



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: SEPTEMBER 19, 2018

AGENDA ITEM NO.: 5

LANDMARK DESIGNATION

I. CASE NUMBER(S): P18-0625

II. PROJECT SUMMARY:

- 1) **Proposal:** Proposed historic designation of the Walton/Merriman House
- 2) **Location:** 6240 Hawarden Drive
- 3) **Ward:** 3
- 4) **Applicant:** Jason DeAnda
- 5) **Case Planner:** Scott Watson, Assistant Planner

III. RECOMMENDATION:

That the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case P18-0625, City Structure of Merit Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
2. **APPROVE** Planning Case P18-0625, based on the attached facts for findings and thereby designating the Walton/Merriman House as a City Structure of Merit.

IV. BACKGROUND:

In 2014 the Cultural Heritage Board approved Planning Case P14-0640, a Certificate of Appropriateness for the alteration of land and demolition or significant alteration of structures and features associated with the historically eligible Walton/Merriman residence. The staff report noted that the residence is featured in Joan Hall's Cottages, Colonials and Community Places of Riverside, California published in 2003 and identified the property as eligible for Structure of Merit designation. The Conditions of Approval required this eligibility identification to be included on the recorded parcel map and in the seller's disclosure statements. . Although there have been no significant changes to the exterior of the residence since 2014, upon review of the current designation application staff expressed concern regarding the integrity of the property. However, since the property was previously determined eligible for designation by the Cultural Heritage Board, staff advised the applicant to hire a Cultural Resources Consultant to confirm the eligibility determination. The applicant contracted with Casey Tibbet of LSA. The attached report, completed on August 24, 2018, discusses the background of the previous case and the eligibility of the property as a City Structure of Merit.

V. ARCHITECTURAL DESCRIPTION:

The Walton/Merriman House was originally constructed in 1902. It was designed and built by A.W. Boggs, a prominent local builder, for Christopher Walton. The residence was originally designed as a two-story Victorian Era "cottage" featuring a rectangular ground-plan with the main entry on the west elevation. The residence is capped with a gable roof featuring boxed eaves with dentals, fascia boards, gable end partial eave returns, and hipped dormers on the north and south elevations. It is clad in clapboard siding on the first floor and wood shingles on the second floor. It once featured a wrap-around porch extending from the northwestern corner of the building, along the west elevation, and extending the length of the south elevation. Portions of the porch have since been enclosed, specifically the northwest corner. The original residence featured fixed and casement wood divided lite windows with flat wood trim.

A two-story addition was completed in 1910 by the second owner, Walter Merriman. The addition nearly doubled the size of the residence, turning the simple "cottage" into a mansion. The addition created an L-shaped residence. The entry was relocated from the west elevation to the vertex of the two wings. The architecture of the 1910 addition features an American Colonial Revival style influence. The addition is capped in a flared cross-gabled roof with boxed eaves, molded fascia boards, and gable end partial eave returns. This addition is clad in wood clapboard siding. Windows include fixed, casement, and double hung wood divided lite windows with molded trim.

Later modifications include the enclosure of a portion of the porch as a sleeping porch and a new fireplace and chimney on the north elevation of the 1910 addition. For more information, please refer to the attach excerpts from Cottages, Colonials and Community Places of Riverside, California by Joan Hall and the 2013 Cultural Resources Report by Jeanette McKenna.

VI. STATEMENT OF SIGNIFICANCE:

As discussed in the attached memorandum by Casey Tibbet, "...the home is representative of an early 20th century pattern of development in a specific geographic area (Hawarden Hills) that, during that period, was characterized by construction of large homes that reflected the position and wealth of their owners. These homes were suitable for the high level entertaining in which prominent citizens of the time engaged. Other homes in the immediate vicinity that contribute to this pattern of development include Raeburn (1897), which was built by William Irving, head of the Gage Canal Company; Greystones (1902), which was built by John Mylne, an engineer associated with the Gage Canal; and Edgewild (1891) built by brothers William and Edward Gulick who were citrus farmers. In addition to being associated with prominent people and a specific pattern of development, each of these designated Landmarks is an exceptional example of a specific architectural style. Because the Walton/Merriman House does not display the same level of architectural style and cohesiveness as these homes, the CHB recommended the more appropriate Structure of Merit designation."

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were published in one newspaper of general circulation within the City, and mailed to property owners and occupants within 300 feet of the site, at least ten (10) days prior to the scheduled hearing. No responses were received to date.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Aerial/Location Map
3. Designation Application
4. Memorandum by Casey Tibbet of LSA, 2018
5. Excerpt from Cultural Resources Report by McKenna, 2013
6. Excerpt from Cottages, Colonials and Community Places of Riverside, California by Joan Hall
7. Site Photos
8. Map of Cultural Resources nearby



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0625

MEETING DATE: September 19, 2018

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

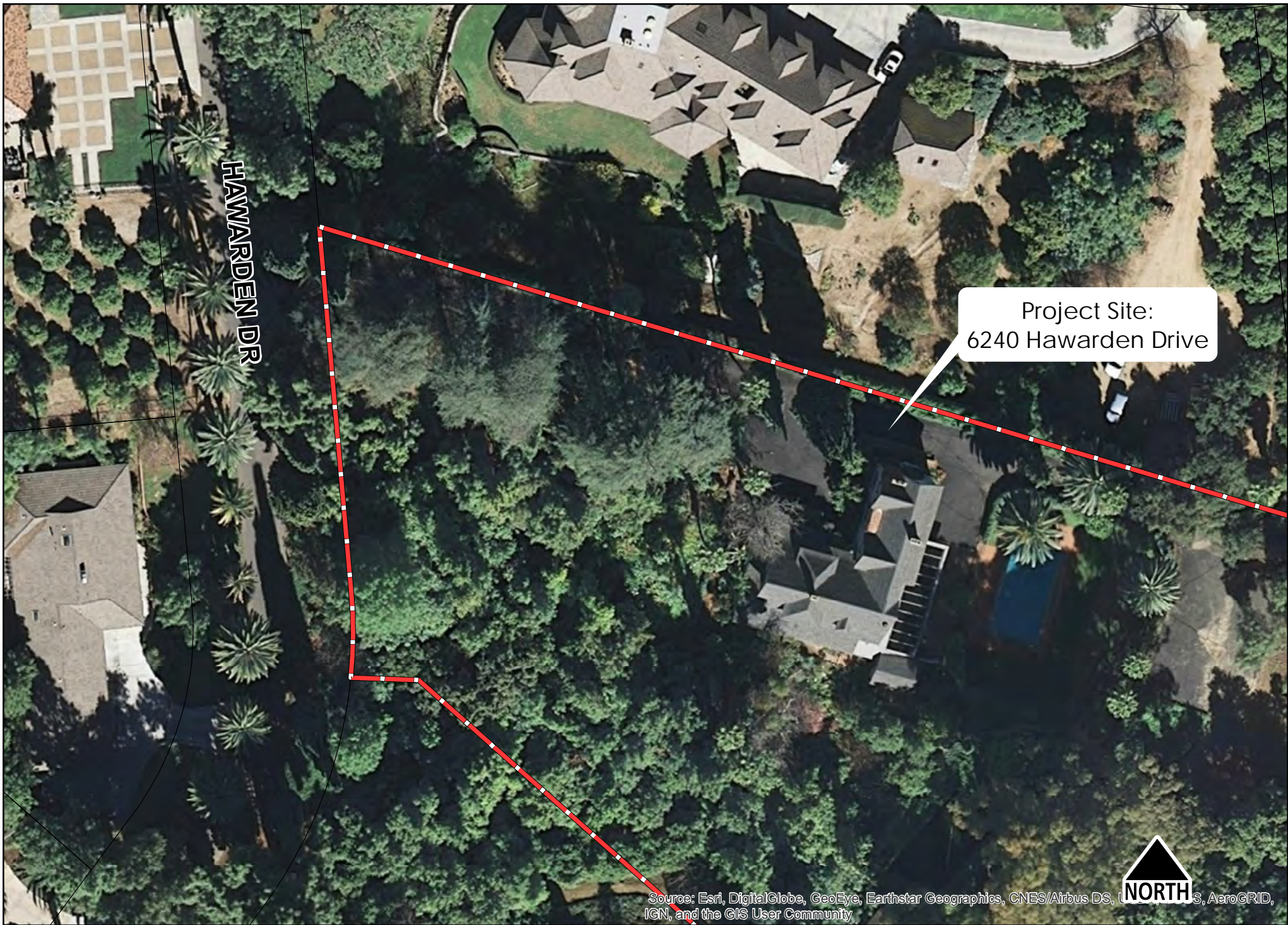
FINDINGS: Criterion 6: An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit.

FACTS: As previously determined by the Cultural Heritage Board, the residence is eligible for designation for Structure of Merit Designation. The staff report for Planning Case P14-0640 states:

As the cultural resources evaluation quotes from Joan Hall's Cottages, Colonials and Community Places of Riverside (2003), Walton built his "modest two-story house...between the grand homes of John Mylne and William Irving, executives of the Riverside Trust Company." Walton was also appointed to some of the same important boards of directors as members of the Mylne and Irving families. Staff finds additional historic significance in the fact that Walton, while of more modest means, specifically chose to hire a respected architect/builder and to build his home in the midst of the desirable Arlington Heights area near the homes of some of Riverside's most prominent individuals. Merriman was Tetley's partner and a prominent Riversider in his own right. Again quoting from Hall's book, the report states that in 1903, [Merriman] married one of the town's most eligible [young] ladies, Julia McIntyre. After an elaborate wedding, the newlyweds honeymooned in Europe for six months and returned to live with her parents in Riverside" before purchasing the Walton home in 1907. Merriman then added onto the home to more appropriately reflect their social standing. The nearby Cultural Resources are the Landmark Irving ("Raeburn," built in 1897 as the greenbelt's first grove mansion at the southerly end of Hawarden Drive) and Mylne ("Greystones," also built in 1902 less than 400 feet north on Hawarden) homes, as well as the Henderson Structure of Merit ("Edgemont," built in 1901 further north on Hawarden, and an eligible Landmark).

It is acknowledged that the Walton/Merriman Residence does not exemplify the architectural grandeur and cohesiveness that the Irving, Mylne and Henderson homes exhibit. However, the historic-period expansion contributes to the understanding of the significance of the Hawarden Hills as a prime, upscale location. Certainly, successful realtors Tetly and Merriman could have purchased property in many other locations and Merriman could have built a grand home elsewhere. However, they chose the exclusive Hawarden Hills area presumably at least in part for what it said about their status in the community and Merriman chose to expand Walton's cottage, which was situated between the homes of Irving and Mylne, in a manner similar in size and scale to his neighbors to showcase his own success.

In Tibbet 2018, which identified this residence as representative of the development of the Hawarden Hills, Tibbet states that the Hawarden Hills "...was characterized by construction of large homes that reflected the position and wealth of their owners." The Walton/Merriman residence demonstrates this pattern of development through the large addition which converted the modest residence into a large "mansion" suitable for entertaining Riverside's elite, as discussed in Hall's book. Therefore, the Walton/Merriman meets Landmark Criterion 1 (Is identified with persons or events significant in local, state or national history) and Criterion 6 (Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape) because it is associated with prominent Riversiders Walton and Merriman and it demonstrates a historic pattern of development specific to a particular geographical area which was developed by, and for prominent individuals associated with Riverside's citrus heritage. Due to the historic-period expansion and later alterations, the Walton/Merriman house no longer retains the high degree of integrity required for City Landmark designations, however it does retain sufficient integrity to convey its significance as a City Structure of Merit.



Cultural Resources Nomination Application

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
Please check the Designation for which you are applying	

IDENTIFICATION

1. Common name: The Walton/Merriman Cottage Estate
2. Historic Name: The Walton Cottage - 90 Hawarden Dr.
3. Street address: 6240 Hawarden Drive
City Riverside State CA Zip 92506
4. Assessor Parcel number: _____
5. Present Legal Owner: Samuel J. De Anda & Nicole S. De Anda
City Riverside State CA Zip 92506
6. Present Use: family home
7. Original Use: family home

Date form prepared: August 2018

Preparer: Jason De Anda

Sponsoring Organization (if any): _____

Address: 6240 HAWARDEN DR.

City, State and Zip: Riverside CA 92506

Phone: [REDACTED]

DESCRIPTION

8. Legal property description: 2 ACRE Single Family Residence
- Include approximate property size (in feet): Street Frontage 119' Depth 441' 2 acres
9. Architectural Style: Victorian Farmhouse
10. Construction Date: Estimated 1902 Factual _____
Source of Information: _____ Assessor's Records _____ Building Permit _____ Sanborn Map
_____ Publications _____ Oral Interviews
11. Architect's Name: A.W. Boggs Builder's Name: A.W. Boggs
12. Condition: _____ Excellent ☒ Good _____ Fair _____ Deteriorated
_____ No longer in existence
13. Alterations: Home additions, playhouse on property
Paddock Pool, Solarium
14. Surroundings:
_____ Open Land _____ Scattered Buildings _____ Densely Built-Up Residential neighborhood
15. Use type: ☒ Residential _____ Industrial _____ Commercial _____ Civic
_____ Other
16. Is the structure on its original site?
☒ Yes _____ No _____ Unknown
If moved, approximate year _____
17. Related features and/or out-buildings: Barn w/ carriage house & stables

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input checked="" type="checkbox"/> Canal/Aqueduct |
| <input checked="" type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |

*Gauge Canal
reservoir*

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

23. Letter from property owner (if other than applicant)

The Walton/Merriman Cottage Estate

August 27, 2018

The house at 6240 Hawarden Drive is located on 2 acres of rich Citrus & Avocado Orchard in the Hawarden Hills area. Hawarden Hills was named after Hawarden Castle in North Wales. The English descendants who invested in and occupied Arlington Heights, brought names they were familiar with. Hawarden Hills was included in the Riverside original 39.4 square miles when it was incorporated in 1883.

The home structure was originally designed and built in 1902 by A.W. Boggs in a modest Queen Anne style with Redwood clapboard siding and shingle roof for Mr. Walton (Englishman, employee of the Arlington Fruit Company). A wrap around porch and beautiful Cove Ceiling treatment are incorporated into the formal living room. Gorgeous Green Grueby tile decorates the original wood burning fireplace.

In 1907 William Merriman acquired the land with business partner Frank Tetley. Merriman retained the estate with adjacent land while Mr. Tetley took more land in the real estate property deal. Merriman & Tetley continue to grow and become two of Riverside's largest citrus growers & owners of the Monte Vista Orchard (Riverside's Largest Citrus Grove). Merriman made a large addition to the main home which includes an additional double sided fireplace to warm the wood paneled dining room with hand scalloped plaster work on the ceiling and large billiard room with Bay windows. The property retains its original oak flooring throughout, which is in excellent condition. The home has all of its original hardware. At the front door you are greeted by a large Foyer with a Grand White Oak wood staircase and vaulted ceilings. Once on the second floor you have your choice of five bedrooms with plenty of natural light and built in drawers in every closet. The master bedroom has a sleeping porch for the warm Riverside Summer nights. Merriman had four children so he needed the rooms for his large family. Bathrooms were appointed with cast iron claw foot tubs. The Merriman home passed to the Bonnett family, who lived in the home and raised four children. The oldest daughter Julia married a local doctor, C.A. Pitchford and they raised four children in the residence. Julia Pitchford closed in the porch and converted a downstairs bedroom into a Master Grandmother Suite for an aging Mrs. Bonnett. The adjacent porch was closed in to create a Solarium.

Over the years, the interior of the house went through many alterations, a new kitchen was added in the 1960's and the kitchen was completely changed to a Mid Century Modern style. In the 1970's the owners added a large Paddock pool. The exterior of the home was originally white, was painted a light yellow, and back to original white. The Redwood clapboard and white wood siding covers exterior walls. A few water-damaged areas exist and are in need of restoration.

With two acres of land, the property has hundreds of flowering plants and fruit trees including, Oranges, Lemons, Limes, Grapefruit, Loquats, Apricots, three types of Avocados, Tangelos, Persimmons, and Kumquats. The grove of trees adjacent to Hawarden Drive is very overgrown and needs major pruning, trimming, and clearing out of dead foliage. The trees have no shortage of water as the Gage Canal & Estate Reservoir maintain a perfect growing environment.

Also on the property is the original hay barn, carriage house and three horse stables.

In 2012 The Pitchord Family Trust placed the estate on the market after the passing of Mrs. Pitchford. The property was in and out of escrow four times but never closed due to the huge restoration the estate required.

CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 8 of 10

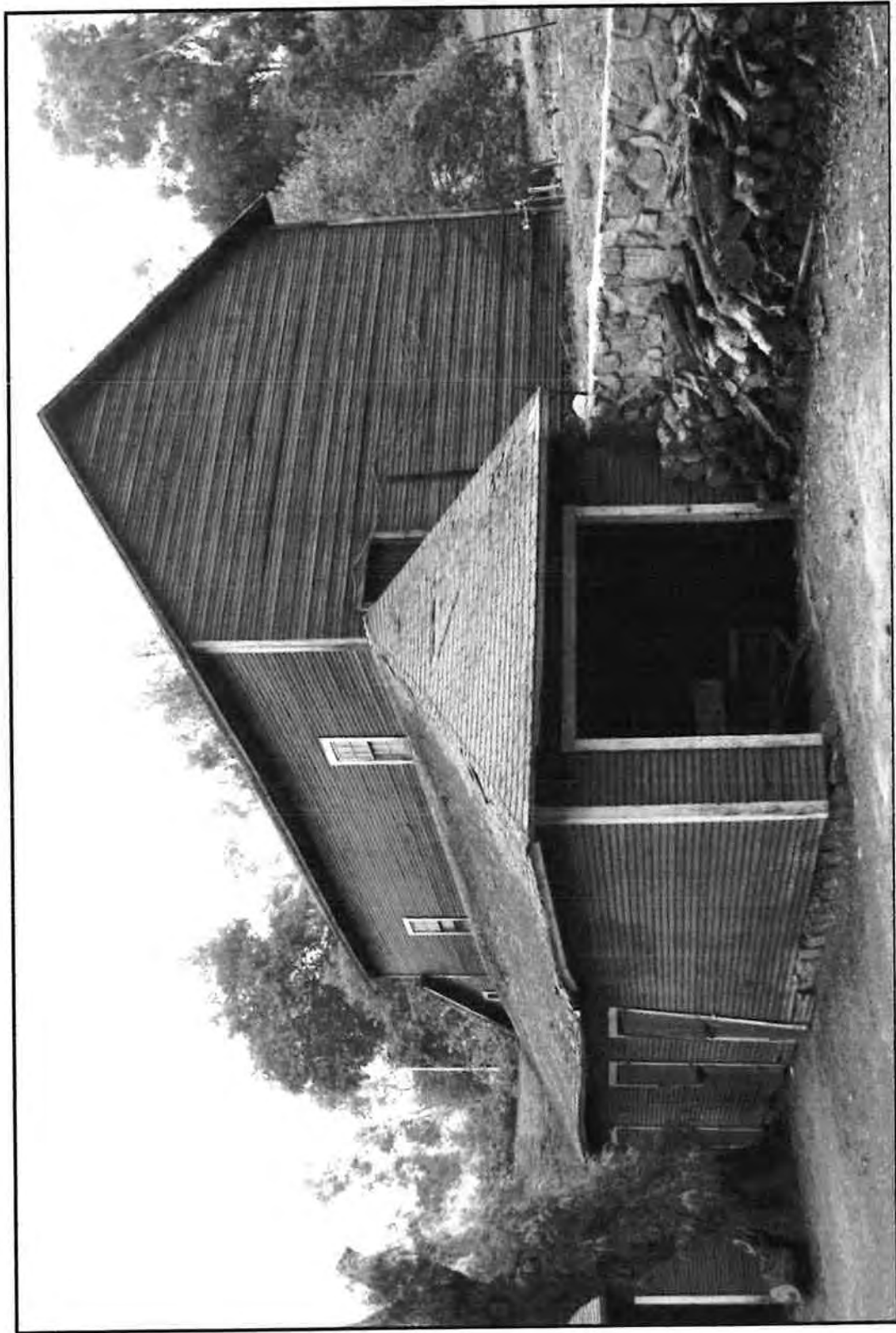
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*Resource Name or # (Assigned by recorder) Walton/Merriman Property

*Date: September 21, 2012

☒ Continuation

☐ Update



CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 6 of 10

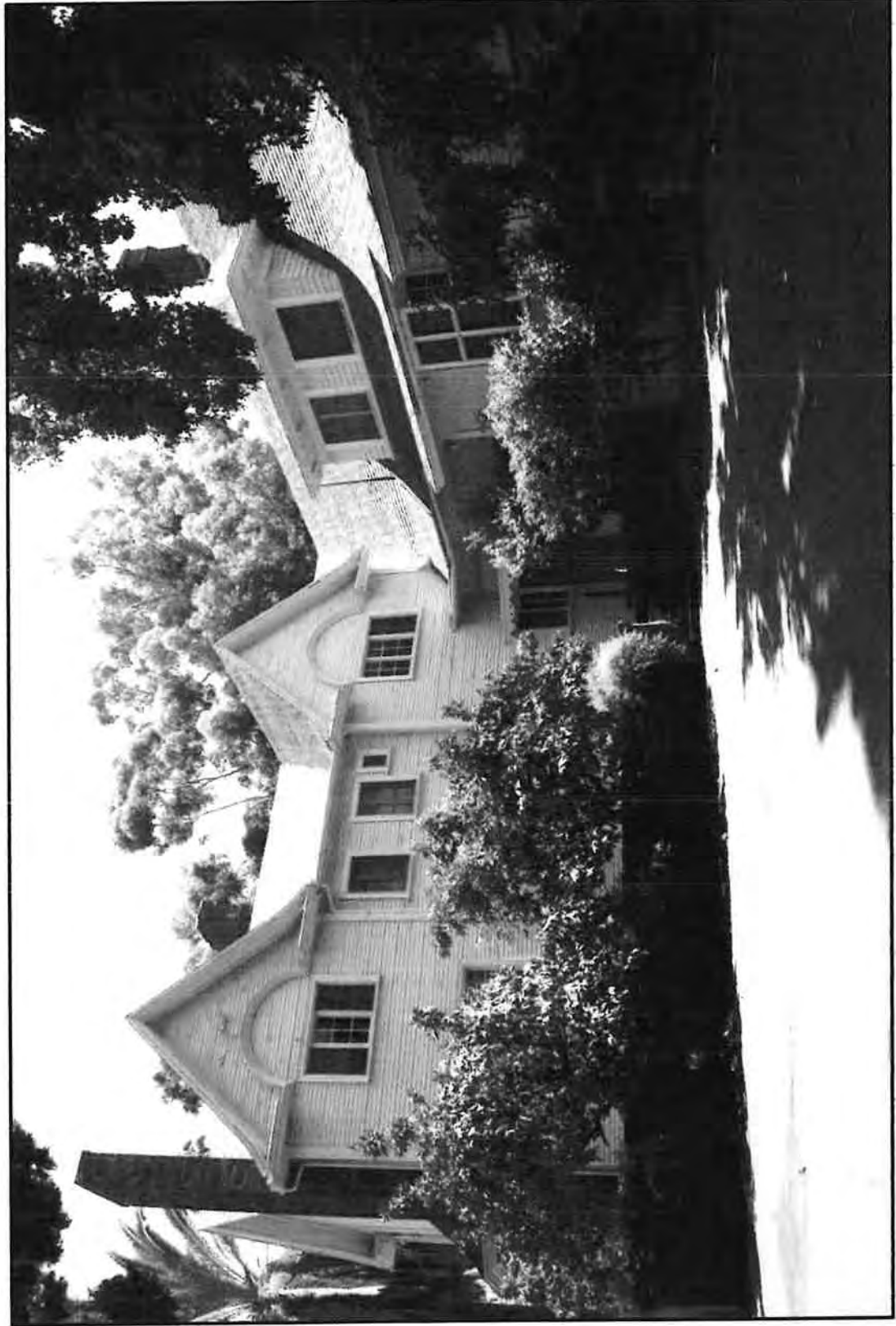
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☒ Continuation

☐ Update



CONTINUATION SHEET

Primary #
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Page 7 of 10

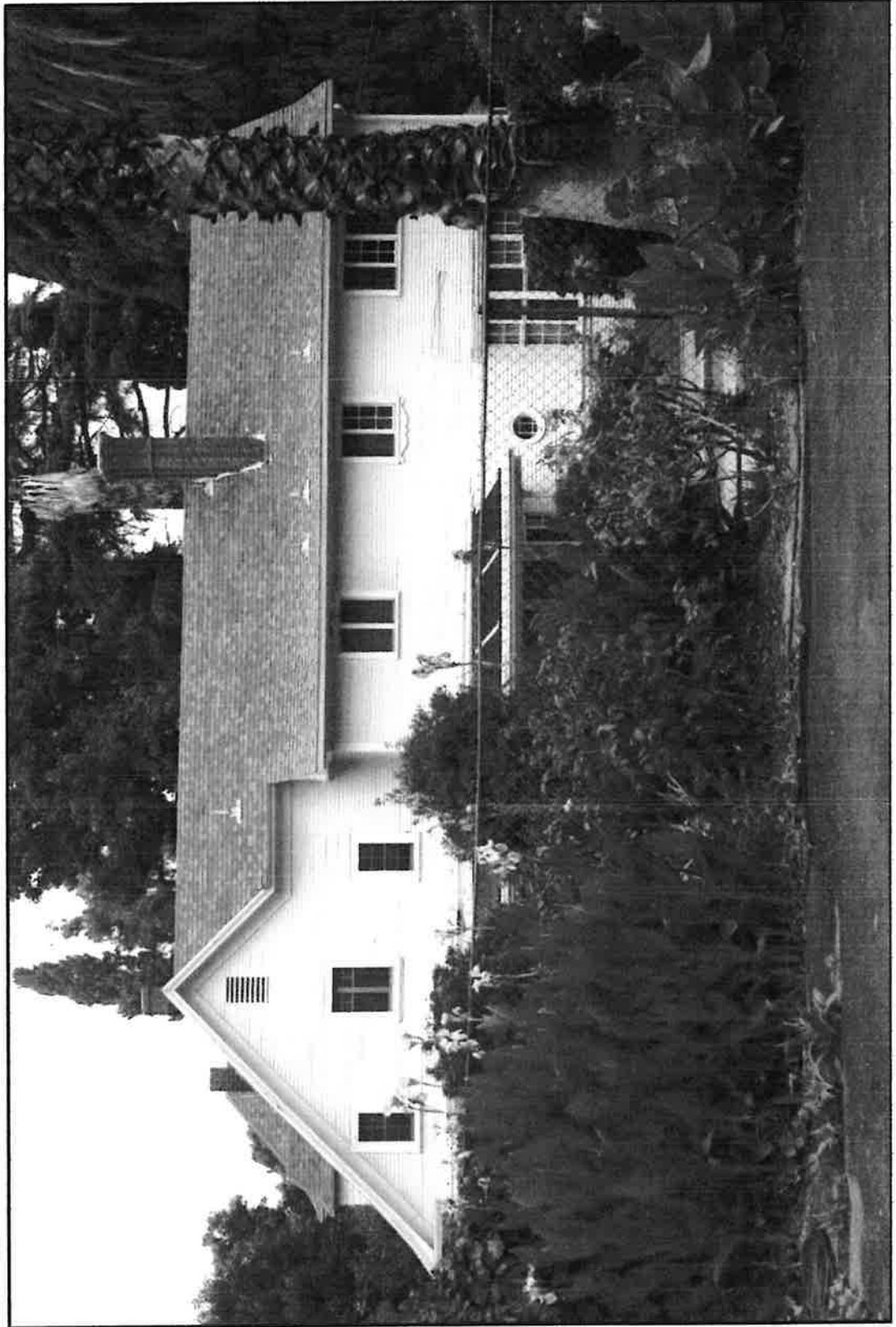
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☒ Continuation

☐ Update





CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: August 24, 2018

To: Scott Watson, City of Riverside
Jason and Nicole DeAnda, Property Owners

FROM: Casey Tibbet, M.A., Associate/Architectural Historian

SUBJECT: Structure of Merit Application for the Residence at 6240 Hawarden Drive, City of Riverside, Riverside County, California (LSA Project Number JAD1801)

Pursuant to the City of Riverside's request, LSA, under contract to Jason and Nicole DeAnda, has reviewed the previous evaluations and planning cases associated with this property. The purpose of the review was to determine whether there is adequate information to move forward with a Structure of Merit application for the residence at 6240 Hawarden Drive, also known as the Walton/Merriman House.

BACKGROUND

There are three relevant planning cases associated with 6240 Hawarden Drive: P14-0640 (Certificate of Appropriateness), P12-0390 (Parcel Map 36458), and P12-0394 (Variance). All three cases were processed concurrently in 2014 and 2015 to facilitate the subdivision of an approximately 14.6-acre, two-parcel property into three parcels developed with two residences.

The Certificate of Appropriateness (P14-0640), which was supported by a cultural resources report, was approved by the Cultural Heritage Board (CHB) on August 20, 2014. According to the CHB report the Walton/Merriman House was built in 1902 by noted local builder A.W. Boggs for Christopher J. Walton. Originally, the house was a modest, two-story cottage with a wrap-around porch, gabled roof, and a brick chimney. Walton planted part of the surrounding acreage with citrus and in 1907 sold the property to the real estate firm Tetley & Merriman. Tetley took the 14-acre citrus grove and Merriman and his young family took 12 acres that included the cottage. In 1910, Merriman built a large, two-story wing on the north side of the cottage that resulted in relocation of the front entrance. The property was later bought by citrus grower William Henry Bonnett II in 1929 and he enclosed part of the original front porch for use as a sleeping porch. In 1952, his daughter Julia and her physician husband Clyde Pitchford bought the property. The Pitchford family constructed a swimming pool and patio behind the house and planted an avocado grove. The Pitchford family owned the residence until 2018.

The CHB report notes that the Walton/Merriman House retains integrity from the historic period, is associated with the locally prominent W.B. Merriman, and is an example of a locally important historical pattern of development. More specifically, the home is representative of an early 20th

8/24/18 (R:\JAD1801\Memo.docx)

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century pattern of development in a specific geographic area (Hawarden Hills) that, during that period, was characterized by construction of large homes that reflected the position and wealth of their owners. These homes were suitable for the high level entertaining in which prominent citizens of the time engaged. Other homes in the immediate vicinity that contribute to this pattern of development include Raeburn (1897), which was built by William Irving, head of the Gage Canal Company; Greystones (1902), which was built by John Mylne, an engineer associated with the Gage Canal; and Edgewild (1891) built by brothers William and Edward Gulick who were citrus farmers. In addition to being associated with prominent people and a specific pattern of development, each of these designated Landmarks is an exceptional example of a specific architectural style. Because the Walton/Merriman House does not display the same level of architectural style and cohesiveness as these homes, the CHB recommended the more appropriate Structure of Merit designation.

The approved CHB report included several mitigation measures to ensure that the significance of the Walton/Merriman House would be protected. For example, the property owners were required to disclose to potential buyers that the property is an eligible cultural resource as defined by and subject to Title 20 and a note regarding the significance of the residence was required to be added to the parcel map prior to recordation. In addition, the CHB required that the property be documented in a manner similar to the Historic American Buildings Survey (HABS) requirements prior to any future alterations.

On March 19, 2015, the Planning Commission cases for the parcel map and variance were approved and included very similar, if not identical, mitigation measures (Attachment A). Subsequently, the parcel map was recorded with the required note identifying the Walton/Merriman House as an eligible Structure of Merit and the seller's documents disclose that the residence qualifies as a Structure of Merit and is subject to the requirements of Title 20 (Attachments B and C).

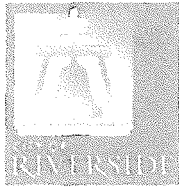
In 2018, the Pitchford family sold the Walton/Merriman House to Jason and Nicole DeAnda who are the project applicants. It does not appear that any changes have been made to the exterior of the residence since the planning cases were approved.

CONCLUSION

After reviewing the documentation, it is clear that the City/CHB has taken considerable care to protect the historic significance of the Walton/Merriman House and that the previous owner has duly complied with these requirements. The residence retains integrity from the historic period, is associated with a locally prominent person, and contributes to a locally important pattern of development. Since there have been no apparent exterior changes to the residence since the CHB and Planning Commission approvals, LSA recommends that the City support the property owners' application for designation of the Walton/Merriman House as a Structure of Merit.

Attachments: A. Approved Mitigation Measures
B. Recorded Parcel Map 36458
C. Seller's Documents

**ATTACHMENT A
APPROVED MITIGATION MEASURES**



Community Development
Department
Planning Division

City Arts & Innovation

March 23, 2015

John B Pitchford and Emily P Lawson
6260 Hawarden Drive
Riverside, CA 92506

SUBJECT: P12-0393 & P12-0394 – 6260 Hawarden Drive

Dear Mr. Pitchford & Ms. Lawson:

The Riverside City Planning Commission, at its meeting of March 19, 2015, approved your development-related application, which is referenced by the above-noted case number. Attached are the final conditions of approval. In conjunction with this approval the City Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determined that this project would not have a significant effect on the environment and adopted a Negative Declaration.

A Notice of Determination has been filed with the County of Riverside Clerk's Office. The filing of the Notice of Determination formally deems the project approved and commences a 30-day period in which legal challenges to the environmental determination can be made. A copy of the Notice of Determination is enclosed.


There is now a ten-day appeal period from the date of the Planning Commission's decision. Appeals are set for public hearing before the City Council. Appeals must be received in writing along with the required fee by 5:00 p.m. on March 30, 2015, in the Planning Division of the Community Development Department. If not appealed, the Planning Commission's decision is final.

There is an initial 36-month period in which to record this map. Prior to the expiration of the initial 36 months allowed for recordation, a timely written request may be submitted to the Zoning Administrator for a one-year time extension. Up to six additional one-year time extensions may be granted by the Zoning Administrator. Any request for a time extension must be submitted in writing, include the fee, and be received by the Community Development Department prior to the expiration date or the map will be void. Retroactive time extensions for a map are prohibited per State Law.

Finally, the conditions of approval require the applicant to execute an indemnification agreement within 30 days of map approval. Please complete the attached agreement and return to the case planner below within 30 days.

Should you have any questions concerning this notice please contact your case planner Brian Norton, at (951) 826-2308.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabriel Perez', with a stylized flourish at the end.

Gabriel Perez
Principal Planner

cc: Public Works, Jeff Hart

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

Case No.: P12-0393 & P12-0394 PLANNING COMMISSION HEARING DATE: March 19, 2015

CONDITIONS

All mitigation measures are noted by an asterisk ().*

Case Specific

• **Planning**

1. All conditions and mitigation measures approved by the Cultural Heritage Board under case P14-0640 shall apply.
2. All conditions of Planning Case P12-0394 shall apply.

Prior to Map Recordation:

1. The applicant shall provide verification of a recorded reciprocal access agreement between Parcels 1 and 3. The agreement shall also include language that allows for the termination of the reciprocal access agreement between Parcel 1 and 2 after the installation of the proposed asphalt driveway as defined in exhibit 5.
2. The applicant shall provide verification of a recorded reciprocal access agreement for the driveway between Parcels 2 and 3.
3. The precise location of the proposed driveway shall be shown on the Map in relation to existing mature trees that front onto Hawarden Drive. All mature trees shall be protected in place and avoided where possible.
4. The driveway serving Parcels 2 and 3 shall be no wider than 15-feet and shall not have a slope steeper than 15-percent.
5. *Prior to approval and recordation of the final parcel map, the following specific conditions shall be completed:
 - a. A note shall be added to the parcel map stating "Parcels 1 and 2 herein have been determined to contain cultural resources that were previously part of a single property. Future development on the parcels is subject to Title 20 of the Riverside Municipal Code as follows: Parcel 1 relative to the eligible Structure of Merit Walton/Merriman Residence property; Parcel 2 for design of a new driveway relative to the Hawarden Drive historic resource; and Parcels 1 and 2 relative to potential pre-historic archaeological resources."
 - b. A note shall be added to the parcel map stating "For any future development of Parcels 1 and 2, if buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a

potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations."

- c. The Cultural Resources study DPR forms shall be corrected by the consultant per City comments 3.a-3.d provided in a memorandum dated July 22, 2013, and submitted for review and approval to the City Historic Preservation Officer or Qualified Designee.

Prior to Grading Permit Issuance

- 6. Parcel Map 36458 shall be recorded.
- 7. The project shall adhere to development standards of the Hillside/Arroyo Grading, including those for pad size and driveways.
- 8. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - f. The Project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii Wash off trucks and other equipment leaving the site;
 - iv Replace ground cover in disturbed areas immediately after construction;

- v Keep disturbed/loose soil moist at all times;
- vi Suspend all grading activities when wind speeds exceed 25 miles per hour; and
- vii Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During Grading and Construction

9. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
10. *To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
11. * The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:

If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.
12. *The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:

a.If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.

In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

13. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
14. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior standards can evaluate the nature and significance of the find. If human remains are uncovered, the applicant shall contact the County Coroner's Office.
15. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
16. **Advisory:** State and Federal regulations require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Water Quality Control Board.

Prior to Building Permit Issuance

17. **Advisory:** Payment of Multi-Species Habitat Conservation Plan (MSHCP) fees as applicable.
18. The developer shall be subject to the payment of school fees and local traffic and transportation fees in accordance with City Ordinances, as applicable.
19. Property Owner(s) shall submit Administrative Design Review applications for the development of a new residence. The site plan and building elevations will be subject to review and approval of Design Review staff. Separate applications and fees will be required.

Prior to Issuance of Demolition Permit

20. *Prior to submittal of any demolition permit application and approval of said demolition permit by the City of Riverside for any of the site's related features (barn/garage on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the HABS-like documentation required in Mitigation Measure CR-1.d above shall be completed, submitted and approved by the City Historic Preservation Officer or qualified designee. The owner shall also submit acceptable evidence with the demolition permit request to indicate whether the windows and exterior siding materials, etc., from the barn/garage will be salvaged and used for a new garage and/or offered to an appropriate salvage organization or company.
21. A demolition permit shall be secured before the removal of all non-historic structures.
22. HABS-like documentation of the Walton/Merriman Residence property and the related features on Parcels 1 and 2 shall be completed to include, at a minimum photography and limited measured drawings as follows:
 - a. Digital black and white photography of all elevations, character-defining features and context views. Features to be photographed include the interior and the exterior of the Walton/Merriman Residence; and the exterior of the barn/garage, reservoir and irrigation trough.
 - b. Photographs will be copied onto an archival quality CD and printed on archival quality paper. Each black and white photograph shall be in an archival quality clear sleeve, labeled, and inserted into a binder enclosed in an archival document box. Labels shall identify the feature/item in the photograph, the direction/interior room where the photo was taken, and the date of the photo.
 - c. A photo point location map plan of the property, indicating the view directions of all exterior photographs, shall also be prepared and included in the binder. A current aerial photograph or a property survey could be used as the base map and shall include at minimum street label(s), built and feature footprint outlines and labels, a scale bar and a north arrow in addition to the photo locations.
 - d. Measured drawings for the reservoir and irrigation trough shall be submitted on the archival quality CD and printed on archival quality paper. Drawings shall include dimensioned plan views of both features, and a profile section of the irrigation trough. Drawing size shall be minimum 11" X 17". A black and white print shall be included in the archival document box, and one additional mylar or similar original shall be provided.
 - e. One copy of the final approved DPR forms shall be included in the archival document box.

- f. The owner shall submit two complete sets in two archival document boxes, plus one archival quality CD and one original measured drawing to the City for archiving by the Community Development Department with the Library and/or the Riverside Metropolitan Museum.

Prior to Close of Escrow

23. *In compliance with legal requirements regarding disclosure in effect at the time of sale, the seller or his/her representative shall disclose that the Walton/Merriman Residence Property is an Eligible Cultural Resource as defined by, and subject to applicable requirements of, Title 20, "Cultural Resources," of the Riverside Municipal Code as well as any other applicable City codes.

- **Public Works**

The following Public Works "engineering" conditions to be met prior to map recordation:

24. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
25. Installation of driveway approaches to serve Parcels 2 & 3 on Hawarden Drive to Public Works specifications or the applicant shall provide verification of a recorded reciprocal access agreement between Parcels 1, 2 and 3. The agreement shall also include language that allows for the termination of the reciprocal access agreement between Parcels 1 and 2 after the installation of the proposed asphalt driveway.

- **Fire Department**

Contact Margaret Albanese at 951-826-5825 for questions regarding fire conditions or corrections.

26. No comments

- **Public Utilities**

Contact Toni Redman @ 951/826-2126 for questions regarding water conditions or corrections.

27. *Advisory:* All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
28. *Advisory:* Utility easements shall be provided and/or retained to the specifications of the affected departments and agencies.
29. *Advisory:* The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
30. *Advisory:* Pressure maybe insufficient for project elevation; applicant will be responsible for providing private booster pump.

31. *Advisory:* The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.
32. *Advisory:* A Remote Water Service Agreement is required for service and meter installation not fronting property. Please submit a copy of the Grant Deed in order to facilitate processing. An Encroachment Permit from Public Works is required.

Contact Summer Delgado at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections listed below.

33. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

34. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
35. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Parks, Recreation and Community Services**

Prior to Map Recordation:

36. *ADVISORY:* Future development will be required to pay all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of future development on the park and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951/826-2000.

Standard Conditions

- **Planning**

37. There is a thirty-six-month time limit in which to satisfy the conditions and record this map. Five subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
38. Within 30 days of the approval of the project by the City the developer/subdivider shall execute an agreement, approved by the City Attorney's Office, to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will

promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

39. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
40. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

GENERAL INFORMATION NOTES

1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within fifteen calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Notice of Determination

To: ☒ County of Riverside
County Clerk & Recorder
P.O. Box 751
2720 Gateway Drive
Riverside, Ca 92501-0751
(951) 486-7405
Office of Planning & Research
☐ P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5625

LED
RIVERSIDE COUNTY

MAR 23 2015

PETER ALDANA, CLERK

By *m. meyer* M. Meyer
City Clerk

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 of the Public Resources Code.

Project Title: P12-0393_P12-0394 Hawarden Parcel Map

Project Applicant: John Pitchford and Emily Lawson

Project Location: Located within the County of Riverside, within the City of Riverside at 6240 and 6260 Hawarden Drive, situated on the easterly side of Hawarden Drive, mid-block between Horace Street and Rolling Ridge Road.

Project Description: To consider a Parcel Map to subdivide an approximately 14.63 acre, two-parcel site, into three parcels ranging in size from 1.02 to 11.61 acres.

This is to advise that the Riverside City Planning Commission has approved the above-described project on March 19, 2015 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature: *[Signature]* Title: Senior Planner

Date: 3/23/15 Date Received for filing at OPR: _____

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P12-0394 (Variance)

Meeting Date: March 19, 2015

CONDITIONS *All mitigation measures are noted by an asterisk (*).*

Case Specific

• Planning

1. All conditions and mitigation measures approved by the Cultural Heritage Board under case P14-0640 shall apply.
2. All conditions related to Planning Case P14-0393 (Parcel Map) shall apply
3. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications as supplemented by staff are referenced:
 - a. To allow Parcel 2 under Parcel Map 36458 to be created as a "corridor access lot".
 - b. To permit Parcel 3 to be 1.02 acres in size.
1. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this variance is exercised.

General Information Notes

2. The Mayor or any member of the City Council may request that the final decision on this variance be reviewed by City Council. The request for the review must be within 10 days of issuance of the Zoning Administrator's final report and recommendations. The City Council may affirm, reverse or modify the final report or the conditions of approval.
3. The Zoning Administrator's decision or any conditions of approval can be appealed to the City Council. Appeals will be accepted until 5:00 p.m. on the tenth day following the Zoning Administrator's decision. To appeal this decision, submit a letter stating what is being appealed and why, the General Application form and a check for \$1,531.20, made payable to the City of Riverside to cover the appeal fee. The Community Development Department/Planning Division offers an informational packet on filing an appeal. Appeals may be delivered in person or mailed, but they must be received within the period specified above. The Planning Division's address is: City of Riverside, Community Development Department, Planning Division, 3900 Main Street, 3rd Floor, Riverside, CA 92522. Appeals will be considered by the City Council within 30 days of the end of the appeal period.
4. An administrative variance will become void if any of the conditions listed below apply:
 - a. Construction has not begun on the project for which the variance was approved within one year of the effective date of the variance. Or the construction authorized is not commenced within the period granted by a time extension.
 - b. The use for which the administrative variance was granted has ceased to exist or has been suspended for one year or more; or

- c. The property owner or property owner's authorized representative requests, in writing, that the variance be voided and the Zoning Administrator approves the request.

Upon approval of the variance request and after the appeal period the applicant may obtain a building permit by submitting the appropriate plans to the Building Division. For more information on this process please see our website at <http://www.williamson.org/planning/>, or call the Public Information Counter at (951) 826-5371.

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

PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

SEPTEMBER 2011

RECORDER'S STATEMENT

FILED THIS 16th DAY OF AUGUST, 2016
AT 10:53AM IN BOOK 241 OF PARCEL
MAPS AT PAGES 10-13, AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO 2016-0349435 FEE \$ 16.00

PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER

SUBDIVISION GUARANTY:
STEWART TITLE OF CALIFORNIA, INC.

OWNER'S STATEMENT

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

WE HEREBY RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE INGRESS/EGRESS EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP, FOR PRIVATE INGRESS/EGRESS PURPOSES.

James G. Lawson Emily P. Lawson
JAMES G. LAWSON EMILY P. LAWSON

JOHN B. PITCHFORD AND EMILY P. LAWSON, SUCCESSOR CO-TRUSTEES OF THE PITCHFORD FAMILY TRUST DATED JUNE 20, 1973.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN PITCHFORD ON SEPTEMBER 30, 2011. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE 7-1-2016

Edy P. Adkison
EDY P. ADKISON, LS 5390
EXPIRATION SEPTEMBER 30, 2016

CITY SURVEYOR'S STATEMENT

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

DATE: 7-8-16

CURTIS C. STEPHENS
L.S. 7519, L.C. EXP. 12-31-2017
CITY SURVEYOR

BY: Curtis C. Stephens

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP No. 36458 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 19, 2015 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MARK ANDREW STEUER R.C.E. 53672
L.C. EXPIRES 6-30-2017
CITY ENGINEER

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Riverside

ON May 9, 2016 BEFORE ME, Melissa Lazio, NOTARY PUBLIC,
PERSONALLY APPEARED James G. Lawson & Emily P. Lawson

James G. Lawson & Emily P. Lawson, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN his/her/their
AUTHORIZED CAPACITY(IES), AND THAT BY his/her/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE Melissa Lazio
PRINT NAME Melissa Lazio

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2148021

MY COMMISSION EXPIRES: April 28, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Riverside

ON May 9, 2016 BEFORE ME, Melissa Lazio, NOTARY PUBLIC,
PERSONALLY APPEARED Emily P. Lawson, Successor Co-Trustee

Emily P. Lawson, Successor Co-Trustee, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN his/her/their
AUTHORIZED CAPACITY(IES), AND THAT BY his/her/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE Melissa Lazio
PRINT NAME Melissa Lazio

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2148021

MY COMMISSION EXPIRES: April 28, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: July 21

2016

CASH OR SURETY TAX BOND

DON KENT
COUNTY TAX COLLECTOR

BY: Sharon Kephart DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 5,100.00

DATE: July 21, 2016

DON KENT
COUNTY TAX COLLECTOR

BY: Sharon Kephart DEPUTY

PUBLIC UTILITIES CERTIFICATE

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

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: Girish Balachandran

CITY TREASURER'S CERTIFICATE

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

No e

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATE: 8-4-2016

SCOTT G. MILLER
INTERIM FINANCE DIRECTOR / TREASURER

BY: Scott G. Miller

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

241/11
copy

PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12
OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY. IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

SEPTEMBER 2011

NOTARY ACKNOWLEDGMENT

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

STATE OF Delaware
COUNTY OF Sussex
ON June 2, 2016 BEFORE ME, Kathleen T. Garber, NOTARY PUBLIC,
PERSONALLY APPEARED JOHN B. FITCHFORD, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE Kathleen T. Garber
PRINT NAME Kathleen T. Garber
NOTARY PUBLIC, STATE OF Delaware COMMISSION NO. 20121227000008
MY COMMISSION EXPIRES: December 27, 2016
COUNTY OF PRINCIPAL PLACE OF BUSINESS Sussex

KATHLEEN T. GARBER
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires December 27, 2016

241/12

copy

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

SHEET 3 OF 4 SHEETS

PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY. IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CALIFORNIA

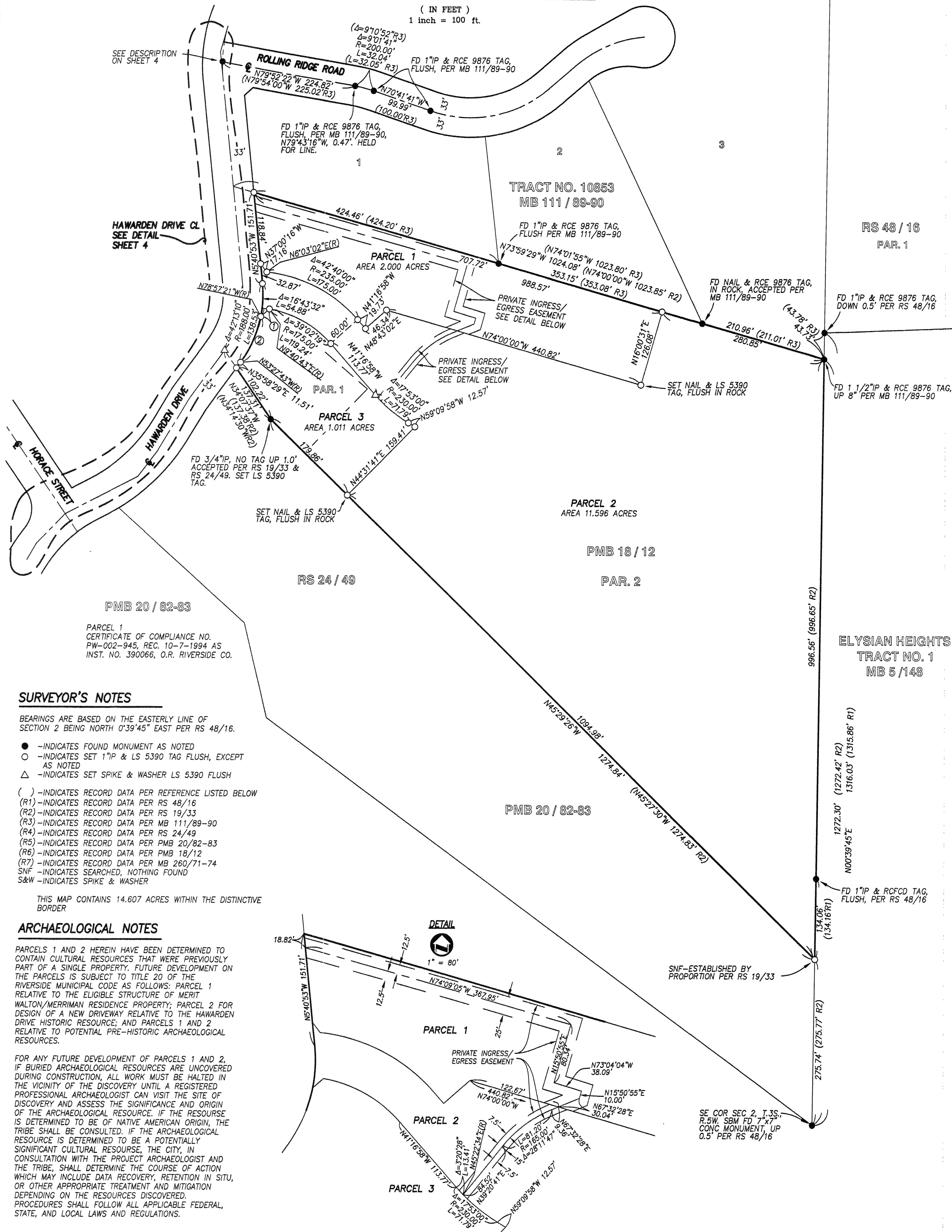
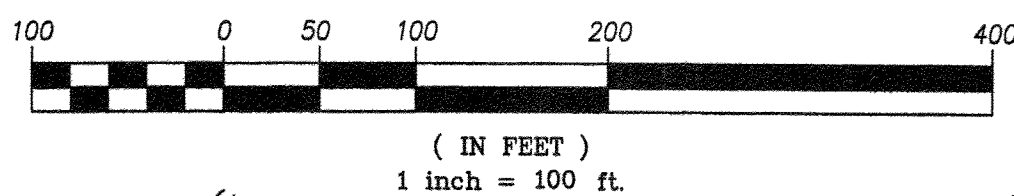


SEPTEMBER 2011

COURSE DATA

- ① N48°55'59"E 18.94'
- ② Δ=25°29'38" R=188.00' L=83.65'

GRAPHIC SCALE



SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE EASTERLY LINE OF SECTION 2 BEING NORTH 0°39'45" EAST PER RS 48/16.

- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG FLUSH, EXCEPT AS NOTED
- △ -INDICATES SET SPIKE & WASHER LS 5390 FLUSH

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- (R1)-INDICATES RECORD DATA PER RS 48/16
- (R2)-INDICATES RECORD DATA PER RS 19/33
- (R3)-INDICATES RECORD DATA PER MB 111/89-90
- (R4)-INDICATES RECORD DATA PER RS 24/49
- (R5)-INDICATES RECORD DATA PER PMB 20/82-83
- (R6)-INDICATES RECORD DATA PER PMB 18/12
- (R7)-INDICATES RECORD DATA PER MB 260/71-74
- SNF -INDICATES SEARCHED, NOTHING FOUND
- S&W -INDICATES SPIKE & WASHER

THIS MAP CONTAINS 14.607 ACRES WITHIN THE DISTINCTIVE BORDER

ARCHAEOLOGICAL NOTES

PARCELS 1 AND 2 HEREIN HAVE BEEN DETERMINED TO CONTAIN CULTURAL RESOURCES THAT WERE PREVIOUSLY PART OF A SINGLE PROPERTY. FUTURE DEVELOPMENT ON THE PARCELS IS SUBJECT TO TITLE 20 OF THE RIVERSIDE MUNICIPAL CODE AS FOLLOWS: PARCEL 1 RELATIVE TO THE ELIGIBLE STRUCTURE OF MERIT WALTON/MERRIMAN RESIDENCE PROPERTY; PARCEL 2 FOR DESIGN OF A NEW DRIVEWAY RELATIVE TO THE HAWARDEN DRIVE HISTORIC RESOURCE; AND PARCELS 1 AND 2 RELATIVE TO POTENTIAL PRE-HISTORIC ARCHAEOLOGICAL RESOURCES.

FOR ANY FUTURE DEVELOPMENT OF PARCELS 1 AND 2, IF BURIED ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION, ALL WORK MUST BE HALTED IN THE VICINITY OF THE DISCOVERY UNTIL A REGISTERED PROFESSIONAL ARCHAEOLOGIST CAN VISIT THE SITE OF DISCOVERY AND ASSESS THE SIGNIFICANCE AND ORIGIN OF THE ARCHAEOLOGICAL RESOURCE. IF THE RESOURCE IS DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE TRIBE SHALL BE CONSULTED. IF THE ARCHAEOLOGICAL RESOURCE IS DETERMINED TO BE A POTENTIALLY SIGNIFICANT CULTURAL RESOURCE, THE CITY, IN CONSULTATION WITH THE PROJECT ARCHAEOLOGIST AND THE TRIBE, SHALL DETERMINE THE COURSE OF ACTION WHICH MAY INCLUDE DATA RECOVERY, RETENTION IN SITU, OR OTHER APPROPRIATE TREATMENT AND MITIGATION DEPENDING ON THE RESOURCES DISCOVERED. PROCEDURES SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

241/13
copy

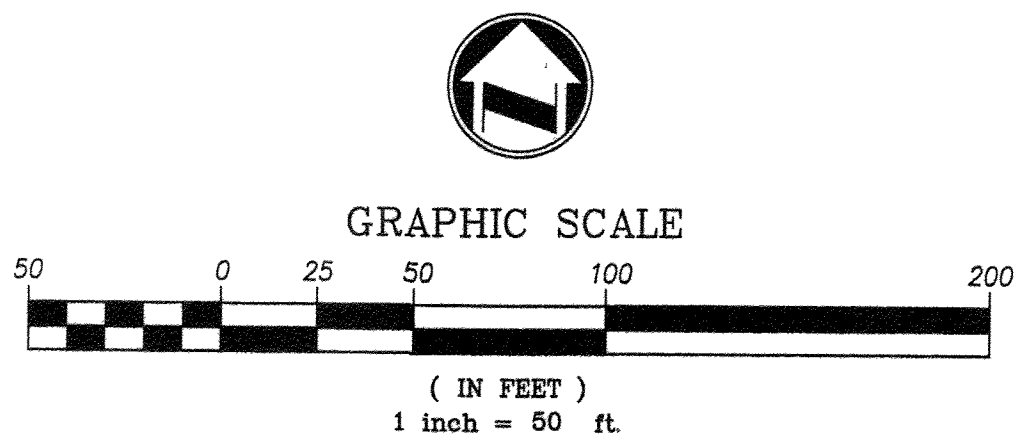
PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CALIFORNIA

SEPTEMBER 2011

DETAIL OF HAWARDEN DRIVE



SURVEYOR'S NOTES

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THIS MAP CONTAINS 14.607 ACRES WITHIN THE DISTINCTIVE BORDER

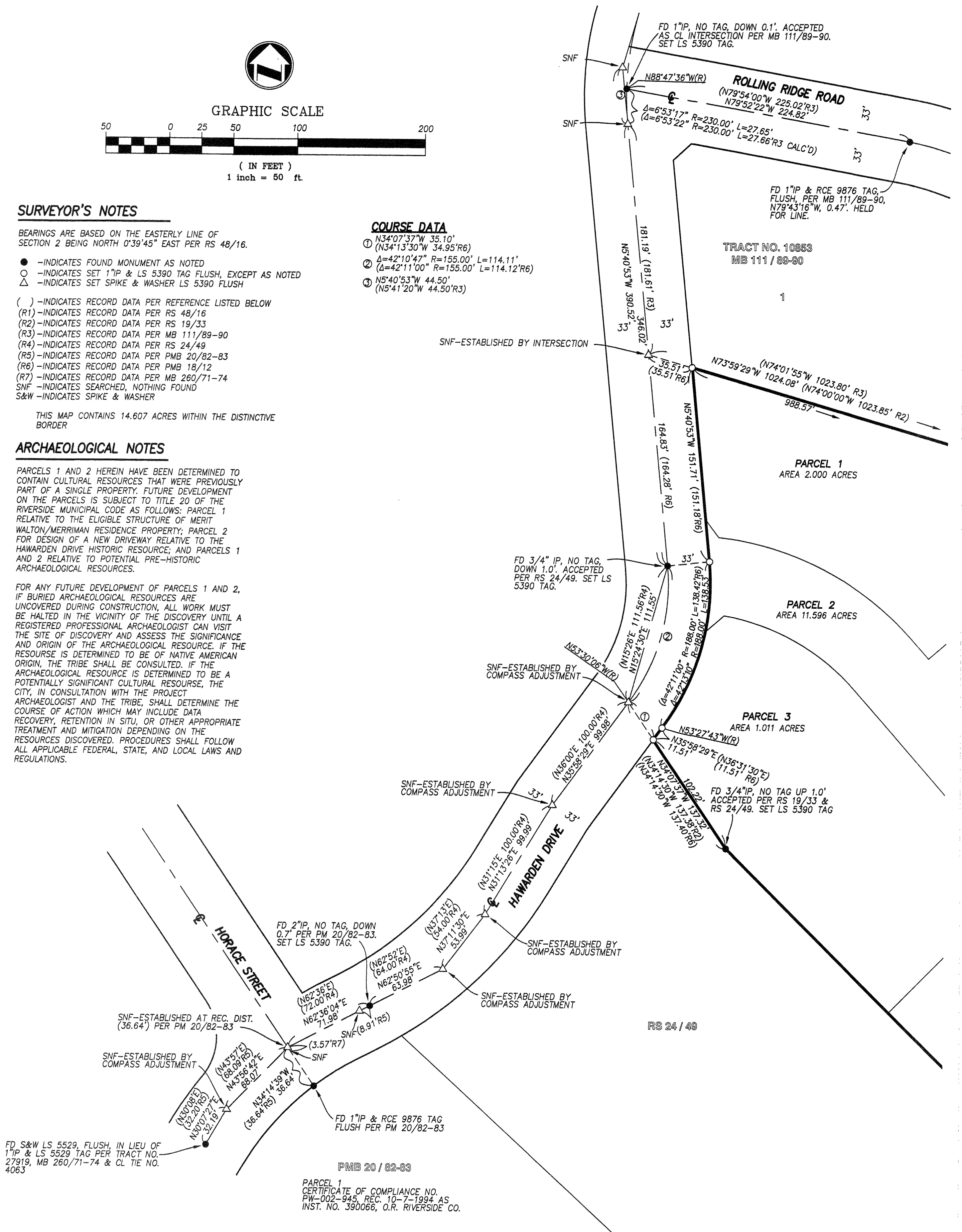
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COURSE DATA

- ① N34°07'37"W 35.10'
(N34°13'30"W 34.95'R6)
- ② Δ=42°10'47" R=155.00' L=114.11'
(Δ=42°11'00" R=155.00' L=114.12'R6)
- ③ N5°40'53"W 44.50'
(N5°41'20"W 44.50'R3)





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BACK-UP OFFER ADDENDUM

(C.A.R. Form BUO, Revised 12/17)

ATTACHMENT C SELLER'S DOCUMENTS

This is an addendum to the Residential Purchase Agreement or ☐ Counter Offer No. _____, or ☐ Other _____
("Agreement"), dated February 8, 2018, on
property known as 6240 HAWARDEN DRI, RIVERSIDE, CA 92506 ("Property"),
between JASON DE ANDA, NICOLE DE ANDA ("Buyer"),
and EMILY P. LAWSON, TRUSTEE OF THE PITCHFORD FAMILY TRUST, JOHN B. PITCHFORD, TRUSTEES OF THE PITCHFORD FAMILY TRUST ("Seller").

1. The Agreement is in back-up position number 1, and is contingent upon written cancellation of any prior contracts and related escrows ("Prior Contracts") between Seller and other buyers. Seller and other buyers may mutually agree to modify or amend the terms of Prior Contracts. Buyer may cancel the Agreement in writing at any time before Seller provides Buyer Copies of written cancellations of Prior Contracts Signed by all parties to those contracts. If Seller is unable to provide such written Signed cancellations to Buyer by March 7, 2018 (date), then either Buyer or Seller may cancel the Agreement in writing.
2. **BUYER'S DEPOSIT** shall not be delivered to Escrow Holder until 3 business days After Copies of the written cancellations Signed by all parties to the Prior Contracts are provided to Buyer; OR (if checked) ☐ shall immediately be handled as provided in the Agreement.
3. **TIME PERIODS** in the Agreement for Investigations, contingencies, covenants and other obligations (i) shall begin on the Day After Seller provides Buyer Copies of Signed cancellations of Prior Contracts; OR (ii) (if checked) ☐ all time periods shall begin as provided in the Agreement. However, if the date for Close Of Escrow is a specific calendar date, that date shall NOT be extended, unless agreed to in writing by Buyer and Seller.

By signing below Buyer and Seller acknowledge that each has read, understands, has received a copy of and agrees to the terms of the Agreement and this Back-Up Offer Addendum.

Seller	<u>Emily P. Lawson Trustee</u>	Date	<u>02/13/2018</u>
	EMILY P. LAWSON, TRUSTEE OF THE PITCHFORD FAMILY TRUST		
Seller	<u>John B. Pitchford, Trustees of the Pitchford Family Trust</u>	Date	<u>02/13/2018</u>
	JOHN B. PITCHFORD, TRUSTEES OF THE PITCHFORD FAMILY TRUST		
Buyer	<u>Jason De Anda</u>	Date	<u>3/23/18</u>
	JASON DE ANDA		
Buyer	<u>Nicole De Anda</u>	Date	<u>3/23/18</u>
	NICOLE DE ANDA		

NOTICE OF CANCELLATION OF PRIOR CONTRACTS

1. Seller hereby provides notice to Buyer that all Prior Contracts have been cancelled. Attached hereto are copies of the signed cancellation of Prior Contracts.
2. The Agreement is now in full force and effect.

Seller	_____	Date	_____
Seller	_____	Date	_____
Acknowledged and agreed:			
Buyer	_____	Date	_____
Buyer	_____	Date	_____

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• 525 South Virgil Avenue, Los Angeles, California 90020

BUO REVISED 12/17 (PAGE 1 OF 1)

BACK-UP OFFER ADDENDUM (BUO PAGE 1 OF 1)

Re/Max Results, 23580 Sunnymead Blvd Moreno Valley, CA 92553
Ted Boecker

Phone: 951.443.5109

Fax: 951.247.1733

hawarden

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



P18-0625, Exhibit 4 - Tibbet 2018 memo



CALIFORNIA
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REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR SELLER REPRESENTATIVES)

(C.A.R. Form RCSD-S, Revised 6/16)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

This is a disclosure to the ☐ Purchase Agreement, ☒ Listing Agreement, ☐ Other _____ dated 09/10/2017, ("Agreement"), for the property known as 6240 HAWARDEN DRIVE ("Property"), between _____ ("Buyer", ☒ Listing Broker) and EMILY P. LAWSON, TRUSTEE and JOHN B. PITCHFORD, TRUSTEE ("Seller").

If a trust, identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

1. ☒ A. **TRUST:** (1) The Property is held in trust pursuant to a trust document, titled (Full name of Trust) THE PITCHFORD FAMILY TRUST dated 06/20/1973.

(2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.
☐ B. **ENTITY:** Seller is a ☐ Corporation, ☐ Limited Liability Company, ☐ Partnership ☐ Other: _____ which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above ☐ is ☐ is not attached.

☐ C. **POWER OF ATTORNEY:** Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (☐ Specific Power of Attorney for the Property), dated _____. **This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.**

☐ D. **ESTATE:** (1) Seller is an ☐ estate, ☐ conservatorship, or ☐ guardianship identified by Superior Court Case name as _____, Case # _____.
(2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Seller:

By Emily P. Lawson, Pitchford Family Trust Date: 3/21/18
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) EMILY P. LAWSON, TRUSTEE Title: TRUSTEE

By _____ Date: _____
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) JOHN B. PITCHFORD, TRUSTEE Title: TRUSTEE

Acknowledgement of Receipt By Other Party:

(Listing Broker) TED BOECKER REMAX RESULTS
By _____ Date: 9/12/17

(Buyer) _____ Date: 3/23/18
(Print Buyer Name) ARSON DE ANDA

(Buyer) _____ Date: 3/23/18
(Print Buyer Name) NICOLAZ DE ANDA

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RCSD-S REVISED 6/16 (PAGE 1 OF 1)

REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-S PAGE 1 OF 1)

Re/Max Results, 23580 Sunnymead Blvd Moreno Valley, CA 92553
Ted Boecker

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 951.443.5109

Fax: 951.247.1733

hawarden



Property Address: 6240 HAWARDEN DRI, RIVERSIDE, CA 92506 ("Property").

The Property is being held in a revocable or irrevocable trust for the benefit of those persons or entities named as beneficiaries in the trust. For the purpose of the sale of the Property, the trustee of the trust is treated as the Seller. Many obligations imposed upon sellers, particularly sellers of real property containing one-to-four dwelling units, may not be applicable to the sale of the Property. However, even though Seller is exempt from many obligations, Seller must still comply with many others. Further, even though a Seller may be exempt from certain obligations, a real estate broker's obligations may still apply. This Advisory is intended to inform Buyer and Seller of their rights and obligations independent of those established by the contract between them.

EXEMPTIONS:

- 1. TDS, NHD, Mello-Roos, Improvement Bond Act, Supplemental Property Taxes, Private Transfer Tax:** Seller is exempt from providing Buyer with the Real Estate Transfer Disclosure Statement (TDS), Natural Hazard Disclosure Statement (NHD), a Mello-Roos district lien disclosure, an Improvement Bond Act of 1915 notice, a Supplemental Property Tax notice, and a Notice of Private Transfer Tax pursuant to California Civil Code §§ 1102 et seq. However, this exemption does NOT apply to a seller if the seller is a natural person, who is the sole trustee of a revocable trust, and he or she is either a former owner of the Property or was an occupant in possession of the Property within the preceding year.
- 2. Earthquake Guides:** Seller is exempt from providing either a Homeowner's or Commercial Property Owner's Guide to Earthquake Safety.
- 3. Smoke Detectors:** The sale is exempt from the State requirements that, for single family residences, a written statement of compliance be provided to Buyer.

REQUIREMENTS:

- 1. Disclosures:** Seller is not exempt from common law and statutory duties concerning fraud and deceit, even though the specific TDS Form is not required to be completed. Seller remains obligated to disclose known material facts affecting the value and desirability of the Property.
- 2. Hazard Zones:** Seller is not exempt from applicable statutory obligations to disclose earthquake fault zones, seismic hazard zones, state fire responsibility areas, very high fire hazard severity zones, special flood hazard areas and flood hazard zones pursuant to the Public Resources Code, Government Code and United States Code, even though, pursuant to the Civil Code, the specific NHD Form is not required to be completed.
- 3. Water Heaters:** The sale is not exempt from the State requirement that water heaters be properly anchored, braced or strapped and that Seller provide a written statement of compliance to Buyer.
- 4. Lead-based Paint:** The Seller is not exempt from the federal obligation to: (i) disclose known lead-based paint and lead-based paint hazards; (ii) provide Buyer copies of reports or studies covering lead-based paint and hazards on the Property; (iii) provide Buyer with the pamphlet "Protect Your Family From Lead In Your Home;" and (iv) give Buyer a 10-day opportunity to inspect for lead-based paint and hazards, if the Property contains residential dwelling units and was constructed prior to 1978.
- 5. Carbon Monoxide Devices:** The sale is not exempt from the State requirement that on or before July 1, 2011, for all existing single family dwelling units, and on or before January 1, 2013, for all other existing dwelling units, the owner must install a carbon monoxide device approved and listed by the State Fire Marshall in the dwelling unit if the dwelling unit has a fossil fuel burning heater or appliance, fireplace, or an attached garage.

Buyer's Initials ([Signature]) ([Signature])

Seller's Initials ([Signature]) ([Signature])

Reviewed by _____ Date _____



6. Megan's Law Database Disclosure: The sale is not exempt from the requirement that residential sales contracts contain the following notice regarding the availability of information about registered sex offenders: "Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides." (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)

7. Tax Withholding: The sale is not exempt from providing information pertaining to the withholding obligation under either the federal "FIRPTA" or the California withholding requirements upon the sale of real property. **Federal:** For federal purposes, a non-resident alien includes a fiduciary. A trustee is treated as a non-resident even if all beneficiaries are citizens or residents of the United States. **State:** The trust may be exempt from withholding (but not the completion of the real estate withholding certificate) if: (i) the trust was revocable prior to the decedent's death; (ii) the Property was last used as the decedent's principal residence; and (iii) the trustee is electing to treat the trust as part of the decedent's estate under IRC § 645 (see Instructions for FTB Form 593-C).

8. Brokers:

A. Inspection: The sale is not exempt from the Broker's obligation to conduct a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to Buyer material facts revealed by such an inspection in the sale of residential property containing one-to-four dwelling units. Brokers may do so on C.A.R. Form AVID.

B. Agency: The sale is not exempt from the obligation to provide agency relationship disclosure and confirmation forms in the sale of residential property containing one-to-four dwelling units.

OTHER CONSIDERATIONS:

- 1. Local Law:** Local law may impose obligations on the transfer of real property (such as the installation of low flow toilets or shower heads, emergency gas shut-off valves or installation of smoke detectors). Local law should be consulted to determine if sales by a trustee of a trust are exempt from such requirements.
- 2. Death:** If the Property is being sold because of the death of an occupant of the Property, and if Buyer has concerns about the manner, location or details of the death, then Buyer should direct any specific questions to Seller.

By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Trust Advisory.

Buyer NICOLE DE ANDA Date 3/23/18

Buyer JASON DE ANDA Date 3/23/18

Seller Emily P. Lawson, Trustee Date 03/15/2018

Seller EMILY P. LAWSON, TRUSTEE OF THE PITCHFORD FAMILY TRUST Date 03/15/2018

JOHN B. PITCHFORD, TRUSTEES OF THE PITCHFORD FAMILY TRUST

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Reviewed by _____ Date _____





EXEMPT SELLER DISCLOSURE

(C.A.R. Form ESD, Revised 12/16)

1. Seller (☐ landlord) makes the following disclosures with regard to the real property or manufactured home described as
6240 HAWARDEN DRI, situated in RIVERSIDE (City),
RIVERSIDE (County), California, 92506 (Zip Code) Assessor's Parcel No. 214-140-040 ("Property").
2. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS"). Certain Sellers are exempt from completing the TDS but not exempt from making other disclosures. Sellers who are not legally required to complete a TDS can use this form to make other required disclosures, including the disclosure of material facts of which they are aware.
 B. Under Civil Code Section 1101.4(b), on or before January 1, 2017 non-compliant plumbing fixtures in any single family residential real property built before January 1, 1994 shall be replaced by the Property owner with water-conserving plumbing fixtures.
3. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.**
4. Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)
 - A. Within the last 3 years, the death of an occupant of the Property upon the Property. [] Yes [X] No
 - B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [] Yes [X] No
 - C. The release of an illegal controlled substance on or beneath the Property [] Yes [X] No
 - D. Whether the Property is located in or adjacent to an "industrial use" zone [] Yes [X] No
 (In general, a zone or district allowing manufacturing, commercial or airport uses.)
 - E. Whether the Property is affected by a nuisance created by an "industrial use" zone [] Yes [X] No
 - F. Whether the Property is located within 1 mile of a former federal or state ordinance location [] Yes [X] No
 (In general, an area once used for military training purposes that may contain potentially explosive munitions.)
 - G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [] Yes [X] No
 - H. Insurance claims affecting the Property within the past 5 years [] Yes [X] No
 - I. Matters affecting title of the Property [] Yes [X] No
 - J. Material facts or defects affecting the Property not otherwise disclosed to Buyer [] Yes [X] No
 - K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3. [X] Yes [] No
 Explanation, or [X] (if checked) see attached; NO PLUMBING FIXTURES HAVE BEEN
replaced.

5. Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a Copy of this statement to any person, or entity in connection with any actual or anticipated sale of the Property.

Seller/Landlord Emily P. Lawson
 Seller/Landlord

EMILY P. LAWSON, TRUSTEE OF THE Date 03/15/2018
 JOHN B. PITCHFORD, TRUSTEES OF THE Date 03/15/2018

6. By signing below, Buyer acknowledges Buyer has received, read, and understands this Exempt Seller Disclosure form.

Buyer/Tenant
 Buyer/Tenant

NICOLE DE ANDA Date 3/23/18
 JASON DE ANDA Date 3/23/18

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ESD REVISED 12/16 (PAGE 1 OF 1)

EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)



SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/16)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as
6240 HAWARDEN DRI, Assessor's Parcel No. 214-140-040
situated in RIVERSIDE, County of RIVERSIDE, California ("Property").

II. The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:

ARE YOU (SELLER) AWARE OF...

1. Within the last 3 years, the death of an occupant of the Property upon the Property [] Yes [X] No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [] Yes [X] No
3. The release of an illegal controlled substance on or beneath the Property [] Yes [X] No
4. Whether the Property is located in or adjacent to an "industrial use" zone [] Yes [X] No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
5. Whether the Property is affected by a nuisance created by an "industrial use" zone. [] Yes [X] No
6. Whether the Property is located within 1 mile of a former federal or state ordnance location. [] Yes [X] No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision. [] Yes [X] No
8. Insurance claims affecting the Property within the past 5 years [] Yes [X] No
9. Matters affecting title of the Property [] Yes [X] No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer [] Yes [] No
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3 [X] Yes [] No

Explanation, or [] (if checked) see attached; NO OLD PLUMBING FIXTURES HAVE BEEN REPLACED.

Buyer's Initials

[Handwritten initials]

Seller's Initials

[Handwritten initials]



Property Address: **6240 HAWARDEN DRI, RIVERSIDE, CA 92506**

Date: **January 31, 2018**

ARE YOU (SELLER) AWARE OF...

B. REPAIRS AND ALTERATIONS:

1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) [] Yes [X] No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? [] Yes [X] No
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) [] Yes [X] No
4. Any part of the Property being painted within the past 12 months. [] Yes [X] No
5. If this is a pre-1978 Property, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces completed in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule. [] Yes [X] No

Explanation: _____

ARE YOU (SELLER) AWARE OF...

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances [] Yes [X] No
2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) [] Yes [X] No
3. An alternative septic system on or serving the Property. [] Yes [X] No

Explanation: _____

ARE YOU (SELLER) AWARE OF...

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs [] Yes [X] No

Explanation: _____

ARE YOU (SELLER) AWARE OF...

E. WATER-RELATED AND MOLD ISSUES:

1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property [] Yes [X] No
2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property [] Yes [X] No
3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood [] Yes [X] No

Explanation: _____

ARE YOU (SELLER) AWARE OF...

F. PETS, ANIMALS AND PESTS:

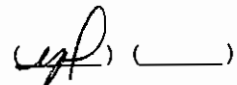
1. Pets on or in the Property [] Yes [X] No
2. Problems with livestock, wildlife, insects or pests on or in the Property [] Yes [X] No
3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above [] Yes [X] No
4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. [] Yes [X] No
If so, when and by whom _____

Explanation: _____

Buyer's Initials



Seller's Initials



SPQ REVISED 12/16 (PAGE 2 OF 4)

P18-0625, Exhibit 4 - Seller Property Questionnaire (SPQ PAGE 2 OF 4)

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hawarden



G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

1. Surveys, easements, encroachments or boundary disputes [] Yes [X] No
2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage [X] Yes [] No
3. Use of any neighboring property by you [] Yes [X] No

Explanation: UNRECORDED EASEMENT IN FAVOR of GAGE CANAL CO. AND PRENDA Pumping Co. for Maintenance/Repair of AGRICULTURAL WATER LINES on Property.

H. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

1. Diseases or infestations affecting trees, plants or vegetation on or near the Property [] Yes [X] No
2. Operational sprinklers on the Property [X] Yes [] No
 - (a) If yes, are they [X] automatic or [] manually operated.
 - (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system [X] Yes [] No
3. A pool heater on the Property [] Yes [X] No

If yes, is it operational? [] Yes [] No
4. A spa heater on the Property [] Yes [X] No

If yes, is it operational? [] Yes [] No
5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired [] Yes [X] No

Explanation: FRONT AND SOUTH SIDE YARDS.

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS:

ARE YOU (SELLER) AWARE OF...

1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property. [] Yes [] No
2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property [] Yes [] No
3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. [] Yes [] No

Explanation: _____

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

1. Any other person or entity on title other than Seller(s) signing this form [] Yes [X] No
2. Leases, options or claims affecting or relating to title or use of the Property [] Yes [X] No
3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood [] Yes [X] No
4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity [] Yes [X] No
5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? .. [] Yes [X] No
6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? [] Yes [X] No

Explanation: _____

K. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Buyer's Initials

Seller's Initials



Property Address: **6240 HAWARDEN DRI, RIVERSIDE, CA 92506**

Date: **January 31, 2018**

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife ☐ Yes ☒ No

Explanation: _____

L. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ☐ Yes ☒ No
2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. ☐ Yes ☒ No
3. Existing or contemplated building or use moratoria that apply to or could affect the Property ☐ Yes ☒ No
4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☐ Yes ☒ No
5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☒ No
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed ☐ Yes ☒ No
7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☒ No
8. Whether the Property is historically designated or falls within an existing or proposed Historic District ☒ Yes ☐ No
9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ☐ Yes ☒ No

Explanation: PROPERTY QUALIFIES FOR HISTORIC STATUS PER RIVERSIDE CODE TITLE 19, BUT HAS NOT BEEN DESIGNATED AS SUCH.

M. OTHER:

ARE YOU (SELLER) AWARE OF...

1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. ☐ Yes ☒ No
(If yes, provide any such documents in your possession to Buyer.)
2. Any occupant of the Property smoking on or in the Property. ☐ Yes ☒ No
3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

Explanation: _____

VI. ☐ (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller Emily P. Lawson

EMILY P. LAWSON, TRUSTEE OF THE DA

3/15/18

Seller [Signature]

JOHN B. PITCHFORD, TRUSTEES OF THE DA

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer [Signature]

NICOLE DE ANDA Date

3/23/18

JASON DE ANDA Date

3/23/18

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SPQ REVISED 12/16 (PAGE 4 OF 4)

P18-0625 Exhibit 4 - Robert 2018 memo

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hawarden



CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form CMD, 4/12)

Property Address: 6240 HAWARDEN DRIVE, RIVERSIDE, CA 92506

1. INSTALLATION OF CARBON MONOXIDE DETECTORS:

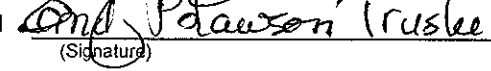
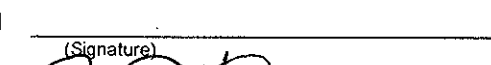

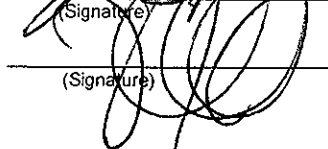
- A. **Requirements:** California law (Health and Safety Code sections 13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- B. **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are no other owner exemptions from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

2. **DISCLOSURE OF CARBON MONOXIDE DETECTORS:** The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobile home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.


3. **COMPLIANCE WITH INSTALLATION REQUIREMENT:** State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

4. **LOCAL REQUIREMENTS:** Some localities maintain their own retrofit or point of sale requirements which may include the requirement that a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Carbon Monoxide Detector Notice.

Seller/Landlord		EMILY P. LAWSON TRUSTEE OF THE	Date <u>09/10/2017</u>
	(Signature)	(Print Name)	
Seller/Landlord		JOHN B. PITCHFORD, TRUSTEE OF THE	Date <u>09/10/2017</u>
	(Signature)	(Print Name)	
Buyer/Tenant		JASON DE ANDA	Date <u>3/23/18</u>
	(Signature)	(Print Name)	
Buyer/Tenant		NICOLE DE ANDA	Date <u>3/23/18</u>
	(Signature)	(Print Name)	

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CMD 4/12 (PAGE 1 OF 1)

CARBON MONOXIDE DETECTOR NOTICE (CMD PAGE 1 OF 1)

Reviewed by _____ Date _____





**WATER HEATER AND SMOKE DETECTOR
STATEMENT OF COMPLIANCE**
(C.A.R. Form WHSD, Revised 11/10)

Property Address: 6240 HAWARDEN DRIVE, RIVERSIDE, CA 92506

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

WATER HEATER STATEMENT OF COMPLIANCE

- STATE LAW:** California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion. "Water heater" means any standard water heater with a capacity of no more than 120 gallons for which a pre-engineered strapping kit is readily available. (Health and Safety Code §19211d). Although not specifically stated, the statute requiring a statement of compliance does not appear to apply to a properly installed and bolted tankless water heater for the following reasons: There is no tank that can overturn; Pre-engineered strapping kits for such devices are not readily available; and Bolting already exists that would help avoid displacement or breakage in the event of an earthquake.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater bracing, anchoring or strapping requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code §19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with those requirements.

Seller/Landlord Emily P. Lawson EMILY P. LAWSON TRUSTEE OF THE PITCHFORD FAMILY TRUST Date 3/21/18
(Signature) (Print Name) ~~09/10/2017~~

Seller/Landlord John B. Pitchford JOHN B. PITCHFORD, TRUSTEE OF THE PITCHFORD FAMILY Date 09/10/2017
(Signature) (Print Name)

The undersigned hereby acknowledges receipt of a copy of this document.

Buyer/Tenant Jason De Anda JASON De Anda Date 3/23/18
(Signature) (Print Name)

Buyer/Tenant Nicole De Anda NICOLE De Anda Date 3/23/18
(Signature) (Print Name)

SMOKE DETECTOR STATEMENT OF COMPLIANCE

- STATE LAW:** California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations (Health and Safety Code §13113.8) and (ii) all used manufactured or mobilehomes have an operable smoke detector in each sleeping room.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent smoke detector requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke detector requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke detectors. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development (HCD).
- EXCEPTIONS:** Generally, a written statement of smoke detector compliance is not required for transactions for which the Seller is exempt from providing a transfer disclosure statement.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke detector(s) (i) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety Code §13113.8 or (ii) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code §18029.6) located in each sleeping room for used manufactured or mobilehomes as required by HCD and (iii) in accordance with applicable local ordinance(s).

Seller/Landlord Emily P. Lawson EMILY P. LAWSON TRUSTEE OF THE PITCHFORD FAMILY TRUST Date 3/21/18
(Signature) (Print Name) ~~09/10/2017~~

Seller/Landlord John B. Pitchford JOHN B. PITCHFORD, TRUSTEE OF THE PITCHFORD FAMILY Date 09/10/2017
(Signature) (Print Name)

The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Detector Statement of Compliance.

Buyer/Tenant Jason De Anda JASON De Anda Date 3/23/18
(Signature) (Print Name)

Buyer/Tenant Nicole De Anda NICOLE De Anda Date 3/23/18
(Signature) (Print Name)

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Reviewed by _____ Date _____



CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 11/13)

This inspection disclosure concerns the residential property situated in the City of RIVERSIDE, County of RIVERSIDE, State of California, described as 6240 HAWARDEN DRIVE ("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) REMAX RESULTS, TED BOECKER

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials (Signature)

Seller's Initials (apl) (_____)

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AVID REVISED 11/13 (PAGE 1 OF 3)

Reviewed by _____ Date _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Re/Max Results, 23580 Sunnymead Blvd Moreno Valley, CA 92553
Ted Boecker

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 951.443.5109 Fax: 951.247.1733

hwarden

P18-0625, Exhibit 4 - Tibbet 2018 memo

6240 HAWARDEN DRIVE
Property Address: RIVERSIDE, CA 92506

Date: September 10 2017

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Inspection Performed By (Real Estate Broker Firm Name) REMAX RESULTS, TED BOECKER

Inspection Date/Time: 09/10/2017 1:00 PM Weather conditions: CLEAR

Other persons present: _____

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): PEELING WALLPAPER, NORMAL WEAR AND TEAR THROUGHOUT HOUSE.

Living Room: SEVERAL SMALL CEILING CRACKS

Dining Room: CEILING STAINED SLIGHTLY, FIREPLACE APPEARS NOT OPERABLE

Kitchen: OLDER APPLIANCES, NO UNUSUAL WEAR AND TEAR.

Other Room: LAUNDRY ROOM - NO ITEMS
FAMILY ROOM - NO ITEMS

Hall/Stairs (excluding common areas): STAIRS - PEELING WALLPAPER

Bedroom # 1 : DOWNSTAIRS BEDROOM - PEELING WALLPAPER

Bedroom # 2 : UPSTAIRS - MASTER BEDROOM. PEELING WALLPAPER, CEILING CRACKS VISIBLE, CEILING DISCOLORATION OVER "SLEEPING PORCH" DOOR

Bedroom # 3 : "SNORE ROOM" CRACKS IN EXTERIOR WALL, LARGER CRACK IN CLOSET WALL, CRACKS IN CLOSET CEILING

Bath# 1 : DOWNSTAIRS BEDROOM. PEELING WALLPAPER

Bath# 2 : UPSTAIRS MASTER BEDROOM. NO ITEMS ceiling CRACKS EVIDENT.

Bath# 3 : UPSTAIRS WEST TANDEM BEDROOM. CEILING FAN NOISY, OLD FIXTURES
Exhaust

Other Room: UPSTAIRS WEST TANDEM BEDROOMS. PEELING WALLPAPER

Buyer's Initials [Signature]
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AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials [Signature] ()

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

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hawarden



6240 HAWARDEN DRIVE

Property Address: RIVERSIDE, CA 92506Date: September 10 2017

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Other Room: UPSTAIRS EAST BEDROOM. NO ITEMSOther: UPSTAIRS EAST BEDROOM BATH. NOT OPERATIONAL - APPEARS TO HAVE BEEN ADDED YEARS AGO.Other: OUTSIDE SHED/ POOL HOUSE. NO ITEMS

Other: _____

Garage/Parking (excluding common areas): BARN/GARAGE HAS SAGGING ROOFLINE, FOUNDATION APPEARS DETERIORATING IN SPOTS. ONE DOOR HAS HEADER SAWN THROUGH AND SUPPORTED BY A POST.Exterior Building and Yard -Front/Sides/Back: BARN AND HORSE STALLS. ROOFLINE SAGGING, FOUNDATION APPEARS DETERIORATED IN SOME AREAS. ROOF APPEARS TO NEED REPAIRSOther Observed or Known Conditions Not Specified Above: CHILDREN PLAYHOUSE BEHIND BARN. LOCKED NO ACCESS. OIL TANK UNDER REAR PATIO NOT IN USE, HAS BEEN DRAINED PER SELLER.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) _____

REMAX RESULTS TED BOECKER

By _____
(Signature of Associate Licensee or Broker)Date 09/10/2017

TED BOECKER

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER Emily P. Lawson

EMILY P. LAWSON TRUSTEE OF THE

Date 09/10/2017SELLER John B. Pitchford

JOHN B. PITCHFORD, TRUSTEE OF THE

Date 09/10/2017BUYER [Signature]Date 3/23/18BUYER [Signature]Date 3/23/18

Real Estate Broker (Firm Representing Seller) _____

REMAX RESULTS

By TED BOECKER
(Associate Licensee or Broker Signature)Date 9/10/17

Real Estate Broker (Firm Representing Buyer) _____

By TED BOECKER
(Associate Licensee or Broker Signature)

Date _____

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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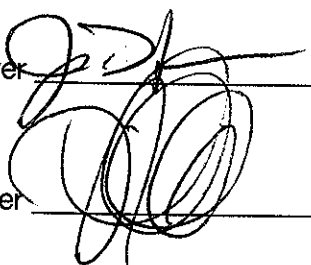
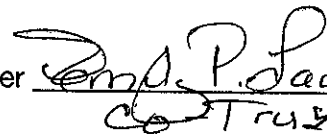

hawarden

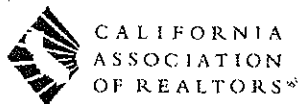
ADDITIONAL DISCLOSURES FOR 6240 HAWARDEN DRIVE, RIVERSIDE.

1. Buyers understand that the property has been identified by the City of Riverside as qualifying for designation as a structure of merit, and as such is subject to the requirements of Riverside Municipal Code Title 19-Zoning, and Title 20- Historic Resources. Buyers should investigate with the City the benefits and restrictions of said qualification.
2. An archeological resource study identified two rocks bearing what the study determined to be American Indian "slicks" or rubbings on the property.
3. After the close of escrow, at Buyer's option, seller agrees to continue to irrigate the "grove" portion of 6240 Hawarden (the front and side yard) so long as seller retains the farming status of the 11.6 acres of avocado grove known simply as the adjacent "grove", and subject to the availability of water service from the Gage Canal and Prenda Pumping Company.

Upon reasonable notice to buyer, seller may terminate delivery of irrigation water to 6240 Hawarden if delivery of such becomes overly burdensome to seller, or impossible to deliver. Buyer understands that the electricity for the grove pumps currently passes through the 6240 Hawarden meter, and seller will, as soon as practicable, relocate the irrigation power to the adjacent grove and off buyer's meter. Buyer and seller agree to compensate each other fairly if either party must bear any cost which benefits solely the other party.

4. An unrecorded easement exists in favor of the Gage Canal Company/Prenda Pumping Company for ingress/egress to the property to maintain and repair their pipelines.
5. A recorded ingress and egress easement exists on the property in favor of 6260 Hawarden Drive, and upon completion of the driveway to 6260, that easement will be terminated. Seller agrees to use due diligence to complete said driveway.

Buyer  Date: 3/23/18 Seller  Date 3/21/18
 Date 3/23/18 Seller _____ Date _____
Co-Trustee



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form WCMD, 12/16)

Property Address: 6240 HAWARDEN DRIVE, RIVERSIDE, CA 92506

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

(1) Requirements: (a) Single-Family Properties. California law (Civil Code §1101.4) requires all single-family residences built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2017. (b) Multifamily and Commercial Properties. Civil Code §1101.5 requires all multifamily residential and commercial properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2019. Additionally, on and after January 1, 2014, a multifamily residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.

(2) Exceptions: These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point of sale requirement, California Civil Code §§1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code §1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

(1). Requirements: California law (Health and Safety Code §§13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.

(2). Exceptions: The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobile home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

Buyer/Tenant Initials

Seller/Landlord Initials

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WCMD 12/16 (PAGE 1 OF 2)

WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 1 OF 2)

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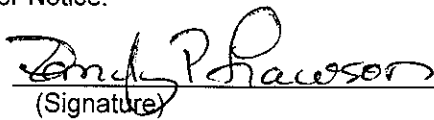
hawarden

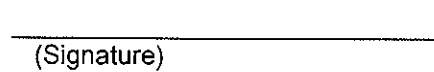
Property Address: 6240 HAWARDEN DRIVE, RIVERSIDE, CA 92506

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

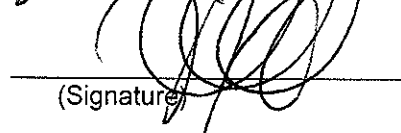
3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice.

Seller/Landlord  EMILY P. LAWSON TRUSTEE OF THE Date 3/21/18
(Signature) (Print Name) 09/10/2017

Seller/Landlord  JOHN B. PITCHFORD, TRUSTEE OF THE Date 09/10/2017
(Signature) (Print Name)

Buyer/Tenant  JASON DE ANDA Date 3/23/18
(Signature) (Print Name)

Buyer/Tenant  Nicole De Anda Date 3/23/18
(Signature) (Print Name)

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WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 2 OF 2)

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hawarden

P18-0625, Exhibit 4 - Tibbet 2018 memo



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SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND/OR CALIFORNIA WITHHOLDING EXEMPTION

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)

AND CALIFORNIA WITHHOLDING LAW

(Use a separate form for each Transferor)

(C.A.R. Form AS, Revised 1/16)

Internal Revenue Code ("IRC") Section 1445 provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a "foreign person." California Revenue and Taxation Code Section 18662 provides that a transferee of a California real property interest must withhold tax unless an exemption applies.

I understand that this affidavit may be disclosed to the Internal Revenue Service and to the California Franchise Tax Board by the transferee, and that any false statement I have made herein may result in a fine, imprisonment or both.

6240 HAWARDEN DRIVE

1. PROPERTY ADDRESS (property being transferred): RIVERSIDE, CA 92506 ("Property")

2. TRANSFEROR'S INFORMATION:

Full Name EMILY P. LAWSON TRUSTEE OF THE PITCHFORD FAMILY TRUST ("Transferor")

Telephone Number _____

Address _____

(Use HOME address for individual transferors. Use OFFICE address for an "Entity" i.e.: corporations, partnerships, limited liability companies, trusts and estates.)

Social Security No., or Federal Employer Identification No. _____

For a corporation qualified to do business in California, California Corporation No. _____

Note: In order to avoid withholding, IRC Section 1445 (b) requires that the Seller (a) provides this affidavit to the Buyer with the Seller's taxpayer identification number ("TIN"), or (b) provides this affidavit, including Seller's TIN, to a "qualified substitute" who furnishes a statement to the Buyer under penalty of perjury that the qualified substitute has such affidavit in their possession. A qualified substitute may be (i) an attorney, title company, or escrow company (but not the Seller's agent) responsible for closing the transaction, or (ii) the Buyer's agent.

3. AUTHORITY TO SIGN: If this document is signed on behalf of an Entity Transferor, THE UNDERSIGNED INDIVIDUAL DECLARES THAT HE/SHE HAS AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF THE TRANSFEROR.

4. FEDERAL LAW: I, the undersigned, declare under penalty of perjury that, for the reason checked below, if any, I am exempt (or if signed on behalf of an Entity Transferor, the Entity is exempt) from the federal withholding law (FIRPTA):

☒ (For individual Transferors) I am not a nonresident alien for purposes of U.S. income taxation.

☐ (For corporation, partnership, limited liability company, trust and estate Transferors) The Transferor is not a foreign corporation, foreign partnership, foreign limited liability company, foreign trust or foreign estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations.

5. CALIFORNIA LAW: I, the undersigned, declare under penalty of perjury that, for the reason checked below, if any, I am exempt (or if signed on behalf of an Entity Transferor, the Entity is exempt) from the California withholding law.

Certifications which fully exempt the sale from withholding:

☐ The total sales price for the Property is \$100,000 or less.

☒ The Property qualifies as my principal residence (or the decedent's, if being sold by the decedent's estate) within the meaning of IRC Section 121 (owned and occupied as such for two of the last five years).

☐ The Property was last used as my principal residence (or the decedent's, if being sold by the decedent's estate) within the meaning of IRC Section 121 without regard to the two-year time period.

☐ The transaction will result in a loss or zero gain for California income tax purposes. (Complete FTB Form 593-E.)

☐ The Property has been compulsorily or involuntarily converted (within the meaning of IRC Section 1033) and Transferor intends to acquire property similar or related in service or use to be eligible for non-recognition of gain for California income tax purposes under IRC Section 1033.

☐ Transferor is a corporation (or an LLC classified as a corporation) that is either qualified through the California Secretary of State or has a permanent place of business in California.

☐ Transferor is a partnership (or an LLC that is not a disregarded single member LLC, classified as a partnership) and recorded title to the Property is in the name of the partnership or LLC. If so, the partnership or LLC must withhold from nonresident partners or members as required.

☐ Transferor is exempt from tax under California or federal law.

☐ Transferor is an insurance company, qualified pension/profit sharing plan, IRA or charitable remainder trust.

Certifications which may partially or fully exempt the sale from withholding:

☐ The Property is being, or will be, exchanged for property of like kind within the meaning of IRC Section 1031.

☐ Payments for the Property are being made in installments, the transferor is a non-resident seller and withholding will be applied to each principal payment.

☐ As a result of the sale of the Property, Seller's tax liability, calculated at the maximum tax rate regardless of Seller's actual rate, will be less than the 3 1/3% withholding otherwise required. Seller will be required to sign a certification, under penalty of perjury, specifying the amount to be withheld. (Not to be used for sales closing prior to January 1, 2007)

By Emily P. Lawson, Trustee
(Transferor's Signature) (Indicate if you are signing as the grantor of a revocable/grantor trust.)

Date 3/21/18

EMILY P. LAWSON, TRUSTEE

TRUSTEE OF THE PITCHFORD FAMILY TRUST.

Typed or printed name

Title (If signed on behalf of Entity Transferor)

Buyer's unauthorized use or disclosure of Seller's TIN could result in civil or criminal liability.

Buyer

Date 3/23/18

(Buyer acknowledges receipt of a Copy of this Seller's Affidavit)

Buyer

Date 3/23/18

(Buyer acknowledges receipt of a Copy of this Seller's Affidavit)

IMPORTANT NOTICE: An Affidavit should be signed by each individual or entity Transferor to whom or to which it applies. Before you sign, any questions relating to the legal sufficiency of this form, or to whether it applies to you or to a particular transaction, or about the definition of any of the terms used, should be referred to an attorney, certified public accountant, or other professional tax advisor, the Internal Revenue Service, or the California Franchise Tax Board.

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SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND/OR CALIFORNIA WITHHOLDING EXEMPTION (AS PAGE 1 OF 2)

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FEDERAL GUIDELINES

FOREIGN PERSONS DEFINED. The following general information is provided to assist sellers in determining whether they are "foreign persons" for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), IRC §1445. FIRPTA requires a buyer to withhold and send to the IRS 15% of the gross sales price of a United States (U.S.) real property interest if the seller is a foreign person. Certain restrictions and limitations apply. No withholding is required for a seller who is a U.S. person (that is, not a foreign person). In order for an individual to be a U.S. person, he/she must be either a U.S. citizen or a U.S. resident alien. The test must be applied separately to each seller in transactions involving more than one seller. Even if the seller is a foreign person, withholding will not be required in every circumstance.

NONRESIDENT ALIEN INDIVIDUAL. An individual whose residence is not within the U.S. and who is not a U.S. citizen is a nonresident alien. The term includes a nonresident alien fiduciary. An alien actually present in the U.S. who is not just staying temporarily (i.e., not a mere transient or sojourner), is a U.S. resident for income tax purposes. An alien is considered a U.S. resident and not subject to withholding under FIRPTA if the alien meets either the **green card test** or the **substantial presence test** for the calendar year.

GREEN CARD TEST. An alien is a U.S. resident if the individual was a lawful permanent resident of the U.S. at any time during the calendar year. This is known as the "green card test."

SUBSTANTIAL PRESENCE TEST. An alien is considered a U.S. resident if the individual meets the substantial presence test for the calendar year. Under this test, the individual must be physically present in the U.S. on at least: (1) 31 days during the current calendar year; and (2) 183 days during the current year and the two preceding years, counting all the days of physical presence in the current year but only 1/3 the number of days present in the first preceding year, and 1/6 the number of days present in the second preceding year.

DAYS OF PRESENCE IN THE U.S. TEST. Generally, a person is treated as physically present in the country at any time during the day. However, if a person regularly commutes to work in the U.S. from a residence in Canada or Mexico, or is in transit between two points outside the U.S. and is physically present in the country for less than 24 hours, he/she is not treated as present in the U.S. on any day during the transit or commute. In addition, the individual is not treated as present in the U.S. on any day during which he/she is unable to leave the U.S. because of a medical condition which arose while in the U.S.

EXEMPT INDIVIDUAL. For the substantial presence test, do not count days for which a person is an exempt individual. An exempt individual is anyone in the following categories:

- (1) An individual temporarily present in the U.S. because of (a) full-time diplomatic or consular status, (b) full-time employment with an international organization or (c) an immediate family member of a person described in (a) or (b).
- (2) A teacher or trainee temporarily present in the U.S. under a "J" visa (other than as a student) who substantially complies with the requirements of the visa. An individual will not be exempt under this category for a calendar year if he/she was exempt as a teacher or trainee or as a student for any two calendar years during the preceding six calendar years.
- (3) A student temporarily present in the U.S. under an "F" or "J" visa who substantially complies with the requirements of the visa. Generally, a person will not be exempt as a student for any calendar year after the fifth calendar year for which he/she was exempt as a student, teacher or trainee. However, the individual may continue to be exempt as a student beyond the fifth year if he/she is in compliance with the terms of the student visa and does not intend to permanently reside in the U.S.

CLOSER CONNECTION TO A FOREIGN COUNTRY. Even if an individual would otherwise meet the substantial presence test, that person is not treated as meeting the test for the current calendar year if he/she:

- (1) Is present in the U.S. on fewer than 183 days during the current year, and
- (2) Has a tax home in a foreign country and has a closer connection to that country than to the U.S.

SPECIAL RULES. It is possible to be both a nonresident alien and a resident alien during the same tax year. Usually this occurs for the year a person arrives in or departs from the U.S. Other special provisions apply to individuals who were U.S. residents for at least three years, cease to be U.S. residents, and then become U.S. residents again.

NONRESIDENT ALIEN INDIVIDUALS MARRIED TO U.S. CITIZENS OR RESIDENT ALIENS may choose to be treated as resident aliens for most income tax purposes. However, these individuals are considered **nonresidents** for purposes of withholding taxes.

A FOREIGN PERSON OR PARTNERSHIP is one that does not fit the definition of a domestic corporation or partnership. A domestic corporation or partnership is one that was created or organized in the U.S., or under the laws of the U.S., or of any U.S. state or territory.

GUAM AND U.S. VIRGIN ISLANDS CORPORATIONS. A corporation created or organized in or under the laws of Guam or the U.S. Virgin Islands is not considered a foreign corporation for the purpose of withholding tax for the tax year if:

- (1) at all times during the tax year, less than 25% in value of the corporation's stock is owned, directly or indirectly, by foreign persons, and
- (2) at least 20% of the corporation's gross income is derived from sources within Guam or at least 65% of the corporation's income is effectively connected with the conduct of a trade or business in the U.S. Virgin Islands or the U.S. for the 3-year period ending with the close of the preceding tax year of the corporation, or the period the corporation has been in existence if less.

A NONRESIDENT ALIEN TRUSTEE, ADMINISTRATOR OR EXECUTOR of a trust or an estate is treated as a nonresident alien, even though all the beneficiaries of the trust or estate are citizens or residents of the U.S.

Buyer's Initials

Seller Initials (

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AS REVISED 1/16 (PAGE 2 OF 2)

Reviewed by _____ Date _____

SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND/OR CALIFORNIA WITHHOLDING EXEMPTION (AS PAGE 2 OF 2)

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LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM

For Pre-1978 Housing Sales, Leases, or Rentals

(C.A.R. Form FLD, Revised 11/10)

The following terms and conditions are hereby incorporated in and made a part of the: ☐ California Residential Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, or ☐ Other: _____

, dated _____

6240 HAWARDEN DRIVE, RIVERSIDE, CA 92506

on property known as: _____ ("Property") in

which _____ is referred to as Buyer or
Tenant and EMILY P. LAWSON TRUSTEE OF THE PITCHFORD FAMILY TRUST, JOHN B. PITCHFORD, TRUSTEE OF THE is referred to as Seller or
Landlord.

LEAD WARNING STATEMENT (SALE OR PURCHASE) Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LEAD WARNING STATEMENT (LEASE OR RENTAL) Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive federally approved pamphlet on lead poisoning prevention.

EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.

1. SELLER'S OR LANDLORD'S DISCLOSURE

I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following:

BASED ON THE AGE OF THE HOUSE, LEAD BASED PAINT MAY BE PRESENT ON THE PROPERTY.

I (we) have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant:

I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Emily P. Lawson Trustee of the Pitchford Family Trust 09/10/2017 3/21/18
Seller or Landlord EMILY P. LAWSON TRUSTEE OF THE PITCHFORD FAMILY TRUST Date

Seller or Landlord JOHN B. PITCHFORD, TRUSTEE OF THE PITCHFORD FAMILY TRUST

09/10/2017

Date

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Buyer's/Tenant's Initials ()

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LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE (FLD PAGE 1 OF 2)

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P18-0625, Exhibit 4 - Tibbet 2018 memo

2. LISTING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

TED BOECKER REMAX RESULTS

(Please Print) Agent (Broker representing Seller or Landlord)

By

Associate-Licensee or Broker Signature

TED BOECKER

Date

3/21/18
3/12/17**3. BUYER'S OR TENANT'S ACKNOWLEDGMENT**

I (we) have received copies of all information listed, if any, in 1 above and the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety." If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.

For Sales Transactions Only: Buyer acknowledges the right for 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) ☐ Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Buyer or Tenant

Date

3/23/18

Buyer or Tenant

Date

3/23/18**4. COOPERATING AGENT'S ACKNOWLEDGMENT**

Agent has informed Seller or Landlord, through the Listing Agent if the property is listed, of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Agent (Broker obtaining the Offer)

By

Associate-Licensee or Broker Signature

Date

3/21/18

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hawarden

The Walton/Merriman Residence (1902)

As noted earlier in this report, the original Walton residence was constructed in 1902 (likely completed in 1903) and built at a cost of \$3500.00. This residence was described as a “cottage” in some references and “not a Victorian” in others. In 1910, the Merrimans, with a growing family, constructed a wing to the north of the original residence, more than doubling the size of the residence (Figure 12).



Figure 12. West and North Elevations of the Walton/Merriman Residence, Riverside, California.

The original Walton residence, while referred to as a “cottage,” was actually more than a cottage and more appropriately referred to as a bungalow (Blumenson and Blumenson 1995:70-71). A “cottage” tends to suggest a small, quaint, and inexpensive building that is relatively easy to maintain. The Walton residence, built at a cost of \$3500.00 in 1902, cost over twice the average cost of a single family residence in the early 1900s (Wilson 1993). Citing Blumenson and Blumenson (1995:71):

“The typical bungalow is a one-story house with gently pitched broad gables. A lower gable usually covers an open or screened porch and a large gable covers the main portion of the house. In larger bungalows the gable is steeper, with intersecting cross gable or dormers. Rafters, ridge beams and purlins stand beyond the wall and roof. Chimneys are of rubble, cobblestone or rough-faced brick. Porch piers often are battered. Wood shingles are the favorite exterior finish although many use stucco or brick. Exposed structural members and trim work usually are painted but the shingles are left in a natural state or treated with earth-tone stains. Windows are either sash or casement with many lights or single panes of glass. Shingled porch railings often terminate with a flared base. The bungalow, like other simple but functional houses, was subject to variations such as the California, the Swiss, the Colonial, Tudor and others according to locale and fashions of the time.”

This building, as originally designed, is a two-story, clapboard structure with a gable roof (oriented east/west) with the main entry on the west elevation. The wrap-around porch extended from the northwestern corner of the building, along the west elevation, and extending the length of the south elevation. Given the slope of the terrain, the west elevation was accessed via a relatively large wooden stairway to the western entry (main entry). The height of the porch on the eastern extent of the south elevation is essentially at natural ground level (Figure 13).

The floor of the porch is wood and the wrap-around porch exhibits a closed railing finished with clapboard siding and a wide “seat” with squared support columns (a variation of the Tuscan column). The porch exhibits a closed wooden (shiplap) ceiling, wide eaves, but no gutters or brackets. There is a crawl space/storage space beneath the porch area.

The first story is, as noted, clapboard sided. The upper story, in places, exhibits wooden shingle siding. The windows include both sash and casement styles and the doors are both solid and with window panes. The original front door (east elevation) is present, but now only serving as access to the porch. The steps (stoop) is now gone and the porch railing has been extended to close the original opening to the steps (Figure 14). This main entry would have been centrally located on the west elevation, with a symmetrical design including windows to either side of the doorway. The various doorways (one on the west elevation and two on the south elevation) and windows on the west and south elevations are framed with simple, flat trim.



Figure 13. Overview of South Elevation Porch of the Walton Residence from the Southwestern Corner of the House (facing East).

The upper story is not a full story, but accentuated by the presence of hipped dormers (two different sizes on the south elevation) and an overhanging roof line (open hipped gable) to the west (Figure 15). The dormers exhibit casement windows (6 paned) that open into the rooms (and currently screened). With the understanding that the upper story was designed to accommodate two bedrooms, it appears the third dormer may represent a closet area or dressing room.

Two rough-finished red brick chimneys are associated with the original Walton residence – one in the living room area and one to the rear, near the original kitchen area. Both exhibit lightly ornate designs with brick banding accentuating those portions extending above the roof line. No alterations to these chimneys are evident. Overall, this residence was built in a symmetrical design on both the west and east elevations. With

the exception of the wrap-around porch, the north elevation was likely much like the south elevation. However, the north elevation of the residence was removed for the 1910 alterations.



Figure 14. View of the West Elevation of the Walton Residence from the Southwestern Corner of the Wrap-Around Porch (facing North).

The 19010 expansion of the residence by the Merrimans involved the north elevation, only, and consisted of a relatively large, two storied wing extending from the original north wall of the Walton residence. This addition measured approximately 23 feet east/west and 39 feet to the north. With this wing, the overall residence became more of an “L” shaped structure as opposed to the original rectangular plan.

Illustrated in Figures 12 and 16, the Merriman addition changed the roof line of the residence, resulting on a cross-gable design and the loss of the northern roof of the original

Walton residence and, likely, matching dormers. The roof is now uniformly covered with composition shingles (modern) with multiple vents and the 1910 chimney in the center of the addition (built to match the original chimneys).



Figure 15. Second Story Overhanging Roofline on West Elevation (Northeast).

Noticeable architectural differences between the two residential wings can be seen primarily on the first story of the addition. Here, the east elevation exhibits a pair of large French doors, a small, round (porthole design) fixed window, and a “pop-out” designed window near the northern extent of the addition. While the siding matches the remainder of the house, the flat roof above the “pop-out” window and the seven casement panels are a marked change in the relief exhibited on the original siding(s). The north elevation of the Merriman addition also exhibits a “pop-out” window with seven casement panels with ten panes each. Here, however, the “pop-out” is capped by a bell cast gable roof line unique to the residence.



Figure 16. East Elevation of the Walton/Merriman Residence (facing West).

There is a single, relatively small set of casement windows on the upper floor of the north elevation. This window, in contrast to the original Walton residence, exhibits decorative trim (molding). A large attic vent is located beneath the closed eaves and there is exterior conduit for electrical wiring (attached to the switch box) on this elevation. To the west of the windows, there is a modern chimney of red brick added to the structure. This large, albeit flat, chimney, tapering slightly from bottom to top, required the removal of a section of the roof eave.

The west elevation of the Merriman addition faces Hawarden Drive and is the first portion of the residence visible from the driveway. Illustrated in Figure 12, exhibits a more decorative and elaborate design. Here, the flat elevation exhibits the same clapboard siding (both stories), but also exhibits a cross-gable roofline with two large cross sections separated by a connecting and slightly recessed mid-section. The “faux” dormers reflect a “gable with return” design with closed eaves (slightly shallower than on other portions of the structure) and a semi-circular decorative band above the two sets of three casement panels (six panes each) with simple, flat trim.

Within the mid-section of the addition, the upper story exhibits two matching sets of casement windows (six panes) and one smaller window frame. The sizes of these windows suggest the presence of at least one bathroom and possible dressing rooms.

On the first story of the addition, the western elevation exhibits two sets of fixed and casement windows with simple, flat trim. There are some very simple decorative elements at the match lines between the building recesses.

The main entry of the residence was established in the corner where the addition meets the original house. Here, the doorway is diagonally placed with two sets of casement windows on either side of the entrance. The door and windows are covered by a triangular shed roof with decorative trim and a hanging lamp. The stoop is constructed of red brick and flagstones. A wrought iron railing is also present.

The western extent of the original residence exhibits similar design elements as presented earlier, including clapboard siding, a single dormer, and casement windows. However, this elevation also exhibits a varies plan with the extension of the siding to the north and a “pop-out” window on the first floor. To the west side of the original residence, the open porch has been enclosed (as noted earlier) and windows have been added to the enclosed portion.

Other design elements noted around the Walton/Meriman residence include areas of the exposed red brick foundation, areas of concrete foundations, landscaping, and maintenance. To the northwest of the original residence, standing stone columns line the edge of the driveway, representing the area available for hitching horses or limiting access to the main residence. Overall, despite the extent of the alterations, the residence is in excellent condition and generally reflects the 1902-1910 design.

The Walton Garage/Barn (ca. 1904-1906)

The Walton garage/barn is located east/northeast of the main residence and, as noted earlier, was originally built on part of Lot 12 and was added to Lot 9 in ca. 1906. As such, this structure has been attributed to Christopher Walton. In conducting the visual inspection of this feature, McKenna et al. has concluded this feature also reflects expansion by Merriman. Specifically, McKenna et al. has concluded the original barn consisted of the large structure with a paralleling stable wing as the original structure (basically oriented north/south) and the east/west wing to the west is a slightly later addition. This is based on the roof lines, match points, and minor changes in design and material. These two portions are illustrated in Figures 17 and 18.

CHAPTER 10

The Walton Cottage 6240 Hawarden Drive 1902

When Matthew Gage extended his irrigation canal across the Tequesquite Arroyo in 1886, he created an entirely new section of town known as Arlington Heights. In order to develop the 5,000 acres of arid land, he acquired English investors who established the Riverside Trust Company Limited. The company planted hundreds of acres of citrus, with the aid of Gage Canal water, and many stockholders sent relatives to Riverside to oversee their investments. In 1891, the Trust Company was granted a right-of-way to grade a road through Arlington Heights named Victoria Avenue in honor of Queen Victoria.¹

Later, in 1899, Hawarden Drive was developed some distance above Victoria Avenue, connecting several homes belonging to Trust Company executives. In 1902, Englishman Christopher J. Walton hired A. W. Boggs, a local architect and contractor, to build a \$3,500 frame cottage on Hawarden Drive.² His modest two-story house stood between the grand homes of John Mylne and William Irving, executives of the Riverside Trust Company.



The Walton Cottage
6240 Hawarden Drive

Walton's cottage had wood clapboard siding, a large wrap-around porch, and a gabled roof with a red brick chimney. It stood on a slight hill overlooking Hawarden Drive and the vast citrus acreage of Arlington Heights. A tree-lined road to the house ended at a distant barn. Walton's house, like many others built after the turn-of-the-century, was less elaborate than the earlier neighboring Victorian mansions.

Wide wooden steps led to the extensive porch with square frame supports and seat high railings. The large front door, with a glass upper pane, faced Hawarden Drive and opened into a large living room. A fireplace, faced in green tile, stood opposite a row of windows that opened onto the side porch and provided an open airy atmosphere. A small dining room, kitchen, and bedroom completed the first floor and upstairs were two bedrooms and a maid's room. Little is known of Christopher Walton's family other than that he had a brother, Harold, who lived part-time in both Riverside and England. Christopher Walton had a citrus grove near Adams Street and Victoria Avenue before he built his Hawarden Drive house. After moving to his new property, he planted part of the 28-acre parcel to Valencia and navel orange trees and to grapefruit trees. After receiving good returns from his annual crops, he sold the property in 1907 to an enterprising real estate firm, Tetley & Merriman.

Frank A. Tetley and John W. B. Merriman purchased Walton's Hawarden Drive property for \$35,000. The partners divided the parcel, with Tetley taking the 14-acre citrus grove and Merriman the home place of two acres with the cottage and 12 acres of dry land. This was considered "first class realty" with a good price and good value.³

In 1903, John William Bowman Merriman, a native of England, settled in Riverside from South Africa, where his cousin Sir Francis Xavier Merriman was minister of agriculture. The personable 27-year-old bachelor quickly made scores of friends and, in April 1903, he married one of the town's most eligible young ladies, Julia McIntyre. After an elaborate wedding, the newlyweds honeymooned in Europe for six months and returned to live with her parents in Riverside. In December 1906, they had a son, John, Jr., and four months later the Merrimans purchased Walton's house.

Eventually, the couple had two sons, John, Harold (named for his uncle) and a daughter Rosemund. A major addition was made to

the house in 1910 when contractor D.M. McLeod added a \$2,500 two-story wing measuring 23 by 39 feet.⁴ This northern wing changed the configuration of rooms and the front door was relocated at the junction to the two sections. A large entry hall, with an oak staircase, an enlarged dining room, and two upstairs bedrooms with a sleeping porch increased the size of the house, transforming it into a family home.

Merriman's addition included a unique game room that provided amusement for both men and women. It was located next to the dining room and the two rooms shared back-to-back fireplaces. A magnificent pool table with string pockets filled the room with three stained glass fixtures overhead. There were score wires and cue storage racks for players and a stage alcove with window seats for spectators to observe the competition. The Merrimans were well known and it was a shock to the community when J. W. B. Merriman died in 1918 at the age of 40.

Julia Merriman continued to live in the house until 1929 when she sold the property to William Henry Bonnett II. The citrus grower and his wife, Doris, made minor alterations, including removal of the front stairs and enclosing a section of the wrap-around porch for a sleeping porch. Their four children, Julia, Lucy, Mary, and William III, grew up in the old house among citrus groves, hilltop boulders, and ancient trees.

In 1952, daughter Julia Bonnett Pitchford and her physician husband, Clyde, purchased the 14-acre property. Later, they installed a \$2,800 Paddock swimming pool and enlarged the surrounding patio for the enjoyment of their children, Emily, Julia, Lucy, and John. The game room was remodeled into an office-family room with a new fireplace. The doctor planted an avocado grove and took great interest in its cultivation. The Pitchford family enjoyed opening their historic Arlington Heights home for a variety of fund-raising events and community activities.⁵

CHAPTER 11

The Alkire Bungalow 3245 Orange Street 1902

A modest two-story bungalow on Orange Street has been home to countless residents since it was built in 1902 for Adam S. Alkire. After he retired, as city assessor, he retained local carpenter Fred Peters to build his new house on Orange Street at a cost of \$2,470.¹ The family had previously lived on the northwest corner of Third and Orange streets, one house away, but Alkire wanted a larger, modern, house with electricity and gas.

The 1902 frame structure stood back from Orange Street with a sheltered front porch supported by sturdy columns. A glass transom above the front door opened to permit fresh air to circulate throughout the downstairs rooms. On either side of the small entry hall were traditional parlors, one for family and the other for guests. Both parlors displayed large plate glass windows that offered neighborhood views and welcome sunlight. A coal-burning fireplace faced in small colored tiles stood in a corner of the family parlor. Pocket doors opened between the dining room and informal parlor enlarging the Alkire's living area. High cove ceilings gracefully extended above the picture moldings. A small kitchen with a screened porch faced the back garden and storage sheds.

Adam Alkire and his wife, Rebecca, probably occupied the downstairs bedroom. He had been severely crippled in the Civil War and was occasionally confined to a wheelchair. Their son, Charles, and daughter, Carrie, occupied upstairs rooms until Charles married and moved to Los Angeles in 1904. The Alkire cottage was conveniently located in Riverside's downtown section frequently referred to as the Mile Square. The town, originally plotted from First Street to Fourteenth and Pine to Olive streets, measured a square mile. This center of the city housed early commercial firms and many houses were built nearby.

In 1882, Adam Alkire had moved his family from Chicago to Riverside where his older brother, James Madison, had settled earlier in 1875. James Alkire was a horticulturist and lived on his ten-acre

Exhibit 7 – Site Photos



Façades, view looking southeast



North and east elevations, view looking southwest



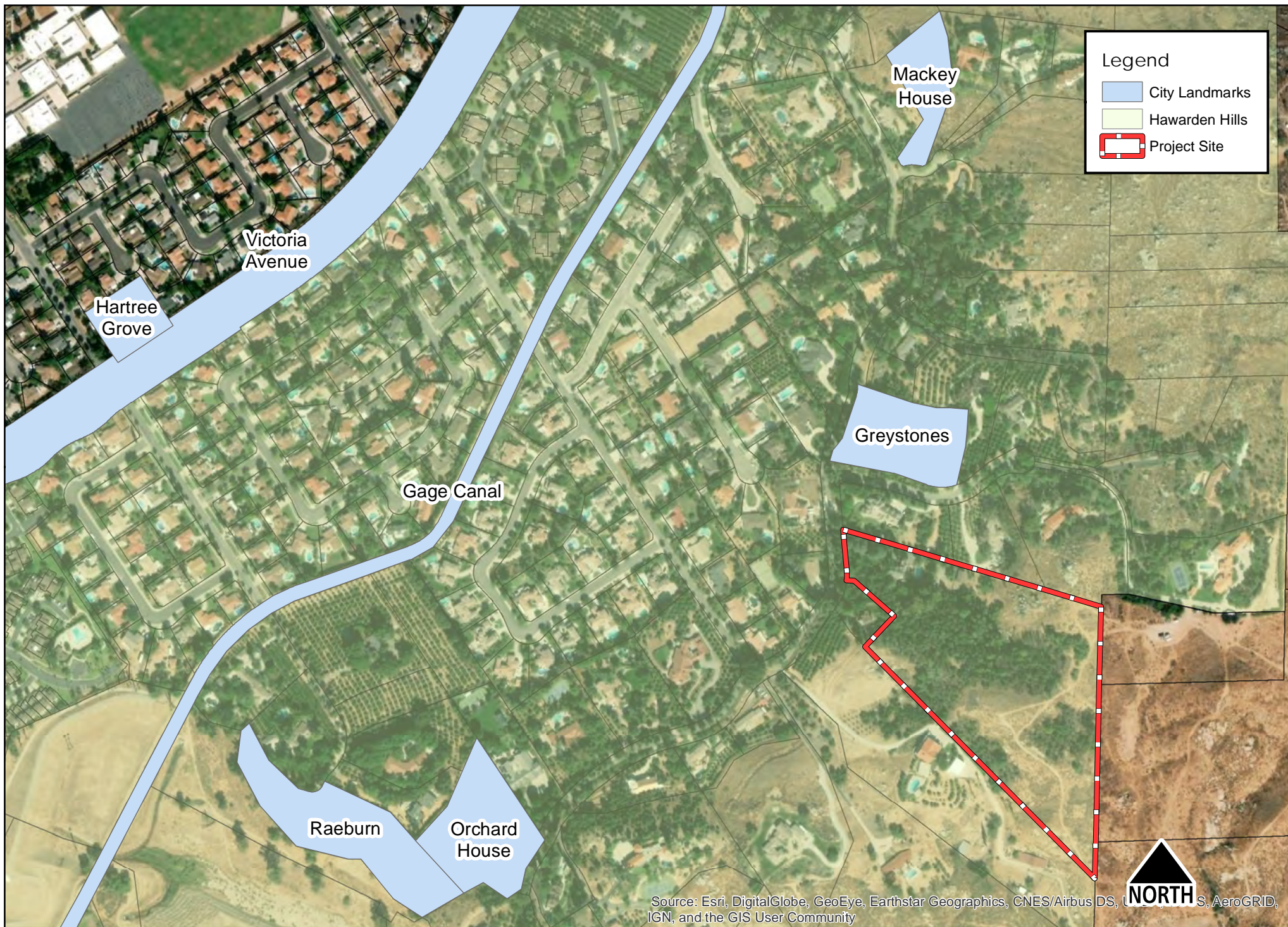
South elevation, view looking northwest

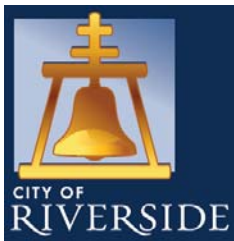


West elevation, view looking northeast



Main entry, view looking southeast





Walton/Merriman House P18-0625 (HD)

Community & Economic
Development Department

Cultural Heritage Board
Agenda Item: 5
September 19, 2018

RiversideCA.gov

AERIAL PHOTO/LOCATION



2

RiversideCA.gov

WALTON/MERRIMAN HOUSE



3

RiversideCA.gov

WALTON/MERRIMAN HOUSE



4

RiversideCA.gov

HAWARDEN HILLS



5

RiversideCA.gov

RECOMMENDATION

That the Cultural Heritage Board recommend that City Council:

1. **DETERMINE** that Planning Case P18-0625, City Historic Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
2. **APPROVE** Planning Case P18-0625 (HD), based on the attached facts for findings and thereby designating the Walton/Merriman House as a City Structure of Merit.



6

RiversideCA.gov