

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



ITEM: 3.31
(ID # 18935)

MEETING DATE:

Tuesday, May 24, 2022

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Cooperative Agreement Between the County of Riverside, , Riverside County Flood Control and Water Conservation District, and Cal Hearthstone Lot Option Pool 03, L.P. for Salt Creek – Mountaingate Street Storm Drain, Stage 4; Project No. 4-00156-04, Tract Map Nos. 36430-1 and 36430-2, Nothing further is required under CEQA and CEQA Exempt, District 3. [\$0] (Companion Item to MT Item No. 18850)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Cooperative Agreement is exempt from the California Environmental Quality Act under Section 15061 (b) (3) (Common Sense Exemption) for Tract Maps Nos. 36430-1 and 36430-2;
2. Approve the Cooperative Agreement between the County of Riverside (County), Riverside County Flood Control and Water Conservation District (District), and Cal Hearthstone Lot Option Pool 03, L.P. (Developer);
3. Authorize the Chair of the Board of Supervisors to execute the Cooperative Agreement on behalf of the County; and
4. Authorize the Director of Transportation or designee to take necessary steps to implement the Cooperative Agreement, including the negotiation, approval and execution of any non-substantive amendments and any assignment and assumption associated with change of ownership of the property, subject to review by County Counsel.

ACTION:Policy


Mark Lancaster, Director of Transportation

5/2/2022


Aaron Gettis, Deputy County Counsel

5/10/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 24, 2022
xc: Transportation, Flood
(Companion Item 11.2)

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Cooperative Agreement (Agreement) sets forth the terms and conditions by which certain flood control facilities required as a condition of approval for Tract Map No. 36430-2 is to be constructed by Developer and will be inspected, operated, and maintained by the County and District.

The Agreement is necessary to formalize the transfer of necessary rights of way and to provide for construction inspection and subsequent operation and maintenance of the referenced storm drain facilities.

Upon construction completion of the drainage facilities, the County will assume ownership, operation, and maintenance of certain lateral connector pipes 36 inches or less in diameter located within the County's rights of way and certain transition structures, junction structures, manholes, and curb inlet catch basins.

The District will assume ownership, operation, and maintenance of the drain system greater than 36 inches in diameter and associated concrete outlet, concrete headwall, concrete wingwall, trash rack, riprap, access area to include an access ramp and turnaround, and safety devices.

The Developer will assume ownership, operation, and maintenance of certain lateral connector pipes 36 inches or less in diameter located within the Developer's rights of way, and its associated manholes, drop inlet, and concrete apron.

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

Environmental Findings

The County previously approved the Environmental Impact Report No. 429, the Environmental Assessment No. 42516, and the Specific Plan Amendment No. 2 for Tract Map No. 36430. The County acting as CEQA lead agency finds that the inspection, acceptance, operation, and

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STATE OF CALIFORNIA**

maintenance as described in the Agreement are adequately addressed by the Environmental Impact Report No. 429, the Environmental Assessment No. 42516, and the Specific Plan Amendment No. 2 for Tract Map No. 36430. The terms of ownership, operation, and maintenance between the County and District as described in this Agreement will not have a significant impact on the environment. Therefore, no further analysis is required under CEQA.

Additionally, the Agreement is exempt from CEQA pursuant to Section 15061(b)(3) (Common Sense Exemption) which provides, "The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The Agreement merely establishes the terms and conditions under which the District will accept future operation and maintenance responsibilities of the facilities identified in the Agreement if and when they are constructed. The Agreement does not authorize to any extent whatsoever actual physical development of the underlining property. Such development, if it occurs at all, will be subject to CEQA review by the lead agency with land use authority prior to construction. As such, it can be seen with certainty that there is no possibility that executing this Agreement will have a significant effect on the environment.

Impact on Residents and Businesses

Construction of these drainage improvements is a requirement for the development of Tract Map No. 36430-2. The principal beneficiaries are the future residents of the tract. Ancillary benefits will accrue to the public who will utilize the tract's roadways.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

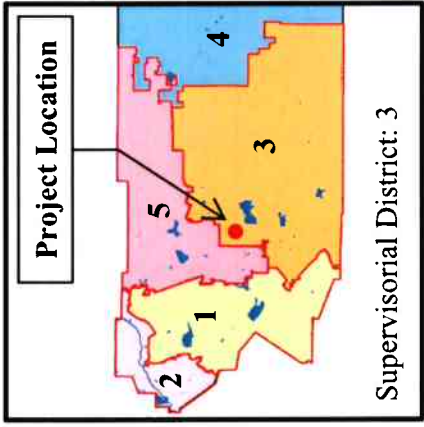
Vicinity Map
Cooperative Agreement



Jason Farin, Principal Management Analyst 5/16/2022



VICINITY MAP



- LEGEND:**
- Project Vicinity
 - City/County boundaries
 - Existing Facilities
 - Supervisorial District

Project Name:
 Salt Creek – Mountaingate Street
 Storm Drain, Stage 4

Tract Map No. 36430-2

Project No. 4-0-00156-04



COOPERATIVE AGREEMENT

Salt Creek – Mountaingate Street Storm Drain, Stage 4
Project No. 4-0-00156-04
Tract Map Nos. 36430-1 and 36430-2

This Cooperative Agreement ("Agreement"), dated as of MAY 24 2022, is entered into by and between the Riverside County Flood Control and Water Conservation District, a body politic ("DISTRICT"), the County of Riverside, a political subdivision of the State of California, on behalf of its Transportation Department ("COUNTY"), and Cal Hearthstone Lot Option Pool 03, LP, a Delaware limited partnership ("DEVELOPER"). DISTRICT, COUNTY and DEVELOPER are individually referred to herein as "Party" and collectively referred to herein as the "Parties". The Parties hereby agree as follows:

RECITALS

A. DEVELOPER is the legal owner of record of certain real property located within the County of Riverside. The legal descriptions of Tract Map Nos. 36430-1 and 36430-2 are provided in Exhibit "A", attached hereto and made a part hereof; and

B. DEVELOPER has submitted for approval Tract Map No. 36430-2, located in an unincorporated area of western Riverside County. Pursuant to the conditions of approval for the proposed development of Tract Map No. 36430-2, DEVELOPER must construct certain flood control facilities to provide flood protection and drainage for DEVELOPER's planned development; and

C. The required flood control facilities and drainage improvements, as shown on DISTRICT Drawing No. 4-1177, and as shown in concept in green on Exhibit "B", attached hereto and made a part hereof, include the construction of the following:

- (i) Line B ("SALT CREEK – MOUNTAINGATE STREET STORM DRAIN, STAGE 4"), which is comprised of approximately eighty-four (84) lineal feet of fifty-four-inch (54") diameter reinforced

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concrete pipe, as shown in concept in green, and its associated concrete outlet, concrete headwall, concrete wingwall, access area which includes an access ramp and turnaround, trash rack and riprap which will collectively convey flows southerly to an earthen channel. At its upstream terminus, SALT CREEK – MOUNTAINGATE STREET STORM DRAIN, STAGE 4 will connect to the existing DISTRICT maintained facility Salt Creek – Mountaingate Street Storm Drain, Stage 2, as shown on DISTRICT Drawing No. 4-1125; and

- (ii) All safety devices requested by DISTRICT staff during the course of project construction and during any final field inspections, including, but not limited to, concrete pads, slope protection barriers, signage and fencing ("SAFETY DEVICES"). SAFETY DEVICES shall be purchased and installed by DEVELOPER's contractor and are subject to DISTRICT's inspection and approval.
- (iii) Together, SALT CREEK – MOUNTAINGATE STREET STORM DRAIN, STAGE 4 and SAFETY DEVICES are hereinafter called "DISTRICT FACILITIES"; and

D. Associated with the construction of DISTRICT FACILITIES includes the construction of various manholes, junction structure, drop inlet, concrete collar, catch basins and certain lateral storm drains thirty-six inches (36") or less in diameter within COUNTY rights of way, hereinafter called ("COUNTY FACILITIES"); and

E. Associated with the construction of DISTRICT FACILITIES and COUNTY FACILITIES includes the construction of certain manholes, drop inlet, concrete apron

and certain lateral reinforced concrete pipes thirty-six inches (36") or less in diameter, located within Tract Map No. 36430-1 boundary within DEVELOPER's held rights of way or easements, hereinafter called "HOA FACILITIES". HOA FACILITIES are to be initially owned and maintained by DEVELOPER and subsequently owned and maintained by the Homeowners' Association within Tract Map No. 36430-1; and

F. Together, DISTRICT FACILITIES, COUNTY FACILITIES and HOA FACILITIES are hereinafter called "PROJECT"; and

G. Tract Map No. 36430-2 is located within Salt Creek Channel – Winchester/North Hemet ("SALT CREEK CHANNEL – WINCHESTER/NORTH HEMET ADP"). The SALT CREEK CHANNEL – WINCHESTER/NORTH HEMET ADP fee obligation for Tract Map No. 36430-2 ("SALT CREEK CHANNEL – WINCHESTER/NORTH HEMET ADP OBLIGATION") shall be calculated in accordance with the "Rules and Regulations for Administration of Area Drainage Plans" dated June 10, 1980, as amended ("RULES"); and

H. DEVELOPER and COUNTY desire DISTRICT to accept ownership and responsibility for the operation and maintenance of DISTRICT FACILITIES; and

I. DEVELOPER and DISTRICT desire COUNTY to accept ownership and responsibility for the operation and maintenance of COUNTY FACILITIES; and

J. DISTRICT is willing to accept ownership and responsibility for the operation and maintenance of DISTRICT FACILITIES provided DEVELOPER (i) complies with this Agreement; (ii) constructs PROJECT in accordance with DISTRICT and COUNTY approved plans and specifications; (iii) obtains and conveys to DISTRICT all rights of way necessary for the inspection, operation and maintenance of DISTRICT FACILITIES, as set forth herein; and (iv) accepts ownership and responsibility for the operation and maintenance of PROJECT following completion of PROJECT construction until such time as DISTRICT accepts ownership

and responsibility for the operation and maintenance of DISTRICT FACILITIES and COUNTY accepts ownership and responsibility for the operation and maintenance of COUNTY FACILITIES as set forth herein; and

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

NOW, THEREFORE, in consideration of the preceding recitals, which are true and correct and incorporated into the term of this Agreement and the mutual covenants hereinafter contained, the Parties hereto mutually agree as follows:

SECTION I

DEVELOPER shall:

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

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

reasonably necessary by COUNTY to cover COUNTY's costs associated with (i) the review and approval of IMPROVEMENT PLANS; (ii) the review and approval of right of way and conveyance documents; (iii) the processing and administration of this Agreement; and (iv) construction inspection costs.

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

4. Provide COUNTY, upon execution of this Agreement or not less than twenty (20) calendar days prior to recordation of the final map for Tract Map No. 36430-2 or any phase thereof, whichever occurs first, with faithful performance and payment bonds in accordance with Ordinance No. 460 of COUNTY, including any amendments thereto, for the estimated cost of construction of (i) DISTRICT FACILITIES as determined by DISTRICT; and (ii) of COUNTY FACILITIES as determined by COUNTY. The surety, amount and form of the bonds shall be subject to approval of DISTRICT (Attention: Contract Services Section) and COUNTY. The bonds shall remain in full force and effect until DISTRICT FACILITIES are accepted by DISTRICT and COUNTY FACILITIES are accepted by COUNTY as complete.

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

6. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a complete list of all contractors and

subcontractors to be performing work on PROJECT, including the corresponding license number and license classification of each. At such time, DEVELOPER shall further identify in writing its designated superintendent for PROJECT construction.

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

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

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

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

10. Secure, at its sole cost and expense, all necessary licenses, agreements, permits, approvals, rights of way, rights of entry and temporary construction easements as may be needed for the construction, inspection, operation and maintenance of PROJECT. Upon DISTRICT approval of IMPROVEMENT PLANS, or not less than twenty (20) calendar days prior to recordation of the final map for Tract Map No. 36430-2 or any phase thereof, whichever occurs first, DEVELOPER shall furnish DISTRICT (Attention: Plan Check Services Section) and COUNTY with sufficient evidence of DEVELOPER having secured such necessary licenses, agreements, permits, approvals, rights of way, rights of entry and temporary construction easements, as determined and approved by DISTRICT and COUNTY.

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

12. Furnish DISTRICT (Attention: Plan Check Services Section), when submitting the Irrevocable Offer(s) of Dedication as set forth in Section I.11., with Preliminary

Reports on Title dated not more than thirty (30) calendar days prior to date of submission of all the property described in the Irrevocable Offer(s) of Dedication.

13. Furnish DISTRICT (Attention: Plan Check Section) and COUNTY each with a set of final mylar PROJECT plans and assign their ownership to DISTRICT and COUNTY, respectively, prior to the start on any portion of PROJECT construction.

14. Notify DISTRICT (Attention: Construction Management Section) and COUNTY in writing after receiving DISTRICT's plan check, right of way and administrative clearance for PROJECT as set forth in Sections I.1 through I.13, with twenty (20) calendar days written notice of intent to start of construction of PROJECT, and include PROJECT's geotechnical firm, concrete lab/test firm, D-Load test forms, trench shoring/false work calculations and concrete mix designs for DISTRICT's review and approval. Construction shall not begin on any element of PROJECT, for any reason whatsoever, until DISTRICT has issued to DEVELOPER a written Notice to Proceed authorizing DEVELOPER to commence construction of PROJECT.

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

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

17. Comply with all Cal/OSHA safety regulations, including, but not limited to, regulations concerning confined space and maintain a safe working environment for DEVELOPER, DISTRICT and COUNTY employees on the site.

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

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

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

21. At the time of recordation of the conveyance document(s) as set forth in Section 1.20, furnish DISTRICT with policies of title insurance, each in the amount of not less than (i) fifty percent (50%) of the estimated fee value as determined by DISTRICT for each easement parcel to be conveyed to DISTRICT; or (ii) one hundred percent (100%) of the estimated

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

22. Accept ownership, sole responsibility and all liability whatsoever for the operation and maintenance of PROJECT until such time as (i) DISTRICT accepts ownership and responsibility for operation and maintenance of DISTRICT FACILITIES; and (ii) COUNTY accepts ownership and responsibility for operation and maintenance of COUNTY FACILITIES. DISTRICT FACILITIES shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and in the sole discretion of DISTRICT, DISTRICT FACILITIES is not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER. DEVELOPER shall continue to be responsible to own, operate and maintain HOA FACILITIES.

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

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

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

SECTION II

DISTRICT shall:

1. Review IMPROVEMENT PLANS and approve when DISTRICT has determined that such plans meet DISTRICT standards and are found acceptable to DISTRICT prior to the start of PROJECT construction.
2. Provide COUNTY an opportunity to review and approve IMPROVEMENT PLANS prior to DISTRICT's final approval.
3. Upon execution of this Agreement, record or cause to be recorded a copy of this Agreement in the Official Records of the County of Riverside Recorder.
4. Record or cause to be recorded the Irrevocable Offer(s) of Dedication provided by DEVELOPER pursuant to Section I.11.
5. Inspect construction of DISTRICT FACILITIES.
6. Keep an accurate accounting and submit periodic invoices to DEVELOPER of all DISTRICT costs associated (i) with the review and approval of

IMPROVEMENT PLANS; (ii) the review and approval of right of way and conveyance documents; and (iii) the processing and administration of this Agreement.

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

8. Provide DEVELOPER with a reproducible duplicate copy of "record drawings" of IMPROVEMENT PLANS upon (i) DISTRICT acceptance of PROJECT construction as being complete; and (ii) DISTRICT receipt of stamped and signed "record drawing" of IMPROVEMENT PLANS as set forth in Section I.23.

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

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

inspection and in the sole discretion of DISTRICT, DISTRICT FACILITIES are not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER.

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

SECTION III

COUNTY shall:

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

2. Accept COUNTY and DISTRICT approved faithful performance and payment bonds submitted by DEVELOPER, which meet the requirements of Ordinance No. 460 of COUNTY, including any amendments thereto, as set forth in Section I.4., for the estimated cost for construction of DISTRICT FACILITIES as determined by DISTRICT and of COUNTY FACILITIES as determined by COUNTY and hold said bonds as provided herein. The surety, amount and form of the bonds shall list DISTRICT and COUNTY as obliges, and be subject to the approval of DISTRICT (Attention: Contract Services Section) and COUNTY. The bonds shall remain in full force and effect until DISTRICT FACILITIES are accepted by DISTRICT and COUNTY FACILITIES are accepted by COUNTY as complete. Both bonds shall be subscribed by an Admitted Surety Insurer, which is authorized to transact surety insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or larger. Should any bond or surety become insufficient, DEVELOPER shall furnish a new bond within ten (10) days after receiving notice from COUNTY.

3. Request DEVELOPER update the construction schedule as deemed necessary.

4. Inspect PROJECT construction.

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

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

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

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

9. Accept ownership and sole responsibility for the operation and maintenance of COUNTY FACILITIES upon (i) DISTRICT acceptance of DISTRICT FACILITIES for ownership, operation and maintenance; (ii) COUNTY's final inspection of COUNTY FACILITIES; and (iii) COUNTY's sole determination that COUNTY FACILITIES are in a satisfactorily maintained condition.

10. Upon DISTRICT and COUNTY acceptance of PROJECT construction as being complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and covers located within COUNTY rights of way, which must be performed at such time(s) that the

finished grade along and above the underground portions of DISTRICT FACILITIES are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed by COUNTY at no cost to DISTRICT.

SECTION IV

It is further mutually agreed:

1. All construction work involved with PROJECT shall be inspected by DISTRICT and COUNTY but shall not be deemed complete until DISTRICT and COUNTY mutually agree in writing that construction is completed in accordance with DISTRICT and COUNTY approved IMPROVEMENT PLANS.

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

3. If DEVELOPER fails to commence construction of PROJECT within twenty-four (24) consecutive months after execution of this Agreement, it is expressly understood that since time is of the essence in this Agreement, failure of DEVELOPER to perform the work within the agreed upon time shall constitute authority for DISTRICT to perform the remaining work for PROJECT and require DEVELOPER's surety to pay to COUNTY the penal sum of any and all bonds. In which case, COUNTY shall subsequently reimburse DISTRICT from the funds paid by DEVELOPER's surety for any DISTRICT costs incurred to perform the remaining work to complete PROJECT.

4. If DEVELOPER fails to complete construction of PROJECT within twelve (12) consecutive months after commencement of construction of PROJECT, then DISTRICT reserves the right to withhold issuance of the Notice to Proceed pending a review of the existing

site conditions as they exist at the time DEVELOPER provides written notification to DISTRICT of the start of construction as set forth in Section I.14. In the event of a change in the existing site conditions that materially affects PROJECT function or DISTRICT's ability to operate and maintain DISTRICT FACILITIES, DISTRICT may require DEVELOPER to modify IMPROVEMENT PLANS as deemed necessary by DISTRICT. In the event of a change in the existing site conditions that materially affects PROJECT function or COUNTY's ability to operate and maintain COUNTY FACILITIES, COUNTY may require DEVELOPER to modify IMPROVEMENT PLANS as deemed necessary by COUNTY.

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

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

7. PROJECT construction work shall be on a five (5) day, forty (40) hour work week with no work on Saturdays, Sundays or DISTRICT or COUNTY designated legal holidays, unless otherwise approved in writing by DISTRICT and COUNTY. If DEVELOPER feels it is necessary to work more than the normal forty (40) hour work week or on holidays, DEVELOPER shall make a written request for permission from DISTRICT and COUNTY to work the additional hours. The request shall be submitted to DISTRICT and COUNTY at least seventy-two (72) hours prior to the requested additional work hours and state the reasons for the overtime and the specific time frames required. The decision of granting permission for overtime work shall be made by DISTRICT and COUNTY at their sole discretion and shall be final. If permission is granted by DISTRICT and COUNTY, DEVELOPER will be charged the cost incurred at the overtime rates for additional inspection time required in connection with the overtime work in accordance with Ordinance Nos. 671 and 749, including any amendments thereto, of the County of Riverside.

8. DEVELOPER shall indemnify and hold harmless DISTRICT and COUNTY (including each of their Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) (individually and collectively referred to as "Indemnitees") from any liability whatsoever, based or asserted upon any services of DEVELOPER, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including, but not limited to, property damage, bodily injury or death, or any other element of any kind or nature whatsoever arising from the performance of DEVELOPER, its officers, employees, subcontractors, agents or representatives from this Agreement. DEVELOPER shall defend, at its sole expense, all costs and fees, including, but not limited to,

attorney fees, cost of investigation, defense, and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

9. With respect to any action or claim subject to indemnification herein by DEVELOPER, DEVELOPER shall, at its sole cost, have the right to use counsel of their own choice and may adjust, settle or compromise any such action or claim only with the prior consent of DISTRICT and COUNTY. Any such adjustment, settlement or compromise shall not in any manner whatsoever limit or circumscribe DEVELOPER's indemnification to Indemnitees as set forth herein.

10. DEVELOPER's obligations hereunder shall be satisfied when DEVELOPER has provided to DISTRICT and COUNTY the appropriate form of dismissal relieving DISTRICT and COUNTY from any liability for the action or claim involved.

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

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

13. DEVELOPER for itself, its successors and assigns hereby releases DISTRICT and COUNTY (including each of their Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the

California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, for damage caused by the discharge of drainage within or from PROJECT. Nothing contained herein shall constitute a release by DISTRICT or COUNTY (including their Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) of DEVELOPER from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, for the negligent maintenance of PROJECT by DEVELOPER after the acceptance of PROJECT by DISTRICT or COUNTY.

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

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

To DISTRICT:	RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT 1995 Market Street Riverside, CA 92501 Attn: Contracts Services Section
To COUNTY:	COUNTY OF RIVERSIDE 4080 Lemon Street, 8 th Floor Riverside, CA 92501 Attn: Transportation Department Plan Check Section
To DEVELOPER:	CAL HEARTHSTONE LOT OPTION POOL 03, LP 23975 Park Sorrento, Suite 220 Calabasas, CA 91302 Attn: Steven C. Porath

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

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

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

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

20. No Party shall assign this Agreement without the written consent of all other Parties. Any attempt to delegate or assign any interest herein without written consent of all other Parties shall be deemed void and of no effect. In the event DEVELOPER sells Tract Map No. 36430-2, DEVELOPER shall notify DISTRICT and COUNTY of any such transfer or assignment in writing no later than (30) calendar days from the date of the sale. DEVELOPER expressly understands and agrees that it shall remain liable with respect to any and all of the obligations and duties in this Agreement until DISTRICT and COUNTY, DEVELOPER and the new owner(s) of Tract Map No. 36430-2 fully execute an assignment and assumption agreement

that transfers all DEVELOPER's rights, duties or obligations hereunder to the new owner(s) of Tract Map No. 36430-2.

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

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

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

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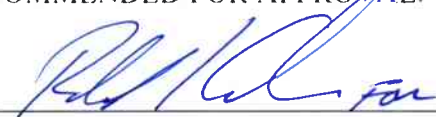
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on


MAY 24 2022

(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

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

By 
JASON E. UHLEY
General Manager-Chief Engineer


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

APPROVED AS TO FORM:

ATTEST:

COUNTY COUNSEL

KECIA HARPER
Clerk of the Board

By 
AARON C. GETTIS
Deputy County Counsel

By 
Deputy

(SEAL)

[Signed in Counterpart]

Cooperative Agreement:
Salt Creek – Mountaingate Street Storm Drain, Stage 4
Project No. 4-0-00156-04
Tract Map No. 36430-2
AK:blm
04/11/22

RECOMMENDED FOR APPROVAL:

COUNTY OF RIVERSIDE

By *Mark Lancaster*
MARK LANCASTER
Director of Transportation

By *Jeff Hewitt*
JEFF HEWITT, Chairman
Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

COUNTY COUNSEL

KECIA HARPER
Clerk of the Board

By *Steph Miller*
STEPHANIE K. NELSON
Deputy County Counsel

By *Judy Martinez*
Deputy

(SEAL)

[Signed in Counterpart]


Cooperative Agreement:
Salt Creek – Mountaingate Street Storm Drain, Stage 4
Project No. 4-0-00156-04
Tract Map No. 36430-2
AK:blm
04/11/22

**CAL HEARTHSTONE LOT OPTION POOL 03,
LP, a Delaware limited partnership**

By Cal Hearthstone PBLO GP, LLC,
a Delaware limited liability company,
General Partner

By: Cal Hearthstone Public Builder Lot
Option, LLC,
a Delaware limited liability
company,
Sole Member

By: Hearthstone Professionals –
CS, LP,
a Delaware limited partnership,
Member Manager

By: 

Steven C. Porath
Authorized Person

(ATTACH NOTARY WITH CAPACITY
STATEMENT)

Cooperative Agreement:
Salt Creek – Mountaingate Street Storm Drain, Stage 4
Project No. 4-0-00156-04
Tract Map No. 36430-2
AK:blm
04/11/22

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles }
On April 20, 2022 before me, Karen S. Hornback, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Steven C. Borjht
Name(s) of Signer(s)

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 Karen S. Hornback
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Real Property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL A: (APN'S: 461-020-034 AND 461-020-041)

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 05573, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2017 AS INSTRUMENT NO. 2017-0041839 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCEL 2A OF LOT LINE ADJUSTMENT NO. 05548, RECORDED ON SEPTEMBER 16, 2016 AS INSTRUMENT NO. 2016-0404388, PARCEL 1 OF CERTIFICATE OF PARCEL MERGER NO. 01975 RECORDED AUGUST 29, 2016 AS INSTRUMENT NO. 2016-0370525, AND PARCEL 2 OF LOT LINE ADJUSTMENT NO. 05562, RECORDED NOVEMBER 02, 2016 AS INSTRUMENT NO. 2016-0485376, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTIONS 19, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROUSE ROAD (60 FEET WIDE) WITH CENTERLINE OF EMPEROR ROAD (60 FEET WIDE) AS SHOWN ON ROMOLA FARMS NO. 15, MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING ON THE EASTERLY LINE OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT NO. 05562;

THE FOLLOWING (2) TWO COURSES ALONG THE EASTERLY LINE OF SAID PARCEL 1:

- 1) THENCE NORTH 89°56'00" EAST ALONG THE CENTERLINE OF ROUSE ROAD, A DISTANCE OF 37.53 FEET;
- 2) THENCE SOUTH 09°30'27" WEST, A DISTANCE OF 258.07 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2 FOR THE TRUE POINT OF BEGINNING;

THE FOLLOWING (3) COURSES ALONG SAID PARCEL 2:

- 1) THENCE NORTH 80°29'33" WEST, A DISTANCE OF 390.48 FEET;
- 2) THENCE SOUTH 89°54'17" WEST, A DISTANCE OF 265.50 FEET;
- 3) THENCE SOUTH 00°04'00" EAST, A DISTANCE OF 739.87 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1850.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 06°56'43" EAST;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°02'26", AN ARC DISTANCE OF 227.33 FEET;

THENCE SOUTH 89°54'17" WEST, A DISTANCE OF 272.41 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BRIGGS ROAD;

THENCE SOUTH 00°04'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°54'17" EAST, A DISTANCE OF 272.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1800.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°36'41", AN ARC DISTANCE OF 678.94 FEET TO A POINT THEREON, THE RADIAL LINE TO SAID POINT BEARS NORTH 21°30'58" EAST;

THENCE NORTH 21°30'58" EAST, A DISTANCE OF 56.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 2;

THE FOLLOWING (5) FIVE COURSES ALONG THE EASTERLY LINE OF SAID PARCEL 2:

1) THENCE NORTH 19°58'23" EAST, A DISTANCE OF 288.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1250.00 FEET;

2) THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°27'57", AN ARC DISTANCE OF 228.33 FEET;

3) THENCE NORTH 09°30'27" EAST, A DISTANCE OF 154.11 FEET;

4) THENCE NORTH 80°29'33" WEST, A DISTANCE OF 13.00 FEET;

5) THENCE NORTH 09°30'27" EAST, A DISTANCE OF 141.16 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: (APN: 461-020-044)

PARCEL 3 AS SHOWN ON LOT LINE ADJUSTMENT NO. 05573, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2017 AS INSTRUMENT NO. 2017-0041839 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCEL 3 OF LOT LINE ADJUSTMENT NO. 05562, RECORDED ON NOVEMBER 02, 2016 AS INSTRUMENT NO. 2016-0485376, AND CERTIFICATE OF PARCEL MERGER NO. 01975, RECORDED ON AUGUST 29, 2016 AS INSTRUMENT NO. 2016-0370525, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTIONS 19, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINE ROUSE ROAD (60 FEET WIDE) WITH CENTERLINE OF EMPEROR ROAD (60 FEET WIDE) AS SHOWN ON ROMOLA FARMS NO. 15 MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING ON THE EASTERLY LINE OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT NO. 05562;

THE FOLLOWING (2) TWO COURSES ALONG THE EASTERLY LINE OF SAID PARCEL 1:

1) THENCE NORTH 89°56'00" EAST ALONG SAID CENTERLINE OF ROUSE ROAD, A DISTANCE OF 37.53 FEET FOR THE TRUE POINT OF BEGINNING;

2) THENCE SOUTH 09°30'27" WEST, A DISTANCE OF 258.07 FEET TO THE NORTHERLY LINE OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT NO. 05562;

THE FOLLOWING (6) SIX COURSES ALONG THE EASTERLY LINE OF SAID PARCEL 2:

1) THENCE CONTINUING SOUTH 09°30'27" WEST, A DISTANCE OF 141.16 FEET;

2) THENCE SOUTH 80°29'33" EAST, A DISTANCE OF 13.00 FEET;

3) THENCE SOUTH 09°30'27" WEST, A DISTANCE OF 154.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1250.00 FEET;

4) THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°27'57", AN ARC DISTANCE OF 228.33 FEET;

5) THENCE SOUTH 19°58'23" WEST, A DISTANCE OF 288.30 FEET;

6) THENCE SOUTH 24°08'51" EAST, A DISTANCE OF 9.75 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1850.00 FEET, THE RADIAL LINE TO SAID CURVE BEARS NORTH 21°43'55" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°00'52", AN ARC DISTANCE OF 710.82 FEET;

THENCE SOUTH 46°15'13" EAST, A DISTANCE OF 127.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1230.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°06'00", AN ARC DISTANCE OF 989.65 FEET;

THENCE SOUTH 00°09'13" EAST, A DISTANCE OF 243.68 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE CENTERLINE OF CHAMBERS AVENUE (20.00 FEET HALF WIDTH);

THENCE NORTH 89°58'30" EAST ALONG EASTERLY PROLONGATION OF SAID CENTERLINE OF CHAMBERS AVENUE, A DISTANCE OF 403.71 FEET TO THE CENTER OF SAID SECTION 19;

THENCE NORTH 00°25'02" EAST ALONG THE CENTER SECTION LINE OF SAID SECTION 19, A DISTANCE OF 2649.54 FEET TO THE NORTHERLY LINE OF SAID SECTION 19;

THENCE SOUTH 89°56'00" WEST ALONG THE NORTH SECTION LINE OF SAID SECTION 19, A DISTANCE OF 1258.26 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C: (APN'S: 461-020-038, 461-020-042 AND 461-020-043)

PARCEL 4 AS SHOWN ON LOT LINE ADJUSTMENT NO. 05573, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2017 AS INSTRUMENT NO. 2017-0041839 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 2 AND 3 OF LOT LINE ADJUSTMENT NO. 05562, RECORDED ON NOVEMBER 02, 2016 AS INSTRUMENT NO. 2016-0485376, PARCEL 2A ON LOT LINE ADJUSTMENT NO. 05548, RECORDED ON SEPTEMBER 16, 2016 AS INSTRUMENT NO. 2016-0404388, AND CERTIFICATE OF PARCEL MERGER NO. 01975, RECORDED ON AUGUST 29, 2016 AS INSTRUMENT NO. 2016-0370525, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINE BRIGGS ROAD (60 FEET WIDE) WITH CENTERLINE ROUSE ROAD (60 FEET WIDE) AS SHOWN ON ROMOLA FARMS NO. 15, MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°56'00" EAST ALONG SAID CENTERLINE OF ROUSE ROAD, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°04'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BRIGGS ROAD, A DISTANCE OF 964.85 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°54'17" EAST, A DISTANCE OF 272.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1800.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°36'41", AN ARC DISTANCE OF 678.94 FEET TO A POINT THEREON, THE RADIAL LINE TO SAID POINT BEARS NORTH 21°30'58" EAST;

THENCE NORTH 21°30'58" EAST, A DISTANCE OF 56.80 FEET;

THENCE SOUTH 24°08'51" EAST A DISTANCE OF 9.75 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1850.00 FEET, THE RADIAL LINE TO SAID CURVE BEARS NORTH 21°43'55" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°00'52", AN ARC DISTANCE OF 710.82 FEET;

THENCE SOUTH 46°15'13" EAST, A DISTANCE OF 127.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1230.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°06'00", AN ARC DISTANCE OF 989.65 FEET;

THENCE SOUTH 00°09'13" EAST, A DISTANCE OF 243.68 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE CENTERLINE OF CHAMBERS AVENUE (20.00 FEET HALF WIDTH), SAID POINT BEING SOUTH 89°58'30" WEST, 403.71 FEET FROM CENTER OF SAID SECTION 19;

THENCE SOUTH 89°58'30" WEST ALONG THE CENTERLINE OF CHAMBERS AVENUE, A DISTANCE OF 1475.97 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF MATTHEWS ROAD (60.00 FEET WIDE);

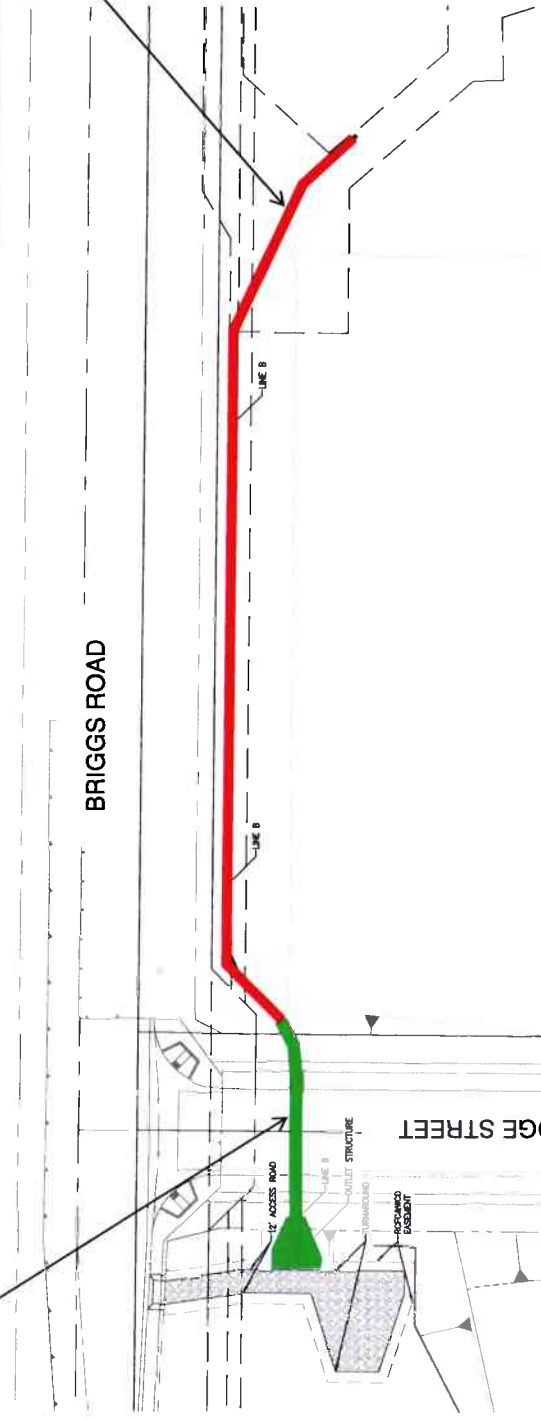
THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE NORTH 54°09'00" WEST, A DISTANCE OF 677.88 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BRIGGS ROAD; THENCE NORTH 00°04'00" WEST, A DISTANCE OF 1284.71 FEET TO THE TRUE POINT OF BEGINNING.

APN: 461-020-041 to 044 and 461-020-034 & 038

EXHIBIT "B"

SALT CREEK- MOUNTAINGATE
STREET STORM DRAIN, STAGE 4
- (GREEN)

Existing facility (Salt Creek- Mountaingate
Street Storm Drain, Stage 2)



COOPERATIVE AGREEMENT
Salt Creek - Mountaingate Street Storm Drain, Stage 4
Project No. 4-0-00156-04
Tract Map No. 36430-2

EXHIBIT "C"

DISTRICT's Insurance Requirements is as follows:

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

A. Workers' Compensation:

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

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of DEVELOPER's performance of its obligations hereunder. Policy shall name the DISTRICT as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

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

D. Professional Liability:

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

EXHIBIT "C"

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

E. General Insurance Provisions – All Lines:

- a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the DISTRICT Risk Manager. If the DISTRICT's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- b. The DEVELOPER must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the DISTRICT Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention deemed unacceptable to the DISTRICT, and at the election of the DISTRICT's Risk Manager, DEVELOPER's carriers shall either: 1) reduce or eliminate such self-insured retention with respect to this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.
- c. DEVELOPER shall cause their insurance carrier(s) or its contractor's insurance carrier(s), to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the DISTRICT Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement

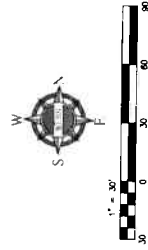
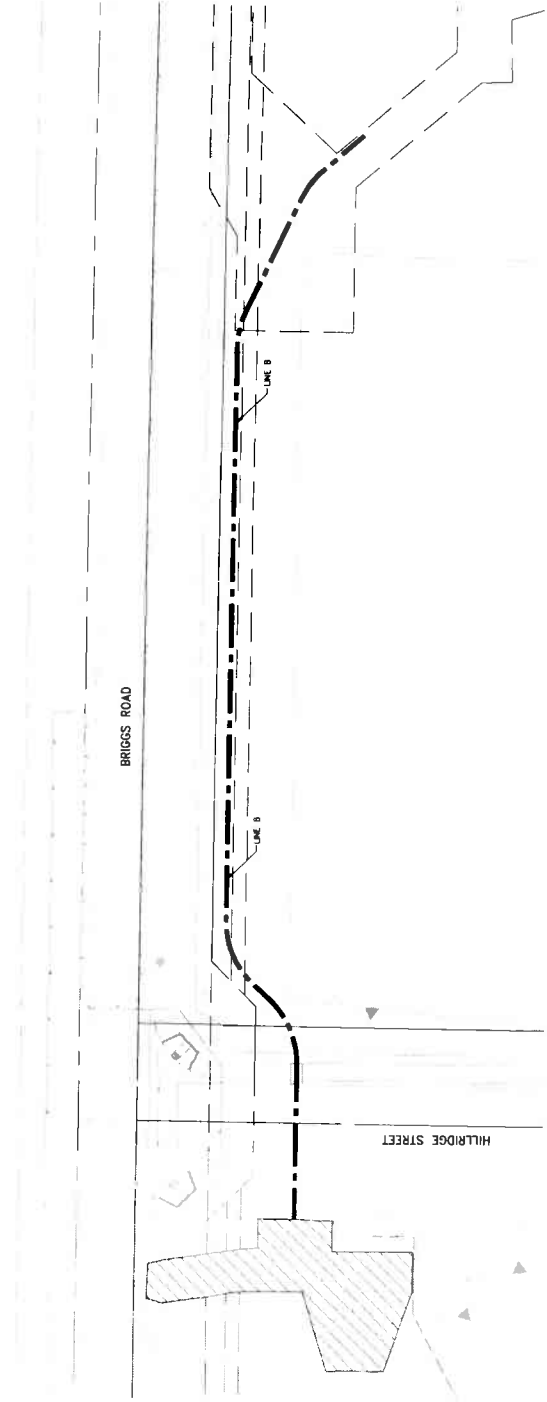
EXHIBIT "C"

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

- d. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.
- e. It is understood and agreed by the parties hereto that DEVELOPER's insurance shall be construed as primary insurance, and DISTRICT's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.
- f. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures (such as the use of aircraft, watercraft, cranes, etc.); or the term of this Agreement, including any extensions thereof, exceeds five (5) years, DISTRICT reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein, if, in the DISTRICT Risk Manager's reasonable judgment, the amount or type of insurance carried by DEVELOPER has become inadequate.
- g. DEVELOPER shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.
- h. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT.
- i. DEVELOPER agrees to notify DISTRICT of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

EXHIBIT "D"

 - EASEMENT



COOPERATIVE AGREEMENT
Salt Creek - Mountaingate Street Storm Drain, Stage 4
Project No. 4-0-00156-04
Tract Map No. 36430-2