

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



ITEM: 11.9  
(ID # 15297)

**MEETING DATE:**

Tuesday, June 08, 2021

**FROM:** FLOOD CONTROL DISTRICT:

**SUBJECT:** FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2021-24, Authorization to Sell the Fee Interest in Real Property and Reserve a Maintenance Easement and Rights of Reversion (RCFC Parcel Nos. 1120-13B, 1120-13C and a Portion of 1120-14A, all Within APN 209-060-023), Located in the City of Riverside, County of Riverside, to AFG Development, LLC by Grant Deed and Reservation of Easement Agreement, Project No. 1-0-00120, Nothing Further is Required Under CEQA, District 2. [\$0] (4/5 Vote Required)

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

1. Find that the authorization to sell the fee interest and reservation of a maintenance easement in a portion of Riverside County Flood Control and Water Conservation District (District)-owned real property will not have a significant adverse effect on the environment and that any potentially significant environmental effects have been adequately analyzed in the Environmental Impact Report (EIR) (SCH#2018071058) prepared and certified by the City of Riverside (Lead Agency);
2. Adopt Resolution No. F2021-24, Authorization to Sell the Fee Interest in Real Property and Reserve a Maintenance Easement and Rights of Reversion (RCFC Parcel Nos. 1120-13B, 1120-13C and a Portion of 1120-14A, all within APN 209-060-023), Located in the City of Riverside, County of Riverside, to AFG Development, LLC (Developer) by Grant Deed and Reservation of Easement Agreement;

Continued on Page 2

**ACTION:** 4/5 Vote Required, Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

5/26/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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: June 8, 2021  
xc: Flood

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

3. Approve that certain Agreement for Purchase and Sale of Real Property (Agreement) between the Developer and the District for the Property, and authorize the Chair of the Board of Supervisors for the District to execute the same on behalf of the District;
4. Authorize the Chair of the Board of Supervisors for the District (Board) to execute the Grant Deed and Reservation of Easement Agreement in favor of the Developer;
5. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all action necessary to complete this transaction; and
6. Authorize the General Manager-Chief Engineer or his designee to execute the Rescission Deed if breach of contract occurs.

Continued on Page 3



**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT 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: N/A</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	20/21

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

**BACKGROUND:**

**Summary**

On March 30, 2021, the Board adopted Resolution No. F2021-15 [Agenda Item 11.6] providing notice of intention to sell fee interest in real property identified as RCFC Parcel Nos. 1120-13B, 1120-13C, and a portion of 1120-14, all within Assessor's Parcel Number 209-060-023, located in the city of Riverside, County of Riverside (Property). The Property was simultaneously declared to be exempt surplus pursuant to California Government Code 54220 et seq. because, this is a right of way conveyed to an owner of an adjacent property.

The Property is to be sold to the adjacent property owner, AFG Development, LLC, a California limited liability company (Developer), who intends to convert the existing open channel into an underground storm drain (Project) in order to develop the Property. District will reserve a maintenance easement and a right of reversion restriction.

The District has negotiated an Agreement with the Developer to include the fee interest, an easement reservation and the right of reversion. The District will transfer its interest in the Property by a Grant Deed and Reservation of Easement Agreement (GD&REA). Under the terms of the Agreement, the Developer would pay a purchase price of \$93,539.00 and pay for the transfer taxes and recording fees. The Developer engaged an appraiser from the District's approved list to value the property, which resulted in an opinion of value of \$93,539.00 for the fee interest with easement reservation. The District reviewed and concurred with the findings of the appraiser. The reversion restriction ensures that the District will not lose rights should the Developer sell the property or fail to construct the Project.

Pursuant to Water Code Appendix Sections 48-9 and 48-13, the District may dispose of any interest in real property of every kind within or outside the District boundaries necessary and convenient to the full exercise of its powers after adoption of a resolution declaring that a real property interest is no longer necessary to be retained for District use or purposes. The District does not require the fee interest of the Subject Property as an easement for maintenance of flood control facilities is sufficient for District's use and purposes.

**California Environmental Quality Act Findings**



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

Pursuant to Section 15096 of the California Environmental Quality Act (CEQA) Statutes and Guidelines, the District, in its limited capacity as a Responsible Agency, considered the EIR certified by the Lead Agency and independently finds that the EIR adequately covers the above actions. Furthermore, the District finds that no significant adverse impacts will occur as a result of the above actions, and that no further analysis is required under CEQA for the above actions.

Resolution No. F2021-24, the Purchase and Sale Agreement and the Easement Deed and Reservation of Easement Agreement have been approved as to form by County Counsel.

All associated costs with this action shall be borne by the Developer.

**Prev. Agn. Ref.: 11.6 of 03/30/2021 MT14757**

**Impact on Residents and Businesses**

There is no fiscal impact to the residents and businesses in the immediate area for this conveyance of fee interest to the Developer while allowing the District to continue operation and maintenance of the channel.

**ATTACHMENTS:**

1. Resolution No. F2021-24
2. Vicinity Map
3. Purchase and Sale Agreement with the Developer
4. Grant Deed and Reservation of Easement Agreement to the Developer

P8\238130  
JP:rlp



Jason Fann, Principal Management Analyst

6/2/2021



Gregory L. Priamos, Director County Counsel

5/26/2021



**BOARD OF SUPERVISORS****RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT****RESOLUTION NO. F2021-24**

AUTHORIZATION TO SELL THE FEE INTEREST IN REAL PROPERTY AND RESERVE A MAINTENANCE EASEMENT AND RIGHTS OF REVERSION (RCFC PARCEL NOS. 1120-13B, 1120-13C AND A PORTION OF 1120-14A, ALL WITHIN APN 209-060-023), LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, TO AFG DEVELOPMENT, LLC BY GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT; PROJECT NO. 1-0-00120

**WHEREAS**, the Riverside County Flood Control and Water Conservation District (District) owns certain real property known as RCFC Parcel Nos. 1120-13B, 1120-13C and a portion of 1120-14A (Property), which is within the city of Riverside, County of Riverside, State of California, identified as a portion of Assessor's Parcel Number 209-060-023; and

**WHEREAS**, the Property consists of 67,082 square feet of land and is legally described in Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof; and

**WHEREAS**, the Property is an improved portion of the University Wash Channel, and the fee interest is not needed by the District with a reservation of a maintenance easement; and

**WHEREAS**, the Developer, AFG Development, LLC, a California limited liability company (Developer) to the north of the Property desires to purchase the fee interest of Property from the District; and

**WHEREAS**, the Grant Deed and Reservation of Easement Agreement (GD&REA) will transfer the fee interest, reserve a maintenance easement, and include a Right of Reversion to protect the District's rights should the Developer sell the Property or fail to construct the underground storm drain. In event of breach of contract, the District will record the Recission Deed and revert fee ownership back to the District; and

**WHEREAS**, on March 30, 2021, the Board of Supervisors of the District (Board) adopted Resolution No. F2021-15 providing notice of the intent to sell the fee interest to the Developer and declaring the fee interest of the Property as Exempt Surplus Real Property that is no longer needed nor will it be needed in the future for the District's use and purposes; and

**WHEREAS**, pursuant to the California Water Code Appendix Sections 48-9 and 48-13, Section 9, the District may dispose of any interest in real property within or outside of District boundaries necessary and convenient to the full exercise of its powers after adoption of a resolution declaring that a real property interest is no longer necessary to be retained for District use or purposes; and

06.08.2021 11.9

FORM APPROVED COUNTY COUNSEL  
BY:  RYAN D. YABKO  
5/26/21 DATE

1       **WHEREAS**, the District finds that the sale of the fee interest of Property and the reservation of a  
2 maintenance easement is in the best interest of the District because the sale of fee interest by the District will  
3 terminate ownership liability while retaining maintenance rights for the Channel; and

4       **WHEREAS**, the District desires to sell the fee interest of the Property to the Developer while  
5 reserving a maintenance easement, and the Developer desires to purchase the fee interest of the Property from  
6 the District while District reserves a maintenance easement and enter into that certain Agreement for Purchase  
7 and Sale of Real Property between the District and the Developer; and

8       **WHEREAS**, pursuant to Section 15096 of the California Environmental Quality Act (CEQA)  
9 Statutes and Guidelines, the District, in its limited capacity as a CEQA Responsible Agency, considered the  
10 Environmental Impact Report (EIR) certified by the CEQA Lead Agency (City of Riverside) for "The  
11 Exchange" project (SCH#2018071058), and the EIR adequately addresses any potential significant adverse  
12 impacts that may result from this action and that this action will not have a significant adverse impact on the  
13 environment.

14       **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Board, in  
15 regular session assembled on or after June 8, 2021, at or after 9:30 a.m., in its meeting room located on the  
16 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board,  
17 based on a review of the proposed actions and its limited role as a CEQA Responsible Agency, independently  
18 finds that the EIR certified by the Lead Agency adequately covers the subject actions, and that these actions  
19 will not have a significant impact on the environment, and, therefore, nothing further is required under CEQA  
20 for these actions.

21       **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** by a vote of this Board that  
22 this Board finds that the proposed fee interest conveyance would not unreasonably interfere with the use of  
23 the Property for the District's purposes.

24       **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board authorizes the  
25 sale of the fee interest of the Property located in the city of Riverside, County of Riverside, State of California,  
26 for the purchase price pursuant to the terms and conditions of the Agreement and to be conveyed by  
27 GD&REA.  
28



1 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board approves  
 2 the Agreement and the Chair of the Board of Supervisors of the District is given authority to execute the  
 3 Agreement for the Purchase and Sale of Real Property and the Grant Deed and Reservation of Easement  
 4 Agreement for the fee interest in real property and reservation of maintenance easement on behalf of the  
 5 District.

6 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the General Manager-  
 7 Chief Engineer or his designee is authorized to execute any other documents and administer all actions  
 8 necessary to complete the purchase of the real property and this transaction.

9 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the General Manager-  
 10 Chief Engineer or his designee is authorized to execute the Recission Deed if a breach of contract occurs.

11  
 12 **ROLL CALL:**

13 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
 14 Nays: None  
 15 Absent: None

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

18 Kecia R. Harper, Clerk of said Board

19  
 20 By   
 Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**


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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-13A AND 1120-13B AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, TOGETHER WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-14A AS DESCRIBED IN DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, ALSO SHOWN ON THE UNIVERSITY WASH RIGHT OF WAY MAP DRAWING NO. 1-397, RECORDS OF RIVERSIDE COUNTY FLOOD CONTROL, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL NO. 1120-14A LYING SOUTHERLY OF A LINE REFERRED TO AS *COURSE "A"* DESCRIBED IN THE GRANT DEED RECORDED MARCH 13, 2017 AS DOCUMENT NO. 2017-0101440, ALL OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 1.54 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

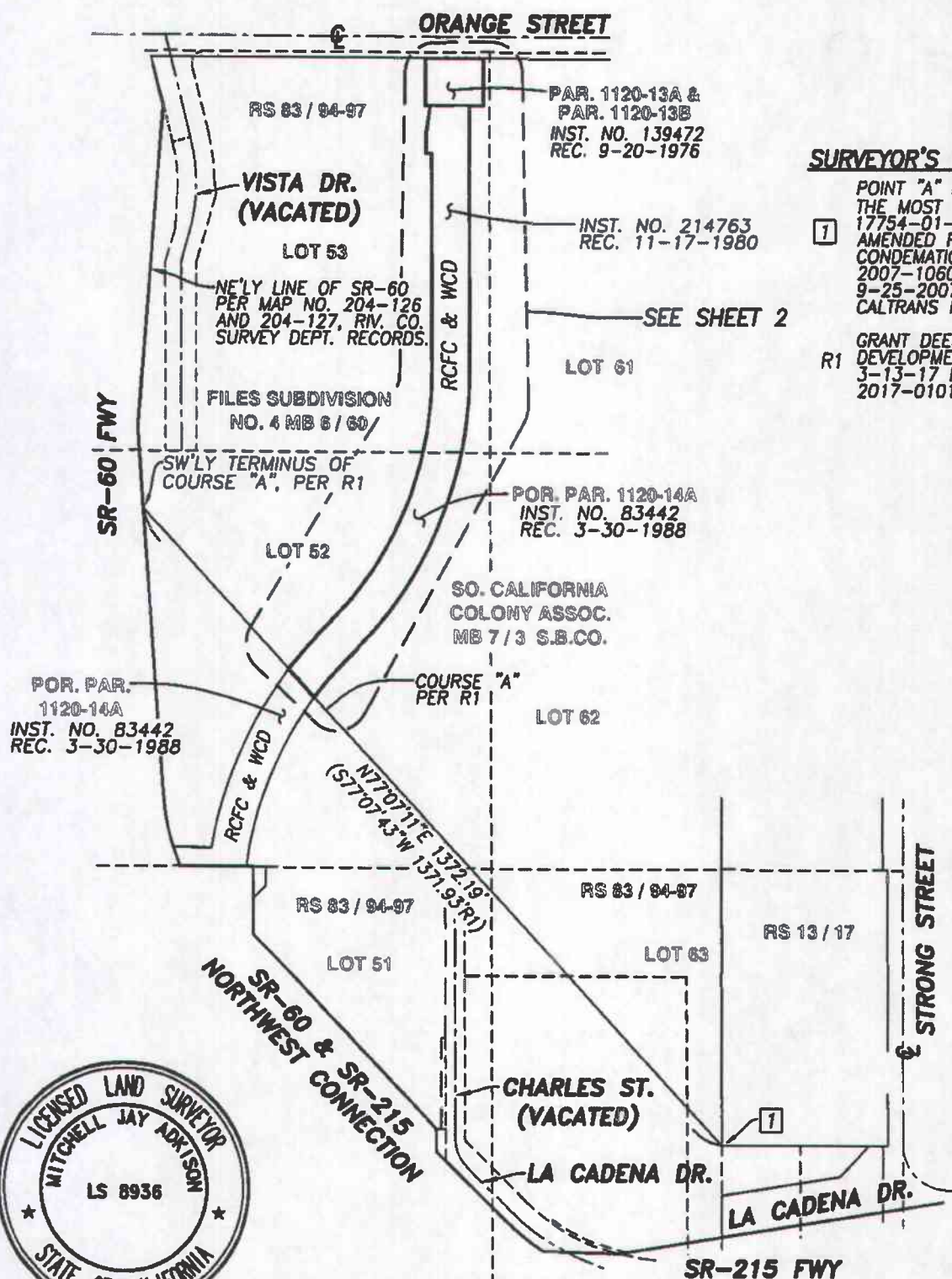
 2-10-2021  
MITCHELL JAY ADKISON, PLS 8936





**EXHIBIT "B"**

**SHEET 1 OF 2**

 $1'' = 250'$ 

PLAY PREPARED BY

PLAN PREPARED BY:

**adkan**  
ENGINEERS

**Civil Engineering • Surveying • Planning**  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

**JOB NO. 9179**

DATE: 2-10-21

CLIENT: AFG DEVELOPMENT, LLC

APPROVED BY:

*[Signature]* 2-10-2021

MITCHELL JAY ADKISON, PLS 8936

# PLAT TO ACCOMPANY LEGAL DESCRIPTION

# EXHIBIT "B"

SHEET 2 OF 2



1"=120'

SR-60 FWY

ORANGE STREET

PAR. 1120-13A &  
PAR. 1120-13B  
INST. NO. 139472  
REC. 9-20-1976

VISTA DR.  
(VACATED)

LOT 53

NE'LY LINE OF SR-60  
PER MAP NO. 204-126  
AND 204-127, RIV. CO.  
SURVEY DEPT. RECORDS.

FILES SUBDIVISION NO. 4  
MB 6 / 60

SW'LY TERMINUS  
OF COURSE "A",  
PER R1

SO. CALIFORNIA  
COLONY ASSOC.  
MB 7 / 3 S.B.CO.

LOT 52

COURSE "A"  
PER R1

$\Delta=6^{\circ}14'36''$  N15 $^{\circ}57'53''$ W  
L=630.00'  
N77 $^{\circ}07'11''$ E L=1372.19'  
(S77 $^{\circ}07'43''$ W L=1371.93R1)

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

S77 $^{\circ}07'11''$ W  
60.89'

S15 $^{\circ}57'53''$ E  
34.57'

$\Delta=7^{\circ}14'07''$  R=570.00'  
L=71.98'

N66 $^{\circ}48'00''$ E(R)

N29 $^{\circ}45'50''$ E  
93.15'  
N60 $^{\circ}09'22''$ W  
75.22'  
S29 $^{\circ}41'47''$ W 7.95'  
N51 $^{\circ}42'25''$ W 46.51'  
N60 $^{\circ}10'47''$ W 29.86'  
S30 $^{\circ}06'41''$ W 9.06'

INST. NO. 214763  
REC. 11-17-1980

PAR. 1120-13C  
UNIVERSITY WASH  
RCFC DWG NO. 1-397

N60 $^{\circ}14'27''$ W 347.95'

1.54 ACRES  
RCFC & WCD

$\Delta=44^{\circ}16'34''$  R=570.00' L=440.48'

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

$\Delta=44^{\circ}16'34''$  R=630.00' L=486.84'

S60 $^{\circ}14'27''$ E 423.93'

LOT 62

RS 83 / 94-97

LOT 61



Recorded at request of, and return  
to:  
AFG DEVELOPMENT, LLC  
P.O. Box 52049  
Riverside, CA 92517-3049

COPY

sent to department

SPACE ABOVE THIS LINE FOR RECORDER'S USE

University Wash Channel  
Project No. 1-0-00120  
APN 209-060-023 (portion)

The undersigned grantor(s) declare(s)

RCFC Parcel Nos. 1120-13B, 1120-13C  
and portion RCFC Parcel No. 1120-14A

## GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic, hereinafter called "Grantor", hereby grants to and conveys to AFG Development, LLC, a California limited liability company, and/or its successors and assigns, hereinafter called "Grantee or Grantee Parties", subject to the terms and conditions set forth below, all that certain real property in the city of Riverside, County of Riverside, State of California, as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

THE REAL PROPERTY IS CONVEYED TO GRANTEE RESERVING unto and for the Grantor:

1. An easement for rights to operate and maintain Grantor's existing open channel and future underground storm drain facility for the repair, reconstruction and inspection on these and all appurtenant works, including rights of ingress and egress thereto, over, under and across that real property.
2. The right of reversion. Grantee agrees to convert the Grantor's open flood control channel into an underground storm drain facility, adhering to the Grantor's quality standards and within one (1) calendar year of the recording of the separate cooperative agreement between the Grantor, Grantee and the City of Riverside. After said open channel is converted to an underground storm drain facility by Grantee, said underground storm drain facility will be subject to formal approval and acceptance by Grantor, after which, the newly constructed facility will become Grantor's sole and permanent property. Should this condition not be met, this Grant Deed and Reservation of Easement Agreement (Agreement) shall be immediately rescinded via the document entitled Rescission of Grant

Deed and Reservation of Easement Agreement, attached hereto as Exhibit "C" and made a part hereof, and complete ownership shall revert back to Grantor per California Civil Code Div. 3, Part 2, Title 5, Chapter 2, Section 1688 and Civil Code Div. 3, Part 2, Title 5, Chapter 3, Section 1698(a).

Construction referenced in Item 2 shall be guided by the University Area Master Drainage Plan, Line 8-E, Stage 1, regarding Riverside County Flood Control and Water Conservation District Drawing Nos. 1-0749 and 1-0750, attached hereto as Exhibit "D" and made a part hereof. If Grantee is in active construction upon eclipsing the one (1) year deadline or at Grantor's sole discretion in any situation, Grantor has the option to extend above stated one (1) year deadline because of Grantee's attempted compliance with the requirements of Item 2.

Grantor, at Grantor's sole expense, shall maintain easement in a safe condition during the term of this Agreement and shall perform all maintenance in such a manner that will not unreasonably impair or impede Grantee's use of the area (Easement Area). If Grantor desires to access the Easement Area through Grantee's real property, Grantor shall provide Grantee with at least seven (7) days prior written or verbal notice. In case of an emergency, Grantor shall have immediate access to the real property to maintain, repair, modify or reinstall the facilities, provided Grantor provides Grantee with notice as soon as possible after access. If any portion of the real property, including fixtures, suffers any damage by reason of the use of the Easement Area by Grantor or Grantor's employees or contractors, Grantor shall, at its own cost and expense, repair all such damage and restore the real property to as good a condition as before such cause of damage occurred. Any work performed or caused to be performed by Grantor within the Easement Area shall be done in accordance with all applicable rules, laws and regulations.

If any portion of Grantor's facilities suffers any damage by reason of Grantee's or Grantee's employees' or contractors' conduct or use of the real property, Grantee shall indemnify and reimburse Grantor for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantor's facilities to as good condition as before such cause of damage occurred.

If any portion of Grantee's facilities suffer damage by reason of Grantor's or Grantor's employees' or contractors' negligent conduct during use of the Easement Area, Grantor shall indemnify and reimburse Grantee for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantee's facilities to as good a condition as before such cause of damage occurs.

If circumstances necessitate, Grantee shall provide oral, written or electronic notice to seller at least seventy-two (72) hours before Grantee or its authorized agents initially enters upon the reserved easement for any reason. No work shall be performed within the Easement Area without District approval, and such approval shall not be unreasonably withheld.

Grantee agrees to indemnify, defend (by Counsel satisfactory to Grantor) and hold harmless Grantor, its successors and assigns (hereinafter known as Grantor Parties) to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgements, litigation expenses and expert fees) that are incurred by or asserted against Grantor and/or Grantor Parties arising out of or connected in any manner with (i) the acts or omissions to act of Grantee add/or Grantee Parties in connection with the design, construction, operation and repair of



Grantee's facility or arising from the presence or performance activities by Grantee and/or Grantee Parties with respect to the Easement Area or any portion thereof; (ii) bodily injury to or death of any person (including employees of Grantor and/or Grantor Parties) or damage to or loss of use of property resulting from such acts or omissions of Grantee and/or Grantee Parties; or (iii) non-performance or breach by Grantee and/or Grantee Parties of any term or condition of this Agreement.

Should any acts or omissions of both the Grantee and Grantor contribute to the injury or damage, then their responsibility for the injury or damage will be divided between the Parties in proportion to their respective contributions to the injury or damage.

Should Grantee fail to fulfill its obligations as contracted within this Agreement and ownership of property revert back to Grantor, it shall be considered a breach of contract and no reimbursement will be made. However, Grantor shall have the right to pursue and recover any and all warranted damages as governed by the State of California Civil Code, Article 1 – Damages for Breach of Contract.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Riverside County Flood Control and Water Conservation District and AFG Development, LLC have agreed to be bound by the terms of this Grant Deed and Reservation of Easement Agreement and to execute the same with their signatures below:

Grantee:

AFG DEVELOPMENT, LLC,  
a California limited liability company

By: 

JIM GUTHRIE  
Managing Member

Date: 5-21-2021

Grantor:

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT,  
a body corporate and politic

By: 

KAREN SPIEGEL, Chair,  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

Date: 06-08-2021

ATTESTS:

KECIA HARPER  
Clerk of the Board of Supervisors

By: 

Deputy

NOTARY ACKNOWLEDGMENTS ATTACHED



## ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF Riverside

On May 4<sup>th</sup>, 2021, before me, Krista Chavez a Notary Public, personally appeared Jim Guthrie, 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

Krista Chavez



Place Notary Seal Above

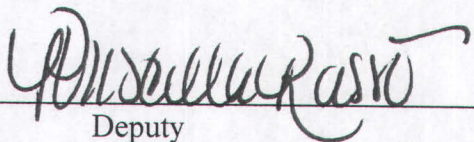
STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On June 8, 2021, before me, Priscilla Kasso, Board Assistant, personally appeared **Karen Spiegel**, Chair of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

KECIA HARPER  
Clerk of the Board of Supervisors

By:   
Deputy

(Seal)

Place Notary Seal Above



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**


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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-13A AND 1120-13B AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, TOGETHER WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-14A AS DESCRIBED IN DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, ALSO SHOWN ON THE UNIVERSITY WASH RIGHT OF WAY MAP DRAWING NO. 1-397, RECORDS OF RIVERSIDE COUNTY FLOOD CONTROL, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL NO. 1120-14A LYING SOUTHERLY OF A LINE REFERRED TO AS COURSE "A" DESCRIBED IN THE GRANT DEED RECORDED MARCH 13, 2017 AS DOCUMENT NO. 2017-0101440, ALL OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 1.54 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

 2-10-2021  
MITCHELL JAY ADKISON, PLS 8936



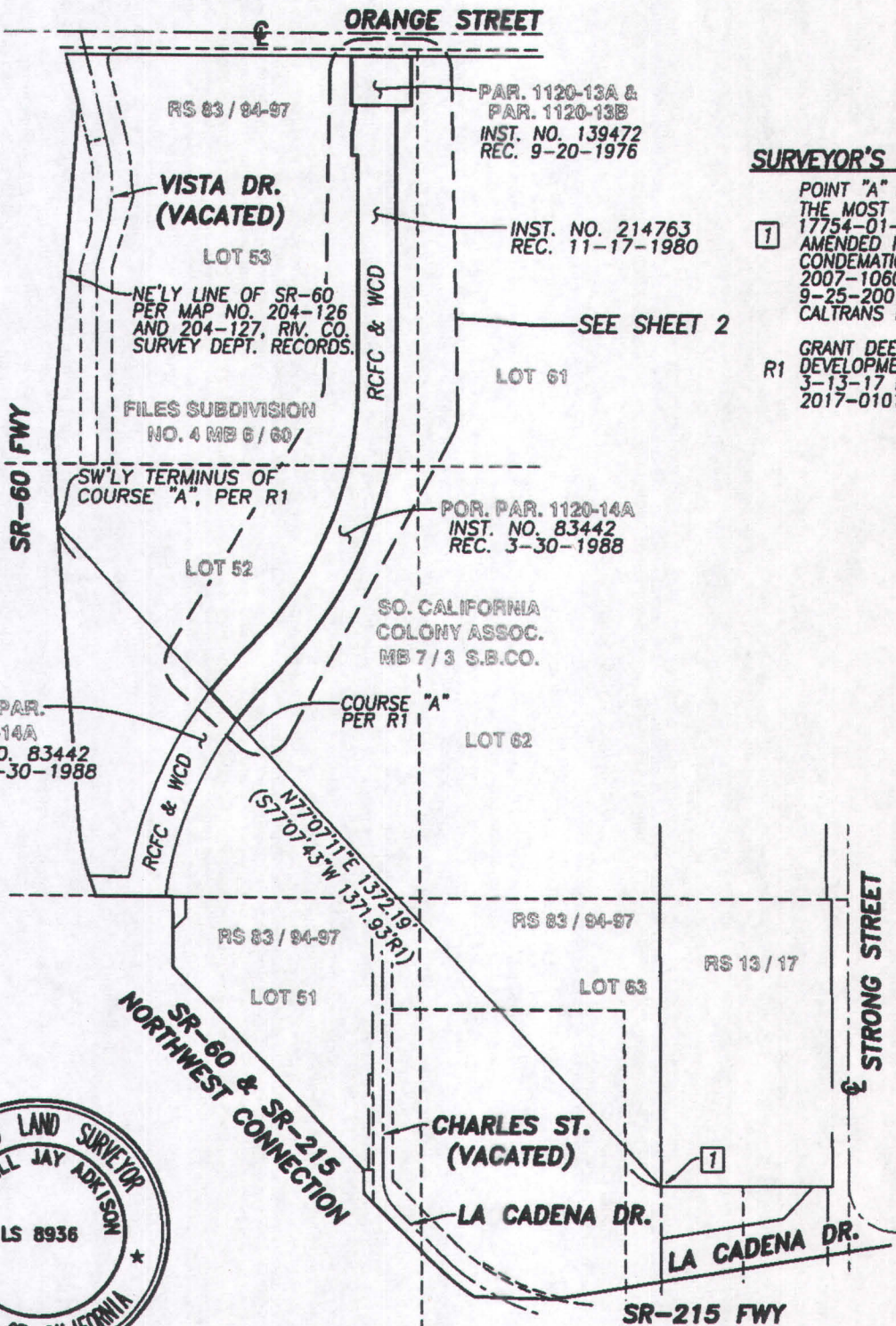


# EXHIBIT "B"

SHEET 1 OF 2



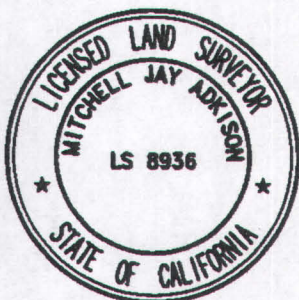
1"=250'



## SURVEYOR'S NOTES

POINT "A" DESC. IN R1, ALSO THE MOST W'LY COR. PAR. 17754-01-01 DESC. IN AMENDED FINAL ORDER OF CONDEMNATION, DOC. NO. 2007-10601014, O.R. REC. 9-25-2007 AND SHOWN IN CALTRANS RW MAP 67308-2

R1 GRANT DEED TO AFG DEVELOPMENT, LLC REC. 3-13-17 DOC. NO. 2017-0101440, O.R.



PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

Civil Engineering - Surveying - Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 Fax: (951) 688-0599

JOB NO. 9179

DATE: 2-10-21

CLIENT: AFG DEVELOPMENT, LLC

APPROVED BY:

*Mitchell Jay Adkison* 2-10-2021

MITCHELL JAY ADKISON, PLS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION



# EXHIBIT "B"

SHEET 2 OF 2



1"=120'

SR-60 FWY

ORANGE STREET

PAR. 1120-13A &  
PAR. 1120-13B  
INST. NO. 139472  
REC. 9-20-1976

VISTA DR.  
(VACATED)

LOT 53

NE'LY LINE OF SR-60  
PER MAP NO. 204-126  
AND 204-127, RIV. CO.  
SURVEY DEPT. RECORDS.

FILES SUBDIVISION NO. 4  
MB 6 / 60

SW'LY TERMINUS  
OF COURSE "A",  
PER R1

SO. CALIFORNIA  
COLONY ASSOC.  
MB 7 / 3 S.B.CO.

LOT 52

COURSE "A"  
PER R1

N77°07'11"E 1372.19'  
(S77°07'43"W 1371.93'RI)

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

N15°57'53"W 34.57'  
Δ=6°14'36" R=630.00'  
L=68.65'

N67°47'31"E(R)  
S77°07'11"W 60.89'

S15°57'53"E 34.57'

Δ=7°14'07" R=570.00'  
L=71.98'

N66°48'00"E(R)

N60°09'22"W 75.22'  
S29°41'47"W 7.95'  
N51°42'25"W 46.51'  
N60°10'47"W 29.86'  
S30°06'41"W 9.06'

N60°14'27"W 347.95'

PAR. 1120-13C  
UNIVERSITY WASH  
RCFC DWG NO. 1-397  
INST. NO. 214763  
REC. 11-17-1980

RCFC & WCD  
1.54 ACRES

S60°14'27"E 423.93'

LOT 62

R5 83 / 94-87

LOT 61

# EXHIBIT “C”



Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

NO FEE (GOV. CODE 6103)

Project: University Wash Channel  
Project No.: 1-0-00120

SUBDIVISION R&T 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
DDT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL  
ENTITY OR POLITICAL

RCFC Parcel Nos. 1120-13B, 1120-13C  
and portion RCFC Parcel No. 1120-14A

## RESCISSION OF GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT

(Civil Code Section 1688 and 1698(b))

The RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic, as Grantor, declares that the conveyance of real property to AFG Development, LLC, a California limited liability company, and/or its successors and assigns, as Grantee, which was recorded on \_\_\_\_\_, 2021, as Instrument No. \_\_\_\_\_, in the Official Records of Riverside County, California, is hereby rescinded for the reason that the terms agreed upon by both parties were not accomplished by Grantee. The Grant Deed and Reservation of Easement Agreement, which was the subject of said conveyance, contained specific conditions to be met by the Grantee or property ownership would revert back to the Grantor. Said conveyance document was of mutual consent and made public record. Said conveyance document is attached hereto as Exhibit "A" and made a part hereof.

Assessor's Parcel Number 209-060-023

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT:

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JASON E. UHLEY  
General Manager-Chief Engineer

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 )  
 )ss  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_, personally appeared **Jason E. Uhley**, General Manager-Chief Engineer of the Riverside County Flood Control and Water Conservation District, State of California, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the 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.

\_\_\_\_\_  
Notary Signature

(Seal)



**EXHIBIT "A"**

Recorded at request of, and return  
to:  
AFG DEVELOPMENT, LLC  
P.O. Box 52049  
Riverside, CA 92517-3049

SPACE ABOVE THIS LINE FOR RECORDER'S USE

University Wash Channel  
Project No. 1-0-00120  
APN 209-060-023 (portion)

The undersigned grantor(s) declare(s)

RCFC Parcel Nos. 1120-13B, 1120-13C  
and portion RCFC Parcel No. 1120-14A

## **GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic, hereinafter called "Grantor", hereby grants to and conveys to AFG Development, LLC, a California limited liability company, and/or its successors and assigns, hereinafter called "Grantee or Grantee Parties", subject to the terms and conditions set forth below, all that certain real property in the city of Riverside, County of Riverside, State of California, as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

THE REAL PROPERTY IS CONVEYED TO GRANTEE RESERVING unto and for the Grantor:

1. An easement for rights to operate and maintain Grantor's existing open channel and future underground storm drain facility for the repair, reconstruction and inspection on these and all appurtenant works, including rights of ingress and egress thereto, over, under and across that real property.
2. The right of reversion. Grantee agrees to convert the Grantor's open flood control channel into an underground storm drain facility, adhering to the Grantor's quality standards and within one (1) calendar year of the recording of the separate cooperative agreement between the Grantor, Grantee and the City of Riverside. After said open channel is converted to an underground storm drain facility by Grantee, said underground storm drain facility will be subject to formal approval and acceptance by Grantor, after which, the newly constructed facility will become Grantor's sole and permanent property. Should this condition not be met, this Grant Deed and Reservation of Easement Agreement (Agreement) shall be immediately rescinded via the document entitled Rescission of Grant

Deed and Reservation of Easement Agreement, attached hereto as Exhibit "C" and made a part hereof, and complete ownership shall revert back to Grantor per California Civil Code Div. 3, Part 2, Title 5, Chapter 2, Section 1688 and Civil Code Div. 3, Part 2, Title 5, Chapter 3, Section 1698(a).

Construction referenced in Item 2 shall be guided by the University Area Master Drainage Plan, Line 8-E, Stage 1, regarding Riverside County Flood Control and Water Conservation District Drawing Nos. 1-0749 and 1-0750, attached hereto as Exhibit "D" and made a part hereof. If Grantee is in active construction upon eclipsing the one (1) year deadline or at Grantor's sole discretion in any situation, Grantor has the option to extend above stated one (1) year deadline because of Grantee's attempted compliance with the requirements of Item 2.

Grantor, at Grantor's sole expense, shall maintain easement in a safe condition during the term of this Agreement and shall perform all maintenance in such a manner that will not unreasonably impair or impede Grantee's use of the area (Easement Area). If Grantor desires to access the Easement Area through Grantee's real property, Grantor shall provide Grantee with at least seven (7) days prior written or verbal notice. In case of an emergency, Grantor shall have immediate access to the real property to maintain, repair, modify or reinstall the facilities, provided Grantor provides Grantee with notice as soon as possible after access. If any portion of the real property, including fixtures, suffers any damage by reason of the use of the Easement Area by Grantor or Grantor's employees or contractors, Grantor shall, at its own cost and expense, repair all such damage and restore the real property to as good a condition as before such cause of damage occurred. Any work performed or caused to be performed by Grantor within the Easement Area shall be done in accordance with all applicable rules, laws and regulations.

If any portion of Grantor's facilities suffers any damage by reason of Grantee's or Grantee's employees' or contractors' conduct or use of the real property, Grantee shall indemnify and reimburse Grantor for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantor's facilities to as good condition as before such cause of damage occurred.

If any portion of Grantee's facilities suffer damage by reason of Grantor's or Grantor's employees' or contractors' negligent conduct during use of the Easement Area, Grantor shall indemnify and reimburse Grantee for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantee's facilities to as good a condition as before such cause of damage occurs.

If circumstances necessitate, Grantee shall provide oral, written or electronic notice to seller at least seventy-two (72) hours before Grantee or its authorized agents initially enters upon the reserved easement for any reason. No work shall be performed within the Easement Area without District approval, and such approval shall not be unreasonably withheld.

Grantee agrees to indemnify, defend (by Counsel satisfactory to Grantor) and hold harmless Grantor, its successors and assigns (hereinafter known as Grantor Parties) to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgements, litigation expenses and expert fees) that are incurred by or asserted against Grantor and/or Grantor Parties arising out of or connected in any manner with (i) the acts or omissions to act of Grantee add/or Grantee Parties in connection with the design, construction, operation and repair of

Grantee's facility or arising from the presence or performance activities by Grantee and/or Grantee Parties with respect to the Easement Area or any portion thereof; (ii) bodily injury to or death of any person (including employees of Grantor and/or Grantor Parties) or damage to or loss of use of property resulting from such acts or omissions of Grantee and/or Grantee Parties; or (iii) non-performance or breach by Grantee and/or Grantee Parties of any term or condition of this Agreement.

Should any acts or omissions of both the Grantee and Grantor contribute to the injury or damage, then their responsibility for the injury or damage will be divided between the Parties in proportion to their respective contributions to the injury or damage.

Should Grantee fail to fulfill its obligations as contracted within this Agreement and ownership of property revert back to Grantor, it shall be considered a breach of contract and no reimbursement will be made. However, Grantor shall have the right to pursue and recover any and all warranted damages as governed by the State of California Civil Code, Article 1 – Damages for Breach of Contract.

[SIGNATURE ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the Riverside County Flood Control and Water Conservation District and AFG Development, LLC have agreed to be bound by the terms of this Grant Deed and Reservation of Easement Agreement and to execute the same with their signatures below:

Grantee:

AFG DEVELOPMENT, LLC,  
a California limited liability company

By: \_\_\_\_\_  
JIM GUTHRIE  
Managing Member

Date: \_\_\_\_\_

Grantor:

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT,  
a body corporate and politic

By: \_\_\_\_\_  
KAREN SPIEGEL, Chair,  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

Date: \_\_\_\_\_

ATTESTS:

KECIA HARPER  
Clerk of the Board of Supervisors

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

NOTARY ACKNOWLEDGMENTS ATTACHED

## 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 \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

Place Notary Seal Above



STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_, Board Assistant, personally appeared **Karen Spiegel**, Chair of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

KECIA HARPER  
Clerk of the Board of Supervisors

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

(Seal)

Place Notary Seal Above

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**


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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-13A AND 1120-13B AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, TOGETHER WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-14A AS DESCRIBED IN DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, ALSO SHOWN ON THE UNIVERSITY WASH RIGHT OF WAY MAP DRAWING NO. 1-397, RECORDS OF RIVERSIDE COUNTY FLOOD CONTROL, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL NO. 1120-14A LYING SOUTHERLY OF A LINE REFERRED TO AS *COURSE "A"* DESCRIBED IN THE GRANT DEED RECORDED MARCH 13, 2017 AS DOCUMENT NO. 2017-0101440, ALL OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 1.54 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

 2-10-2021  
MITCHELL JAY ADKISON, PLS 8936



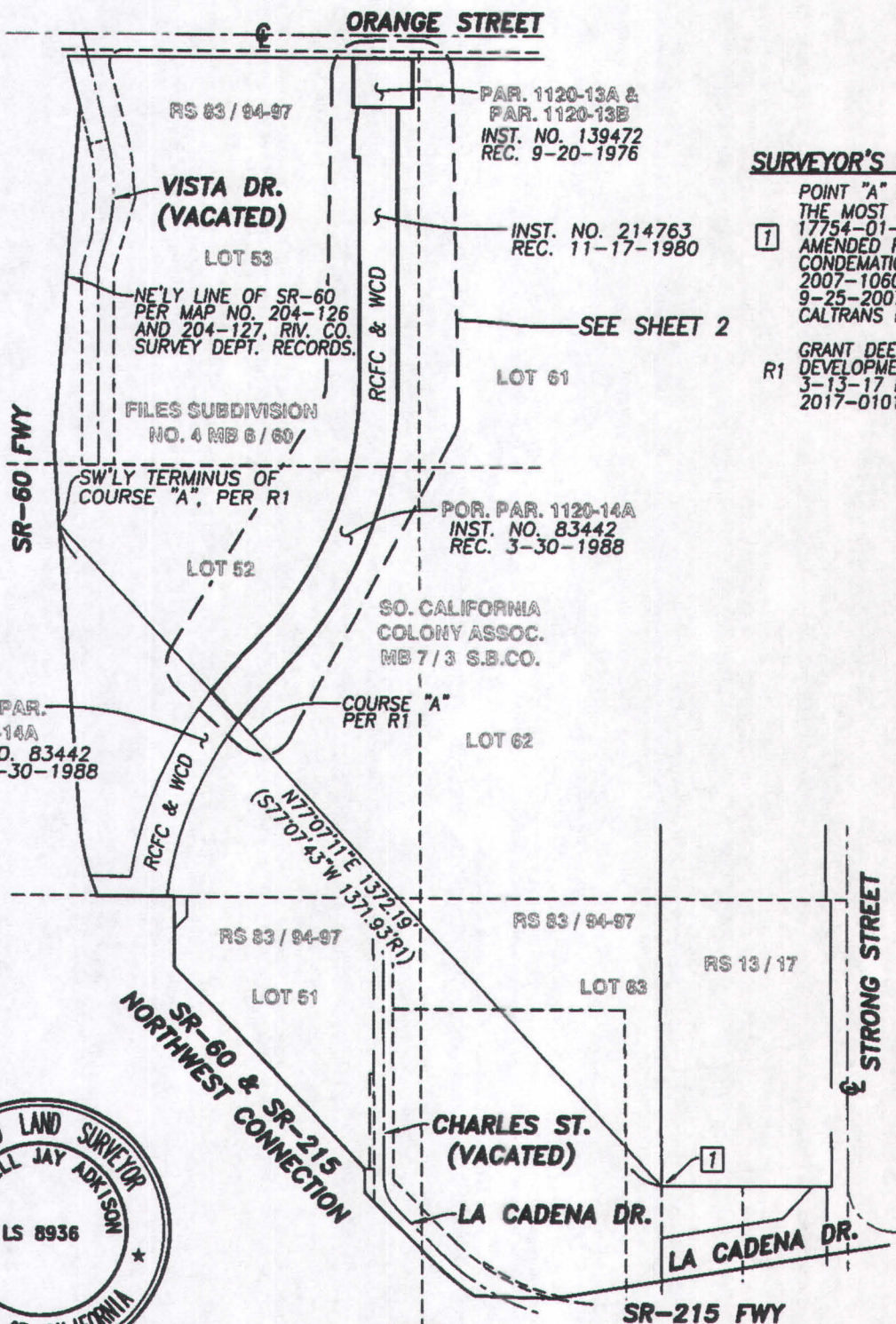


# EXHIBIT "B"

SHEET 1 OF 2

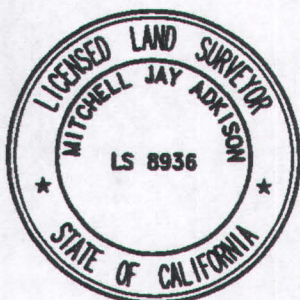


1"=250'



## SURVEYOR'S NOTES

- POINT "A" DESC. IN R1, ALSO THE MOST W'LY COR. PAR. 17754-01-01 DESC. IN AMENDED FINAL ORDER OF CONDEMNATION, DOC. NO. 2007-10601014, O.R. REC. 9-25-2007 AND SHOWN IN CALTRANS RW MAP 67308-2
- GRANT DEED TO AFG DEVELOPMENT, LLC REC. 3-13-17 DOC. NO. 2017-0101440, O.R.



PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 9179

DATE: 2-10-21

CLIENT: AFG DEVELOPMENT, LLC

APPROVED BY:

*[Signature]* 2-10-2021

MITCHELL JAY ADKISON, PLS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION



# EXHIBIT "B"

SHEET 2 OF 2



1"=120'

ORANGE STREET

PAR. 1120-13A &  
PAR. 1120-13B  
INST. NO. 139472  
REC. 9-20-1976

VISTA DR.  
(VACATED)

LOT 53

NE'LY LINE OF SR-60  
PER MAP NO. 204-126  
AND 204-127, RIV. CO.  
SURVEY DEPT. RECORDS.

FILES SUBDIVISION NO. 4  
MB 6 / 60

SR-60 FWY

SW'LY TERMINUS  
OF COURSE "A",  
PER R1

SO. CALIFORNIA  
COLONY ASSOC.  
MB 7 / 3 S.B.CO.

LOT 52

COURSE "A"  
PER R1

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

Δ=44°16'34" R=570.00' L=440.48'  
POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

Δ=44°16'34" R=630.00' L=486.84'

Δ=7°14'07" R=570.00' L=71.98'

N66°48'00"E(R)

PAR. 1120-13C  
UNIVERSITY WASH  
RCFC DWG NO. 1-397  
1.54 ACRES  
RCFC & WCD

LOT 61

RS 83 / 94-97

LOT 62

N29°45'50"E  
93.15'

N60°09'22"W  
75.22'

S29°41'47"W 7.95'  
N51°42'25"W 46.51'  
N60°10'47"W 29.86'  
S30°06'41"W 9.06'

S60°16'24"E  
75.11'

S60°14'27"E 423.93'

N60°14'27"W 347.95'

S15°57'53"E  
34.57'

S77°07'11"W  
60.89'

N15°57'53"W  
34.57'

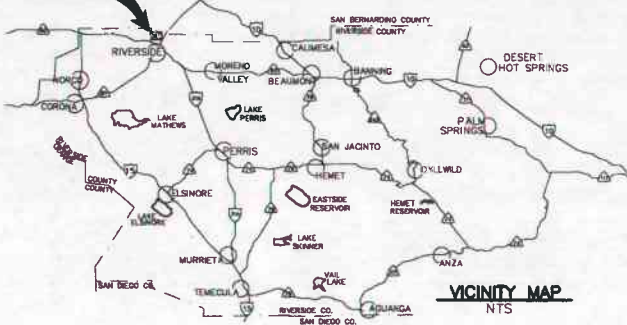
Δ=6°14'36" R=630.00' L=68.65'  
N67°47'31"E(R)  
(S77°07'43"W 1371.93'R)

# EXHIBIT “D”

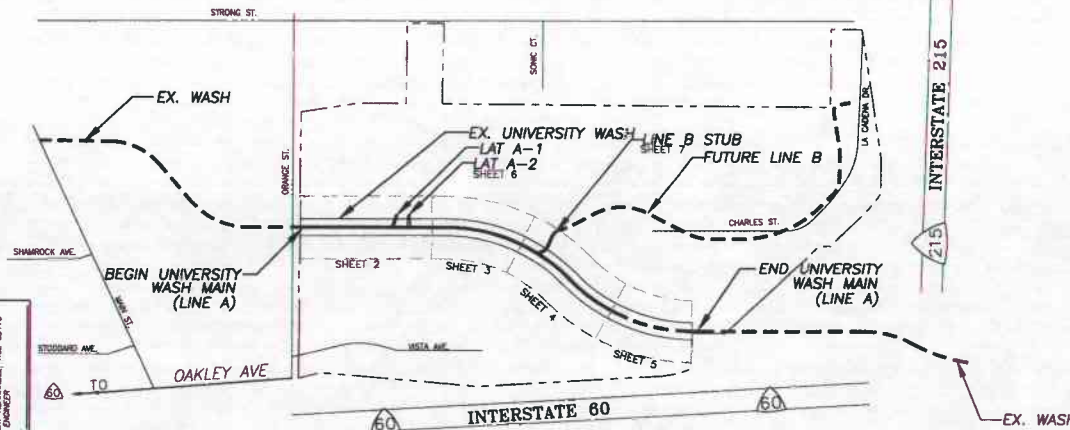


# RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

PROJECT LOCATION



VICINITY MAP  
NTS



INDEX MAP  
NTS

## GENERAL NOTES

- THE CONTRACTOR SHALL CONSTRUCT THE FLOOD CONTROL IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT M.O.U., STANDARD SPECIFICATIONS DATED MARCH, 2020, AND RCF&WCD STANDARD MANUAL, FOR THE LATEST EDITIONS OF THE STANDARD MANUAL, PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" PAGE FOUND ON THE DISTRICT'S WEBSITE.
- CONTACT THE ENCROACHMENT PERMIT ENGINEER AT 951.955.1286 IF AN ENCROACHMENT PERMIT IS REQUIRED FROM RIVERSIDE COUNTY FLOOD CONTROL. AFTER THE PERMIT IS ISSUED THE DISTRICT MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
- CONTACT CONTRACT ADMINISTRATION AT 951.955.1286 IF CONSTRUCTION INSPECTION WILL BE PERFORMED BY RIVERSIDE COUNTY FLOOD CONTROL. THE DISTRICT MUST BE NOTIFIED TWENTY DAYS (20) PRIOR TO CONSTRUCTION.
- ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- STATIONING FOR LATERALS AND CONNECTOR PIPE REFERS TO THE CENTERLINE INTERSECTION STATIONS.
- FOURTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 811.
- ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
- ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MAT2" AND "MLFP" NAD83. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999939176. CALCULATIONS ARE MADE AT "MAT2" WITH COORDINATES OF: N: 2257426.606, E: 6201380.028, USING AN ELEVATION OF 1418.09'. EPOCH 2010.00
- ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM
- ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, MAXIMUM STREET RECONSTRUCTION SHALL BE 4" TYPE "B" HOT MIX ASPHALT OVER 6" CLASS 2 AGGREGATE BASE OR AS SPECIFIED BY THE ENGINEER.
- OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
- PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
- PIPE BEDDING SHALL CONFORM TO RCF&WCD STD. DWG. NO. M815
- TH-24, TH-28, & T-3 INDICATES SOIL TRENCH LOCATIONS BASED ON THE SOILS REPORT DATED JANUARY 16, 2015. LOCATIONS SHOWN ARE APPROXIMATE.
- "V" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE
- CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JOINT, UNLESS OTHERWISE SPECIFIED.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED
- STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- APPROVAL OF THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CORRECTIONS.
- THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 3-1/2 INCHES OVER REINFORCING FOR BOX CULVERT, WHEN DESIGNING VELOCITIES EXCEED 20 FEET PER SECOND. THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE F'C=5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND F'C=6,000 PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND.
- CONSTRUCTION JOINTS FOR CALTRANS STANDARD REINFORCED CONCRETE BOX SHALL BE PLACED ACCORDING TO RCF&WCD STANDARD DRAWING NO. BOX 401.

## INDEX

SHEET NO.:

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LATERALS A1 & A-2 FOR WQMP BMP OVERFLOW	6
LINE B STUB PLAN AND PROFILE	7
MAINTENANCE ACCESS PLAN	8
DETAILS	9

## R.C.F.C. & W.C.D. STANDARD DRAWINGS

253 MANHOLE NO. 3	2.3.4
M 281 MANHOLE SHAFT SAFETY LEDGE	2.3
M 803 CONCRETE COLLAR	6
M 807 SANITARY SEWER PROTECTION	4
TS 302 TRANSITION STRUCTURE NO. 2	2.4
CH 330 MAINTENANCE RAMP FOR TRAP CHANNELS	5
M 801 DOUBLE DRIVE GATE & FENCE	5
M 827 VEHICULAR TURNAROUND AREA	5
M 816 CONCRETE BULKHEAD	7
JS 228 JUNCTION STRUCTURE NO. 1	2.4

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature]  
DATE: [Date]  
DESIGNED BY: [Signature]  
DATE: [Date]  
CHECKED BY: [Signature]  
DATE: [Date]  
DRAWN BY: [Signature]  
DATE: [Date]

PLANNED BY  
**adkan ENGINEERS**  
Civil Engineering Surveying Planning  
8079 Alhambra Drive, Riverside, CA 92504  
(951) 509-1234 Fax (951) 509-1235  
www.adkan.com



BENCHMARK  
BM 37+2  
P.N. NAIL AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
ISLAND AVENUE  
ELEVATION 829.682'  
DATUM NAVD83 2008

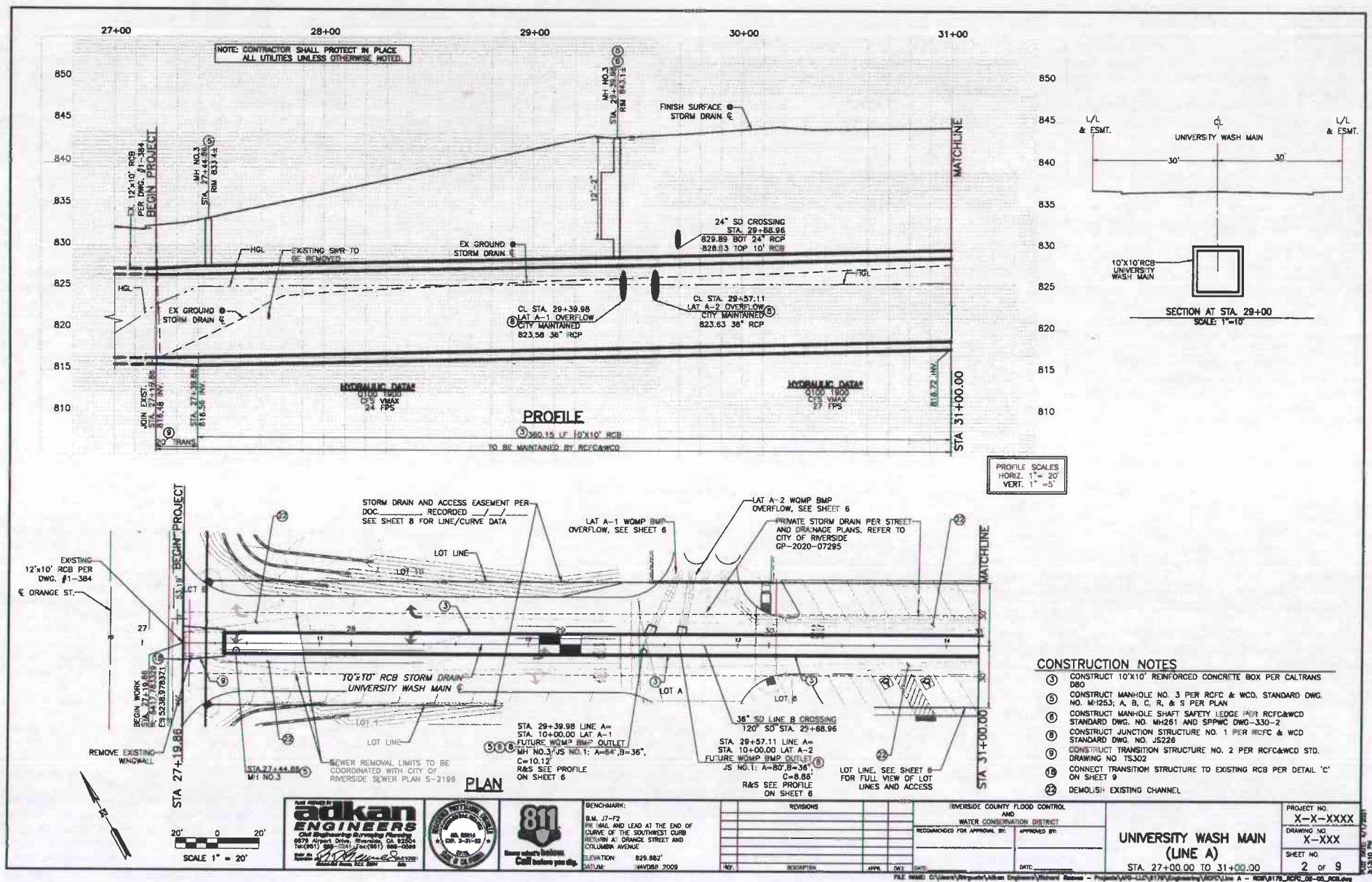
REVISIONS	DATE	DESCRIPTION	APP'D	BY

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	
RECOMMENDED FOR APPROVAL BY:	APPROVED BY:
PLANNING ENGINEER	DIST. ENGINEER
DATE:	DATE:

UNIVERSITY WASH MAIN  
(LINE A)

PROJECT NO.	
DRAWING NO.	
SHEET NO.	1 of 9

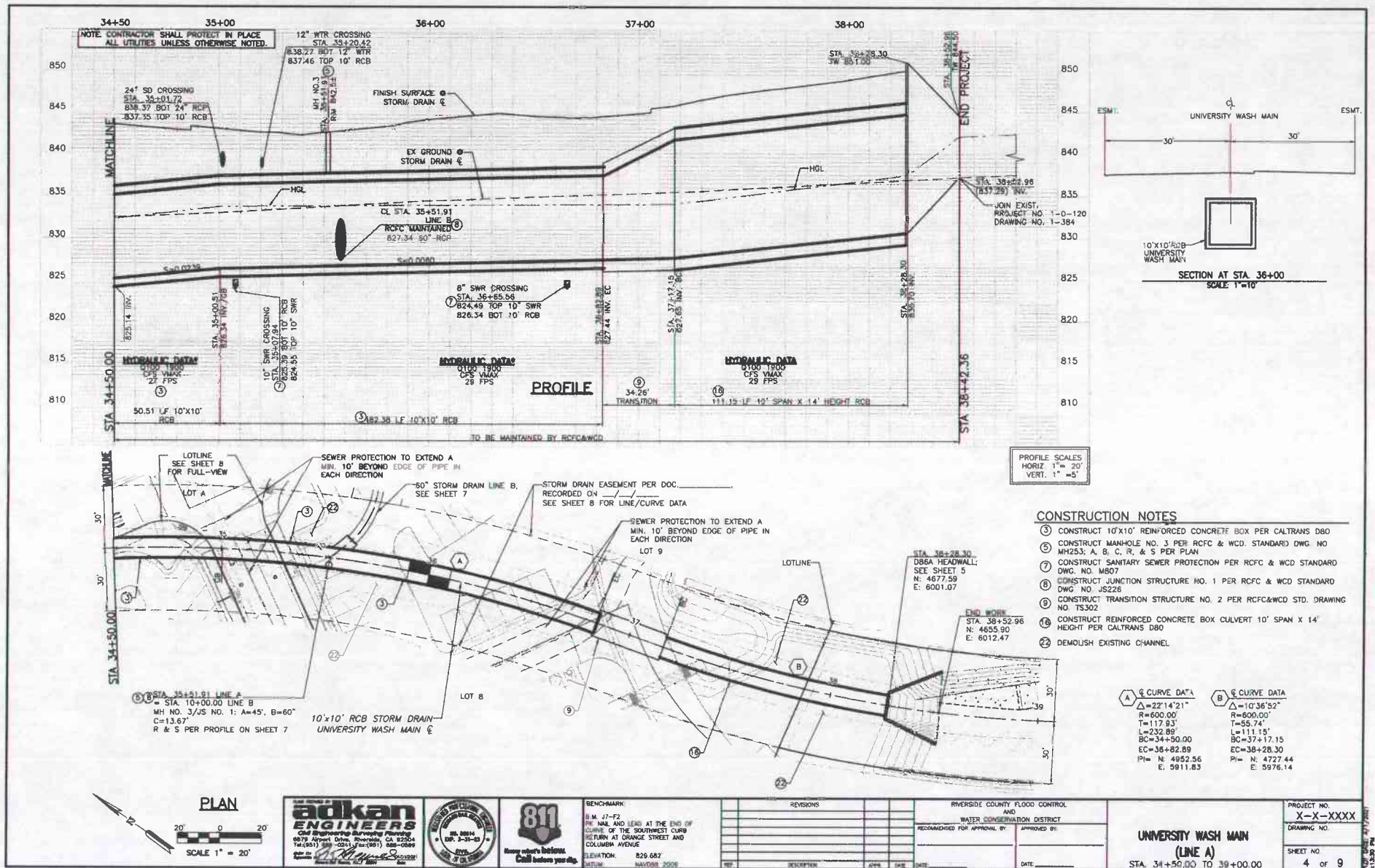
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13	ACCESS FS	4527.020545	6129.049163	845.83
13	ACCESS FS	4531.471810	6150.594144	846.17
17	ACCESS FS	4573.274796	6155.232062	845.53
18	ACCESS FS	4572.031376	6092.122709	844.84
19	ACCESS FS	4601.422129	6164.369710	845.98
20	ACCESS FS	4622.835707	6166.546056	846.30
21	ACCESS FS	4628.535343	6165.591516	845.52
22	ACCESS FS	4619.237083	6150.800671	845.98
23	ACCESS FS	4624.967770	6149.981989	845.52

**CONTROL POINTS**

POINT NO.	DESCRIPTION	NORTHING	EASTING	FS ELEVATIONS
1	MAINTENANCE RAMP	4592.167759	6091.368735	844.60'
2	MAINTENANCE RAMP	4590.738489	6080.172041	844.54'
3	MAINTENANCE RAMP	4634.158045	6044.771548	838.25'
4	MAINTENANCE RAMP	4625.784396	6036.176071	838.25'
5	HEADWALL TW	4666.245838	6029.508995	843.50'
6	HEADWALL TW	4681.351204	6006.362245	851.00'
7	HEADWALL TW	4675.548171	5994.748114	851.00'
8	HEADWALL TW	4648.183082	5999.594573	843.50'
9	CHANNEL FS	4658.441016	6016.716231	837.29'
10	HEADWALL TW	4637.338211	6054.845230	843.00'
11	ACCESS FS	4563.562947	6108.224829	845.20'

**CONSTRUCTION NOTES**

- INSTALL 14' DOUBLE DRIVE GATE PER RCFC & WCD STANDARD DWG. NO. M801
- CONSTRUCT MAINTENANCE RAMP FOR TRAPEZOIDAL CHANNEL PER RCFC&WCD STD. DRAWING NO. CWS30
- CONSTRUCT BOX CULVERT W/ WARPED WING WALLS PER CALTRANS STD. DWG. DB6A. DETAIL PROVIDED ON SHEET 9
- CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STD. DWG. NO. 207A W/ 10' RADIUS
- INSTALL CHAIN LINK FENCE PER RCFC & WCD STANDARD DWG. NO. M801
- CONNECT NEW CHANNEL CONCRETE TO EXISTING CHANNEL CONCRETE PER "CONSTRUCTION JOINT WITH DOWEL BARS" DETAIL ON SHEET 9
- CONSTRUCT 6" THICK CONCRETE (CLASS A) WITH #4 BARS @ 18" O.C.E.W.
- CONSTRUCT VEHICULAR TURN AROUND AREA PER RCFC & WCD STANDARD DWG. NO. M827
- DEMOLISH EXISTING CHANNEL

**PLAN**

1" = 10'

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Civil Engineering Surveying Planning  
8079 Airport Drive, Riverside, CA 92504  
Tel: (951) 509-0241 Fax: (951) 508-0599

**811**  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	07-27-22	PK. NAIL AND LEAD AT THE END OF CURVE OF THE SOUTHWEST CURB RETURN AT ORANGE STREET AND COLUMBIA AVENUE

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

RECOMMENDED FOR APPROVAL BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

**LINE A INLET DETAIL MAINTENANCE ACCESS DETAIL MAINTENANCE DWY**

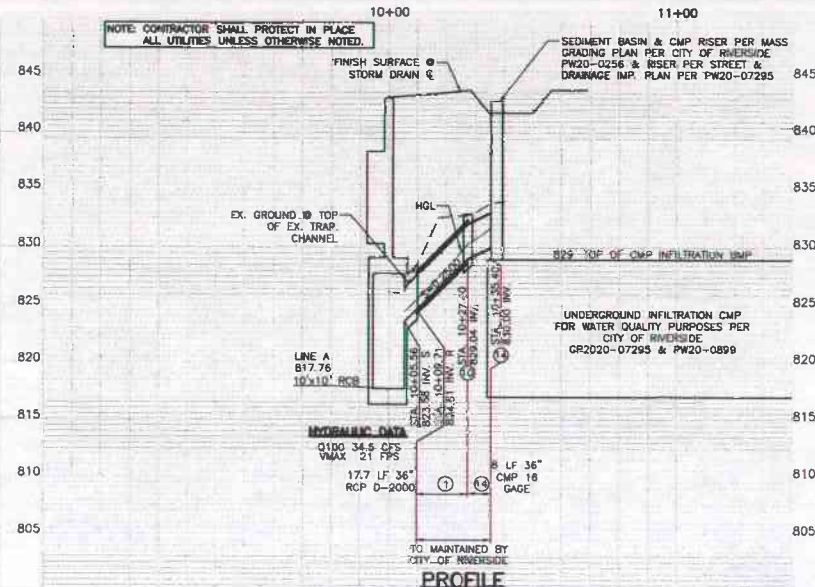
PROJECT NO. X-X-XXXX  
DRAWING NO. F  
SHEET NO.

2. INSTALL 14" DOUBLE DRIVE GATE PER RCFC & WCD STANDARD DWG. NO. MB01
3. CONSTRUCT MAINTENANCE RAMP FOR TRAPEZOIDAL CHANNEL PER RCFC&WCD STD. DRAWING NO. CH330
4. CONSTRUCT BOX CULVERT W/ BARRED WING WALLS PER CALTRANS STD. DWG. DATA. DETAIL SHOWN ON SHEET
5. CONSTRUCT COMMERCIAL DRIVEWAY PER COUNCIL OF RIVERSIDE STD. DWG. NO. 207A W/ 10' RADII
6. INSTALL CHAIN LINK FENCE PER RCFC & WCD STANDARD DWG. NO. MB01
7. CONNECT NEW CHANNEL CONCRETE TO EXISTING CHANNEL CONCRETE PER "CONSTRUCTION JOINT WITH DOWEL BARS" DETAIL ON SHEET 9
8. CONSTRUCT 6" THICK CONCRETE (GLASS A) WITH #4 BARS @ 18" O.C.E.W
9. CONSTRUCT VEHICULAR TURN AROUND AREA PER RCFC & WCD STANDARD DWG. NO. MB27
10. DEMOLISH EXISTING CHANNEL

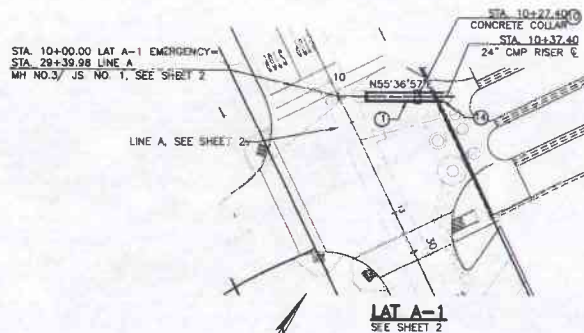
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DRAWING NO	
SHEET NO	5 OF 9

FILE NAME: C:\Users\Naguato\Documents\Engineers\Richard Rivas - Projects\APC-LL-917\Engineering\APC\Map A - APC\917\APC 02-05.RCS.dwg





PROFILE SCALES  
HORIZ. 1" = 20'  
VERT. 1" = 5'



PLAN

20' 0 20'  
SCALE 1" = 20'

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ENGINEERS  
Civil Engineering Surveying Planning  
9879 Airport Drive, Riverside, CA 92504  
(951) 509-2211 (FAX) 951-509-0888  
www.adkan.com



BENCHMARK:  
T.M. J7-F2  
P.W. NAIL AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CORNER  
RETURN AT ORANGE STREET AND  
COLUMBIA AVENUE  
ELEVATION 829.682'  
DATE NAVD83 2000

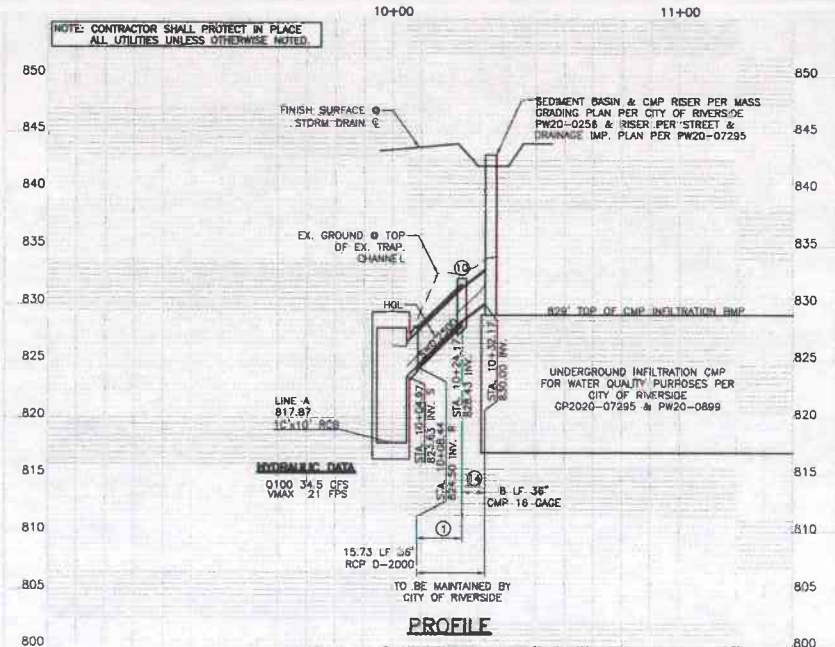
REV.	DESCRIPTION	DATE	BY	CHK

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

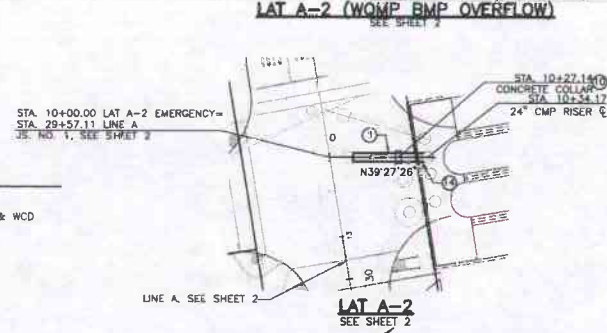
APPROVED BY: [Signature] DATE: [Date]  
CITY ENGINEER

LATERALS A-1 & A-2  
(WOMP BMP OVERFLOW)

PROJECT NO. X-X-XXXX  
DRAWING NO. X-XXX  
SHEET NO. 6 OF 9

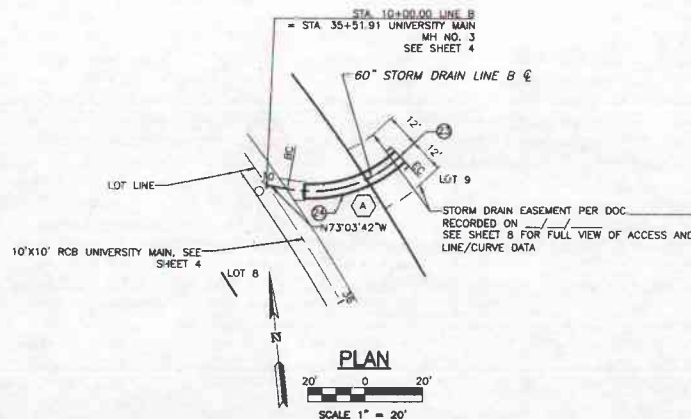
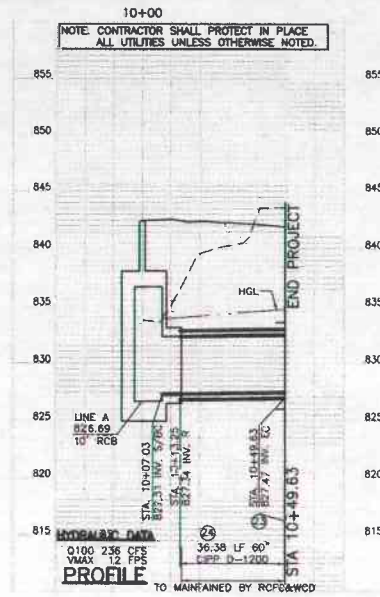


PROFILE SCALES  
HORIZ. 1" = 20'  
VERT. 1" = 5'



FILE NAME: C:\Users\Victor\Documents\adkan Engineers\Victor\Revised - Projects\AFS-L22\817\Engineering\WOMP\Line A - RCB\817E\_WOMP\_00\_00\_RCB.dwg





△ CURVE DATA  
△=53°47'40\"/>

R=45.00'  
T=22.83'  
L=42.25'  
BC=10+07.38  
EC=10+49.63  
PI= N:4928.205  
E:5930.929

#### CONSTRUCTION NOTES

- 23 CONSTRUCT CONCRETE BULKHEAD PER RCF& WCD  
STD. DWG. NO. MB18
- 24 CONSTRUCT 60\"/>



BENCHMARK:  
B.M. 47+42  
PK. NAIL AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLUMBIA AVENUE

ELEVATION: 829.582'  
NAD 83 (2011)

REV.	DESCRIPTION	DATE	BY

RIVERSIDE COUNTY FLOOD CONTROL  
AND  
WATER CONSERVATION DISTRICT  
RECOMMENDED FOR APPROVAL BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT NO.  
X-X-XXXX

DRAWING NO.

SHEET NO.  
7 of 9

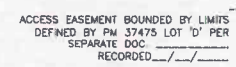
LINE B  
STA. 10+00.00 TO 10+49.63

FILE NAME: D:\Users\j\Projects\adkan\Engineers\Michael J. Adkan - Riverside County Flood Control and Water Conservation District - Line A - RCF&WCD\_07\_RCB.dwg

L11	4.09'	N77°07'11"E
L12	34.57'	N15°57'53"W
L13	85.22'	N60°14'19"W
L14	4.22'	S77°07'11"W
L18	488.02'	N60°14'09"W
L21	31.53'	N53°09'01"E
L23	24.00'	N36°50'59"W
L24	31.53'	N53°09'01"E

C10	76.53'	51.00'	86°05'18"	47.63'
C11	52.59'	35.00'	86°05'18"	32.69'
C12	7.59'	39.00'	1°19'04"	3.81'
C13	68.65'	63.00'	61°14'36"	34.36'
C14	40.46'	51.00'	45°27'26"	21.36'
C15	28.95'	51.01'	32°31'15"	14.88'
C16	56.51'	55.00'	5°50'46"	2.81'
C18	440.57'	570.65'	44°14'09"	231.92'
C19	485.97'	629.84'	44°17'57"	256.39'
C29	7.44'	59.00'	7°13'46"	3.73'
C31	16.37'	57.00'	16°27'20"	8.24'

C32	12.17°	33.00°	21°07'38"	6 15'
-----	--------	--------	-----------	-------









## GENERAL NOTES

- THE CONTRACTOR SHALL CONSTRUCT THE FLOOD CONTROL IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL, AND WATER CONSERVATION DISTRICT D.U. STANDARD SPECIFICATIONS, 2006, AND RCFC&WCD STANDARD MANUAL. FOR THE LATEST DRAWINGS OF THE STANDARD MANUAL, PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" PAGE FOUND ON THE DISTRICT'S WEBSITE.
2. THE ENCRICHMENT PERMIT ENGINEER AT 951.955.1288 IF AN ENCRICHMENT PERMIT IS REQUIRED FROM RIVERSIDE COUNTY FLOOD CONTROL. AFTER THE PERMIT IS ISSUED THE DISTRICT MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
3. CONTACT COUNTY ADMINISTRATOR 951.955.1288 IF CONSTRUCTION INSPECTION WILL BE PERFORMED BY RIVERSIDE COUNTY FLOOD CONTROL. THE DISTRICT MUST BE NOTIFIED TWENTY DAYS (20) PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
5. STATIONING FOR LATERALS AND CONNECTOR PIPE REFERS TO THE INTERSECTION STATIONS.
6. FOURTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 811.
7. ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN HORIZONTAL DATUM (NAVD83).
8. ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCSB3, ZONE 8. BASED LOCALLY ON CONTROL STATIONS "M4T2" AND "M1P" NAD83. ALL DISTANCES SHOWN ARE GROUND DISTANCES. DISTANCES THEREFORE, GROUND DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE CALCULATED DISTANCE BY A COMBINATION FACTOR OF 0.999939178. GROUND POINTS ARE MADE AT "M4T2" WITH COORDINATES OF N: 2257426.806, E: 8201390.028, USING AN ELEVATION OF 1411.000.
9. ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM.
10. ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
11. UNLESS OTHERWISE SPECIFIED, MAXIMUM STREET RECONSTRUCTION SHALL BE 4" TYPE "B" HOT MIX ASPHALT OVER 6" CLASS 2 AGGREGATE BASE COURSE AS SPECIFIED BY THE ENGINEER.
12. OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
13. PIPE CONNECTIONS TO EXISTING LATERALS SHALL CONFORM TO JUNCTION STRUCTURE AND 4 (J4) (229) UNLESS OTHERWISE NOTED.
14. PIPE BEING SLOTTED ACCORD TO RCFC&WCD STD. DWG. NO. M815 TH-24, TH-29, & T-3 INDICATES SLOTTED LOCATIONS BASED ON THE SLOTTED DATE JANUARY 18, 2015. LOCATIONS SHOWN ARE APPROXIMATE.
15. "V" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE.
16. CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JUNCTION, UNLESS OTHERWISE SPECIFIED.
17. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND LOCATION AS NOTED. ELEVATION AND STATIONING AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
18. STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO THE DISTRICT'S STANDARD DRAWINGS NOTED OTHERWISE.
19. THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
20. DURING ROUGH GRADING AND CONSTRUCTION OF CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTY.
21. APPROVAL OF THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE

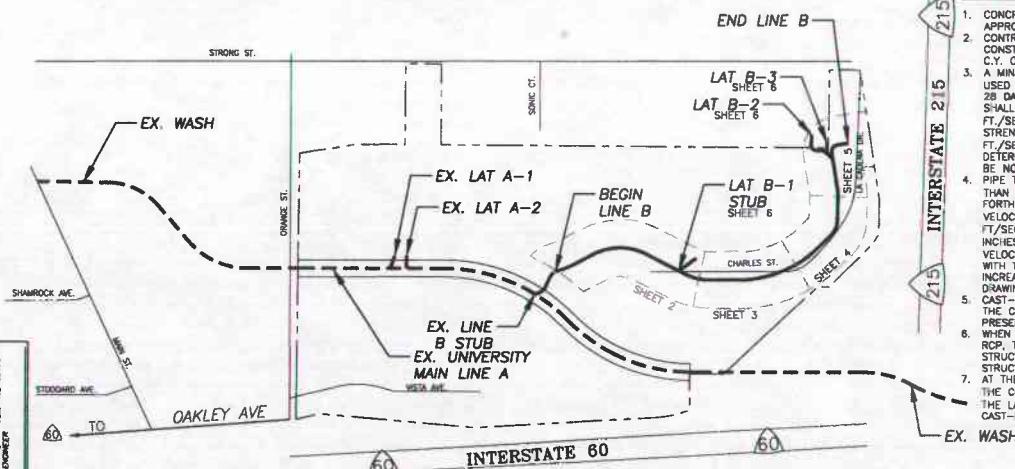
### NOTES FOR CAST-IN-PLACE CONSTRUCTION

- |  |   |
|--|---|
| 1. CONCRETE MIX DESIGNS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO START OF CONSTRUCTION.  | 23. THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMPLETION OF ANY WORK.   |
| 2. CONTRACTOR SHALL ALLOW INSPECTION INTO PIPE WHILE UNDER CONSTRUCTION AND ROAD FOR WALL THICKNESS AT MINIMUM OF 25 C.Y. OF THE POUR.   | 24. THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 2 INCHES OVER THE REINFORCING CULVERTS WITH REINFORCING VELOCITIES EXCEEDING 20 FEET PER SECOND THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE $f'c = 6,000$ PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND $f'c = 5,000$ PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND. |
| 3. A MINIMUM OF 6 SACK PER CUBIC YARD DESIGN MIX SHALL BE USED. THE COMpressive STRENGTH OF THE CONCRETE AT 28 DAYS SHALL BE AT LEAST 4,000 PSI. THE MODULUS OF RUPTURE SHALL BE AT LEAST 500 PSI FOR VELOCITIES GREATER THAN 10 FT./SEC. BUT NOT GREATER THAN 20 FT./SEC. THE COMPRESSIVE STRENGTH SHALL BE AT LEAST 4,000 PSI FOR VELOCITIES GREATER THAN 20 FT./SEC. THE ENGINEER SHALL CONFER WITH THE DISTRICT TO DETERMINE APPROPRIATE STRENGTH. COMPRESSIVE STRENGTHS SHALL | 25. CONSTRUCTION JOINTS FOR CALTRANS STANDARD REINFORCED CONCRETE SHALL BE PLACED ACCORDING TO RCP/CANCO STANDARD DRAWING NO. BOX 401.  |

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DETAILS	7-8
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MH 253 MANHOLE NO. 3	5
MH 254 MANHOLE NO. 4	2
TS 301 TRANSITION STRUCTURE NO. 1	5
M 816 CONCRETE BULKHEAD	6
M 816 MAX. CHORD LENGTHS FOR CURVED SECTIONS	6
JS 227 JUNCTION STRUCTURE NO. 2	6
TS 303 TRANSITION STRUCTURE NO. 3	6

### PROJECT LOCATION



## INDEX MAP

APPROVED BY	BY	DATE	APPROVED BY
 ROBERT H. WILLIAMS CITY ENGINEER	 ROBERT H. WILLIAMS CITY ENGINEER	 ROBERT H. WILLIAMS CITY ENGINEER	 ROBERT H. WILLIAMS CITY ENGINEER

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Civil Engineering Surveying Planning  
5671 Airport Drive, Riverside, CA 92504  
Tel: (951) 506-0241 Fax: (951) 506-0088  
Circle 10 on Reader Service Card



**BENCHMARK:**  
 U.M. J7-F2  
 PK NAIL AND LEAD AT THE END OF  
 CURVE OF THE SOUTHWEST CURB  
 RETURN AT ORANGE STREET AND  
 COLUMBIA AVENUE  
 ELEVATION: 829.682

[illegible]

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	
DESIGNED FOR APPROVAL BY:	APPROVED BY:
DESIGN ENGINEER	CHECK ENGINEER
	DATE:

UNIVERSITY WASH MAIN  
(LINE B)

PROJECT NO.
DRAWING NO.
SHEET NO.
1 of 9

FILE NAME: C:\Users\Alyssa\Documents\Engineering\Richard - Projects\APC-110-0176\Engineering\ACFV\APC-110-0176-01.dwg

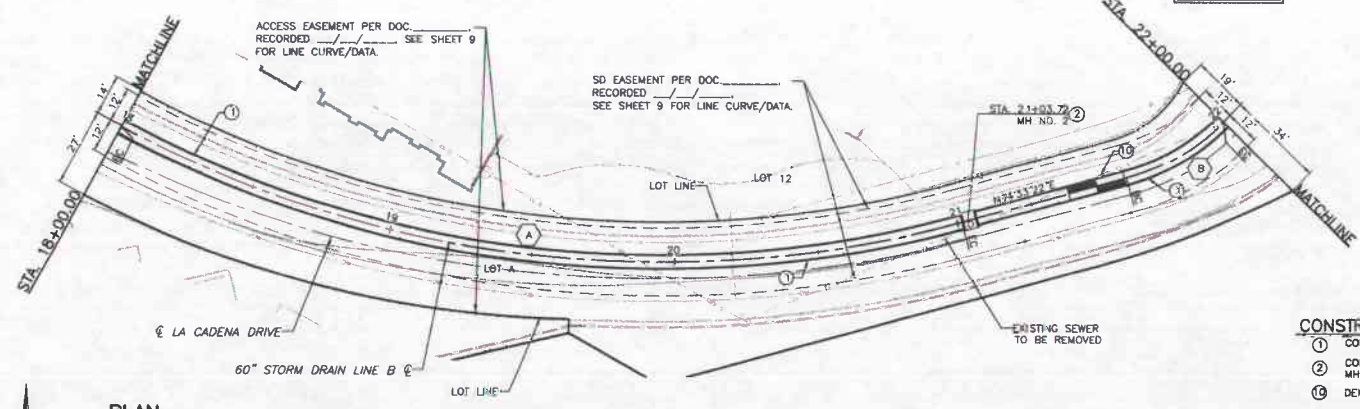
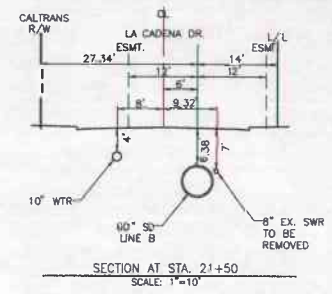
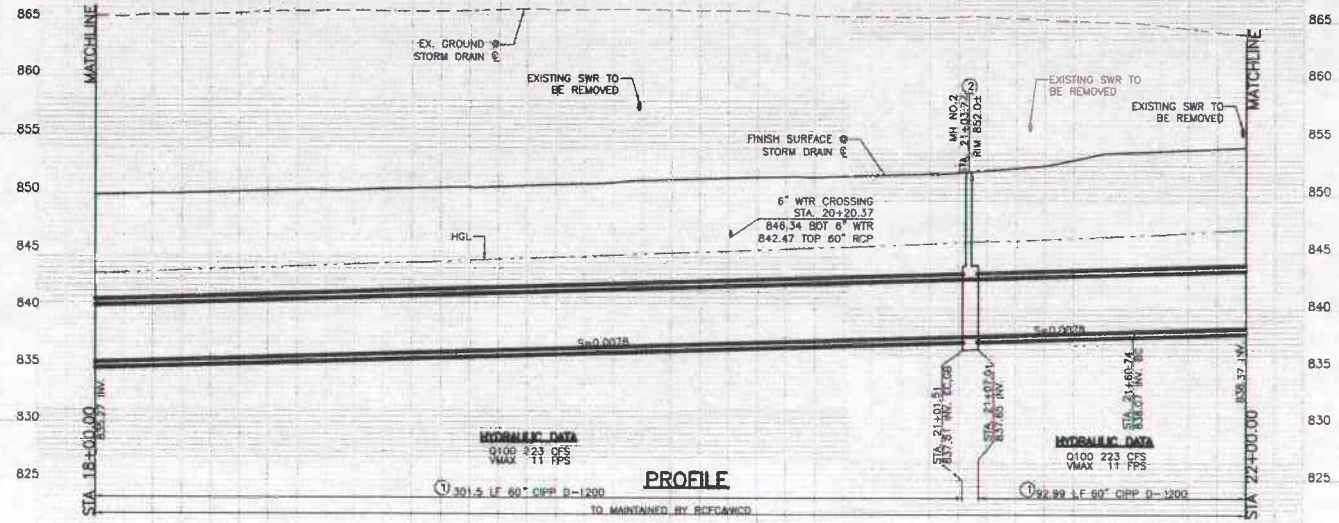






18+00 19+00 20+00 21+00 22+00

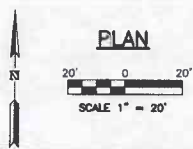
NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES UNLESS OTHERWISE NOTED.



A	Curve Data	B	Curve Data
Δ=43°30'50"		Δ=29°59'23"	
R=397.00'		R=75.00'	
T=158.44'		T=20.09'	
L=301.51'		L=39.28'	
BC=18400.00'		BC=21+60.74'	
EC=21+01.51'		EC=22+00.00'	
PI= N:4547.02		PI= N:4610.34	
E:6689.79		E:6918.97	

CONSTRUCTION NOTES

1. CONSTRUCT 60" CIPP D-LOAD PER PLAN
2. CONSTRUCT MANHOLE NO. 2 PER RCP & WCD STANDARD DWG. NO. MH257
10. DEMOLISH EXISTING SANITARY SEWER



REMARK: P.M. 17-72 P.K. NAIL AND LEAD AT THE END OF CURVE OF THE SOUTHWEST CURB RETURN AT ORANGE STREET AND CULUMBA AVENUE  
ELEVATION 829.662  
NAVD83 (2005)

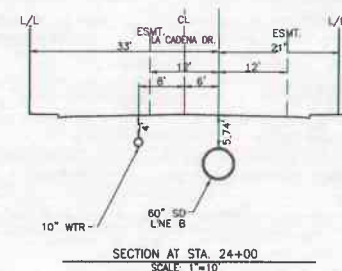
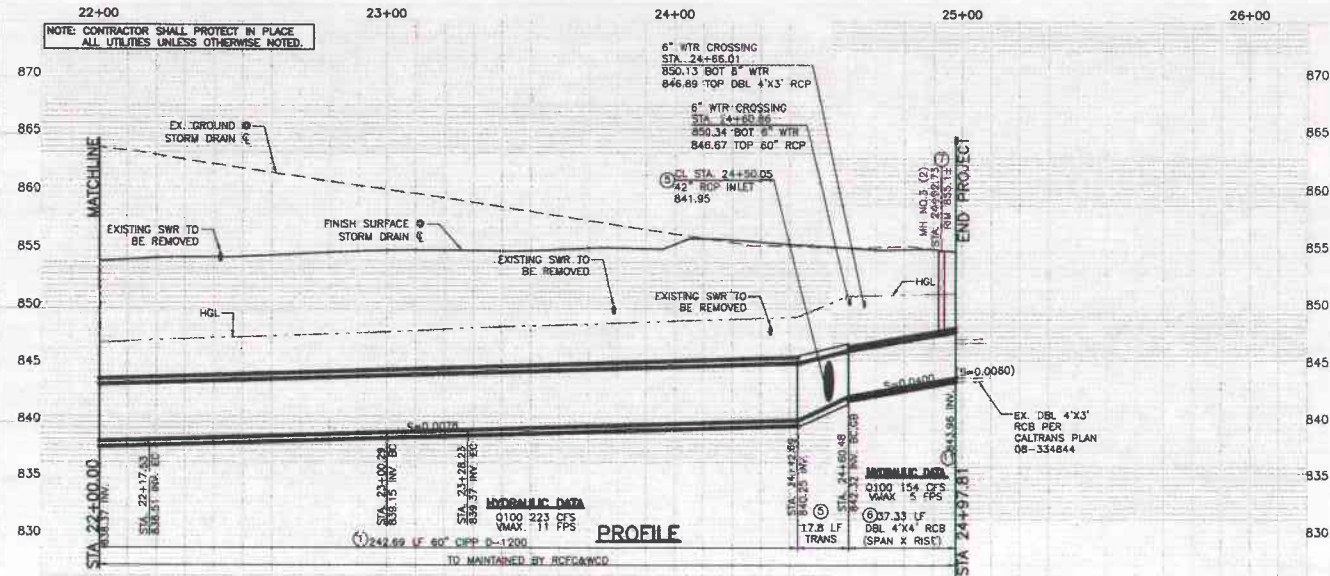
REV	DESCRIPTION	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	
RECOMMENDED FOR APPROVAL BY:	APPROVED BY:
DATE:	DATE:

PROJECT NO. X-XXXX	SHEET NO. 4 of 9
DRAWING NO.	

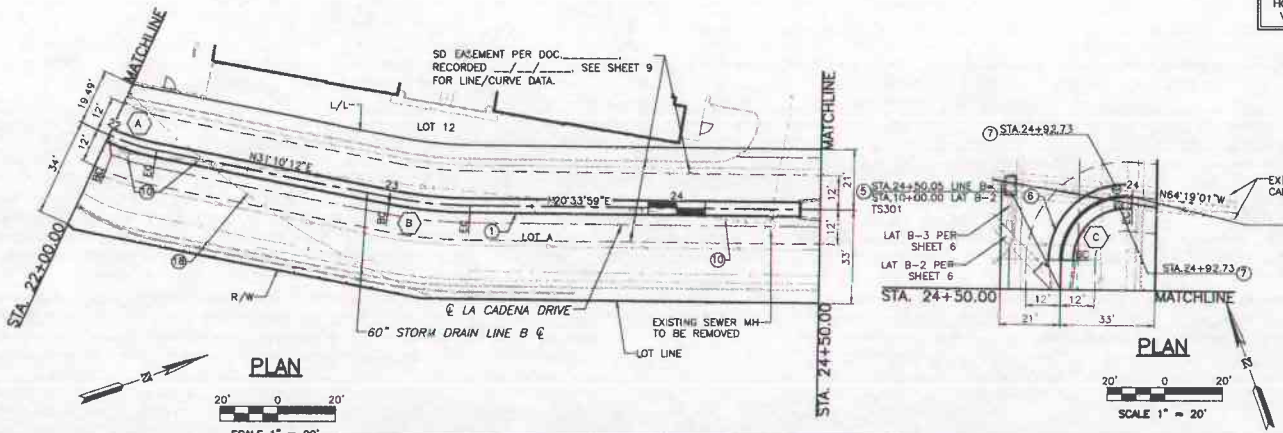


NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES UNLESS OTHERWISE NOTED.



PROFILE SCALES  
HORIZ. 1" = 20'  
VERT. 1" = 5'

A	B	C
Δ=13°23'47"	Δ=10°36'13"	Δ=95°02'43"
R=75.00'	R=151.00'	R=22.50'
T=8.81'	T=14.01'	T=24.58'
L=17.54'	L=27.95'	L=37.33'
BC=23+00.00	BC=23+00.29	BC=24+60.48
EC=22+17.53	EC=23+28.23	EC=24+97.81
PI= N+630.92	PI= N+4721.26	PI= N+4881.21
E=6939.24	E=6993.89	E=7053.90



### CONSTRUCTION NOTES

- CONSTRUCT 60" CIP D-LOAD PER PLAN
- CONSTRUCT TRANSITION STRUCTURE NO. 1 PER RCF&WCD STD. DRAWING NO. TS301. MODIFIED PER DETAIL ON SHEET 8
- CONSTRUCT CAST-IN-PLACE REINFORCED CONCRETE DOUBLE BOX CULVERT PER CALTRANS STD. DB1, RISE AND SPAN PER PLAN - PROVIDE SMOOTH CURVES PER RCF& WCD STD. M819
- CONSTRUCT MANHOLE NO. 3 PER RCF& WCD STANDARD DWG. NO. MH253
- DEMOLISH EXISTING SANITARY SEWER
- CONSTRUCT SHORT VERTICAL WALL MATCHING EXISTING BOX WALL THICKNESS, CONNECTING THE ROB ROOFS, CONNECT TO EXISTING CONCRETE STRUCTURE PER DETAIL 'C' ON SHEET 7
- EXISTING GAS TO BE RELOCATED

**adkan ENGINEERS**  
Civil Engineering & Surveying  
6078 Airport Drive, Riverside, CA 92504  
(951) 508-1341 Fax (951) 508-1342

**RECEIVED**  
RIVERSIDE COUNTY  
FLOOD CONTROL DISTRICT  
SEP 21 2009

**811**  
Before you dig  
Call before you dig

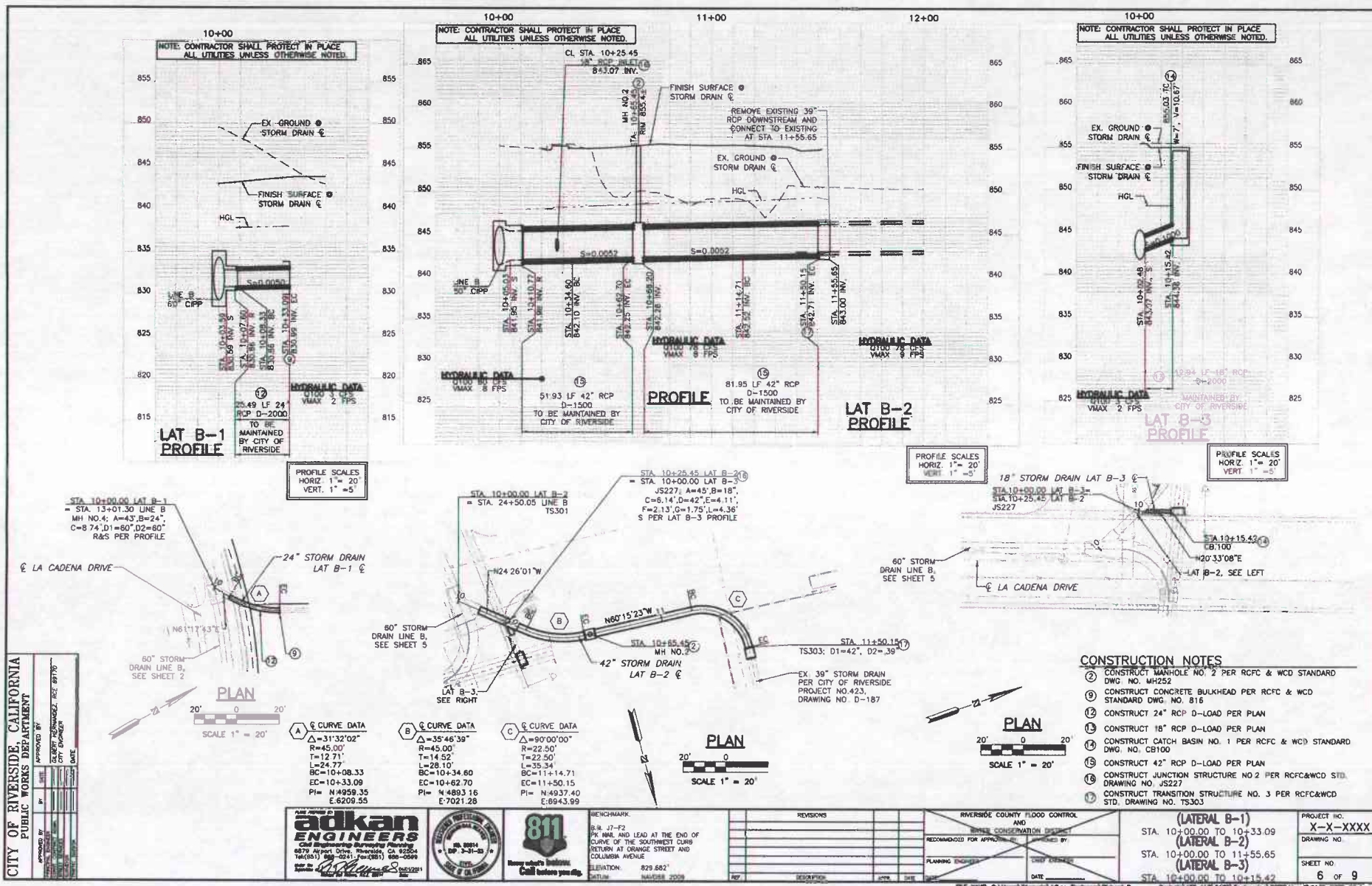
BENCHMARK:  
S.M. 17+72  
7% N&A AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLUMBIA AVENUE  
ELEVATION 829.682  
NAVD83 2009

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09/15/09
2	REVISED	09/15/09
3	REVISED	09/15/09
4	REVISED	09/15/09
5	REVISED	09/15/09
6	REVISED	09/15/09
7	REVISED	09/15/09
8	REVISED	09/15/09
9	REVISED	09/15/09
10	REVISED	09/15/09

REVISIONS  
DATE  
APPROVED BY:  
DATE

PROJECT NO.  
X-X-XXXX  
DRAWING NO.  
SHEET NO.  
5 of 9  
LINE B  
STA. 22+00.00 TO 25+30.80

FILE NAME: C:\Users\jaguar\Documents\Projects\WFS-LLS\177\Engineering\RCFC\Line B\177L\_RCP-02-08.dwg



CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**adkan ENGINEERS**  
Civil Engineering Services  
6879 Airport Drive, Riverside, CA 92504  
(951) 509-0211, Fax (951) 686-2069



BENCHMARK  
B.M. 27-F2  
P.N. 100' AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLUMBIA AVENUE

ELEVATION: 829.682'  
DATE: NOVEMBER 2009

REV	DESCRIPTION	DATE

RIVERSIDE COUNTY FLOOD CONTROL  
AND  
WATER CONSERVATION DISTRICT  
RECOMMENDED FOR APPROVAL BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

FLORIAN ENGINEERS  
DATE: \_\_\_\_\_

(LATERAL B-1)  
STA. 10+00.00 TO 10+33.09  
(LATERAL B-2)  
STA. 10+00.00 TO 11+55.65  
(LATERAL B-3)  
STA. 10+00.00 TO 10+15.42

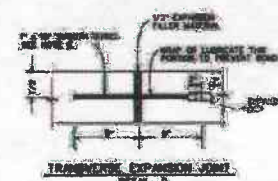
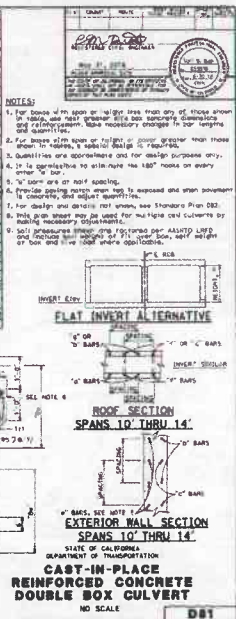
PROJECT NO. X-X-XXXX  
DRAWING NO. \_\_\_\_\_  
SHEET NO. 6 OF 9



**ROOF SECTION SPANS 4' THRU 8'**

**EXTERIOR WALL SECTION SPANS 4' THRU 8'**



**TYPICAL SECTION SPANS 4' THRU 8'**



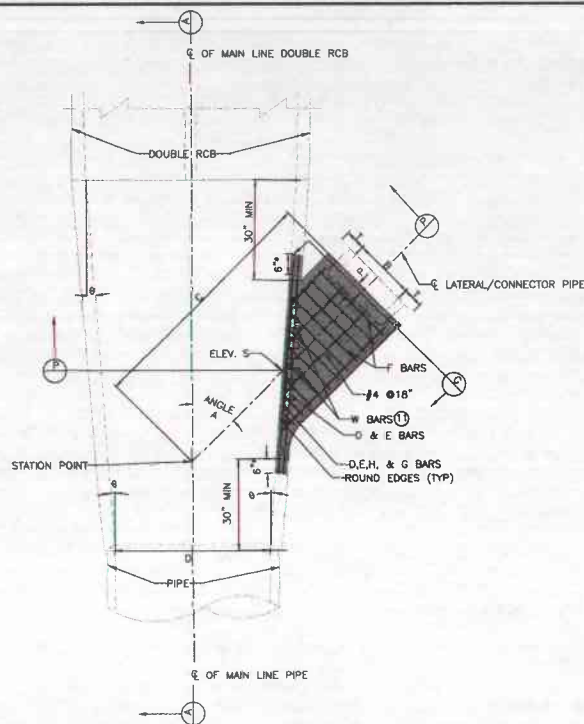
8. SEA WALL CONSTRUCTION: SEA WALLS ARE IN A VERTICAL PLANE, APPROX. 10' HIGH, AND THE SPACING BETWEEN THEM MAY BE AS FEW AS 10' OR AS LONG AS 100'. CONCRETE WALLS ARE CONSTRUCTED AS BUILT-UP OR TIE-IN. A TYPICAL SECTION OF TRANSVERSE WALL, BUILT UP PLACED 4' APART, SHOWS EACH FACE OF THE WALL IS 18" THICK. THE SEA WALL JOINTS OF CONCRETE THROUGH THE WALL, IN ADDITION, THE WALLS ARE REINFORCED WITH STEEL. THE WALLS ARE CONSTRUCTED BETWEEN REINFORCED CONCRETE PIERCE AND REINFORCED CONCRETE BAY SECTIONS. THE SPACING OF THE 18" THICK WALLS DECREASES AT THE BAY SECTIONS. IN THE BAY AREA OF SETTING, WALLS ARE THE TOP THICK OF ONE WALL, A MINIMUM OF 2' DOUBLE PER BAY AND WALLS HAVE AN ANGLE OF 1:1.

⑥ CALTRANS STANDARD DWG. D81 - CAST-IN-PLACE  
REINFORCED CONCRETE DOUBLE BOX CULVERT

⑪ CONNECTION TO EXISTING CONCRETE STRUCTURE  
DETAIL 'C' FROM RCFC STD. DWG. BX401

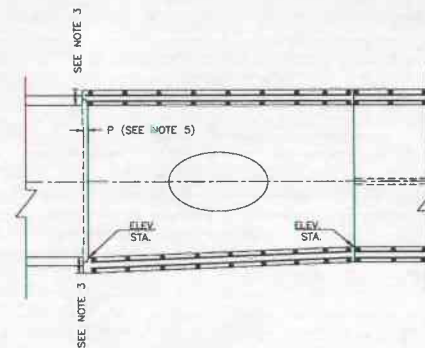
 <p><b>Adrian Engineers</b> Civil Engineering Surveying Planning 6875 Airport Drive, Riverside, CA 92504 Tel: (951) 509-0241 Fax: (951) 509-0090 www.adrian-engineers.com</p>		 <p>Never without a permit. Call before you dig.</p>	<p>BENCHMARK:</p> <p>P.M. J7-2 PK NAIL AND LEAD AT THE END OF CURVE OF THE SOUTHWEST CURB RETURN AT ORANGE STREET AND COLUMBIA AVENUE</p> <p>LOCATION: 629 662' SUTUM: 5/10/05 7229</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE	BY																	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"> <b>RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT</b> </td> </tr> <tr> <td style="width: 50%;"> RECOMMENDED FOR APPROVAL BY: </td> <td style="width: 50%;"> APPROVED BY: </td> </tr> <tr> <td style="height: 40px; vertical-align: bottom;"> PLANNING ENGINEER: </td> <td style="height: 40px; vertical-align: bottom;"> CHIEF ENGINEER: </td> </tr> <tr> <td style="text-align: right;">DATE: _____</td> <td></td> </tr> </table>	<b>RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT</b>		RECOMMENDED FOR APPROVAL BY:	APPROVED BY:	PLANNING ENGINEER:	CHIEF ENGINEER:	DATE: _____		<p>PROJECT NO: <b>X-X-XXXX</b></p> <p>DRAWING NO: <b>X-XXX</b></p> <p>SHEET NO: <b>7 of 9</b></p>
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DATE: _____																																		

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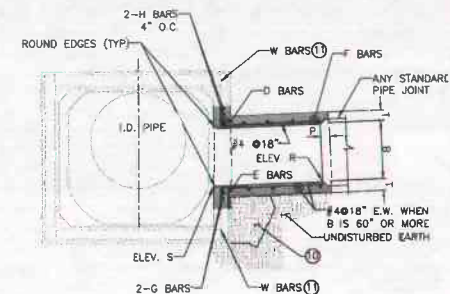


TABLES FOR DIMENSIONS AND BAR SIZES

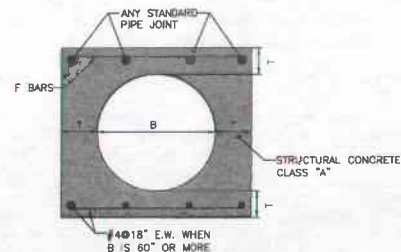
B (IN)	T (IN)	P (IN)
42	7.5	5
#6	D.E.H.G BARS	
#500"	F BARS	



SECTION A



SECTION P



SECTION G

### NOTES

1. THE HORIZONTAL ANGLE OF DIVERGENCE OR CONVERGENCE,  $\theta$ , SHALL NOT EXCEED  $5.45^\circ$ .
  2. REINFORCING STEEL BAR SIZES, SPACING PATTERN AND OVER THE STEEL SHALL BE THAT OF THE BOX SECTION. THE BAR LENGTHS SHALL VARY UNIFORMLY THROUGHOUT THE TRANSITION.
  3. THE CONCRETE THICKNESS SHALL BE THAT OF THE BOX SECTION UNLESS THE WALL THICKNESS OF THE PIPE PLUS  $4"$  IS GREATER, IN WHICH CASE THE CONCRETE THICKNESS SHALL VARY UNIFORMLY FROM THAT OF THE BOX SECTION TO THAT OF THE PIPE WALL PLUS  $4"$ .
  4. THE INTERIOR SURFACE SHALL BE SMOOTH AND VARY UNIFORMLY BETWEEN THE TWO ADJOINING SECTIONS.
  5. AT PIPE JUNCTION, EMBEDMENT P SHALL BE  $5"$  FOR PIPE SIZES OF  $96"$  OR LESS AND  $8"$  FOR PIPE OVER  $96"$ .
  6. CONSTRUCTION JOINTS OF THE SAME DIMENSIONS AS THOSE OF THE BOX MAY BE CARRIED THROUGH THE TRANSITION STRUCTURE AT CONTRACTOR'S OPTION.
  7. THE TRANSITION STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL STRUCTURE NOTES APPLYING TO BOX AS SHOWN ON THE PROJECT DRAWINGS.
  8. STRUCTURAL CONCRETE SHALL BE CLASS "A".
  9. VALUES FOR A,B,C,D ELEV. R, AND ELEV. S SHALL BE SPECIFIED ON PROJECT DRAWINGS. VALUES FOR T ARE SHOWN IN TABLES HEREIN.
  10. PLACE CLASS B CONCRETE, OR COMPACT SOIL UNDER STRUCTURE TO RELATIVE DENSITY REQUIRED BY SPECIFICATIONS. FILL MAY BE OMITTED IF STRUCTURE IS LAID ON UNDISTURBED EARTH TO MAIN LINE WALL.
  11. W BARS ARE MAIN LINE WALL STEEL (INTERIOR CURTAIN), AND SHALL BE CUT IN CENTER OF OPENING AND BENT INTO TOP AND BOTTOM OF JUNCTION STRUCTURE.
  12. UNLESS OTHERWISE SHOWN, ALL REINFORCING STEEL SHALL BE NEW STRAIGHT, DEFORMED STEEL BARS AND SHALL BE KEPT  $1\frac{1}{2}"$  CLEAR FROM INSIDE FACE OF CONCRETE.
- \* LIMITS OF EXISTING CONSTRUCTION REMOVAL

### 5 MODIFIED TRANSITION STRUCTURE NO.1 TS 301

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

**adkan ENGINEERS**  
Civil Engineering and Surveying  
6878 Airport Drive, Riverside, CA 92504  
(951) 509-0841, Fax (951) 509-0995  
www.adkan.com



BENCHMARK  
B.M. 47-F2  
P.N. NAIL AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT GRADUATE STREET AND  
COLUMBIA AVENUE  
ELEVATION 829.682  
DATE NOV08 2009

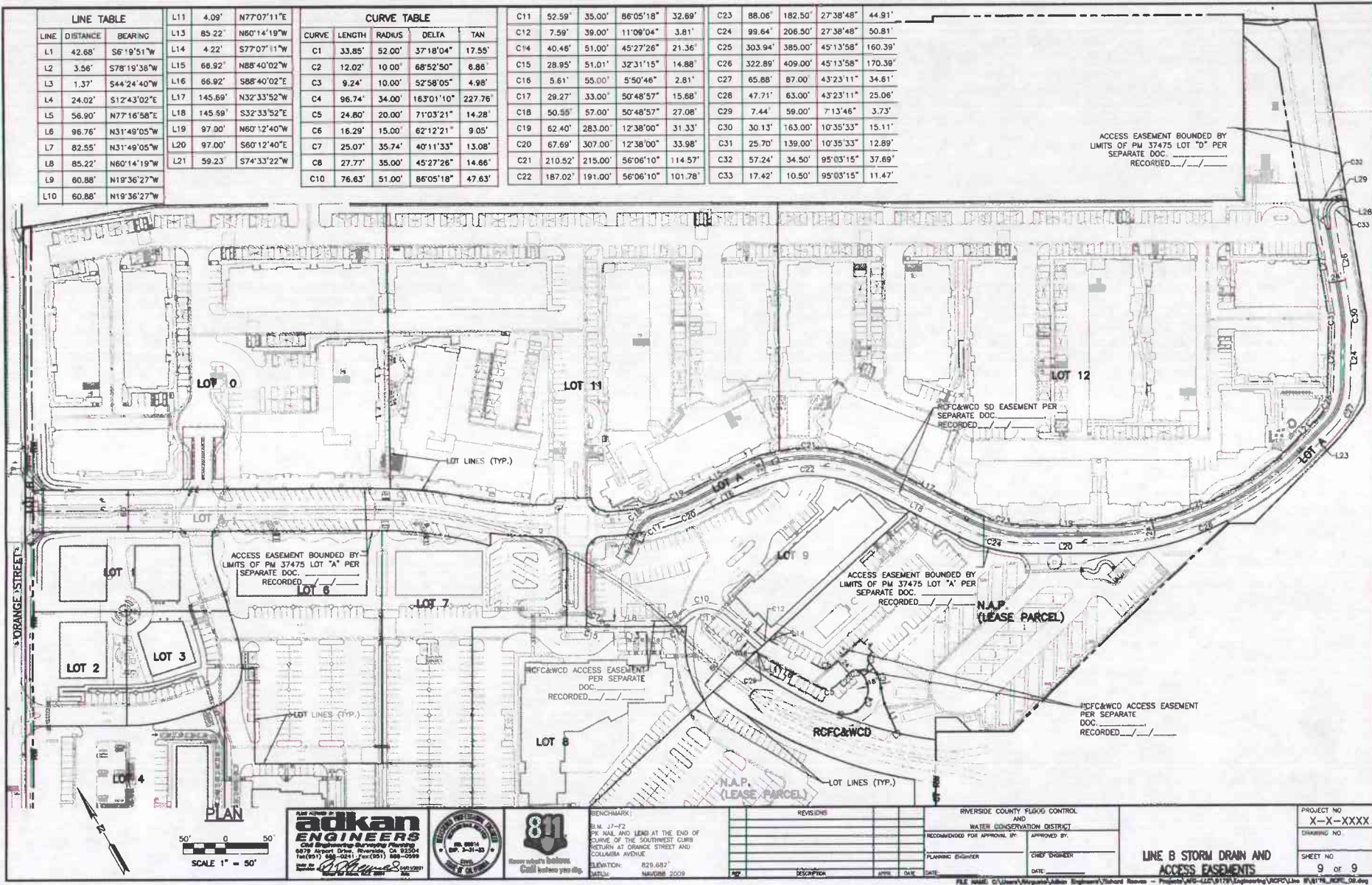
REV	DESCRIPTION	DATE

RIVERSIDE COUNTY FLOOD CONTROL  
AND  
WATER CONSERVATION DISTRICT  
RECOMMENDED FOR APPROVAL BY:  
PLANNING ENGINEER  
DATE: \_\_\_\_\_

MODIFIED TRANSITION STRUCTURE  
NO. 1 TS 301 DETAIL

PROJECT NO.  
X-X-XXXX  
DRAWING NO.  
X-XXX  
SHEET  
8 OF 9





LINE TABLE		
LINE	DISTANCE	BEARING
L1	42.68'	S6°19'51"W
L2	3.56'	S78°19'38"W
L3	1.37'	S44°24'40"W
L4	24.02'	S12°43'02"E
L5	56.90'	N77°16'58"E
L6	96.76'	N31°49'05"W
L7	82.55'	N31°49'05"W
L8	85.22'	N60°14'19"W
L9	60.88'	N19°36'27"W
L10	60.88'	N19°36'27"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TAN
C1	33.85'	52.00'	37°18'04"	17.55'
C2	12.02'	10.00'	68°52'50"	6.86'
C3	9.24'	10.00'	52°58'05"	4.98'
C4	96.74'	34.00'	163°01'10"	227.76'
C5	24.80'	20.00'	71°03'21"	14.28'
C6	16.29'	15.00'	62°12'21"	9.05'
C7	25.07'	35.74'	40°11'33"	13.08'
C8	27.77'	35.00'	45°27'26"	14.66'
C10	76.63'	51.00'	86°05'18"	47.63'

C11	52.59'	35.00'	86°05'18"	32.69'
C12	7.59'	39.00'	11°09'04"	3.81'
C14	40.46'	51.00'	45°27'26"	21.36'
C15	28.95'	51.01'	32°31'15"	14.88'
C16	5.61'	55.00'	5°50'46"	2.81'
C17	29.27'	33.00'	50°48'57"	15.68'
C18	50.35'	57.00'	50°48'57"	27.08'
C19	62.40'	283.00'	12°38'00"	31.33'
C20	67.69'	307.00'	12°38'00"	33.98'
C21	210.52'	215.00'	56°06'10"	114.57'
C22	187.02'	191.00'	56°06'10"	101.78'
C23	88.06'	182.50'	27°38'48"	44.91'
C24	99.64'	206.50'	27°38'48"	50.81'
C25	303.94'	385.00'	45°13'58"	160.39'
C26	322.89'	409.00'	45°13'58"	170.39'
C27	65.88'	87.00'	43°23'11"	34.61'
C28	47.71'	63.00'	43°23'11"	25.06'
C29	7.44'	59.00'	7°13'46"	3.73'
C30	30.13'	163.00'	10°35'33"	15.11'
C31	25.70'	139.00'	10°35'33"	12.89'
C32	57.24'	34.50'	95°03'15"	37.69'
C33	17.42'	10.50'	95°03'15"	11.47'

**adkan ENGINEERS**  
Civil Engineering & Surveying  
6079 Airport Drive, Riverside, CA 92504  
Tel: (951) 588-0811 Fax: (951) 588-0899  
www.adkan.com



BENCHMARK:  
B.M. 37-72  
P.N. NAIL AND LEAD AT THE END OF  
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PICTURE AT ORANGE STREET AND  
COLUMBIA AVENUE  
ELEVATION: 826.687'  
NAD83 NAVD83 2011

REVISIONS			
NO.	DESCRIPTION	DATE	BY

RIVERSIDE COUNTY PLUMBING CONTROL  
AND  
WATER CONSERVATION DISTRICT  
RECOMMENDED FOR APPROVAL BY: \_\_\_\_\_  
PLUMBING ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT NO. X-X-XXXX  
DRAWING NO. \_\_\_\_\_  
SHEET NO. 9 of 9  
**LINE 8 STORM DRAIN AND ACCESS EASEMENTS**

FILE NAME: C:\Users\Margaret.Johnson\Documents\Projects\440-442\91129\Engineering\UCFC\Line 8\LINE\_8\_DRN\_08.dwg

University Wash Channel  
 Project No. 1-0-00120  
 APN 209-060-023  
 RCFC Parcel Nos. 1120-13B, 1120-13C, and a portion of 1120-14A

### AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY (Agreement) is entered into this 8<sup>TH</sup> day of June, 2021 by and between the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic, (hereinafter called "DISTRICT" or "SELLER") and AFG Development, LLC, a California limited liability company, (hereinafter called "BUYER") for acquisition by BUYER from SELLER of certain real property interests from the University Wash Channel (hereinafter called "PROJECT").

#### RECITALS

- A. SELLER is the owner of certain real properties located in the city of Riverside, County of Riverside, State of California, consisting of approximately 67,082 square feet ( $\pm 1.54$  acres) of land, commonly known as a portion of Riverside County Assessor's Parcel No. (APN) 209-060-023, and referenced as RCFC Parcel Nos. 1120-13B, 1120-13C, and a portion of 1120-14A (Parcels).
- B. BUYER owns the fee simple title interest of certain real property abutting Parcels, being those portions of Lots 52 and 53 of the lands of the Southern California Colony Association, as filed in Book 7, Page 3 of Maps in the Office of the County Recorder of Riverside County.
- C. SELLER desires to sell and BUYER desires to purchase from SELLER the fee interest as well as reserve a permanent easement for flood control purposes to the above-referenced irregular shaped parcel of land being approximately 67,082 square feet ( $\pm 1.54$  acres).

IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

- 1. AGREEMENT FOR PURCHASE AND SALE, EASEMENT RESERVATION AND REVERSIONARY RIGHTS. For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, SELLER agrees to sell to BUYER and BUYER agrees to purchase from SELLER, upon the terms and for the consideration set forth in this Agreement, the fee interest, with SELLER reserving a permanent easement for flood control purposes with reversionary rights, over a portion of that certain real property, located in the city of Riverside, County of Riverside, State of California, currently designated as a portion of Riverside County Assessor's Parcel No. 209-060-023.
  - A. The above-listed fee interest which affects SELLER's property will hereinafter be referred to as "Property". Said section of land contains approximately 67,082 square feet ( $\pm 1.54$  acres) (Fee Area).



B. The above-listed easement reservation which affects BUYER's fee acquisition will hereinafter be referred to as "Easement". Said section of land canvases Property in its entirety containing approximately 67,082 square feet ( $\pm 1.54$  acres) (Easement Area).

1. Reservation of the Easement shall grant to District and its authorized agents the perpetual, unrestricted right to maintain the Project upon and within Parcels.

C. The above-listed Reversionary Rights which affect BUYER's fee acquisition under the Grant Deed and Reservation of Easement Agreement will hereinafter be referred to as "Rights".

1. Said Rights allow District to sustain operation and maintenance rights should BUYER sell Property or fail to follow through with development.

The respective sections of land affected by the above-listed interests in real property are legally described in Exhibit "A" and depicted in Exhibit "B" attached hereto and by this reference incorporated herein and made a part hereof.

2. PURCHASE PRICE. The total purchase price that BUYER will provide to SELLER as full compensation for the Property with consideration of the easement reservation is:

NINETY-THREE THOUSAND FIVE HUNDRED THIRTY-NINE DOLLARS  
(\$93,539.00)

The \$93,539.00 purchase price is broken down as follows:

Property value		\$319,325
Easement Interest value	- minus -	\$225,786
TOTAL - Agreed upon Purchase Price		<u>\$93,539</u>

All payments specified in this section shall be made in legal tender by cash, cashier's check or wire transfer such that the Escrow Holder can disburse cash proceeds accrued to SELLER at the close of escrow.

3. PROPERTY SOLD IN "AS-IS" CONDITIONS. BUYER acknowledges that the Property is sold in "as-is" condition, as of the date of this Agreement, without warranty and that SELLER is not responsible for making corrections or repairs of any nature. BUYER further acknowledges that SELLER has made no representations or warranties regarding the Property.
4. PERMISSION TO ENTER ON PROPERTY. SELLER hereby grants to BUYER or its authorized agents permission to enter upon the Property to be conveyed to them at all reasonable times prior to close of this transaction for the purpose of conducting due diligence, including making necessary or appropriate inspections. BUYER shall provide SELLER reasonable written notice prior to such entry. BUYER does hereby indemnify and hold harmless SELLER, SELLER's heirs, successors, assigns, officers, employees,

agents, and representatives free and harmless from and against any and all liability, loss, damages and costs and expenses, demands, causes of action, claims, or judgments arising from or that are in any way connected with BUYER's inspections or non-permanent improvements involving entrance onto the Property pursuant to this Section 4. If BUYER fails to acquire the Property due to BUYER's default, this license will terminate upon the termination of BUYER's right to purchase the Property. In such event, BUYER will remove or cause to be removed all of BUYER's personal property, facilities, tools, and equipment from the Property. If BUYER does not remove all of BUYER's personal property, facilities, tools, and equipment from the Property within ten business days of the date that BUYER's license terminates under this Section, SELLER has the right to remove said personal property, facilities, tools, and equipment from the Property. In the event BUYER fails to remove BUYER's personal property, facilities, tools, and equipment from the Property after entering the Property to perform due diligence, including to make necessary or appropriate inspections as specified in this Section 4, BUYER is responsible for all reasonable costs incurred by SELLER in any such removal by SELLER.

5. ESCROW. The Parties will establish an escrow at Lawyers Title Company (Escrow Holder) to accommodate the transaction contemplated by this Agreement. If the Escrow Agent/Agency is unwilling or unable to perform, District shall designate another Escrow Agent/Agency. For purposes of this Agreement, Opening of Escrow means the date on which Escrow Holder receives a fully executed original of this Agreement. The Parties shall open an escrow within ten (10) business days of the date on which this Agreement is fully executed by the parties. Close of Escrow means the date on which the Grant Deed and Reservation of Easement Agreement is recorded in the Official Records of the County of Riverside. The Close of Escrow will be as soon as possible after the Opening of Escrow, but in no event shall the Close of Escrow be later than ninety (90) days after the Opening of Escrow. The parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may reasonably be required to consummate the transaction contemplated by this Agreement. Any such instructions shall not conflict, amend, or supersede any provisions of this Agreement; this Agreement shall control unless the Parties expressly agree in writing otherwise. The Escrow Instructions shall include the following terms and conditions for disbursements and other actions by Escrow Holder of this sale which shall occur at the Close of Escrow:
  - A. Funds. Promptly upon Close of Escrow, disburse all funds deposited with Escrow Holder by BUYER in payment of the Property as follows: (a) deduct or credit all items chargeable to the account of SELLER and/or BUYER pursuant to Sections 6 and 11; (b) process the documents for the Purchase Price as described herein; (c) disburse the balance of the purchase price to SELLER; and (d) disburse any excess proceeds deposited by BUYER to BUYER.
  - B. Recording. Cause the fully executed Grant Deed and Reservation of Easement Agreement (GD&REA) in favor of BUYER containing easement reservation in favor of SELLER in the form attached to this Agreement as Exhibit "C" and by this reference incorporated herein and made a part hereof. GD&REA to be recorded with the Riverside County Recorder and obtain a PDF of the recorded document (conformed copy) thereof for distribution to BUYER and SELLER.



- C. Title Policy. Direct the Title Company to issue the Title Policy for the Property to BUYER.
  - D. Delivery of Documents to BUYER and SELLER. Deliver to BUYER any other documents (or copies thereof) deposited into Escrow by SELLER. Deliver to SELLER any other documents (or copies thereof) deposited into Escrow by BUYER. Mail a final closing statement to BUYER and SELLER.
  - E. Time Limits. All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the parties hereto. Any amendment of, or supplement to, any instructions must be in writing.
6. TITLE AND TITLE INSURANCE. Upon the Opening of Escrow, Escrow Holder shall obtain and issue a preliminary title report for the Property. Escrow Holder will deliver the preliminary title report containing hyperlinks to all instruments identified as vesting and exceptions to BUYER and SELLER. Hyperlinks allow the BUYER and SELLER to access said instruments at their convenience. Escrow Holder will insure BUYER's title to the Property, which is described above in Section 1, at the Close of Escrow by a CLTA Owner's Standard Coverage Policy of Title Insurance (Title Policy). BUYER shall pay for the cost of the Policy. The Title Policy provided for pursuant to this Section 6 will insure BUYER's interest in the Property free and clear of all monetary liens, monetary encumbrances, and other exceptions EXCEPT:
- A. The applicable zoning, building, and development regulations of any municipality, county, state, or federal jurisdiction affecting the Property.
  - B. Taxes: Current fiscal year, including personal property tax, if any, and any further assessment thereto under Division 1, Part 0.5, Chapter 3.5 of Revenue and Taxation Code of the State of California. All other taxes owed whether presently current or delinquent are to be current at the Close of Escrow.
  - E. Other Encumbrances: Quasi-public utility, public utility, public alley, public street easements, and rights of way of record.
7. POSSESSION OF PROPERTY. It is mutually understood and agreed by and between the Parties hereto that the right of possession and use of the SELLER's Property by BUYER, including the right to remove and dispose of improvements, shall commence upon the execution of this Agreement by all Parties.
8. WARRANTIES AND REPRESENTATIONS. The SELLER and BUYER make the following warranties and representations, it being expressly understood and agreed that all such warranties and representations are to be true and correct as of the Close of Escrow and shall survive the Close of Escrow:
- A. SELLER and BUYER have each taken the respective required actions to permit the execution, delivery, and performance of obligations under this Agreement..
  - B. The SELLER and BUYER each respectively have the power and authority to

execute and deliver this Agreement and to carry out its obligations hereunder. Which are or at the closing date will be legal, valid, and binding obligations respectively of each Party and can consummate the transaction contemplated herein.

9. CLOSING CONDITIONS.

- A. All obligations of BUYER under this Agreement are subject to the fulfillment, before or at Closing, of each of the following conditions:
1. SELLER shall convey to BUYER marketable title to the Property by execution and delivery with Escrow Holder a duly executed and acknowledged GD&REA in the form attached to this Agreement as Exhibit "C".
  2. SELLER must have delivered to Escrow the documents and funds it is required to deliver through Escrow at Closing.
  3. The physical condition of SELLER's Property must be substantially the same on the Closing Date as on the Effective Date, reasonable wear and tear excepted.
  4. All necessary agreements and consents of all parties to consummate the transaction contemplated by this Agreement will have been obtained and furnished by SELLER to BUYER.
  5. Such proof of SELLER's authority and authorization to enter into and perform under this Agreement, and such proof of power and authority of the individuals executing or delivering any instruments, documents, or certificates on behalf of SELLER to act for and bind SELLER as may reasonably be required by BUYER or the Escrow Holder.

BUYER's Closing Conditions are solely for BUYER's benefit and any or all may be waived in writing by BUYER in whole or in part without prior notice.

- B. SELLER's obligation to sell the Property is expressly conditioned on the fulfillment of each of the following condition at or before the Closing:
1. BUYER must have delivered the Purchase Price in the form described in Section 2 herein to Escrow.
  2. BUYER must have delivered to Escrow the documents and funds required to consummate this transaction and as specified in this Agreement.
  3. All necessary agreements and consents of all parties to consummate the transaction contemplated by this Agreement will have been obtained and furnished by BUYER to SELLER.
  4. Such proof of BUYER's authority and authorization to enter into and



perform under this Agreement, and such proof of power and authority of the individuals executing or delivering any instruments, documents, or certificates on behalf of BUYER to act for and bind BUYER as may reasonable be required by SELLER for the Escrow Holder.

SELLER's Closing Conditions are solely for SELLER's benefit and any or all may be waived in writing by SELLER in whole or in part without prior notice.

- C. BUYER and SELLER agree to execute and provide any additional instruments or other documents as may be necessary to complete this transaction. BUYER and SELLER hereby agree to cooperate with the execution of all instruments or other documents reasonably necessary to complete the transfer of the real property interest, including, but not limited to, any supplemental instructions required to complete the transaction.

10. CLOSING COSTS. Costs for Escrow, title, and closing expenses will be allocated as follows:

A. SELLER shall pay or be charged:

1. 50% of all Escrow fees and costs; and
2. All costs associated with removing any debt encumbering the Property; and
3. SELLER's share of prorations, if any.

B. BUYER shall pay or be charged:

1. 50% of all Escrow fees and costs; and
2. Cost of the CLTA Standard coverage policy; and
3. All costs associated with BUYER's attorney fees; and
4. Cost of recording the GD&REA, if any; and
5. BUYER'S share of prorations, if any.

11. CLOSING. When the Escrow Holder receives all documents and funds identified in this Agreement, and the Title Company is ready, willing, and able to issue the Title Policy, then, and only then, the Escrow Holder will close Escrow by performing all actions instructed to do so in the Escrow Instructions and in accordance with this Agreement.

12. INDEMNITY. The following indemnification obligations of the Parties extend only to liability created prior to or up to the Closing Date. Neither BUYER nor SELLER shall be responsible for acts or omissions after close of this transaction.

SELLER agrees to indemnify, defend and hold BUYER harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage or expense (including, without limitation, attorneys' fees) of any nature whatsoever, resulting from, arising out of or based on any breach of SELLER's representation, warranties or covenants provided in this Agreement.

BUYER agrees to indemnify, defend and hold SELLER harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage or expense (including, without limitation, attorneys' fees) of any nature whatsoever, resulting from, arising out of or based on any breach of BUYER's representation, warranties or covenants provided in this Agreement.

13. DISTRICT REPRESENTATIVE. The General Manager-Chief Engineer or his designee, serves as the representative on behalf of SELLER for the purpose of administering and performing administrative or ministerial actions necessary to complete this transaction, including executing any other related escrow forms or documents to consummate the purchase.
14. NOTICES. All notices and demands shall be given in writing by certified mail, postage prepaid, and return receipt requested, or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery; (b) two (2) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested; or (c) one (1) business day following deposit with an overnight carrier service. A copy of all notices shall be sent to the Escrow Company. Notices shall be addressed as provided below for the respective party. The parties agree, however, that if any party gives notice in writing of a change of name or address to the other party, notices to such party shall thereafter be given as demanded in that notice:

SELLER: Riverside County Flood Control  
and Water Conservation District  
Attention: Jack L. Peabody  
Real Property Agent III  
1995 Market Street  
Riverside, CA 92501

BUYER: AFG Development, LLC, a California limited liability co.  
c/o Jim Guthrie  
Post Office Box 52049  
Riverside, CA 92517-3049

COPY TO: Riverside County Counsel  
Attention: Ryan Yabko  
Deputy County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501-3674

15. MISCELLANEOUS.



- A. Default. In the event of a material breach or material default under this Agreement by either the BUYER or SELLER, the non-defaulting party shall have, in addition to all rights available at law or equity, the right to terminate this Agreement and the Escrow for the purchase and sale of the Property, by delivering written notice thereof to the defaulting party and to Escrow Holder, and if the BUYER is the non-defaulting party, the BUYER shall thereupon promptly receive a refund of all prior deposits, if any. Such termination of the Escrow by a non-defaulting party shall be without prejudice to the non-defaulting party's rights and remedies at law or equity.
- B. Further Instructions. Each Party agrees to execute such other and further escrow instructions as may be necessary or proper in order to consummate the transaction contemplated by this Agreement.
- C. Amendments. Any amendments to this Agreement shall be effective only in writing and when duly executed by both the BUYER and SELLER and deposited with Escrow Holder.
- D. Applicable Law. This Agreement shall be construed and interpreted under and governed and enforced according to the laws of the State of California. Venue for any proceeding related to this Agreement shall be in the County of Riverside.
- E. Entire Agreement. This Agreement contains the entire agreement between the undersigned parties respecting the subject matter set forth herein, and expressly supersedes all previous or contemporaneous agreements, understandings, representations, or statements between the parties respecting said subject matter (whether oral or in writing), except that this Agreement supplements, but does not replace the GD&REA of even date herewith. No person is authorized to make, and by execution hereof SELLER and BUYER acknowledge that no person has made, any representation, warranty, guaranty, or promise except as set forth herein; and no agreement, statement, representation, or promise made by any such person which is not contained herein shall be valid or binding on SELLER or BUYER.
- F. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the Parties hereto.
- G. Time of Essence. The Parties acknowledge that time is of the essence in this Agreement, notwithstanding anything to the contrary in the Escrow Company's general Escrow instructions.
- H. Remedies Not Exclusive and Waivers. No remedy conferred by any of the specific provisions of this Agreement is intended to be exclusive of any other remedy and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise.

- I. Interpretation and Construction. The Parties agree that each Party has reviewed this Agreement and that each has had the opportunity to have their legal counsel review and revise this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in the interpretation of this Agreement or any amendments or Exhibits thereto. In this Agreement the neutral gender includes the feminine and masculine, and singular number includes the plural, and the words 'person' and 'party' include corporation, partnership, firm, trust, or association wherever the context so requires. The recitals and captions of the sections and subsections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.
  - J. Counterparts. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.
  - K. Partial Invalidity. If any term or provision of this Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected thereby and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.
  - L. Brokers. SELLER and BUYER agree that there are no brokers or real estate agents involved in this transaction that would be entitled to a fee or commission. BUYER shall hold SELLER harmless from any claims for such fees or commissions claimed by another broker, real estate agent or other third party claiming through BUYER.
- 16. ASSIGNMENT. BUYER may assign its rights under this Agreement or may designate a nominee to acquire the Property, provided, however, that any such assignment or designation shall not relieve BUYER of any of its obligations under this Agreement.
  - 17. SIGNATURES. This Agreement will have no force or effect whatsoever unless and until it is signed by each of the duly authorized agents of the transacting Parties.



IN WITNESS WHEREOF, the Parties hereto have executed this Agreement for Purchase and Sale of Real Property on date indicated on page 1.

**SELLER:****RECOMMENDED FOR APPROVAL**

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT,**  
a body corporate and politic

Date: 06-08-2021

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

Date: 5-4-2021

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

**BUYER:**

**AFG DEVELOPMENT, LLC,** a California  
limited liability company

Date: 5-4-2021

By: Jim Guthrie  
JIM GUTHRIE  
Manager

**APPROVED AS TO FORM:**  
GREGORY P. PRIAMOS  
County Counsel

**ATTEST:**  
KECIA R. HARPER  
Clerk of the Board

By: Ryan Yabko  
RYAN YABKO  
Deputy County Counsel

By: Kezia Harper

Date: 5/11/21

University Wash Channel  
Project No. 1-0-00120  
APN 209-060-023 (portion)  
RCFC Parcel No. 1120-13B, 1120-13C, and 1120-14A  
JLP:rlp  
04/28/2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-13A AND 1120-13B AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, TOGETHER WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-14A AS DESCRIBED IN DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, ALSO SHOWN ON THE UNIVERSITY WASH RIGHT OF WAY MAP DRAWING NO. 1-397, RECORDS OF RIVERSIDE COUNTY FLOOD CONTROL, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL NO. 1120-14A LYING SOUTHERLY OF A LINE REFERRED TO AS *COURSE "A"* DESCRIBED IN THE GRANT DEED RECORDED MARCH 13, 2017 AS DOCUMENT NO. 2017-0101440, ALL OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 1.54 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

 2-10-2021  
MITCHELL JAY ADKISON, PLS 8936



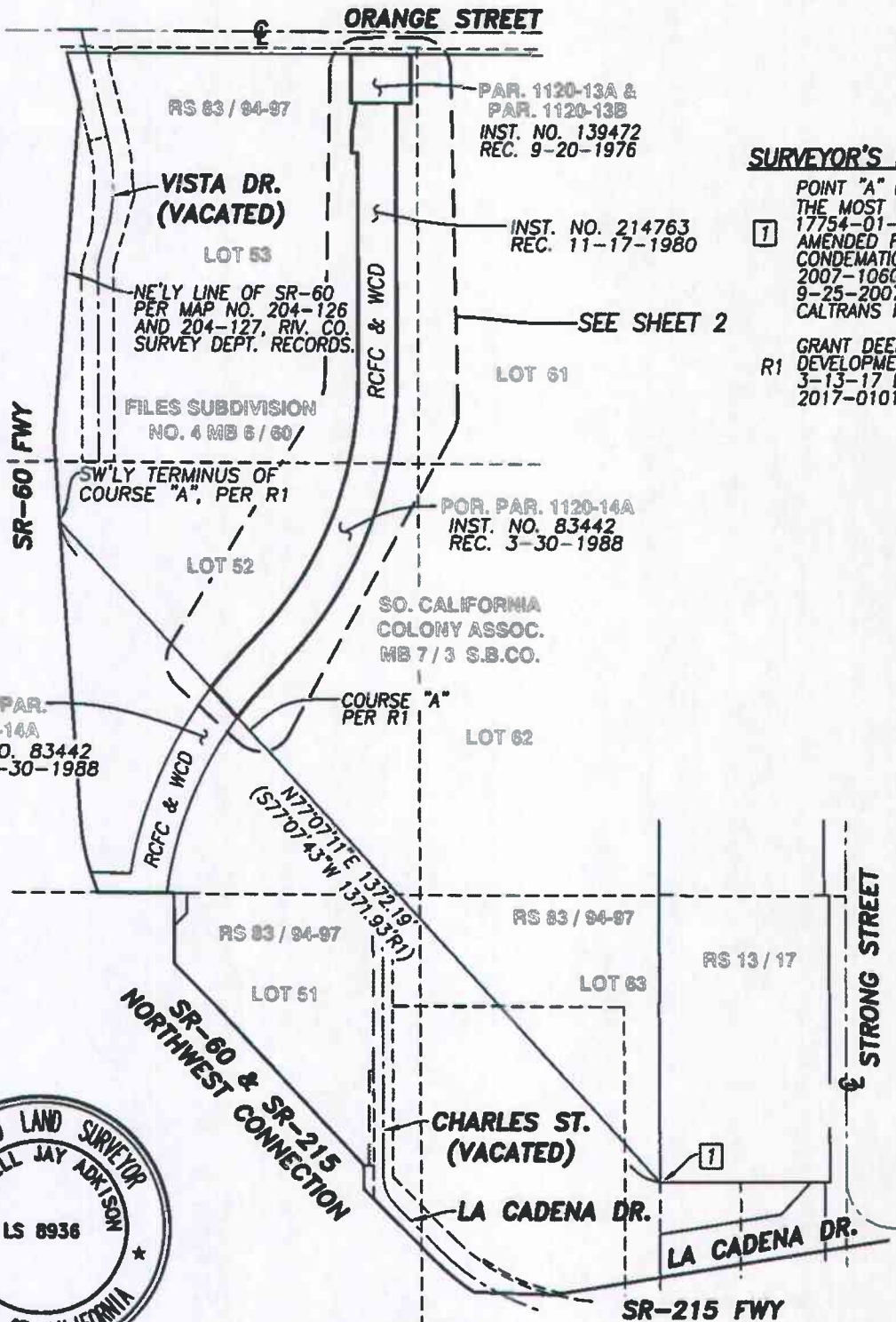


# EXHIBIT "B"

SHEET 1 OF 2



1"=250'



## SURVEYOR'S NOTES

POINT "A" DESC. IN R1, ALSO THE MOST W'LY COR. PAR. 17754-01-01 DESC. IN AMENDED FINAL ORDER OF CONDEMNATION, DOC. NO. 2007-10601014, O.R. REC. 9-25-2007 AND SHOWN IN CALTRANS RW MAP 67308-2

R1 GRANT DEED TO AFG DEVELOPMENT, LLC REC. 3-13-17 DOC. NO. 2017-0101440, O.R.



PLAT PREPARED BY:

**adkan ENGINEERS**

Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel:(951) 688-0241 • Fax:(951) 688-0599

JOB NO. 9179

DATE: 2-10-21

CLIENT: AFG DEVELOPMENT, LLC

APPROVED BY:

*Mitchell Jay Adkison* 2-10-2021

MITCHELL JAY ADKISON, PLS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

# EXHIBIT "B"

SHEET 2 OF 2



1"=120'

ORANGE STREET

PAR. 1120-13A &  
PAR. 1120-13B  
INST. NO. 139472  
REC. 9-20-1976

VISTA DR.  
(VACATED)

LOT 53

NE'LY LINE OF SR-60  
PER MAP NO. 204-126  
AND 204-127, RIV. CO.  
SURVEY DEPT. RECORDS.

FILES SUBDIVISION NO. 4  
MB 6 / 60

SR-60 FWY

SW'LY TERMINUS  
OF COURSE "A",  
PER R1

SO. CALIFORNIA  
COLONY ASSOC.  
MB 7 / 3 S.B.CO.

LOT 52

COURSE "A"  
PER R1

$\Delta=6^{\circ}14'36''$  R=630.00'  
N770711"E 1372.19'  
(S770743"W 1371.93'R1)  
N624731"E 68.65'  
N155753"W 34.57'

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

S770711"W  
60.89'

$\Delta=7^{\circ}14'07''$  R=570.00'  
L=71.98'

N664800"E(R)

S294147"W 7.95'  
N514225"W 46.51'  
N601047"W 29.86'  
S300641"W 9.06'

N601427"W 347.95'

INST. NO. 214763  
REC. 11-17-1980

PAR. 1120-13C  
UNIVERSITY WASH  
RCFC DWG NO. 1-397

1.54 ACRES

RCFC & WCD

$\Delta=44^{\circ}16'34''$  R=570.00' L=440.48'  
POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

$\Delta=44^{\circ}16'34''$  R=630.00' L=486.84'

S155753"E 34.57'

S601427"E 423.93'

S601624"E 75.11'

LOT 62

RS 83 / 94-97

LOT 61



# EXHIBIT “C”

Recorded at request of, and return  
to:  
AFG DEVELOPMENT, LLC  
P.O. Box 52049  
Riverside, CA 92517-3049

SPACE ABOVE THIS LINE FOR RECORDER'S USE

University Wash Channel  
Project No. 1-0-00120  
APN 209-060-023 (portion)

The undersigned grantor(s) declare(s)

RCFC Parcel Nos. 1120-13B, 1120-13C  
and portion RCFC Parcel No. 1120-14A

## GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic, hereinafter called "Grantor", hereby grants to and conveys to AFG Development, LLC, a California limited liability company, and/or its successors and assigns, hereinafter called "Grantee or Grantee Parties", subject to the terms and conditions set forth below, all that certain real property in the city of Riverside, County of Riverside, State of California, as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

THE REAL PROPERTY IS CONVEYED TO GRANTEE RESERVING unto and for the Grantor:

1. An easement for rights to operate and maintain Grantor's existing open channel and future underground storm drain facility for the repair, reconstruction and inspection on these and all appurtenant works, including rights of ingress and egress thereto, over, under and across that real property.
2. The right of reversion. Grantee agrees to convert the Grantor's open flood control channel into an underground storm drain facility, adhering to the Grantor's quality standards and within one (1) calendar year of the recording of the separate cooperative agreement between the Grantor, Grantee and the City of Riverside. After said open channel is converted to an underground storm drain facility by Grantee, said underground storm drain facility will be subject to formal approval and acceptance by Grantor, after which, the newly constructed facility will become Grantor's sole and permanent property. Should this condition not be met, this Grant Deed and Reservation of Easement Agreement (Agreement) shall be immediately rescinded via the document entitled Rescission of Grant



Deed and Reservation of Easement Agreement, attached hereto as Exhibit "C" and made a part hereof, and complete ownership shall revert back to Grantor per California Civil Code Div. 3, Part 2, Title 5, Chapter 2, Section 1688 and Civil Code Div. 3, Part 2, Title 5, Chapter 3, Section 1698(a).

Construction referenced in Item 2 shall be guided by the University Area Master Drainage Plan, Line 8-E, Stage 1, regarding Riverside County Flood Control and Water Conservation District Drawing Nos. 1-0749 and 1-0750, attached hereto as Exhibit "D" and made a part hereof. If Grantee is in active construction upon eclipsing the one (1) year deadline or at Grantor's sole discretion in any situation, Grantor has the option to extend above stated one (1) year deadline because of Grantee's attempted compliance with the requirements of Item 2.

Grantor, at Grantor's sole expense, shall maintain easement in a safe condition during the term of this Agreement and shall perform all maintenance in such a manner that will not unreasonably impair or impede Grantee's use of the area (Easement Area). If Grantor desires to access the Easement Area through Grantee's real property, Grantor shall provide Grantee with at least seven (7) days prior written or verbal notice. In case of an emergency, Grantor shall have immediate access to the real property to maintain, repair, modify or reinstall the facilities, provided Grantor provides Grantee with notice as soon as possible after access. If any portion of the real property, including fixtures, suffers any damage by reason of the use of the Easement Area by Grantor or Grantor's employees or contractors, Grantor shall, at its own cost and expense, repair all such damage and restore the real property to as good a condition as before such cause of damage occurred. Any work performed or caused to be performed by Grantor within the Easement Area shall be done in accordance with all applicable rules, laws and regulations.

If any portion of Grantor's facilities suffers any damage by reason of Grantee's or Grantee's employees' or contractors' conduct or use of the real property, Grantee shall indemnify and reimburse Grantor for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantor's facilities to as good condition as before such cause of damage occurred.

If any portion of Grantee's facilities suffer damage by reason of Grantor's or Grantor's employees' or contractors' negligent conduct during use of the Easement Area, Grantor shall indemnify and reimburse Grantee for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantee's facilities to as good a condition as before such cause of damage occurs.

If circumstances necessitate, Grantee shall provide oral, written or electronic notice to seller at least seventy-two (72) hours before Grantee or its authorized agents initially enters upon the reserved easement for any reason. No work shall be performed within the Easement Area without District approval, and such approval shall not be unreasonably withheld.

Grantee agrees to indemnify, defend (by Counsel satisfactory to Grantor) and hold harmless Grantor, its successors and assigns (hereinafter known as Grantor Parties) to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgements, litigation expenses and expert fees) that are incurred by or asserted against Grantor and/or Grantor Parties arising out of or connected in any manner with (i) the acts or omissions to act of Grantee add/or Grantee Parties in connection with the design, construction, operation and repair of

Grantee's facility or arising from the presence or performance activities by Grantee and/or Grantee Parties with respect to the Easement Area or any portion thereof; (ii) bodily injury to or death of any person (including employees of Grantor and/or Grantor Parties) or damage to or loss of use of property resulting from such acts or omissions of Grantee and/or Grantee Parties; or (iii) non-performance or breach by Grantee and/or Grantee Parties of any term or condition of this Agreement.

Should any acts or omissions of both the Grantee and Grantor contribute to the injury or damage, then their responsibility for the injury or damage will be divided between the Parties in proportion to their respective contributions to the injury or damage.

Should Grantee fail to fulfill its obligations as contracted within this Agreement and ownership of property revert back to Grantor, it shall be considered a breach of contract and no reimbursement will be made. However, Grantor shall have the right to pursue and recover any and all warranted damages as governed by the State of California Civil Code, Article 1 – Damages for Breach of Contract.

[SIGNATURE ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the Riverside County Flood Control and Water Conservation District and AFG Development, LLC have agreed to be bound by the terms of this Grant Deed and Reservation of Easement Agreement and to execute the same with their signatures below:

Grantee:

AFG DEVELOPMENT, LLC,  
a California limited liability company

By: \_\_\_\_\_  
JIM GUTHRIE  
Managing Member

Date: \_\_\_\_\_

Grantor:

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT,  
a body corporate and politic

By: \_\_\_\_\_  
KAREN SPIEGEL, Chair,  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

Date: \_\_\_\_\_

ATTESTS:

KECIA HARPER  
Clerk of the Board of Supervisors

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

NOTARY ACKNOWLEDGMENTS ATTACHED

## 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 \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

Place Notary Seal Above



STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_, Board Assistant, personally appeared **Karen Spiegel**, Chair of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

KECIA HARPER  
Clerk of the Board of Supervisors

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

(Seal)

Place Notary Seal Above

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-13A AND 1120-13B AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, TOGETHER WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-14A AS DESCRIBED IN DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, ALSO SHOWN ON THE UNIVERSITY WASH RIGHT OF WAY MAP DRAWING NO. 1-397, RECORDS OF RIVERSIDE COUNTY FLOOD CONTROL, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL NO. 1120-14A LYING SOUTHERLY OF A LINE REFERRED TO AS *COURSE "A"* DESCRIBED IN THE GRANT DEED RECORDED MARCH 13, 2017 AS DOCUMENT NO. 2017-0101440, ALL OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 1.54 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

 2-10-2021  
MITCHELL JAY ADKISON, PLS 8936





# EXHIBIT "B"

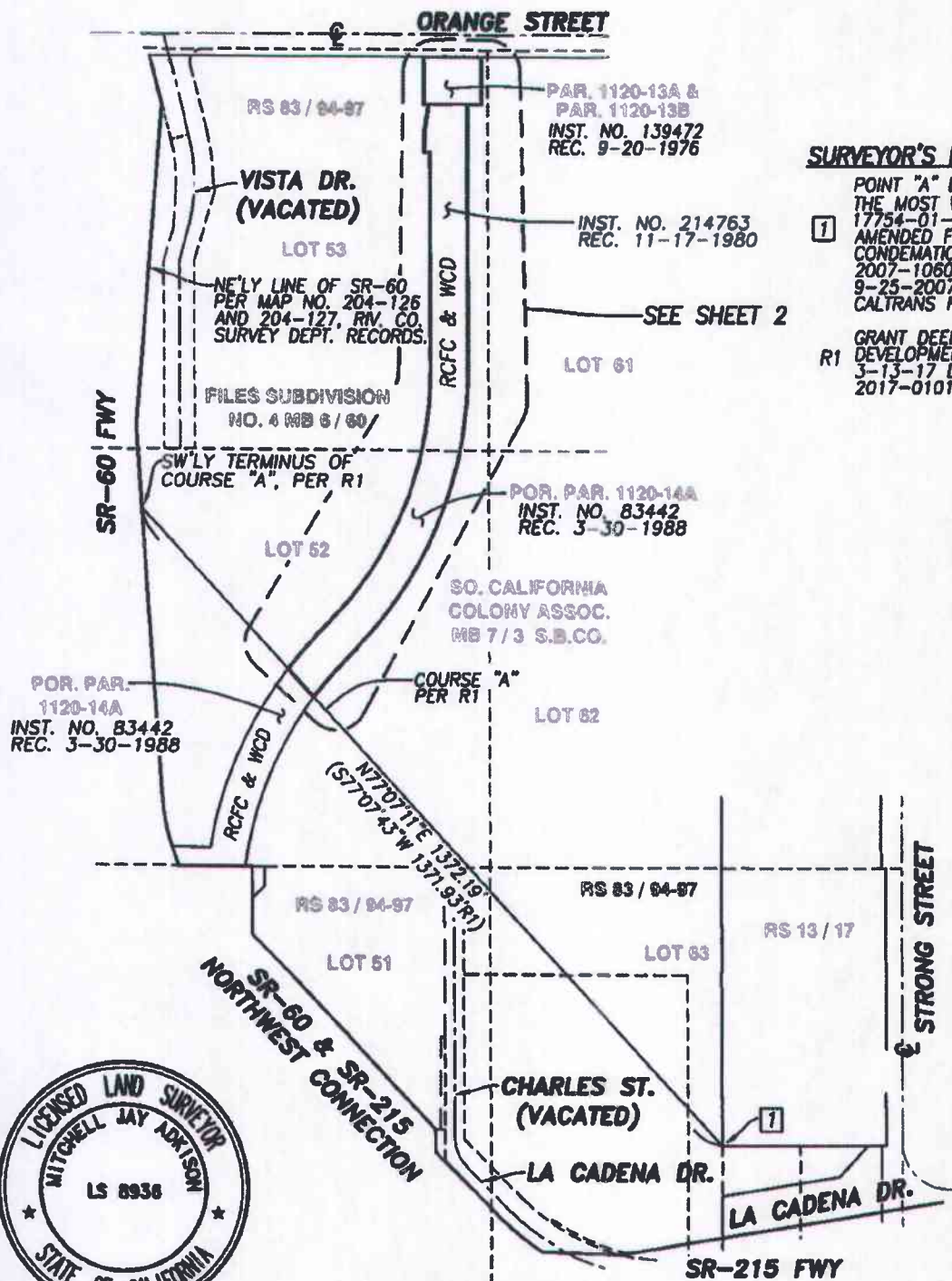
SHEET 1 OF 2



1"=250'

## SURVEYOR'S NOTES

- POINT "A" DESC. IN R1, ALSO THE MOST W'LY COR. PAR. 17754-01-01 DESC. IN AMENDED FINAL ORDER OF CONDEMNATION, DOC. NO. 2007-10601014, O.R. REC. 9-25-2007 AND SHOWN IN CALTRANS RW MAP 67308-2
- 1
- R1 GRANT DEED TO AFG DEVELOPMENT, LLC REC. 3-13-17 DOC. NO. 2017-0101440, O.R.



PLAT PREPARED BY:

**adkan ENGINEERS**

Old Engineering - Surveying - Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 Fax: (951) 688-0599

JOB NO. 9179

DATE: 2-10-21

CLIENT: AFG DEVELOPMENT, LLC

APPROVED BY:

*Mitchell Jay Adkison* 2-10-2021

MITCHELL JAY ADKISON, PLS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

# EXHIBIT "B"

SHEET 2 OF 2



1"=120'

SR-60 FWY

ORANGE STREET

PAR. 1120-13A &  
PAR. 1120-13B  
INST. NO. 139472  
REC. 9-20-1976

VISTA DR.  
(VACATED)

LOT 53

NE'LY LINE OF SR-60  
PER MAP NO. 204-126  
AND 204-127, RIV. CO.  
SURVEY DEPT. RECORDS.

FILES SUBDIVISION NO. 4  
MB 6 / 60

SW'LY TERMINUS  
OF COURSE "A",  
PER R1

SO. CALIFORNIA  
COLONY ASSOC.  
MB 7 / 3 S.B.CO.

LOT 52

COURSE "A"  
PER R1

$\Delta=6^{\circ}14'36''$  R=630.00'  
N155°53'34"W 34.57'  
N67°47'31"E(R)  
N170°11'E 137.19'  
(S770°43'W 137.93'R)

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

S770°11'W  
60.89'

S155°53'E  
34.57'

$\Delta=7^{\circ}14'07''$  R=570.00'  
L=71.98'

N66°48'00"E(R)

N29°45'50"E 93.15'  
N60°09'22"W 75.22'  
S29°41'47"W 7.95'  
N51°42'25"W 46.51'  
N60°10'47"W 29.86'  
S30°06'41"W 9.06'

N60°14'27"W 347.95'

PAR. 1120-13C  
UNIVERSITY WASH  
RCFC DWG NO. 1-397

RCFC & WCD  
1.54 ACRES

S60°14'27"E 423.93'

S60°16'24"E  
75.11'

S29°41'47"W 23.23'

LOT 61

RS 83 / 94-97

LOT 62



# EXHIBIT “C”

of

Grant Deed and Reservation of Easement Agreement

237719

Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

NO FEE (GOV. CODE 6103)

Project: University Wash Channel  
Project No.: 1-0-00120

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
DDT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL  
ENTITY OR POLITICAL

RCFC Parcel Nos. 1120-13B, 1120-13C  
and portion RCFC Parcel No. 1120-14A

SUBDIVISION R&T 11922

## RESCISSION OF GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT

(Civil Code Section 1688 and 1698(b))

The RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic, as Grantor, declares that the conveyance of real property to AFG Development, LLC, a California limited liability company, and/or its successors and assigns, as Grantee, which was recorded on \_\_\_\_\_, 2021, as Instrument No. \_\_\_\_\_, in the Official Records of Riverside County, California, is hereby rescinded for the reason that the terms agreed upon by both parties were not accomplished by Grantee. The Grant Deed and Reservation of Easement Agreement, which was the subject of said conveyance, contained specific conditions to be met by the Grantee or property ownership would revert back to the Grantor. Said conveyance document was of mutual consent and made public record. Said conveyance document is attached hereto as Exhibit "A" and made a part hereof.

Assessor's Parcel Number 209-060-023

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT:

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JASON E. UHLEY  
General Manager-Chief Engineer



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 )  
 )ss  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_, personally appeared **Jason E. Uhley**, General Manager-Chief Engineer of the Riverside County Flood Control and Water Conservation District, State of California, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the 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.

\_\_\_\_\_  
Notary Signature

(Seal)

## EXHIBIT "A"

Recorded at request of, and return  
to:  
AFG DEVELOPMENT, LLC  
P.O. Box 52049  
Riverside, CA 92517-3049

SPACE ABOVE THIS LINE FOR RECORDER'S USE

University Wash Channel  
Project No. 1-0-00120  
APN 209-060-023 (portion)

The undersigned grantor(s) declare(s)

RCFC Parcel Nos. 1120-13B, 1120-13C  
and portion RCFC Parcel No. 1120-14A

## GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic, hereinafter called "Grantor", hereby grants to and conveys to AFG Development, LLC, a California limited liability company, and/or its successors and assigns, hereinafter called "Grantee or Grantee Parties", subject to the terms and conditions set forth below, all that certain real property in the city of Riverside, County of Riverside, State of California, as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

THE REAL PROPERTY IS CONVEYED TO GRANTEE RESERVING unto and for the Grantor:

1. An easement for rights to operate and maintain Grantor's existing open channel and future underground storm drain facility for the repair, reconstruction and inspection on these and all appurtenant works, including rights of ingress and egress thereto, over, under and across that real property.
2. The right of reversion. Grantee agrees to convert the Grantor's open flood control channel into an underground storm drain facility, adhering to the Grantor's quality standards and within one (1) calendar year of the recording of the separate cooperative agreement between the Grantor, Grantee and the City of Riverside. After said open channel is converted to an underground storm drain facility by Grantee, said underground storm drain facility will be subject to formal approval and acceptance by Grantor, after which, the newly constructed facility will become Grantor's sole and permanent property. Should this condition not be met, this Grant Deed and Reservation of Easement Agreement (Agreement) shall be immediately rescinded via the document entitled Rescission of Grant



Deed and Reservation of Easement Agreement, attached hereto as Exhibit "C" and made a part hereof, and complete ownership shall revert back to Grantor per California Civil Code Div. 3, Part 2, Title 5, Chapter 2, Section 1688 and Civil Code Div. 3, Part 2, Title 5, Chapter 3, Section 1698(a).

Construction referenced in Item 2 shall be guided by the University Area Master Drainage Plan, Line 8-E, Stage 1, regarding Riverside County Flood Control and Water Conservation District Drawing Nos. 1-0749 and 1-0750, attached hereto as Exhibit "D" and made a part hereof. If Grantee is in active construction upon eclipsing the one (1) year deadline or at Grantor's sole discretion in any situation, Grantor has the option to extend above stated one (1) year deadline because of Grantee's attempted compliance with the requirements of Item 2.

Grantor, at Grantor's sole expense, shall maintain easement in a safe condition during the term of this Agreement and shall perform all maintenance in such a manner that will not unreasonably impair or impede Grantee's use of the area (Easement Area). If Grantor desires to access the Easement Area through Grantee's real property, Grantor shall provide Grantee with at least seven (7) days prior written or verbal notice. In case of an emergency, Grantor shall have immediate access to the real property to maintain, repair, modify or reinstall the facilities, provided Grantor provides Grantee with notice as soon as possible after access. If any portion of the real property, including fixtures, suffers any damage by reason of the use of the Easement Area by Grantor or Grantor's employees or contractors, Grantor shall, at its own cost and expense, repair all such damage and restore the real property to as good a condition as before such cause of damage occurred. Any work performed or caused to be performed by Grantor within the Easement Area shall be done in accordance with all applicable rules, laws and regulations.

If any portion of Grantor's facilities suffers any damage by reason of Grantee's or Grantee's employees' or contractors' conduct or use of the real property, Grantee shall indemnify and reimburse Grantor for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantor's facilities to as good condition as before such cause of damage occurred.

If any portion of Grantee's facilities suffer damage by reason of Grantor's or Grantor's employees' or contractors' negligent conduct during use of the Easement Area, Grantor shall indemnify and reimburse Grantee for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantee's facilities to as good a condition as before such cause of damage occurs.

If circumstances necessitate, Grantee shall provide oral, written or electronic notice to seller at least seventy-two (72) hours before Grantee or its authorized agents initially enters upon the reserved easement for any reason. No work shall be performed within the Easement Area without District approval, and such approval shall not be unreasonably withheld.

Grantee agrees to indemnify, defend (by Counsel satisfactory to Grantor) and hold harmless Grantor, its successors and assigns (hereinafter known as Grantor Parties) to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgements, litigation expenses and expert fees) that are incurred by or asserted against Grantor and/or Grantor Parties arising out of or connected in any manner with (i) the acts or omissions to act of Grantee add/or Grantee Parties in connection with the design, construction, operation and repair of

Grantee's facility or arising from the presence or performance activities by Grantee and/or Grantee Parties with respect to the Easement Area or any portion thereof; (ii) bodily injury to or death of any person (including employees of Grantor and/or Grantor Parties) or damage to or loss of use of property resulting from such acts or omissions of Grantee and/or Grantee Parties; or (iii) non-performance or breach by Grantee and/or Grantee Parties of any term or condition of this Agreement.

Should any acts or omissions of both the Grantee and Grantor contribute to the injury or damage, then their responsibility for the injury or damage will be divided between the Parties in proportion to their respective contributions to the injury or damage.

Should Grantee fail to fulfill its obligations as contracted within this Agreement and ownership of property revert back to Grantor, it shall be considered a breach of contract and no reimbursement will be made. However, Grantor shall have the right to pursue and recover any and all warranted damages as governed by the State of California Civil Code, Article 1 – Damages for Breach of Contract.

[SIGNATURE ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the Riverside County Flood Control and Water Conservation District and AFG Development, LLC have agreed to be bound by the terms of this Grant Deed and Reservation of Easement Agreement and to execute the same with their signatures below:

Grantee:

AFG DEVELOPMENT, LLC,  
a California limited liability company

By: \_\_\_\_\_  
JIM GUTHRIE  
Managing Member

Date: \_\_\_\_\_

Grantor:

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT,  
a body corporate and politic

By: \_\_\_\_\_  
KAREN SPIEGEL, Chair,  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

Date: \_\_\_\_\_

ATTESTS:

KECIA HARPER  
Clerk of the Board of Supervisors

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

NOTARY ACKNOWLEDGMENTS ATTACHED

**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 \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

Place Notary Seal Above



STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_, Board Assistant, personally appeared **Karen Spiegel**, Chair of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

KECIA HARPER  
Clerk of the Board of Supervisors

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

(Seal)

Place Notary Seal Above

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-13A AND 1120-13B AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. 139472, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. 214763, TOGETHER WITH RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL NO. 1120-14A AS DESCRIBED IN DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 83442, ALSO SHOWN ON THE UNIVERSITY WASH RIGHT OF WAY MAP DRAWING NO. 1-397, RECORDS OF RIVERSIDE COUNTY FLOOD CONTROL, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL NO. 1120-14A LYING SOUTHERLY OF A LINE REFERRED TO AS COURSE "A" DESCRIBED IN THE GRANT DEED RECORDED MARCH 13, 2017 AS DOCUMENT NO. 2017-0101440, ALL OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 1.54 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

 2-10-2021  
MITCHELL JAY ADKISON, PLS 8936





# EXHIBIT "B"

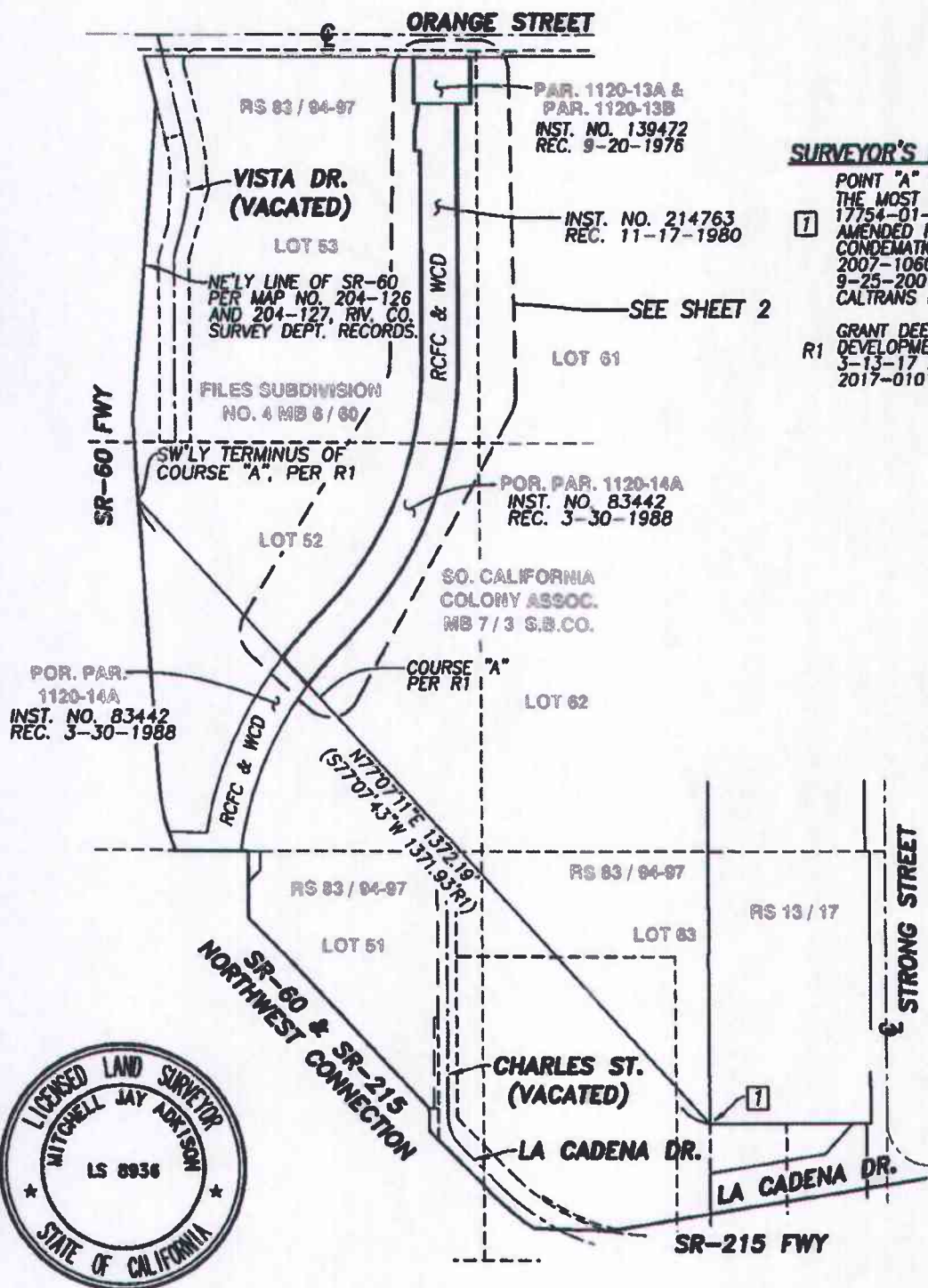
SHEET 1 OF 2



1"=250'

## SURVEYOR'S NOTES

- POINT "A" DESC. IN R1, ALSO THE MOST W'LY COR. PAR. 17754-01-01 DESC. IN AMENDED FINAL ORDER OF CONDEMNATION, DOC. NO. 2007-10601014, O.R. REC. 9-25-2007 AND SHOWN IN CALTRANS RW MAP 67308-2
- R1 GRANT DEED TO AFG DEVELOPMENT, LLC REC. 3-13-17 DOC. NO. 2017-0101440, O.R.



PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 9179

DATE: 2-10-21

CLIENT: AFG DEVELOPMENT, LLC

APPROVED BY:

*Mitchell Jay Adkison* 2-10-2021

MITCHELL JAY ADKISON, PLS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

# EXHIBIT "B"

SHEET 2 OF 2



1"=120'

SR-60 FWY

ORANGE STREET

PAR. 1120-13A &  
PAR. 1120-13B  
INST. NO. 139472  
REC. 9-20-1976

VISTA DR.  
(VACATED)

LOT 53

NE'LY LINE OF SR-60  
PER MAP NO. 204-126  
AND 204-127, RIV. CO.  
SURVEY DEPT. RECORDS.

FILES SUBDIVISION NO. 4  
MB 6 / 60

SW'LY TERMINUS  
OF COURSE "A",  
PER R1

SO. CALIFORNIA  
COLONY ASSOC.  
MB 7/3 S.B.CO.

LOT 52

COURSE "A"  
PER R1

POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

Δ=44°16'34" R=570.00' L=440.48'  
POR. PAR. 1120-14A  
INST. NO. 83442  
REC. 3-30-1988

Δ=44°16'34" R=630.00' L=486.84'

S15°57'53"E  
34.57'

Δ=7°14'07" R=570.00'  
L=71.98'

N66°48'00"E(R)

N60°14'27"W 347.95'

PAR. 1120-13C  
UNIVERSITY WASH.  
RCFC DWG NO. 1-397  
1.54 ACRES  
RCFC & WCD

S60°14'27"E 423.93'

N29°45'50"E  
93.15'

S29°41'47"W 7.95'  
N51°42'25"W 46.51'  
N60°10'47"W 29.86'

S30°06'41"W 9.06'

S60°16'24"E  
15.11'

S29°41'47"W 23.23'

LOT 61

RS 83 / 94-87

LOT 62



# EXHIBIT “D”

# RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

## GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT THE FLOOD CONTROL IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT M.O.U. STANDARD SPECIFICATIONS DATED MARCH, 2020, AND RCFCD STANDARD MANUAL, FOR THE LATEST DRAWINGS OF THE STANDARD MANUAL. PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" PAGE FOUND ON THE DISTRICT'S WEBSITE.
2. CONTACT THE ENCROACHMENT PERMIT ENGINEER AT 951.955.1266 IF AN ENCROACHMENT PERMIT IS REQUIRED FROM RIVERSIDE COUNTY FLOOD CONTROL. AFTER THE PERMIT IS ISSUED THE DISTRICT MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
3. CONTACT CONTRACT ADMINISTRATION AT 951.955.1288 IF CONSTRUCTION INSPECTION WILL BE PERFORMED BY RIVERSIDE COUNTY FLOOD CONTROL. THE DISTRICT MUST BE NOTIFIED TWENTY DAYS (20) PRIOR TO CONSTRUCTION.
4. ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
5. STATIONING FOR LATERALS AND CONNECTOR PIPE REFERS TO THE CENTERLINE INTERSECTION STATIONS.
6. FOURTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 811.
7. ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
8. ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, GCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MAT2" AND "MAT3" NAD83. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999939176. CALCULATIONS ARE MADE AT "MAT2" WITH COORDINATES OF: N: 2257426.606, E: 6201390.028, USING AN ELEVATION OF 1418.00'. EPOCH 2010.00
9. ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM.

10. ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
11. UNLESS OTHERWISE SPECIFIED, MAXIMUM STREET RECONSTRUCTION SHALL BE 4" TYPE "B" HOT MIX ASPHALT OVER 6" CLASS 2 AGGREGATE BASE OR AS SPECIFIED BY THE ENGINEER.
12. OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
13. PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
14. PIPE BEDDING SHALL CONFORM TO RCFCD STD. DWG. NO. M815
15. TH-24, TH-29, & T-3 INDICATES SOIL TRENCH LOCATIONS BASED ON THE SOILS REPORT DATED JANUARY 16, 2015. LOCATIONS SHOWN ARE APPROXIMATE.
16. "V" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE
17. CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JOINT, UNLESS OTHERWISE SPECIFIED.
18. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
19. STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
20. THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
21. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
22. APPROVAL OF THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CORRECTIONS.
23. THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
24. THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 3-1/2 INCHES OVER REINFORCING FOR BOX CULVERT. WHEN DESIGNING VELOCITIES EXCEED 20 FEET PER SECOND, THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE F'C=5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND F'C=6,000 PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND.
25. CONSTRUCTION JOINTS FOR CALTRANS STANDARD REINFORCED CONCRETE BOX SHALL BE PLACED ACCORDING TO RCFCD STANDARD DRAWING NO. BOX 401.

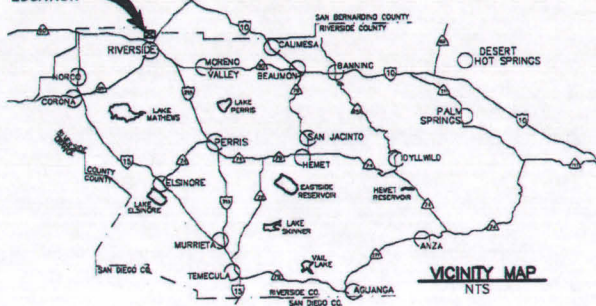
## INDEX

SHEET NO.	
1	TITLE SHEET
2-4	UNIVERSITY MAIN (LINE A) PLAN & PROFILE
5	MAINTENANCE ACCESS DETAIL
6	LATERALS A1 & A-2 FOR WOMP BMP OVERFLOW
7	LINE B STUB PLAN AND PROFILE
8	MAINTENANCE ACCESS PLAN
9	DETAILS

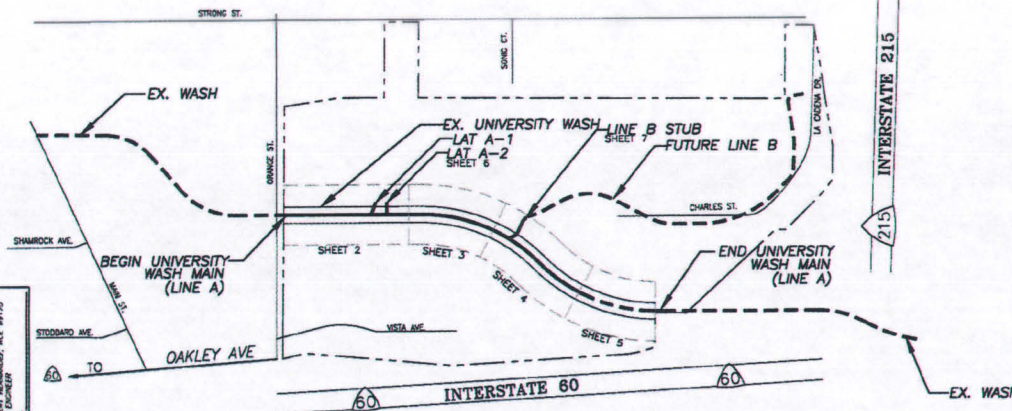
## R.C.F.C. & W.C.D. STANDARD DRAWINGS

MH 253	MANHOLE NO. 3	2.3.4
MH 261	MANHOLE SHAFT SAFETY LEDGE	2.3
M 803	CONCRETE COLLAR	6
M 807	SANITARY SEWER PROTECTION	4
TS 302	TRANSITION STRUCTURE NO. 2	2.4
CH 330	MAINTENANCE RAMP FOR TRAP, CHANNELS	5
M 801	DOUBLE DRIVE GATE & FENCE	5
M 827	VEHICULAR TURNAROUND AREA	5
M 816	CONCRETE BULKHEAD	7
JS 226	JUNCTION STRUCTURE NO. 1	2.4

PROJECT LOCATION



VICINITY MAP  
NTS



INDEX MAP  
NTS

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	APPROVED BY DATE
DESIGNED BY DATE	CHECKED BY DATE
DRAWN BY DATE	IN CHARGE DATE



REMARKS:  
B.M. 7-72  
PK NAIL AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT CHARGE STREET AND  
COLUMBIA AVENUE.  
ELEVATION: 425.642'  
DATE: NOV/09/2009

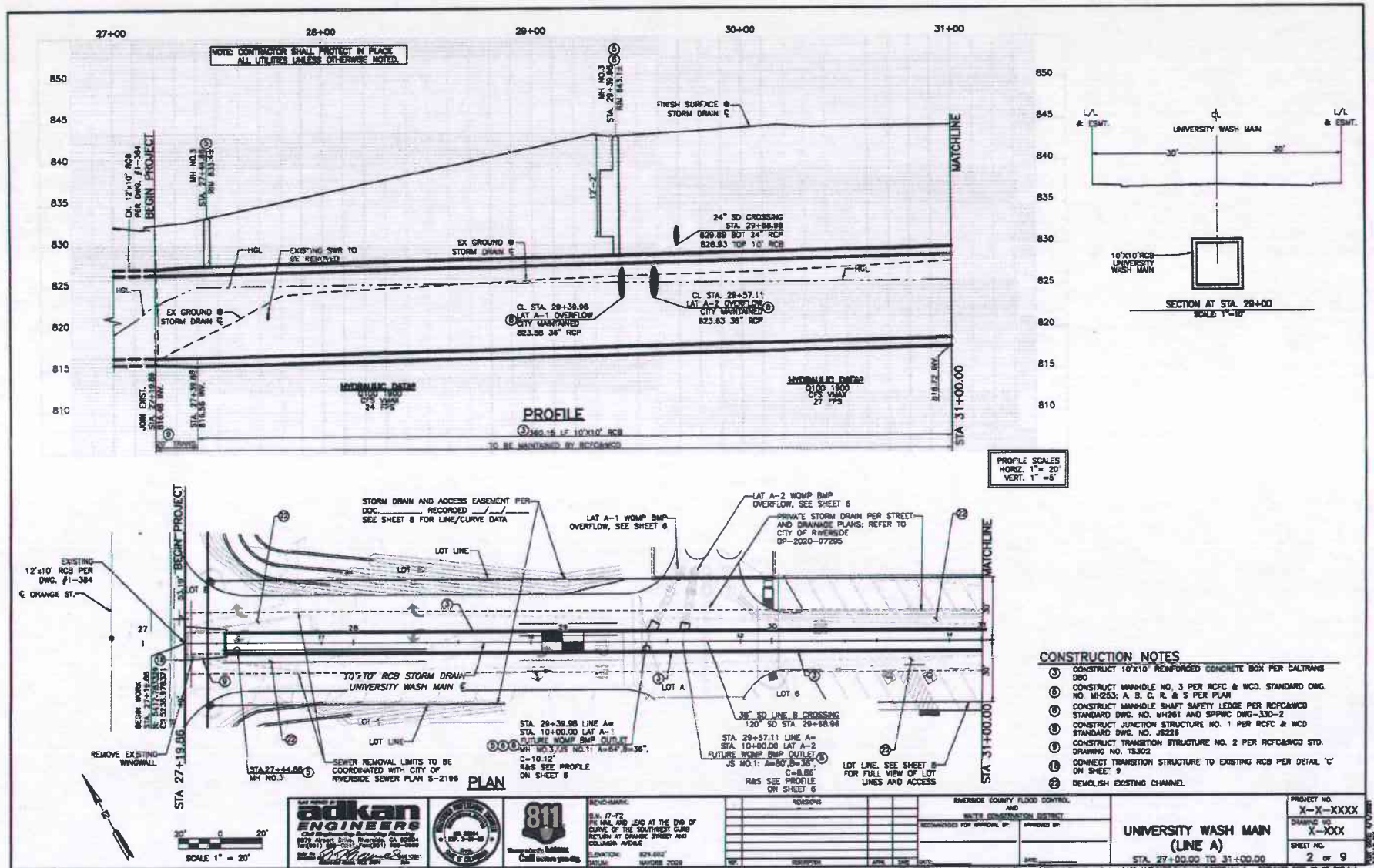
REV.	DESCRIPTION	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	PROJECT NO.
RECOMMENDED FOR APPROVAL BY:	DRAWING NO.
APPROVED BY:	SHEET NO.
PLANNING ENGINEER	1 of 9
CHIEF ENGINEER	
DATE:	

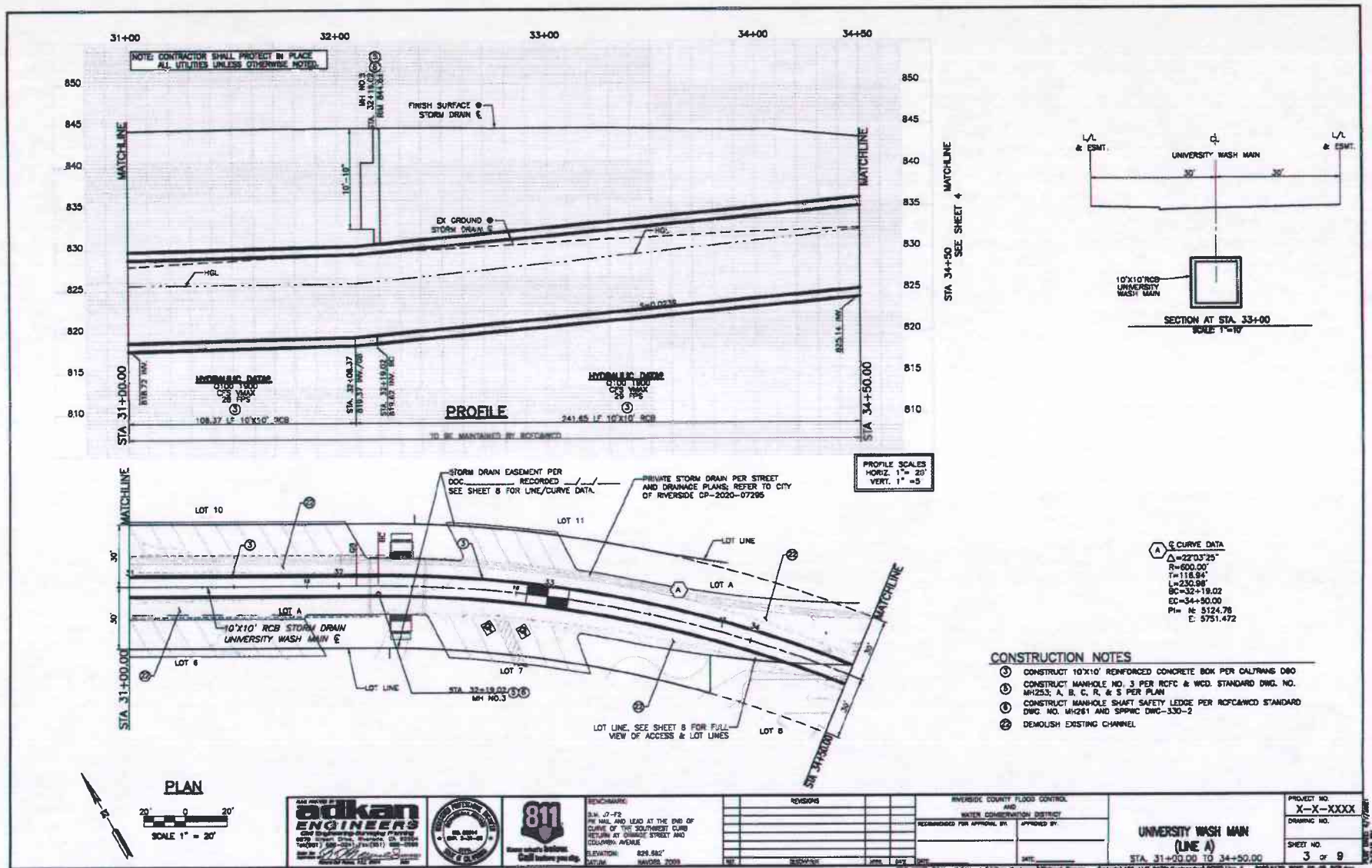
UNIVERSITY WASH MAIN  
(LINE A)

FILE NAME: C:\Users\jlgarcia\Documents\adkan Engineers\Richard Reeves - Project\RF-15-01776\Engineering\WCD\Line A - RCFCD\RF-15-01776.dwg

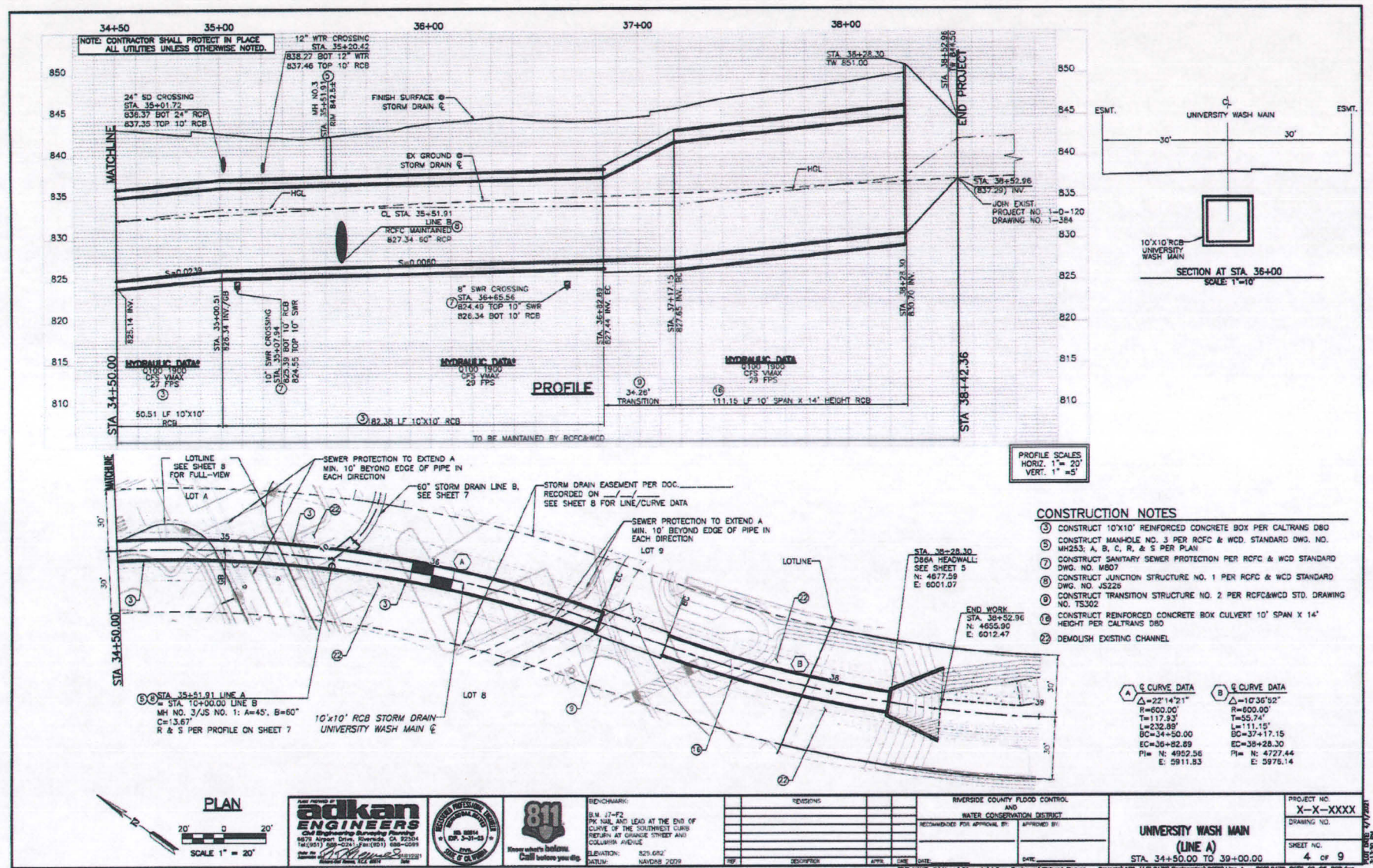








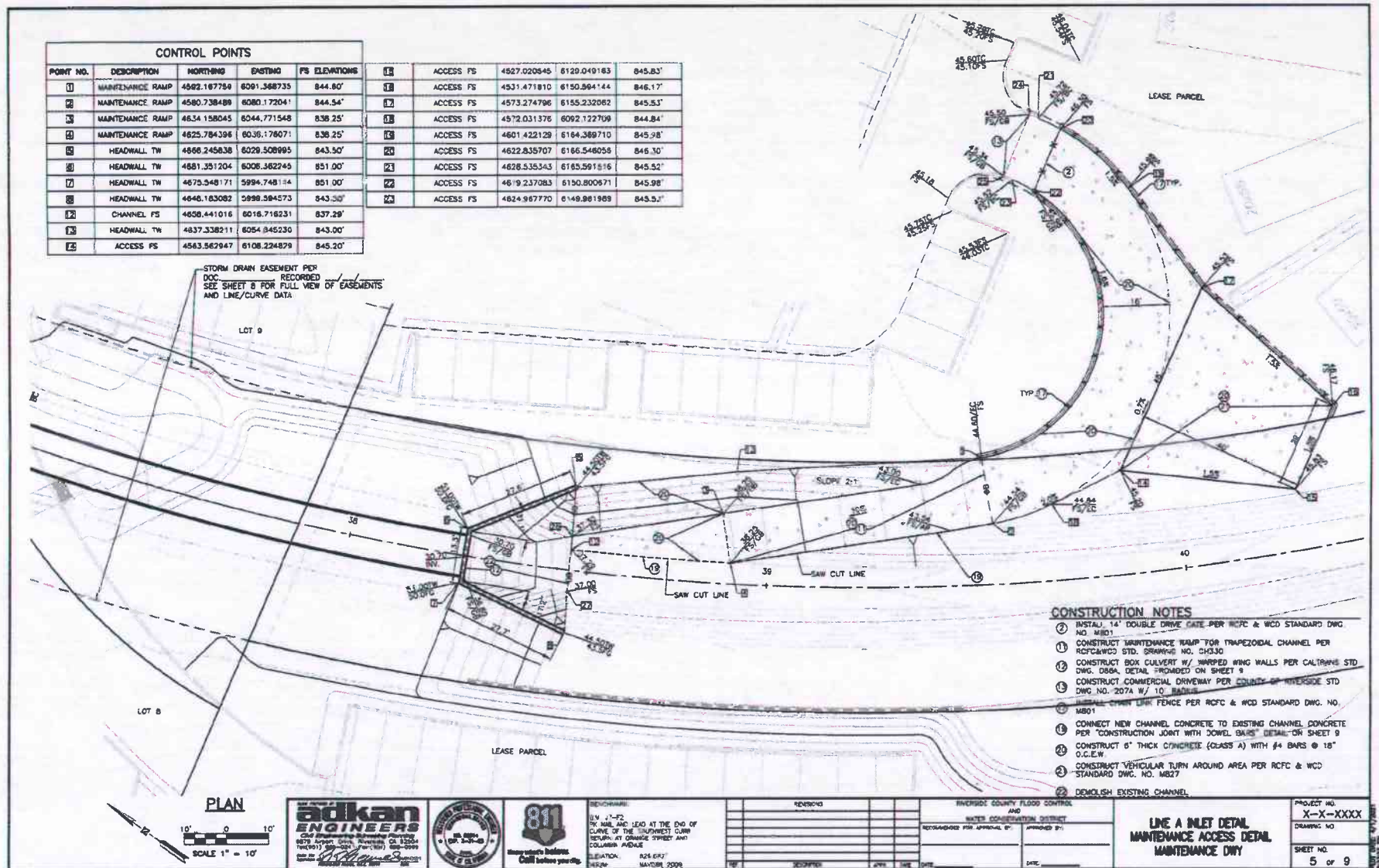






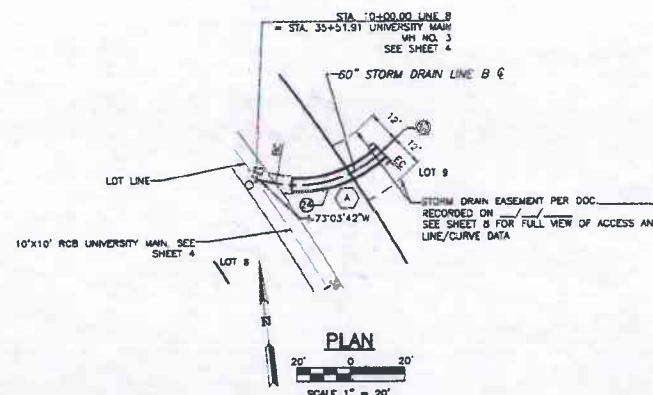
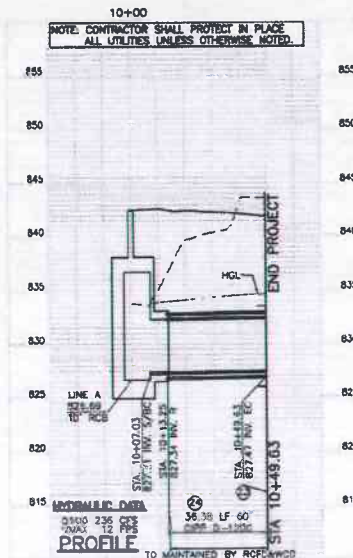
CONTROL POINTS			
POINT NO.	DESCRIPTION	NORTHING	EASTING
1	MAINTENANCE RAMP	4582.187750	6091.368735
2	MAINTENANCE RAMP	4580.738489	6080.172041
3	MAINTENANCE RAMP	4634.158045	6044.771548
4	MAINTENANCE RAMP	4625.784396	6036.176071
5	HEADWALL TW	4666.245838	6029.508995
6	HEADWALL TW	4681.351204	6006.362245
7	HEADWALL TW	4675.548171	5994.748154
8	HEADWALL TW	4646.163082	5996.384573
9	CHANNEL FS	4608.441016	6016.716231
10	HEADWALL TW	4837.338211	6054.945230
11	ACCESS FS	4543.562947	6106.224879

12	ACCESS FS	4527.020545	6120.049183	845.83'
13	ACCESS FS	4531.471810	6150.894144	846.17'
14	ACCESS FS	4573.274796	6155.232062	845.53'
15	ACCESS FS	4572.031376	6092.122709	844.84'
16	ACCESS FS	4601.422129	6164.369710	845.98'
17	ACCESS FS	4622.835707	6166.546058	846.30'
18	ACCESS FS	4626.535343	6165.591516	845.52'
19	ACCESS FS	4619.237083	6150.800571	845.98'
20	ACCESS FS	4624.967770	6148.981989	845.52'









△ CURVE DATA  
 $\Delta = 59.4740^\circ$   
 $R = 45.00$   
 $T = 22.83'$   
 $L = 42.26'$   
 $PC = 10+07.38$   
 $EC = 10+48.83$   
 $PVI = N+126.205$   
 $E = 5830.929$

CONSTRUCTION NOTES

- 23 CONSTRUCT CONCRETE BULKHEAD PER RCF & WCD STD. DWG. NO. MB16
- 23 CONSTRUCT 60" CPP D-LOAD PER PLAN

**adkan ENGINEERS**  
 Civil Engineering & Surveying  
 8075 N. 10th St., Suite 100  
 Phoenix, AZ 85020  
 Phone: (602) 998-1111  
 Fax: (602) 998-1112  
 Email: info@adkan.com



BENCHMARK  
 B.M. 11-12  
 10'x10' RCB AND LEAD AT THE D.O. OF  
 CURVE OF THE SOUTHWEST CURVE  
 INTERSECTION AT GRANGE STREET AND  
 COLUMBIA AVENUE  
 ELEVATION: 829.087  
 DATE: 10/09/2025

NO.	DESCRIPTION	DATE	BY	CHECKED

SHARPSIDE COUNTY FLOOD CONTROL  
 AND  
 WATER CONSERVATION DISTRICT  
 RECOMMENDED FOR APPROVAL BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROJECT NO.  
 X-X-XXXX  
 DRAWING NO.  
 SHEET NO.  
 7 of 9  
 STA. 10+00.00 TO 10+49.63  
 LINE B



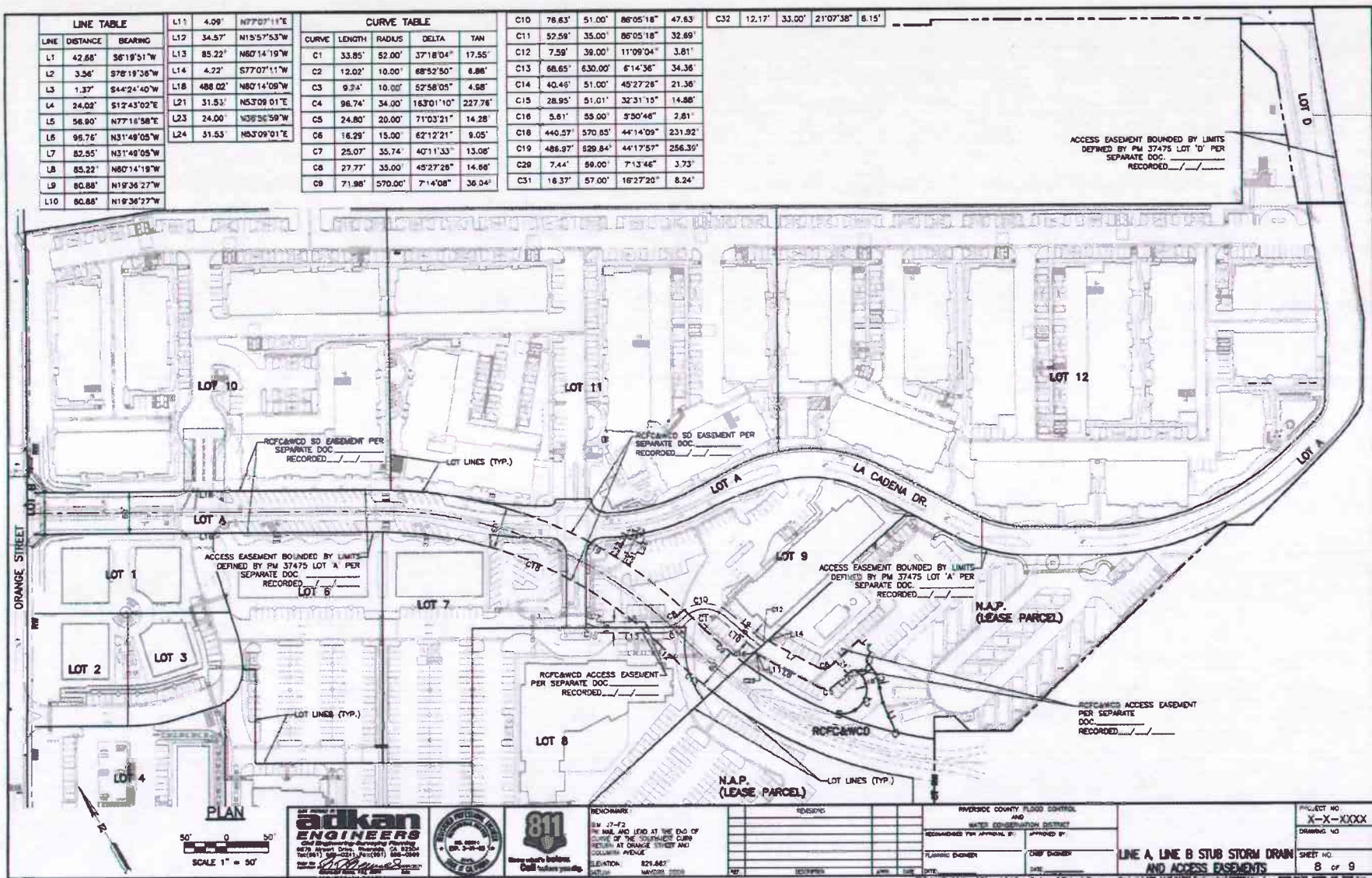
LINE TABLE		
LINE	DISTANCE	BEARING
L1	42.68'	S61°19'31"W
L2	3.34'	S78°19'36"W
L3	1.37'	S44°24'40"W
L4	24.02'	S12°43'02"E
L5	56.90'	N77°16'58"E
L6	96.76'	N31°49'05"W
L7	82.55'	N31°49'05"W
L8	65.22'	N80°14'19"W
L9	80.88'	N19°36'27"W
L10	80.88'	N19°36'27"W

L11	4.09'	N77°07'11"E
L12	34.57'	N15°57'53"W
L13	85.22'	N80°14'19"W
L14	4.22'	S77°07'11"W
L18	488.02'	N80°14'09"W
L21	31.53'	N53°08'01"E
L23	24.00'	N39°56'59"W
L24	51.53'	N53°09'01"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TAN
C1	33.85'	52.00'	37°18'04"	17.55'
C2	12.02'	10.00'	68°52'50"	8.88'
C3	9.94'	10.00'	52°58'05"	4.98'
C4	96.74'	34.00'	163°01'10"	227.76'
C5	24.80'	20.00'	71°03'21"	14.28'
C6	16.29'	15.00'	62°12'21"	9.05'
C7	25.07'	35.74'	40°11'33"	13.06'
C8	27.77'	35.00'	45°27'28"	14.88'
C9	71.98'	570.00'	7°14'08"	36.34'

C10	78.63'	51.00'	86°05'18"	47.63'
C11	52.59'	35.00'	95°05'18"	32.69'
C12	7.59'	39.00'	11°09'04"	3.81'
C13	68.65'	630.00'	6°14'36"	34.36'
C14	40.46'	51.00'	45°27'28"	21.36'
C15	28.95'	51.01'	32°31'15"	14.88'
C16	5.81'	55.00'	5°50'46"	2.81'
C18	440.57'	570.65'	44°14'09"	231.92'
C19	486.97'	629.84'	44°17'57"	256.39'
C20	7.44'	56.00'	7°13'46"	3.73'
C31	16.37'	57.00'	16°27'20"	8.24'

C32	12.17'	33.00'	21°07'38"	6.15'
-----	--------	--------	-----------	-------



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Denver, CO 80202  
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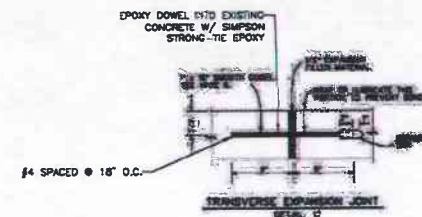
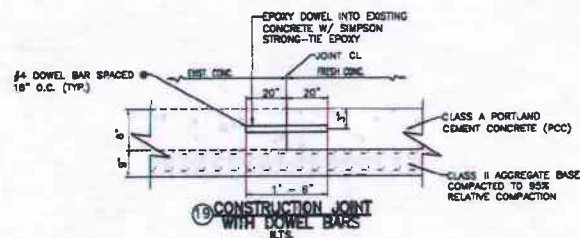
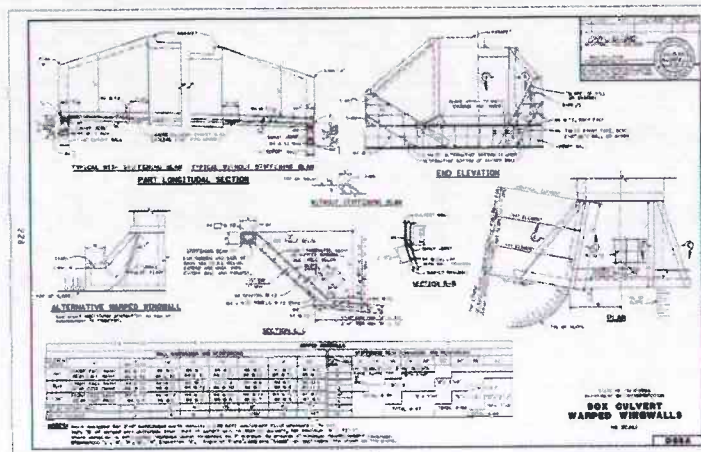


**RECORDING**  
BY 17-473  
PM 10:10 AM AND LEND AT THE END OF  
COUNTY OF THE SOUTHERN CURB  
RECORD AT ORANGE STREET AND  
COLUMBIA AVENUE  
ELEVATION 829.887  
DATE 10/10/2024

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**RECORDING**  
AND  
NOTED FOR APPROVAL BY  
PLANNING ENGINEER  
DATE

**LINE A, LINE B STUB STORM DRAIN AND ACCESS EASEMENTS**  
SHEET NO. 8 of 9  
PROJECT NO. X-X-XXXX  
DRAWING NO.



5. ALL TRANSVERSE CONSTRUCTION JOINTS SHALL BE AS A MINIMUM PLACED 10 FEET TO THE END OF THE JOINT AND FOR SPACING SEE DETAIL. THE JOINT SHALL BE PLACED AS FAR AS POSSIBLE FROM THE END OF THE JOINT. A COMPLETE COURSE OF TRANSVERSE STEEL SHALL BE PLACED 2 FEET FROM EACH FACE OF THE JOINT AND LONGITUDINAL STEEL SHALL NOT BE CONTINUOUS THROUGH THE JOINT. LONGITUDINAL JOINTS SHALL BE CONSTRUCTED BETWEEN REINFORCED CONCRETE WALLS AND REINFORCED CONCRETE BOX SECTIONS. DETAIL C. DOWEL BARS SHALL BE PLACED AT 12" SPACING THROUGH THE JOINT. DETAIL C. DOWEL BARS SHALL BE PLACED AT 12" SPACING THROUGH THE JOINT. DETAIL C. DOWEL BARS SHALL BE PLACED AT 12" SPACING THROUGH THE JOINT. DETAIL C. DOWEL BARS SHALL BE PLACED AT 12" SPACING THROUGH THE JOINT.

18 CONNECTION TO EXISTING BOX DETAIL 'C' FROM RCFC STD. DWG. BX401



BENCHMARK  
S.M. 17-25  
RE BAR AND LEAD AT THE END OF  
CLIMB OF THE SOUTHWEST CORNER  
BEHIND AT CORNER STREET AND  
COLUMBIA AVENUE  
ELEVATION 428.00'  
DATE: MARCH 2004

REVISIONS	DATE	BY	CHK

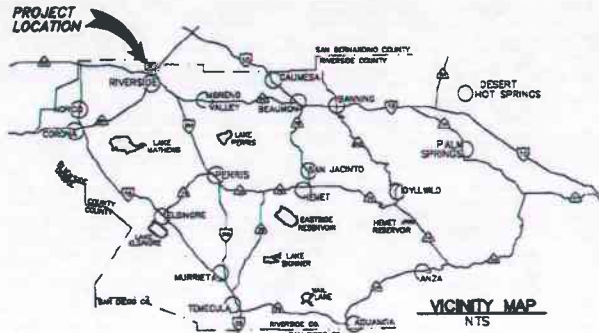
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	APPROVED BY	DATE

BOX CULVERT DB8A, AND  
CONNECTION TO EXISTING BOX  
DETAILS

PROJECT NO.  
X-X-XXXX  
DRAWING NO.  
X-XXX  
SHEET NO.  
9 of 9



# RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT



## GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT THE FLOOD CONTROL IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT M.O.U. STANDARD SPECIFICATIONS DATED JUNE 24, 2008, AND R.C.C.C. STANDARD MANUAL, FOR THE LATEST EDITIONS OF THE STANDARD MANUAL, PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" PAGE FOUND ON THE DISTRICT'S WEBSITE.
2. CONTACT THE ENCROACHMENT PERMIT ENGINEER AT 951.855.1288 IF AN ENCROACHMENT PERMIT IS REQUIRED FROM RIVERSIDE COUNTY FLOOD CONTROL. AFTER THE PERMIT IS ISSUED THE DISTRICT MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
3. CONTACT CONTRACT ADMINISTRATION AT 951.855.1288 IF CONSTRUCTION INSPECTION WILL BE PERFORMED BY RIVERSIDE COUNTY FLOOD CONTROL. THE DISTRICT MUST BE NOTIFIED TWENTY DAYS (20) PRIOR TO CONSTRUCTION.
4. ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
5. STATIONING FOR LATERALS AND CONNECTOR PIPE REFERS TO THE CENTERLINE INTERSECTION STATIONS.
6. FOURTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 811.
7. ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
8. ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 8, BASED LOCALLY ON CONTROL STATIONS "MATE" AND "MUP" MODELS. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999938176. CALCULATIONS ARE MADE AT "MATE" WITH COORDINATES OF N: 2257426.804, E: 6201380.028, USING AN ELEVATION OF 1418.08', EPOCH 2010.00.
9. ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM.

## NOTES FOR CAST-IN-PLACE CONSTRUCTION

1. CONCRETE MIX DESIGNS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL ALLOW INSPECTION INTO PIPE WHILE UNDER CONSTRUCTION AND ROD FOR WALL THICKNESS AT A MINIMUM OF 25 C.Y. OF THE POUR.
3. A MINIMUM OF 8 BAGS PER CUBIC YARD DESIGN MIX SHALL BE USED AND THE COMPRESSIVE STRENGTH OF THE CONCRETE (fc) AT 28 DAYS SHALL BE AT LEAST 4000 PSI; THE MODULUS OF RUPTURE SHALL BE AT LEAST 500 PSI. FOR VELOCITIES GREATER THAN 10 FT./SEC. BUT NOT GREATER THAN 20 FT./SEC. THE COMPRESSIVE STRENGTH SHALL BE 5000 PSI. FOR VELOCITIES GREATER THAN 20 FT./SEC. THE ENGINEER SHALL CONFER WITH THE DISTRICT TO DETERMINE APPROPRIATE STRENGTH. COMPRESSIVE STRENGTHS SHALL BE NOTED ON THE DRAWINGS.
4. PIPE THICKNESS FOR FLOWS HAVING VELOCITIES EQUAL TO OR LESS THAN 10 FT./SEC. SHALL COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CAST-IN-PLACE PIPE DESIGN STANDARDS. FOR VELOCITIES GREATER THAN 10 FT./SEC. BUT NOT MORE THAN 20 FT./SEC. A 140 DEGREE SEGMENT OF INVERT SHALL BE THICKENED 2 INCHES IN WALL THICKNESS AS "RADICAL CONCRETE". FOR VELOCITIES GREATER THAN 20 FT./SEC. THE ENGINEER SHALL CONFER WITH THE DISTRICT TO DETERMINE APPROPRIATE WALL THICKNESS. INCREASE IN STANDARD WALL THICKNESS SHALL BE NOTED ON THE DRAWINGS.
5. CAST-IN-PLACE CONCRETE PIPE, WHICH IS TO BE MAINTAINED BY THE COUNTY OR DISTRICT, SHALL NOT BE PLACED EXCEPT IN THE PRESENCE OF THE APPROPRIATE AGENCY INSPECTOR.
6. WHEN CAST-IN-PLACE PIPE IS SPECIFIED AS AN ALTERNATIVE TO RCP, TRANSITION STRUCTURE NO. 3 SHALL REPLACE JUNCTION STRUCTURE NO. 2. NO CHANGES NEED TO BE MADE FOR JUNCTION STRUCTURE NO. 4.
7. AT THE END OF ALL POURS AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL INSTALL 84 DOWELS 24" LONG 12" INTO THE LAST POUR AT 12" AROUND THE CIRCUMFERENCE OF CAST-IN-PLACE PIPE.
10. ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
11. UNLESS OTHERWISE SPECIFIED, MAXIMUM STREET RECONSTRUCTION SHALL BE 4" TYPE "B" HOT MIX ASPHALT OVER 6" CLASS 2 AGGREGATE BASE OR AS SPECIFIED BY THE ENGINEER.
12. OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
13. PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (US 228) UNLESS OTHERWISE NOTED.
14. PIPE BEDDING SHALL CONFORM TO R.C.C.C. STD. DRG. NO. M515.
15. TH-24, TH-29, & T-3 INDICATES SOIL TRENCH LOCATIONS BASED ON THE SOILS REPORT DATED JANUARY 18, 2015. LOCATIONS SHOWN ARE APPROXIMATE.
16. "Y" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE.
17. CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JOINT, UNLESS OTHERWISE SPECIFIED.
18. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
19. STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
20. THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
21. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
22. APPROVAL OF THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CORRECTIONS.
23. THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
24. THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 3-1/2 INCHES OVER REINFORCING FOR BOX CULVERT. WHEN DESIGNING VELOCITIES EXCEED 20 FEET PER SECOND, THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE FC=5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND FC=6,000 PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND.
25. CONSTRUCTION JOINTS FOR CALTRANS STANDARD REINFORCED CONCRETE BOX SHALL BE PLACED ACCORDING TO R.C.C.C. STANDARD DRAWING NO. BOX 401.

## INDEX

TITLE SHEET	SHEET NO.
LINE B PLAN & PROFILE	2-5
LATERAL B-1, B-2, B-3 PLAN AND PROFILE	6
DETAILS	7-8
LINE B STORM DRAIN & ACCESS EASEMENTS	9

## R.C.C.C. & W.C.D. STANDARD DRAWINGS

MH 252 MAN-HOLE NO. 2	3,4,9
MH 253 MAN-HOLE NO. 3	9
MH 254 MAN-HOLE NO. 4	2
TS 301 TRANSITION STRUCTURE NO. 1	5
M 818 CONCRETE BULKHEAD	6
M 819 MAX. CHORD LENGTHS FOR CURVED SECTIONS	5
JS 227 JUNCTION STRUCTURE NO. 2	6
TS 303 TRANSITION STRUCTURE NO. 3	6

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	APPROVED BY [Signature]
DESIGNED BY [Signature]	CHECKED BY [Signature]
DRAWN BY [Signature]	DATE [Date]

## INDEX MAP



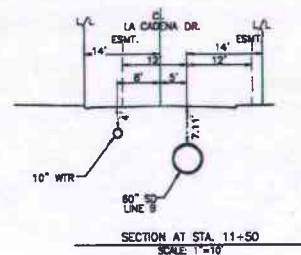
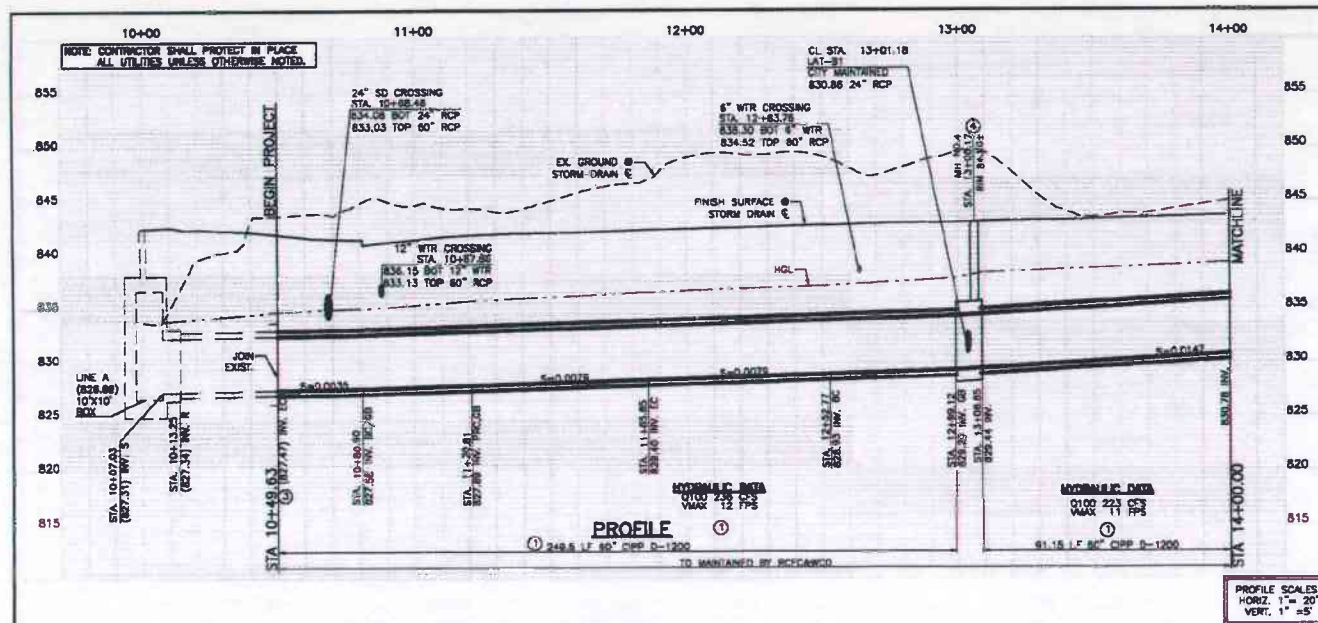
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ALL D-75  
RE INFL. AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CORNER  
SECTION AT ORANGE STREET AND  
COLUMBIA AVENUE  
ELEVATION: 521.852'  
DATE: [Date]

REVISIONS	DATE	BY	APP. BY

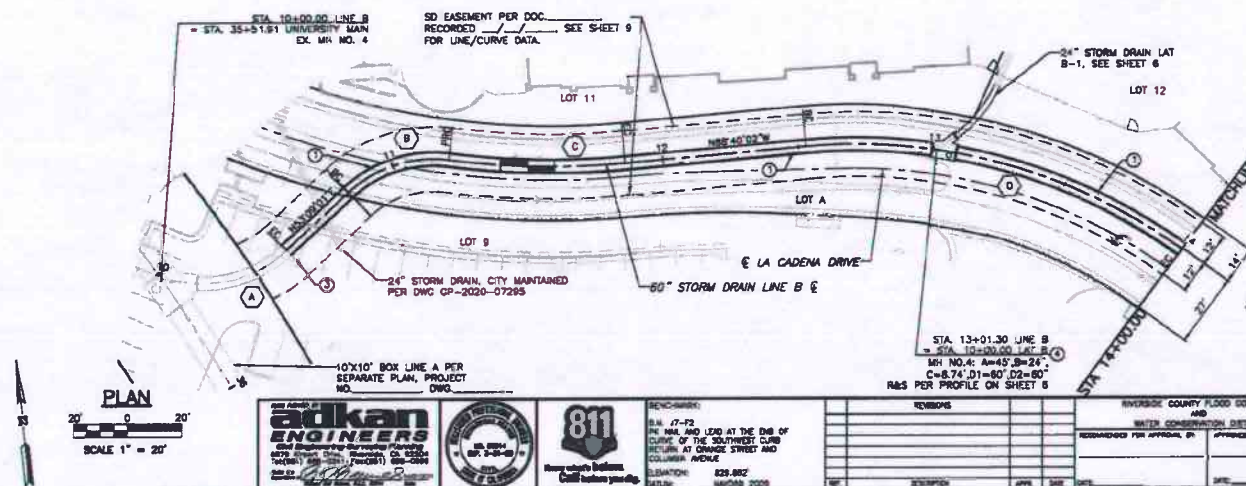
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	
DESIGNED BY	APPROVED BY
PLANNED BY	CHECKED BY
DRAWN BY	DATE

## UNIVERSITY WASH MAIN (LINE B)

PROJECT NO.	
DRAWING NO.	
SHEET NO.	1 of 9



C CURVE DATA		B CURVE DATA	
A	$\Delta=53.47^{\circ}40'$ R=45.00' T=22.83' L=45.28' BC=10+07.38 EC=10+44.63 PI= N+4828.205 E=5830.929	B	$\Delta=50.48^{\circ}52'$ R=45.00' T=21.38' L=42.81' BC=10+81.16 EC=11+21.06 PI= N+4871.46 E=5891.32
C CURVE DATA		D CURVE DATA	
C	$\Delta=12.38^{\circ}00'$ R=295.00' T=32.85' L=65.04' BC=11+21.06 EC=11+88.04 PI= N+4858.42 E=6043.75	D	$\Delta=41.33^{\circ}13'$ R=203.00' T=77.02' L=147.23' BC=12+51.04 EC=12+81.41 PI= N+4854.31 E=6220.30



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Civil Engineers for Regional Planning  
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(310) 551-1111 (FAX) (310) 551-1112



REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	AS SHOWN			

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	AS SHOWN			

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	AS SHOWN			

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	AS SHOWN			

REVISIONS

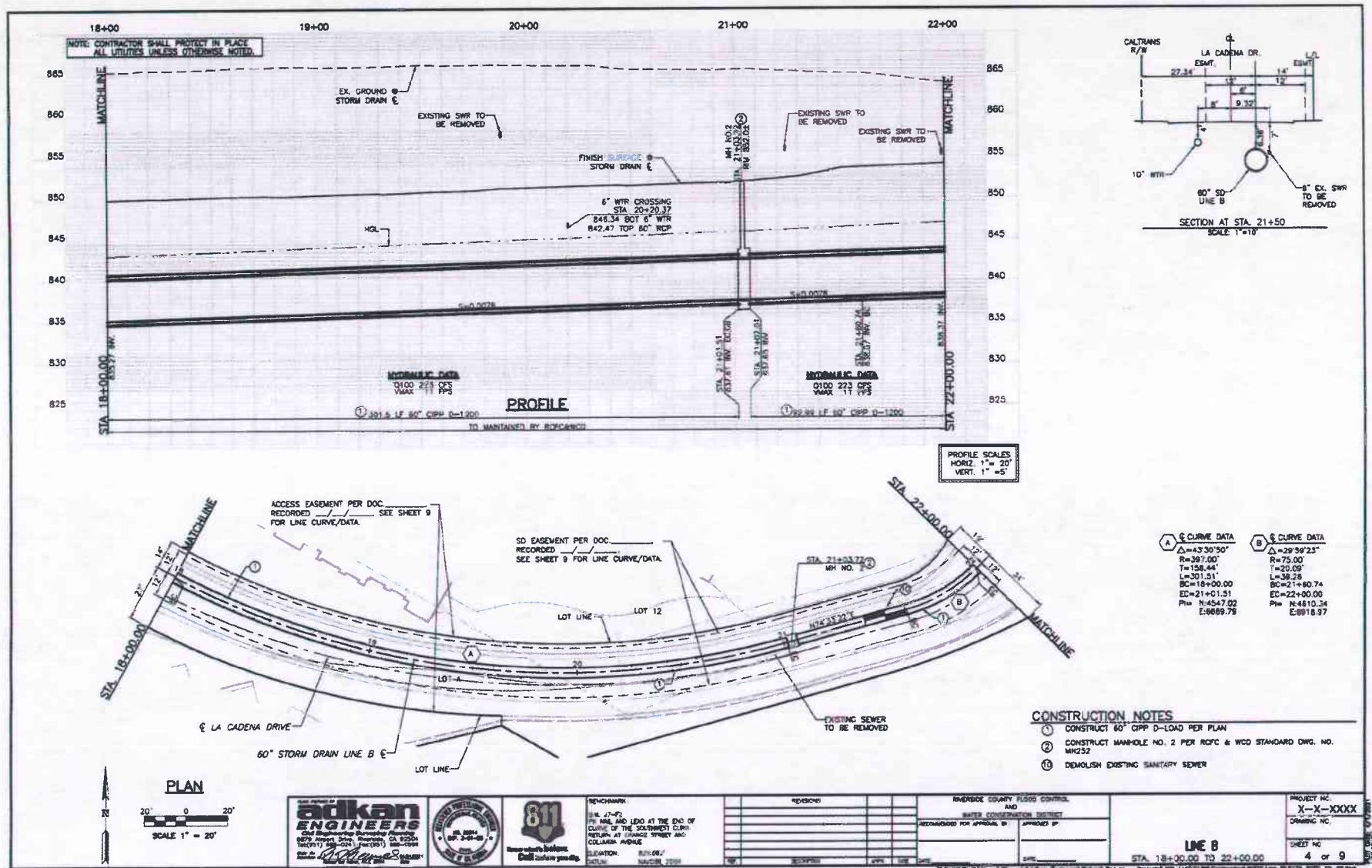
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REVISIONS

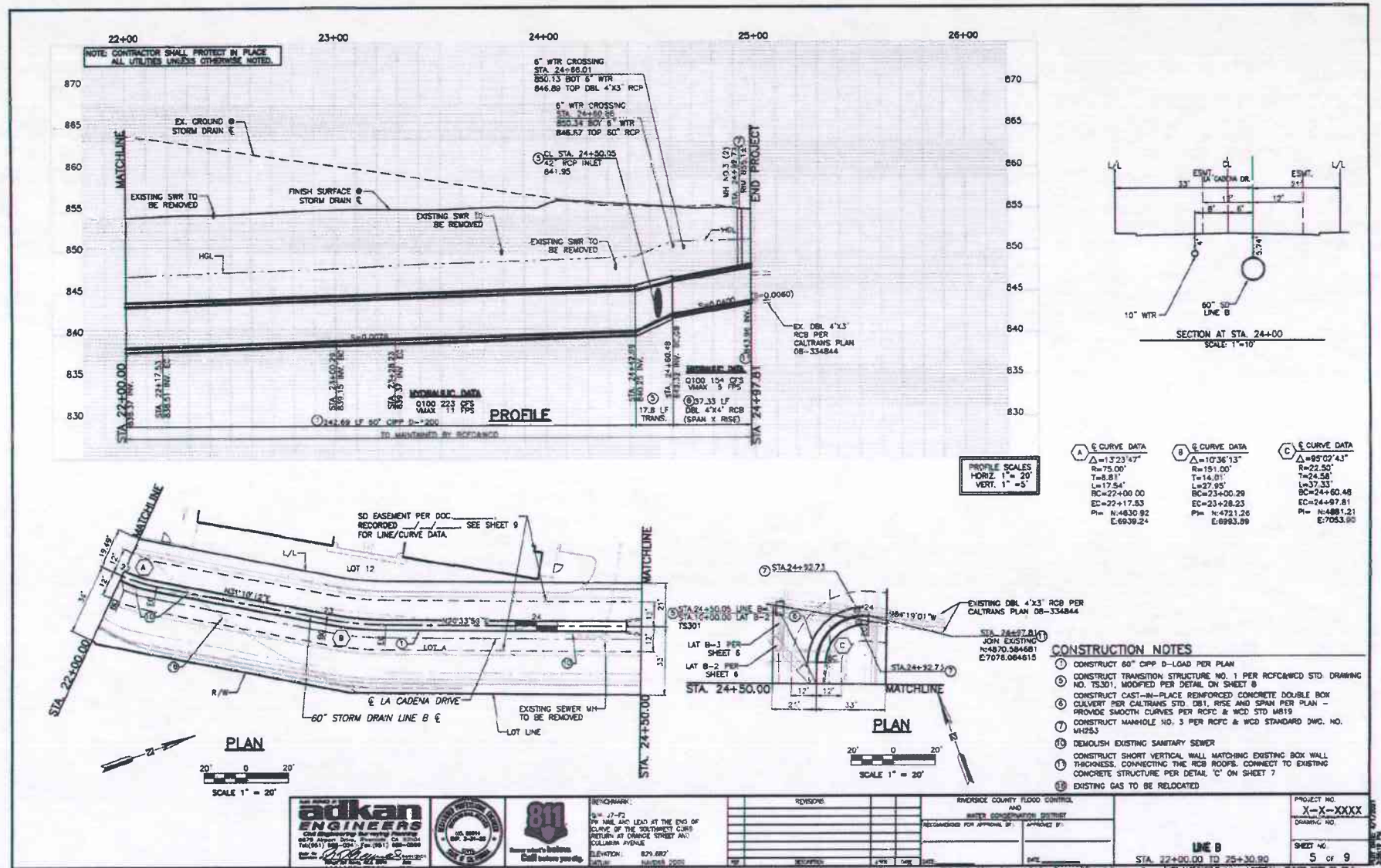
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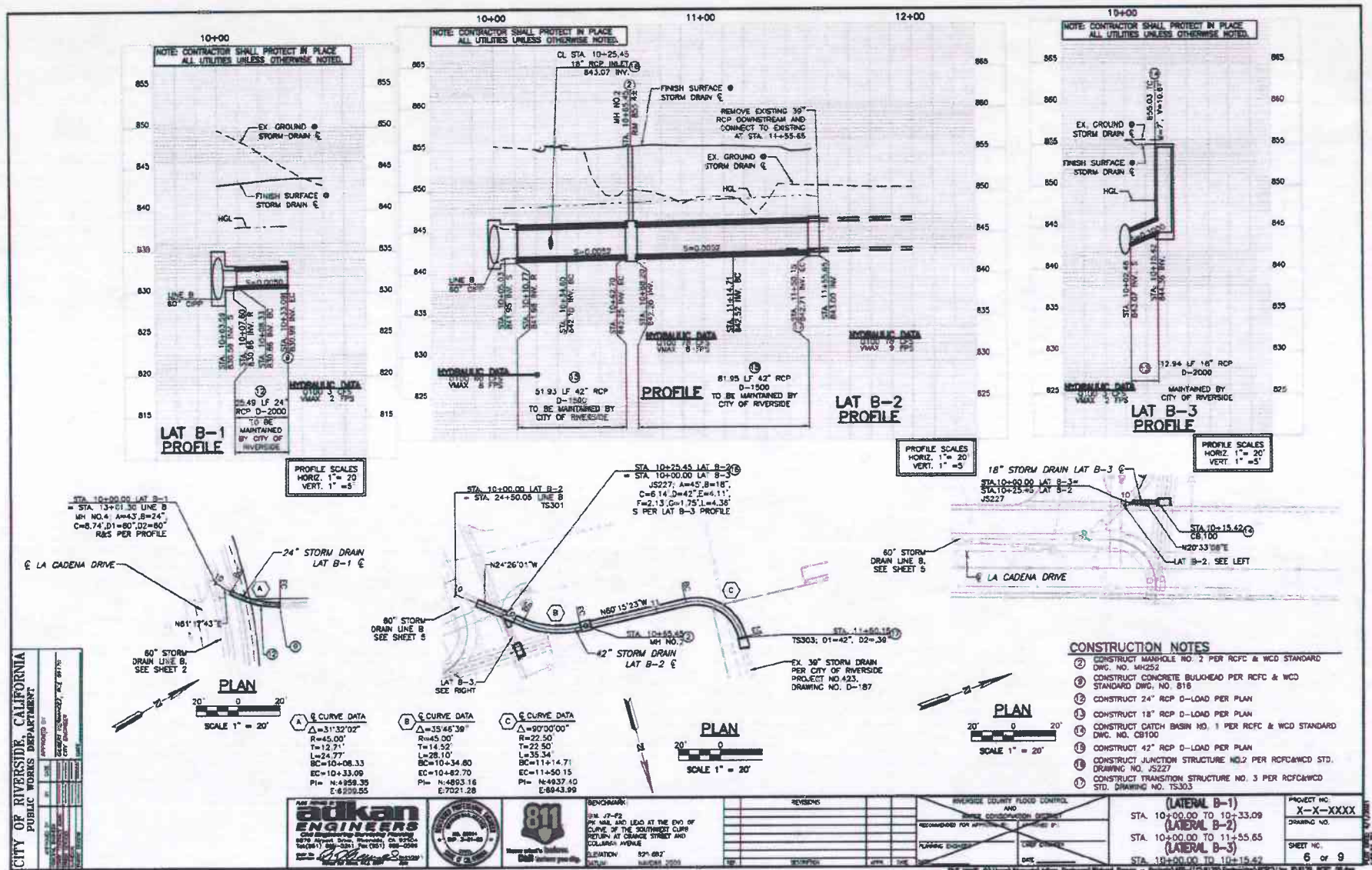








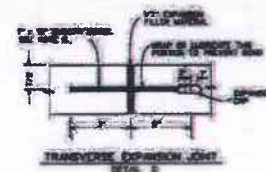






2018 STANDARD PLAN DATA

① CONNECTION TO EXISTING CONCRETE STRUCTURE  
DETAIL 'C' FROM RCFC STD. DWG. BX401



- [illegible]

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**

APPROVED BY \_\_\_\_\_  
 DEPUTY MANAGER, ACT. MGR.  
 CITY ENGINEER

**adkan**  
**ENGINEERS**  
Civil Highway Surveying Mapping  
8675 Dwyer Dr. Dayton, OH 45424  
Tel: (937) 233-2881 Fax: (937) 233-2888  
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IDENTIFY MARK.  
U.S. J7-F2  
PK. NAIL AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLUMBIA AVENUE  
ELEVATION: 529.652'  
DATE: 11/10/2008

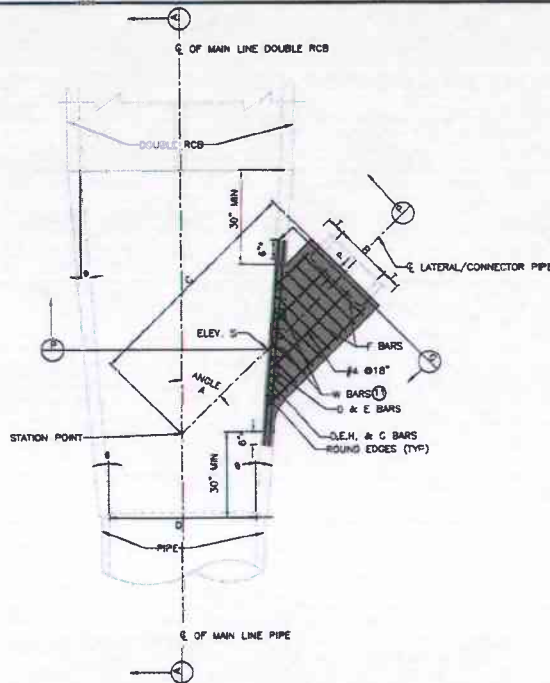
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SHORESIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	
APPROVED FOR APPROVAL BY:	APPROVED BY:
LAURENCE DOWNEY	CHIEF ENGINEER
DATE:	DATE:

## DETAILS

PROJECT NO.	X-X-XXXX
DRAWING NO.	X-XXX
SHEET NO.	7 of 9

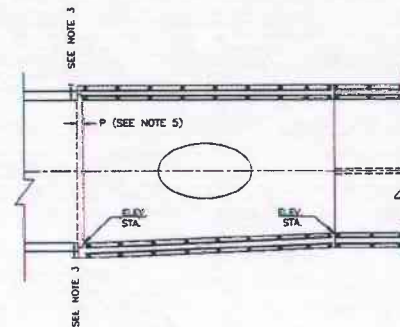
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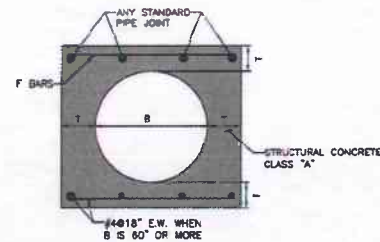
TABLES FOR DIMENSIONS AND BAR SIZES

B (IN)	T (IN)	P (IN)
42	7.5	5
#6	D.E.H. BARS	
#6@6"	F BARS	

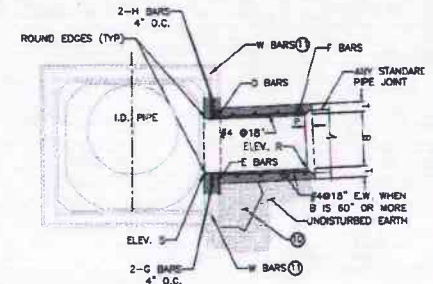
5 MODIFIED TRANSITION STRUCTURE NO.1 TS 301



SECTION A



SECTION G



SECTION P

# NOTES

1. THE HORIZONTAL ANGLE OF DIVERGENCE OR CONVERGENCE,  $\theta$ , SHALL NOT EXCEED 5:45.
2. REINFORCING STEEL BAR SIZES, SPACING PATTERN AND COVER OVER THE STEEL SHALL BE THAT OF THE BOX SECTION. THE BAR LENGTHS SHALL VARY UNIFORMLY THROUGHOUT THE TRANSITION.
3. THE CONCRETE THICKNESS SHALL BE THAT OF THE BOX SECTION UNLESS THE WALL THICKNESS OF THE PIPE PLUS 4" IS GREATER, IN WHICH CASE THE CONCRETE THICKNESS SHALL VARY UNIFORMLY FROM THAT OF THE BOX SECTION TO THAT OF THE PIPE WALL PLUS 4".
4. THE INTERIOR SURFACE SHALL BE SMOOTH AND VARY UNIFORMLY BETWEEN THE TWO ADJOINING SECTIONS.
5. AT PIPE JUNCTION, EMBEDMENT P SHALL BE 5" FOR PIPE SIZES OF 36" OR LESS AND 8" FOR PIPE OVER 36".
6. CONSTRUCTION JOINTS OF THE SAME DIMENSIONS AS THOSE OF THE BOX MAY BE CARRIED THROUGH THE TRANSITION STRUCTURE AT CONTRACTOR'S OPTION.
7. THE TRANSITION STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL STRUCTURE NOTES APPLYING TO BOX AS SHOWN ON THE PROJECT DRAWINGS.
8. STRUCTURAL CONCRETE SHALL BE CLASS "A".
9. VALUES FOR A,B,C,D ELEV. R, AND ELEV. S SHALL BE SPECIFIED ON PROJECT DRAWINGS. VALUES FOR T ARE SHOWN IN TABLES HEREIN.
10. PLACE CLASS B CONCRETE, OR COMPACT SOIL UNDER STRUCTURE TO RELATIVE DENSITY REQUIRED BY SPECIFICATIONS. FILL MAY BE OMITTED IF STRUCTURE IS LAID ON UNDISTURBED EARTH TO MAIN LINE WALL.
11. W BARS ARE MAIN LINE WALL STEEL (INTERIOR CURTAIN), AND SHALL BE CUT IN CENTER OF OPENING AND BENT INTO TOP AND BOTTOM OF JUNCTION STRUCTURE.
12. UNLESS OTHERWISE SHOWN, ALL REINFORCING STEEL SHALL BE NEW STRAIGHT, DEFORMED STEEL BARS AND SHALL BE KEPT 1" CLEAR FROM INSIDE FACE OF CONCRETE.

\* LIMITS OF EXISTING CONSTRUCTION REMOVAL

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

**adkan ENGINEERS**  
Civil/Structural/Geotechnical Engineering  
4875 Avenue 52nd Street, Suite 200  
Riverside, CA 92504  
Tel: (951) 509-1241 Fax: (951) 509-1242

**811**  
Call before you dig  
Call 811 or visit 811.org

REVISIONS:  
BY: J.F. 1-2-21  
PK. NO. AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLLEEN AVENUE  
ELEVATION: 829.087  
DATE: 04/08/2020

REVISIONS:  
DATE: 04/08/2020  
BY: J.F. 1-2-21  
PK. NO. AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLLEEN AVENUE  
ELEVATION: 829.087  
DATE: 04/08/2020

RIVERSIDE COUNTY FLOOD CONTROL  
AND  
WATER RESOURCES DEPARTMENT  
APPROVED BY:  
DATE: 04/08/2020  
BY: J.F. 1-2-21  
PK. NO. AND LEAD AT THE END OF  
CURVE OF THE SOUTHWEST CURB  
RETURN AT ORANGE STREET AND  
COLLEEN AVENUE  
ELEVATION: 829.087  
DATE: 04/08/2020

MODIFIED TRANSITION STRUCTURE  
NO. 1 TS 301 DETAIL

PROJECT NO:  
X-X-XXXX  
DRAWING NO:  
X-XXX  
SHEET NO:  
8 of 9

FILE NAME: C:\Users\jlopez\Documents\Projects\Riverside\811\TS 301\TS 301 DETAIL.dwg



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TAN
C1	33.85'	52.00'	37°16'04"	17.55'
C2	12.02'	10.00'	68°52'50"	6.86'
C3	9.24'	10.00'	52°58'05"	4.98'
C4	96.74'	34.00'	163°01'10"	227.78'
C5	24.80'	20.00'	71°03'21"	14.28'
C6	16.29'	15.00'	62°12'21"	9.05'
C7	23.07'	33.74'	40°11'33"	13.06'
C8	26.77'	35.00'	45°27'26"	14.66'
C10	76.63'	51.00'	86°05'18"	47.63'

C11	52.59°	35.00°	86°05'18"	32.86°	C23	88.06°	182.35°	27°38'48"	44.31°
C12	7.59°	39.00°	11°06'04"	3.81°	C24	98.64°	206.50°	27°58'48"	50.39°
C14	40.46°	51.00°	45°27'28"	21.36°	C25	303.94°	385.00°	45°15'56"	160.39°
C15	28.95°	51.01°	32°31'15"	14.86°	C26	322.88°	409.00°	45°13'11"	170.38°
C16	5.81°	55.00°	5°50'45"	2.81°	C27	65.88°	87.00°	4°23'11"	34.81°
C17	29.27°	33.00°	30°48'57"	15.86°	C28	47.71°	63.06°	4°32'31"	25.06°
C18	50.25°	57.00°	50°48'57"	27.06°	C29	7.44°	59.00°	7°13'46"	3.73°
C19	62.40°	283.00°	12°38'00"	31.33°	C30	3.30°	3.183°	0°16'33"	15.11°
C20	67.69°	307.00°	12°38'00"	33.98°	C31	25.70°	138.30°	1°05'33"	12.89°
C21	210.52°	211.00°	56°06'10"	114.57°	C32	57.24°	34.50°	95°03'15"	37.69°
C22	187.02°	191.00°	56°06'10"	101.78°	C33	17.42°	10.50°	95°03'15"	11.47°

