



**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

409B

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
February 5, 2013

SUBJECT: Oak Street Channel; Project No. 2-0-00070;
APNs 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047
District Two/District Two

RECOMMENDED MOTION: That the Board of Supervisors:

Authorize the Clerk of the Board to open any sealed bids received and call for any oral bids in accordance with Resolution No. F2013-02.

BACKGROUND:

See Page 2

GSW:rlp

Steve Thomas

Steve Thomas

For

WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA

| | | | |
|-----------------------------|-----|-------------------------|-----|
| Current F.Y. District Cost: | N/A | In Current Year Budget: | N/A |
| Current F.Y. County Cost: | N/A | Budget Adjustment: | N/A |
| Annual Net District Cost: | N/A | For Fiscal Year: | N/A |

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30

*Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

BY: *Steven C. Horn*
Steven C. Horn, MPA

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dep't Recomm.:
Per Exec. Ofc.:

11-3

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBMITTAL DATE: February 5, 2013

Page 2

SUBJECT: Oak Street Channel; Project No. 2-0-00070;
APNs 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047
District Two/District Two

BACKGROUND:

The Oak Street Channel project consists of the construction and subsequent operation and maintenance of a concrete rectangular channel, and reinforced concrete boxes. The facility was originally constructed in 1993.

The properties which are the subject of Resolution 2013-02, Assessor Parcel Numbers 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047, contain approximately 48,657 square feet of land, are irregular in shape and are presently zoned multiple family residential. These properties are at the end of E Street in the city of Corona and are adjacent to the Oak Street Channel.

On January 8, 2013, the Board adopted Resolution No. F2013-02 inviting sealed bids for the Sale of Fee Simple Interest in District owned property located in Corona, California and set the date of February 5, 2013 for the opening of any sealed bids received and for the Clerk to call for any oral bids.

If no sealed bids are received, Staff recommends the oral bids start at the appraised value of \$282,200.

**INDEPENDENT ACCOUNTANT'S REPORT ON AGREED-UPON PROCEDURES
APPLIED TO APPROPRIATIONS LIMIT WORKSHEETS**

Board of Supervisors
Riverside County Flood Control and
Water Conservation District
Riverside, California

We have applied the procedures enumerated below to the accompanying Appropriations Limit documents of the Riverside County Flood Control and Water Conservation District, for the year ended June 30, 2012. These procedures, which were agreed to by the Riverside County Flood Control and Water Conservation District and the League of California Cities (as presented in the League publication entitled *Article XIII B Appropriations Limitation Uniform Guidelines*) were performed solely to assist the District in meeting the requirements of Section 1.5 of Article XIII B of the California Constitution.

This engagement to apply agreed-upon procedures was performed in accordance with standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures performed and our findings were as follows:

1. We obtained the completed documents required by the Article XIII B Appropriations Limitation Uniform Guidelines, and determined that the limit and annual adjustment factors were adopted by resolution of the Board of Supervisors. We also determined that the population and inflation options were selected by a recorded vote of the Board of Supervisors.

Finding: No exceptions were noted as a result of our procedures.

2. For the accompanying Appropriations Limit worksheet, we added last year's limit to total adjustments and agreed the resulting amount to this year's limit.

Finding: No exceptions were noted as a result of our procedures.

3. We agreed the current year information presented in the accompanying Appropriations Limit worksheet to the other documents referenced in #1 above.

Finding: No exceptions were noted as a result of our procedures.

4. We agreed the prior year appropriations limit presented in the accompanying Appropriations Limit worksheet to the prior year appropriations limit adopted by the Board of Supervisors during the prior year.

Finding: No exceptions were noted as a result of our procedures.

We were not engaged to, and did not, perform an audit, the objective of which would be the expression of an opinion on the accompanying Appropriations Limit worksheet. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. No procedures have been

performed with respect to the determination of the appropriations limit for the base year, as defined by the League publication entitled *Article XIII B Appropriations Limitation Uniform Guidelines*.

This report is intended solely for the use of the Riverside County Flood Control and Water Conservation District and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. However, this report is a matter of public record and its distribution is not limited.

Teaman Ramirez & Smith, Inc.

December 20, 2012

**RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
APPROPRIATIONS LIMIT COMPUTATION
2011-2012**

| | <u>2011-2012</u> |
|---|-----------------------|
| Per Capita Personal Income Change | 2.51 % |
| Population Change | |
| County Population Growth | 1.81 % |
| CPI Change Converted to a Ratio | 1.0251 |
| Population Change Converted to a Ratio | 1.0181 |
| Calculation of Growth Factor | 1.04365 |
| 2010-2011 Appropriations Limit | <u>\$ 191,212,786</u> |
| 2011-2012 Appropriations Limit (191,212,786 X 1.04365) | <u>\$ 199,560,048</u> |

**Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance With *Government Auditing Standards***

Board of Supervisors
Riverside County Flood Control and
Water Conservation District
Riverside, California

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Riverside County Flood Control and Water Conservation District, as of and for the year ended June 30, 2012, which collectively comprise the District's basic financial statements and have issued our report thereon dated December 20, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

Management of the District, is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial

statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Board of Supervisors, and others within the entity, and is not intended to be and should not be used by anyone other than these specified parties.

Teaman Ramirez & Smith, Llc.

December 20, 2012

December 20, 2012

Board of Supervisors
Riverside County Flood Control and
Water Conservation District
Riverside, CA

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Riverside County Flood Control and Water Conservation District (the "District") for the year ended June 30, 2012. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 8, 2012. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended June 30, 2012. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the financial statements was (were):

Management's estimate of the fair value of investments is based on information provided by financial institutions. We evaluated the key factors and assumptions used to develop the fair value of investments in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of capital assets depreciation is based on historical estimates of each capitalized item's useful life. We evaluated the key factors and assumptions used to develop the estimated useful lives in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure(s) affecting the financial statements was (were):

The disclosure of the fair value of investments in Note 2 to the financial statements represents amounts susceptible to market fluctuation.

The disclosure of accumulated depreciation in Note 6 to the financial statements is based on estimated useful lives which could differ from actual useful lives of each capitalized item.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. No such misstatements were noted during our audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 20, 2012.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Information in Documents Containing Audited Financial Statements

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Teaman Ramirez & Smith, Inc.

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2013-02

PUBLIC INVITATION FOR BIDS FOR THE SALE OF FEE SIMPLE INTERESTS
IN DISTRICT OWNED REAL PROPERTY
LOCATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE

WHEREAS, the Riverside County Flood Control and Water Conservation District (District) is the owner of certain fee simple interests in real property, consisting of approximately 48,657 square feet of unimproved land, located at the end of E Street in the City of Corona, County of Riverside, State of California, a portion of parcels with Assessor's Parcel Numbers 118-183-006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047 (Property); and,

WHEREAS, on July 31, 2012, the District Board of Supervisors (Board) adopted Resolution No. F2012-25 declaring this Property as surplus and no longer needed, nor will be needed in the future, for District purposes; and,

WHEREAS, the District has provided written offers to sell to other public agencies or housing sponsors pursuant to the California Surplus Lands Act (Government Code Section 54220 et seq) and received no acceptable offers to purchase; and,

WHEREAS, the District now desires to consider bids from the general public for the purchase of the Property on the terms and conditions hereafter set forth; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, that this Resolution shall be posted and published in the manner consistent by law, and shall constitute the notice of the offer of the real property for sale on the following terms and conditions:

- 1. Bids are to be made in writing and submitted in a sealed envelope, mailed or delivered in person, to the Clerk of the Board's Office, located at 4080 Lemon Street, 1st Floor, Riverside, California, 92501, received no later than 3:30 p.m. on

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 12-18-12
DATE
SYNTHIA M. GUNZEL

1 the Monday immediately preceding the sale date set to open and consider all bids.
2 All written bids shall be submitted on official bid documents provided by the
3 District. Envelopes shall be plainly marked on the outside "Proposal to Purchase
4 Oak Street Channel Surplus Real Property, Assessor's Parcel Numbers 118-183-
5 006, 118-183-022, 118-183-023, 118-183-024 and 118-183-047". The District's bid
6 documents may be obtained from the Real Property Section at the District, located
7 at 1995 Market Street, Riverside, California 92501, along with the Instructions to
8 Bidders. Bids that are not on official District bid documents will not be considered.
9 Facsimile, telegraphic, or electronic bids will not be accepted. Bids delivered to
10 locations other than that specified in this notice will not be accepted.
11

- 12 2. The bid documents contain the terms and conditions for the sale of the property.
13 Prospective bidders may inspect the bid documents at no charge.
- 14 3. A written bid must be signed by the person or authorized representative of an entity
15 on whose behalf the bid proposal is submitted.
- 16 4. The sale will be held on Tuesday, February 5, 2013 in the meeting room of the
17 District Board of Supervisors, County Administrative Center, 4080 Lemon Street,
18 1st Floor, Riverside, California 92501 at 11:00 a.m., or as soon thereafter as the
19 Agenda of the Board permits.
20
- 21 5. The Clerk of the Board will open the bid proposals at the time, date and place
22 specified in Section 4 herein this notice. Thereafter, the Clerk of the Board will call
23 for oral bids. An oral bid will only be accepted if all of the following are met:
24
 - 25 a. If the oral bid is at least 5% higher than the highest written bid; and
 - 26 b. It is reduced to writing and signed by the person or by a duly authorized agent
27 of an entity (who shall possess sufficient written proof of delegated authority)
28 on whose behalf the bid is made; and

- 1 c. Oral bids must be accompanied by a deposit as is required for the written bid
2 proposal unless deposit was previously submitted; and
- 3 d. In the case of an oral bid following the first oral bid, if it is at least \$1,000
4 higher than the last oral bid.
- 5 6. All sealed bids shall be accompanied by a deposit of ten thousand dollars
6 (\$10,000.00), in the form of a money order or cashier's check payable to the
7 Riverside County Flood Control and Water Conservation District, as security that
8 the successful bidder will complete the terms and conditions of the sale. If the
9 successful bidder fails to purchase the Property for any reason whatsoever, the
10 \$10,000.00 shall be retained by the District as damages, not as a penalty, for failure
11 to purchase in accordance with the bid.
- 12 7. Balance of the successful bid amount hereby offered, in excess of the deposit, shall
13 be paid in cash, legal tender of the United States, within sixty (60) days of the bid
14 acceptance or by close of escrow. All costs including escrow and/or title insurance
15 shall be borne by the purchaser.
- 16 8. The minimum purchase price shall be for not less than two hundred eighty-two
17 thousand two hundred dollars (\$282,200.00). No written or oral bid below that
18 amount will be considered.
- 19 9. Final acceptance of the successful bid by the Board may be made on said date or
20 any adjourned session of the same meeting held within the following ten (10) days.
- 21 10. The District reserves the right to reject any and all bids, both written and oral, and
22 to withdraw the property from sale. If the successful bidder fails to purchase the
23 Property, the District reserves the right to take such measures as it deems
24 appropriate to sell the Property. The District may, but shall have no obligation to,
25 accept the next highest bid.
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- 11. The District will not pay a broker's or agent's commission. All amounts specified herein shall be exclusive of any commission the bidder may elect to pay a broker.
- 12. Deposits of the unsuccessful bidders will be returned within a reasonable period of time after final acceptance or rejection of all bids, or after withdrawal of the property from sale.
- 13. The title company shall be selected by the District. The escrow shall close, title shall pass and possession shall be delivered within 45 days after the date of acceptance by the Board of the successful bid.
- 14. The District will convey all right, title and interest which it owns in the Property and title conveyed shall be subject to all liens and encumbrances, easements, rights of way, taxes and assessments, if any, and deed and tract covenants, conditions and restrictions, whether recorded or not.
- 15. It is the responsibility of the bidder to perform its own due diligence concerning the Property.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is hereby authorized to receive any sealed bids for the purchase of the Property that are in compliance with the terms provided herein this notice.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that notice of this sale shall be given by posting copies of this Resolution signed by the Chairman of the Board of the Riverside County Flood Control and Water Conservation District in three (3) public places in the County of Riverside, not less than fifteen (15) days before final bid date, and by notifying all other public agencies within whose jurisdiction these properties are located.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.


KECIA WILKINSON Clerk of said Board
 By:  Deputy

Exhibit "A"

**Oak Street Channel
Parcel 2070-111D**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California and described as Parcel 2 in that certain grant deed recorded on October 9, 1991 as Instrument 350338, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-111C as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

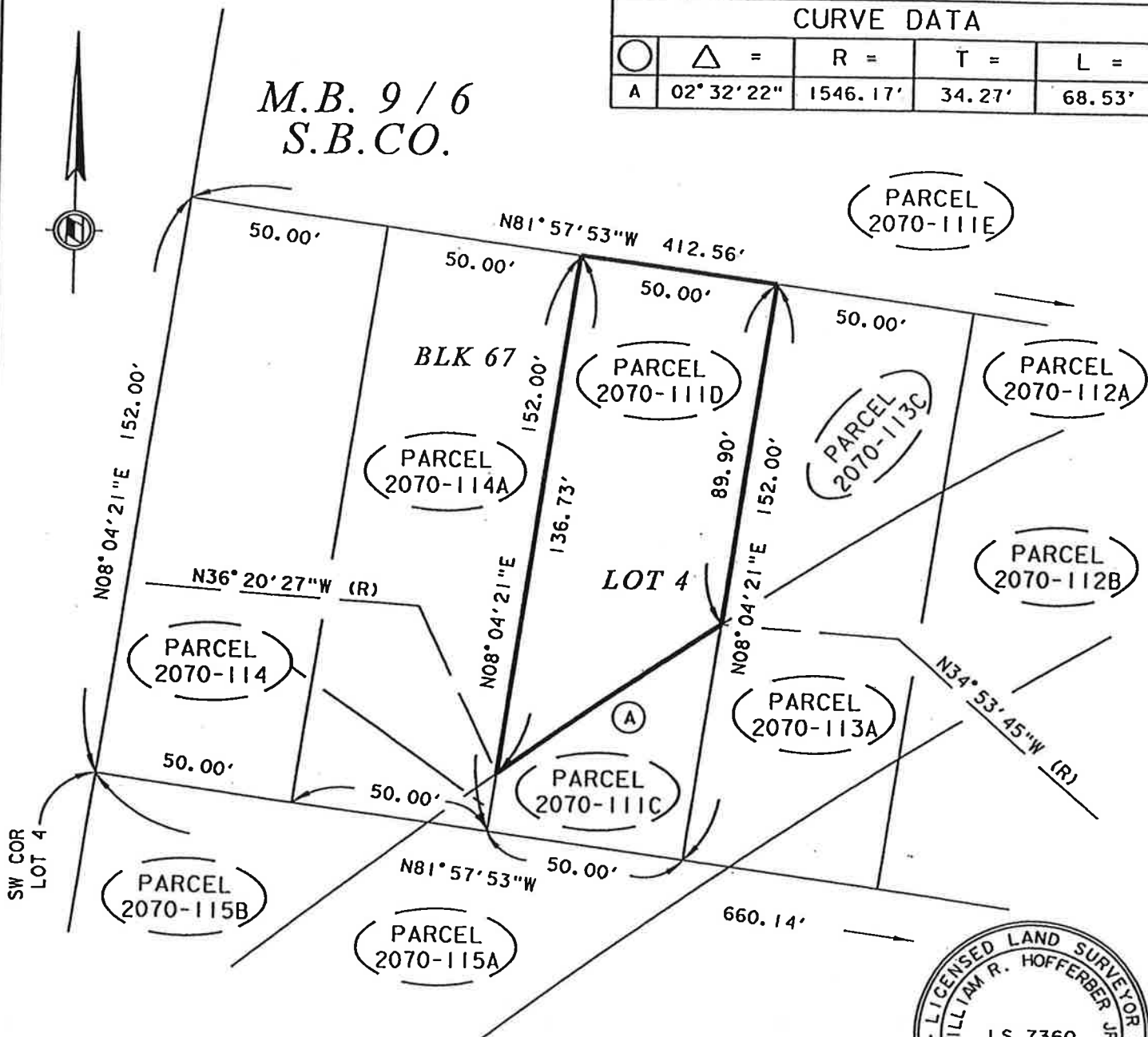
Containing 5649 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

M.B. 9 / 6
S.B. CO.

| CURVE DATA | | | | |
|------------|-------------|----------|--------|--------|
| ○ | △ = | R = | T = | L = |
| A | 02° 32' 22" | 1546.17' | 34.27' | 68.53' |



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

OAK STREET CHANNEL

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 2070-111D

SCALE:

NO SCALE

JUL-18-2012

PREPARED BY:

DAC

SHEET NO.

1 OF 2

PRELIMINARY SUBJECT TO REVISION

DATE: 07/18/12

Exhibit "A"

**Oak Street Channel
Parcel 2070-111E**

All that portion of the westerly rectangular half of the southerly rectangular half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California as described in that certain grant deed recorded on November 20, 1991 as Instrument 404517, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcels 2070-111A and 2070-111B as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

Containing 30,577 Square Feet, more or less.

Exhibit "A"

**Oak Street Channel
Parcel 2070-112A**

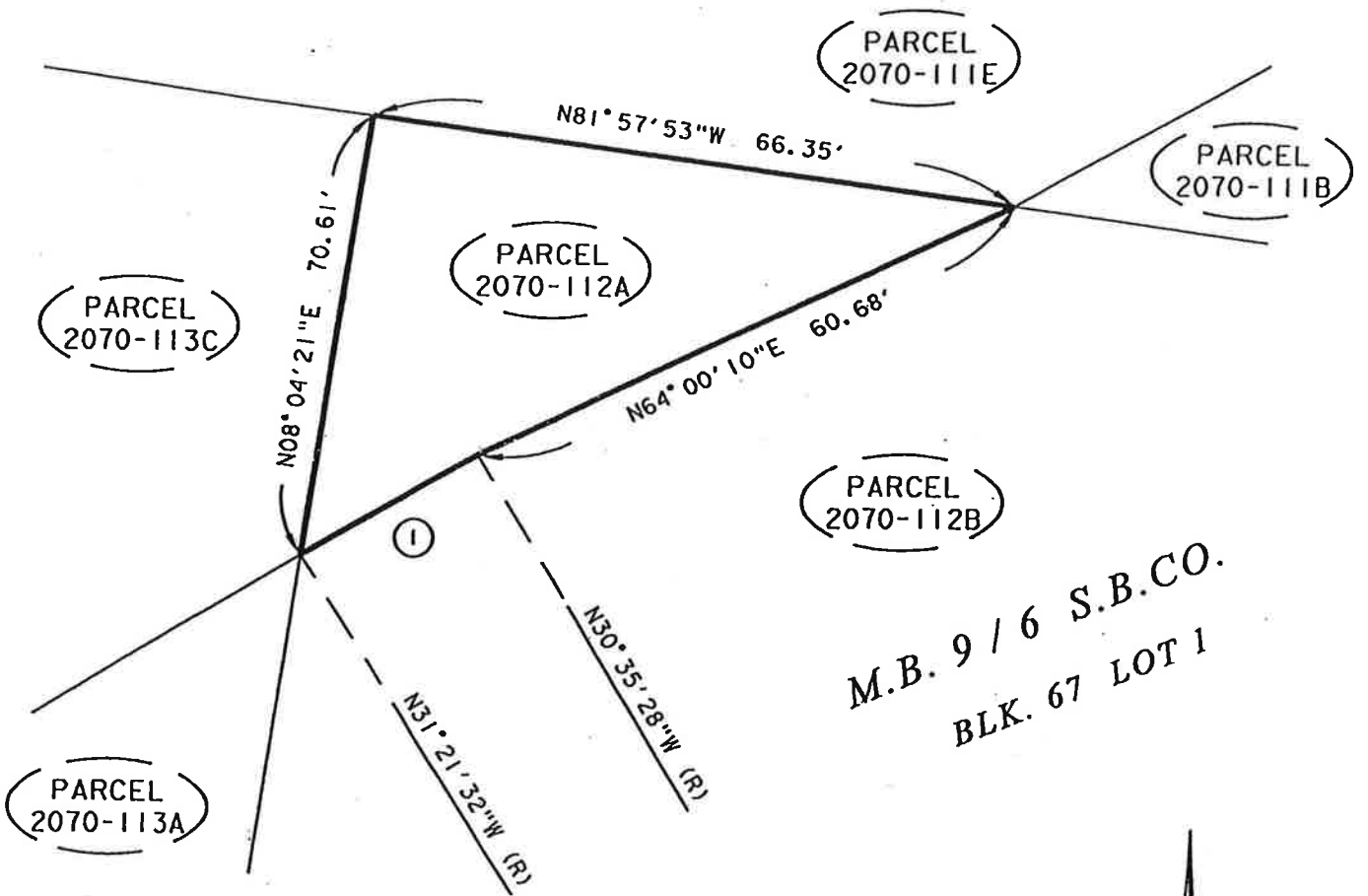
All of Parcel 2070-112A as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Containing 1504 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF PARCEL 2070-112A AS SHOWN ON RECORD OF SURVEY BOOK 90, PAGES 3 THROUGH 16, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

| CURVE DATA | | | | |
|------------|-------------|----------|--------|--------|
| ○ | △ = | R = | T = | L = |
| 1 | 00° 46' 04" | 1546.17' | 10.36' | 20.72' |



**M.B. 9 / 6 S.B.CO.
BLK. 67 LOT 1**

R.S. 90 / 3-16



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

| | | | |
|---|------------------------|-------------|---------------------|
| PROJECT NAME: OAK STREET CHANNEL | | | |
| THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. | RFCF PARCEL NUMBER(S): | SCALE: | PREPARED BY: |
| | PARCEL 2070-112A | NO SCALE | CJC |
| | | JUL-18-2012 | SHEET NO. 1 OF 2 |

Exhibit "A"

**Oak Street Channel
Parcel 2070-113C**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, on Map Book 9, Page 6, records of San Bernardino County, State of California as described by that certain grant deed recorded on September 11, 1991 as Instrument 398121, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-113A and 2070-113B as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

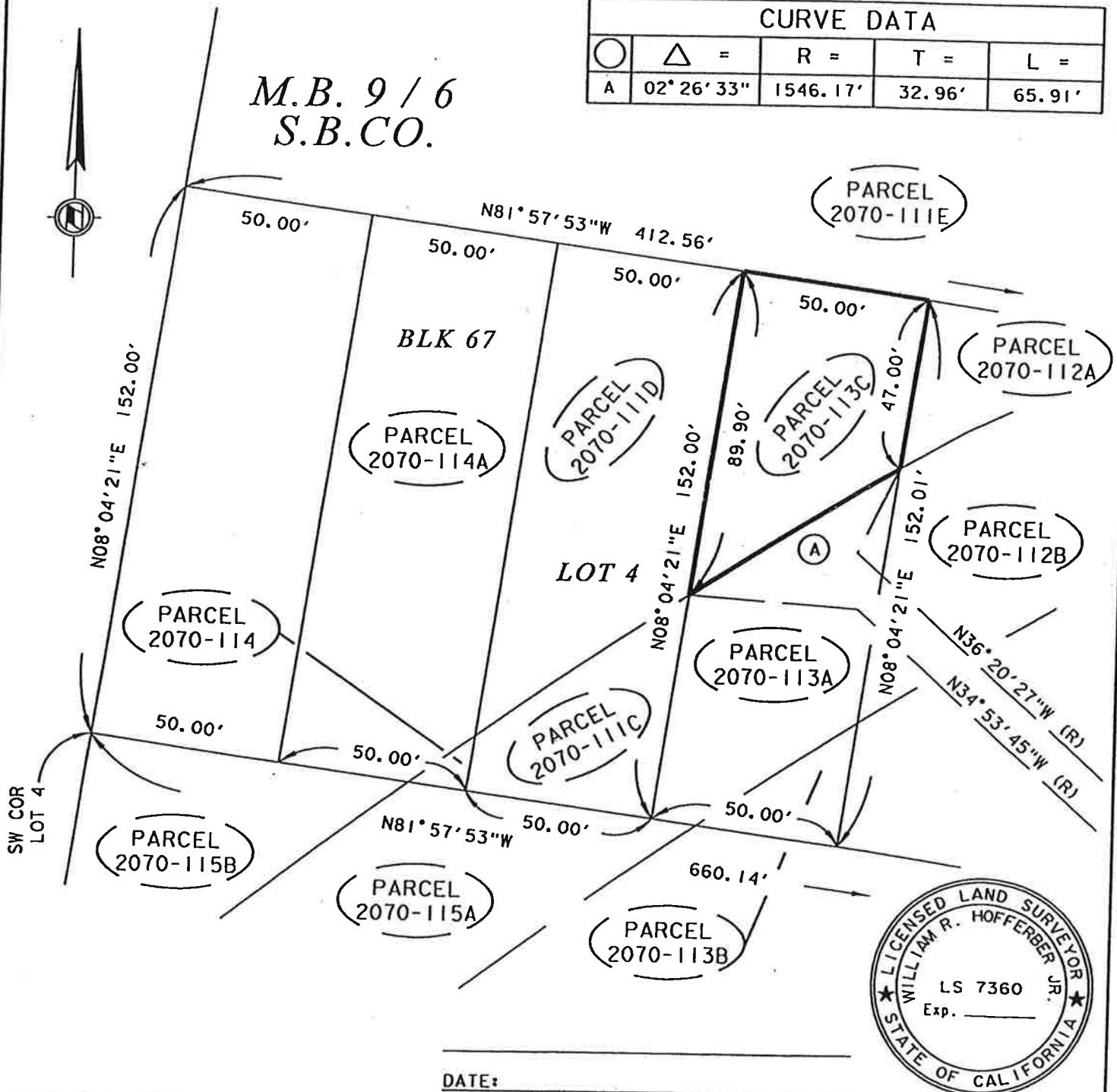
Containing 3407 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

M.B. 9 / 6
S.B.CO.

| CURVE DATA | | | | |
|------------|-------------|----------|--------|--------|
| ○ | △ = | R = | T = | L = |
| A | 02° 26' 33" | 1546.17' | 32.96' | 65.91' |



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

| | | | |
|---|------------------------|-------------|---------------------|
| PROJECT NAME: OAK STREET CHANNEL | | | |
| THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. | RCFC PARCEL NUMBER(S): | SCALE: | PREPARED BY: |
| | PARCEL 2070-113C | NO SCALE | DAC |
| | | JUL-18-2012 | SHEET NO. 1 OF 2 |

PRELIMINARY SUBJECT TO REVISION DATE: 07/18/12

Exhibit "A"

**Oak Street Channel
Parcel 2070-114A**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California and described as Parcel 1 of that certain grant deed recorded on October 9, 1991 as Instrument 350338, records of Riverside County, State of California, located with the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-114 as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

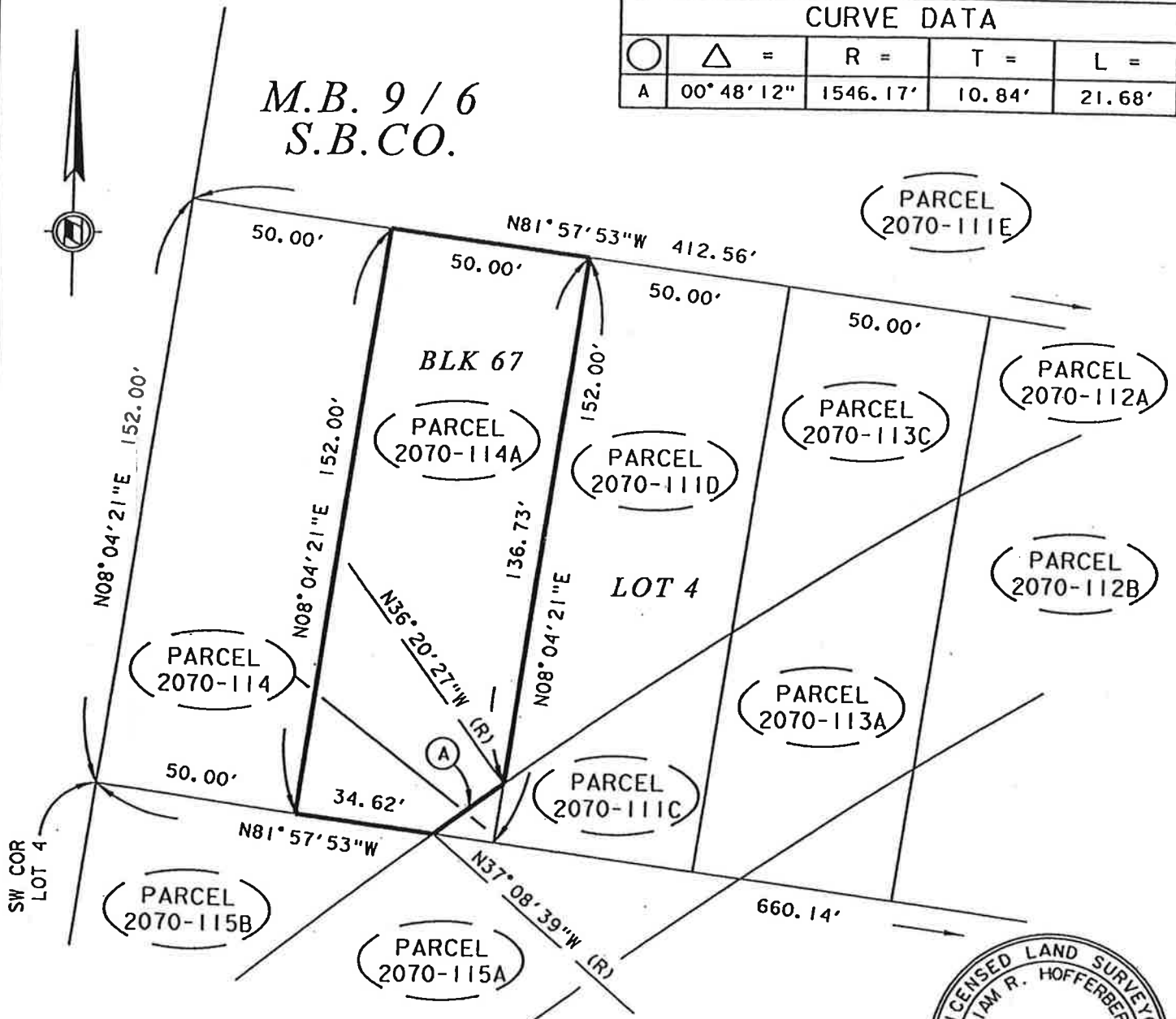
Containing 7482 Square Feet, more or less.

Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

M.B. 9 / 6
S.B. CO.

| CURVE DATA | | | | |
|------------|-------------|----------|--------|--------|
| ○ | △ = | R = | T = | L = |
| A | 00° 48' 12" | 1546.17' | 10.84' | 21.68' |



DATE: _____

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

OAK STREET CHANNEL

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 2070-114A

SCALE:

NO SCALE

JUL-18-2012

PREPARED BY:

DAC

SHEET NO.

1 OF 2

PRELIMINARY SUBJECT TO REVISION

DATE: 07/18/12