

WHEN RECORDED PLEASE RETURN TO:

RECORDING REQUESTED BY:

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

FOR THE BENEFIT OF THE COUNTY

LIEN AGREEMENT

As Subdivision Improvement Security for Tract 33688

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR
RECORDING INFORMATION

RECORDED AS A BENEFIT
COUNTY OF RIVERSIDE

WHEN RECORDED RETURN TO:

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

LIEN AGREEMENT

THIS LIEN AGREEMENT ("Lien Agreement") is entered into this 09 day of July 2024, by and among the County of Riverside, a political subdivision of the State of California ("County") and Sunland Properties ("Owner").

RECITALS

- A. Owner has applied to County for approval of a Final Map for as **Tract 33688** referred to herein as "Map," pursuant to Ordinance No. 460 ("the Subdivision Ordinance").
- B. Owner is required to enter into secured agreements with County entitled "Subdivision Improvement Agreements" to perform certain acts and construct certain improvements as a condition of County's approval of said Map.
- C. Owner is required by the Subdivision Improvement Agreement, the Subdivision Ordinance, and the Subdivision Map Act (Gov. Code, §§ 66462 and 66499) to provide security satisfactory to the County to secure its obligations under the Subdivision Improvement Agreement.
- D. Owner warrants that Owner has not sold any of the individual lots in the real property to be divided, as identified on the Map.
- E. With the exception of grading commenced pursuant to a valid grading permit, Owner has not commenced to install or construct any of the improvements required by the Subdivision Improvement Agreement and has not been issued any construction permits, excluding a grading permit, on any of the real property to be divided as identified on the Map.
- F. Owner has provided a title insurance policy and current title report from a title company approved by the County and issued within the 60 days prior to the execution of this Lien Agreement that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.
- G. Pursuant to the Subdivision Ordinance, § 17.3, County is authorized to defer the posting of securities for the provision of improvements to the land division if the Owner enters into a secured agreement to defer making land division improvements required by Article X of the Subdivision Ordinance.
- H. County is authorized to accept the security proposed by Owner, known as a lien agreement, for the Subdivision Improvement Agreement under the provisions of Government Code Section 66499 (a) (4) and Subdivision Ordinance § 17.3.

I. County has found and determined that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the Map.

J. Owner represents and County has confirmed that Owner has paid all plan check fees and has a deposit based fee account in good standing with the County.

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

I. Owner's Performance and Obligations

A. Owner hereby grants to County, in accordance with the terms and conditions of this Lien Agreement, a lien upon the property ("Property") described in Exhibit "A" ("Grant Deed"), attached hereto, as security for the following obligations of Owner:

(1) Construction of the improvements ("Improvements") specified in the Subdivision Improvement Agreement, in the estimated amounts and for the purposes specified in Exhibit "B" attached hereto; provided, however, that Owner's obligation hereunder shall extend to the actual cost of construction of the Improvements, notwithstanding that such costs may exceed the estimate set forth in Exhibit "B"; and

(2) Payment of the balance of the fees or provision of the improvements or services described in Article X of the Subdivision Ordinance (collectively, "Fees"), in the amount required in accordance with Ordinance 671, as determined appropriate by the Director of Transportation.

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

B. For so long as title to the Property remains subject to this Lien Agreement, Owner shall not: (1) request issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property; (2) sell or permit the sale of any lot shown on the Map; or (3) commence work on any portion of the Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare with the consent of the County. Notwithstanding the above, fee title to the entire property encumbered by this Lien Agreement or to all lots designated on the Map may be sold in the aggregate to a single purchaser, provided that the proposed purchaser, prior to assuming title to the property, executes a new lien agreement or provides acceptable alternative security acceptable to the County.

C. At the time Owner executes this Lien Agreement, Owner shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000), to be used by County to reimburse County for any costs which County may incur in processing a reversion to acreage initiated pursuant to this Lien Agreement. Any unused portion of such deposit shall be refunded to Owner following completion of such reversion. If the costs of reverting the Property to acreage exceed \$12,000, Owner shall pay such additional costs to County prior to recordation of the reversion to acreage map. The unused portion of this deposit may be applied to the deposit of fees for inspection, tests and other related purposes for the required Improvements upon termination of this Lien Agreement. If fee title to the entire property encumbered by this Lien Agreement or all lots designated on the Map are sold in the aggregate to a single purchaser and the purchaser executes a new lien agreement, the purchaser shall file with County a cash deposit in the amount of Twelve Thousand Dollars (\$12,000) for the purpose of reverting the property to acreage if the purchaser breaches the terms of the lien agreement. Upon receipt of the substitute deposit from the purchaser and execution of the new lien agreement, the original cash deposit will be refunded to Owner, minus Fees still owed to County by Owner.

D. Prior to obtaining a grading permit or commencing the installation and construction of any portion of the Improvements required by the Subdivision Improvement Agreement, Owner shall deposit fees for inspections, tests and other related purposes, and shall substitute other forms of security satisfactory to County in place of this Lien Agreement; provided, however, that Owner shall not be permitted to obtain said permits, substitute such security or commence the installation and construction of any portion of the Improvements if less than two (2) years have elapsed since the date of recordation of this Lien Agreement.

E. Owner shall make the deposits specified in attached Exhibit "B" in the amounts prescribed for such purposes upon termination of this Lien Agreement. Owner also agrees to provide the substitute forms of security in the amounts and for the purposes set forth in the Subdivision Improvement Agreement, except that the amounts shall be calculated using the estimated cost of the Improvements at the time of substitution, as ascertained by County.

F. Owner shall substitute acceptable security for this Lien Agreement and commence to construct the Improvements required by the Subdivision Improvement Agreement within three (3) years following the date of recordation of the Map. At its sole discretion, the County may grant extensions of time in accordance with Section 17.3 of the Subdivision Ordinance. For each extension of time, Owner shall provide a title insurance policy and current title report from a title company approved by the County, and issued within the 60 days prior to the request for an extension of time, that documents that the Owner is the record owner of the real property to be divided as identified on the Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.

G. Owner shall pay the balance of the Fees prior to commencement of the work for which the Fees are required or prior to issuance of any building permit, whichever occurs first.

H. Owner agrees that if suit is brought upon this Lien Agreement, all costs and reasonable expenses and fees incurred by the County in successfully enforcing Owners obligations shall be paid by Owner, including attorneys' fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

I. Owner agrees to indemnify, and hold harmless, the County, its officers, employees and agents from any liability whatsoever based or asserted upon any act or omission of Owner, its employees and agents relating to or in any way connected with the accomplishment of work, obligations, or performance of service under this Lien Agreement. As part of the foregoing indemnity, Owner agrees to protect and defend at its own expense, including attorneys' fees, the County, its officers, employees and agents in any legal action based upon such alleged acts or omissions.

II. County's Performance and Obligations

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

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

III. Effect of Lien Agreement

A. From the date of recordation of this Lien Agreement, a lien shall attach to the Property which shall have the priority of a judgment lien in an amount necessary to discharge all obligations contained in the Subdivision Improvement Agreement and any Fees. Under no circumstances shall the County agree to subordinate the lien.

B. Owner shall have the right to convey or sell fee title to the entire property encumbered by this Lien Agreement, so long as the purchaser agrees in writing to accept and be bound by the terms and provisions of this Lien Agreement, the applicable Subdivision Improvement Agreement, and the Fees, or has provided alternative security acceptable to the County per Subdivision Ordinance § 17.1.A. Any new lien agreement entered into by a purchaser of the Property must provide for completion of the Improvements by the same date as is specified herein.

C. This Lien Agreement shall expire upon release of the Property by the County, except that Owner's obligation to perform and complete the Improvements within four (4) years from the date of recordation of this Lien Agreement (or such date as may have been extended in accordance with the Subdivision Ordinance), as described in Section I(F) above, shall not expire but shall remain in full force and effect until satisfactory completion of the Improvements in full compliance with the Subdivision Improvement Agreement.

D. Notwithstanding any provisions of the Subdivision Ordinance to the contrary, so long as this Lien Agreement is utilized for security as described herein, the County is not obligated to accept offers of dedication for street or drainage purposes on the Property.

IV. Events of Default

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

A. Failure by Owner to deposit fees for inspections, tests and other specified purposes or to substitute other forms of security satisfactory to County within the time allotted and as prescribed by this Lien Agreement.

B. Commencement of any work on the Improvements by Owner, its agents or employees, prior to substitution of acceptable security with the County in place of this Lien Agreement except as specifically authorized by County to correct or prevent threats to the public health, safety or general welfare.

C. Failure by Owner to substitute acceptable security for this Lien Agreement and complete construction of the Improvements described in the Subdivision Improvement Agreement within the time allotted and as prescribed by this Lien Agreement.

D. Failure by Owner to pay the Fees described in Section I (A) (2), above, at the time required herein.

E. Filing of any proceedings or action by or against Owner to declare Owner bankrupt or to appoint a receiver or trustee for Owner or to reorganize Owner or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within sixty (60) days.

F. Levy of any attachment or writ of execution against Owner and the Property whereby the Property is taken or occupied or attempted to be taken or occupied by someone other than Owner and such attachment or execution is not released within (60) days.

G. Sale of any lot shown on the Map prior to release of the lien created by this Lien Agreement, except as provided in subparagraph III (B).

H. Request by Owner of issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property.

I. Breach by Owner of any other term or condition of this Lien Agreement or of the Subdivision Improvement Agreement or Owner's failure to fully and faithfully discharge its obligations hereunder within the time specified herein.

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

V. County's Remedies

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

A. Pursue any or all of the remedies provided in the Subdivision Improvement Agreement;

B. Enforce this lien by appropriate action in court or as provided by law and in the event the enforcement is by action in court, the Owner agrees that the amount of said lien shall include reasonable attorneys' fees which shall be taxed as a cost in any suit for such enforcement;

C. Estimate the cost of the work required to complete the Improvements, and all Fees, and foreclose said lien in said amount;

D. Initiate proceedings for reversion of the real property within the land division to acreage, at the expense of Owner, in accordance with the provisions of the Subdivision Map Act;

E. Pursue any other remedy, legal or equitable, for the foreclosure of a lien. Owner, its heirs and assigns, shall pay reasonable attorneys' fees to be taxed as a cost in said proceedings.

VI. General Provisions

A. Recordation. This Lien Agreement shall be recorded by County with the County Recorder immediately following execution of this Lien Agreement indexed by (1) all parties hereto, and (2) all parties having any record title interest in the subject real property, pursuant to Government Code Section 66436, acknowledging subordination of their interests to this Lien Agreement.

B. Contingency. This Lien Agreement shall not take effect until it has been approved by the County Board of Supervisors.

C. Entire Agreement. This Lien Agreement together with all exhibits and other agreements expressly referred to herein, constitutes the entire agreement between the parties with respect to the subject matter contained herein. All prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are superseded.

D. Further Assurances. The parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Lien Agreement and the intentions of the parties.

E. Governing Law. This Lien Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California.

F. Headings. The captions and Section headings used in this Lien Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

G. Modification, Waiver. No modification, waiver, amendment or discharge of this Lien Agreement shall be valid unless the same is in writing and signed by all parties.

H. No Other Inducement. The making, execution and delivery of this Lien Agreement by the parties hereto has been induced by no representations, statements, warranties or agreements other than those expressed herein.

I. Severability. If any term, provision, covenant or condition of this Lien Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Lien Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Lien Agreement shall be valid and enforceable to the fullest extent permitted by law.

COUNTY OF RIVERSIDE ("COUNTY")

By: Chuck Washington
Chairman, Board of Supervisors
CHUCK WASHINGTON

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By: Naomy Li
Deputy

Sunland Properties, Inc ("OWNER")

By: Sunny Hwang
President; Sunny Hwang

SEE R
ATTACHED

By: Chin H. Hwang
Secretary; Chin H. Hwang

APPROVED AS TO FORM

County Counsel

By: B. [Signature]

Recording Request By:
First American Title Company
Homebuilder Services Division

DOC # 2022-0405617
09/23/2022 12:57 PM Fees: \$60.00
Page 1 of 13
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

EXHIBIT A

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Sunland Properties, Inc.
8949 Buffalo Avenue
Rancho Cucamonga, CA 91730

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

0782939 TC

Space Above This Line for Recorder's Use Only

GRANT DEED

A.P.N.: 283-140-004, 283-140-006 thru 283-140-010 and 283-250-004

T.R.A. No.059-050

File No.: OSA-6782939 (jg)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$2,241.80; CITY TRANSFER TAX \$0.00;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of , and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James P. Rapp, a Married Man as His Sole and Separate Property, as to Parcels 1 and 2; Fredric Walecki, a married man as his sole and separate property, who acquired title as a Single Man and Christine Walevska, a single woman, as their interest appear of record as to Parcel 3; Ronald H. Walecki and Jennifer Walecki Golison, Successor Trustees of the Walecki Family Trust dated January 5, 1996, as to Parcel 4 and James P. Rapp and Kathleen E. Rapp, Husband and Wife as Community Property with Right of Survivorship and Ronald Hermann Walecki, a Widower, All as Joint Tenants**

hereby GRANTS to **Sunland Properties, Inc., a California corporation**

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

PARCEL 1: (APN: 283-140-004)

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34, WHICH BEARS SOUTH 00°07'35" EAST, A DISTANCE OF 496.26 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION;
THENCE CONTINUING SOUTH 00°07'35" EAST, ON SAID EASTERLY LINE, A DISTANCE OF 830.56 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION;
THENCE SOUTH 89°51'15" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 622.93 FEET;
THENCE NORTH 00°07'35" WEST, A DISTANCE OF 173.19 FEET;
THENCE NORTH 60°18'55" EAST, A DISTANCE OF 175.06 FEET;**

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: 08/18/2022

THENCE NORTH 39°21'35" EAST, A DISTANCE OF 740.14 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 283-140-006)

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPT THEREFROM THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION;
THENCE NORTH 89°42'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 657.77 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;
THENCE SOUTH 00°06'00" EAST, ALONG THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 179.50 FEET;
THENCE NORTH 85°50'04" WEST, A DISTANCE OF 188.43 FEET;
THENCE SOUTH 74°53'35" WEST, A DISTANCE OF 170.24 FEET;
THENCE SOUTH 47°06'05" WEST, A DISTANCE OF 386.08 FEET;
THENCE SOUTH 39°21'35" WEST, A DISTANCE OF 34.47 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;
THENCE NORTH 00°07'35" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 496.26 FEET TO THE POINT OF BEGINNING.**

PARCEL 3: (APN'S: 283-140-007 AND 283-140-008)

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PARCEL 4: (APN'S: 283-140-009 AND 283-140-010)

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EXCLUSIVE OF A COUNTY ROAD SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAME AS SHOWN AND RECORDED IN THE PUBLIC RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA.

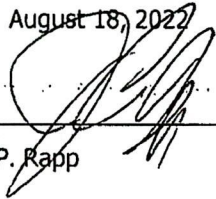
PARCEL 5: (APN: 283-250-004)

LOT 4 OF TRACT NO. 7240, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Grant Deed - continued

Date: **08/18/2022**

Dated: August 18, 2022



James P. Rapp

COUNTERPART

Fredric-Walecki

COUNTERPART

Christine Walevska

The Walecki Family Trust dated January 5, 1996

COUNTERPART

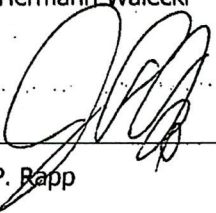
Ronald H. Walecki, Successor Trustee

COUNTERPART

Jennifer Walecki Golison, Successor Trustee

COUNTERPART

Ronald Hermann Walecki



James P. Rapp



Kathleen E. Rapp

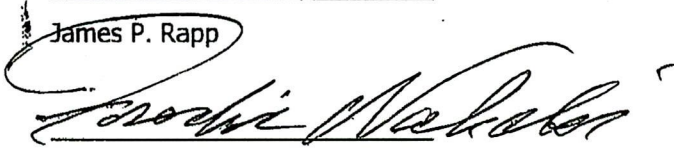
Grant Deed - continued

Date: **08/18/2022**

Dated: August 18, 2022

COUNTERPART

James P. Rapp



Fredric Walecki

COUNTERPART

Christine Walevska

The Walecki Family Trust dated January 5, 1996

COUNTERPART

Ronald H. Walecki, Successor Trustee

COUNTERPART

Jennifer Walecki Golison, Successor Trustee

COUNTERPART

Ronald Hermann Walecki

COUNTERPART

James P. Rapp

COUNTERPART

Kathleen E. Rapp

Grant Deed - continued

Date: **08/18/2022**

Dated: August 18, 2022

COUNTERPART

James P. Rapp

COUNTERPART

Fredric Walecki



Christine Walevska aka Christine T. Walevska

The Walecki Family Trust dated January 5, 1996

COUNTERPART

Ronald H. Walecki, Successor Trustee

COUNTERPART

Jennifer Walecki Golison, Successor Trustee

COUNTERPART

Ronald Hermann Walecki

COUNTERPART

James P. Rapp

COUNTERPART

Kathleen E. Rapp

Grant Deed - continued

Date: **08/18/2022**

Dated: August 18, 2022

COUNTERPART

James P. Rapp

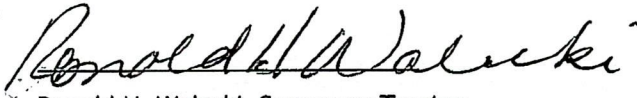
COUNTERPART

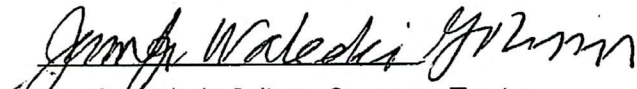
Fredric Walecki

COUNTERPART

Christine Walevska

The Walecki Family Trust dated January 5, 1996


Ronald H. Walecki, Successor Trustee


Jennifer Walecki Golison, Successor Trustee


Ronald Hermann Walecki

COUNTERPART

James P. Rapp

COUNTERPART

Kathleen E. Rapp

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 Florida)SS

COUNTY OF Pinellas)

On August 22, 2022 before me, Rachel Ann Rozier Notary Public, personally appeared James P. Rapp

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~~ ^{Florida} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.

Notary Signature



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 Los Angeles)

On Sept 20th 2022 before me, Devin Effertz, Notary Public, personally appeared Fredric Walecki

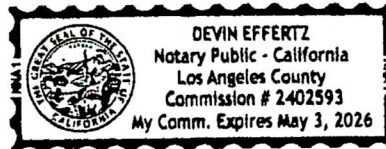
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

This area for official notarial seal.

[Handwritten Signature]
Notary Signature



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 New York)SS.

COUNTY OF Queens)

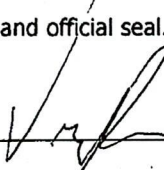
On 8/22/2022 before me, Veronica A. Perez, Notary Public, personally appeared Christine J. Walerska

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~~ ^{New York} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.


Notary Signature

VERONICA A PEREZ
Notary Public - State of New York
No. 01PE6290642
Qualified in Queens County
My Commission Expires December 14, 2025

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 Los Angeles)

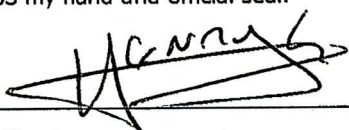
On August 22, 2022 before me, Henry A Guerra, Notary Public, personally appeared Ronald H. Walecki and Jennifer Walecki Golison

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.

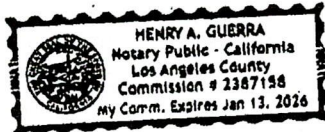
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.



Notary Signature



ALL-PURPOSE CERTIFICATE OF 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 }

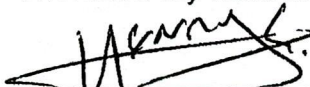
County of Los Angeles }

On August 22, 2022 before me, Henry A Guerra, Notary Public
(Here insert name and title of the officer)

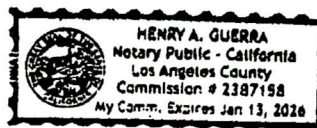
personally appeared Ronald Hermann Walecki,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that
he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that 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.



Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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 Florida)SS

COUNTY OF Pinellas)

On August 22, 2022 before me, Rachel Ann Rozier, Notary Public, personally appeared James P. Rapp


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 ^{Florida} ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Florida
RAR

This area for official notarial seal.


Notary Signature



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STATE OF Florida)SS

COUNTY OF Piellas)

On August 22, 2022 before me, Rachel Ann Rozier, Notary Public, personally appeared Kathleen E Rapp

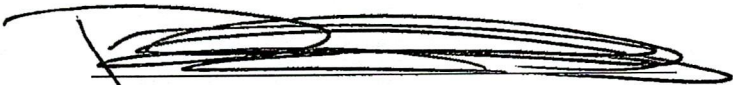
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 ^{Florida} ~~California~~ that the foregoing paragraph is true and correct.

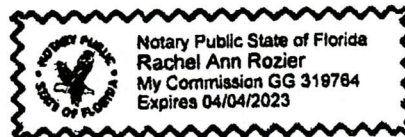
WITNESS my hand and official seal.

Florida
RAR

This area for official notarial seal.



Notary Signature



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 SAN BERNARDINO)

On 2/6/2024 before me, BARBARA ANHAEUSER, NOTARY PUBLIC
(insert name and title of the officer)

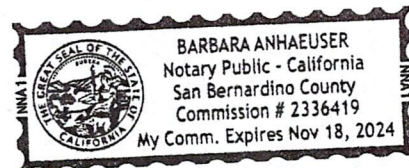
personally appeared Sunny Hwang / Chin H Hwang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their 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 

(Seal)



RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
FEES AND SECURITIES REPORT

Tract 33688
IP230015

1/11/2024

	FAITHFUL PERFORMANCE SECURITY	MATERIAL AND LABOR SECURITY
Flood \$	\$3,626,500	\$1,813,250
Streets \$		
Water	\$540,000	\$270,000
Sewer	\$599,000	\$299,500
Total	\$4,765,500	\$2,382,750

Monument Security \$106,560

*****INSTRUCTIONS*****
*****FOR EXECUTION OF AGREEMENTS*****

This Agreement Package contains:

1. Three copies each of Improvement Agreements (Streets and Drainage, Water System, Sewer System, Monuments). Fill in the name of the developer on the blank line in the first paragraph of each agreement, and complete each agreement with the name and address of the developer under "**Contractor.**" All signatures must be notarized on two (2) copies of agreements. All three (3) copies of each agreement must be signed and returned. (See Sample, attached.)
2. Information Form. Please read the Information Form, complete the **NAME AND ADDRESS SHEET** with names and personal residence address information, and return with partnership information requested (Corporate Resolutions, etc.).
3. **Lien Agreement for Security. Please execute the Lien Agreement and return with:**
 1. Grant Deed, labeled "EXHIBIT A"
 2. Approved Cost Estimates for Improvements, labeled "EXHIBIT B" (attached with this package)
 3. Title Insurance Report, Insurance Policy and lot book guarantee issued with the last 60 days
 4. A check for \$12,000

INCOMPLETE PACKAGES WILL BE RETURNED

All forms included with this package (Subdivision Improvement Agreements, Lien Agreement and accompanying documentation, and Information Form) must be completed before further processing. Unit prices are updated periodically. Bond estimates are subject to change.

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
FEES AND SECURITIES REPORT

Tract 33688
IP230015

1/11/2024

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**Tract 33688
(IP230015)**

FEE	DUE PRIOR TO:				
Transportation Inspection Fee					
\$ + 2% surcharge	\$.00	=	\$.00		RECORDATION

WATER DISTRICT Temescal Valley Water District
SEWER DISTRICT Temescal Valley Water District

SECURITIES

	STREETS	WATER	SEWER	MONU MENTS	MATERIAL AND LABOR
Amounts (Total)	\$3,626,500	\$540,000	\$599,000	\$106,560	\$2,382,750
Agreements to:	Arean Park <areanplusinv@gmail.com>; 8949 Buffalo Ave; Rancho Cucamonga, CA 91730; 714-990-1200 - DATE				

Lien Agreement for Security

Instrument Number	Recorded	Construction due to start by	Improvements due to be completed by

Improvement Agreements

Agreements to C.C.	-----	-----	-----	-----
Approved by Board	-----	-----	-----	-----
Expiration Date	-----	-----	-----	-----
Lien Release Recorded:	-----	-----	-----	-----
Instrument Number:	-----	-----	-----	-----

**Tract 33688
(IP230015)**

FEE	DUE PRIOR TO:				
Transportation Inspection Fee					
\$ + 2% surcharge \$.00 = \$.00					RECORDATION

WATER DISTRICT Temescal Valley Water District
SEWER DISTRICT Temescal Valley Water District

SECURITIES

	STREETS	WATER	SEWER	MONU MENTS	MATERIAL AND LABOR
Amounts (Total)	\$3,626,500	\$540,000	\$599,000	\$106,560	\$2,382,750
Agreements to:	Areal Park <areanplusinv@gmail.com>; 8949 Buffalo Ave; Rancho Cucamonga, CA 91730; 714-990-1200 - DATE				

Lien Agreement for Security

Instrument Number	Recorded	Construction due to start by	Improvements due to be completed by

Improvement Agreements

Agreements to C.C.	-----	-----	-----	-----
Approved by Board	-----	-----	-----	-----
Expiration Date	-----	-----	-----	-----
Lien Release	-----	-----	-----	-----
Recorded:				
Instrument Number:	-----	-----	-----	-----

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
		ROADWAY EXCAVATION		
6081	C.Y.	1. Projects with Grading Plan Area x 0.50' (hinge point to hinge point)	\$ 20.00	\$ 121,620.00
		2. Projects without a Grading Plan Road area and side slopes to daylight Cut (c) = Fill (f) =		
	C.Y.	(a.) Excavate and Fill	\$ 0.40	\$ 0.00
	C.Y.	(b.) Excavate and Export	\$ 1.10	\$ 0.00
	C.Y.	(c.) Import and Fill	\$ 2.80	\$ 0.00
		If balance, provide (a.) only, either cut or fill If export, provide (a.)&(b.) a = fill, b = cut - fill If import, provide (a.)&(c), a = cut, c = fill - cut (Unit costs for (a),(b), & (c) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
144	L.F.	Sawcut Exist. A.C. Pavement	\$ 1.00	\$ 144.00
	S.F.	Cold Plane A.C. Pavement	\$ 2.25	\$ 0.00
	S.Y.	Grinding A.C. , in place	\$ 2.00	\$ 0.00
	S.Y.	Remove A.C. Pavement	\$ 1.45	\$ 0.00
	L.F.	Remove Curb and Gutter	\$ 18.00	\$ 0.00
	L.F.	Remove A.C. Dike	\$ 3.00	\$ 0.00
	EA.	Relocate Mailbox	\$ 250.00	\$ 0.00
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ 0.00
	L.F.	Remove Barricade	\$ 10.00	\$ 0.00
2593	TON	Asphalt Concrete (109,130 S.F.) (144 lbs/cu.ft)	\$ 90.00	\$ 233,370.00
2021	C.Y.	Agg Base Class II (109,130 S.F.)	\$ 50.00	\$ 101,050.00
	Ton	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (S.F.) apply at 0.05+0.03 = 0.08 gal/SY	\$ 600.00	\$ 0.00
345	S.F.	AC overlay (min. 0.10') (345 SF)	\$ 0.90	\$ 310.50
2953	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 44,295.00
	L.F.	Curb and Gutter (Type A-8)	\$ 17.00	\$ 0.00
6400	L.F.	Type "C" Curb	\$ 12.00	\$ 76,800.00
	L.F.	Type "D-1" Curb	\$ 12.00	\$ 0.00
1170	L.F.	Type "D" Curb	\$ 15.00	\$ 17,550.00
830	L.F.	A.C. Dike (6")(incl. material & labor)	\$ 10.00	\$ 8,300.00
	L.F.	A.C. Dike (8")(incl. material & labor)	\$ 15.00	\$ 0.00
3810	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 38,100.00
46690	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 280,140.00
	S.F.	P.C.C. Drive Approach	\$ 8.00	\$ 0.00
1950	S.F.	6" P.C.C. Access Road	\$ 8.00	\$ 15,600.00
	S.F.	P.C.C. Dip Section Std. 307	\$ 6.00	\$ 0.00
10690	S.F.	3" D.G. over compacted Access Road	\$ 4.00	\$ 42,760.00
11	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 22,000.00
	C.Y.	Structural Reinforcement Concrete	\$ 400.00	\$ 0.00

UNIT COSTS 3/01/2015
 FORMAT 3/01/2015

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Barricades	\$ 100.00	\$ 0.00
	L.F.	Metal Beam Guard Railing	\$ 50.00	\$ 0.00
190	L.F.	Cable Railing	\$ 285.00	\$ 54,150.00
	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (total length of Streets)	\$ 10.00	\$ 0.00
	L.F.	Chain Link Fence (6')	\$ 80.00	\$ 0.00
	L.F.	Relocate Fence	\$ 12.00	\$ 0.00
	EA.	Pipe Gate	\$ 1,000.00	\$ 0.00
	EA.	Relocate Power Pole	\$ 10,000.00	\$ 0.00
9	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ 45,000.00
	EA.	Concrete Bulkhead	\$ 2,500.00	\$ 0.00
12	EA.	Concrete Collar	\$ 2,000.00	\$ 24,000.00
3	EA.	Slope Anchors for Pipes	\$ 300.00	\$ 900.00
24	C.Y.	Cut Off Wall (Std 2')	\$ 400.00	\$ 9,600.00
	EA.	A. C. Overside Drain	\$ 800.00	\$ 0.00
	EA	Under Sidewalk Drain Std 309	\$ 2,000.00	\$ 0.00
	EA	Flat Outlet Drainage Structure Std 303	\$ 2,000.00	\$ 0.00
	EA	Curb Outlet Drainage Structure Std 308	\$ 2,000.00	\$ 0.00
	EA	Private Drainage Structure Std 310	\$ 500.00	\$ 0.00
	S.F.	Terrace Drain & Down Drain	\$ 6.50	\$ 0.00
	S.F.	Interceptor Drain	\$ 6.50	\$ 0.00
	C.Y.	R.C. Box Culvert	\$ 400.00	\$ 0.00
9.5	C.Y.	Concrete Channel "U"	\$ 200.00	\$ 1,900.00
45	C.Y.	Rip Rap (1/4 Ton) Methob B	\$ 40.00	\$ 1,800.00
	C.Y.	Rip Rap (1/2 Ton) Methob B	\$ 45.00	\$ 0.00
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ 0.00
172	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ 9,460.00
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 75.00	\$ 0.00
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ 0.00
58	L.F.	4' H x 8' RCB	\$ 500.00	\$ 29,000.00
449	L.F.	6" Perforated PVC Drain Pipe	\$ 13.75	\$ 6,173.75
99	L.F.	12" R.C. P. (CLASS IV)	\$ 50.00	\$ 4,950.00
490	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$ 113.00	\$ 55,370.00
1245	L.F.	24" R.C. P. Or 28" x 20" RCPA	\$ 140.00	\$ 174,300.00
46	L.F.	30" R.C. P. Or 35" x 24" RCPA	\$ 150.00	\$ 6,900.00
91	L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ 155.00	\$ 14,105.00
	L.F.	42" R.C. P. Or 49" x 33" RCPA	\$ 160.00	\$ 0.00
	L.F.	48" R.C. P. Or 57" x 38" RCPA	\$ 165.00	\$ 0.00
	L.F.	54" R.C. P. Or 64" x 43" RCPA	\$ 170.00	\$ 0.00
	L.F.	60" R.C. P. Or 71" x 47" RCPA	\$ 175.00	\$ 0.00
	L.F.	18" C.S.P. HDPE Or Equal	\$ 40.00	\$ 0.00
	L.F.	24" C.S.P. HDPE Or Equal	\$ 50.00	\$ 0.00
	L.F.	30" C.S.P. HDPE Or Equal	\$ 60.00	\$ 0.00
	L.F.	36" C.S.P. HDPE Or Equal	\$ 70.00	\$ 0.00
	L.F.	42" C.S.P. HDPE Or Equal	\$ 80.00	\$ 0.00

UNIT COSTS 3/01/2015
 FORMAT 3/01/2015

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	48" C.S.P. HDPE Or Equal	\$ 100.00	\$ 0.00
	L.F.	54" C.S.P. HDPE Or Equal	\$ 110.00	\$ 0.00
	L.F.	60" C.S.P. HDPE Or Equal	\$ 120.00	\$ 0.00
1	EA.	Catch Basin W=4'	\$ 2,200.00	\$ 2,200.00
	EA.	Catch Basin W=7'	\$ 4,000.00	\$ 0.00
3	EA.	Catch Basin W=10'	\$ 6,000.00	\$ 18,000.00
2	EA.	Catch Basin W=14'	\$ 7,800.00	\$ 15,600.00
2	EA.	Catch Basin W=21'	\$ 12,000.00	\$ 24,000.00
4	EA.	Catch Basin W=28'	\$ 15,000.00	\$ 60,000.00
	EA.	Type IX Inlet	\$ 2,500.00	\$ 0.00
	EA.	Type X Inlet	\$ 2,500.00	\$ 0.00
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ 0.00
2	EA.	Junction Structure No. 2	\$ 3,000.00	\$ 6,000.00
	EA.	Junction Structure No. 6	\$ 3,700.00	\$ 0.00
	EA.	Transition Structure No. 1	\$ 12,500.00	\$ 0.00
	EA.	Transition Structure No. 2	\$ 12,500.00	\$ 0.00
2	EA.	Transition Structure No. 3	\$ 2,700.00	\$ 5,400.00
9	EA.	Manhole No. 1	\$ 2,700.00	\$ 24,300.00
1	EA.	Manhole No. 2	\$ 3,300.00	\$ 3,300.00
	EA.	Manhole No. 3	\$ 2,700.00	\$ 0.00
	EA.	Manhole No. 4	\$ 5,000.00	\$ 0.00
	EA.	Adjust Water Valve to Grade (if no water plan)	\$ 250.00	\$ 0.00
	EA.	Adjust MH to Grade (if no sewer plan)	\$ 600.00	\$ 0.00
	EA.	Street Name Sign	\$ 400.00	\$ 0.00
12	EA.	Local Depression	\$ 1,000.00	\$ 12,000.00
	S.F.	Multipurpose Trail	\$ 1.00	\$ 0.00
345	S.F.	Join AC Pavement	\$ 5.00	\$ 1,725.00
222	L.F.	Transition from 6" C&G to rolled curb	\$ 15.00	\$ 3,330.00
10	L.F.	Transition from 6" Curb to rolled curb	\$ 15.00	\$ 150.00
	L.F.	Transition from 6" C&G to 6" AC dike	\$ 15.00	\$ 0.00
18	L.F.	Transition from rolled curb to 0" Curb face at ramp	\$ 15.00	\$ 270.00
7	EA.	Wing Wall	\$ 1,000.00	\$ 7,000.00
73	C.Y.	Emergency Concrete Spillway	\$ 500.00	\$ 36,500.00
1	EA.	Headwall	\$ 7,500.00	\$ 7,500.00
777	S.F.	Concrete Apron	\$ 8.00	\$ 6,216.00
12	EA.	Sand Filter Subdrain Clean Out	\$ 50.00	\$ 600.00
390	C.Y.	Sand Filter Media	\$ 500.00	\$ 195,000.00
2	EA.	Basin Outlet Structure	\$ 15,000.00	\$ 30,000.00
2	EA.	Concrete Drop Inlet	\$ 2,000.00	\$ 4,000.00
5	C.Y.	12" Thick Concrete Sill	\$ 400.00	\$ 2,000.00
2	EA.	Box Culvert WingWall	\$ 5,000.00	\$ 10,000.00
2	EA.	3'x3' Drain Box	\$ 2,500.00	\$ 5,000.00
1484	L.F.	Concrete Brow Ditch	\$ 30.00	\$ 44,520.00
8909	S.F.	Retaining Wall	\$ 60.00	\$ 534,540.00
		SIGNING, STRIPING AND SIGNALS		
	S.F.	Remove Traffic Stripes and Paint Markings	\$ 2.50	\$ 0.00
90	L.F.	Remove portion of existing striping	\$ 1.00	\$ 90.00

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
			\$	\$ 0.00
	A.	Subtotal		\$ 2,518,407.25
	B.	Administrative Contingency (% x A)		\$ 503,681.45
		NOTE: Use 25% for TR and PM Use 5% for PP, CU, PU, MS and VL Cases		
	C.	Streets/Drainage Total (A + B)		\$ 3,022,088.70
		BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)		
	D.	20% x C		\$ 604,417.74
	E.	Streets/Drainage Total (C + D)		\$ 3,626,506.44

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
WATER IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	4" Waterline	\$ 13.00	\$ 0.00
	L.F.	6" Waterline	\$ 16.00	\$ 0.00
5,755	L.F.	8" Waterline	\$ 21.00	\$ 120,855.00
985	L.F.	8" Waterline (Recycled Water)	\$ 21.00	\$ 20,685.00
1,653	L.F.	10" Waterline	\$ 27.00	\$ 44,631.00
	L.F.	12" Waterline	\$ 31.00	\$ 0.00
	L.F.	18" Waterline	\$ 40.00	\$ 0.00
	EA.	4" Gate Valve	\$ 650.00	\$ 0.00
	EA.	6" Gate Valve	\$ 800.00	\$ 0.00
16	EA.	8" Gate Valve	\$ 850.00	\$ 13,600.00
5	EA.	10" Gate Valve	\$ 1,050.00	\$ 5,250.00
	EA.	12" Gate Valve	\$ 1,250.00	\$ 0.00
	EA.	Fire Hydrant (6") Super	\$ 2,500.00	\$ 0.00
29	EA.	Fire Hydrant (6") Standard	\$ 2,300.00	\$ 66,700.00
	EA.	4" Misc. Fittings	\$ 150.00	\$ 0.00
	EA.	6" Misc. Fittings	\$ 200.00	\$ 0.00
62	EA.	8" Misc. Fittings	\$ 250.00	\$ 15,500.00
32	EA.	8" Misc. Fittings (Recycled Water)	\$ 250.00	\$ 8,000.00
35	EA.	10" Misc. Fittings	\$ 280.00	\$ 9,800.00
2	EA.	12" Misc. Fittings	\$ 320.00	\$ 640.00
6	EA.	Blowoffs (4")	\$ 1,600.00	\$ 9,600.00
2	EA.	Blowoffs (4") (Recycled Water)	\$ 1,600.00	\$ 3,200.00
54	EA.	Service Connections	\$ 475.00	\$ 25,650.00
1	EA.	Service Connections (Recycled Water)	\$ 475.00	\$ 475.00
	EA.	Adjust Water Valve to Grade	\$ 200.00	\$ 0.00
	EA.	Relocation of Blowoff	\$ 1,000.00	\$ 0.00
6	EA.	Air and Vacuum Valve.	\$ 1,850.00	\$ 11,100.00
2	EA.	Air and Vacuum Valve. (Recycled Water)	\$ 1,850.00	\$ 3,700.00
20	L.F.	24" Steel Casing	\$ 250.00	\$ 5,000.00
40	L.F.	16" Steel Casing	\$ 200.00	\$ 8,000.00
1	EA.	Join to existing 12"	\$ 2,500.00	\$ 2,500.00
2	EA.	5'x5 Concrete Pad (Recycled Water)	\$ 500.00	\$ 1,000.00
2	EA.	Cut-in to existing 8" (Recycled Water)	\$ 2,000.00	\$ 4,000.00
			\$	\$ 0.00
	A.	Subtotal		\$ 374,886.00
	B.	Administrative Contingency (% x A)		\$ 74,977.20
		NOTE: Use 25% for TR and PM Use 5% for PP, CU, PU, MS and VL Cases		
	C.	Water Total (A + B)		\$ 449,863.20
		BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)		

	D.	20% x C		\$	89,972.64
	E.	Water Total (C + D)		\$	539,835.84

