

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.35**  
**(ID # 14599)**

**MEETING DATE:**  
Tuesday, March 23, 2021

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Cooperative Agreement between the County of Riverside, the Riverside County Flood Control and Water Conservation District, and Knox Logistics VII, LLC for the Perris Valley MDP Lateral E-9, Stage 2; Perris Valley MDP Lateral E-9, Stage 3; and Perris Valley MDP Lateral E-9.1, Stage 1 (Plot Plan No. 180028), Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01. District 1. [\$0] (Companion Item to MT Item No. 14593)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Cooperative Agreement between the County of Riverside (County), the Riverside County Flood Control and Water Conservation District (District), and Knox Logistics VII, LLC (Developer) and authorize the Chairwoman of the Board to execute the same.

**ACTION:**Policy

  
Mark Lancaster, Director of Transportation 3/1/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: March 23, 2021  
xc: Transp.

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

(Companion item 11.4)

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Developer funded 100%. No General Funds will be used on this project.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> NA	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Cooperative Agreement sets forth the terms and conditions by which certain flood control facilities required as a condition of approval for Plot Plan No. 180028 are to be constructed by the Developer and inspected, operated and maintained by the County, District, and Developer. The Agreement is necessary to formalize storm drain maintenance responsibility.

Upon completion of construction, the County will assume ownership and responsibility for the operation and maintenance of the project's associated catch basins, curbs and gutters, connector pipes, inlets and laterals that are 36 inches or less in diameter located within County rights of way. The District will assume ownership and responsibility for the operation and maintenance of the mainline storm drain systems that are greater than 36 inches in diameter, concrete pads, slope protection barriers, signage, and fencing. The Developer will retain ownership of the project's associated onsite, private catch basins, curbs and gutters, connector pipes, inlets and laterals that are 36 inches or less in diameter and a detention basin located within private-held rights of way.

County Counsel has approved the Agreement as to legal form. A companion item appears on the Riverside County Flood Control and Water Conservation District's agenda this same date.

**Impact on Residents and Businesses**

Construction of these drainage improvements is the responsibility of the Developer as required for the development of Plot Plan No. 180028. The principal beneficiaries are the future tenants. Ancillary benefits will accrue to the public who will utilize the Development's boundary street widening roadways.

**Additional Fiscal Information**

The Developer is funding all construction and construction inspection costs. Future operation and maintenance costs of the County maintained storm drain facilities will accrue to the Transportation Department.

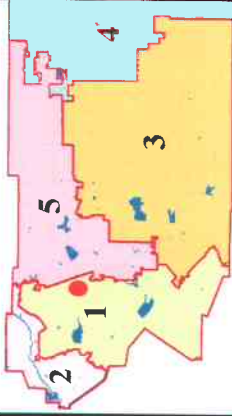
**ATTACHMENTS:**

Cooperative Agreement

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

Vicinity Map

	Jason Farin, Principal Management Analyst	3/16/2021		Gregory J. Priamos, Director County Counsel	3/10/2021
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**Supervisor Districts**

**LEGEND:**

- Existing Facilities
- Project Vicinity
- Supervisorial District

**DESCRIPTION:**

Perris Valley MDP – Lateral E-9, Stage 2  
Perris Valley MDP – Lateral E-9, Stage 3  
Perris Valley MDP – Lateral E-9.1, Stage 1  
Project Nos. 4-0-00490-02, 4-0-00490-03  
and 4-0-00495-01  
Plot Plan No. 180028



# VICINITY MAP





COOPERATIVE AGREEMENT

Perris Valley MDP – Lateral E-9, Stage 2  
Perris Valley MDP – Lateral E-9, Stage 3  
Perris Valley MDP – Lateral E-9.1, Stage 1  
Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01  
Plot Plan No. 180028

This Cooperative Agreement ("Agreement"), dated as of March 23, 2021, is entered into by and between the Riverside County Flood Control and Water Conservation District, a body politic ("DISTRICT"), the County of Riverside, a political subdivision of the State of California ("COUNTY"), and Knox Logistics VII, LLC, a Delaware limited liability company ("DEVELOPER"), (together, the "Parties"). The Parties hereto agree as follows:

RECITALS

A. DEVELOPER is the legal owner of record of certain real property located within the County of Riverside. DEVELOPER has submitted for approval Plot Plan No. 180028 located in an unincorporated area of western Riverside County. As a condition of approval for Plot Plan No. 180028, DEVELOPER must construct certain flood control facilities in order to provide flood protection and drainage for DEVELOPER's planned development; and

B. The legal description of Plot Plan No. 180028 is provided in Exhibit "A" attached hereto and made a part hereof; and

C. The required flood control facilities and drainage improvements, are identified in DISTRICT's Perris Valley Master Drainage Plan ("MDP"), as shown on DISTRICT's Drawing No. 4-1152, and as shown in concept in blue on Exhibit "B", attached hereto and made a part hereof and includes the construction of:

- i. Perris Valley MDP – Lateral E-9, Stage 2 ("LINE E-9 STAGE 2"), which is comprised of realigning and reconfiguring

approximately 2,700 lineal feet of underground storm drain system. At its downstream terminus, LINE E-9 STAGE 3 will connect to DISTRICT's existing facility Perris Valley MDP – Lateral E-9, as shown on DISTRICT Drawing No. 4-0544 ("EXISTING FACILITY"). Upon completion of LINE E-9 STAGE 3 construction, approximately 1,686 lineal feet of the of EXISTING FACILITY will be removed;

- ii. Perris Valley MDP – Lateral E-9, Stage 3 ("LINE E-9 STAGE 3"), which is comprised of approximately 50 lineal feet of underground storm drain system. At its downstream terminus, LINE E-9 STAGE 3 will connect to LINE E-9 STAGE 2 approximately at LINE E-9 STAGE 2's Station 76+45;
- iii. Perris Valley MDP – Lateral E-9.1, Stage 1 ("LINE E-9.1 STAGE 1"), which is comprised of approximately 380 lineal feet of underground storm drain system. At its upstream terminus, LINE E-9.1 STAGE 1 ends with concrete bulkhead for future extension;
- iv. All safety devices requested by DISTRICT staff during PROJECT construction and during any final field inspections, including but not limited to concrete pads, slope protection barriers, signage and fencing, ("SAFETY DEVICES"). SAFETY DEVICES shall be purchased and installed by DEVELOPER, and subject to DISTRICT's inspection and approval. Together, LINE E-9 STAGE 2, LINE E-9 STAGE 3, LINE E-9.1 STAGE 1 and SAFETY DEVICES are hereinafter

called "DISTRICT DRAINAGE FACILITIES"; and

D. Associated with the construction of DISTRICT DRAINAGE FACILITIES is the construction of certain street inlets, connector pipe, curb and gutter, drainage and collection basins, outlet structures and various lateral storm drains that are thirty-six inches (36") or less in diameter that are located within COUNTY held easements or rights of way ("APPURTENANCES"); and

E. Also associated with the construction of DISTRICT DRAINAGE FACILITIES is the construction of (i) certain catch basins, curbs and gutters, connector pipes, inlets, associated junction/transition structures and various storm drains; and (ii) a detention basin located within DEVELOPER held rights of way or easements ("DEVELOPER FACILITIES"), to be initially owned and maintained by DEVELOP, and will be subsequently owned and maintained by the Property Owners' for Plot Plan No. 180028; and

F. Together, DISTRICT DRAINAGE FACILITIES, APPURTENANCES and DEVELOPER FACILITIES are hereinafter called "PROJECT"; and

G. On or about August 19, 2020, DISTRICT and DEVELOPER entered into a Right of Entry and Inspection Agreement that authorizes DEVELOPER to construct DISTRICT DRAINAGE FACILITIES. Pursuant to the Right of Entry and Inspection Agreement, DEVELOPER has commenced construction of DISTRICT DRAINAGE FACILITIES; and

H. DEVELOPER and COUNTY desire DISTRICT to accept ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES. Therefore, DISTRICT must review and approve DEVELOPER's plans and specifications for PROJECT and subsequently inspect the construction of DISTRICT

DRAINAGE FACILITIES; and

I. DEVELOPER and DISTRICT desire COUNTY to accept ownership and responsibility for the operation and maintenance of APPURTENANCES. Therefore, COUNTY must review and approve DEVELOPER's plans and specifications for PROJECT and subsequently inspect and approve the construction of APPURTENANCES; and

J. DISTRICT is willing to: (i) review and approve DEVELOPER's plans and specifications for PROJECT, (ii) inspect the construction of DISTRICT DRAINAGE FACILITIES, and (iii) accept ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES, provided DEVELOPER (a) complies with this Agreement, (b) constructs PROJECT in accordance with DISTRICT and COUNTY approved plans and specifications, (c) obtains and conveys to DISTRICT and COUNTY the necessary rights of way for the inspection, operation and maintenance of DISTRICT DRAINAGE FACILITIES and APPURTENANCES, and (d) accepts ownership and responsibility for the operation and maintenance of PROJECT following completion of PROJECT construction until such time as DISTRICT accepts ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES as set forth herein; and

K. COUNTY is willing to (i) review and approve DEVELOPER's plans and specifications for PROJECT, (ii) inspect the construction of PROJECT, (iii) accept and hold faithful performance and payment bonds submitted by DEVELOPER for DISTRICT DRAINAGE FACILITIES and APPURTENANCES, (iv) grant DISTRICT the right to inspect, operate and maintain DISTRICT DRAINAGE FACILITIES within COUNTY rights of way, and (v) accept ownership and responsibility for the operation and maintenance of APPURTENANCES, provided PROJECT is constructed in accordance with plans and specifications approved by DISTRICT and COUNTY.



L. In conjunction with PROJECT, COUNTY acquired certain rights of way, hereinafter called "COUNTY EASEMENTS", referenced as Parcels 1, 2, 3, 4, 5, 12, 17, 18, 19, and Lots "I" and "J" of Parcel Map No. 24110, Record in Book 165 Pages 11 through 18 inclusive of Parcel Maps, in the Office of the Recorder of Riverside County, California. COUNTY is willing, upon recordation of the final map Plot Plan No. 18008, to vacate a portion of the existing COUNTY EASEMENTS located within Messenia Lane and Palatium Circle, as shown in concept cross-hatched in green on Exhibit "C", attached hereto and made a part hereof;

M. In conjunction with PROJECT, DISTRICT acquired certain rights of way, hereinafter called "DISTRICT EASEMENTS", referenced to as Parcel No. 4490-5010. DISTRICT will, upon acceptance of DISTRICT DRAINAGE FACILITIES, vacate the existing DISTRICT EASEMENTS located between Seaton Avenue and Palatium Circle; and

NOW, THEREFORE, the parties hereto mutually agree as follows:

#### SECTION I

DEVELOPER shall:

1. Prepare PROJECT plans and specifications, hereinafter called "IMPROVEMENT PLANS", in accordance with applicable DISTRICT and COUNTY standards, and submit to DISTRICT and COUNTY for their respective review and approval.

2. Continue to pay DISTRICT, within thirty (30) days after receipt of periodic billings from DISTRICT, any and all such amounts as are deemed reasonably necessary by DISTRICT to cover DISTRICT's costs associated with the review of IMPROVEMENT PLANS, review and approval of rights of way and conveyance documents, and with the processing and administration of this Agreement.

Additionally, DEVELOPER shall pay COUNTY, within thirty (30) days after receipt of periodic billings from COUNTY, any and all such amounts as are deemed reasonably necessary by COUNTY to cover COUNTY's costs associated with i) the review of IMPROVEMENT PLANS, ii) the review and approval of right of way and conveyance documents, and iii) the processing and administration of this Agreement.

3. Grant DISTRICT and COUNTY, by execution of this Agreement, the right to enter upon DEVELOPER's property where necessary and convenient for the purpose of gaining access to, and performing inspection service for the construction of PROJECT as set forth herein.

4. Provide COUNTY, upon execution of this Agreement, or not less than twenty (20) days prior to recordation of the final map for Plot Plan No. 180028 or any phase thereof, whichever occurs first, with faithful performance and payment bonds in accordance with COUNTY's ordinance for the estimated cost for construction of DISTRICT DRAINAGE FACILITIES as determined by DISTRICT and of APPURTENANCES as determined by COUNTY. The surety, amount and form of the bonds, shall be subject to approval of DISTRICT (Attention: Contract Services Section) and COUNTY. The bonds shall remain in full force and effect until DISTRICT DRAINAGE FACILITIES are accepted by DISTRICT and COUNTY as complete.

5. Deposit with DISTRICT (Attention: Business Office – Accounts Receivable), and notify Contract Services Section, upon DISTRICT approval of IMPROVEMENT PLANS, the estimated cost of providing construction inspection for DISTRICT DRAINAGE FACILITIES, in an amount as determined and approved by DISTRICT in accordance with Ordinance Nos. 671 and 749 of the County of Riverside, including any amendments thereto, based upon the bonded value of DISTRICT DRAINAGE FACILITIES.

6. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a complete list of all contractors and subcontractors to be performing work on PROJECT, including the corresponding license number and license classification of each. At such time, DEVELOPER shall further identify in writing its designated superintendent for PROJECT construction.

7. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a construction schedule which shall show the order and dates in which DEVELOPER or DEVELOPER's contractor proposes to carry out the various parts of work, including estimated start and completion dates. As construction of PROJECT progresses, DEVELOPER shall update said construction schedule as requested by DISTRICT.

8. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a confined space entry procedure specific to PROJECT. The procedure shall comply with requirements contained in California Code of Regulations, Title 8, Section 5158, Other Confined Space Operations, Section 5157, Permit Required Confined Space and District Confined Space Procedures, SOM-18. The procedure shall be reviewed and approved by DISTRICT prior to the issuance of a Notice to Proceed, which shall be given by DISTRICT to DEVELOPER upon DISTRICT's and COUNTY's approval.

9. DEVELOPER shall not commence operations until DISTRICT (Attention: Contract Services Section) and COUNTY have been furnished with original certificate(s) of insurance and original certified copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments. Upon approval of IMPROVEMENT PLANS, an original certificate of insurance evidencing the required insurance coverage shall be provided to DISTRICT. At

minimum, the procured insurance coverages should adhere to the DISTRICT's required insurance provided in **EXHIBIT "D"**, attached hereto and made a part hereof. Failure to maintain the insurance required by this paragraph shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to provide written notice to DEVELOPER that DISTRICT is unable to perform its obligations hereunder, nor to accept responsibility for ownership, operation and maintenance of DISTRICT DRAINAGE FACILITIES due, either in whole or in part, to said breach of this Agreement.

10. Secure, at its sole cost and expense, all necessary licenses, agreements, permits and rights of entry as may be needed for the construction, inspection, operation and maintenance of PROJECT. DEVELOPER shall furnish DISTRICT (Attention: Real Estate Services Section) and COUNTY, upon DISTRICT approval of IMPROVEMENT PLANS, or not less than twenty (20) days prior to recordation of the final map for Plot Plan No. 180028 or any phase thereof, whichever occurs first, with sufficient evidence of DEVELOPER having secured such necessary licenses, agreements, permits and rights of entry, as determined and approved by DISTRICT and COUNTY.

11. Obtain and provide DISTRICT (Attention: Real Estate Services Section), upon DISTRICT approval of IMPROVEMENT PLANS, with duly executed Irrevocable Offers(s) of Dedication to the public for flood control and drainage purposes, including ingress and egress, for the rights of way deemed necessary by DISTRICT for the construction, inspection, operation and maintenance of DISTRICT DRAINAGE FACILITIES. The Irrevocable Offer(s) of Dedication shall be in a form approved by DISTRICT and shall be executed by all legal and equitable owners of the property described in the offer(s).

12. Furnish DISTRICT (Attention: Real Estate Services Section), when

submitting the Irrevocable Offer(s) of Dedication as set forth in Section I.11., with Preliminary Reports on Title dated not more than thirty (30) days prior to date of submission of all the property described in the Irrevocable Offer(s) of Dedication.

13. Furnish DISTRICT (Attention: Plan Check Section) and COUNTY each with a set of final mylar PROJECT plans and assign their ownership to DISTRICT and COUNTY respectively.

14. Notify DISTRICT in writing (Attention: Construction Management Section) after receiving DISTRICT's plan check, right of way and administrative clearance for PROJECT as set forth in Sections I.4 through I.13, with twenty (20) days written notice of intent to start of construction of PROJECT, and include the PROJECT's geotechnical firm, concrete lab/test firm, D-Load test forms, trench shoring/false work calculations, concrete mix designs for DISTRICT's review and approval. Construction shall not begin on any element of PROJECT, for any reason whatsoever, until DISTRICT and COUNTY have issued to DEVELOPER a written Notice to Proceed authorizing DEVELOPER to commence construction of PROJECT.

15. Prior to commencing construction, furnish DISTRICT (Attention: Plan Check Section) and COUNTY with copies of all permits, approvals or agreements required by any federal, state or local resource and/or regulatory agency for the construction, operation and maintenance of PROJECT. Such documents include but are not limited to those issued by the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, California State Department of Fish and Wildlife, State Water Resources Control Board, and Western Riverside County Regional Conservation Authority ("REGULATORY PERMITS").

16. Not permit any change to or modification of DISTRICT and COUNTY approved IMPROVEMENT PLANS without the prior written permission and



consent of DISTRICT and COUNTY.

17. Comply with all Cal/OSHA safety regulations including regulations concerning confined space and maintain a safe working environment for DEVELOPER, COUNTY and DISTRICT employees on the site.

18. Construct or cause to be constructed, PROJECT at DEVELOPER's sole cost and expense, in accordance with DISTRICT and COUNTY approved IMPROVEMENT PLANS.

19. Within two (2) weeks of completing PROJECT construction, provide DISTRICT (Attention: Construction Management Section) and COUNTY with written notice that PROJECT construction is substantially complete and requesting that DISTRICT conduct a final inspection of DISTRICT DRAINAGE FACILITIES and COUNTY conduct a final inspection of PROJECT.

20. Upon completion of PROJECT construction, and upon acceptance by COUNTY of all rights of way deemed necessary by DISTRICT and COUNTY for the operation and maintenance of PROJECT but prior to DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, convey or cause to be conveyed to COUNTY the flood control easement(s) including ingress and egress, in a form approved by DISTRICT, to the rights of way as shown in concept cross-hatched in red on Exhibit "E", attached hereto and made a part hereof. The easement(s) or grant deed(s) shall be in a form approved by both DISTRICT and COUNTY and shall be executed by all legal and equitable owners of the property described in the easement(s) or grant deed(s).

21. At the time of recordation of the conveyance document(s) as set forth in Section I.20., furnish DISTRICT (Attention: Real Estate Services Section) with policies of title insurance, each in the amount of not less than (i) fifty percent (50%)

of the estimated fee value, as determined by DISTRICT, for each easement parcel to be conveyed to DISTRICT, or (ii) one hundred percent (100%) of the estimated value, as determined by DISTRICT, for each fee parcel to be conveyed to DISTRICT, guaranteeing DISTRICT'S interest in said property as being free and clear of all liens, encumbrances, assessments, easements, taxes and leases (recorded or unrecorded), and except those which, in the sole discretion of DISTRICT, are acceptable.

22. Accept ownership and sole responsibility for the operation and maintenance of PROJECT until such time as (i) DISTRICT accepts ownership and responsibility for operation and maintenance of DISTRICT DRAINAGE FACILITIES, (ii) COUNTY accepts ownership and responsibility for operation and maintenance of APPURTENANCES, and (iii) the Property Owners' for Plot Plan No. 180028 accepts ownership and responsibility for the operation and maintenance of DEVELOPER FACILITIES.

23. Upon completion of PROJECT construction but prior to DISTRICT's acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, provide or cause its civil engineer of record or construction civil engineer of record, duly registered in the State of California, to provide DISTRICT (Attention: Construction Management Section), with (i) soil compaction report(s) – stamped and wet signed by the geotechnical engineer, (ii) concrete testing report(s) – stamped and wet signed by the civil engineer of record, and (iii) a redlined "record drawings" copy of PROJECT plans. After DISTRICT approval of the redlined "record drawings", DEVELOPER's engineer shall schedule with DISTRICT a time to transfer the redlined changes onto DISTRICT's original mylars at DISTRICT's office, after which the engineer shall review, stamp and sign the original DISTRICT DRAINAGE FACILITIES plans "record drawings".

24. Ensure that all work performed pursuant to this Agreement by DEVELOPER, its agents or contractors is done in accordance with all applicable laws and regulations, including but not limited to all applicable provisions of the Labor Code, Business and Professions Code, and Water Code. DEVELOPER shall be solely responsible for all costs associated with compliance with applicable laws and regulations.

25. Pay, if suit is brought upon this Agreement or any bond guaranteeing the completion of PROJECT, all costs and reasonable expenses and fees, including reasonable attorneys' fees, and acknowledge that, upon entry of judgment, all such costs, expenses and fees shall be computed as costs and included in any judgment rendered.

## SECTION II

DISTRICT shall:

1. Review IMPROVEMENT PLANS and approve when DISTRICT has determined that such plans meet DISTRICT standards and are found acceptable to DISTRICT prior to the start of PROJECT construction.

2. Provide COUNTY an opportunity to review and approve IMPROVEMENT PLANS prior to DISTRICT's final approval.

3. Upon execution of this Agreement, record or cause to be recorded, a copy of this Agreement in the Official Records of the Riverside County Recorder.

4. Record or cause to be recorded, the Irrevocable Offer(s) of Dedication provided by DEVELOPER pursuant to Section I.20.

5. Inspect construction of DISTRICT DRAINAGE FACILITIES.

6. Keep an accurate accounting of all DISTRICT costs associated with the review and approval of IMPROVEMENT PLANS, the review and approval of right of way and conveyance documents, and the processing and administration of this Agreement.

7. Keep an accurate accounting of all DISTRICT construction inspection costs, and within forty-five (45) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete, submit a final cost statement to DEVELOPER. If the deposit, as set forth in Section I.5., exceeds such costs, DISTRICT shall reimburse DEVELOPER the excess amount within sixty (60) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete.

8. Provide COUNTY with a reproducible duplicate copy of "record drawings" of DISTRICT DRAINAGE FACILITIES plans upon (i) DISTRICT acceptance of PROJECT construction as being complete, and (ii) DISTRICT receipt of stamped and signed "record drawings" of DISTRICT DRAINAGE FACILITIES plans as set forth in Section I.23.

9. Accept ownership and sole responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES upon; (i) DISTRICT inspection of DISTRICT DRAINAGE FACILITIES in accordance with Section I.19., (ii) DISTRICT acceptance of PROJECT construction as being complete, (iii) DISTRICT receipt of stamped and signed "record drawings" of PROJECT plans, as set forth in Section I.23., (iv) recordation of all conveyance documents described in Section I.20., (v) COUNTY acceptance of APPURTENANCES for ownership, operation, and maintenance, (vi) DISTRICT DRAINAGE FACILITIES are fully functioning as a flood control drainage system as solely determined by DISTRICT, and (vii) DISTRICT's sole determination that DISTRICT DRAINAGE FACILITIES are in a satisfactorily maintained condition.

10. Prior to DISTRICT acceptance of ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES, DISTRICT DRAINAGE FACILITIES shall be in a satisfactorily maintained condition as solely

determined by DISTRICT. If, subsequent to the inspection and, in the sole discretion of DISTRICT, DISTRICT DRAINAGE FACILITIES is not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER.

11. Provide COUNTY with a reproducible duplicate copy of "record Drawings" of DISTRICT DRAINAGE FACILITIES plans upon; (i) DISTRICT acceptance of PROJECT construction as being complete, and (ii) DISTRICT receipt of stamped and signed "record drawings" of DISTRICT DRAINAGE FACILITIES plans as set forth in Section I.23.

### SECTION III

COUNTY shall:

1. Review IMPROVEMENT PLANS and approve when COUNTY has determined that such plans meet County standards and are found acceptable to COUNTY prior to the start of PROJECT construction.

2. Accept COUNTY and DISTRICT approved faithful performance and payment bonds submitted by DEVELOPER as set forth in Section I.4., and hold said bonds as provided herein.

3. Inspect PROJECT construction.

4. Consent, by execution of this Agreement, to the recording of any Irrevocable Offer(s) of Dedication furnished by DEVELOPER pursuant to this Agreement.

5. As requested by DISTRICT, accept the Irrevocable Offer(s) of Dedication as set forth herein, and any other outstanding offers of dedication necessary for the inspection, operation and maintenance of DISTRICT DRAINAGE FACILITIES, and convey sufficient rights of way to DISTRICT to allow DISTRICT to inspect, operate and maintain DISTRICT DRAINAGE FACILITIES.



6. Grant DISTRICT, by execution of this Agreement, the right to inspect, operate and maintain DISTRICT DRAINAGE FACILITIES within COUNTY rights of way.

7. Upon completion of PROJECT construction, but prior to DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, convey or cause to be conveyed to DISTRICT the flood control easement(s) including ingress and egress, to the rights of way as shown on Exhibit "E".

8. Vacate a portion of the existing COUNTY EASEMENTS as set forth in Recital 'L', as shown on Exhibit "C".

9. Accept ownership and sole responsibility for the operation and maintenance of APPURTENANCES upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance.

10. Release occupancy permits in accordance with the approved conditions of Approval for Plot Plan No. 180028.

11. Upon DISTRICT and COUNTY acceptance of PROJECT construction as being complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and covers located within COUNTY rights of way which must be performed at such time(s) that the finished grade along and above the underground portions of DISTRICT DRAINAGE FACILITIES are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed at no cost to DISTRICT.

#### SECTION IV

It is further mutually agreed:

1. All construction work involved with PROJECT shall be inspected by DISTRICT and COUNTY but shall not be deemed complete until DISTRICT and

COUNTY mutually agree in writing that construction is completed in accordance with DISTRICT and COUNTY approved IMPROVEMENT PLANS.

2. COUNTY and DEVELOPER personnel may observe and inspect all work being done on DISTRICT DRAINAGE FACILITIES, but shall provide any comments to DISTRICT personnel who shall be solely responsible for all quality control communications with DEVELOPER's contractor(s) during the construction of PROJECT.

3. DEVELOPER shall complete construction of PROJECT within twelve (12) consecutive months after execution of this Agreement and within eight (8) months after commencing work on PROJECT. It is expressly understood that since time is of the essence in this Agreement, failure of DEVELOPER to perform the work within the agreed upon time shall constitute authority for DISTRICT to perform the remaining work and require DEVELOPER's surety to pay to COUNTY the penal sum of any and all bonds. In which case, COUNTY shall subsequently reimburse DISTRICT for DISTRICT costs incurred.

4. If DEVELOPER fails to commence construction of PROJECT within nine (9) months after execution of this Agreement, then DISTRICT reserves the right to withhold issuance of the Notice to Proceed pending a review of the existing site conditions as they exist at the time DEVELOPER provides written notification to DISTRICT of the start of construction as set forth in Section I.14. In the event of a change in the existing site conditions that materially affects PROJECT function or DISTRICT's ability to operate and maintain DISTRICT DRAINAGE FACILITIES, DISTRICT may require DEVELOPER to modify IMPROVEMENT PLANS as deemed necessary by DISTRICT.

5. DISTRICT shall endeavor to issue DEVELOPER a Notice to

Proceed within twenty (20) days of receipt of DEVELOPER's complete written notice as set forth in Section I.14.; however, DISTRICT's construction inspection staff is limited and, therefore, the issuance of a Notice to Proceed is subject to staff availability.

In the event DEVELOPER wishes to expedite issuance of a Notice to Proceed, DEVELOPER may elect to furnish an independent qualified construction inspector at DEVELOPER's sole cost and expense. DEVELOPER shall furnish appropriate documentation of the individual's credentials and experience to DISTRICT for review and, if appropriate, approval. DISTRICT shall review the individual's qualifications and experience, upon approval thereof, said individual, hereinafter called "DEPUTY INSPECTOR", shall be authorized to act on DISTRICT's behalf on all DISTRICT DRAINAGE FACILITIES construction and quality control matters. If DEVELOPER's initial construction inspection deposit furnished pursuant to Section I.5. exceeds ten thousand dollars (\$10,000), DISTRICT shall refund to DEVELOPER up to eighty percent (80%) of DEVELOPER's initial inspection deposit within forty-five (45) days of DISTRICT's approval of DEPUTY INSPECTOR; however, a minimum balance of ten thousand dollars (\$10,000) shall be retained on account.

6. PROJECT construction work shall be on a five (5) day, forty (40) hour work week with no work on Saturdays, Sundays or DISTRICT designated legal holidays, unless otherwise approved in writing by DISTRICT. If DEVELOPER feels it is necessary to work more than the normal forty (40) hour work week or on holidays, DEVELOPER shall make a written request for permission from DISTRICT to work the additional hours. The request shall be submitted to DISTRICT at least seventy-two (72) hours prior to the requested additional work hours and state the reasons for the overtime and the specific time frames required. The decision of granting permission for overtime work shall be made by DISTRICT at its sole discretion and shall be final.

If permission is granted by DISTRICT, DEVELOPER will be charged the cost incurred at the overtime rates for additional inspection time required in connection with the overtime work in accordance with Ordinance Nos. 671 and 749, including any amendments thereto, of the County of Riverside.

7. DEVELOPER shall indemnify and hold harmless DISTRICT, COUNTY, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability whatsoever, claim, damage, proceeding or action, present or future, based upon, arising out of or in any way relating to DEVELOPER's (including its officers, employees, contractors, subcontractors and agents) actual or alleged acts or omissions related to this Agreement, performance under this Agreement, or failure to comply with the requirements of this Agreement, including but not limited to: (a) property damage; (b) bodily injury or death; (c) liability or damage pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution or any other law, ordinance or regulation caused by the diversion of waters from the natural drainage patterns or the discharge of drainage within or from PROJECT; or (d) any other element of any kind or nature whatsoever arising from the performance of DEVELOPER, its officers, employees, contractors, subcontractors, agents or representatives ("Indemnitors") from this Agreement.

DEVELOPER shall defend, at its sole expense, including all costs and fees (including but not limited to attorney fees, cost of investigation, defense and settlements or awards), the Indemnitees in any claim, proceeding or action for which indemnification is required.

With respect to any action or claim subject to indemnification herein

by DEVELOPER, DEVELOPER shall, at its sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, compromise any such claim, proceeding or action without the prior consent of DISTRICT and COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes DEVELOPER's indemnification obligations to Indemnitees as set forth herein.

DEVELOPER's indemnification obligations hereunder shall be satisfied when DEVELOPER has provided to DISTRICT and COUNTY the appropriate form of dismissal (or similar document) relieving DISTRICT or COUNTY from any liability for the claim, proceeding or action involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe DEVELOPER's obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

In the event there is conflict between this section and California Civil Code Section 2782, this section shall be interpreted to comply with California Civil Code Section 2782. Such interpretation shall not relieve DEVELOPER from indemnifying the Indemnitees to the fullest extent allowed by law.

8. DEVELOPER for itself, its successors and assigns hereby releases DISTRICT and COUNTY (including their agencies, districts, special districts and departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, including but not limited to any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution or any other law or ordinance which seeks to impose



any other liability or damage, whatsoever, for damage caused by the discharge of drainage within or from PROJECT. Nothing contained herein shall constitute a release by DEVELOPER of DISTRICT or COUNTY, their officers, agents and employees from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, for the negligent maintenance of PROJECT, after the acceptance of PROJECT by COUNTY.

9. Any waiver by any party hereto of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term hereof. Failure on the part of any party hereto to require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms hereof, or stopping such party from enforcement hereof.

10. Any and all notices sent or required to be sent to the parties of this Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

RIVERSIDE COUNTY FLOOD CONTROL  
AND CONSERVATION DISTRICT  
1995 Market Street  
Riverside, CA 92501  
Attn: Contract Services Section

COUNTY OF RIVERSIDE  
4080 Lemon Street, 8th Floor  
Riverside, CA 92502-1090  
Attn: Transportation Department  
Plan Check Section

KNOX LOGISTICS VII, LLC  
c/o Trammell Crow So. Cal Development, Inc.  
3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660  
Attn: David Drake

11. This Agreement is to be construed in accordance with the laws of the State of California. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

12. Any action at law or in equity brought by any of the parties hereto for the purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other County.

13. This Agreement is the result of negotiations between the parties hereto, and the advice and assistance of their respective counsel. The fact that this Agreement was prepared as a matter of convenience by DISTRICT shall have no importance or significance. Any uncertainty or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT prepared this Agreement in its final form.

14. The rights and obligations of DEVELOPER shall inure to and be binding upon all heirs, successors and assignees.

15. DEVELOPER shall not assign or otherwise transfer any of its rights, duties or obligations hereunder to any person or entity without the written consent of the other parties hereto being first obtained.

In the event DEVELOPER sells Plot Plan No. 180028, DEVELOPER shall notify DISTRICT and COUNTY of any such transfer or assignment in writing no later than 30 days from the date of the sale. DEVELOPER expressly understands and agrees that it shall remain liable with respect to any and all of the obligations and duties contained in this Agreement until DISTRICT, COUNTY, DEVELOPER and the new owner(s) of Plot Plan No. 180028 fully execute an assignment and assumption agreement that transfers all DEVELOPER's rights, duties or obligations hereunder to the new owner(s) of Plot Plan No. 180028.

16. The individual(s) executing this Agreement on behalf of

DEVELOPER certify that they have the authority within their respective company(ies) to enter into and execute this Agreement, and have been authorized to do so by all boards of directors, legal counsel, and/or any other board, committee or other entity within their respective company(ies) which have the authority to authorize or deny entering into this Agreement.

17. This Agreement is intended by the parties hereto as a final expression of their understanding with respect to the subject matters hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral or written, in connection therewith. This Agreement may be changed or modified only upon the written consent of the parties hereto.

18. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which taken together shall constitute one and the same instrument.

//

//

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

March 23, 2021

(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

By

J. Uhley  
JASON E. UHLEY  
General Manager-Chief Engineer

By

Karen S. Spiegel  
KAREN SPIEGEL, Chair  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
County Counsel

KECIA HARPER  
Clerk of the Board

By

Leila Moshref-Danesh  
LEILA MOSHREF-DANESH  
Deputy County Counsel

By

Gregory P. Priamos  
Deputy

(SEAL)

Cooperative Agreement: with County of Riverside and Knox Logistics VII, LLC  
Perris Valley MDP – Lateral E-9, Stage 2  
Perris Valley MDP – Lateral E-9, Stage 3  
Perris Valley MDP – Lateral E-9.1, Stage 1  
Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01  
Plot Plan No. 180028  
01/12/2021  
AMR:blm

RECOMMENDED FOR APPROVAL:

COUNTY OF RIVERSIDE

By \_\_\_\_\_  
 MARK LANCASTER  
 Director of Transportation

By Karen S. Spiegel  
 KAREN SPIEGEL, Chair  
 Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
 County Counsel

KECIA HARPER  
 Clerk of the Board

By Kristine Bell-Valdez  
 KRISTINE BELL-VALDEZ  
 Supervising Deputy County Counsel

By Christella Rasso  
 Deputy

(SEAL)

Cooperative Agreement: with County of Riverside and Knox Logistics VII, LLC  
 Perris Valley MDP – Lateral E-9, Stage 2  
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 Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01  
 Plot Plan No. 180028  
 01/12/2021  
 AMR:blm



RECOMMENDED FOR APPROVAL:

COUNTY OF RIVERSIDE

By   
 MARK LANCASTER  
 Director of Transportation

By \_\_\_\_\_  
 KAREN SPIEGEL, Char  
 Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
 County Counsel

KECIA HARPER  
 Clerk of the Board

By \_\_\_\_\_  
 KRISTINE BELL-VALDEZ  
 Supervising Deputy County Counsel

By \_\_\_\_\_  
 Deputy

(SEAL)

Cooperative Agreement: with County of Riverside and Knox Logistics VII, LLC  
 Perris Valley MDP – Lateral E-9, Stage 2  
 Perris Valley MDP – Lateral E-9, Stage 3  
 Perris Valley MDP – Lateral E-9.1, Stage 1  
 Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01  
 Plot Plan No. 180028  
 01/12/2021  
 AMR:blm

**KNOX LOGISTICS VII, LLC,**  
a Delaware limited liability company,

By: Lion-TCC Development II, LLC,  
a Delaware limited liability company,  
Its Managing Member

By: TC Industrial Associates, Inc.,  
a Delaware corporation,  
its Managing Member

By: \_\_\_\_\_

Name: David Nazaryk

Title: Managing Director

(ATTACH NOTARY WITH CAPACITY STATEMENT)

*see attached certificate*

Cooperative Agreement: with County of Riverside and Knox Logistics VII, LLC  
Perris Valley MDP – Lateral E-9, Stage 2  
Perris Valley MDP – Lateral E-9, Stage 3 Perris  
Valley MDP – Lateral E-9.1, Stage 1  
Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01  
Plot Plan No. 180028  
01/12/2021  
AMR:blm

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

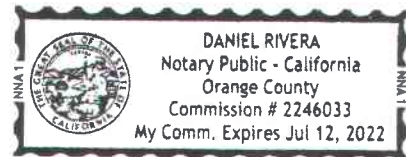
State of California  
County of Orange )

On January 21, 2021 before me, Daniel Rivera, Notary Public  
(insert name and title of the officer)

personally appeared David Názaryk,  
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 *D Rivera* (Seal)

# Exhibit A

## **LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Riverside Unincorporated and described as follows:

### **PARCEL A:**

BEING A MERGER OF PARCELS 1 THROUGH 4, TOGETHER WITH PORTIONS OF LOTS "D" AND "E" OF PARCEL MAP NO. 24110 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 165, PAGES 11 THROUGH 18 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF PALATIUM CIRCLE, VACATED BY RESOLUTION RECORDED ON APRIL 18, 2020 AS INSTRUMENT NO. 2020-0168208 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MARTIN STREET AND SEATON AVENUE, AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID CENTERLINE OF MARTIN STREET, N 88°50'00" E, A DISTANCE OF 404.36 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE FORMER CENTER LINE OF PALATIUM CIRCLE, VACATED BY SAID RESOLUTION;

THENCE ALONG SAID PROLONGATION AND FORMER CENTERLINE, S 01°11'45" W, A DISTANCE OF 1237.87 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 4;

THENCE ALONG SAID PROLONGATION AND SOUTHERLY LINE, N 88°48'15" W, A DISTANCE OF 404.01 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID SEATON AVENUE, SHOWN AS HAVING AN EASTERLY HALF WIDTH OF 44.00 FEET;

THENCE ALONG SAID CENTERLINE, N 01°11'45" E, A DISTANCE OF 1221.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE MINERAL ESTATE IN THE PROPERTY HEREIN DESCRIBED, LYING NOT LESS THAN 500 FEET BENEATH THE SURFACE, WITH NO RIGHT OF SURFACE ENTRY; SAID MINERAL ESTATE INCLUDES BUT IS NOT LIMITED TO, ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED, INCLUDING ALL FORMS OF GEOTHERMAL ENERGY, COAL, GASES, HYDROCARBON SUBSTANCES, FISSIONABLE MATERIALS, METALLIC MINERALS AND NON-METALLIC MINERALS, AS EXCEPTED IN THE DEED RECORDED AUGUST 26, 1988 AS INSTRUMENT NO. 244771 OF OFFICIAL RECORDS.

SAID LEGAL IS PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 190025, RECORDED MAY 21, 2020 AS INSTRUMENT NO. 2020-0216467, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 317-100-010; 317-100-011; 317-100-012 & 317-100-013

### **PARCEL B:**

## Cooperative Agreement

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 1 of 6

## Exhibit A

BEING A MERGER OF PARCELS 5 THROUGH 8, TOGETHER WITH PORTIONS OF LOTS "C" AND "D", ALL OF PARCEL MAP NO. 24110 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 165, PAGES 11 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF PALATIUM CIRCLE, VACATED BY RESOLUTION RECORDED ON APRIL 16, 2020 AS INSTRUMENT NO. 2020-0168208 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID FORMER PALATIUM CIRCLE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 5;

THENCE ALONG SAID FORMER CENTERLINE, S 01°11'45" W, A DISTANCE OF 627.42 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 8;

THENCE ALONG SAID PROLONGATION AND THE NORTHERLY LINE OF PARCEL 8, S 88°48'15" E, A DISTANCE OF 359.23 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 8;

THENCE ALONG THE EAST LINE OF SAID PARCEL 8 AND THE SOUTHERLY PROLONGATION THEREOF, S 01°11'45" W, A DISTANCE OF 523.81 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT KC, SAID LINE ALSO BEING THE NORTHWESTERLY EASEMENT LINE OF CAJALCO EXPRESSWAY, HAVING A NORTHWESTERLY HALF WIDTH OF 55.00 FEET, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1445.00 FEET, A RADIAL LINE TO SAID POINT BEARS S 30°22'17" E;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'32", AN ARC LENGTH OF 739.59 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT "C", S 88°57'15" W, A DISTANCE OF 63.36 FEET TO THE CENTERLINE OF SEATON AVENUE;

THENCE ALONG SAID CENTERLINE, N 01°11'45" E, A DISTANCE OF 1366.42 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 5;

THENCE ALONG SAID PROLONGATION AND THE NORTH LINE OF PARCEL 5 AND THE EASTERLY PROLONGATION THEREOF, S 88°48'15" E, A DISTANCE OF 404.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE MINERAL ESTATE IN THE PROPERTY HEREIN DESCRIBED, LYING NOT LESS THAN 500 FEET BENEATH THE SURFACE, WITH NO RIGHT OF SURFACE ENTRY; SAID MINERAL ESTATE INCLUDES BUT IS NOT LIMITED TO, ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED, INCLUDING ALL FORMS OF GEOTHERMAL ENERGY, COAL, GASES, HYDROCARBON SUBSTANCES, FISSIONABLE MATERIALS, METALLIC MINERALS AND NON-METALLIC MINERALS, AS EXCEPTED IN THE DEED RECORDED AUGUST 26, 1988 AS INSTRUMENT NO. 244771 OF OFFICIAL RECORDS.

SAID LEGAL IS PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 190028, RECORDED MAY 21, 2020 AS INSTRUMENT NO. 2020-0216464, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

### Cooperative Agreement

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 2 of 6

## Exhibit A

### PARCEL C:

BEING A MERGER OF PARCELS 9, 10 AND 11, TOGETHER WITH PORTIONS OF LOTS "C" AND "F" OF PARCEL MAP NO. 24110 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 165, PAGES 11 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF PALATIUM CIRCLE AND MESSENNIA LANE, VACATED BY RESOLUTION RECORDED ON APRIL 16, 2020 AS INSTRUMENT NO. 2020-0168208 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 9; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 9 AND THE WESTERLY PROLONGATION THEREOF, N 88°45'15" W, A DISTANCE OF 359.23 FEET TO A POINT ON THE CENTERLINE OF FORMER PALATIUM CIRCLE;

THENCE ALONG SAID FORMER CENTERLINE, N 01°11'45" E, A DISTANCE OF 492.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID FORMER MESSENNIA LANE;

THENCE ALONG SAID FORMER CENTERLINE, S 88°48'15" E, A DISTANCE OF 38.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°40'31" AN ARC LENGTH OF 564.40 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID FORMER CENTERLINE, N 26°31'14" E, A DISTANCE OF 138.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°05'38", AN ARC LENGTH OF 503.64 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID FORMER CENTERLINE, N 74°36'52" E, A DISTANCE OF 73.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HARVILL AVENUE, HAVING A SOUTHWESTERLY HALF-WIDTH OF 50.00 FEET, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 850.00 FEET, A RADIAL LINE TO SAID POINT BEARS S 74°36'52" W;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°10'54", AN ARC LENGTH OF 581.27 FEET;

THENCE S 54°34'02" E, A DISTANCE OF 31.43 FEET TO A POINT ON THE PROLONGATION OF THE NORTHWESTERLY EASEMENT LINE OF CAJALCO EXPRESSWAY, HAVING A VARIABLE NORTHWESTERLY HALF-WIDTH. SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1850.00 FEET, A RADIAL LINE TO SAID POINT BEARS N 55°29'56" W;

THENCE SOUTHWESTERLY ALONG SAID EASEMENT LINE AND CURVE THROUGH A CENTRAL ANGLE OF 00°47'17", AN ARC LENGTH OF 25.45 FEET TO A POINT OF TANGENCY;

### Cooperative Agreement

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 3 of 6



## Exhibit A

THENCE CONTINUING ALONG THE NORTHWESTERLY EASEMENT LINE OF SAID CAJALCO EXPRESSWAY, S 33°42'47" W, A DISTANCE OF 963.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1445.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°54'56", AN ARC LENGTH OF 653.59 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL "E";

THENCE ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID PARCEL, N 01°11'45" E, A DISTANCE OF 523.81 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE MINERAL ESTATE IN THE PROPERTY HEREIN DESCRIBED, LYING NOT LESS THAN 500 FEET BENEATH THE SURFACE, WITH NO RIGHT OF SURFACE ENTRY; SAID MINERAL ESTATE INCLUDES BUT IS NOT LIMITED TO, ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED, INCLUDING ALL FORMS OF GEOTHERMAL ENERGY, COAL, GASES, HYDROCARBON SUBSTANCES, FISSIONABLE MATERIALS, METALLIC MINERALS AND NON-METALLIC MINERALS, AS EXCEPTED IN THE DEED RECORDED AUGUST 26, 1988 AS INSTRUMENT NO. 244771 OF OFFICIAL RECORDS.

SAID LEGAL IS PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 190029, RECORDED MAY 21, 2020 AS INSTRUMENT NO. 2020-0216463, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 317-100-018; 317-100-019; 317-100-020 & 317-110-020

PARCEL D:

BEING A MERGER OF PARCELS 12 THROUGH 15, TOGETHER WITH A PORTION OF LOT "F" OF PARCEL MAP NO. 24110 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. RECORDED IN BOOK 165, PAGES 11 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF PALATIUM CIRCLE AND MESSENNIA LANE, VACATED BY RESOLUTION RECORDED ON APRIL 16, 2020 AS INSTRUMENT NO. 2020-0168208 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 14, SAID POINT BEING ON THE CENTERLINE OF SAID FORMER PALATIUM CIRCLE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 14 AND THE WESTERLY PROLONGATION THEREOF, S 88°48'15" E, A DISTANCE OF 338.38 FEET TO AN ANGLE POINT ON THE COMMON CORNER OF PARCELS 13, 14 AND 16;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 13, N 01°10'00" W, A DISTANCE OF 300.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCELS 12 AND 13, S 88°48'15" E, A DISTANCE OF 626.97 FEET TO THE CENTERLINE OF HARVILL AVENUE, HAVING A WESTERLY HALF WIDTH OF 50.00 FEET;

### Cooperative Agreement

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 4 of 6

## Exhibit A

THENCE ALONG SAID CENTERLINE, S 01°10'00" E, A DISTANCE OF 77.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 850.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC LENGTH OF 210.94 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MESSENIA LANE;

THENCE RADIAL FROM SAID POINT, ALONG SAID CENTERLINE, S 74°36'52" W, A DISTANCE OF 73.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°05'38", AN ARC LENGTH OF 503.64 FEET TO A POINT OF TANGENCY;

THENCE S 26°31'14" W ALONG SAID FORMER CENTERLINE, A DISTANCE OF 138.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°40'31", AN ARC LENGTH OF 564.40 FEET TO A POINT OF TANGENCY;

THENCE N 88°48'15" W, A DISTANCE OF 38.64 FEET ALONG SAID FORMER CENTERLINE, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID FORMER PALATIUM CIRCLE;

THENCE ALONG SAID FORMER CENTERLINE NORTH 01° 11' 45" EAST, A DISTANCE OF 735.15 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE MINERAL ESTATE IN THE PROPERTY HEREIN DESCRIBED, LYING NOT LESS THAN 500 FEET BENEATH THE SURFACE, WITH NO RIGHT OF SURFACE ENTRY; SAID MINERAL ESTATE INCLUDES BUT IS NOT LIMITED TO, ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED, INCLUDING ALL FORMS OF GEOTHERMAL ENERGY, COAL, GASES, HYDROCARBON SUBSTANCES, FISSIONABLE MATERIALS, METALLIC MINERALS AND NON-METALLIC MINERALS, AS EXCEPTED IN THE DEED RECORDED AUGUST 26, 1988 AS INSTRUMENT NO. 244771 OF OFFICIAL RECORDS.

SAID LEGAL IS PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 190027, RECORDED MAY 21, 2020 AS INSTRUMENT NO. 2020-0216465, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 317-100-021; 317-100-022; 317-100-023 & 317-100-024

PARCEL E:

BEING A MERGER OF PARCELS 16 THROUGH 19, TOGETHER WITH PORTIONS OF LOTS "E" AND "F" OF PARCEL MAP NO. 24110 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 165, PAGES 11 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF PALATIUM CIRCLE, VACATED BY RESOLUTION RECORDED ON APRIL 16, 2020 AS INSTRUMENT NO. 2020-0168208 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### Cooperative Agreement

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 5 of 6

## Exhibit A

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 16;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE WESTERLY PROLONGATION THEREOF, N 88°48'15" W, A DISTANCE OF 338.38 FEET TO A POINT IN THE CENTERLINE OF FORMER PALATIUM CIRCLE, VACATED BY SAID RESOLUTION;

THENCE ALONG SAID FORMER CENTERLINE AND THE WESTERLY LINE OF SAID PARCELS 16 AND 17 AND THE NORTHERLY PROLONGATION THEREOF, N 01°11'45" E, A DISTANCE OF 637.87 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MARTIN STREET, HAVING A SOUTHERLY HALF WIDTH OF 39.00 FEET;

THENCE ALONG SAID CENTERLINE, N 88°50'00" E, A DISTANCE OF 938.23 FEET TO THE INTERSECTION WITH THE CENTERLINE OF HARVILL AVENUE, HAVING A WESTERLY HALF WIDTH OF 50.00 FEET;

THENCE ALONG SAID CENTERLINE, S 01°10'00" E, A DISTANCE OF 376.86 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 19;

THENCE ALONG SAID PROLONGATION AND THE SOUTHERLY LINE OF SAID PARCELS 19 AND 18, N 88°48'15" W, A DISTANCE OF 626.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 16;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 01°10'00" E, A DISTANCE OF 300.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE MINERAL ESTATE IN THE PROPERTY HEREIN DESCRIBED, LYING NOT LESS THAN 500 FEET BENEATH THE SURFACE, WITH NO RIGHT OF SURFACE ENTRY; SAID MINERAL ESTATE INCLUDES BUT IS NOT LIMITED TO, ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED, INCLUDING ALL FORMS OF GEOTHERMAL ENERGY, COAL, GASES, HYDROCARBON SUBSTANCES, FISSIONABLE MATERIALS, METALLIC MINERALS AND NON-METALLIC MINERALS, AS EXCEPTED IN THE DEED RECORDED AUGUST 26, 1988 AS INSTRUMENT NO. 244771 OF OFFICIAL RECORDS.

SAID LEGAL IS PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 190026, RECORDED MAY 21, 2020 AS INSTRUMENT NO. 2020-0216466, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 317-100-025; 317-100-026; 317-100-027 & 317-100-028

APN: 317-100-010; 317-100-011; 317-100-012; 317-100-013; 317-100-014; 317-100-015; 317-100-016;

317-100-017; 317-100-018; 317-100-019; 317-100-020; 317-110-020; 317-100-021; 317-100-022; 317-100-023; 317-100-024; 317-100-025; 317-100-026; 317-100-027 & 317-100-028

### Cooperative Agreement

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

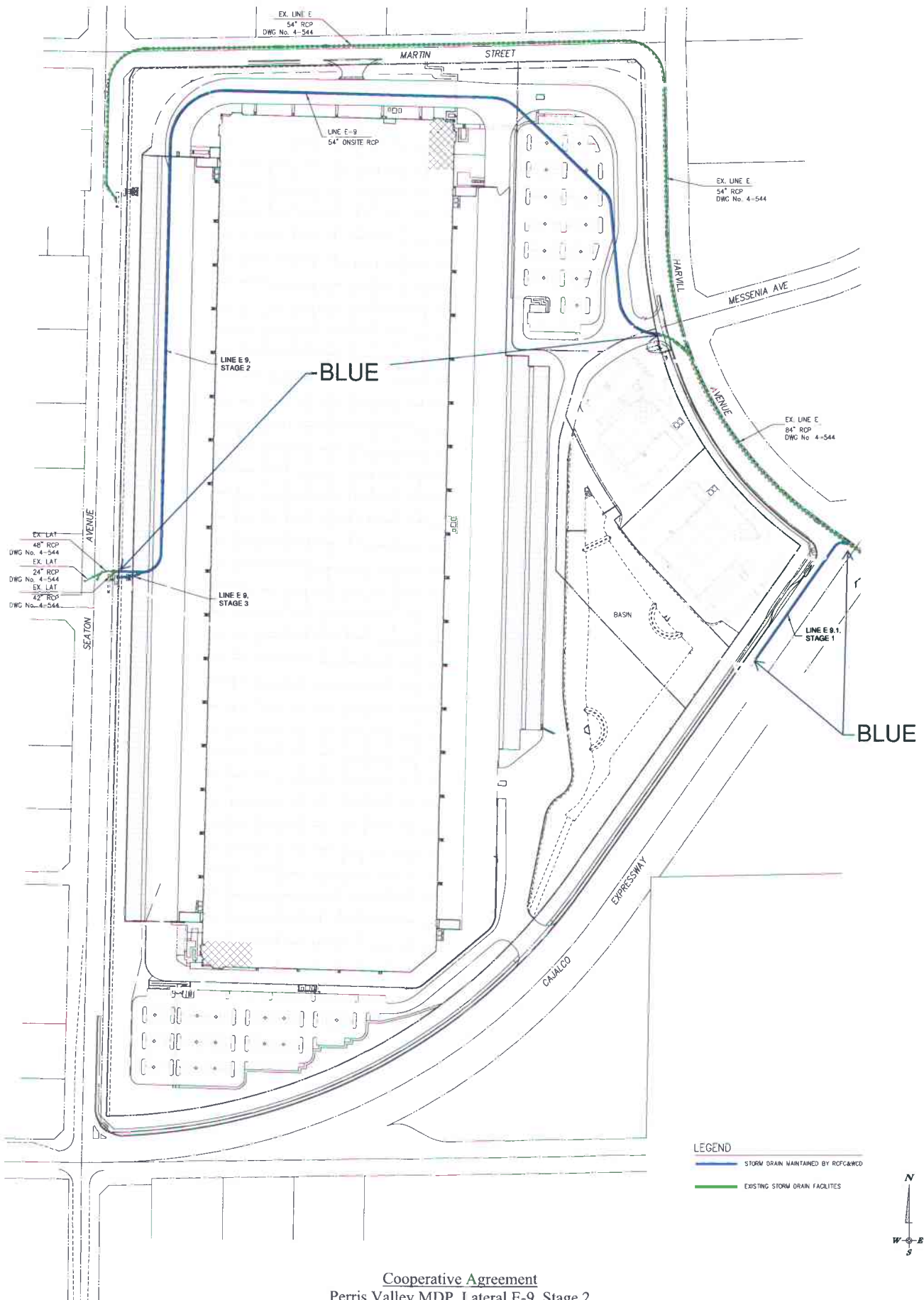
Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 6 of 6

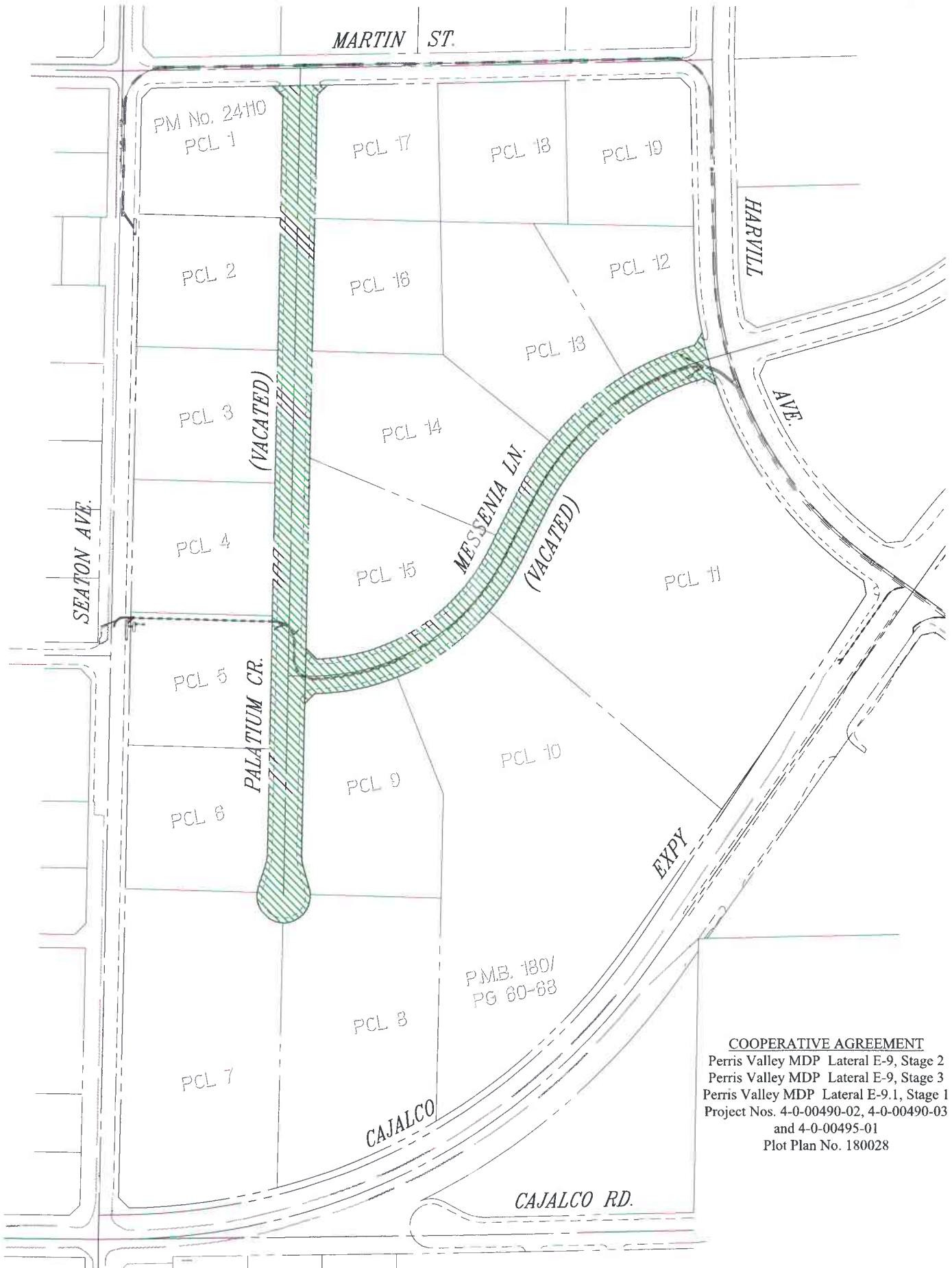
# EXHIBIT B



Cooperative Agreement  
 Perris Valley MDP Lateral E-9, Stage 2  
 Perris Valley MDP Lateral E-9, Stage 3  
 Perris Valley MDP Lateral E-9.1, Stage 1  
 Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01  
 Plot Plan No. 180028



# EXHIBIT 'C'



## COOPERATIVE AGREEMENT

Perris Valley MDP Lateral E-9, Stage 2  
Perris Valley MDP Lateral E-9, Stage 3  
Perris Valley MDP Lateral E-9.1, Stage 1  
Project Nos. 4-0-00490-02, 4-0-00490-03  
and 4-0-00495-01  
Plot Plan No. 180028

## **EXHIBIT D**

DISTRICT's Insurance Requirements is as follows:

Without limiting or diminishing DEVELOPER's obligation to indemnify or hold DISTRICT harmless, DEVELOPER shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the DISTRICT herein refers to the Riverside County Flood Control and Water Conservation District, the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

A. Workers' Compensation:

If DEVELOPER has employees as defined by the State of California, DEVELOPER shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of DISTRICT.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross

COOPERATIVE AGREEMENT



liability coverage, covering claims which may arise from or out of DEVELOPER's performance of its obligations hereunder. Policy shall name the DISTRICT as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If DEVELOPER's vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then DEVELOPER shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the DISTRICT as Additional Insureds.

D. Professional Liability:

DEVELOPER shall cause any architect or engineer retained by DEVELOPER in connection with the performance of DEVELOPER's obligations under this Agreement to maintain Professional Liability Insurance providing coverage for the performance of their work included within this Agreement, with a limit of liability of not less than \$2,000,000 per occurrence and \$4,000,000 annual aggregate. DEVELOPER shall require that, if such

COOPERATIVE AGREEMENT

Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and that such architect or engineer shall purchase at such architect or engineer's sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2) Prior Dates Coverage from a new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that such architect or engineer has maintained continuous coverage with the same or original insurer. Coverage provided under items: 1), 2) or 3) shall continue for the term specified in the insurance policy as long as the law allows.

E. General Insurance Provisions – All Lines:

- a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the DISTRICT Risk Manager. If the DISTRICT's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- b. The DEVELOPER must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the DISTRICT Risk Manager before the

COOPERATIVE AGREEMENT

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 3 of 6

commencement of operations under this Agreement. Upon notification of self-insured retention deemed unacceptable to the DISTRICT, and at the election of the DISTRICT's Risk Manager, DEVELOPER's carriers shall either: 1) reduce or eliminate such self-insured retention with respect to this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

- c. DEVELOPER shall cause their insurance carrier(s) or its contractor's insurance carrier(s), to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the DISTRICT Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement found herein, DEVELOPER shall

COOPERATIVE AGREEMENT

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

Page 4 of 6

cause DEVELOPER's insurance carrier(s) to furnish a 30 day Notice of Cancellation Endorsement.

- d. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.
- e. It is understood and agreed by the parties hereto that DEVELOPER's insurance shall be construed as primary insurance, and DISTRICT's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.
- f. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures (such as the use of aircraft, watercraft, cranes, etc.); or the term of this Agreement, including any extensions thereof, exceeds five (5) years, DISTRICT reserves the right

COOPERATIVE AGREEMENT

Perris Valley MDP – Lateral E-9, Stage 2

Perris Valley MDP – Lateral E-9, Stage 3

Perris Valley MDP – Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028

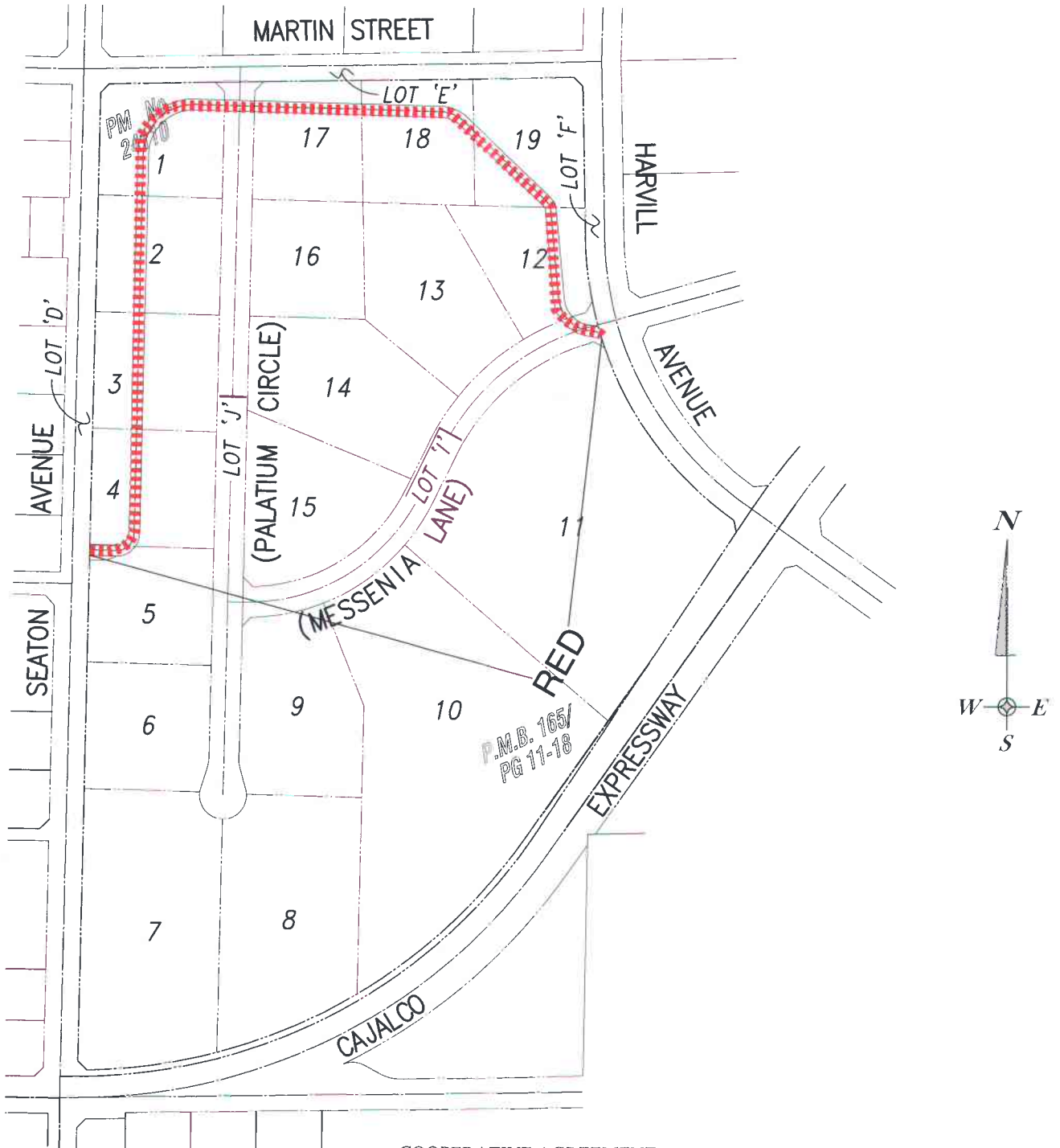
Page 5 of 6

to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein, if, in the DISTRICT Risk Manager's reasonable judgment, the amount or type of insurance carried by DEVELOPER has become inadequate.

- g. DEVELOPER shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.
- h. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT.
- i. DEVELOPER agrees to notify DISTRICT of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

COOPERATIVE AGREEMENT

# EXHIBIT E



## COOPERATIVE AGREEMENT

Perris Valley MDP Lateral E-9, Stage 2

Perris Valley MDP Lateral E-9, Stage 3

Perris Valley MDP Lateral E-9.1, Stage 1

Project Nos. 4-0-00490-02, 4-0-00490-03 and 4-0-00495-01

Plot Plan No. 180028