

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



ITEM: 14.1
(ID # 29919)

MEETING DATE:

Tuesday, March 10, 2026

FROM : FLOOD CONTROL DISTRICT

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2026-12, Authorization to Convey Fee Simple Interest in Real Property and Reservation of Easements Within a Portion of Assessor's Parcel Number 408-090-005, Referenced as a Portion of RCFC Parcel No. 5180-1, to Tri Pointe Homes IE-SD, Inc., a California Corporation, by Grant Deed, Highland Springs Channel, Project No. 5-0-00180, District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the to convey fee simple interest as described in Resolution No. F2026-12 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061 (b)(3), the "Common Sense" exemption;
2. Adopt Resolution No. 2026-12, Authorization to Convey Fee Simple Interest in Real Property and Reservation of Easements Within a Portion of Assessor's Parcel Number 408-090-005, Referenced as a Portion of RCFC Parcel No. 5180-1, to Tri Pointe Homes IE-SD, Inc., a California corporation, by Grant Deed, Highland Springs Channel, Project No. 5-0-00180;
3. Authorize the Chair of the Riverside County Flood Control and Water Conservation District's ("District") Board of Supervisors ("Board") to execute the Agreement for Purchase and Sale of Real Property Agreement ("Agreement") on behalf of the District;
4. Authorize the Chair of the District's Board to execute the Grant Deed in favor of the Developer; and
5. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all actions necessary to complete this transaction.

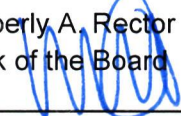
ACTION:Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 2/23/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: March 10, 2026
xc: Flood

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT 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: N/A			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The District owns, operates and maintains the Highland Springs Channel ("Project"), which includes fee simple title in real property located in the city of Beaumont, County of Riverside, State of California, identified as APN 408-090-005 and referenced as RCFC Parcel Number 5180-1 ("Property").

Tri Pointe Homes IE-SD, Inc., a California corporation (formerly known as Pardee Homes, a California corporation) ("Developer"), is the owner of an adjacent parcel referenced as APN 408-580-037 located in the city of Beaumont. The Developer is replacing a portion of the District's open channel for a road crossing into the development with an underground facility that was approved per Encroachment Permit 3469 and a Cooperative Agreement associated with Tract No. 31470. The District has agreed that upon notice of completion, the District would convey a portion of the Property in fee to the Developer ("Subject Property") and reserve a non-exclusive perpetual underground easement to the District for the operation and maintenance of the facility, referenced as RCFC Parcel 5180-511, along with vehicular access over and across, referenced as RCFC Parcels 5180-511A and 5180-511B, for the purchase price of Eleven Thousand Eight Hundred Dollars (\$11,800) pursuant to the terms and conditions of the Agreement.

On January 27, 2026, this Board adopted Resolution No. F2026-02, declaring the Subject Property exempt surplus land, as it is a former street, right of way or easement conveyed to the owner of an adjacent property pursuant to Government Code Section 54221(f)(1)(E) and providing notice of its intention to convey the Subject Property to the Developer. The Department of Housing and Community Development notified the District that its declaration of the Subject Property as exempt surplus land complied with the Surplus Land Act.

Pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's Board has the power to convey an interest in real property it owns when such conveyance does not interfere with the use of the property for the purposes of the District, and pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's Board may determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose of said property or lease the same.

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

The Agreement and Resolution No. 2026-12 have been approved as to form by County Counsel.

Environmental Findings

Pursuant to CEQA Guidelines Section 15061(b)(3), this action qualifies for the "Common Sense" exemption because it can be seen with certainty that the conveyance will not result in a significant effect on the environment.

Impact on Residents and Businesses

None.

Additional Fiscal Information

All costs shall be borne by Developer.

ATTACHMENTS:

1. Resolution No. F2026-12
2. Agreement for Purchase and Sale of Real Property
3. Grant Deed
4. Vicinity Map

P8/267291

YKW:rlp


Douglas Ordóñez Jr.  
3/4/2026


Aaron Gettis, Chief Deputy County Counsel 3/3/2026

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2026-12

AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY AND RESERVATION OF EASEMENTS WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBER 408-090-005, REFERENCED AS A PORTION OF RCFC PARCEL NUMBER 5180-1, TO TRI-POINTE HOMES IE-SD, INC., A CALIFORNIA CORPORATION, BY GRANT DEED, HIGHLAND SPRINGS CHANNEL, PROJECT NO. 5-0-00180

WHEREAS, the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns, operates and maintains the Highland Springs Channel ("Project"), which includes fee simple title of certain real property located in the city of Beaumont, County of Riverside, State of California, identified as Assessor's Parcel Number ("APN") 408-090-005, referenced as a portion of RCFC Parcel Number 5180-1 ("Property"); and

WHEREAS, the District allowed Tri-Pointe Homes IE-SD, Inc., a California corporation (formerly known as Pardee Homes, a California corporation) ("Developer"), to replace a portion of the District's open channel for a road crossing into the development with an underground facility that was approved per Encroachment Permit 3469 and a Cooperative Agreement associated with Tract No. 31470. The District has agreed that upon notice of completion, the District would sell a portion of the Property in fee to the Developer and reserve a non-exclusive perpetual underground easement to the District for the operation and maintenance of the facility to be referenced as Parcel 5180-511, along with vehicular access to be referenced as RCFC Parcels 5180-511A and 5180-511B; and

WHEREAS, the Developer desires to purchase from the District a portion of APN 408-090-005 in fee in the amount of Eleven Thousand Eight Hundred Dollars, and the attached Agreement for Purchase and Sale of Real Property ("Agreement") provides terms and conditions for the sale to effect the conveyance of the portion of RCFC Parcel Number 5180-1 and the Grant Deed to effect the conveyance legally described in Exhibit "A" and legally depicted in Exhibit "B" ("Subject Property"); and

WHEREAS, the Developer owns fee simple title of certain real property adjacent to a portion of RCFC Parcel 5180-1 identified as APN 408-580-037; and

WHEREAS, on January 27, 2026, the District's Board of Supervisors ("Board") adopted Resolution No. F2026-02, declaring the Subject Property exempt surplus land and proving notice of its intention to convey the Subject Property to the Developer; and

FORM APPROVED COUNTY COUNSEL
BY [Signature] DATE 3/3/26
RYAN D YABKO

1 **WHEREAS**, pursuant to the Surplus Land Act Guidelines, Article IV, Section 400(e), the District has
2 provided Resolution No. F2026-02, declaring the Subject Property exempt surplus land to the California Department
3 of Housing and Community Development as it is a former street, right of way or easement conveyed to the owner of
4 an adjacent property pursuant to Government Code Section 54221(f)(1)(E); and

5 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's Board has
6 the power to convey an interest in real property it owns when such conveyance does not interfere with the use of the
7 property for the purposes of the District and District staff has evaluated and determined that the conveyance of the
8 Subject Property does not interfere with the use of the property by the District; and

9 **WHEREAS**, pursuant to California Water Code Appendix, Ch. 48., Section 13, the District's Board may
10 determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof
11 and may thereafter sell or otherwise dispose or lease the same; and

12 **WHEREAS**, pursuant to California Environmental Quality Agency ("CEQA") Statutes and Guidelines
13 Section 15061(b)(3), the "Common Sense" exemption, which provides, "The activity is covered by the common-
14 sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the
15 environment." Where it can be seen with certainty that there is no possibility that the authorization to convey fee
16 simple interest to the Developer and reserve a non-exclusive perpetual underground easement by Grant Deed may
17 have a significant effect on the environment, the activity is not subject to CEQA.

18 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the District's Board,
19 in regular session assembled on or after March 3, 2026, at 9:30 a.m. or soon thereafter, in the meeting room of the
20 District's Board, located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside,
21 California, that this Board finds that the environmental impacts of the project have been sufficiently assessed and it
22 has been determined that the activity in question qualifies for the "Common Sense" exemption pursuant to CEQA
23 Guidelines Section 15061(b)(3) as it can be seen with certainty that this conveyance will not have a significant effect
24 on the environment because the District is merely transferring fee title to the adjacent owner and the action does not
25 authorize any particular subsequent land use.

26 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District's Board authorizes
27 the conveyance of the Subject Property with a reservation of a perpetual non-exclusive easement to the Developer by
28 Grant Deed, as described in Exhibit "A" and depicted in Exhibit "B, attached hereto and incorporated herein, for the

1 purchase price of Eleven Thousand Eight Hundred Dollars pursuant to the terms and conditions of the Agreement
2 and the conveyance by Grant Deed .

3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board approves the
4 Agreement and authorizes the Chair of the District's Board to execute the Grant Deed in favor of the Developer on
5 behalf of the District.

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

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4 RESOLUTION NO. F2026-12

5 AUTHORIZING TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY WITHIN
6 AND RESERVATION OF EASEMENTS WITHIN A PORTION OF
7 ASSESSOR'S PARCEL NUMBER 408-090-005, REFERENCED AS A PORTION OF
8 RCFC PARCEL NUMBER 5180-1, TO TRI-POINTE HOMES IE-SD, INC., A CALIFORNIA
9 CORPORATION, BY GRANT DEED,
10 HIGHLAND SPRINGS CHANNEL, PROJECT NO. 5-0-00180

11 ROLL CALL:

12 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

13 Nays: None

14 Absent: None

15 Abstain: None

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

18 KIMBERLY A. RECTOR, Clerk of said Board

19
20
21 By:  _____

22 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 (FEE PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 88°51'28" East, 40.00 feet;

thence parallel with and 40.00 feet easterly of the easterly line of Lots 3, "D" and 6 of said tract, South 01°08'32" West, 324.27 feet;

thence North 88°51'28" West, 40.00 feet to a point on the easterly line of Lot 6 of said tract;

thence along the easterly line of Lots 6, "D" and 3 of said tract, North 01°08'32" East, 324.27 feet to the **True Point of Beginning**.

PARCEL 1 CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

RCFC PARCEL 5180-511A (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet;

thence leaving said easterly line, South 88°51'28" East, 5.62 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 88°51'28" East, 13.17 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 15.00 feet, a radial line of said curve from said point bears North 64°05'55" East;

thence southeasterly along said curve an arc distance of 16.48 feet through a central angle of 62°57'23";

thence South 88°51'28" East, 7.86 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lots 3 and "D" of said tract;

EXHIBIT "A"
LEGAL DESCRIPTION

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 12.07 feet to the beginning of a tangent curve concave northeasterly and having a radius of 22.00 feet;

thence northwesterly along said curve an arc distance of 32.44 feet through a central angle of 84°28'50";

thence North 04°22'38" West, 4.32 feet to the **True Point of Beginning**.

PARCEL A CONTAINING 578 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

RCFC PARCEL 5180-511B (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lots 6 and "D" of said tract, South 01°08'32" West, 200.02 feet;

thence leaving said easterly line, South 88°51'28" East, 7.00 feet to the **TRUE POINT OF BEGINNING**;

thence North 03°27'30" East, 6.97 feet to the beginning of a tangent curve concave southeasterly and having a radius of 20.00 feet;

thence northeasterly along said curve an arc distance of 30.61 feet through a central angle of 87°41'02";

thence South 88°51'28" East, 12.73 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lot 6 of said tract;

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 7.42 feet to the beginning of a tangent curve concave southeasterly and having a radius of 15.00 feet;

thence southwesterly along said curve an arc distance of 18.63 feet through a central angle of 71°09'31";

EXHIBIT "A"
LEGAL DESCRIPTION

thence North 88°51'28" West, 11.38 feet to the **Point of Beginning**.

PARCEL B CONTAINING 590 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

RCFC PARCEL 5180-511 (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:


Herein described Parcel 1;

PARCEL C CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

This legal description and accompanying plat were prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Christopher L. Alberts, PLS 8508

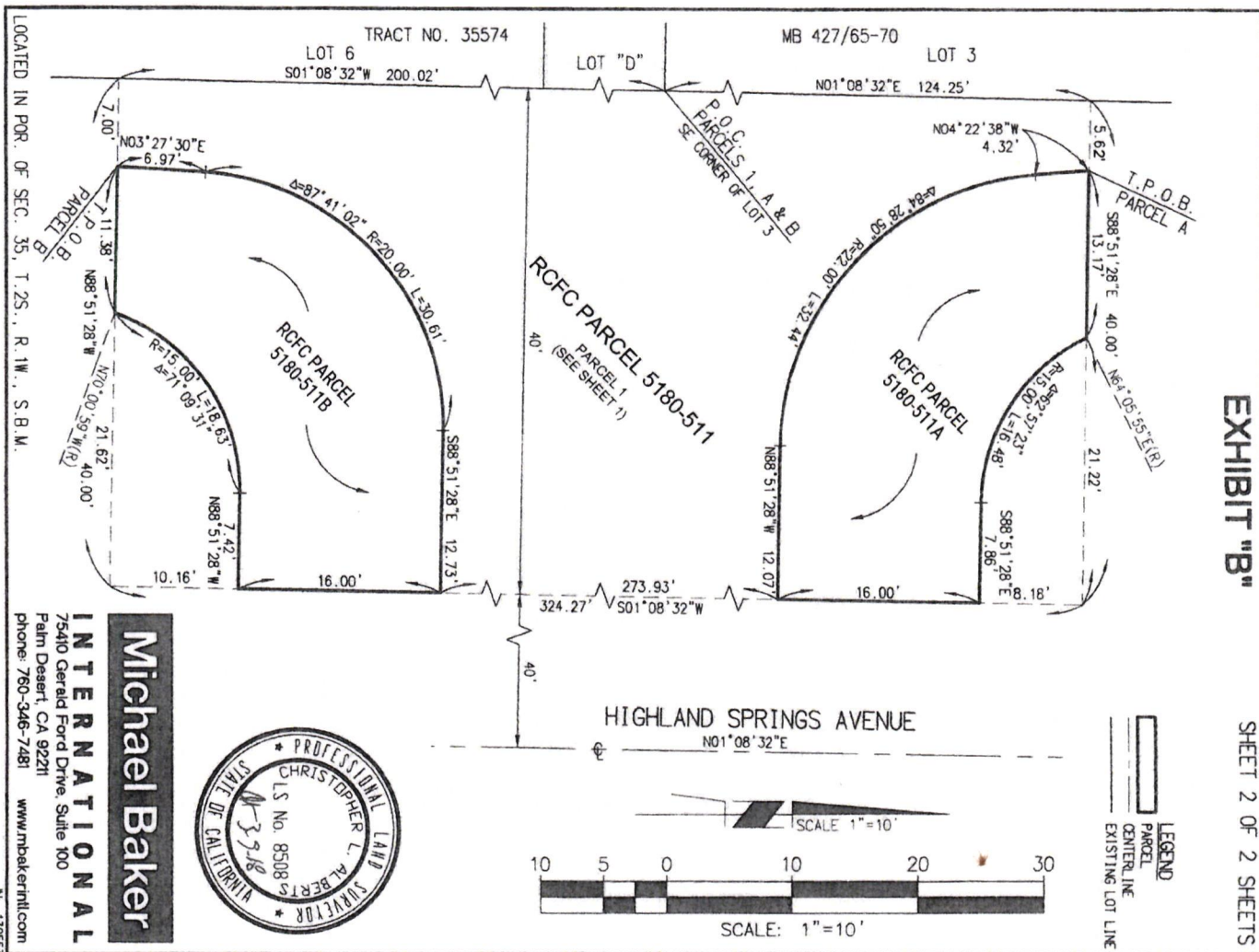
3-09-2018

Date



EXHIBIT "B"

SHEET 2 OF 2 SHEETS



263769

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

COPY

NO FEE (GOV. CODE 6103)

Highland Springs Channel
Project No. 5-0-00180
Tract Map 31470
Portion of APN 408-090-005
RCFC Parcel 5180-511

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
DTT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL
ENTITY OR POLITICAL SUBDIVISION R&T 11922

RCFC Parcel No. 5180-511

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic, the "Grantor"**, grants to **TR-POINT HOMES IE-SD, INC., a California corporation formerly known as PRDEE Homes, a California corporation, the "Grantee"**, the real property situated in the city of Beaumont, County of Riverside, State of California, described as Parcel 1 in the legal description attached hereto as Exhibits "A" and "B" and made a part hereof.

Reserving therefrom, unto the Grantor, a perpetual, non-exclusive subsurface easement for the right to operate and maintain storm drain facilities, to inspect, repair and reconstruct storm drain facilities, and all appurtenant works, over, under and across the real property described as Parcels C in the legal description attached and herein after referred to as RCFC Parcel 5180-511.

The Grantee agree for themselves, their successors and assigns not to obstruct, erect, place or maintain, nor to permit the erection, placement or maintenance of any permanent structures of any kind, fences, block walls, planter boxes, earth fill or other structures except landscaping and pavement on and over the easement area.

Additionally, the Grantor reserves a non-exclusive easement for unrestricted vehicular access, over and across that certain real property described as Parcels A and B in the legal description attached herein after referred to as **RCFC Parcels 5180-511A and 5180-511B**, respectively. It is understood that the Grantee, its successors and assigns are responsible to repair and maintain the surface improvements at their own expense

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

Date MAR 10 2026

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

ATTESTS:

KIMBERLY RECTOR
Clerk of the Board of Supervisors

By: [Signature]
Deputy

FORM APPROVED COUNTY COUNSEL
BY [Signature] 3/3/26
RYAN D YABKO DATE

MAR 10 2026 14.1

Agenda Item No. 11.(#) on (date)

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
(951) 486-7000
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Flood Control and Water Conservation District (EMBOSSSED ON DOCUMENT)

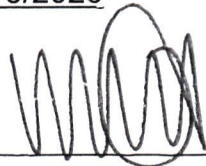
RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT

1945

CALIFORNIA

Date: 03/10/2026

Signature: _____



Print Name: Whitney Mayo, Clerk of Board Assistant

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 (FEE PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 88°51'28" East, 40.00 feet;

thence parallel with and 40.00 feet easterly of the easterly line of Lots 3, "D" and 6 of said tract, South 01°08'32" West, 324.27 feet;

thence North 88°51'28" West, 40.00 feet to a point on the easterly line of Lot 6 of said tract;

thence along the easterly line of Lots 6, "D" and 3 of said tract, North 01°08'32" East, 324.27 feet to the **True Point of Beginning**.

PARCEL 1 CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

RCFC PARCEL 5180-511A (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet;

thence leaving said easterly line, South 88°51'28" East, 5.62 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 88°51'28" East, 13.17 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 15.00 feet, a radial line of said curve from said point bears North 64°05'55" East;

thence southeasterly along said curve an arc distance of 16.48 feet through a central angle of 62°57'23";

thence South 88°51'28" East, 7.86 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lots 3 and "D" of said tract;

EXHIBIT "A"
LEGAL DESCRIPTION

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 12.07 feet to the beginning of a tangent curve concave northeasterly and having a radius of 22.00 feet;

thence northwesterly along said curve an arc distance of 32.44 feet through a central angle of 84°28'50";

thence North 04°22'38" West, 4.32 feet to the **True Point of Beginning**.

PARCEL A CONTAINING 578 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

RCFC PARCEL 5180-511B (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lots 6 and "D" of said tract, South 01°08'32" West, 200.02 feet;

thence leaving said easterly line, South 88°51'28" East, 7.00 feet to the **TRUE POINT OF BEGINNING**;

thence North 03°27'30" East, 6.97 feet to the beginning of a tangent curve concave southeasterly and having a radius of 20.00 feet;

thence northeasterly along said curve an arc distance of 30.61 feet through a central angle of 87°41'02";

thence South 88°51'28" East, 12.73 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lot 6 of said tract;

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 7.42 feet to the beginning of a tangent curve concave southeasterly and having a radius of 15.00 feet;

thence southwesterly along said curve an arc distance of 18.63 feet through a central angle of 71°09'31";

EXHIBIT "A"
LEGAL DESCRIPTION

thence North 88°51'28" West, 11.38 feet to the **Point of Beginning**.

PARCEL B CONTAINING 590 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

RCFC PARCEL 5180-511 (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:


Herein described Parcel 1;

PARCEL C CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

This legal description and accompanying plat were prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Christopher L. Alberts, PLS 8508

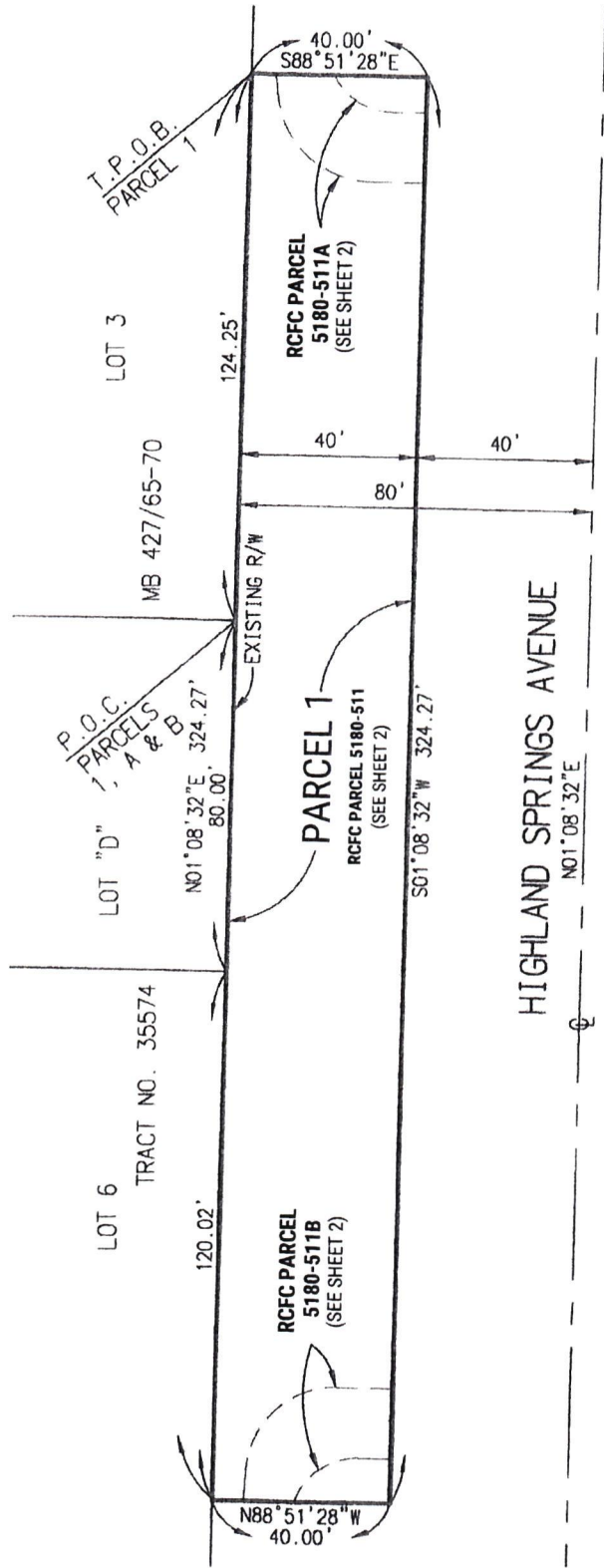
3-09-2018
Date



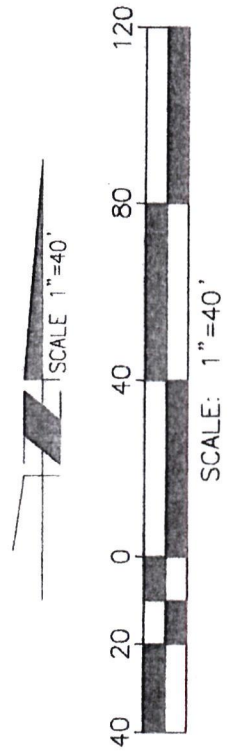
EXHIBIT "B"
LEGAL DEPICTION

EXHIBIT "B"

SHEET 1 OF 2 SHEETS



LEGEND
 [Solid Line] PARCEL
 [Dashed Line] CENTERLINE
 [Dotted Line] EXISTING LOT LINE



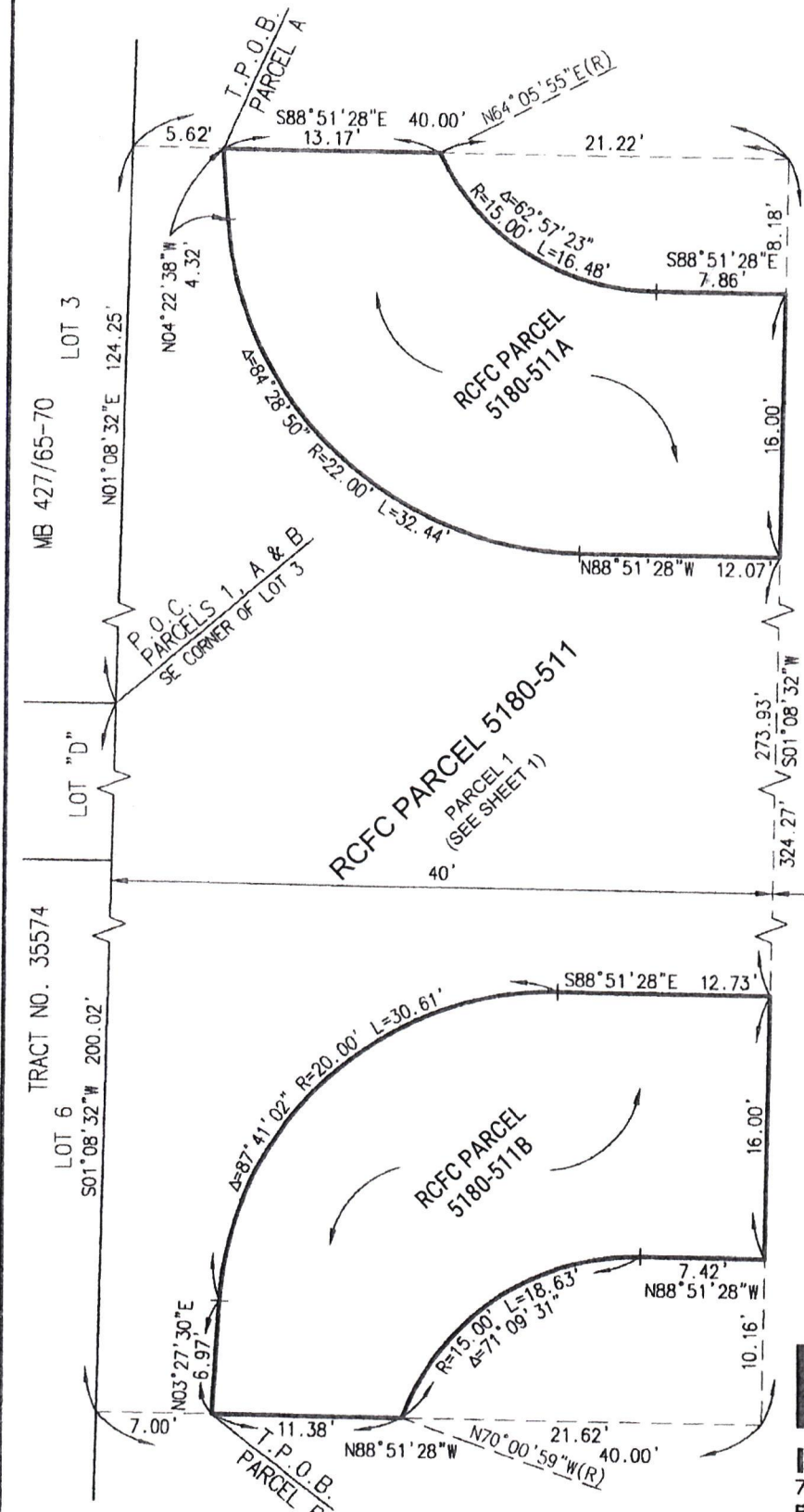
Michael Baker

INTERNATIONAL
 75410 Gerald Ford Drive, Suite 100
 Palm Desert, CA 92211
 phone: 760-346-7481 www.mbakerial.com

LOCATED IN POR. OF SEC. 35, T.2S., R.1W., S.B.M.

EXHIBIT "B"

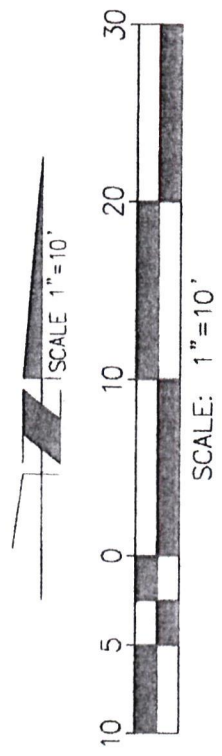
SHEET 2 OF 2 SHEETS



LEGEND

 PARCEL
 CENTERLINE
 EXISTING LOT LINE

HIGHLAND SPRINGS AVENUE
 $N01^{\circ}08'32''E$



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LOCATED IN POR. OF SEC. 35, T.2S., R.1W., S.B.M.

Project: Highland Springs Channel
 Project No.: 5-0-00180
 APN: 408-090-005 (portion)
 RCFC Parcel Nos.: Portion of 5180-511,
 5180-511A and 5180-511B

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Agreement") is entered into this 11th day of Feb., 2026 by and between the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic** (hereinafter called "DISTRICT" or "SELLER"), and **TRI-POINTE HOMES IE-SD, INC., a California corporation (Formerly known as Pardee Homes, a California corporation)** (herein after called "BUYER" or "DEVELOPER"), for acquisition by BUYER from SELLER of certain real property interest from the Highland Springs Channel (hereinafter called "PROJECT"). BUYER and SELLER may be referred to individually as a "Party" and collectively as the "Parties".

RECITALS

- A. SELLER is the owner of certain real property located in the city of Beaumont, County of Riverside, State of California, consisting of approximately 2.46 acres (107,158 square feet) of land also known as Assessor's Parcel Number ("APN") 408-090-005, also referenced as RCFC Parcel 5180-1 ("PROPERTY").
- B. BUYER is the owner of certain real property located in the city of Beaumont, County of Riverside, State of California adjacent to the PROPERTY referenced as Tract No. 31470.
- C. DISTRICT has agreed to allow DEVELOPER to replace a portion of the DISTRICT's open channel for a road crossing into the development with an underground facility that was approved per Encroachment Permit 3469 and a Cooperative Agreement associated with Tract No. 31470.
- D. Upon notice of completion of road crossing, the District would sell, in fee to DEVELOPER, portions of referenced RCFC Parcel 5180-1 being approximately 0.30 acre (12,971 sq. ft.) also referenced as RCFC Parcel 5180-511 legally described as Parcel 1 in Exhibit A and legally depicted in Exhibit B, attached hereto and made a part hereof
- E. DISTRICT shall reserve permanent easements for flood control purposes and access also being approximately 1,168 sq. ft. total easement area also legally described and depicted in Exhibit A and Exhibit B, however, referenced as RCFC Parcels 5180-511A and 5180-511B.

IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

- 1. AGREEMENT TO PURCHASE AND SALE. For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, SELLER agrees to sell to BUYER and BUYER agrees to purchase from SELLER, upon the terms and for the consideration set forth in this Agreement, a portion of the PROPERTY consisting of

approximately 12,971 sq. ft. (0.30 acre) ("SELLER's PROPERTY"). Reserving therefrom unto the SELLER perpetual non-exclusive easements for the right to operate and maintain storm drain facilities to inspect, repair and reconstruct storm drain facilities and all appurtenant works, over, under and across the real property and for unrestricted vehicular access over and across that certain real property all legally described and depicted in the attached and herein referred to as RCFC Parcels 5180-511, 5180-511A and 5180-511B.

- A. The fee interest is a portion of RCFC Parcel 5180-1 but will hereinafter be referred to as "RCFC Parcel No. 5180-511 and is identified as a portion of APN 408-090-005.
- B. The non-exclusive perpetual easements are a portion of RCFC Parcel 5180-1 but will hereinafter be referred to as 5180-511A and 5180-511B and is identified as a portion of APN 408-090-005.

The respective sections of land of SELLER's PROPERTY to be sold to BUYER is legally described in Exhibit "A" and depicted in Exhibit "B".

2. PURCHASE PRICE. The total purchase price paid to SELLER is:

- A. Eleven Thousand Eight Hundred Dollars (\$11,800) ("Funds").

All payments specified in this Section shall be made in legal tender by cash, cashiers check or wire transfer such that the Escrow Holder can disburse cash proceeds accrued to SELLER.

3. PROPERTY SOLD IN "AS IS" CONDITION. BUYER acknowledges that the SELLER's PROPERTY is sold in "as-is" condition, as of the date of this Agreement, without any warranty and that SELLER is not responsible for making corrections or repairs of any nature. BUYER further acknowledges that SELLER has made no representations or warranties regarding the SELLER's PROPERTY.

4. TRANSACTION DOCUMENTATION.

- A. Funds. Funds for the purchase of the SELLER's PROPERTY will be received directly by DISTRICT in legal tender in an amount equal to the Purchase Price to SELLER as payment for the SELLER's PROPERTY.
- B. Recording. Cause the fully executed Grant Deed in favor of BUYER in the form attached to this Agreement as Exhibit "C" and by this reference incorporated herein and made part of hereof. Grant Deed to be recorded with the Riverside County Recorder and conformed copies obtained thereof for distribution to BUYER and SELLER.
- C. Delivery of Documents to BUYER and SELLER. Each Party shall deliver to BUYER any other documents (or copies thereof) by SELLER and deliver to SELLER any other documents (or copies thereof) by BUYER, as required to

complete this transaction. Fully executed documents will be mailed to BUYER and SELLER by Project Manager or Real Property Agent.

- D. Time Limits. All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the Parties hereto. Any amendment of or supplement to any instructions must be in writing.
5. TITLE AND TITLE INSURANCE. BUYER and SELLER have elected not to obtain title insurance policy for this transaction.
6. POSSESSION OF SELLER's PROPERTY. It is mutually understood and agreed by and between the Parties hereto that the right of possession and use of SELLER's PROPERTY by BUYER, including the right to remove and dispose of improvements, shall commence upon the execution of this Agreement by all Parties.
7. WARRANTIES AND REPRESENTATIONS OF SELLER. SELLER makes the following representations and warranties:
- A. To the best of SELLER's knowledge, there are no actions, suits, material claims, legal proceedings or any other proceedings affecting SELLER's PROPERTY or any portion thereof, at law or in equity, before any court or governmental agency, domestic or foreign.
- B. To the best of SELLER's knowledge, there are no encroachments onto SELLER's PROPERTY by improvements on any adjoining property, nor do any buildings or improvements on SELLER's PROPERTY encroach onto other properties.
- C. Until the close of the transaction, SELLER shall maintain SELLER's PROPERTY in good condition and state of repair and maintenance and shall perform all of its obligations under any service contracts or other contracts affecting SELLER's PROPERTY.
- D. SELLER has good and marketable title to SELLER's PROPERTY. SELLER has no actual knowledge of any unrecorded or undisclosed legal or equitable interest in SELLER's PROPERTY owned or claimed by anyone other than SELLER. SELLER has no knowledge that anyone will, at the closing, have any right to possession of SELLER's PROPERTY, except as disclosed by this Agreement or otherwise in writing to BUYER. There are no unsatisfied mechanics' or materialmen's lien rights on SELLER's PROPERTY. No assessment lien or bond encumbers SELLER's PROPERTY and no governmental authority has undertaken any action that could give rise to an assessment lien affecting SELLER's PROPERTY and shall not do anything that would impair SELLER's title to any portions of SELLER's PROPERTY.
- E. To the best of SELLER's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with or breach any of the provisions of any bond, note, evidence of indebtedness, contract, lease or other agreement or instrument to which SELLER's PROPERTY may be bound.

- F. SELLER represents and warrants that until the close of the transaction, SELLER shall, upon learning of any fact or condition that would cause any of the warranties and representations in this Section 7 not to be true as of closing, immediately give written notice of such fact or condition to BUYER.
- G. SELLER represents and warrants that it did not use, generate, release, discharge, store or dispose of any hazardous waste, toxic substances or related materials on or under, in or about SELLER's PROPERTY or transport any Hazardous Materials to or from SELLER's PROPERTY and that it shall not use, generate, release, discharge, store or dispose of any hazardous waste, toxic substances or related materials on or under, in or about SELLER's PROPERTY. The term "Hazardous Materials" shall mean any substance, material or waste that is or becomes regulated by any local governmental authority, the State of California or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste", "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7 or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (ii) defined as "hazardous material", "hazardous substance" or "hazardous waste" under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (iii) defined as "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (iv) petroleum; (v) asbestos; (vi) polychlorinated biphenyls; (vii) defined as "hazardous" or "extremely hazardous" pursuant to Title 22 of the California Code of Regulations, Division 4.5, Chapter 11, Sections 66261.3 and 66261.110; (viii) designated as a "hazardous substances" pursuant to Section 311 of the Clean Water Act, (33 U.S.C. §1317); (ix) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. (42 U.S.C. §6903) or (x) defined as a "hazardous substances" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, as amended by Liability Act, 42, U.S.C. §9601 et seq. (42 U.S.C. §9601).
- H. SELLER represents and warrants that, to the best of SELLER's knowledge, the SELLER's PROPERTY is in compliance with all applicable statutes and regulations, including environmental, health and safety requirements.
- I. This Agreement and the performance of SELLER's obligations under it and all documents executed by SELLER that are to be delivered to BUYER at the close of the transaction are, or on the closing date will be, duly authorized, executed and delivered by SELLER and are, or at the closing date will be, legal, valid and binding obligations of SELLER, and do not, or on the closing date will not, violate any provision of any agreement or judicial order to which SELLER is a party or to which SELLER or SELLER's PROPERTY is subject. No consent of any partner, shareholder, creditor, investor, judicial or administrative body, government agency or other party is required for SELLER to enter into and/or to perform SELLER's obligations under this Agreement, except as has already been obtained. If SELLER is a corporation, it is organized, validly existing and in good standing under the laws of the State of California.

8. WARRANTIES AND REPRESENTATIONS OF BUYER. BUYER hereby represents and warrants to SELLER the following, it being expressly understood and agreed that all such representations and warranties are to be true and correct as of the close of the transaction and shall survive the close of the transaction:

- A. BUYER has taken all required action to permit it to execute, deliver and perform its obligations under this Agreement.
- B. BUYER has the power and authority to execute and deliver this Agreement and to carry out its obligations hereunder, which are, or at the closing date will be, legal, valid and binding obligations of BUYER and can consummate the transaction contemplated herein.

9. CLOSING CONDITIONS.

A. All obligations of BUYER under this Agreement are subject to the fulfillment, before or at closing of each of the following conditions:

- 1) SELLER shall convey to BUYER marketable title to SELLER's PROPERTY by execution and delivery of a duly executed and acknowledged Grant Deed in the form attached to this Agreement as Exhibit "C".
- 2) The physical condition of SELLER's PROPERTY must be substantially the same on the closing date as on the date of the Agreement execution, reasonable wear and tear excepted.
- 3) All necessary agreements and consents of all Parties to consummate the transaction contemplated by this Agreement will have been obtained and furnished by SELLER to BUYER.
- 4) Such proof of SELLER's authority and authorization to enter into and perform under this Agreement and such proof of power and authority of the individuals executing or delivering any instruments, documents or certificates on behalf of SELLER to act for and bind SELLER as may reasonably be required by BUYER or the Escrow Holder.

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

B. SELLER's obligation to sell SELLER's PROPERTY is expressly conditioned on the fulfillment of each of the following conditions at or before closing:

- 1) All necessary agreements and consents of all Parties to consummate the transaction contemplated by this Agreement will have been obtained and furnished by BUYER to SELLER.
- 2) Such proof of BUYER's authority and authorization to enter and perform under this Agreement and such proof of power and authority of the

individuals executing or delivering any instruments, documents or certificates on behalf of BUYER to act for and bind BUYER as may reasonably be required by SELLER.

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

- C. BUYER and SELLER agree to execute and provide any additional instruments or other documents as may be necessary to complete this transaction. BUYER and SELLER hereby agree to cooperate with the execution of all instruments or other documents reasonably necessary to complete the transfer of SELLER's PROPERTY interest, including, but not limited to, any supplemental instructions required to complete the transaction.
10. CLOSING. For purposes of this Agreement, the terms "closing", close of the transaction" and "closing date" shall collectively refer to the date that is thirty (30) days after this Agreement is fully executed.
11. INDEMNITY. BUYER agrees to indemnify, defend and hold SELLER harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage or expense (including, without limitation, attorneys' fees) of any nature whatsoever, resulting from, arising out of or based on any breach of SELLER's representation, warranties or covenants provided in this Agreement.
12. DISTRICT REPRESENTATIVE. The General Manager-Chief Engineer or his designee serves as the representative on behalf of SELLER for the purpose of administering and performing administrative or ministerial actions necessary to complete this transaction, including executing any other related forms or documents to consummate the purchase.
13. NOTICES. All notices and demands shall be given in writing by certified mail, postage prepaid and return receipt requested or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery; (b) two (2) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested or (c) one (1) business day following deposit with an overnight carrier service. Notices shall be addressed as provided below for the respective Party. The Parties agree, however, that if any Party gives notice in writing of a change of name or address to the other Party, notices to such Party shall thereafter be given as demanded in that notice:

BUYER: TRI-POINTE HOMES IE-SD, INC.,
Attention: Michael Heishman
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

SELLER: Riverside County Flood Control
and Water Conservation District
Attention: Yolanda Wilder
Principal Real Property Agent
1995 Market Street
Riverside, CA 92501

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

14. MISCELLANEOUS.

- A. Amendments. Any amendments to this Agreement shall be effective only in writing and when duly executed by both the BUYER and SELLER.
- B. Applicable Law. This Agreement shall be construed and interpreted under and governed and enforced according to the laws of the State of California. Venue for any proceeding related to this Agreement shall be in the County of Riverside.
- C. Entire Agreement. This Agreement contains the entire agreement between the undersigned Parties respecting the subject matter set forth herein and expressly supersedes all previous or contemporaneous agreements, understandings, representations or statements between the Parties respecting said subject matter (whether oral or in writing). No person is authorized to make, and by execution hereof SELLER and BUYER acknowledge that no person has made, any representation, warranty, guaranty or promise except as set forth herein; and no agreement, statement, representation or promise made by any such person which is not contained herein shall be valid or binding on SELLER or BUYER.
- D. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Parties hereto.
- E. Remedies Not Exclusive and Waivers. No remedy conferred by any of the specific provisions of this Agreement is intended to be exclusive of any other remedy and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise.
- F. Interpretation and Construction. The Parties agree that each Party has reviewed this Agreement and that each has had the opportunity to have their legal counsel review and revise this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in the interpretation of this Agreement or any amendments or Exhibits, thereto. In this Agreement the neutral gender includes the feminine and masculine and singular number includes the plural and the words 'person' and 'party' include corporation, partnership, firm, trust or association wherever the context so requires. The recitals and captions of the sections and subsections of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

G. Counterparts. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original and all such counterparts together shall constitute one and the same instrument.

H. Partial Invalidity. If any term or provision of this Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected thereby, and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

15. ASSIGNMENT. BUYER may assign its rights under this Agreement or may designate a nominee to acquire SELLER's PROPERTY, provided, however, that any such assignment or designation shall not relieve BUYER of any of its obligations under this Agreement.

16. SIGNATURES. This Agreement will have no force or effect whatsoever unless and until it is signed by each of the duly authorized agents of the transacting Parties.

//
//
//

[Signatures on following page]

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

**SELLER:
RECOMMENDED FOR APPROVAL**

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

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

Date: MAR 10 2026

**APPROVED AS TO FORM:
MINH C. TRAN
County Counsel**

**ATTEST:
KIMBERLY RECTOR
Clerk of the Board**

By: [Signature]
RYAN YABKO
Deputy County Counsel

By: [Signature]
Deputy

Date: 3/3/26

Date: MAR 10 2026

BUYER:

**TRI-POINTE HOMES IE-SD, INC.,
a California corporation (Formerly known as
Pardee Homes, a California corporation)**

Date: 2.11.26

By: [Signature]
MICHAEL C. TAYLOR
Division President

Project: Highland Springs Channel
Project No.: 5-0-00180
APN: 408-090-005 (portion)
RCFC Parcel Nos.: Portion of 5180-511,
5180-511A and 5180-511B
01/29/26
YK:rlp

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 (FEE PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 88°51'28" East, 40.00 feet;

thence parallel with and 40.00 feet easterly of the easterly line of Lots 3, "D" and 6 of said tract, South 01°08'32" West, 324.27 feet;

thence North 88°51'28" West, 40.00 feet to a point on the easterly line of Lot 6 of said tract;

thence along the easterly line of Lots 6, "D" and 3 of said tract, North 01°08'32" East, 324.27 feet to the **True Point of Beginning**.

PARCEL 1 CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

PARCEL A (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet;

thence leaving said easterly line, South 88°51'28" East, 5.62 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 88°51'28" East, 13.17 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 15.00 feet, a radial line of said curve from said point bears North 64°05'55" East;

thence southeasterly along said curve an arc distance of 16.48 feet through a central angle of 62°57'23";

thence South 88°51'28" East, 7.86 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lots 3 and "D" of said tract;

EXHIBIT "A"
LEGAL DESCRIPTION

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 12.07 feet to the beginning of a tangent curve concave northeasterly and having a radius of 22.00 feet;

thence northwesterly along said curve an arc distance of 32.44 feet through a central angle of 84°28'50";

thence North 04°22'38" West, 4.32 feet to the **True Point of Beginning**.

PARCEL A CONTAINING 578 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

PARCEL B (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lots 6 and "D" of said tract, South 01°08'32" West, 200.02 feet;

thence leaving said easterly line, South 88°51'28" East, 7.00 feet to the **TRUE POINT OF BEGINNING**;

thence North 03°27'30" East, 6.97 feet to the beginning of a tangent curve concave southeasterly and having a radius of 20.00 feet;

thence northeasterly along said curve an arc distance of 30.61 feet through a central angle of 87°41'02";

thence South 88°51'28" East, 12.73 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lot 6 of said tract;

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 7.42 feet to the beginning of a tangent curve concave southeasterly and having a radius of 15.00 feet;

thence southwesterly along said curve an arc distance of 18.63 feet through a central angle of 71°09'31";

EXHIBIT "A"
LEGAL DESCRIPTION

thence North 88°51'28" West, 11.38 feet to the **Point of Beginning**.

PARCEL B CONTAINING 590 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

PARCEL C (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

Herein described Parcel 1;

PARCEL C CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

This legal description and accompanying plat were prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Christopher L. Alberts, PLS 8508

3-09-2018

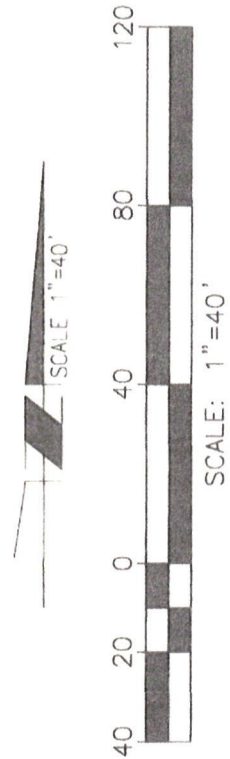
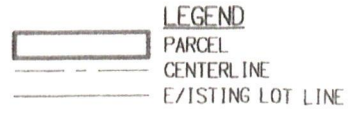
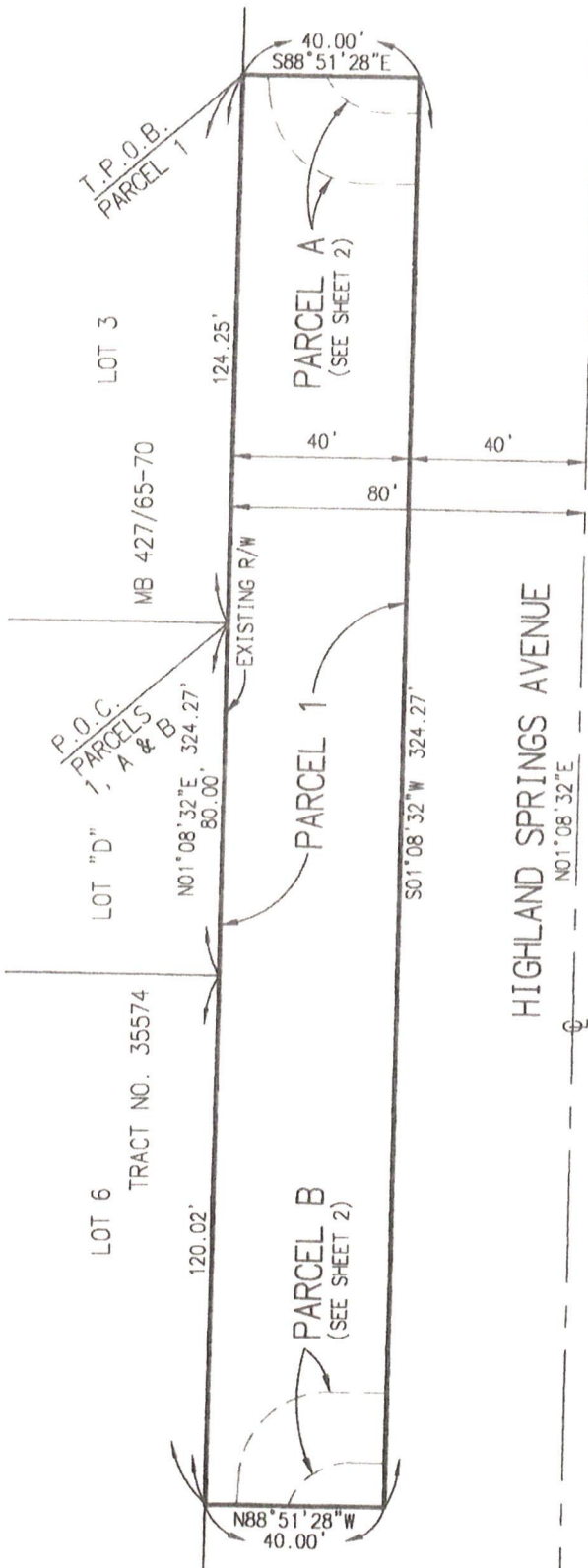
Date



EXHIBIT "B"
LEGAL DEPICTION

EXHIBIT "B" - MAP PARCEL 1

SHEET 1 OF 2 SHEETS



Michael Baker

INTERNATIONAL

75410 Gerald Ford Drive, Suite 100

Palm Desert, CA 92211

phone: 760-346-7481

www.mbakerial.com

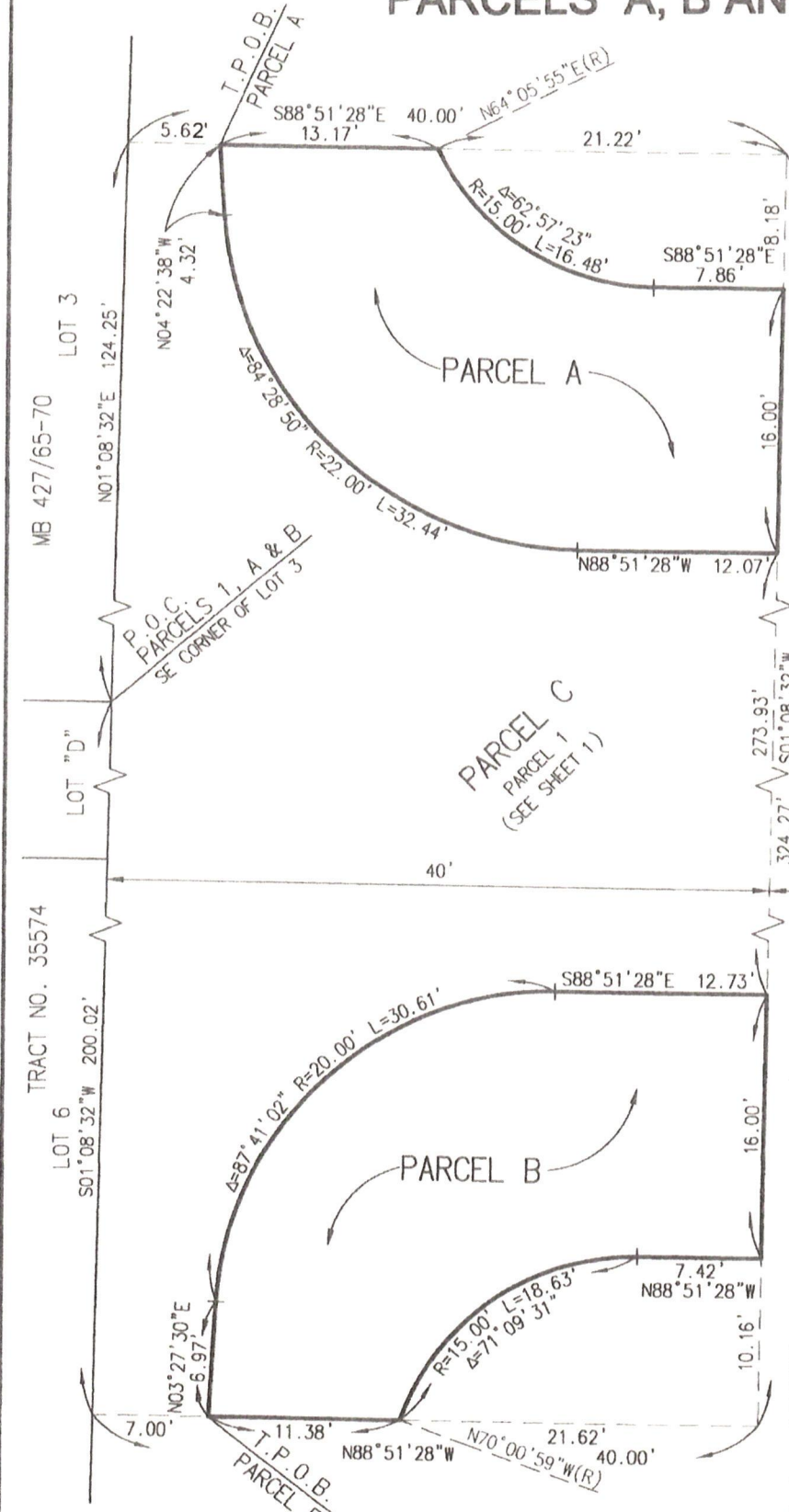
LOCATED IN POR. OF SEC. 35, T.2S., R.1W., S.B.M.

EXHIBIT "B" - MAP PARCELS A, B AND C

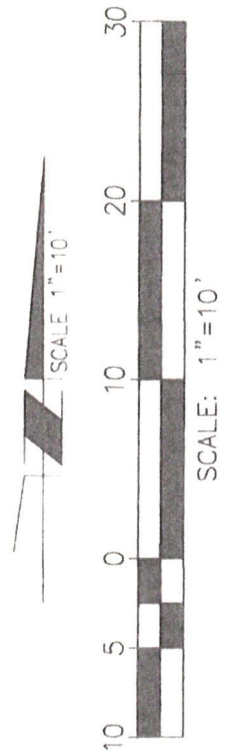
SHEET 2 OF 2 SHEETS

LEGEND

-  PARCEL
-  CENTERLINE
-  EXISTING LOT LINE



HIGHLAND SPRINGS AVENUE



Michael Baker

INTERNATIONAL
75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
phone: 760-346-7481 www.mbakerial.com

LOCATED IN POR. OF SEC. 35, T.2S., R.1W., S.B.M.

EXHIBIT "C"
GRANT DEED

263769

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

COPY

NO FEE (GOV. CODE 6103)

Project: Highland Springs Channel
Project No. 5-0-00180
APN 408-090-005 (Portion)
RCFC Parcel No. 5180-511

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned grantor(s) declare(s)
DTT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL
ENTITY OR POLITICAL SUBDIVISION R&T 11922

GRANT DEED

THIS GRANT DEED IS BEING RECORDED TO CORRECT THE MISSPELLING OF THE GRANTEE ON THAT CERTAIN GRANT DEED RECORDED ON MARCH 30, 2026, AS DOCUMENT INSTRUMENT NUMBER 2026-0094795 IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, WHICH GRANT DEED CONTAINED:

**TR- POINT HOMES IE-SD, INC., a California corporation formerly known as PRDEE HOMES,
a California corporation**

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

NO FEE (GOV. CODE § 6103)

Highland Springs Channel
Project No. 5-0-0018
Tract Map 31470
Assessor Parcel No. 408-090-005 (portion)
RCFC Parcel Nos. 5180-511, 5180-511A and 511B

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
DTT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL
ENTITY OR POLITICAL SUBDIVISION R&T 11922

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic, the "Grantor", grants to **TRI-POINTE HOMES IE-SD, INC.**, a California corporation formerly known as **PARDEE HOMES**, a California corporation, the "Grantee", the real property situated in the city of Beaumont, County of Riverside, State of California, described as Parcel 1 in the legal description attached hereto as Exhibits "A" and "B" and made a part hereof.

Reserving therefrom, unto the Grantor, a perpetual, non-exclusive subsurface easement for the right to operate and maintain storm drain facilities, to inspect, repair and reconstruct storm drain facilities, and all appurtenant works, over, under and across the real property described as Parcel C in the legal description attached and herein after referred to as **RCFC Parcel 5180-511**.

The Grantee agree for themselves, their successors and assigns not to obstruct, erect, place or maintain, nor to permit the erection, placement or maintenance of any permanent structures of any kind, fences, block walls, planter boxes, earth fill or other structures except landscaping and pavement on and over the easement area.

Additionally, the Grantor reserves a non-exclusive easement for unrestricted vehicular access, over and across that certain real property described as Parcels A and B in the legal description attached, herein after referred to as **RCFC Parcels 5180-511A and 5180-511B**, respectively. It is understood that the Grantee, its successors and assigns are responsible to repair and maintain the surface improvements at their own expense.

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

Date MAR 1 0 2026

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

ATTESTS:

KIMBERLY RECTOR
Clerk of the Board of Supervisors

By: [Signature]
Deputy

FORM APPROVED COUNTY COUNSEL
BY [Signature] 4/15/26
RYAN D YABKO DATE

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

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

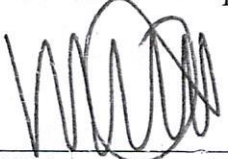
} §

On March 10, 2026, before me, Whitney Mayo, a COB Assistant, personally appeared Karen S. Spiegel, Chair of the Board of Directors of the Riverside County Flood Control and Water Conservation District, State of California, who proved to me on the basis of satisfactory evidence to be the person(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; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector
Clerk of the Board of Supervisors

By: 
Whitney Mayo, Deputy Clerk

(SEAL)

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
(951) 486-7000
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Flood Control and Water Conservation District (EMBOSED ON DOCUMENT)

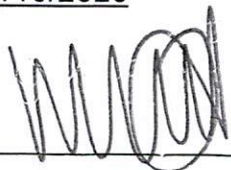
RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT

1945

CALIFORNIA

Date: 03/10/2026

Signature: _____



Print Name: Whitney Mayo, Clerk of Board Assistant

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

NO FEE (GOV. CODE § 6103)

Highland Springs Channel
Project No. 5-0-0018
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**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,
a body corporate and politic:**

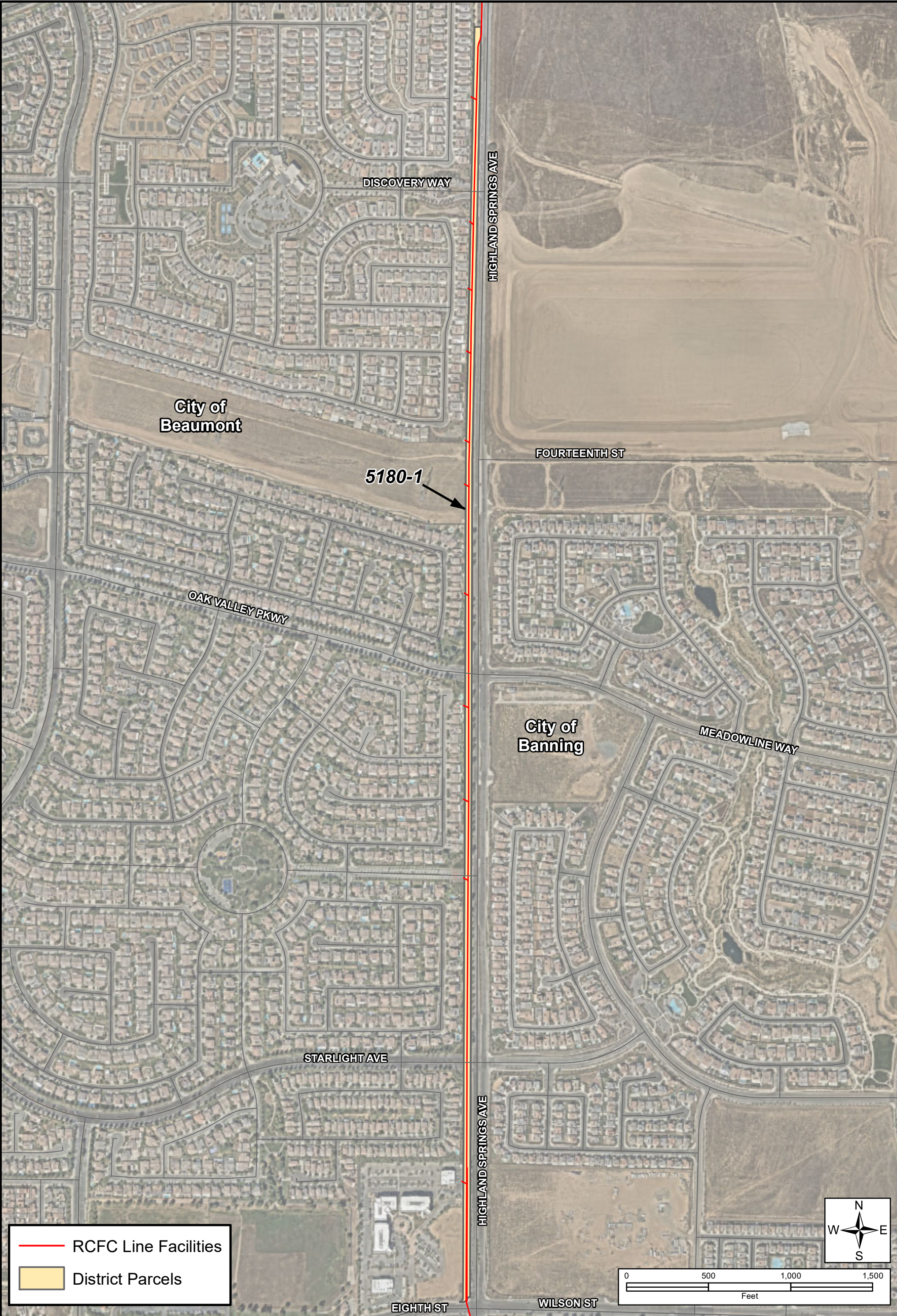
Date _____

By: _____
KAREN SPIEGEL, Chair
Board of Supervisors

ATTESTS:

KIMBERLY RECTOR
Clerk of the Board of Supervisors

By: _____
Deputy



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
Highland Springs Channel - 5-0-00180
RCFC Parcel 5180-1



Map Updated: December 30, 2025