC RECORDS AND MATERIALS LISTED IN REAL ESTATE COMMISSIONER'S REGULATION 2792.23 WITHIN THE STATED TIME PERIOD. THESE RECORDS AND MATERIALS DIRECTLY AFFECT THE ABILITY OF THE ASSOCIATION TO PERFORM ITS DUTIES AND RESPONSIBILITIES. (SECTION 11018.5 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 4800 OF THE CIVIL CODE.)

THE SUBDIVIDER SHALL MAKE A COPY OF THE ARTICLES, THE BYLAWS, AND THE CC&RS AVAILABLE FOR EXAMINATION BY A PROSPECTIVE BUYER BEFORE EXECUTION OF AN OFFER TO PURCHASE A LOT. A COPY OF EACH MUST ALSO BE GIVEN TO EACH BUYER AS SOON AS PRACTICABLE BEFORE CLOSE OF ESCROW. THESE DOCUMENTS CONTAIN NUMEROUS MATERIAL PROVISIONS THAT SUBSTANTIALLY AFFECT AND CONTROL YOUR RIGHTS, PRIVILEGES, USE, OBLIGATIONS, AND COSTS OF MAINTENANCE AND OPERATION. YOU SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE YOU OBLIGATE YOURSELF TO PURCHASE A LOT. (BUSINESS AND PROFESSIONS CODE SECTION 11018.6).

MAINTENANCE AND OPERATIONAL EXPENSES

Association to Levy Assessments. THE ASSOCIATION HAS THE RIGHT TO LEVY ASSESSMENTS AGAINST YOU FOR MAINTENANCE OF THE COMMON AREAS, AMENITIES AND FACILITIES, AND OTHER PURPOSES. YOUR CONTROL OF OPERATIONS AND EXPENSES IS LIMITED TO THE RIGHT OF YOUR ELECTED REPRESENTATIVES TO VOTE ON CERTAIN PROVISIONS AT ASSOCIATION MEETINGS

Budgets. The Subdivider has submitted budgets for the maintenance and operation of the Association obligations and for long-term reserves when the community is substantially completed (built-out budget) and an interim budget applicable to this phase. These budgets were reviewed by the Bureau of Real Estate in July, 2016. You should obtain copies of these budgets from the Subdivider.

Under the built-out budget, the monthly assessment against each lot will be **\$24.00**. The Association may or may not elect to use this budget when additional phases are annexed. Under the interim budget for this phase the monthly assessment per lot will be **\$24.00**. Of these amounts, the monthly contributions toward long-term reserves are not to be used to pay for current management, maintenance and operating expenses are **\$0.64** and **\$0.60**, respectively.

YOU SHOULD BE AWARE THAT IF, AND WHEN ADDITIONAL PHASE(S) ARE ANNEXED INTO THE SUBDIVISION, THE MONTHLY ASSESSMENTS AGAINST YOUR LOT MAY INCREASE OR DECREASE DEPENDING UPON, AMONG OTHER THINGS, THE NUMBER OF LOTS BEING ANNEXED IN SUCH SUBSEQUENT PHASE(S) AND WHETHER ANY ADDITIONAL COMMON AREA AND/OR COMMON FACILITIES ARE ALSO BEING ANNEXED AS PART OF ANY SUCH PHASE(S).

According to the Subdivider, assessments under the interim budget should be sufficient for proper management, maintenance and operation of Association obligations until the subdivision is completed at which time it may be anticipated that assessments will be adjusted.

IF THE BUDGET FURNISHED TO YOU BY THE SUBDIVIDER SHOWS A MONTHLY ASSESSMENT FIGURE WHICH IS AT LEAST 20% MORE OR AT LEAST 10% LESS THAN THE ASSESSMENT AMOUNT SHOWN IN THE FINAL, YOU SHOULD CONTACT THE BUREAU OF REAL ESTATE BEFORE ENTERING INTO AN CONTRACT TO PURCHASE.

NOTE: THE BUDGET INFORMATION INCLUDED IN THIS PUBLIC REPORT IS APPLICABLE AS OF THE DATE OF BUDGET REVIEW AS SHOWN ABOVE. EXPENSES OF OPERATION ARE DIFFICULT TO PREDICT AND EVEN IF ACCURATELY ESTIMATED INITIALLY, MOST EXPENSES INCREASE WITH THE AGE OF FACILITIES AND WITH INCREASES IN THE COST OF LIVING.

Budget Information Provided by Subdivider. DELINQUENCIES IN THE PAYMENT OF ASSOCIATION ASSESSMENTS AFFECT THE ABILITY OF THE ASSOCIATION TO PERFORM ANY OR ALL OF ITS RESPONSIBILITIES AND COULD ALSO RESULT IN UNFORESEEN SPECIAL ASSESSMENTS LEVIED AGAINST ALL HOMES OR A SIGNIFICANT REDUCTION IN BUDGETED ASSOCIATION SERVICES. THE SUBDIVIDER MUST IMMEDIATELY NOTIFY THE BUREAU OF REAL ESTATE IN WRITING, IF DELINQUENT ASSESSMENTS HAVE CAUSED THE ASSOCIATION TO RECEIVE TEN PERCENT (10%) LESS INCOME THAN REFLECTED IN THE THEN CURRENT ASSOCIATION BUDGET (REGULATION 2800K).

THE SUBDIVIDER MUST MAKE AVAILABLE TO YOU A STATEMENT CONCERNING ANY DELINQUENT ASSESSMENTS AND RELATED CHARGES AS PROVIDED BY THE GOVERNING DOCUMENTS AND, IF AVAILABLE, CURRENT FINANCIAL INFORMATION AND RELATED STATEMENTS (BUSINESS AND PROFESSIONS CODE SECTION 11018.6).

In addition to other documentation provided to each prospective Buyer, a copy of the current financial information, and related statements, to the extent available, as specified by Section (b) of Civil Code Section 5300 must be made available for examination by a prospective Buyer before the execution of an offer to purchase a Lot. A copy of this financial information must also be given to each Buyer as soon as practicable before close of escrow.

YOU SHOULD PAY SPECIAL ATTENTION TO THIS FINANCIAL INFORMATION, AS IT PERTAINS TO CURRENT AND POSSIBLE FUTURE FINANCIAL OBLIGATIONS AFFECTING ALL HOMEOWNERS WITHIN THE SUBDIVISION ASSOCIATION.

If you do not understand the contents of these financial documents, you may wish to consult with your own professional advisors. Should the amounts collected by the Association prove insufficient to properly maintain, operate, repair or replace the common facilities, the Association may increase Regular Assessments or levy one or more Special Assessments in accordance with the Governing Documents in order to provide such funding, which may affect your ability to purchase, or, as an alternative, the Association may decide to defer maintenance or eliminate services.

Utility Rates: The utility rates used for the calculations within the above referenced budgets are based on information available at the time of the budget review dates (as shown above). Increases in assessments may be required as a measure to provide adequate funds to compensate for potential utility rate increases. Purchasers should be aware of the possible affect these increases may have on their assessments.

Assessments Increases/Decreases: The Association may increase or decrease assessments at any time in accordance with the procedure prescribed in the CC&Rs or Bylaws. In considering the advisability of a decrease (or a smaller increase) in assessments, care should be taken not to eliminate amounts attributable to reserves for replacement or major maintenance.

Commencement of Assessments: Regular assessments for the Association will commence on all lots in this phase in this phase one first day of the month following the conveyance of the first subdivision lot in the phase. The Subdivider must pay assessments to the Association for all unsold lots in this phase (Regulations 2792.9 and 2792.16).

Failure to Pay: The remedies available to the Association against owners who are delinquent in the payment of assessments are set forth in the CC&Rs. These remedies are available against the Subdivider as well as against other owners.

Subdivider's Assessment Security: The Subdivider has posted a bond as partial security for the obligation to pay these assessments. The governing body of the Association should assure itself that the Subdivider has satisfied these obligations to the Association with respect to the payment of assessments before agreeing to a release or exoneration of the security.

USES/ZONING/HAZARD DISCLOSURES

The Subdivider has set forth below references to various uses, zoning, hazards and other matters based on information from a variety of sources. You should independently verify the information regarding these matters, as well as all other matters, that may be of concern to you regarding the subdivision and all existing, proposed or possible future uses adjacent to or in the vicinity of the subdivision. At the time this public report was issued, some of the land uses that surround the subdivision include, but are not limited to, the following:

Zoning:

North: Manufacturing-Service Commercial
South: Single Family Residential
East: Single Family Residential
West: Industrial Park

Uses:

The subdivider advises as follows regarding surrounding and nearby uses:

- Light industrial is located adjacent to the project to the north.
- Glen Avon Fire Station is located approximately 1.75 miles northeast.
- Existing agriculture is located adjacent to project to the east and west.
- Open Space slated for recreation is located adjacent to the project to the south.

Hazards:

The following hazard(s) exist(s) within or near this development:

- Pomona Freeway (60) is located approximately 1 mile to the north.
- Santa Ana River is located approximately 2 miles south of the project.
- Ontario Freeway (15) is located approximately 1/2 mile west of the project.

Slope Creep. While horizontal and vertical movement of earth at or near tops or bottom of slopes (often described as “**Slope Creep**”) is generally minor in nature and does not always occur, it may affect improvements such as pools, spas, patio, walls, slabs, planters, decking and the like. Slope creep can cause pools, spas and walls to tilt and crack and may cause cracking or lifting in brickwork or concrete in a manner that will also these improvements to function yet not meet the Owner’s cosmetic exceptions. Professional soils and structural engineers should be retained to design and construct such improvements to mitigate the effects of slope creep and to ensure compliance with special rules for such improvements that are required under the applicable building code or other applicable regulations. If possible, improvements should not be constructed within ten (10) feet of the edge, top or bottom of a slope. Even with professional assistance, minor lifting and cracking can occur.

Corrosive Soil. Soils in the Project are moderately corrosive to ferrous metals. Corrosive soil may corrode buried metal improvements must be constructed of materials that are compatible with corrosive soils.

Methane Mitigation. Soils and environmental reports prepared for the Project concluded that because of the prior agricultural use of the Project as a dairy farm, there is a likelihood that naturally occurring underground methane may migrate to the surface of the land. Methane is a colorless, odorless gas that can be explosive if permitted to accumulate in buildings and other closed spaces. In order to address residual concerns relating to the possible accumulation of methane and other gases, Subdivider provided for the excavation and removal from the site of impacted soil to permit safe construction and long-term occupancy of the Residences. In addition, Subdivider may install a vapor barrier underneath the Residences which is intended to minimize the risk that methane or other gases in the soil will migrate into the Residence. In the event that the Subdivider is required to install a vapor barrier underneath the

Residences (collectively, the "Vapor Barrier"), any modification to a Vapor Barrier may damage its integrity and reduce its effectiveness at preventing the migration of gases into the Residence. Owners are advised to consult with the City, County or other public agencies and appropriate experts to evaluate the potential risk of methane in the Properties.

Electric Power Lines, Wireless Communications Facilities, and Human Health. Underground and overhead electric transmission and distribution lines and transformers ("**Power Lines**") are located within or the vicinity of all residential communities, including this Community. The Power Lines within and in the vicinity of the Community produce electric and magnetic fields ("**EMF**"). Antennas and other equipment for wireless telecommunications (for example, cellular phones) may also be located in or in the vicinity of the Community. Like all wireless communications facilities, these facilities produce radio-frequency fields ("**RF**"). Numerous studies concerning the effects of EMF and/or RF on human health have been undertaken over the past several years and some are ongoing. There are studies that have reported a possible relationship between EMF exposure and some health conditions, such as childhood leukemia, miscarriages, and certain neurological disorders, while other studies found no such relationship. Some studies have reported associations between RF exposure and brain cancer, while other studies found no such relationship. Additional information about EMF and RF is available from the following agencies:

- the World Health Organization's International EMF Project website at:
http://www.who.int/topics/electromagnetic_fields/en/;
- Southern California Edison website at:
<https://www.sce.com/wps/portal/home/safety/family/environmental-health>;
- the U.S. National Institute of Environmental Health Sciences website at:
<http://www.niehs.nih.gov/health/topics/agents/emf>;
- San Diego Gas & Electric website at:
<http://www.sdge.com/safety/electric-and-magnetic-fields/emf-issue>; and
<http://www.sdge.com/safety/electric-and-magnetic-fields/links-emf-resources-web>;
- Electric and Magnetic Fields Program website at:
<http://www.ehib.org/emf/>;
- Pacific Gas & Electric Company website at:
<http://www.pge.com/mybusiness/edussafety/systemworks/electric/emf/>;
- Sacramento Municipal Utility District website at:
<https://www.smud.org/en/residential/education-safety/powerlines-and-equipment/electric-and-magnetic-fields.htm>.

Note: The subdivider further states this list is not meant to be all inclusive.

Prior Agricultural Use. The Project is located on lands that were previously used for agricultural purposes, including dairy operations. By reason of such agricultural use, Owners may be subject to dust, noise and odors and may be exposed to pesticides, herbicides, insecticides and other chemicals. By

acceptance of a deed to a Lot, Owner expressly acknowledges and accepts these existing and future impacts and forever waives any and all causes of actions against the Subdivider, and the Association and their respective directors, officers, employees, agents, representatives and consultants for any damage or injuries which may arise from or relate to any such conditions or risks.

Diesel Particulate Matter. An Air Quality Analysis for the Project was conducted by C.L. Williams Group, LLC on January 18, 2005 (the "**Air Quality Report**"). The location of the Project near Interstate 15, State Route 60 and surrounding commercial, industrial and agricultural land uses increases the level of exposure to diesel particulate matter ("**DPM**"). DPM is an identified carcinogen. According to the Air Quality Report, DPM exposure for residents in the Project is considered adverse, but less than significant because (a) DPM exposure to the Project is not substantially different than in nearby new communities; (b) the Project is normally upwind of local DPM emissions from warehousing and other industrial trucking; and (c) a substantial overall decrease in DPM exposure is anticipated in the next 10 to 20 years. Subdivider and Association have no control over the impacts of DPM on the Project. Owners should investigate this matter to their satisfaction prior to purchasing a Lot in the Project. For more information concerning DPM exposure, please contact the City or County.

Wind. All of Southern California is subject to periods of high winds. However, the Project is located in an area that may experience severely high winds. Wind speeds in the Project are likely to exceed that experienced in other areas of the surrounding region. Owners must ensure that any improvements an Owner installs on their Lot is constructed or designed to withstand winds. Owners are advised to consult with experienced architects and engineers in the design and specification of any Improvements that an Owner plans to add.

Open Space. The Project is located adjacent to open space areas, which include various rural land uses. As a result of the rural character of the area in the vicinity of the Project, Lots may be affected by wildlife, noises, odors, reptiles or insect life typically found in rural areas. Snakes, rodents, gophers, mountain lions and coyotes are some of the wildlife typically encountered in rural areas. Owners should expect to encounter insects of all types including flies, ticks, Africanized (killer) bees, mosquitoes, spiders, black and red fire ants, crickets and aphids. Subdivider and the Association are not responsible for wildlife control or eradication.

Proximity to Agricultural Lands. The Project is located in the vicinity of lands which are currently in use for agricultural purposes, including farming and dairy operations. By reason of such agricultural uses, Owners and other residents in the Project may be subject to dust, noise and odors and may be exposed to pesticides, herbicides, insecticides and other chemicals. In addition, such agricultural use may contribute to the propagation of flies in and around the Project. Many procedures normal and necessary to the operation of agricultural uses such as growing field crops, dairy production, poultry farms and feed lots result in noise, noxious odors, chemical spraying, dust irrigation or other potentially detrimental effects to residential use of adjacent properties. The dairy operation adjacent to the Project is currently being entitled for small lot residential homes and condominiums. Neither the subdivider nor the association has any control over agricultural operations on lands outside of the Project.

Desalting Basin. A desalting basin is located adjacent to Lots 4 and 5 of Tract 31768 (the "**Desalter**"). The Desalter is owned and maintained by the Chino Basin Desalter Authority ("**CBDA**"). The Desalter is a facility that provides a reliable water supply and manages groundwater quantity and quality in the region. Owners and other residents within the Project may experience, among other things, glare from

bright lights, noise (including alarms from the facility) and increased traffic in connection with the CBDA's operation and maintenance of the Desalter. Residents may also encounter unpleasant odors in the areas near the Desalter. Subdivider has no control over the use, maintenance or care of the Desalter or accompanying facilities.

Interstate 15/State Route 60. The Project is located within the vicinity of Interstate 15 and State Route 60, both of which contribute to diesel exhaust emissions of particulate matter in and around the Project. The health effects of, and individual sensitivities to, such impacts may vary from person to person (e.g. diesel exhaust and air pollution may have a more significant impact on the health of children and persons with asthma or other respiratory problems than on other individuals, etc.) Subdivider and the Association have no control over the impacts of diesel exhaust emissions or similar effects on the Project.

Day Creek Channel. The Day Creek Channel is located within the vicinity of the Project (the "Channel"). There is an all-weather surface walkway within the Channel for public access. Although the Channel is fenced, the Channel is a potential hazards and should be watched to prevent accidental drowning and other such injuries. In addition, the Channel may also contribute to the propagation of mosquitoes, other pests and odors in the Project. It is the Owners' sole responsibility to control or otherwise abate the impact of mosquitoes and mosquito bites.

Urban Area. This Project is located within an urban area. Some or all of the public facilities, which include but are not limited to the above, may have a heliport and/or other emergency vehicles to use in providing necessary services for the public.

Construction and Sales Activity. During the development of the Project, there may substantial construction dust, noise and inconvenience associated with the construction activities.

Natural Hazards

Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Business and Professions Civil Code Section 11010(b)(13)(B) provides an "airport influence area", also known as an "airport referral area", is the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission.

If any disclosure, or any material amendment to any disclosure, required pursuant to 1103 et. seq. is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the Subdivider or the Subdivider's agent.

If your lot is located within one or more Statutory Natural Hazard Areas, your ability to further develop the real property, to obtain insurance, or to receive assistance after a disaster may be affected. You should therefore contact your lender and insurance carrier for more information regarding types of insurance and costs to cover your property. Additionally, since purchasers are not required to receive a separate disclosure for property owned by the Association, you should also contact the Association regarding any assessment increases due to additional insurance costs associated with the Statutory Natural Hazard Areas which may affect the Association maintained areas, if any.

Notice of Right to Farm: This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

PURCHASERS SHOULD FAMILIARIZE THEMSELVES WITH THE SURROUNDING AREAS OF THE SUBDIVISION BEFORE SIGNING A PURCHASE AGREEMENT/CONTRACT.

TITLE

Preliminary Report. A preliminary report will be issued by the title insurer to reflect those items that affect the condition of title. You are encouraged to request a copy of this preliminary report for review of those items that affect the lot you are purchasing. Those items typically shown on a report include, but are not limited to, general and special taxes, easements, mechanic liens, monetary encumbrances, trust deeds, utilities, rights of way and CC&Rs. In most instances, copies of documents can be provided to you upon request.

Purchasers are advised to review (as necessary) the referenced agreements and other documents of record referenced as Exceptions in the preliminary (title) report.

Easements: Easements for public utilities, water, cable service, ingress, egress and other purposes are shown on the title report and Subdivision Map recorded April 3, 2014, in Book 440, Pages 79 through 89, inclusive, for Tract No. 31768 of Miscellaneous Maps in the Office of the Riverside County Recorder, and Certificate of Correction recorded August 13, 2014 as Instrument No. 2014-0307639 of Official Records.

Adjustments to the original subdivision map(s) may also be recorded. You may ask the Subdivider about such changes. If you purchase a lot subject to said adjustment, this information will be included in your title policy.

Mineral Rights:

You will not own the water, mineral, oil, and gas rights under your land below a depth of 500 feet. These have been reserved per your grant deed.

The right to surface entry has been waived.

TAXES

Regular Taxes: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25% of the full cash value. In some counties, the total tax rate could be well above 1.25% of the full cash value. For example, an issue of general obligation bonds previously approved by the voters and sold by a county water district, a sanitation district or other such district could increase the tax rate.

For the purchaser of a lot or unit in this subdivision, the full cash value of the lot will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

Notice of Your 'Supplemental' Property Tax Bill

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your local Tax Collector's Office.

Special Taxes & Assessments:

This subdivision lies within the boundaries of the County of Riverside L&L MD No. 89-1 – C (Zone 7) and is subject to any taxes, assessments and obligations thereof. This district was formed to provide funding for maintenance and servicing of various district improvements. The District budget for each fiscal year will be based upon the actual costs provided for in the awarded contract for these services. This means assessments can fluctuate from year to year as contracts expire. As of the date of this Public Report, the 2017/2018 assessment for each residential lot within this subdivision will be \$1.58. The administration of this district will be provided by County of Riverside Transportation.

This subdivision also lies within the boundaries of the Jurupa Area Park and Recreation District and is subject to any taxes, assessments and obligations thereof. This district was formed to provide funding for park maintenance. The District budget for each fiscal year will be based upon the actual costs provided for in the awarded contract for these services. This means assessments can fluctuate from year to year as contracts expire. As of the date of this Public Report, the 2017/2018 assessment for each residential lot within this development will be \$15.00. The administration of this district will be provided by Koppel & Gruber Public Finance.

This subdivision also lies within the City of Jurupa Valley CFD No. 2013-001 (Special Tax B), City of Jurupa Valley CFD No. 2013-001 (Special Tax A), Jurupa Area Park and Recreation District CFD No. 2014-1 (Bellegrave), Jurupa Unified School District CFD No. 8 and the Jurupa Community Services District CFD No. 45 (Improvement Area No. 1) and is subject to any taxes, assessments and obligations thereof. The Subdivider must provide purchasers with disclosures entitled, "Notice of Special Tax" prior to a purchaser entering into a contract to purchase. These Notices contain important information about district functions, purchaser's obligations, right of the districts, and information on how to contact the districts for additional materials. Purchasers should thoroughly understand the information contained in the Notices prior to entering into a contract to purchase. These special taxes appears on the yearly property tax bill, and are in addition to the tax rate affecting the property described above in the section entitled "TAXES."

The buyer has five days after delivery of these Notices by deposit in the mail, or three days after delivery of any notice in person, to terminate the purchase agreement/contract by giving written notice of that termination to the

owner, Subdivider, or agent selling the property. For further information regarding the five (5) community facilities districts listed above, see below:

- City of Jurupa Valley CFD No. 2013-001 (Special Tax B) – This district was formed to provide funding for the maintenance, administration and inspection of stormwater facilities. The annual Maximum Special Tax authorized to be levied during fiscal year 2017-2018 is \$22.98 per unit. This amount is subject to increase annually by the Consumer Price Index with a maximum increase of 6% and a minimum increase of 2%.
- City of Jurupa Valley CFD No. 2013-001 (Special Tax A Services) – This district was formed to provide funding for the maintenance of street lights and various landscape improvements. The annual Maximum Special Tax authorized to be levied during fiscal year 2017-2018 is \$412.56 per unit. This amount is subject to increase annually by the Consumer Price Index with a maximum increase of 6% and minimum increase of 2%.
- Jurupa Area Park and Recreation District CFD No. 2014-1 (Bellevue) – This district was formed to provide funding for maintenance of parks, detention basin and trail maintenance. The annual Maximum Special Tax authorized to be levied during fiscal year 2017-2018 is \$631.90 per unit. This amount is subject to increase annually by the percentage increase of the Consumer Price Index, or by 4% whichever is greater.
- Jurupa Unified School District CFD No. 8 – This was formed to provide funding for school facilities and park facilities. The proposed Maximum Special Tax that is authorized to be levied during fiscal year 2017-2018 shall be the greater of \$1,409.45 - \$1,793.38 (based on a home square footage range of 2,693 sq. ft. – 3,803 sq. ft.), or Backup Special Tax which shall be calculated by the CFD Administrator. These amounts are preliminary and may be subject to change. These amounts are subject to increase annually by 2%.
- Jurupa Community Services District CFD No. 45 (Improvement Area No. 1) – This district was formed to provide funding for water and sewer improvements of the Jurupa Community Services District. The proposed annual Maximum Facilities Tax that is currently authorized to be levied during fiscal year 2017-2018 shall be greater of the Special Tax for Debt Services and Facilities of \$1,815.00 - \$2,041.00 (based on a home square footage range of 2,693 sq. ft. – 3,803 sq. ft.). These amounts are preliminary and may be subject to change.

FINANCING

If your purchase involves financing, a form of deed of trust and note will be used. The provisions of these documents may vary depending upon the lender selected. These documents may contain the following provisions:

Acceleration Clause: This is a clause in a mortgage or deed of trust which provided that if the borrower (trustor) defaults in repaying the loan, the lender may declare the unpaid balance of the loan immediately due and payable.

Due-on-Sale Clause: If the loan instrument for financing your purchase of an interest in this subdivision includes a due-on-sale clause, the clause will be automatically enforceable by the lender when you sell the property. This means that the loan will not be assumable by a purchaser without the approval of the lender. If the lender does not declare the loan to be all due and payable on transfer of the property by you, the lender is nevertheless likely to insist upon modification of the terms of the instrument as a condition to permitting assumption by the purchaser. The lender will almost certainly insist upon an increase in the interest rate if the prevailing interest rate at the time of the proposed sale of the property is higher than the interest rate of your promissory note.

Balloon Payment: This means that your monthly payments are not large enough to pay off the loan, with interest, during the period for which the loan is written and that at the end period, you must pay the entire

remaining balance in one payment. If you are unable to pay the balance and the remaining balance is a sizable one, you should be concerned with the possible difficulty in refinancing the balance. If you cannot refinance or sell your property, or pay off the balloon payment, you will lose your property.

Prepayment Penalty: This means that if you wish to pay off your loan in whole or in part before it is due, you must, in addition, pay a penalty.

Late Charge: This means that if you fail to make your installment payment on or before the due date or within a specified number of days after the due date, you, in addition, must pay a penalty.

Adjustable Rate Loan. The Subdivider may assist you in arranging financing from a federal or state regulated lender which will make loans that allow the interest rates to change over the life of the loan. An interest rate increase ordinarily causes an increase in the monthly payment that you make to the lender. The lender will provide you with a disclosure form about the financing to assist you in the evaluation of your ability to make increased payments during the term of the loan. This disclosure form will be furnished to you at the time you receive your loan application and before you pay a nonrefundable fee.

BEFORE AGREEING TO ANY FINANCING PROGRAM OR SIGNING ANY LOAN DOCUMENTS, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL THE PROVISIONS CONTAINED IN THE LOAN DOCUMENTS.

PURCHASE MONEY HANDLING

The Subdivider must impound all funds (purchase money) received from you in an escrow depository until legal title is delivered to you. [Refer to Business and Professions Code Sections 11013 and 11013.4(a).]

If the escrow has not closed on your lot within one (1) year of the date of the purchase agreement/contract, you may request the return of your purchase money deposit.

Note: Section 2995 of the Civil Code provides that no real estate Subdivider shall require as a condition precedent to the transfer of real property containing a single family residential dwelling that escrow services effectuating such transfer shall be provided by an escrow entity in which the Subdivider has a financial interest of 5% or more.

THE SUBDIVIDER HAS NO FINANCIAL INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OR LEASE OF LOTS IN THIS SUBDIVISION.

SOILS AND GEOLOGIC CONDITIONS

Some lots have or will contain filled ground in excess of two (2) feet. Information concerning filled ground, soil conditions and geologic conditions is available at City of Jurupa Valley, 8304 Limonite Avenue No. M, Jurupa Valley, CA 92509.

CALIFORNIA IS SUBJECT TO GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION, OR SUBSIDENCE. THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM SUCH GEOLOGIC HAZARDS. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY CONTACT THE SUBDIVIDER, THE SUBDIVIDER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH APPENDIX CHAPTER 33 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

UTILITIES AND OTHER SERVICES

Water: The Jurupa Community Services District will supply water to each lot.

Monthly Water Usage in 100 Cubic Units. Any usage calculated higher than a 30 day meter reading cycle will be calculated on a daily usage rate to adjust the number of units in each tier.

<u>Units</u>	<u>Rate</u>	
0-20	\$1.30	20 units = \$26.00
21-50	\$1.65	30 units = \$49.50
51-100	\$1.90	50 units = \$95.00
100 +	\$2.12	
Irrigation	\$0.72	

Sewage Disposal: Sewer service will be provided to each lot in this subdivision by the Jurupa Community Services District. You will be required to pay the service charge as follows:

Sewer Monthly Charge – 1 (EDU) Equivalent Dwelling Unit

\$17.71 Base Charge
\$ 1.17 (HCF) Hundred Cubic Feet Charge per unit
\$ 6.23 (R&R) Repair & Replace Charge – Zone 1
\$ 4.67 (R&R) Repair & Replace Charge – Zones 2 & 3

Gas: The Gas Company (800) 427-2200

Electricity: Southern California Edison (800) 655-4555

Telephone: AT&T (800) 288-2020

Fire Protection: Riverside County Fire Department, Station No. 17 is located approximately 2.3 miles from the project at 10400 San Servaine Way, Mira Loma, CA 91752.

Streets and Roads:

As of the date of this Public Report streets have not been completed. The subdivider has posted a bond with the city to ensure completion to city standards within two years.

Schools:

This subdivision lies within the Jurupa Unified School District. This District advises the schools initially available to this subdivision are:

Troth Street Elementary School
5565 Troth Street
Jurupa Valley, CA 92509
(951) 360-2866

Sky County Elementary School
5520 Lucretia Avenue
Jurupa Valley, CA 92509
(951) 360-2816

Mira Loma Middle School
5051 Steve Street
Jurupa Valley, CA 92509
(951) 360-2883

Jurupa Valley High School
10551 Bellegrave
Jurupa Valley, CA 92509
(951) 360-2600

This school information was provided prior to the date of issuance of this Public Report and is subject to change. For the most current information regarding school assignments, facilities and bus service, purchasers are encouraged to contact the school district(s).

CONTACTING THE BUREAU OF REAL ESTATE

If you need clarification as to the statements in this Public Report or if you desire to make arrangements to review the documents submitted by the Subdivider which the Bureau of Real Estate used in preparing this Public Report you may contact:

**Bureau of Real Estate
Subdivisions North
1651 Exposition Blvd.
Sacramento, CA 95815
(916) 263-8929**

RECEIPT FOR PUBLIC REPORT

The Laws and Regulations of the California Real Estate Commissioner require that you as a prospective purchaser or lessee be afforded an opportunity to read the public report for this subdivision before you make any written offer to purchase or lease a subdivision interest or before any money or other consideration toward purchase or lease of a subdivision interest is accepted from you.

In the case of a preliminary or interim public report, you must be afforded an opportunity to read the public report before a written reservation or any deposit in connection therewith is accepted from you.

In the case of a conditional public report, delivery of legal title or other interest contracted for will not take place until issuance of a final public report. Provision is made in the sales agreement and escrow instructions for the return to you of the entire sum of money paid or advanced by you if you are dissatisfied with the final public report because of a material change. (See California Business and Professions Code Section 11012.)

DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE PUBLIC REPORT AND HAVE READ IT.

I read the Commissioner's Public Report on 157302LA-F00
[FILE NUMBER]

TRACT NO. 31768 "TURNLEAF"
[TRACT NUMBER OR NAME]

PHASE 11 LOTS 128-139, 145-149 & 161-166
[PHASE NUMBER] [LOT/UNIT NUMBER]

I understand the public report is not a recommendation or endorsement of the subdivision, but is for information only.

The issue date of the public report which I received and read is:

JUNE 26, 2018 [DATE ISSUED] [DATE AMENDED]
[NAME]
[SIGNATURE]
[ADDRESS]
[DATE]