DOC #2014-0462625 Page 2 of 3 12/04/2014 10:58 AM

Grant Deed - continued

Date: 12/01/2014

A.P.N.: 461-200-028-3

File No.: OSA-4743309 (jq)

Dated: December 01, 2014

Rancon Winchester Valley 63, LLC, a California limited liability company

By: James T. Roberts

Its: Co - Manager

By: Daniel L. Stephenson

Its: Co - Manager

STATE OF JULYNUM)SS

COUNTY OF MANAGER

On 12-2-14 , before me, DEBORAHM. MEEK , Notar Public, personally appeared Transs T. KOBERTS

, 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 and official seal.

Signature

OFFICIAL SEAL
DEBORAH M. MEEK
NOTARY PUBLIC - STATE OF ARIZONA
MOHAVE COUNTY
My Comm. Expires July 23, 2017

This area for official notarial seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT State of California 2014 before me, PAULA B HACKBARTH, Natury Public personally appeared _ DANIEL 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 PAULA B. HACKBARTH capacity(ies), and that by his/her/their signature(s) on the Commission # 1926763 instrument the person(s), or the entity upon behalf of Notary Public - California which the person(s) acted, executed the instrument. **Riverside County** Comm. Expires Mar 22, 2015 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my band and official seal. Signature Place Notary Seal Above **OPTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. **Description of Attached Document** Title or Type of Document: Document Date: **Number of Pages** Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: &lgner's Name:_ □ Individual □ Individual ☐ Corporate Officer — Title(s): Corporate Officer — Title(s): _ ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Attorney in Fact □ Trustee ☐ Trustee ☐ Guardian or Conservator ☐ Guardian or Conservator ☐ Other:_ Other:_ Signer is Representing: Signer Is Representing:

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RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT CONSTRUCTION COST WORKSHEET AND PLAN CHECK DEPOSIT CALCULATION SHEET

	MAP OR TRA PU, MS OR VI			TR 30322		DATE: IP:	1/22/2016 140034		
						PERFORMANCE SECURITY	٨	MATERIAL SECU	L & LABOR
						% of Estimated	(*	*50% of E	
IMPROVEMENTS				Cons	struction Costs)		Construction Costs)		
Street/Dr	ainage	\$	1,861,754.40).	\$	1,862,000.00	\$		931,000.00
*Flood C	•	\$	0.00	-	\$	0.00	\$		0.00
Water	EMWD District Name	\$_	289,072.80	<u>-</u>	\$	289,000.00	\$]		144,500.00
Sewer	EMWD District Name	\$_	346,680.00	<u>) </u>	\$	346,500.00	\$_		173,250.00
Total			2,497,507.20)	\$	2,497,500.00	\$	1,	,248,750.00
Warranty	Retention (10	%) =		=	\$	249,750.00			

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathmatical extensions, using County's unit costs, are accurate for determining bonding costs

(Ordinance460, Section 10.3E).	% for recordation prior to havi	ing signed plans	D PROFESSIONAL SED PROFESSIONAL
January go	1/22/2016		Service and College
Signature	Date		No. C71582
Danielle Logsdon	C71582	12/31/2017	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Name Typed or printed	RCE#	Exp. Date	FIF OF CALIFORNI
			44 200

Civil Engineer's Stamp

**** PLEASE READ INSTRUCTIONS BELOW ***

- 1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "Riverside County Improvement Requirement Worksheet."
- 2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. **100% for Flood Control items.
- 3. For Construction items not covered by "Riverside County Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If Riverside County Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

^{*}Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estmate.

QUANTITY	UNIT	ITEM		UNIT		AMOUNT
		ROADWAY EXCAVATION		0001	T T	
		Projects with Grading Plan			 	
909	C.Y.	Area x 0.50' (hinge point to hinge point)	\$	20.00	\$	18,180.00
		Projects without a Grading Plan	+	20,00	1	10,100.00
		Road area and side slopes to daylight				
		Cut (c) = Fill (f) =				
	C.Y.	(a.) Excavate and Fill	\$	0.40	<u>e</u>	0.00
	C.Y.	(b.) Excavate and Export	\$	1.10		0.00
	C.Y.	(c.) Import and Fill	\$	2.80		0.00
	<u> </u>	If balance, provide (a.) only, either cut or fill	- Ψ	2.00	Ψ	0.00
		If export, provide (a.)&(b.) a = fill, b = cut - fill				
		If import, provide (a.)&(c), a = cut, c = fill - cut				
		(Unit costs for (a),(b), & (c) are 20% of actual costs to assure that work will be corrected to				
		eliminate hazardous conditions.)	1			
		eminate nazardous conditions.)				
180	L.F.	Sawcut Exist. A.C. Pavement	\$	1.00	\$	180.00
	S.F.	Cold Plane A.C. Pavement	\$	1.50	\$	0.00
	S.Y.	Grinding A.C., in place	\$	2.00	\$	0.00
	S.Y.	Remove A.C. Pavement	\$	0.60	\$	0.00
	L.F.	Remove Curb and Gutter	\$	18.00	\$	0.00
	L.F.	Remove A.C. Dike	\$	3.00		0.00
	EA.	Relocate Mailbox	\$	250.00		0.00
	L.F.	Remove Chain Link Fence	\$	7.50		0.00
	L.F.	Remove Barricade	\$	10.00	\$	0.00
		Asphalt Concrete (49,113 S.F.)				
957	TON	(144 lbs/cu.ft)	\$	90.00	\$	86,130.00
1,819	C.Y.	Agg Base Class II (116,103S.F.)	\$	50.00		90,950.00
		Asphalt Emulsion (Fog Seal/Paint Binder)	+	20.00	4	30,300.00
		(1 ton = 240 gals) (116,103S.F.)	1			
1.8	Ton	apply at 0.05+0.03 = 0.08 gal/SY	\$	600.00	\$	1,080.00
	S.F.	AC overlay (min. 0.10') (SF)	\$	0.90		0.00
7,860	L.F.	Curb and Gutter (Type A-6)	\$	15.00		117,900.00
	L.F.	Curb and Gutter (Type A-8)	\$	17.00		0.00
	L.F.	Type "C" Curb	\$	12.00		0.00
	L.F.	Type "D-1" Curb	\$	12.00		0.00
	L.F.	Type "D" Curb	\$	15.00		0.00
	L.F.	A.C. Dike (6")(incl. material & labor)	\$	8.00		0.00
	L.F.	A.C. Dike (8")(incl. material & labor)	\$	10.00		0.00
1,770	S.F.	P.C.C. Cross Gutter and Spandrels	\$	10.00		17,700.00
47,160	S.F.	P.C.C. Sidewalk	\$	6.00		282,960.00
15,800	S.F.	P.C.C. Drive Approach	\$	8.00		126,400.00
	S.F.	P.C.C. Dip Section Std. 307	\$	6.00	·	0.00
9	EA.	Handicapped Access Ramp	\$	2,000.00		18,000.00
	C.Y.	Structural Reinforcement Concrete	\$	400.00		0.00
	L.F.	Barricades	\$	100.00		0.00
	L.F.	Metal Beam Guard Railing	\$.00.00	Y	0.00

Maria AND THE	17177V	Secretary and the second			de anno esta esta esta de la compaño de Compaño de la compaño de l
UUAN	VTITY	UNIT	ITEM®	UNIT	AMOUNT
			Utility Trench, one side (Edison, Telephone, Cable)	COST	l -
	4,021	L.F.	(total length of Streets)	\$ 10.00	\$ 40,210.00
ļ	4,021	L.F.	Chain Link Fence (6')	\$ 80.00	
		L.F.	Relocate Fence	\$ 12.00	
		EA.	Pipe Gate	\$ 1,000.00	
		EA.	Relocate Power Pole	\$ 10,000.00	
	20	EA.	Street Lights (including conduit)	\$ 5,000.00	
		EA.	Concrete Bulkhead	\$ 2,500.00	
		EA.	Slope Anchors for Pipes	\$ 300.00	
		C.Y.	Cut Off Wall (Std 2')	\$ 400.00	
-		EA.	A. C. Overside Drain	\$ 800.00	
-		EA	Under Sidewalk Drain Std 309	\$ 2,000.00	
8		EA	Flat Outlet Drainage Structure Std 303	\$ 2,000.00	
		EA	Curb Outlet Drainage Structure Std 308	\$ 2,000.00	
EXHIBIT		EA	Private Drainage Structure Std 310	\$ 500.00	
		S.F.	Terrace Drain & Down Drain	\$ 6.50	
×		S.F.	Interceptor Drain	\$ 6.50	
日		C.Y.	R.C. Box Culvert	\$ 400.00	
		C.Y.	Concrete Channel	\$ 200.00	
		C.Y.	Rip Rap (1/4 Ton) Methob B	\$ 40.00	
		C.Y.	Rip Rap (1/2 Ton) Methob B	\$ 45.00	
		C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	
		C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	1
		C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	
		C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	
		C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 75.00	
		C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	
11	7	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$ 113.00	
32		L.F.	24" R.C. P. Or 28" x 20" RCPA	\$ 115.00	
56		L.F.	30" R.C. P. Or 35" x 24" RCPA	\$ 153.00	
82		L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ 90.00	
		L.F.	42" R.C. P. Or 49" x 33" RCPA	\$ 100.00	
		L.F.		\$ 235.00	
		L.F.	<u> </u>	\$ 130.00	
		L.F.	60" R.C. P. Or 71" x 47" RCPA	\$ 150.00	
		L.F.	18" C.S.P. HDPE Or Equal	\$ 40.00	
		L.F.		\$ 50.00	
		L.F.	30" C.S.P. HDPE Or Equal	\$ 60.00	
	<u> </u>	L.F.	36" C.S.P. HDPE Or Equal	\$ 70.00	
			42" C.S.P. HDPE Or Equal	\$ 80.00	
		L.F.	48" C.S.P. HDPE Or Equal	\$ 100.00	
······		L.F.		\$ 110.00	
	· ·	L.F.		\$ 120.00	
2		EA.		\$ 2,200.00	
4		EA.		\$ 4,000.00	
1		EA.	Catch Basin W=14'	\$ 7,800.00	
		EA.	Catch Basin W=21'	\$ 7,800.00 \$ 12,000.00	

QU	ANTITY	UNIT	ITEM		UNIT.		AMOUNT
			T		COST		
		EA.	Catch Basin W=28'	\$	15,000.00		0.00
		EA.	Type IX Inlet	\$	2,500.00		0.00
		EA.	Type X Inlet	\$	2,500.00		0.00
		EA.	Junction Structure No. 1	\$	3,000.00		0.00
	1	EA.	Junction Structure No. 2	\$	3,000.00		3,000.00
		EA.	Junction Structure No. 6	\$	3,700.00		0.00
		EA.	Transition Structure No. 1	\$	12,500.00		0.00
		EA.	Transition Structure No. 2	\$	12,500.00		0.00
		EA.	Transition Structure No. 3	\$	2,700.00		0.00
	2	EA.	Manhole No. 1	\$	2,700.00		5,400.00
		EA.	Manhole No. 2	\$	3,300.00		0.00
		EA.	Manhole No. 3	\$	2,700.00		0.00
		EA.	Manhole No. 4	\$	5,000.00		0.00
		EA.	Adjust Water Valve to Grade (if no water plan)	\$	250.00		0.00
		EA.	Adjust MH to Grade (if no sewer plan)	\$	600.00	\$	0.00
1	5453	SF	Water Quality Basins	\$	6.00	\$	92,718.00
	<u> </u>					\$	0.00
						\$	0.00
						\$	0.00
						\$	0.00
						\$	0.00
			SIGNING, STRIPING AND SIGNALS				
		S.F	Remove Traffic Stripes and Paint Markings	\$	2.50	\$	
		EA.	Remove, Sign, Salvage	\$	100.00	\$	0.00
		EA.	Relocate Roadside Sign	\$	150.00	\$	0.00
~	17	EA.	Street Name Sign	\$	275.00	\$	4,675.00
L B		EA.	Install Sign (Strap and Saddle Bracket Method)	\$	150.00		**************************************
EXHIBIT	-	EA.	Install Sign Mast Arm Hanger Method)	\$	150.00	\$	0.00
	11		Road Sign - One Post	\$	250.00	\$	2,750.00
X			Road Sign - Two Post	\$	400.00		0.00
闰		EA.	Object Marker - Modified Type "F" Delineator	\$	60.00		0.00
		EA.	Delineator (Class 1 Type F)	\$	40.00		0.00
			Delineator (Class 2)	\$	45.00		0.00
		EA.	Pavement Marker, Reflective	\$	3.75		0.00
		EA.	Paint Traffic Stripe (2 Coats)	\$	0.30		0.00
			Remove Barricade	\$	10.00		0.00
		L.F.	4" Thermoplastic Traffic Stripe	\$	0.50		0.00
			8" Thermoplastic Traffic Stripe	\$	0.80		0.00
			Thermoplastic Channelizing Limit Line and	1			7.00
	1		Pavement Marking	\$	2.25	\$	0.00
			Thermoplastic Cross Walk and Pavement Marking	\$	4.00		0.00
			Signal and Lighting	 -	150,000.00		0.00
			<u> </u>	 		<u>\$</u> \$	0.00
				_		\$	0.00
				 		\$	0.00
				 		<u>\$</u>	0.00
				 		<u>φ</u> \$	
		I		<u> </u>	1	Ψ	0.00

QUANTITY	UNIT	ITEM		UNIT	AMOUNT
				COST	
					\$ 0.00
		LANDSCAPING			\$
	S. F.	Maintenance Walk STD 113	\$	4.00	\$ 0.00
	S. F.	Colored Stamped Concrete	\$	10.00	\$ 0.00
128	EA	Street Trees (15 Gallon)	\$	100.00	\$ 12,800.00
11,076	S. F.	Landscape and Irrigation	\$	3.50	\$ 38,766.00
	C.Y.	Landscape Fill Material	\$	27.00	\$ 0.00
2	EA	Water Meter	\$	7,000.00	14,000.00
1	S.F.	Electric Meter	\$	10,000.00	\$ 10,000.00
9,840	S.F.	D.G. Trail 4" Thick	\$	1.50	14,760.00
	L.F.	Mow Curb/Conc. Headers	\$	8.00	0.00
2	EA.	Water Quality Basins	\$	20,000.00	\$ 40,000.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
	<u>-</u>		\$		\$ 0.00
			\$		\$ 0.00
1	<u>A.</u>	Subtotal			\$ 1,292,885.00
	В.	Administrative Contingency (20% x A)	<u></u>		\$ 258,577.00
		NOTE: Use 20% for TR and PM			
		Use 5% for PP, CU, PU, MS and VL Cases			
	C.	Streets/Drainage Total (A + B)			\$ 1,551,462.00
		BOND AMOUNT FOR RECORDATION PRIOR TO			
		HAVING SIGNED PLAND		ļ	
		(ORD.460, SEC. 10.3E)			
-	D.	20% x C			\$ 310292.40
	E.	Streets/Drainage Total (C + D)	<u> </u>		\$ 1861754.40

EXHIBIT B

QUANTITY	UNIT	ITEM		UNIT		AMOUNT
		dii Maraadiaa	T.	13 %	T.	
	L.F.	4" Waterline	\$	13.00	4	0.00
0.740	L.F.	6" Waterline	\$	16.00	-	0.00
3,745	L.F.	8" Waterline	\$	21.00		78,645.00
	L.F.	10" Waterline	\$	27.00		0.00
	L.F.	12" Waterline	\$	31.00	-	0.00
	L.F.	18" Waterline	\$	40.00	+	0.00
	EA.	4" Gate Valve	\$	650.00	\$	0.00
**************************************	EA.	6" Gate Valve	\$	800.00	\$	0.00
6	EA.	8" Gate Valve	\$	850.00	\$	5,100.00
	EA.	10" Gate Valve	\$	1,050.00	\$	0.00
	EA.	12" Gate Valve	\$	1,250.00	\$	0.00
	EA.	Fire Hydrant (6") Super	\$	2,500.00	_	0.00
18	EA.	Fire Hydrant (6") Standard	\$	2,300.00	 	41,400.00
	EA.	4" Misc. Fittings	\$	150.00		0.00
	EA.	6" Misc. Fittings	\$	200.00	_	0.00
15	EA.	8" Misc. Fittings	\$	250.00		3,750.00
	EA.	10" Misc. Fittings	\$	280.00		0.00
	EA.	12" Misc. Fittings	\$	320.00		0.00
	EA.	Blowoffs (4")	\$	1,600.00		
124	EA.	Service Connections	\$	475.00		0.00
124	EA.		\$			58,900.00
	EA.	Adjust Water Valve to Grade		200.00		0.00
	· ·	Relocation of Blowoff	\$	1,000.00		0.00
7	EA.	Air and Vacuum Valve.	\$	1,850.00		12,950.00
			\$		\$ \$	0.00
			\$		\$	0.00
***************************************			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
B			\$		\$	0.00
EXHIBIT	·····	· ·	\$		\$	0.00
	Α.	Subtotal	┼		<u> </u>	200 745 00
<u> </u>	B.	Administrative Contingency (20% x A)	╂		<u>\$</u> \$	200,745.00 40,149.00
. 🗷	<u> </u>	NOTE: Use 20% for TR and PM	┼─		Ψ	40,149.00
		Use 5% for PP, CU, PU, MS and VL Cases	1			
	C.	Water Total (A + B)	+		\$	240,894.00
· - 		BOND AMOUNT FOR RECORDATION PRIOR	1		<u>*</u>	<u></u>
		TO HAVING SIGNED PLAND				
		(ORD.460, SEC. 10.3E)				
	D.	20% x C			\$	48,178.80
	<u>E.</u>	Water Total (C + D)			\$	289,072.80

QUANTITY	UNIT	ITEM		UNIT		AMOUNT
3600	L.F.	4" V. C. P.	\$	15.00	s.	54,000.00
	L.F.	6" V. C. P.	\$	25.00		0.00
3625	L.F.	8" V. C. P.	\$	30.00		108,750.00
	L.F.	10" V. C. P.	\$	35.00		0.00
	L.F.	12" V. C. P.	\$	40.00		0.00
31	EA.	Standard Manhole	\$	2,500.00		77,500.00
	EA.	Drop Manhole	\$	4,000.00		0.00
	EA.	Cleanouts	\$	500.00		0.00
	EA.	Sewer Y's	\$	30.00		0.00
	EA.	Chimneys	\$	400.00		0.00
	EA.	Adjust M.H. to grade	\$	500.00	<u></u>	0.00
	L.F.	Concrete Encasement	\$	35.00		0.00
2	EA.	Backwater Valve	\$	250.00		500.00
			\$		\$	0.00
			\$		\$	0.00
	<u> </u>		\$		\$	0.00
			\$		\$	0.00
	<u> </u>		\$		\$	0.00
***************************************			\$		\$	0.00
**************************************			\$		\$	0.00
Taran California de la companya del companya de la companya del companya de la co			\$		\$	0.00
			\$ \$		\$	0.00
a			\$		<u>\$</u> \$	0.00
<u> </u>			\$		<u>φ</u> \$	0.00
a —			\$		\$	0.00
			\$		<u>*</u>	0.00
EXHIBIT B			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
	A.	Subtotal			\$	240,750.00
• • • • • • • • • • • • • • • • • • •	B.	Administrative Contingency (20% x A)			\$	48,150.00
1		NOTE: Use 20% for TR and PM	1			
		Use 5% for PP, CU, PU, MS and VL Cases	<u> </u>			
	C.	Sewer Total (A + B)	1		\$	288,900.00
		BOND AMOUNT FOR RECORDATION PRIOR	1	Į.		
		TO HAVING SIGNED PLAND (ORD.460, SEC.				
	D.	10.3E) 20% x C	+		<u></u>	E7 700 00
	E.	Sewer Total (C + D)	+		\$ \$	57,780.00 346,680.00
L	<u> </u>	Demei Intal (C + D)			Φ	340,000.00

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PLANCHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT NO.	TM30322	SCH:	DATE:	. 1	/22/2016
PP, CU, PU, MS OR VL NO.	PP21919, 22240				
IMPROVEMENT (COSTS (Including Contingencies	s)			
I. Streets/Drainage (Line C from S	Street Improvement Calculations)		\$	1,551,462.00
II. Water (Line C from Water Impr	ovement Calculations)			\$	240,894.00
III. Sewer (Line C from Sewer Imp	provement Calculations)			\$	288,900.00
PLAN CHECK DEPOSIT CALCU	LATION				
A. Street/Drainage (% x l.) NOTE: Use 1% for TR, 6% for PM	1 and 6.5% for PP, CU, PU, MS	and VL		\$	15,514.62
B. Water and Sewer (1% x II and	III.) (Do not include for Tract Ma	ps)		\$	0.00
C. Total Plan Check Deposit (A +	B)			\$	15,514.62
SURCHARGE FEE CALCULATION	<u>N</u>				-
D. Surcharge Fee (2% x C)				\$	310.29
E. Total Plan Check Deposit and	Surcharge Fee			\$	15,824.91
MINIMUM PLAN CHECK DEPOS	IT REQUIREMENTS			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Note: If Plan Check Deposit calcu	lated in "Line E" is less than the	minimum as			
shown below, then following depo	sit schedule will apply, otherwise	e pay the full deposit.			
For TR (Schedule, A, B, C, D) and	PM (Schedule. E, F, G) - minin	num \$2,000			
For PM (Schedule H, I) - minimum	\$2,000.00				
For PP/CU/PU/MS/VL - minimum	\$2,000.00				
COMMENTS					
				-	

EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT OFFICE OF THE COUNTY SURVEYOR MONUMENT BOND COMPUTATION

MAP#	FSR 30322		SCHEDULE A		MAP CHECKER		DENNIS ODENBAUGH
IP#	140034						
Drive Time	e: Hrs. to Map		Net Work Hrs./Day	•	Cost per 10 Hr. D)ay	Cost per Monument
			Schedule "A" thro	ugh "	H" Maps		
0.	5		9		\$2500.00*		\$300
1.	0		8				\$342
1.:	5		7				\$400
2.	0		6				\$478
		٠	Out of town Monume	ntatio	n Surveys		
			8		\$**		\$415
			Schedule "I	" Мар	s		
0.	5		9		\$2500.00*		\$600
1.0	0		8				\$685
1.5	5		7				\$800
2.0	0		6				\$960
			Out of town Monume	ntatio	n Surveys		
			8		\$**		\$830
Total Monume	ents to be Bonded	X	Cost per Monument	+	20%	=	Total Bond Amount
	397	. x	\$342	. x	120%	=	\$162,928.80
Monument	Inspection Fee	\$	(Depo	sit Ba	sed)		
	Submitted Monument Bond Computation to Transportation Plan Check Review Date: 1/19/2016						

^{*} Based on a crew of, 1) Registered Principal Eng. Technician, 1) Senior Eng. Technician.

^{** 10-}hour work day, meals, and lodging for a 2 person crew, per day, in a 4-day, 40-hour work week.

COUNTY OF RIVERSIDE DEPARTMENT OF TRANSPORTATION

NAME AND ADDRESS SHEET

Please list the names and **business and residential addresses** of all persons who have executed the bonds and agreements, according to the partnership status of the entity (see pages 2 and 3 of this form) executing the bonds and agreements.

NAME	ADDRESS	<u>CITY</u>	STATE	ZIP
David C. Michan	4370 La Jolla Village Dr., Ste 960	San Diego	CA	92122 92130
·	5780 Blazing Star Lane	San Diego	CA	92130
Jeff Comerchero	41391 Kalmia Street, Ste 200	Murrieta	CA	92562
	41981 Avenida Vista Ladera	Temecula	CA	92591

 WHEN RECORDED PLEASE RETURN TO:	
RECORDING REQUESTED BY:	
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	
FOR THE BENEFIT OF THE COUNTY	

LIEN AGREEMENT

As Subdivision Improvement Security for Tract 30322 (Miscellaneous Case 4301)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RECORDED AS A BENEFIT COUNTY OF RIVERSIDE

WHEN RECORDED RETURN TO:

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504

LIEN AGREEMENT

THIS	LIEN AGREEMENT ("Lien Agreement") is entered into this day of, by and among the County of Riverside, a political subdivision of the State of
Califo	ornia ("County") and ("Owner").
REC	<u>ITALS</u>
A. referr	Owner has applied to County for approval of a Final Map for as Tract 30322 (Miscellaneous Case 4301) red to herein as "Map," pursuant to Ordinance No. 460 ("the Subdivision Ordinance").
B. Agree Map.	Owner is required to enter into secured agreements with County entitled "Subdivision Improvement ements" to perform certain acts and construct certain improvements as a condition of County's approval of said

- C. Owner is required by the Subdivision Improvement Agreement, the Subdivision Ordinance, and the Subdivision Map Act (Gov. Code, §§ 66462 and 66499) to provide security satisfactory to the County to secure its obligations under the Subdivision Improvement Agreement.
- D. Owner warrants that Owner has not sold any of the individual lots in the real property to be divided, as identified on the Map.
- E. With the exception of grading commenced pursuant to a valid grading permit, Owner has not commenced to install or construct any of the improvements required by the Subdivision Improvement Agreement and has not been issued any construction permits, excluding a grading permit, on any of the real property to be divided as identified on the Map.
- F. Owner has provided a title insurance policy and current title report from a title company approved by the County and issued within the 60 days prior to the execution of this Lien Agreement that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Pursuant to the Subdivision Ordinance, § 17.3, County is authorized to defer the posting of securities for the provision of improvements to the land division if the Owner enters into a secured agreement to defer making land division improvements required by Article X of the Subdivision Ordinance.
- H. County is authorized to accept the security proposed by Owner, known as a lien agreement, for the

Subdivision Improvement Agreement under the provisions of Government Code Section 66499 (a) (4) and Subdivision Ordinance § 17.3.

- I. County has found and determined that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the Map.
- J. Owner represents and County has confirmed that Owner has paid all plan check fees and has a deposit based fee account in good standing with the County.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Owner's Performance and Obligations

- A. Owner hereby grants to County, in accordance with the terms and conditions of this Lien Agreement, a lien upon the property ("Property") described in Exhibit "A" ("Grant Deed"), attached hereto, as security for the following obligations of Owner:
- (1) Construction of the improvements ("Improvements") specified in the Subdivision Improvement Agreement, in the estimated amounts and for the purposes specified in Exhibit "B" attached hereto; provided, however, that Owner's obligation hereunder shall extend to the actual cost of construction of the Improvements, notwithstanding that such costs may exceed the estimate set forth in Exhibit "B"; and
- (2) Payment of the balance of the fees or provision of the improvements or services described in Article X of the Subdivision Ordinance (collectively, "Fees"), in the amount required in accordance with Ordinance 671, as determined appropriate by the Director of Transportation.

This lien secures said obligation and the remedies provided herein for breach of said obligation.

- B. For so long as title to the Property remains subject to this Lien Agreement, Owner shall not: (1) request issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property; (2) sell or permit the sale of any lot shown on the Map; or (3) commence work on any portion of the Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare with the consent of the County. Notwithstanding the above, fee title to the entire property encumbered by this Lien Agreement or to all lots designated on the Map may be sold in the aggregate to a single purchaser, provided that the proposed purchaser, prior to assuming title to the property, executes a new lien agreement or provides acceptable alternative security acceptable to the County.
- C. At the time Owner executes this Lien Agreement, Owner shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000), to be used by County to reimburse County for any costs which County may incur in processing a reversion to acreage initiated pursuant to this Lien Agreement. Any unused portion of such deposit shall be refunded to Owner following completion of such reversion. If the costs of reverting the Property to acreage exceed \$12,000, Owner shall pay such additional costs to County prior to recordation of the reversion to acreage map. The unused portion of this deposit may be applied to the deposit of fees for inspection, tests and other related purposes for the required Improvements upon termination of this Lien Agreement. If fee title to the entire property encumbered by this Lien Agreement or all lots designated on the Map are sold in the aggregate to a single purchaser and the purchaser executes a new lien agreement, the purchaser shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000) for the purpose of reverting the property to acreage if

the purchaser breaches the terms of the lien agreement. Upon receipt of the substitute deposit from the purchaser and execution of the new lien agreement, the original cash deposit will be refunded to Owner, minus Fees still owed to County by Owner.

- D. Prior to obtaining a grading permit or commencing the installation and construction of any portion of the Improvements required by the Subdivision Improvement Agreement, Owner shall deposit fees for inspections, tests and other related purposes, and shall substitute other forms of security satisfactory to County in place of this Lien Agreement; provided, however, that Owner shall not be permitted to obtain said permits, substitute such security or commence the installation and construction of any portion of the Improvements if less than two (2) years have elapsed since the date of recordation of this Lien Agreement.
- E. Owner shall make the deposits specified in attached Exhibit "B" in the amounts prescribed for such purposes upon termination of this Lien Agreement. Owner also agrees to provide the substitute forms of security in the amounts and for the purposes set forth in the Subdivision Improvement Agreement, except that the amounts shall be calculated using the estimated cost of the Improvements at the time of substitution, as ascertained by County.
- F. Owner shall substitute acceptable security for this Lien Agreement and commence to construct the Improvements required by the Subdivision Improvement Agreement within three (3) years following the date of recordation of the Map. At its sole discretion, the County may grant extensions of time in accordance with Section 17.3 of the Subdivision Ordinance. For each extension of time, Owner shall provide a title insurance policy and current title report from a title company approved by the County, and issued within the 60 days prior to the request for an extension of time, that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Owner shall pay the balance of the Fees prior to commencement of the work for which the Fees are required or prior to issuance of any building permit, whichever occurs first.
- H. Owner agrees that if suit is brought upon this Lien Agreement, all costs and reasonable expenses and fees incurred by the County in successfully enforcing Owners obligations shall be paid by Owner, including attorneys' fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.
- I. Owner agrees to indemnify, and hold harmless, the County, its officers, employees and agents from any liability whatsoever based or asserted upon any act or omission of Owner, its employees and agents relating to or in any way connected with the accomplishment of work, obligations, or performance of service under this Lien Agreement. As part of the foregoing indemnity, Owner agrees to protect and defend at its own expense, including attorneys' fees, the County, its officers, employees and agents in any legal action based upon such alleged acts or omissions.

II. <u>County's Performance and Obligations</u>

A. Following (1) County's approval of the substitute forms of security submitted by Owner pursuant to Paragraph I(D) hereof, (2) deposit by Owner of fees for inspections, tests and other specific purposes, and (3) Owner's payment or other performance of the obligations encompassed by the Fees required by Article X of the Subdivision Ordinance, performance of which are secured by this Lien Agreement, County shall release the Property, from the provisions of this Lien Agreement, and shall execute any necessary release to enable Owner or its transferee to clear the record of title of the Property so released of the lien herein imposed.

B. In no instances shall this Lien Agreement compel the County to construct the required Improvements.

III. Effect of Lien Agreement

- A. From the date of recordation of this Lien Agreement, a lien shall attach to the Property which shall have the priority of a judgment lien in an amount necessary to discharge all obligations contained in the Subdivision Improvement Agreement and any Fees. Under no circumstances shall the County agree to subordinate the lien.
- B. Owner shall have the right to convey or sell fee title to the entire property encumbered by this Lien Agreement, so long as the purchaser agrees in writing to accept and be bound by the terms and provisions of this Lien Agreement, the applicable Subdivision Improvement Agreement, and the Fees, or has provided alternative security acceptable to the County per Subdivision Ordinance § 17.1.A. Any new lien agreement entered into by a purchaser of the Property must provide for completion of the Improvements by the same date as is specified herein.
- C. This Lien Agreement shall expire upon release of the Property by the County, except that Owner's obligation to perform and complete the Improvements within four (4) years from the date of recordation of this Lien Agreement (or such date as may have been extended in accordance with the Subdivision Ordinance), as described in Section I(F) above, shall not expire but shall remain in full force and effect until satisfactory completion of the Improvements in full compliance with the Subdivision Improvement Agreement.
- D. Notwithstanding any provisions of the Subdivision Ordinance to the contrary, so long as this Lien Agreement is utilized for security as described herein, the County is not obligated to accept offers of dedication for street or drainage purposes on the Property.

IV. Events of Default

Upon the occurrence of any one of the following events, Owner shall be deemed in default hereunder:

- A. Failure by Owner to deposit fees for inspections, tests and other specified purposes or to substitute other forms of security satisfactory to County within the time allotted and as prescribed by this Lien Agreement.
- B. Commencement of any work on the Improvements by Owner, its agents or employees, prior to substitution of acceptable security with the County in place of this Lien Agreement except as specifically authorized by County to correct or prevent threats to the public health, safety or general welfare.
- C. Failure by Owner to substitute acceptable security for this Lien Agreement and complete construction of the Improvements described in the Subdivision Improvement Agreement within the time allot ted and as prescribed by this Lien Agreement.
 - D. Failure by Owner to pay the Fees described in Section I (A) (2), above, at the time required herein.
- E. Filing of any proceedings or action by or against Owner to declare Owner bankrupt or to appoint a receiver or trustee for Owner or to reorganize Owner or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within sixty (60) days.

- F. Levy of any attachment or writ of execution against Owner and the Property whereby the Property is taken or occupied or attempted to be taken or occupied by someone other than Owner and such attachment or execution is not released within (60) days.
- G. Sale of any lot shown on the Map prior to release of the lien created by this Lien Agreement, except as provided in subparagraph III (B).
- H. Request by Owner of issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property.
- I. Breach by Owner of any other term or condition of this Lien Agreement or of the Subdivision Improvement Agreement or Owner's failure to fully and faithfully discharge its obligations hereunder within the time specified herein.

All references to Owner in this section shall be deemed to include Owner's successors, assignees and transferees.

V. <u>County's Remedies</u>

Upon the occurrence of any of the events described in Section IV, above, County may declare a breach of this Lien Agreement by giving thirty (30) days written notice to Owner, and may, at County's option, exercise any one or more of the following remedies:

- A. Pursue any or all of the remedies provided in the Subdivision Improvement Agreement;
- B. Enforce this lien by appropriate action in court or as provided by law and in the event the enforcement is by action in court, the Owner agrees that the amount of said lien shall include reasonable attorneys' fees which shall be taxed as a cost in any suit for such enforcement:
- C. Estimate the cost of the work required to complete the Improvements, and all Fees, and foreclose said lien in said amount;
- D. Initiate proceedings for reversion of the real property within the land division to acreage, at the expense of Owner, in accordance with the provisions of the Subdivision Map Act;
- E. Pursue any other remedy, legal or equitable, for the foreclosure of a lien. Owner, its heirs and assigns, shall pay reasonable attorneys' fees to be taxed as a cost in said proceedings.

VI. General Provisions

- A. Recordation. This Lien Agreement shall be recorded by County with the County Recorder immediately following execution of this Lien Agreement indexed by (1) all parties hereto, and (2) all parties having any record title interest in the subject real property, pursuant to Government Code Section 66436, acknowledging subordination of their interests to this Lien Agreement.
- B. Contingency. This Lien Agreement shall not take effect until it has been approved by the County Board of Supervisors.
- C. Entire Agreement. This Lien Agreement together with all exhibits and other agreements expressly referred to herein, constitutes the entire agreement between the parties with respect to the subject matter contained

herein. All prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are superseded.

- D. Further Assurances. The parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Lien Agreement and the intentions of the parties.
- E. Governing Law. This Lien Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California.
- F. Headings. The captions and Section headings used in this Lien Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- G. Modification, Waiver. No modification, waiver, amendment or discharge of this Lien Agreement shall be valid unless the same is in writing and signed by all parties.
- H. No Other Inducement. The making, execution and delivery of this Lien Agreement by the parties hereto has been induced by no representations, statements, warranties or agreements other than those expressed herein.
- I. Severability. If any term, provision, covenant or condition of this Lien Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Lien Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Lien Agreement shall be valid and enforceable to the fullest extent permitted by law.

COUNTY OF RIVERSIDE ("COUNTY")

By:

Chairman, Board of Supervisors

JOHN J. BENOIT

ATTEST:

KECIA HARPER IHEM,

Clerk of the Board

_____see attached signature block ____ ("OWNER")

By: _____

By: _____

APPROVED AS TO FORM

County Counsel

By: B

SIGNATURE PAGE FOR LIEN AGREEMENT – TRACT 30322 (Miscellaneous Case 4301)

SR CONESTOGA, LLC, a Delaware Limited liability company

By: Strata Conestoga, LLC, a Delaware limited

liability company,

Co-Managing Member

By:

David C. Michan

Manager

By: Conestoga Development, LLC, a California

limited liability company, Co-Managing

Member

Bv

Jeff Comerchero

Manager

CONESTOGA DEVELOPMENT, LLC

a California limited liability company

Seff Comerchero

Manager

A notary public or other officer completing this certific document to which this certificate is attached, and not	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California) County of	
On June 17,2016 before me, De	nise Rosel to Downla Notary Public, Here Insert Name and Title of the Officer
personally appeared	Name(s) of Signer(s)
subscribed to the within instrument and acknow	y evidence to be the person(s) whose name(s) is/are vledged to me that he/s/re/they executed the same in his/per/their signature(s) on the instrument the person(e), licted, executed the instrument.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
	WITNESS my hand and official seal.
DENISE ROGELIA DAVILA Commission # 2130563 Notary Public - California San Diego County My Comm. Expires Oct 17, 2019	Signature of Notary Public
Place Notary Seal Above	
Though this section is optional, completing this	es information can deter alteration of the document or is form to an unintended document.
Title or Type of Document: Harriv Live Number of Pages: Yive Signer(s) Other Tha	Document Date: 6/17/2014
Capacity(ies) Claimed by Signer(s) Signer's Name: David Cynthy Corporate Officer — Title(s): Name: Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: Large United Conservator	Signer's Name:

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 PIDERSINE On FERRUARY 12, 2014 before me, Wary R Smith Notation of the Officer personally appeared ON FERRUARY 12, 2014 before me, Wary R Smith Notation of the Officer personally appeared
Name(s) of Signer(s)
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (fie) she/they executed the same in (his/her/their authorized capacity(ies), and that by (fie) 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.
CINDY R. SMITH COMM. #2078900 Notary Public · California Riverside County My Comm. Expires Aug. 21, 2018 Signature WITNESS my hand and official seal Signature Signature of Notary Public
Place Notary Seal Above
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document Title or Type of Document: Document Date: Number of Pages: Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:
©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

EXHIBIT A

RECORDING REQUESTED BY First American Title Company ールくD

AND WHEN RECORDED MAIL DOCUMENT TO: SR Conestoga, LLC C/O Strata Conestoga, LLC, 4370 La Jolla Village Drive Ste 960 San Diego, CA 92122

DOC # 2014-0462625

12/04/2014 10:58 AM Fees: \$31.00 Page 1 of 3 Doc T Tax Paid Recorded in Official Records County of Riverside Larry W. Ward Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording Receipted by: MGREGSTON

Space Above This Line for Recorder's Use Only	
---	--

GRANT DEED

The undersigned Grantor(s) declare(s) that Documentary Transfer Tax shall be shown on a separate Declaration or Statement of Tax Due and not of public record pursuant to revenue & taxation code 11932-11933.

A.P.N.: 461-200-028-3

T.R.A. No.071-331

File No.: OSA-4743309 (jg)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rancon Winchester Valley 63, LLC, a California limited liability company

hereby GRANTS to SR Conestoga, LLC, a Delaware limited liability company

the following described property in the City of Unincorporated, County of Riverside, State of California:

(APN: 461-200-028)

PARCEL 2 OF PARCEL MAP NO. 31984, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 210 PAGES 54 AND 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO:

- 1. Non-delinquent general and special real property taxes and assessments for the current fiscal year, and supplemental assessments accruing after the recordation of this Grant Deed; and
- 2. All covenants, conditions, restrictions, easements, reservations, rights and rights-of-way, dedications, offers of dedication, and other matters of record.

Mail Tax Statements To: SAME AS ABOVE

DOC #2014-0462625 Page 2 of 3 12/04/2014 10:58 AM

Grant Deed - continued

Date: 12/01/2014

A.P.N.: 461-200-028-3 File No.: OSA-4743309 (jg)

Dated: December 01, 2014

Rancon Winchester Valley 63, LLC,
a California limited liability company

By: Junes T. Roberts

Its: Co - Manager

By: Daniel L. Stephenson

Its: Co - Manager)SS

COUNTY OF MANAGER)

On 12-2-14 , before me, DEBORIAH M. MEEK , Public, personally appeared James T. KOBERTS

, 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 and official seal.

Signature

OFFICIAL SEAL
DEBORAH M. MEEK
NOTARY PUBLIC - STATE OF ARIZONA
MOHAVE COUNTY
My Comm. Expires July 23, 2017

This area for official notarial seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT State of California On Dec 1,2014 before me, PAULA B HACKBARTH, Notary Public 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 PAULA B. HACKBARTH Commission # 1926763 instrument the person(s), or the entity upon behalf of Notary Public - California which the person(s) acted, executed the instrument. **Riverside County** My Comm. Expires Mar 22, 2015 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature_ Signature of Notary Public Place Notary Seal Above OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. **Description of Attached Document** Title or Type of Document: Document Date: Number of Pages: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: 8igner's Name: ☐ Individual □ Individual ☐ Corporate Officer — Title(s): Corporate Officer — Title(s): _ ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General RIGHT THUMBPRINT OF SIGNER RIGHT THUMBPRINT OF SIGNER ☐ Attorney in Fact ☐ Attorney in Fact Top of thumb here foo of thumb her ☐ Trustee □ Trustee ☐ Guardian or Conservator ☐ Guardian or Conservator ☐ Other:_ Other: Signer Is Representing: Signer Is Representing:

EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT CONSTRUCTION COST WORKSHEET AND PLAN CHECK DEPOSIT CALCULATION SHEET

	. MAP OR TRA			REFFER KD		DATE:	1/21/2016		
PP, CU,	PU, MS OR V	L NO.		MS 4301		IP:	150018		
i	· · · · · · · · · · · · · · · · · · ·				FAITHFU	L PERFORMANCE		MATE	RIAL & LABOR
						SECURITY		ξ	SECURITY
					(1009	% of Estimated		(**50%	6 of Estimated
IMPROV	EMENTS				Cons	struction Costs)		-	truction Costs)
Ctroot/D	rainas a	•	704 000 00		•	705.000			
Street/Dr	•	P	784,899.86	-	* \$	785,000.00	-	\$	392,500.00
*Flood C	ontrol	\$_	1,043,339.04	_	\$	1,043,500.00		\$	521,750.00
Water	EMWD District Name	\$ _	67,213.44	•	\$	67,000.00	<u>-</u>	\$	33,500.00
Sewer	EMWD District Name	\$_	57,348.00	-	\$	57,500.00	<u>-</u>	\$	28,750.00
Total		_	1,952,800.34		\$	1,953,000.00	 -	\$	976,500.00
Warranty	Retention (10	%) _		•	\$	195,300.00	= - -		

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathmatical extensions, using County's unit costs, are accurate for determining bonding costs

(Ordinance460, Section 10.3E).			
January &	1/21/2016		
Signature	Date		
Danielle Logsdon	C71582	12/31/2017	1
Name Typed or printed	RCE#	Exp. Date	•

Above amounts do include additional 20% for recordation prior to having signed plans



Civil Engineer's Stamp

*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estmate.

*** PLEASE READ INSTRUCTIONS BELOW ***

- 1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "Riverside County Improvement Requirement Worksheet."
- 2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. **100% for Flood Control items.
- 3. For Construction items not covered by "Riverside County Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If Riverside County Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

QUA	NTITY	UNIT	TEM		UNIT		AMOUNT
			ROADWAY EXCAVATION				
			Projects with Grading Plan				
	725	C.Y.	Area x 0.50' (hinge point to hinge point)	\$	20.00	\$	14,500.00
			2. Projects without a Grading Plan				
f			Road area and side slopes to daylight				
			Cut (c) = Fill (f) =				
		C.Y.	(a.) Excavate and Fill	\$	0.40	\$	0.00
		C.Y.	(b.) Excavate and Export	\$	1.10	\$	0.00
•		C.Y.	(c.) Import and Fill	\$	2.80		0.00
			If balance, provide (a.) only, either cut or fill				
			If export, provide (a.)&(b.) a = fill, b = cut - fill	İ		l	
]		If import, provide (a)&(c), a = cut, c = fill - cut				
			(Unit costs for (a),(b), & (c) are 20% of actual	1			
B			costs to assure that work will be corrected to	1			
			eliminate hazardous conditions.)				
EXHIBIT							
Ħ	116	L.F.	Sawcut Exist. A.C. Pavement	\$	1.00	\$	116.00
×		S.F.	Cold Plane A.C. Pavement	\$	1.50	\$	0.00
团		S.Y.	Grinding A.C., in place	\$	2.00	\$	0.00
		S.Y.	Remove A.C. Pavement	\$	0.60	\$	0.00
	116	L.F.	Remove Curb and Gutter	\$	18.00	\$	2,088.00
		L.F.	Remove A.C. Dike	\$	3.00	\$	0.00
		EA.	Relocate Mailbox	\$	250.00	\$	0.00
		L.F.	Remove Chain Link Fence	\$	7.50	\$	0.00
		L.F.	Remove Barricade	\$	10.00	\$	0.00
			Asphalt Concrete (38,980 S.F.)				
	735	TON	(144 lbs/cu.ft)	\$	90.00	\$	66,150.00
	1,674	C.Y.	Agg Base Class II (38,980 S.F.)	\$	50.00		83,700.00
			Asphalt Emulsion (Fog Seal/Paint Binder)	 		*	00,700.00
			(1 ton = 240 gals) (38,980S.F.)				
	3.1	Ton	apply at 0.05+0.03 = 0.08 gal/SY	\$	600.00	\$	1,836.00
	232	S.F.	AC overlay (min. 0.10') (SF)	\$	0.90		208.80
	1,845	L.F.	Curb and Gutter (Type A-6)	\$	15.00		27,675.00
		L.F.	Curb and Gutter (Type A-8)	\$	17.00	\$	0.00
		L.F.	Type "C" Curb	\$	12.00	\$	0.00
		L.F.	Type "D-1" Curb	\$	12.00	\$	0.00
	47	L.F.	Type "D" Curb	\$	15.00	\$	705.00
		L.F.	A.C. Dike (6")(incl. material & labor)	\$	8.00	\$	0.00
		L.F.	A.C. Dike (8")(incl. material & labor)	\$	10.00	\$	0.00
	875		P.C.C. Cross Gutter and Spandrels	\$	10.00	\$	8,750.00
	11,070		P.C.C. Sidewalk	\$	6.00	\$	66,420.00
	3,375		P.C.C. Drive Approach	\$	8.00	\$	27,000.00
			P.C.C. Dip Section Std. 307	\$	6.00	\$	0.00
	5	***************************************	Handicapped Access Ramp	\$	2,000.00	\$	10,000.00
			Structural Reinforcement Concrete	\$	400.00	\$	0.00
			Barricades	\$	100.00	\$	0.00
		L.F.	Metal Beam Guard Railing	\$	35.00	\$	0.00

UNIT COSTS 3/01/2011 FORMAT 3/01/2008

	100	UNIT	TEM .	UNIT COST		AMOUNT
1			Utility Trench, one side (Edison, Telephone, Cable)			
	990	L.F.	(total length of Streets)	\$ 10.00		9,900.00
		L.F.	Chain Link Fence (6')	\$ 80.00		0.00
	·	L.F.	Relocate Fence	\$ 12.00		0.00
		EA.	Pipe Gate	\$ 1,000.00		0.00
¹		EA.	Relocate Power Pole	\$ 10,000.00		0.00
_	6	EA.	Street Lights (including conduit)	\$ 5,000.00		30,000.00
_		EA.	Concrete Bulkhead	\$ 2,500.00		0.00
_		EA.	Slope Anchors for Pipes	\$ 300.00		0.00
_		C.Y.	Cut Off Wall (Std 2')	\$ 400.00		0.00
		EA.	A. C. Overside Drain	\$ 800.00		0.00
<u> </u>		EA	Under Sidewalk Drain Std 309	\$ 2,000.00		0.00
-		EA	Flat Outlet Drainage Structure Std 303	\$ 2,000.00		0.00
EXHIBIT	2	EA	Curb Outlet Drainage Structure Std 308	\$ 2,000.00		4,000.00
- 5		EA	Private Drainage Structure Std 310	\$ 500.00		0.00
E -		S.F.	Terrace Drain & Down Drain	\$ 6.50	\$	0.00
-		S.F.	Interceptor Drain	\$ 6.50	\$	0.00
		C.Y.	R.C. Box Culvert	\$ 400.00	\$	0.00
		C.Y.	Concrete Channel	\$ 200.00	\$	0.00
r		C.Y.	Rip Rap (1/4 Ton) Methob B	\$ 40.00	\$	0.00
		C.Y.	Rip Rap (1/2 Ton) Methob B	\$ 45.00	\$	0.00
		C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$	0.00
		C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$	0.00
		C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$	0.00
		C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$	0.00
		C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 75.00	\$	0.00
		C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$	0.00
	6	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$ 113.00	\$	678.00
1	3	L.F.	24" R.C. P. Or 28" x 20" RCPA	\$ 115.00		1,495.00
		L.F.	30" R.C. P. Or 35" x 24" RCPA	\$ 153.00		0.00
		L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ 90.00		0.00
		L.F.	42" R.C. P. Or 49" x 33" RCPA	\$ 100.00	•	0.00
		L.F.	48" R.C. P. Or 57" x 38" RCPA	\$ 235.00		0.00
		L.F.	54" R.C. P. Or 64" x 43" RCPA	\$ 130.00		0.00
		L.F.	60" R.C. P. Or 71" x 47" RCPA	\$ 150.00		0.00
		L.F.	18" C.S.P. HDPE Or Equal	\$ 40.00	\$	0.00
		L.F.	24" C.S.P. HDPE Or Equal	\$ 50.00		0.00
		L.F.	30" C.S.P. HDPE Or Equal	\$ 60.00		0.00
		L.F.	36" C.S.P. HDPE Or Equal	\$ 70.00		0.00
		L.F.	42" C.S.P. HDPE Or Equal	\$ 80.00		0.00
		L.F.	48" C.S.P. HDPE Or Equal	\$ 100.00		0.00
		L.F.	54" C.S.P. HDPE Or Equal	\$ 110.00		0.00
		L.F.	60" C.S.P. HDPE Or Equal	\$ 120.00		0.00
-	1	EA.	Catch Basin W=4'	\$ 2,200.00		2,200.00
1		EA.	Catch Basin W=7'	\$ 4,000.00		4,000.00
		EA.	Catch Basin W=14'	\$ 7,800.00		4,000.00
		EA.		\$ 12,000.00		0.00

QUANTITY	UNIT	June 1980 and the State of the		UNIT: COST		AMOUNT, .
	EA.	Catch Basin W=28'	\$	15,000.00	\$	0.00
	EA.	Type IX Inlet	\$	2,500.00		0.00
	EA.	Type X Inlet	\$	2,500.00		0.00
	EA.	Junction Structure No. 1	\$	3,000.00		0.00
	EA.	Junction Structure No. 2	\$	3,000.00		0.00
	EA.	Junction Structure No. 6	\$	3,700.00		0.00
	EA.	Transition Structure No. 1	\$	12,500.00		0.00
	EA.	Transition Structure No. 2	\$	12,500.00	_	0.00
	EA.	Transition Structure No. 3	\$	2,700.00		0.00
	EA.	Manhole No. 1	\$	2,700.00		0.00
 	EA.	Manhole No. 2	\$	3,300.00		0.00
	EA.	Manhole No. 3	\$	2,700.00		0.00
<u> </u>	EA.	Manhole No. 4	\$	5,000.00		0.00
	EA.	Adjust Water Valve to Grade (if no water plan)	\$	250.00		0.00
	EA.	Adjust MH to Grade (if no sewer plan)	\$	600.00		0.00
EXHIBIT				· · · · · · · · · · · · · · · · · · ·	\$	0.00
					\$	0.00
					\$	0.00
					\$	0.00
					\$	0.00
					\$	0.00
		SIGNING, STRIPING AND SIGNALS	†		-	
	S.F	Remove Traffic Stripes and Paint Markings	\$	2.50	\$	· · · · · · · · · · · · · · · · · · ·
	EA.	Remove, Sign, Salvage	\$	100.00		0.00
	EA.	Relocate Roadside Sign	\$	150.00		0.00
1	EA.	Street Name Sign	\$	275.00		275.00
	EA.	Install Sign (Strap and Saddle Bracket Method)	\$	150.00		
	EA.	Install Sign Mast Arm Hanger Method)	\$	150.00	\$	0.00
1	EA.	Road Sign - One Post	\$	250.00	\$	250.00
	EA.	Road Sign - Two Post	\$	400.00		0.00
2	EA.	Object Marker - Modified Type "F" Delineator	\$	60.00	\$	120.00
	EA.	Delineator (Class 1 Type F)	\$	40.00	\$	0.00
	EA.	Delineator (Class 2)	\$	45.00		0.00
1	EA.	Pavement Marker, Reflective	\$	3.75		3.75
	EA.	Paint Traffic Stripe (2 Coats)	\$	0.30	\$	0.00
	L.F.	Remove Barricade	\$	10.00	\$	0.00
20	L.F.	4" Thermoplastic Traffic Stripe	\$	0.50	\$	10.00
26	L.F.	8" Thermoplastic Traffic Stripe	\$	0.80	\$	20.80
		Thermoplastic Channelizing Limit Line and				
	S. F.	Pavement Marking	\$	2.25	\$	0.00
	S.F.	Thermoplastic Cross Walk and Pavement Marking	\$	4.00		0.00
1	EA	Signal and Lighting		150,000.00		150,000.00
					\$	0.00
					\$	0.00
					\$	0.00
					\$	0.00
					\$	0.00

QUANTITY	UNIT-	ITEM		IINIT · · ·	apar .	AMOUNT
			Agrah M	COST		
					\$	0.00
		LANDSCAPING			\$	
	S. F.	Maintenance Walk STD 113	\$	4.00	\$	0.00
840	S. F.	Colored Stamped Concrete	\$	10.00	\$	8,400.00
11	EA	Street Trees (15 Gallon)	\$	100.00	\$	1,100.00
8,848	S. F.	Landscape and Irrigation	\$	3.50	\$	30,968.00
	C.Y.	Landscape Fill Material	\$	27.00	\$	0.00
1	EA	Water Meter	\$	7,000.00	\$	7,000.00
	S.F.	Electric Meter	\$	10,000.00		0.00
	S.F.	D.G. Trail 4" Thick	\$	1.50	\$	0.00
	L.F.	Mow Curb/Conc. Headers	\$	8.00	\$	0.00
	EA.	Water Quality Basins	\$	20,000.00	\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
	A.	Subtotal			\$	545,069.35
	B.	Administrative Contingency (20 % x A)			\$	109,013.87
		NOTE: Use 20% for TR and PM				
		Use 5% for PP, CU, PU, MS and VL Cases				
	C.	Streets/Drainage Total (A + B)			\$	654,083.22
		BOND AMOUNT FOR RECORDATION PRIOR TO				
		HAVING SIGNED PLAND				
		(ORD.460, SEC. 10.3E)			L	
	D.	20% x C			\$	130,816.64
	E.	Streets/Drainage Total (C + D)			\$	784,899.86

EXHIBIT B

QUANTITY	UNIT	AND				AMOUNT
	L.F.	4" Waterline	\$	13.00	\$	0.0
	L.F.	6" Waterline	\$	16.00	\$	0.0
856	L.F.	8" Waterline	\$	21.00	\$	17,976.0
	L.F.	10" Waterline	\$	27.00	\$	0.0
	L.F.	12" Waterline	\$	31.00		0.00
	L.F.	18" Waterline	\$	40.00	 	0.00
	EA.	4" Gate Valve	\$	650.00	+	0.00
	EA.	6" Gate Valve	\$	800.00		0.00
1	EA.	8" Gate Valve	\$	850.00		850.00
,	EA.	10" Gate Valve	\$	1,050.00		0.00
	EA.	12" Gate Valve	\$	1,250.00		0.00
	EA.	Fire Hydrant (6") Super	\$	2,500.00		0.00
4	EA.	Fire Hydrant (6") Standard	\$	2,300.00		9,200.00
	EA.	4" Misc. Fittings	\$	150.00	_	
· · · · · · · · · · · · · · · · · · ·	EA.	6" Misc. Fittings	\$	200.00		0.00
3	EA.	8" Misc. Fittings	\$			0.00
	EA.	10" Misc. Fittings	_	250.00		750.00
·	EA.	12" Misc. Fittings	\$	280.00		0.00
	EA.		\$	320.00		0.00
26	EA.	Blowoffs (4")	\$	1,600.00		0.00
20	EA.	Service Connections	\$	475.00		12,350.00
		Adjust Water Valve to Grade	\$	200.00		0.00
2	EA.	Relocation of Blowoff	\$	1,000.00		0.00
3	EA.	Air and Vacuum Valve.	\$	1,850.00		5,550.00
			\$		\$	0.00
			\$		\$ \$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
<u> </u>			\$		\$	0.00
	A.	Subtotal				40.070.00
EXHIBIT	B.	Administrative Contingency (20% x A)	 		<u>\$</u> \$	46,676.00
	D.	NOTE: Use 20% for TR and PM	+		Φ	9,335.20
Ħ		Use 5% for PP, CU, PU, MS and VL Cases	İ			
	C.	Water Total (A + B)	+		\$	56,011.20
		BOND AMOUNT FOR RECORDATION PRIOR	 		*	00,011.20
		TO HAVING SIGNED PLAND	1			
		(ORD.460, SEC. 10.3E)				
	D.	20% x C			\$	11,202.24
	E.	Water Total (C + D)			\$	67,213.44

· · · QUANTITY	UNIT	ITEM:			AMOUNT
	T . =	T	T	COST	
	L.F.	4" V. C. P.	\$	15.00 \$	
	L.F.	6" V. C. P.	\$	25.00 \$	
· · · · · · · · · · · · · · · · · · ·	L.F.	8" V. C. P.	\$	30.00 \$	0.00
995	L.F.	10" V. C. P.	\$	35.00 \$	34,825.00
	L.F.	12" V. C. P.	\$	40.00 \$	0.00
2	EA.	Standard Manhole	\$	2,500.00 \$	5,000.00
	EA.	Drop Manhole	\$	4,000.00 \$	0.00
	EA.	Cleanouts	\$	500.00 \$	0.00
	EA.	Sewer Y's	\$	30.00 \$	0.00
	EA.	Chimneys	\$	400.00\$	0.00
	EA.	Adjust M.H. to grade	\$	500.00 \$	0.00
	L.F.	Concrete Encasement	\$	35.00 \$	
	EA.	Backwater Valve	\$	250.00 \$	0.00
			\$	\$	0.00
			\$	\$	0.00
			\$	\$	0.00
			\$	\$	0.00
	<u> </u>		\$	\$	0.00
	ļ		\$	\$	0.00
			\$	\$	0.00
wt			\$	\$	0.00
			\$ \$	\$ \$	0.00
EXHIBIT B			\$	\$	0.00
B — — —			\$	\$	0.00
			\$	\$	0.00
XX			\$	\$	0.00
			\$	\$	0.00
-			\$	\$	0.00
			\$	\$	0.00
	A.	Subtotal		\$	39,825.00
.	В.	Administrative Contingency (20% x A)	╄-	\$	7,965.00
		NOTE: Use 20% for TR and PM		Ì	
	C.	Use 5% for PP, CU, PU, MS and VL Cases Sewer Total (A + B)	+		47 700 00
	 ''.	BOND AMOUNT FOR RECORDATION PRIOR	+	\$	47,790.00
		TO HAVING SIGNED PLAND (ORD.460, SEC.			
		10.3E)			
	D.	20% x C	1	\$	9,558.00

EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

PLANCHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT NO.	BEELER ROAD	SCH:	DATE:	1	/21/2016
PP, CU, PU, MS OR VL NO.	MS 4301	IP 1	50018	_	
IMPROVEMENT C	COSTS (Including Contingencies)	3)			
I. Streets/Drainage (Line C from S	treet Improvement Calculations)			\$	654,083.22
II. Water (Line C from Water Improvement Calculations)				\$	56,011.20
III. Sewer (Line C from Sewer Improvement Calculations)				\$	47,790.00
PLAN CHECK DEPOSIT CALCUL	ATION				
A. Street/Drainage(% x l.) NOTE: Use 1% for TR, 6% for PM	and 6.5% for PP, CU, PU, MS a	and VL		\$	6,540.83
B. Water and Sewer (1% x II and II				\$	0.00
C. Total Plan Check Deposit (A + E				\$	6,540.83
SURCHARGE FEE CALCULATION	<u>N</u>				
D. Surcharge Fee (2% x C)				\$	130.82
E. Total Plan Check Deposit and S	urcharge Fee			\$	6,671.65
MINIMUM PLAN CHECK DEPOSI	T REQUIREMENTS				
Note: If Plan Check Deposit calcula	ated in "Line E" is less than the r	minimum as			
shown below, then following depos	it schedule will apply, otherwise	pay the full deposit.			
For TR (Schedule. A, B, C, D) and	PM (Schedule. E, F, G) - minimi	um \$2,000			
For PM (Schedule H, I) - minimum	\$2,000.00				
For PP/CU/PU/MS/VL - minimum \$	2,000.00				
COMMENTS					

Dear Mr. French:



1995 MARKET STREET RIVERSIDE, CA 92501 951.955.1200 FAX 951.788.9965 www.rcflood.org

201816

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

January 13, 2016

Mr. Alan French Senior Civil Engineer Riverside County Transportation Department County Administrative Center 4080 Lemon Street Riverside, CA 92501

BURLOR

Re:

Winchester Hills - Line 2, Stage 1,

1P15618

Revised Bonding Estimate & TR 30807 MS4301/Tract 30322; Project No. 4-0-0576-01 Drawing No. 4-0898; Account 137-0-3-75216

Please find below a detailed construction cost estimate of the drainage facilities to be constructed as part of the improvements for Tract 30322, Winchester Hills - Line 2, Stage 1. The District will inspect these facilities, as shown below. The estimated cost of these facilities is \$869,449. The developer shall pay the appropriate inspection fee to the District prior to scheduling a pre-construction meeting. The \$869,449 shall be the basis upon which the District shall collect field inspection fees.

Item	District	Unit	Unit Cost	Total
5'Hx 10'W RCB (1,025 LF)	953	CY	\$590.00	\$562,270.00
Headwall and Wingwall	1	EA	\$8,000.00	8,000.00
Riprap ¼ Ton	680	CY	\$100.00	68,000.00
Junction Structures (No. 1 & 3)	5	EA	\$3,550.00	17,750.00
Transition Structure No. 1	1	EA	\$14,770.00	14,770.00
Manhole No. 3	4	EA	\$2,100.00	8,400.00
Cutoff Wali	10	LF	\$13.50	135.00
Structural Excavation	5,478	CY	\$8.00	43,824.00
Fencing/Handrail	70	LF	\$17.60	1,232.00
Concrete Apron	8	SF	· <u>\$20.00</u>	<u> 160.00</u>
	\$ 724,541.00			
	\$ 144,908.20			
	\$ 869,449.20			
	\$1,043,339.04			
	\$ 26,100.00			
	\$ 26,100.00			

Very truly yours,

EXHIBIT B

c: Albert A. Webb Associates **Everett Duckworth** Sharon Johnson

HENRY OLIVO **Engineering Project Manager**

NO. C 4488

ED:blm

COUNTY OF RIVERSIDE DEPARTMENT OF TRANSPORTATION

NAME AND ADDRESS SHEET

Please list the names and business and residential addresses of all persons who have executed the bonds and agreements, according to the partnership status of the entity (see pages 2 and 3 of this form) executing the bonds and agreements.

<u>NAME</u>	ADDRESS	<u>CITY</u>	STATE	ZIP
David C. Michan	4370 La Jolla Village Dr., Ste 960	San Diego	CA	92122
	5780 Blazing Star Lane	San Diego	CA	92130
Jeff Comerchero	41391 Kalmia Street, Ste 200	Murrieta	CA	92562
och comordiore	41981 Avenida Vista Ladera	Temecula	CA	92591

WHEN RECORDED PLEASE RETURN TO:	
RECORDING REQUESTED BY:	
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	
FOR THE RENEFIT OF THE COUNTY	

LIEN AGREEMENT

As Subdivision Improvement Security for Tract 30322 (Miscellaneous Case 4298)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RÉCORDED AS A BENEFIT COUNTY OF RIVERSIDE

WHEN RECORDED RETURN TO:

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504

on the Map.

LIEN AGREEMENT

DIEN AGREEMENT
THIS LIEN AGREEMENT ("Lien Agreement") is entered into this day of, by and among the County of Riverside, a political subdivision of the State of
California ("County") and ("Owner").
RECITALS
A. Owner has applied to County for approval of a Final Map for as Tract 30322 (Miscellaneous Case 4298) referred to herein as "Map," pursuant to Ordinance No. 460 ("the Subdivision Ordinance").
B. Owner is required to enter into secured agreements with County entitled "Subdivision Improvement Agreements" to perform certain acts and construct certain improvements as a condition of County's approval of said Map.
C. Owner is required by the Subdivision Improvement Agreement, the Subdivision Ordinance, and the Subdivision Map Act (Gov. Code, §§ 66462 and 66499) to provide security satisfactory to the County to secure its obligations under the Subdivision Improvement Agreement.
D. Owner warrants that Owner has not sold any of the individual lots in the real property to be divided, as identified on the Map.
E. With the exception of grading commenced pursuant to a valid grading permit, Owner has not commenced to install or construct any of the improvements required by the Subdivision Improvement Agreement and has not been

F. Owner has provided a title insurance policy and current title report from a title company approved by the County and issued within the 60 days prior to the execution of this Lien Agreement that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.

issued any construction permits, excluding a grading permit, on any of the real property to be divided as identified

- G. Pursuant to the Subdivision Ordinance, § 17.3, County is authorized to defer the posting of securities for the provision of improvements to the land division if the Owner enters into a secured agreement to defer making land division improvements required by Article X of the Subdivision Ordinance.
- H. County is authorized to accept the security proposed by Owner, known as a lien agreement, for the Subdivision Improvement Agreement under the provisions of Government Code Section 66499 (a) (4) and

Subdivision Ordinance § 17.3.

- I. County has found and determined that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the Map.
- J. Owner represents and County has confirmed that Owner has paid all plan check fees and has a deposit based fee account in good standing with the County.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Owner's Performance and Obligations

- A. Owner hereby grants to County, in accordance with the terms and conditions of this Lien Agreement, a lien upon the property ("Property") described in Exhibit "A" ("Grant Deed"), attached hereto, as security for the following obligations of Owner:
- (1) Construction of the improvements ("Improvements") specified in the Subdivision Improvement Agreement, in the estimated amounts and for the purposes specified in Exhibit "B" attached hereto; provided, however, that Owner's obligation hereunder shall extend to the actual cost of construction of the Improvements, notwithstanding that such costs may exceed the estimate set forth in Exhibit "B"; and
- (2) Payment of the balance of the fees or provision of the improvements or services described in Article X of the Subdivision Ordinance (collectively, "Fees"), in the amount required in accordance with Ordinance 671, as determined appropriate by the Director of Transportation.

This lien secures said obligation and the remedies provided herein for breach of said obligation.

- B. For so long as title to the Property remains subject to this Lien Agreement, Owner shall not: (1) request issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property; (2) sell or permit the sale of any lot shown on the Map; or (3) commence work on any portion of the Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare with the consent of the County. Notwithstanding the above, fee title to the entire property encumbered by this Lien Agreement or to all lots designated on the Map may be sold in the aggregate to a single purchaser, provided that the proposed purchaser, prior to assuming title to the property, executes a new lien agreement or provides acceptable alternative security acceptable to the County.
- C. At the time Owner executes this Lien Agreement, Owner shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000), to be used by County to reimburse County for any costs which County may incur in processing a reversion to acreage initiated pursuant to this Lien Agreement. Any unused portion of such deposit shall be refunded to Owner following completion of such reversion. If the costs of reverting the Property to acreage exceed \$12,000, Owner shall pay such additional costs to County prior to recordation of the reversion to acreage map. The unused portion of this deposit may be applied to the deposit of fees for inspection, tests and other related purposes for the required Improvements upon termination of this Lien Agreement. If fee title to the entire property encumbered by this Lien Agreement or all lots designated on the Map are sold in the aggregate to a single purchaser and the purchaser executes a new lien agreement, the purchaser shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000) for the purpose of reverting the property to acreage if the purchaser breaches the terms of the lien agreement. Upon receipt of the substitute deposit from the purchaser

and execution of the new lien agreement, the original cash deposit will be refunded to Owner, minus Fees still owed to County by Owner.

- D. Prior to obtaining a grading permit or commencing the installation and construction of any portion of the Improvements required by the Subdivision Improvement Agreement, Owner shall deposit fees for inspections, tests and other related purposes, and shall substitute other forms of security satisfactory to County in place of this Lien Agreement; provided, however, that Owner shall not be permitted to obtain said permits, substitute such security or commence the installation and construction of any portion of the Improvements if less than two (2) years have elapsed since the date of recordation of this Lien Agreement.
- E. Owner shall make the deposits specified in attached Exhibit "B" in the amounts prescribed for such purposes upon termination of this Lien Agreement. Owner also agrees to provide the substitute forms of security in the amounts and for the purposes set forth in the Subdivision Improvement Agreement, except that the amounts shall be calculated using the estimated cost of the Improvements at the time of substitution, as ascertained by County.
- F. Owner shall substitute acceptable security for this Lien Agreement and commence to construct the Improvements required by the Subdivision Improvement Agreement within three (3) years following the date of recordation of the Map. At its sole discretion, the County may grant extensions of time in accordance with Section 17.3 of the Subdivision Ordinance. For each extension of time, Owner shall provide a title insurance policy and current title report from a title company approved by the County, and issued within the 60 days prior to the request for an extension of time, that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Owner shall pay the balance of the Fees prior to commencement of the work for which the Fees are required or prior to issuance of any building permit, whichever occurs first.
- H. Owner agrees that if suit is brought upon this Lien Agreement, all costs and reasonable expenses and fees incurred by the County in successfully enforcing Owners obligations shall be paid by Owner, including attorneys' fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.
- I. Owner agrees to indemnify, and hold harmless, the County, its officers, employees and agents from any liability whatsoever based or asserted upon any act or omission of Owner, its employees and agents relating to or in any way connected with the accomplishment of work, obligations, or performance of service under this Lien Agreement. As part of the foregoing indemnity, Owner agrees to protect and defend at its own expense, including attorneys' fees, the County, its officers, employees and agents in any legal action based upon such alleged acts or omissions.

II. County's Performance and Obligations

A. Following (1) County's approval of the substitute forms of security submitted by Owner pursuant to Paragraph I(D) hereof, (2) deposit by Owner of fees for inspections, tests and other specific purposes, and (3) Owner's payment or other performance of the obligations encompassed by the Fees required by Article X of the Subdivision Ordinance, performance of which are secured by this Lien Agreement, County shall release the Property, from the provisions of this Lien Agreement, and shall execute any necessary release to enable Owner or its transferee to clear the record of title of the Property so released of the lien herein imposed.

B. In no instances shall this Lien Agreement compel the County to construct the required Improvements.

III. Effect of Lien Agreement

- A. From the date of recordation of this Lien Agreement, a lien shall attach to the Property which shall have the priority of a judgment lien in an amount necessary to discharge all obligations contained in the Subdivision Improvement Agreement and any Fees. Under no circumstances shall the County agree to subordinate the lien.
- B. Owner shall have the right to convey or sell fee title to the entire property encumbered by this Lien Agreement, so long as the purchaser agrees in writing to accept and be bound by the terms and provisions of this Lien Agreement, the applicable Subdivision Improvement Agreement, and the Fees, or has provided alternative security acceptable to the County per Subdivision Ordinance § 17.1.A. Any new lien agreement entered into by a purchaser of the Property must provide for completion of the Improvements by the same date as is specified herein.
- C. This Lien Agreement shall expire upon release of the Property by the County, except that Owner's obligation to perform and complete the Improvements within four (4) years from the date of recordation of this Lien Agreement (or such date as may have been extended in accordance with the Subdivision Ordinance), as described in Section I(F) above, shall not expire but shall remain in full force and effect until satisfactory completion of the Improvements in full compliance with the Subdivision Improvement Agreement.
- D. Notwithstanding any provisions of the Subdivision Ordinance to the contrary, so long as this Lien Agreement is utilized for security as described herein, the County is not obligated to accept offers of dedication for street or drainage purposes on the Property.

IV. Events of Default

Upon the occurrence of any one of the following events, Owner shall be deemed in default hereunder:

- A. Failure by Owner to deposit fees for inspections, tests and other specified purposes or to substitute other forms of security satisfactory to County within the time allotted and as prescribed by this Lien Agreement.
- B. Commencement of any work on the Improvements by Owner, its agents or employees, prior to substitution of acceptable security with the County in place of this Lien Agreement except as specifically authorized by County to correct or prevent threats to the public health, safety or general welfare.
- C. Failure by Owner to substitute acceptable security for this Lien Agreement and complete construction of the Improvements described in the Subdivision Improvement Agreement within the time allot ted and as prescribed by this Lien Agreement.
 - D. Failure by Owner to pay the Fees described in Section I (A) (2), above, at the time required herein.
- E. Filing of any proceedings or action by or against Owner to declare Owner bankrupt or to appoint a receiver or trustee for Owner or to reorganize Owner or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within sixty (60) days.

- F. Levy of any attachment or writ of execution against Owner and the Property whereby the Property is taken or occupied or attempted to be taken or occupied by someone other than Owner and such attachment or execution is not released within (60) days.
- G. Sale of any lot shown on the Map prior to release of the lien created by this Lien Agreement, except as provided in subparagraph III (B).
- H. Request by Owner of issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property.
- I. Breach by Owner of any other term or condition of this Lien Agreement or of the Subdivision Improvement Agreement or Owner's failure to fully and faithfully discharge its obligations hereunder within the time specified herein.

All references to Owner in this section shall be deemed to include Owner's successors, assignees and transferees.

V. <u>County's Remedies</u>

Upon the occurrence of any of the events described in Section IV, above, County may declare a breach of this Lien Agreement by giving thirty (30) days written notice to Owner, and may, at County's option, exercise any one or more of the following remedies:

- A. Pursue any or all of the remedies provided in the Subdivision Improvement Agreement;
- B. Enforce this lien by appropriate action in court or as provided by law and in the event the enforcement is by action in court, the Owner agrees that the amount of said lien shall include reasonable attorneys' fees which shall be taxed as a cost in any suit for such enforcement;
- C. Estimate the cost of the work required to complete the Improvements, and all Fees, and foreclose said lien in said amount;
- D. Initiate proceedings for reversion of the real property within the land division to acreage, at the expense of Owner, in accordance with the provisions of the Subdivision Map Act;
- E. Pursue any other remedy, legal or equitable, for the foreclosure of a lien. Owner, its heirs and assigns, shall pay reasonable attorneys' fees to be taxed as a cost in said proceedings.

VI. General Provisions

- A. Recordation. This Lien Agreement shall be recorded by County with the County Recorder immediately following execution of this Lien Agreement indexed by (1) all parties hereto, and (2) all parties having any record title interest in the subject real property, pursuant to Government Code Section 66436, acknowledging subordination of their interests to this Lien Agreement.
- B. Contingency. This Lien Agreement shall not take effect until it has been approved by the County Board of Supervisors.
- C. Entire Agreement. This Lien Agreement together with all exhibits and other agreements expressly referred to herein, constitutes the entire agreement between the parties with respect to the subject matter contained herein. All prior or contemporaneous agreements, understandings, representations, warranties and statements, oral

or written, are superseded.

- D. Further Assurances. The parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Lien Agreement and the intentions of the parties.
- E. Governing Law. This Lien Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California.
- F. Headings. The captions and Section headings used in this Lien Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- G. Modification, Waiver. No modification, waiver, amendment or discharge of this Lien Agreement shall be valid unless the same is in writing and signed by all parties.
- H. No Other Inducement. The making, execution and delivery of this Lien Agreement by the parties hereto has been induced by no representations, statements, warranties or agreements other than those expressed herein.
- I. Severability. If any term, provision, covenant or condition of this Lien Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Lien Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Lien Agreement shall be valid and enforceable to the fullest extent permitted by law.

COUNTY OF RIVERSIDE ("COUNTY")

By:

Chairman, Board of Supervisors

JOHN J. BENOIT

ATTEST:

KECIA HARPER IHEM,

Clerk of the Board

Date

see attached signature block	("OWNER"
By:	-
By:	
APPROVED AS TO FORM	
County Counsel	
By:	

SIGNATURE PAGE FOR LIEN AGREEMENT – TRACT 30322 (Miscellaneous Case 4298)

SR CONESTOGA, LLC, a Delaware Limited liability company

By: Strata Conestoga, LLC, a Delaware limited

liability company, Co-Managing Member

David C. Michan

Manager

By: Conestoga Development, LLC, a California

limited liability company, Co-Managing

Member

By:

By:

Left Comerchero

Manager

CONESTOGA DEVELOPMENT, LLC

a California limited liability company

By: // / // / Jeff Comerchero

Manager

A notary public or other officer completing this certific document to which this certificate is attached, and not	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California)
County of San Diego)
On June 17, 2016 before me, Dete	Mise Roacha Davila, Notary Public Here Insert Name and Title of the Officer
personally appeared	Michan
	Name(s) of Signer(s)
subscribed to the within instrument and acknow	y evidence to be the person(s) whose name(s) is/are wledged to me that he/s/le/they executed the same in his/her/ther signature(s) on the instrument 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.
DENISE ROGELIA DAVILA Commission # 2130563 Notary Public - California San Diego County My Comm. Expires Oct 17, 2019	Signature of Notary Public
Place Notary Seal Above	
Though this section is optional, completing this	s information can deter alteration of the document or is form to an unintended document.
Description of Attached Document Title or Type of Document: Lich Agreem Number of Pages: (inc.) Signer(s) Other Th	nent Document Date: 6/17/2016 an Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name: David C. Michael Corporate Officer — Title(s): Movael Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: SR Concerts	Signer's Name: Corporate Officer — Title(s): Partner — Limited

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate of document to which this certificate is attached, and not the tr	
State of California County of Piusissius On Festuraty 12, 2016 before me,	HERO Signer(s)
who proved to me on the basis of satisfactory ev subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by his/h or the entity upon behalf of which the person(s) acted	ged to me that he/she/they executed the same in er/their signature(s) on the instrument the person(s),
of t	ertify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph rue and correct.
COMM. #2078900 Z Notary Public - California	nature Signature of Notary Public
Place Notary Seal Above	
Though this section is optional, completing this inf fraudulent reattachment of this fo	ormation can deter alteration of the document or
Description of Attached Document Title or Type of Document: Number of Pages: Signer(s) Other Than N	Document Date:
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s):	Signer's Name:
☐ Corporate Officer — Title(s):	Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	□ artner — □ Limited □ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator ☐ Other:	☐ Trustee ☐ Guardian or Conservator ☐ Other:
Signer Is Representing:	Signer Is Representing:
©2014 National Notary Association • www.NationalNotary.	\
SECT + MALIONAL MOLALY ASSOCIATION - WWW.MALIONALMOTARY.	ulg - 1-000-03 1701An1 (1-000-010-0021) Itelli #3901

EXHIBIT A

RECORDING REQUESTED BY First American Title Company ーリくD

AND WHEN RECORDED MAIL DOCUMENT TO: SR Conestoga, LLC C/O Strata Conestoga, LLC, 4370 La Jolla Village Drive Ste 960 San Diego, CA 92122 DOC # 2014-0462625

12/04/2014 10:58 AM Fees: \$31.00 Page 1 of 3 Doc T Tax Paid Recorded in Official Records County of Riverside Larry W. Ward Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording Receipted by: MGREGSTON

_Space Above This Line for Recorder's Use Only	
--	--

GRANT DEED

The undersigned Grantor(s) declare(s) that Documentary Transfer Tax shall be shown on a separate Declaration or Statement of Tax Due and not of public record pursuant to revenue & taxation code 11932-11933.

A.P.N.: 461-200-028-3

T.R.A. No.071-331

File No.: OSA-4743309 (jg)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rancon Winchester Valley 63, LLC, a California limited liability company

hereby GRANTS to SR Conestoga, LLC, a Delaware limited liability company

the following described property in the City of Unincorporated, County of Riverside, State of California:

(APN: 461-200-028)

PARCEL 2 OF PARCEL MAP NO. 31984, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 210 PAGES 54 AND 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO:

- 1. Non-delinquent general and special real property taxes and assessments for the current fiscal year, and supplemental assessments accruing after the recordation of this Grant Deed; and
- 2. All covenants, conditions, restrictions, easements, reservations, rights and rights-of-way, dedications, offers of dedication, and other matters of record.

Mail Tax Statements To: SAME AS ABOVE

DOC #2014-0462625 Page 2 of 3 12/04/2014 10:58 AM

Grant Deed - continued

Date: 12/01/2014

A.P.N.: 461-200-028-3

File No.: OSA-4743309 (jg)

Dated: December 01, 2014

Rancon Winchester Valley 63, LLC, a California limited liability company

By: James T. Roberts

Its: Co - Manager

By: Daniel L. Stephenson

STATE OF GLUSTIN)SS

COUNTY OF DIMINE)

On 12-2-14 before me, DEBRAHM. MEEK , Notary

_______, 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 and official seal.

Public, personally appeared Transs

Signature

OFFICIAL SEAL
DEBORAH M. MEEK
NOTARY PUBLIC - STATE OF ARIZONA
MOHAVE COUNTY
My Comm. Expires July 23, 2017

This area for official notarial seal

CALIFORNIA ALL-PURPOSE AC	KNOWLEDGMENT	<u> </u>
State of California County of <u>RIVERSIDE</u> On <u>Dec 1, 2014</u> before me, <u>Para</u> personally appeared <u>DANIEL L</u> S	Here Insert Name and Title of the Officer Of STEPHENSON Name(s) of Signer(s)	Public,
PAULA B. HACKBARTH Commission # 1926763 Notary Public - California Riverside County My Comm. Expires Mar 22, 2015	who proved to me on the basis of satisfact be the person(s) whose name(s) is are swithin instrument and acknowledged he she/they executed the same in his/her capacity(ies), and that by his/her/their signstrument the person(s), or the entity which the person(s) acted, executed the I certify under PENALTY OF PERJURY of the State of California that the forego true and correct. WITNESS my band and official seal.	ubscribed to the d to me that their authorized nature(s) on the upon behalf of instrument. under the lawsing paragraph is
Place Notary Seal Above	Signature Signature of Notary Publication	uth
Though the information below is not required by law,	TIONAL it may prove valuable to persons relying on the docu reattachment of this form to another document.	ment
Description of Attached Document		2
Title or Type of Document:		
Document Date:	Number of Pages:	
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s)		
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other:	☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	RIGHT THUMBERINT OF SIGNER Top of thumb here
Signer Is Representing:	Signer Is Representing:	

EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT CONSTRUCTION COST WORKSHEET AND PLAN CHECK DEPOSIT CALCULATION SHEET

	. MAP OR TRA PU, MS OR VI		AP NO.	ADAMS ST MS 4298		DATE: IP:	1/21/2016 150015	
						-		
						PERFORMANCE	M	ATERIAL & LABOR
					,	SECURITY		SECURITY
			-		(100%	6 of Estimated	(**	50% of Estimated
IMPROV	EMENTS				Construction Costs) Con		nstruction Costs)	
Street/Dr	ainage	\$	605,572.63		\$	605,500.00	\$	302,750.00
*Flood C	•	\$	911,771.71	•	\$	912,000.00	\$ _	456,000.00
Water	EMWD District Name	\$	43,603.20		\$	43,500.00	\$_	21,750.00
Sewer	EMWD District Name	\$	65,808.00	-	\$	66,000.00	\$_	33,000.00
Total			1,626,755.54		\$	1,627,000.00	\$	813,500.00
Warranty	Retention (10	%)		:	\$	162,700.00	=	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathmatical extensions, using County's unit costs, are accurate for determining bonding costs

(Ordinance460, Section 10.3E).		
	1/21/2016	
Signature	Date	
Danielle Logsdon	C71582	12/31/2017
Name Typed or printed	RCE#	Exp. Date

Above amounts do include additional 20% for recordation prior to having signed plans



Civil Engineer's Stamp

****PLEASE READ INSTRUCTIONS BELOW ***

- 1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "Riverside County Improvement Requirement Worksheet."
- 2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. **100% for Flood Control items.
- 3. For Construction items not covered by "Riverside County Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If Riverside County Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

^{*}Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estmate.

QUAN	VTITY	ÚNIT	ITEM		UNIT		AMOUNT
					COST		
			ROADWAY EXCAVATION			<u> </u>	
			Projects with Grading Plan				
	730	C.Y.	Area x 0.50' (hinge point to hinge point)	\$	20.00	\$	14,600.00
			Projects without a Grading Plan			1	
	·		Road area and side slopes to daylight	1			
			Cut (c) = Fill (f) =			_	
		C.Y.	(a.) Excavate and Fill	\$	0.40		0.00
		C.Y.	(b.) Excavate and Export	\$	1.10		0,00
		C.Y.	(c.) Import and Fill	\$	2.80	\$	0.00
			If balance, provide (a.) only, either cut or fill				
			If export, provide (a.)&(b.) a = fill, b = cut - fill	1			
			If import, provide (a)&(c), a = cut, c = fill - cut	j			
			(Unit costs for (a),(b), & (c) are 20% of actual				
			costs to assure that work will be corrected to	ı			
			eliminate hazardous conditions.)				
	120	L.F.	Sawcut Exist. A.C. Pavement	\$	1.00	\$	120.00
		S.F.	Cold Plane A.C. Pavement	\$	1.50		0.00
		S.Y.	Grinding A.C., in place	\$	2.00		0.00
		S.Y.	Remove A.C. Pavement	\$	0.60		0.00
	120	L.F.	Remove Curb and Gutter	\$	18.00	•	2,160.00
m		L.F.	Remove A.C. Dike	\$	3.00		0.00
		EA.	Relocate Mailbox	\$	250.00	\$	0.00
EXHIBIT B		L.F.	Remove Chain Link Fence	\$	7.50	\$	0.00
H		L.F.	Remove Barricade	\$	10.00	\$	0.00
$\mathbf{E}\mathbf{X}$			Asphalt Concrete (39,405 S.F.)				
	791	TON	(144 lbs/cu.ft)	\$	90.00	\$	71,190.00
	1,625	C.Y.	Agg Base Class II (39,405 S.F.)	\$	50.00		81,250.00
			Asphalt Emulsion (Fog Seal/Paint Binder)				
			(1 ton = 240 gals) (39,405 S.F.)	-		ĺ	
	1.5	Ton	apply at 0.05+0.03 = 0.08 gal/SY	\$	600.00		900.00
	240	S.F.	AC overlay (min. 0.10') (240 SF)	\$	0.90		216.00
	1,805	L.F.	Curb and Gutter (Type A-6)	\$	15.00		27,075.00
		L.F.	Curb and Gutter (Type A-8)	\$	17.00		0.00
		L.F.	Type "C" Curb	\$	12.00		0.00
		L.F.	Type "D-1" Curb	\$	12.00		0.00
		L.F.	Type "D" Curb	\$	15.00		0.00
		L.F.	A.C. Dike (6")(incl. material & labor)	\$	8.00		0.00
		L.F.	A.C. Dike (8")(incl. material & labor)	\$	10.00		0.00
	2,151	S.F.	P.C.C. Cross Gutter and Spandrels	\$	10.00		21,510.00
	9,928	S.F.	P.C.C. Sidewalk	\$	6.00		59,568.00
	1,625	S.F.	P.C.C. Drive Approach	\$	8.00		13,000.00
		S.F.	P.C.C. Dip Section Std. 307	\$	6.00		0.00
	6	EA.	Handicapped Access Ramp	\$	2,000.00		12,000.00
		C.Y.	Structural Reinforcement Concrete	\$	400.00		0.00
		L.F.	Barricades Metal Boom Cuard Bailing	\$	100.00		0.00
		L.F.	Metal Beam Guard Railing	\$	35.00	Ф	0.00

UNIT COSTS 3/01/2011 FORMAT 3/01/2008

QUAN	ITY.	UNIT	ITEM		UNIT		AMOUNT
			There is a second of the secon	1	COST		
	976	1.5	Utility Trench, one side (Edison, Telephone, Cable)		40.00	_	0.700.00
	9/0	L.F.	(total length of Streets)	\$ \$	10.00 80.00		9,760.00
		L.F.	Chain Link Fence (6') Relocate Fence	\$	12.00		0.00
		EA.	Pipe Gate	\$	1,000.00		0.00
	3	EA.	Relocate Power Pole	\$	10,000.00		30,000.00
	6	EA.	Street Lights (including conduit)	\$	5,000.00		30,000.00
		EA.	Concrete Bulkhead	\$	2,500.00		0.00
		EA.	Slope Anchors for Pipes	\$	300.00		0.00
		C.Y.	Cut Off Wall (Std 2')	\$	400.00		0.00
		EA.	A. C. Overside Drain	\$	800.00		0.00
		EA	Under Sidewalk Drain Std 309	\$	2,000.00		0.00
		EA	Flat Outlet Drainage Structure Std 303	\$	2,000.00		0.00
		EA	Curb Outlet Drainage Structure Std 308	\$	2,000.00		0.00
		EA	Private Drainage Structure Std 310	\$	500.00		0.00
—		S.F.	Terrace Drain & Down Drain	\$	6.50	\$	0.00
TI:		S.F.	Interceptor Drain	\$	6.50	\$	0.00
EXHIBIT		C.Y.	R.C. Box Culvert	\$	400.00		0.00
		C.Y.	Concrete Channel	\$	200.00		0.00
<u> </u>		C.Y.	Rip Rap (1/4 Ton) Methob B	\$	40.00		0.00
		C.Y.	Rip Rap (1/2 Ton) Methob B	\$	45.00		0.00
_		C.Y.	Rip Rap (1 Ton) Method B	\$	50.00		0.00
		C.Y.	Rip Rap (2 Ton) Method B	\$	55.00		0.00
·		C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$	60.00	\$	0.00
L		C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$	67.00		0.00
		C.Y.	Grouted Rip Rap (1 Ton) Method B	\$	75.00		0.00
		C.Y.	Grouted Rip Rap (2 Ton) Method B	\$	80.00		0.00
13		L.F.	18" R.C. P. Or 21" x 15" RCPA	\$	113.00	\$	1,469.00
		L.F.	24" R.C. P. Or 28" x 20" RCPA	\$	115.00	\$	0.00
56		L.F.	30" R.C. P. Or 35" x 24" RCPA	\$	153.00		8,568.00
4		L.F.	36" R.C. P. Or 42" x 29" RCPA	\$	90.00	\$	360.00
		L.F.	42" R.C. P. Or 49" x 33" RCPA	\$	100.00	-	0.00
		L.F.	48" R.C. P. Or 57" x 38" RCPA	\$	235.00		0.00
<u></u>				\$	130.00		0.00
			60" R.C. P. Or 71" x 47" RCPA	\$	150.00		0.00
			18" C.S.P. HDPE Or Equal	\$	40.00		0.00
			24" C.S.P. HDPE Or Equal	\$	50.00		0.00
			30" C.S.P. HDPE Or Equal	\$	60.00		0.00
			36" C.S.P. HDPE Or Equal	\$	70.00		0.00
			42" C.S.P. HDPE Or Equal	\$	80.00		0.00
			48" C.S.P. HDPE Or Equal	\$	100.00		0.00
				\$	110.00		0.00
			60" C.S.P. HDPE Or Equal	\$	120.00		0.00
		EA.	Catch Basin W=4'	\$	2,200.00	·	0.00
		EA.	Catch Basin W=7'	\$	4,000.00		0.00
		EA.	Catch Basin W=14'	\$	7,800.00		0.00
1		EA.	Catch Basin W=21'	\$	12,000.00	<u> </u>	0.00

UNIT COSTS 3/01/2011 FORMAT 3/01/2008

EA. Type X Inlet EA. Type X Inlet EA. Type X Inlet EA. Junction Structure No. 1 EA. Junction Structure No. 2 EA. Junction Structure No. 2 EA. Junction Structure No. 6 EA. Junction Structure No. 6 EA. Transition Structure No. 1 EA. Transition Structure No. 1 EA. Transition Structure No. 2 EA. Transition Structure No. 3 EA. Transition Structure No. 3 EA. Transition Structure No. 3 EA. Manhole No. 1 EA. Manhole No. 1 EA. Manhole No. 2 EA. Manhole No. 2 EA. Manhole No. 3 EA. Manhole No. 3 EA. Manhole No. 4 EA. Adjust Water Valve to Grade (if no water plan) EA. Adjust MH to Grade (if no sewer plan) EA. Adjust MH to Grade (if no sewer plan) SIGNING, STRIPING AND SIGNALS S.F. Remove Traffic Stripes and Paint Markings EA. Relocate Roadside Sign EA. Relocate Roadside Sign EA. Relocate Roadside Sign EA. Install Sign (Strap and Saddle Bracket Method) EA. Install Sign Mast Arm Hanger Method) EA. Road Sign - One Post EA. Road Sign - Two Post EA. Road Sign - Two Post EA. Delineator (Class 1 Type F) S 100000 \$ S 100000 \$ S 1000000 \$ S 100000000000000000000000000000000000	QUANTITY	UNIT	ITEM		UNIT	AMOUNT	
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EA. Type X Inlet \$ 2,500.00 \$ EA. Junction Structure No. 1 \$ 3,000.00 \$ EA. Junction Structure No. 2 \$ 3,000.00 \$ EA. Junction Structure No. 6 \$ 3,700.00 \$ EA. Junction Structure No. 6 \$ 3,700.00 \$ EA. Junction Structure No. 1 \$ 12,500.00 \$ EA. Transition Structure No. 1 \$ 12,500.00 \$ EA. Transition Structure No. 2 \$ 12,500.00 \$ EA. Transition Structure No. 3 \$ 2,700.00 \$ EA. Transition Structure No. 3 \$ 2,700.00 \$ EA. Manhole No. 1 \$ 2,700.00 \$ EA. Manhole No. 1 \$ 2,700.00 \$ EA. Manhole No. 2 \$ 3,300.00 \$ EA. Manhole No. 2 \$ 3,300.00 \$ EA. Manhole No. 3 \$ 2,700.00 \$ (EA. Manhole No. 4 \$ 5,000.00 \$ (EA. Manhole No. 4 \$ 5,000.00 \$ (EA. Adjust Water Valve to Grade (if no water plan) \$ 250.00 \$ (EA. Adjust MH to Grade (if no sewer plan) \$ 600.00 \$ (EA. Adjust MH to Grade (if no sewer plan) \$ 600.00 \$ (EA. Adjust MH to Grade (if no sewer plan) \$ 600.00 \$ (EA. Adjust MH to Grade (if no sewer plan) \$ 600.00 \$ (EA. Remove, Sign, Salvage \$ 100.00 \$ (EA. Remove, Sign Mast Arm Hanger Method) \$ 150.00 \$ (EA. Install Sign Mast Arm Hanger Method) \$ 150.00 \$ (EA. Road Sign - Two Post \$ 250.00 \$ 250.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Delineator (Class 1 Type F) \$ 40.00 \$ (EA. Del	<u></u>						.00
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Ψ0,0010		EA. D	elineator (Class 2)	\$	45.00	· · · · · · · · · · · · · · · · · · ·	00
)	1	1 EA. P	avement Marker, Reflective		3.75		75
		EA. P	aint Traffic Stripe (2 Coats)				00
L.F. Remove Barricade \$ 10.00 \$ 0		L.F. R	emove Barricade				00
L.F. 4" Thermoplastic Traffic Stripe \$ 0.50 \$ 0	***************************************			\$			00
04 1 0 7 1 1 1 1 1 1 1 1 1	21	21 L.F. 8"	" Thermoplastic Traffic Stripe	\$			
Thermoplastic Channelizing Limit Line and		T	hermoplastic Channelizing Limit Line and			· · · · · · · · · · · · · · · · · · ·	
				\$	2.25	\$ 0.0	00
		S.F. Th	hermoplastic Cross Walk and Pavement Marking				
		EA Si	ignal and Lighting				
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QUANTITY	UNIT	ITEM		UNIT		AMOUNT
		T	T	UUSI .	To the	
		LANDSCAPING	+		\$	0.00
	S. F.	Maintenance Walk STD 113	\$	4.00		0.00
730	S. F.	Colored Stamped Concrete	\$	10.00		0.00
23	EA	Street Trees (15 Gallon)	\$	100.00		7,300.00
9,750	S. F.	Landscape and Irrigation	\$	3.50		2,300.00
3,7,00	C.Y.	Landscape Fill Material	\$	27.00		34,125.00
1	EA	Water Meter	\$	7,000.00		7,000.00
	S.F.	Electric Meter	\$	10,000.00		
	S.F.	D.G. Trail 4" Thick	\$	1.50		0.00
	L.F.	Mow Curb/Conc. Headers	\$	8.00		***************************************
	EA.	Water Quality Basins	\$	20,000.00		0.00
		The state of the s	\$	20,000.00	\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
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			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
	A.	Subtotal	*		\$	420,536.55
Ī	B.	Administrative Contingency (20% x A)			\$	84,107.31
[NOTE: Use 20% for TR and PM			Ψ	04,101.03
[Use 5% for PP, CU, PU, MS and VL Cases	1			
	C.	Streets/Drainage Total (A + B)			\$	504,643.86
		BOND AMOUNT FOR RECORDATION PRIOR TO			7	00-7,0-70.00
	İ	HAVING SIGNED PLAND				
		(ORD.460, SEC. 10.3E)				
		20% x C			\$	100,928.77
	E.	Streets/Drainage Total (C + D)			\$	605,572.63

EXHIBIT B

QUANTITY	UNIT	PITEM		UNIT 13	AMOUNT
	L.F.	4" Waterline	\$	13.00	\$ 0.00
	L.F.	6" Waterline	\$	16.00	\$ 0.00
880	L.F.	8" Waterline	\$	21.00	\$ 18,480.00
	L.F.	10" Waterline	\$	27.00	
	L.F.	12" Waterline	\$	31.00	\$ 0.00
	L.F.	18" Waterline	\$	40.00	\$ 0.00
	EA.	4" Gate Valve	\$	650.00	\$ 0.00
	EA.	6" Gate Valve	\$	800.00	
	EA.	8" Gate Valve	\$	850.00	· · · · · · · · · · · · · · · · · · ·
	EA.	10" Gate Valve	\$	1,050.00	
	EA.	12" Gate Valve	\$	1,250.00	
	EA.	Fire Hydrant (6") Super	\$	2,500.00	
4	EA.	Fire Hydrant (6") Standard	\$	2,300.00	
	EA.	4" Misc. Fittings	\$	150.00	
	EA.	6" Misc. Fittings	\$	200.00	
3	EA.	8" Misc. Fittings	\$	250.00	
	EA.	10" Misc. Fittings	\$	280.00	
	EA.	12" Misc. Fittings	\$	320.00	
	EA.	Blowoffs (4")	\$	1,600.00	·····
	EA.	Service Connections	\$	475.00	
	EA.	Adjust Water Valve to Grade	\$	200.00	
	EA.	Relocation of Blowoff	\$	1,000.00	
1	EA.	Air and Vacuum Valve.	\$	1,850.00	
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
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			\$ \$		\$ 0.00 \$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
_ <u> </u>					
118	A.	Subtotal			\$ 30,280.00
EXHIBIT B	В.	Administrative Contingency (20% x A)			\$ 6,056.00
X		NOTE: Use 20% for TR and PM			
<u> </u>	C.	Use 5% for PP, CU, PU, MS and VL Cases Water Total (A + B)			\$ 36,336.00
<u> </u>	<u> </u>	BOND AMOUNT FOR RECORDATION PRIOR	+		φ 30,330.00
		TO HAVING SIGNED PLAND			
		(ORD.460, SEC. 10.3E)			
	D.	20% x C			\$ 7,267.20
	E.	Water Total (C + D)			\$ 43,603.20

QUANTITY	UNIT	ITEM		UNIT		AMOUNT
	-			COST		
	L.F.	4" V. C. P.	\$	15.00	_	0.00
	L.F.	6" V. C. P.	\$	25.00	\$	0.00
	L.F.	8" V. C. P.	\$	30.00	\$	0.00
1020	L.F.	10" V. C. P.	\$	35.00	\$	35,700.00
	L.F.	12" V. C. P.	\$	40.00	\$	0.00
4	EA.	Standard Manhole	\$	2,500.00	\$	10,000.00
	EA.	Drop Manhole	\$	4,000.00	\$	0.00
	EA.	Cleanouts	\$	500.00	+	0.00
	EA.	Sewer Y's	\$	30.00		0.00
	EA.	Chimneys	\$	400.00	-	0.00
	EA.	Adjust M.H. to grade	\$	500.00	+	0.00
· · · · · · · · · · · · · · · · · · ·	L.F.	Concrete Encasement	\$	35.00	}	0.00
	EA.	Backwater Valve	\$	250.00		0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
	<u> </u>		\$		\$	0.00
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EXHIBIT			\$		\$	0.00
<u> </u>			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
	A.	Subtotal	\$		\$ \$	0.00 45,700.00
·	B.	Administrative Contingency (20% x A)	 		\$	9,140.00
	 	NOTE: Use 20% for TR and PM	†		*-	0,710.00
		Use 5% for PP, CU, PU, MS and VL Cases				
	C.	Sewer Total (A + B)			\$	54,840.00
		BOND AMOUNT FOR RECORDATION PRIOR		· · · · · · · · · · · · · · · · · · ·		
		TO HAVING SIGNED PLAND (ORD.460, SEC.				
	ļ <u>.</u>	10.3E)	1	·	_	
	D.	20% x C	ļ		\$	10,968.00
	E.	Sewer Total (C + D)	1		\$	65,808.00

EXHIBIT B

PLANCHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT NO	ADAMS ST	SCH:	DATE: _	1	/21/2016
PP, CU, PU, MS OR VL NO.	MS 4298		IP 1	5001	5
IMPROVEMENT CO	OSTS (Including Contingencie	es)			
Streets/Drainage (Line C from Str	reet Improvement Calculation	s)		\$	504,643.86
II. Water (Line C from Water Improv	vement Calculations)			\$	36,336.00
III. Sewer (Line C from Sewer Impre	ovement Calculations)			\$	54,840.00
PLAN CHECK DEPOSIT CALCULA	ATION				
A. Street/Drainage(% x l.) NOTE: Use 1% for TR, 6% for PM	and 6.5% for PP, CU, PU, MS	S and VL		\$	5,046.44
B. Water and Sewer (1% x II and II	l.) (Do not include for Tract M	laps)		\$	0.00
C. Total Plan Check Deposit (A + B)			\$	5,046.44
SURCHARGE FEE CALCULATION	<u> </u>				
D. Surcharge Fee (2% x C)				\$	100.93
E. Total Plan Check Deposit and S	urcharge Fee			\$	5,147.37
MINIMUM PLAN CHECK DEPOSI	TREQUIREMENTS				
Note: If Plan Check Deposit calcula	ited in "Line E" is less than th	ne minimum as			
shown below, then following depos	it schedule will apply, otherw	ise pay the full deposit			
For TR (Schedule. A, B, C, D) and	PM (Schedule. E, F, G) - min	imum \$2,000			
For PM (Schedule H, I) - minimum	\$2,000.00				
For PP/CU/PU/MS/VL - minimum \$	2,000.00				
COMMENTS					

COUNTY OF RIVERSIDE DEPARTMENT OF TRANSPORTATION

NAME AND ADDRESS SHEET

Please list the names and business and residential addresses of all persons who have executed the bonds and agreements, according to the partnership status of the entity (see pages 2 and 3 of this form) executing the bonds and agreements.

<u>NAME</u>	ADDRESS	<u>CITY</u>	STATE	ZIP
David Michan	5780 Blazing Star Lane	San Diego	CA	92130
	4370 La Jolla Village Dr. Ste 960	San Diego	CA	92122
Jeff Comerchero	41981 Avenida Vista Ladera	Temecula	CA	92591
	41391 Kalmia Street, Ste 200	Murrieta	CA	92562

WHEN RECORDED PLEASE RETURN TO:	
RECORDING REQUESTED BY:	
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	
FOR THE BENEFIT OF THE COUNTY	

LIEN AGREEMENT

As Subdivision Improvement Security for Tract 31632 (Miscellaneous Case 4300)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RECORDED AS A BENEFIT COUNTY OF RIVERSIDE

WHEN RECORDED RETURN TO:

Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504

LIEN AGREEMENT

THIS LIEN AGREEMENT ('	'Lien Agreement") is entered into this day of
	_, by and among the County of Riverside, a political subdivision of the State of
California ("County") and	("Owner").
<u>RECITALS</u>	

- A. Owner has applied to County for approval of a Final Map for as **Tract 31632 (Miscellaneous Case 4300)** referred to herein as "Map," pursuant to Ordinance No. 460 ("the Subdivision Ordinance").
- B. Owner is required to enter into secured agreements with County entitled "Subdivision Improvement Agreements" to perform certain acts and construct certain improvements as a condition of County's approval of said Map.
- C. Owner is required by the Subdivision Improvement Agreement, the Subdivision Ordinance, and the Subdivision Map Act (Gov. Code, §§ 66462 and 66499) to provide security satisfactory to the County to secure its obligations under the Subdivision Improvement Agreement.
- D. Owner warrants that Owner has not sold any of the individual lots in the real property to be divided, as identified on the Map.
- E. With the exception of grading commenced pursuant to a valid grading permit, Owner has not commenced to install or construct any of the improvements required by the Subdivision Improvement Agreement and has not been issued any construction permits, excluding a grading permit, on any of the real property to be divided as identified on the Map.
- F. Owner has provided a title insurance policy and current title report from a title company approved by the County and issued within the 60 days prior to the execution of this Lien Agreement that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Pursuant to the Subdivision Ordinance, § 17.3, County is authorized to defer the posting of securities for the provision of improvements to the land division if the Owner enters into a secured agreement to defer making land division improvements required by Article X of the Subdivision Ordinance.
- H. County is authorized to accept the security proposed by Owner, known as a lien agreement, for the Subdivision Improvement Agreement under the provisions of Government Code Section 66499 (a) (4) and

- I. County has found and determined that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the Map.
- J. Owner represents and County has confirmed that Owner has paid all plan check fees and has a deposit based fee account in good standing with the County.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Owner's Performance and Obligations

- A. Owner hereby grants to County, in accordance with the terms and conditions of this Lien Agreement, a lien upon the property ("Property") described in Exhibit "A" ("Grant Deed"), attached hereto, as security for the following obligations of Owner:
- (1) Construction of the improvements ("Improvements") specified in the Subdivision Improvement Agreement, in the estimated amounts and for the purposes specified in Exhibit "B" attached hereto; provided, however, that Owner's obligation hereunder shall extend to the actual cost of construction of the Improvements, notwithstanding that such costs may exceed the estimate set forth in Exhibit "B"; and
- (2) Payment of the balance of the fees or provision of the improvements or services described in Article X of the Subdivision Ordinance (collectively, "Fees"), in the amount required in accordance with Ordinance 671, as determined appropriate by the Director of Transportation.

This lien secures said obligation and the remedies provided herein for breach of said obligation.

- B. For so long as title to the Property remains subject to this Lien Agreement, Owner shall not: (1) request issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property; (2) sell or permit the sale of any lot shown on the Map; or (3) commence work on any portion of the Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare with the consent of the County. Notwithstanding the above, fee title to the entire property encumbered by this Lien Agreement or to all lots designated on the Map may be sold in the aggregate to a single purchaser, provided that the proposed purchaser, prior to assuming title to the property, executes a new lien agreement or provides acceptable alternative security acceptable to the County.
- C. At the time Owner executes this Lien Agreement, Owner shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000), to be used by County to reimburse County for any costs which County may incur in processing a reversion to acreage initiated pursuant to this Lien Agreement. Any unused portion of such deposit shall be refunded to Owner following completion of such reversion. If the costs of reverting the Property to acreage exceed \$12,000, Owner shall pay such additional costs to County prior to recordation of the reversion to acreage map. The unused portion of this deposit may be applied to the deposit of fees for inspection, tests and other related purposes for the required Improvements upon termination of this Lien Agreement. If fee title to the entire property encumbered by this Lien Agreement or all lots designated on the Map are sold in the aggregate to a single purchaser and the purchaser executes a new lien agreement, the purchaser shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000) for the purpose of reverting the property to acreage if the purchaser breaches the terms of the lien agreement. Upon receipt of the substitute deposit from the purchaser

and execution of the new lien agreement, the original cash deposit will be refunded to Owner, minus Fees still owed to County by Owner.

- D. Prior to obtaining a grading permit or commencing the installation and construction of any portion of the Improvements required by the Subdivision Improvement Agreement, Owner shall deposit fees for inspections, tests and other related purposes, and shall substitute other forms of security satisfactory to County in place of this Lien Agreement; provided, however, that Owner shall not be permitted to obtain said permits, substitute such security or commence the installation and construction of any portion of the Improvements if less than two (2) years have elapsed since the date of recordation of this Lien Agreement.
- E. Owner shall make the deposits specified in attached Exhibit "B" in the amounts prescribed for such purposes upon termination of this Lien Agreement. Owner also agrees to provide the substitute forms of security in the amounts and for the purposes set forth in the Subdivision Improvement Agreement, except that the amounts shall be calculated using the estimated cost of the Improvements at the time of substitution, as ascertained by County.
- F. Owner shall substitute acceptable security for this Lien Agreement and commence to construct the Improvements required by the Subdivision Improvement Agreement within three (3) years following the date of recordation of the Map. At its sole discretion, the County may grant extensions of time in accordance with Section 17.3 of the Subdivision Ordinance. For each extension of time, Owner shall provide a title insurance policy and current title report from a title company approved by the County, and issued within the 60 days prior to the request for an extension of time, that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Owner shall pay the balance of the Fees prior to commencement of the work for which the Fees are required or prior to issuance of any building permit, whichever occurs first.
- H. Owner agrees that if suit is brought upon this Lien Agreement, all costs and reasonable expenses and fees incurred by the County in successfully enforcing Owners obligations shall be paid by Owner, including attorneys' fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.
- I. Owner agrees to indemnify, and hold harmless, the County, its officers, employees and agents from any liability whatsoever based or asserted upon any act or omission of Owner, its employees and agents relating to or in any way connected with the accomplishment of work, obligations, or performance of service under this Lien Agreement. As part of the foregoing indemnity, Owner agrees to protect and defend at its own expense, including attorneys' fees, the County, its officers, employees and agents in any legal action based upon such alleged acts or omissions.

II. County's Performance and Obligations

A. Following (1) County's approval of the substitute forms of security submitted by Owner pursuant to Paragraph I(D) hereof, (2) deposit by Owner of fees for inspections, tests and other specific purposes, and (3) Owner's payment or other performance of the obligations encompassed by the Fees required by Article X of the Subdivision Ordinance, performance of which are secured by this Lien Agreement, County shall release the Property, from the provisions of this Lien Agreement, and shall execute any necessary release to enable Owner or its transferee to clear the record of title of the Property so released of the lien herein imposed.

B. In no instances shall this Lien Agreement compel the County to construct the required Improvements.

III. Effect of Lien Agreement

- A. From the date of recordation of this Lien Agreement, a lien shall attach to the Property which shall have the priority of a judgment lien in an amount necessary to discharge all obligations contained in the Subdivision Improvement Agreement and any Fees. Under no circumstances shall the County agree to subordinate the lien.
- B. Owner shall have the right to convey or sell fee title to the entire property encumbered by this Lien Agreement, so long as the purchaser agrees in writing to accept and be bound by the terms and provisions of this Lien Agreement, the applicable Subdivision Improvement Agreement, and the Fees, or has provided alternative security acceptable to the County per Subdivision Ordinance § 17.1.A. Any new lien agreement entered into by a purchaser of the Property must provide for completion of the Improvements by the same date as is specified herein.
- C. This Lien Agreement shall expire upon release of the Property by the County, except that Owner's obligation to perform and complete the Improvements within four (4) years from the date of recordation of this Lien Agreement (or such date as may have been extended in accordance with the Subdivision Ordinance), as described in Section I(F) above, shall not expire but shall remain in full force and effect until satisfactory completion of the Improvements in full compliance with the Subdivision Improvement Agreement.
- D. Notwithstanding any provisions of the Subdivision Ordinance to the contrary, so long as this Lien Agreement is utilized for security as described herein, the County is not obligated to accept offers of dedication for street or drainage purposes on the Property.

IV. Events of Default

Upon the occurrence of any one of the following events, Owner shall be deemed in default hereunder:

- A. Failure by Owner to deposit fees for inspections, tests and other specified purposes or to substitute other forms of security satisfactory to County within the time allotted and as prescribed by this Lien Agreement.
- B. Commencement of any work on the Improvements by Owner, its agents or employees, prior to substitution of acceptable security with the County in place of this Lien Agreement except as specifically authorized by County to correct or prevent threats to the public health, safety or general welfare.
- C. Failure by Owner to substitute acceptable security for this Lien Agreement and complete construction of the Improvements described in the Subdivision Improvement Agreement within the time allot ted and as prescribed by this Lien Agreement.
 - D. Failure by Owner to pay the Fees described in Section I (A) (2), above, at the time required herein.
- E. Filing of any proceedings or action by or against Owner to declare Owner bankrupt or to appoint a receiver or trustee for Owner or to reorganize Owner or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within sixty (60) days.

- F. Levy of any attachment or writ of execution against Owner and the Property whereby the Property is taken or occupied or attempted to be taken or occupied by someone other than Owner and such attachment or execution is not released within (60) days.
- G. Sale of any lot shown on the Map prior to release of the lien created by this Lien Agreement, except as provided in subparagraph III (B).
- H. Request by Owner of issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property.
- I. Breach by Owner of any other term or condition of this Lien Agreement or of the Subdivision Improvement Agreement or Owner's failure to fully and faithfully discharge its obligations hereunder within the time specified herein.

All references to Owner in this section shall be deemed to include Owner's successors, assignees and transferees.

V. <u>County's Remedies</u>

Upon the occurrence of any of the events described in Section IV, above, County may declare a breach of this Lien Agreement by giving thirty (30) days written notice to Owner, and may, at County's option, exercise any one or more of the following remedies:

- A. Pursue any or all of the remedies provided in the Subdivision Improvement Agreement;
- B. Enforce this lien by appropriate action in court or as provided by law and in the event the enforcement is by action in court, the Owner agrees that the amount of said lien shall include reasonable attorneys' fees which shall be taxed as a cost in any suit for such enforcement;
- C. Estimate the cost of the work required to complete the Improvements, and all Fees, and foreclose said lien in said amount;
- D. Initiate proceedings for reversion of the real property within the land division to acreage, at the expense of Owner, in accordance with the provisions of the Subdivision Map Act;
- E. Pursue any other remedy, legal or equitable, for the foreclosure of a lien. Owner, its heirs and assigns, shall pay reasonable attorneys' fees to be taxed as a cost in said proceedings.

VI. General Provisions

- A. Recordation. This Lien Agreement shall be recorded by County with the County Recorder immediately following execution of this Lien Agreement indexed by (1) all parties hereto, and (2) all parties having any record title interest in the subject real property, pursuant to Government Code Section 66436, acknowledging subordination of their interests to this Lien Agreement.
- B. Contingency. This Lien Agreement shall not take effect until it has been approved by the County Board of Supervisors.
- C. Entire Agreement. This Lien Agreement together with all exhibits and other agreements expressly referred to herein, constitutes the entire agreement between the parties with respect to the subject matter contained herein. All prior or contemporaneous agreements, understandings, representations, warranties and statements, oral

or written, are superseded.

- D. Further Assurances. The parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Lien Agreement and the intentions of the parties.
- E. Governing Law. This Lien Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California.
- F. Headings. The captions and Section headings used in this Lien Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- G. Modification, Waiver. No modification, waiver, amendment or discharge of this Lien Agreement shall be valid unless the same is in writing and signed by all parties.
- No Other Inducement. The making, execution and delivery of this Lien Agreement by the parties hereto has been induced by no representations, statements, warranties or agreements other than those expressed herein.
- I. Severability. If any term, provision, covenant or condition of this Lien Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Lien Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Lien Agreement shall be valid and enforceable to the fullest extent permitted by law.

COUNTY OF RIVERSIDE ("COUNTY")

By:

man, Board of Supervisors

JOHN J. BENOIT

ATTEST:

KECIA HARPER IHEM,

Clerk of the Board

,	see attached signature block	("OWNER")
By: _		
By: _	· · · · · · · · · · · · · · · · · · ·	

APPROVED AS TO FORM

County Counsel

By: B. F.C.

SR CONESTOGA, LLC, a Delaware Limited liability company

By: Strata Conestoga, LLC, a Delaware limited

liability company,

Co-Managing Member

By:

David C. Michan

Manager

By: Conestoga Development, LLC, a California

limited liability company, Co-Managing

Member

By:

eff Comerchero

Manager

CONESTOGA DEVELOPMENT, LLC

a California limited liability company

Seff Comerchero

Manager

A notary public or other officer completing this certificate document to which this certificate is attached, and not the t	verifies only the identity of the individual who signed the ruthfulness, accuracy, or validity of that document.
State of California) County of San Diego)	
On June 17, 2016 before me, Date	De Rogelia Davila, Notary Public, Here Insert Name and Title of the Officer
	Name(s) of Signer(s)
who proved to me on the basis of satisfactory ev subscribed to the within instrument and acknowled his/ref/their authorized capacity(ies), and that by his/ref the entity upon behalf of which the person(s) acted	ged to me that he/she/they executed the same in fer/their signature(s) on the instrument the persop(s).
of :	ertify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph crue and correct.
DERISE ROGELIA DAVILA Commission # 2130563 Notern Bublic College	nature Signature of Notary Public
Place Notary Seal Above	
Though this section is optional, completing this information of this formation of this formation.	ormation can deter alteration of the document or
Description of Attached Document Title or Type of Document: Ltn Agreement Number of Pages: Nine Signer(s) Other Than N	Document Date: 47/2016
Capacity(ies) Claimed by Signer(s) Signer's Name: David C. Wichon	Signer's Name:
Corporate Officer — Title(s): YY Oroger	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator	☐ Individual ☐ Attorney in Fact ☐ Guardian or Conservator
Other:	☐ Other:
Signer Is Representing: SP Correstoga U.C.	Signer Is Representing:

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 FESTUARY 12, 2016 before me, Cinny R SMITH, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared
Name(s) of Signer(s)
who proved to me on the basis of satisfactory evidence to be the person(e) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (ne) she/they executed the same in 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 law of the State of California that the foregoing paragrap is true and correct.
CINDY R. SMITH COMM. #2078900 Z Notary Public · California Riverside County My Comm. Expires Aug. 21, 2018
Place Notary Seal Above
Though this postion is settingly as which this is of the decurrent on
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document \
Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name: Signer's Name: Signer's Name: Corporate Officer — Title(s):
□ Partner — □ Limited □ General □ Partner → □ Limited □ General
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator
☐ Other: ☐ Other: ☐ Other: Signer Is Representing: Signer Is Representing:
Signer is nepresenting.
62014 National National Accordation, visual National Nati

EXHIBIT A

RECORDING REQUESTED BY First American Title Company ールくD

AND WHEN RECORDED MAIL DOCUMENT TO: SR Conestoga, LLC C/O Strata Conestoga, LLC, 4370 La Jolla Village Drive Ste 960

DOC # 2014-0462625

12/04/2014 10:58 AM Fees: \$31.00 Page 1 of 3 Doc T Tax Paid Recorded in Official Records County of Riverside Larry W. Ward Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording Receipted by: MGREGSTON

Space Above This Line for Recorder's Use Only	

GRANT DEED

The undersigned Grantor(s) declare(s) that Documentary Transfer Tax shall be shown on a separate Declaration or Statement of Tax Due and not of public record pursuant to revenue & taxation code 11932-11933.

A.P.N.: 461-200-028-3

San Diego, CA 92122

T.R.A. No.071-331

File No.: OSA-4743309 (jg)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rancon Winchester Valley 63, LLC, a California limited liability company

hereby GRANTS to SR Conestoga, LLC, a Delaware limited liability company

the following described property in the City of Unincorporated, County of Riverside, State of California:

(APN: 461-200-028)

PARCEL 2 OF PARCEL MAP NO. 31984, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 210 PAGES 54 AND 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO:

- 1. Non-delinquent general and special real property taxes and assessments for the current fiscal year, and supplemental assessments accruing after the recordation of this Grant Deed; and
- 2. All covenants, conditions, restrictions, easements, reservations, rights and rights-of-way, dedications, offers of dedication, and other matters of record.

DOC #2014-0462625 Page 2 of 3 12/04/2014 10:58 AM

Grant Deed - continued

Date: 12/01/2014

A.P.N.: 461-200-028-3

File No.: OSA-4743309 (jg)

Dated: December 01, 2014

Rancon Winchester Valley 63, LLC,
a California limited liability company

By:

Joines T. Roberts

Its: Co - Manager

By:

Daniel L. Stephenson

Its: CO - Manager

STATE OF JULIAN)SS

COUNTY OF DIMINIL)

On 12-2-14 before me, DEBORAH M. MEEK

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

OFFICIAL SEAL
DEBORAH M. MEEK
NOTARY PUBLIC - STATE OF ARIZONA
MOHAVE COUNTY
My Comm. Expires July 23, 2017

This area for official notarial seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT			
State of California County of RIVERSIDE On Dec 1, 2014 before me, Paula B Hackbarth, Natury Public Here Insert Name and Title of the Officer personally appeared DANIEL & STEPHENSON Name(s) of Signer(s)			
PAULA B. HACKBARTH Commission # 1926763 Notary Public - California Riverside County My Comm. Expires Mar 22, 2015	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 the same in his her/their authorized apacity(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. Certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.		
Place Notary Seal Above	Signature Paul B Hackbarth Signature of Notary Public		
Though the information below is not required by law, it means and could prevent fraudulent removal and real	nay prove valuable to persons relying on the document		
Description of Attached Document			
Title or Type of Document:			
Document Date:	Number of Pages:		
Signer(s) Other Than Named Above:			
Capacity(ies) Claimed by Signer(s)			
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Signer's Name:		

© 2007 National Notary Association • 9350 De Solo Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT CONSTRUCTION COST WORKSHEET AND PLAN CHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT MAP NO. PP, CU, PU, MS OR VL NO.				WESTERN HILLS DR		DATE:	1/21/2016	
				MS 4300		IP:	150017	
			-		SE	PERFORMANCE ECURITY of Estimated		SECURITY 0% of Estimated
IMPROVEMENTS				Construction Costs)		Construction Cos		
Street/D	•	\$	916,530.05	<u>.</u>	\$	916,500.00	\$	458,250.00
*Flood C	Control	\$	0.00		\$	0.00	\$	0.00
Water	EMWD District Name	\$	104,474.88	*	\$	104,500.00	\$	52,250.00
Sewer	EMWD District Name	\$	54,216.00	-	\$	54,000.00	\$	27,000.00
Total			1,075,220.93	•	\$	1,075,000.00	\$	537,500.00
Warranty Retention (10%)					\$	107,500.00		

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathmatical extensions, using County's unit costs, are accurate for determining bonding costs

Above amounts do include additional 20% (Ordinance460, Section 10.3E).	% for recordation prior to havi	ng signed plans	PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSIONAL SERVICE MANAGEMENT OF THE PROFESSION O
	1/21/2016		S. Strame Co. S.
Signature	Date		850 No. C71582 92 NEED
Danielle Logsdon	C71582	12/31/2017	*
Name Typed or printed	RCE#	Exp. Date	FIF OF CALIFORNIA
		Civil	Canina and Observe

Civil Engineer's Stamp

**** PLEASE READ INSTRUCTIONS BELOW ***

- 1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "Riverside County Improvement Requirement Worksheet."
- 2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. **100% for Flood Control items.
- 3. For Construction items not covered by "Riverside County Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If Riverside County Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

^{*}Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estmate.

QUAN	FITY	UNIT	TEM.		UNIT		AMOUNT
			ROADWAY EXCAVATION	1	COST	r	
			1. Projects with Grading Plan			-	
	1,798	C.Y.		6	20.00	,	25 000 00
	1,730	0.1.	Area x 0.50' (hinge point to hinge point)	\$	20.00	 	35,960.00
1.			2. Projects without a Grading Plan				
			Road area and side slopes to daylight				
<u></u>		C.Y.	Cut (c) = Fill (f) = (a.) Excavate and Fill	-	0.40	_	
		C.Y.	(b.) Excavate and Export	\$	0.40		0.00
		C.Y.	(c.) Import and Fill	\$	1.10 2.80		0.00
		<u> </u>		-	2.00	P	0.00
			If balance, provide (a.) only, either cut or fill	1			
			If export, provide (a.)&(b.) a = fill, b = cut - fill				
			If import, provide (a)&(c), a = cut, c = fill - cut			İ	
			(Unit costs for (a),(b), & (c) are 20% of actual costs to assure that work will be corrected to				
			eliminate hazardous conditions.)				
-			entinate nazardous conditions.)	+			
L B	95	L.F.	Sawcut Exist. A.C. Pavement	\$	1.00	\$	95.00
EXHIBIT		S.F.	Cold Plane A.C. Pavement	\$	1.50		0.00
		S.Y.	Grinding A.C., in place	\$	2.00		0.00
		S.Y.	Remove A.C. Pavement	\$	0.60		0.00
国 .		L.F.	Remove Curb and Gutter	\$	18.00		0.00
•	-	L.F.	Remove A.C. Dike	\$	3.00		0.00
•		EA.	Relocate Mailbox	\$	250.00		0.00
•		L.F.	Remove Chain Link Fence	\$	7.50		0.00
		L.F.	Remove Barricade	\$	10.00		0.00
1			Asphalt Concrete (53,766 S.F.)	1		<u></u> -	
	1,289	TON	(144 lbs/cu.ft)	\$	90.00	\$	116,010.00
	2,410	C.Y.	Agg Base Class II (53,766 S.F.)	\$	50.00		120,500.00
			Asphalt Emulsion (Fog Seal/Paint Binder)	┪	00.00	Ψ	120,000.00
			(1 ton = 240 gals) (53,766 S.F.)				
	2.0	Ton	apply at 0.05+0.03 = 0.08 gal/SY	\$	600.00	\$	1,200.00
	190		AC overlay (min. 0.10') (190 SF)	\$	0.90		171.00
	2,676	L.F.	Curb and Gutter (Type A-6)	\$	15.00		40,140.00
		L.F.	Curb and Gutter (Type A-8)	\$	17.00	\$	0.00
		L.F.	Type "C" Curb	\$	12.00		0.00
		L.F.	Type "D-1" Curb	\$	12.00		0.00
		L.F.	Type "D" Curb	\$	15.00	\$	0.00
		L.F.	A.C. Dike (6")(incl. material & labor)	\$	8.00	\$	0.00
		L.F.	A.C. Dike (8")(incl. material & labor)	\$	10.00	\$	0.00
	3,500	S.F.	P.C.C. Cross Gutter and Spandrels	\$	10.00		35,000.00
	16,056	S.F.	P.C.C. Sidewalk	\$	6.00		96,336.00
		S.F.	P.C.C. Drive Approach	\$	8.00		0.00
<u> </u>			P.C.C. Dip Section Std. 307	\$	6.00		0.00
	17	EA.	Handicapped Access Ramp	\$	2,000.00		34,000.00
		C.Y.	Structural Reinforcement Concrete	\$	400.00		0.00
	180	L.F.	Barricades	\$	100.00		18,000.00
	<u></u>	L.F.	Metal Beam Guard Railing	\$	35.00	\$	0.00

UNIT COSTS 3/01/2011 FORMAT 3/01/2008

QUANTITY	UNIT	ITEM		UNIT	AMOUNT
	T	Utility Trench, one side (Edison, Telephone, Cable)	T	COST	
1,368	L.F.	(total length of Streets)	\$	10.00	¢ 12 600 00
	L.F.	Chain Link Fence (6')	\$	80.00	
	L.F.	Relocate Fence	\$	12.00	
	EA.	Pipe Gate	\$	1,000.00	
	EA.	Relocate Power Pole	\$	10,000.00	
8	EA.	Street Lights (including conduit)	\$	5,000.00	
1	EA.	Concrete Bulkhead	\$	2,500.00	
	EA.	Slope Anchors for Pipes	\$	300.00	
	C.Y.	Cut Off Wall (Std 2')	\$	400.00	
	EA.	A. C. Overside Drain	\$	800.00	
	EA	Under Sidewalk Drain Std 309	\$	2,000.00	
	EA	Flat Outlet Drainage Structure Std 303	\$	2,000.00	
m	EA	Curb Outlet Drainage Structure Std 308	\$	2,000.00	
	EA	Private Drainage Structure Std 310	\$	500.00	
EXHIBIT	S.F.	Terrace Drain & Down Drain	\$	6.50	
E	S.F.	Interceptor Drain	\$	6.50	
<u>X</u>	C.Y.	R.C. Box Culvert	\$	400.00	
Ψ	C.Y.	Concrete Channel	\$	200.00	
	C.Y.	Rip Rap (1/4 Ton) Methob B	\$	40.00 \$	
	C.Y.	Rip Rap (1/2 Ton) Methob B	\$	45.00	
£	C.Y.	Rip Rap (1 Ton) Method B	\$	50.00	
•	C.Y.	Rip Rap (2 Ton) Method B	\$	55.00 \$	0.00
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$	60.00 \$	0.00
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$	67.00 \$	0.00
	C.Y.	Grouted Rip Rap (1 Ton) Method B	\$	75.00 \$	
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$	80.00	0.00
80	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$	113.00 \$	9,040.00
24	L.F.	24" R.C. P. Or 28" x 20" RCPA	\$	115.00 \$	
142	L.F.	30" R.C. P. Or 35" x 24" RCPA	\$	153.00 \$	21,726.00
	L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ \$	90.00 \$	0.00
	L.F.	42" R.C. P. Or 49" x 33" RCPA	\$	100.00	0.00
	L.F.		\$	235.00	0.00
		54" R.C. P. Or 64" x 43" RCPA	\$	130.00	0.00
		60" R.C. P. Or 71" x 47" RCPA	\$	150.00	0.00
	L.F.		\$	40.00 \$	
	L.F.		\$	50.00 \$	
			\$	60.00 \$	
			\$	70.00 \$	
			\$	80.00 \$	
		48" C.S.P. HDPE Or Equal	\$	100.00 \$	
			\$	110.00 \$	
		60" C.S.P. HDPE Or Equal	\$	120.00 \$	
			\$	2,200.00 \$	
			\$	4,000.00 \$	***************************************
			\$	7,800.00 \$	
	EA.	Catch Basin W=21'	\$	12,000.00 \$	0.00

QUAN	TITY	UNIT	ITEM -		UNIT COST	AMOUNT
		EA.	Catch Basin W=28'	 \$	15,000.00	\$ 0.00
		EA.	Type IX Inlet	\$	2,500.00	
		EA.	Type X Inlet	\$	2,500.00	
		EA.	Junction Structure No. 1	\$	3,000.00	
1	****	EA.	Junction Structure No. 2	\$	3,000.00	
		EA.	Junction Structure No. 6	\$	3,700.00	
		EA.	Transition Structure No. 1	\$	12,500.00	
		EA.	Transition Structure No. 2	\$	12,500.00	
		EA.	Transition Structure No. 3	\$	2,700.00	\$ 0.00
		EA.	Manhole No. 1	\$	2,700.00	\$ 0.00
		EA.	Manhole No. 2	\$	3,300.00	\$ 0.00
		EA.	Manhole No. 3	\$	2,700.00	\$ 0.00
		EA.	Manhole No. 4	\$	5,000.00	\$ 0.00
		EA.	Adjust Water Valve to Grade (if no water plan)	\$	250.00	\$ 0.00
		EA.	Adjust MH to Grade (if no sewer plan)	\$	600.00	\$ 0.00
						\$ 0.00
- pa -				1		\$ 0.00
		_		1		\$ 0.00
EXHIBIT						\$ 0.00
				T		\$ 0.00
\mathbf{Z}				1		\$ 0.00
E			SIGNING, STRIPING AND SIGNALS	1		
•		S.F	Remove Traffic Stripes and Paint Markings	\$	2.50	\$
•		EA.	Remove, Sign, Salvage	\$	100.00	
·		EA.	Relocate Roadside Sign	\$	150.00	
	2	EA.	Street Name Sign	\$	275.00	
		EA.	Install Sign (Strap and Saddle Bracket Method)	\$	150.00	
		EA.	Install Sign Mast Arm Hanger Method)	\$	150.00	\$ 0.00
	2	EA.	Road Sign - One Post	\$	250.00	\$ 500.00
		EA.	Road Sign - Two Post	\$	400.00	\$ 0.00
		EA.	Object Marker - Modified Type "F" Delineator	\$	60.00	\$ 0.00
		EA.	Delineator (Class 1 Type F)	\$	40.00	\$ 0.00
		EA.	Delineator (Class 2)	\$	45.00	\$ 0.00
	2	EA.	Pavement Marker, Reflective	\$	3.75	\$ 7.50
		EA.	Paint Traffic Stripe (2 Coats)	\$	0.30	\$ 0.00
		L.F.	Remove Barricade	\$	10.00	\$ 0.00
		L.F.	4" Thermoplastic Traffic Stripe	\$	0.50	\$ 0.00
	44	L.F.	8" Thermoplastic Traffic Stripe	\$	0.80	\$ 35.20
			Thermoplastic Channelizing Limit Line and			
		S. F.	Pavement Marking	\$	2.25	\$ 0.00
		S.F.	Thermoplastic Cross Walk and Pavement Marking	\$	4.00	
		EA	Signal and Lighting		150,000.00	
				T	***************************************	\$ 0.00
						\$ 0.00
			·	T		\$ 0.00
						\$ 0.00
				Ī		\$ 0.00

QUANTITY	TINU	ITEM		UNIT	AMOUNT
		T	T	COOL	\$ 0.00
		LANDSCAPING	 		\$ 0.00
	S. F.	Maintenance Walk STD 113	\$	4.00	0.00
	S. F.	Colored Stamped Concrete	\$	10.00	0.00
72	EA	Street Trees (15 Gallon)	\$	100.00	7,200.00
19,151	S. F.	Landscape and Irrigation	\$	3.50	 67,028.50
	C.Y.	Landscape Fill Material	\$	27.00	 0.00
1	EA	Water Meter	\$	7,000.00	7,000.00
	S.F.	Electric Meter	\$	10,000.00	0.00
	S.F.	D.G. Trail 4" Thick	\$	1.50	0.00
	L.F.	Mow Curb/Conc. Headers	\$	8.00	\$ 0.00
	EA.	Water Quality Basins	\$	20,000.00	\$ 0.00
			\$		\$ 0.00
			\$	· · · · · · · · · · · · · · · · · · ·	\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
			\$		\$ 0.00
	A.	Subtotal			\$ 636,479.20
	В.	Administrative Contingency (20 % x A)			\$ 127,295.84
		NOTE: Use 20% for TR and PM			
		Use 5% for PP, CU, PU, MS and VL Cases			
	C.	Streets/Drainage Total (A + B)		-	\$ 763,775.04
		BOND AMOUNT FOR RECORDATION PRIOR TO			:
		HAVING SIGNED PLAND		•	
<u> </u>		(ORD.460, SEC. 10.3E)			
•	D.	20% x C			\$ 152755.01
	E.	Streets/Drainage Total (C + D)			\$ 916530.05

EXHIBIT B

						AMOUNT .
	L.F.	4" Waterline	\$	13	T _a	
	L.F.	6" Waterline	\$	13.00	+	0.00
232	L.F.	8" Waterline		16.00	·	0.00
202	L.F.	10" Waterline	\$	21.00	+	4,872.00
	L.F.	12" Waterline	\$	27.00	+	0.00
1,332	L.F.	18" Waterline	\$	31.00	+	0.00
1,002	EA.		\$	40.00	+	53,280.00
	EA.	4" Gate Valve 6" Gate Valve	\$	650.00		0.00
5			\$	800.00		0.00
3	EA.	8" Gate Valve	\$	850.00		4,250.00
	EA.	10" Gate Valve	\$	1,050.00	_	0.00
	EA.	12" Gate Valve	\$	1,250.00		0.00
	EA.	Fire Hydrant (6") Super	\$	2,500.00	\$	0.00
2	EA.	Fire Hydrant (6") Standard	\$	2,300.00	\$	4,600.00
	EA.	4" Misc. Fittings	\$	150.00	\$	0.00
	EA.	6" Misc. Fittings	\$	200.00	\$	0.00
	EA.	8" Misc. Fittings	\$	250.00	\$	0.00
	EA.	10" Misc. Fittings	\$	280.00	\$	0.00
	EA.	12" Misc. Fittings	\$	320.00	\$	0.00
	EA.	Blowoffs (4")	\$	1,600.00		0.00
	EA.	Service Connections	\$	475.00	<u> </u>	0.00
	EA.	Adjust Water Valve to Grade	\$	200.00		0.00
	EA.	Relocation of Blowoff	\$	1,000.00		0.00
3	EA.	Air and Vacuum Valve.	\$	1,850.00		5,550.00
			\$		Υ	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
-			\$		\$	0.00
- m —			\$		<u>\$</u> \$	0.00
EXHIBIT			 " -		Ф	0.00
	Α.	Subtotal	 		\$	72,552.00
	B.	Administrative Contingency (20% x A)	1		*	14,510.40
国		NOTE: Use 20% for TR and PM				
		Use 5% for PP, CU, PU, MS and VL Cases				
	C.	Water Total (A + B)			\$	87,062.40
		BOND AMOUNT FOR RECORDATION PRIOR				
		TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)				
	D.	20% x C	 		<u>e</u>	17 /10 /0
	E.	Water Total (C + D)	 		\$ \$	17,412.48 104,474.88

QUANTITY	UNIT	ITEM		UNIT		AMOUNT
	L.F.	ALV C. D.	1,	COST		
	 	4" V. C. P.	\$	15.00		0.00
4005	L.F.	6" V. C. P.	\$	25.00		0.00
1005	L.F.	8" V. C. P.	\$	30.00		30,150.00
	L.F.	10" V. C. P.	\$	35.00		0.00
	L.F.	12" V. C. P.	\$	40.00	_	0.00
3	EA.	Standard Manhole	\$	2,500.00	\$	7,500.00
	EA.	Drop Manhole	\$	4,000.00	\$	0.00
	EA.	Cleanouts	\$	500.00	\$	0.00
	EA.	Sewer Y's	\$	30.00	\$	0.00
	EA.	Chimneys	\$	400.00	\$	0.00
	EA.	Adjust M.H. to grade	\$	500.00	\$	0.00
	L.F.	Concrete Encasement	\$	35.00	\$	0.00
	EA.	Backwater Valve	\$	250.00		0.00
			\$		\$	0.00
			\$ \$		\$	0.00
·			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
m			\$ \$		\$	0.00
			\$		<u>\$</u>	0.00
Ħ -			\$		<u>\$</u>	0.00
			\$		\$	0.00
EXHIBIT			\$		*	0.00
			\$		*	0.00
			\$		\$	0.00
-			\$		\$	0.00
			\$		\$	0.00
			\$		\$	0.00
	A.	Subtotal	\$		\$	0.00
	B.	Administrative Contingency (20% x A)	-		\$	37,650.00
		NOTE: Use 20% for TR and PM	+-		\$	7,530.00
		Use 5% for PP, CU, PU, MS and VL Cases				
	C.	Sewer Total (A + B)	1		\$	45,180.00
		BOND AMOUNT FOR RECORDATION PRIOR	1		·	,
		TO HAVING SIGNED PLAND (ORD.460, SEC.	1	ł		
		10.3E)				
	<u>D.</u>	20% x C			5	9,036.00
	E.	Sewer Total (C + D)			\$	54,216.00

EXHIBIT B

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PLANCHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT NO.	WESTERN HILLS DR	SCH:	DATE: .	1	/21/2016
PP, CU, PU, MS OR VL NO.	MS 4300	IP 1	50017		
IMPROVEMENT	COSTS (Including Contingencies	3)			
I. Streets/Drainage (Line C from	Street Improvement Calculations))		\$	763,775.04
II. Water (Line C from Water Imp	rovement Calculations)			\$	87,062.40
III. Sewer (Line C from Sewer Im	provement Calculations)			\$	45,180.00
PLAN CHECK DEPOSIT CALCU	<u>JLATION</u>				
A. Street/Drainage (% x l.) NOTE: Use 1% for TR, 6% for Pl	M and 6.5% for PP, CU, PU, MS	and VL		\$	7,637.75
B. Water and Sewer (1% x II and	III.) (Do not include for Tract Ma	ps)		\$	0.00
C. Total Plan Check Deposit (A	- В)			\$	7,637.75
SURCHARGE FEE CALCULATI	ON				
D. Surcharge Fee (2% x C)				\$	152.76
E. Total Plan Check Deposit and	Surcharge Fee		·	\$	7,790.51
MINIMUM PLAN CHECK DEPO	SIT REQUIREMENTS				
Note: If Plan Check Deposit calc	ulated in "Line E" is less than the	minimum as			
shown below, then following dep	osit schedule will apply, otherwise	e pay the full deposit.			
For TR (Schedule, A, B, C, D) ar	d PM (Schedule. E, F, G) - minin	num \$2,000			
For PM (Schedule H, I) - minimu	m \$2,000.00				
For PP/CU/PU/MS/VL - minimun	n \$2,000.00				
COMMENTS					

COUNTY OF RIVERSIDE DEPARTMENT OF TRANSPORTATION

NAME AND ADDRESS SHEET

Please list the names and business and residential addresses of all persons who have executed the bonds and agreements, according to the partnership status of the entity (see pages 2 and 3 of this form) executing the bonds and agreements.

NAME	<u>ADDRESS</u>	<u>CITY</u>	STATE	ZIP
David Michan	5780 Blazing Star Lane	San Diego	CA	92130
	4370 La Jolla Village Dr. Ste 960	San Diego	CA	92122
Jeff Comerchero	41981 Avenida Vista Ladera	Temecula	CA	92591
	41391 Kalmia Street, Ste 200	Murrieta	CA	92562