

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



ITEM: 14.1
(ID # 30114)

MEETING DATE:
Tuesday, April 14, 2026

FROM : FLOOD CONTROL DISTRICT

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2026-14, Authorization to Purchase a Fee Simple Interest in Real Property Located in the City of Perris, County of Riverside, State of California, Assessor's Parcel No. 317-130-037, Also Referred to as RCFC Parcel No. 4554-4, from Sue Lee, as to an Undivided 6.25% Interest, et al., by Grant Deed, Perris Valley MDP Line E Project, Project No. 4-0-00554, CEQA Exempt Pursuant to CEQA Guidelines Sections 15325(d) and 15061(b)(3), District 1. [\$1,801,488 Total Cost – 100% District Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the authorization to purchase a fee simple interest in real property is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15325(d), "Acquisition, sale, or transfer to prevent encroachment of development into the floodplain," and the purchase is also consistent with Section 15061(b)(3), the "Common Sense" exemption;

Continued on Page 2

ACTION: Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

3/26/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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: April 14, 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**

RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt Resolution No. F2026-14, Authorization to Purchase a Fee Simple Interest in Real Property ("Authorization") Located in the City of Perris, County of Riverside, State of California, Assessor's Parcel No. 317-130-037, Also Referred to as RCFC Parcel No. 4554-4, from Sue Lee, as to an Undivided 6.25% Interest, et al., by Grant Deed, Perris Valley MDP Line E Project, Project No. 4-0-00554;

3. Approve the Agreement for Purchase and Sale of Real Property ("Agreement") between the Riverside County Flood Control and Water Conservation District, a body corporate and politic, ("District") and Sue Lee, as to an undivided 6.25% interest, et al, and authorize the Chair of the District's Board of Supervisors ("Board") to execute the Agreement on behalf of the District; and

4. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all actions necessary to complete this transaction.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,801,488	\$0	\$1,801,488	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 25140-947460-540040 (Zone 4 Construction/Maintenance/Misc. Land)			Budget Adjustment: No	
			For Fiscal Year: 2025/2026	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The District's Perris Valley Master Drainage Plan requires the construction of a future drainage basin located east of Interstate 215 and south of the Ramona Expressway. Acquiring this property would allow the District to secure a portion of the land needed for that basin from a willing seller. The subject property is raw, vacant land identified as Assessor's Parcel Number (APN) 317-130-037. The acquisition also includes the remaining term of two, one-year initial Advertising Agreements - one with Temeka Advertising, Inc. and one with Impact Sign & Graphics, LLC. This parcel ("Seller's Property") is owned by Sue Lee, holding an undivided 6.25% interest, along with other co-owners ("Owner"). Seller's Property consists of approximately 1.96 acres and is also referenced as RCFC Parcel No. 4554-4. Acquisition of Seller's Property has been successfully negotiated with the Owner. District staff recommends the approval of the Agreement for the purchase price of One Million Eight Hundred One Thousand Four Hundred Eighty-Eight Dollars

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(\$1,801,488). The purchase price reflects the current market value and is therefore considered reasonable and appropriate.

Pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's Board has the power to take by grant, purchase, gift, devise, lease or otherwise, to hold, use, enjoy and to lease or dispose of real, personal or mixed property of every kind within or without the District necessary or convenient to the full exercise of its powers and to lease its property to public agencies, or to grant any interest therein to public agencies, which lease or grant does not interfere with the use of the property for the purposes of the District.

Pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's Board has the power to take by grant, purchase, gift, devise, lease or otherwise, to hold, use, enjoy and to lease or dispose of real, personal or mixed property of every kind within or without the District necessary or convenient to the full exercise of its powers and to lease its property to public agencies, or to grant any interest therein to public agencies, which lease or grant does not interfere with the use of the property for the purposes of the District.

Pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's Board is authorized to acquire Seller's Property.

The Agreement and Resolution No. F2026-14 are approved as to form by County Counsel.

Environmental Findings

The Authorization is exempt from CEQA pursuant to the CEQA Statute and Guidelines Section 15325(d), "Acquisition, sale or other transfer to prevent encroachment of development into floodplains." Acquisition of Seller's Property will prevent encroachment of development into the floodplain.

Additionally, the Authorization is exempt from CEQA pursuant to Section 15061(b)(3) (the "Common Sense" exemption), which provides, "The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The Authorization to purchase a fee simple interest in real property does not sanction, to any extent whatsoever, actual physical development. Any future development of Seller's Property, if it occurs at all, is subject to CEQA review by the lead agency approving the project prior to construction. It can be seen with certainty that the acquisition of real property described in the Authorization will not have a significant effect on the environment and is exempt from CEQA.

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ATTACHMENTS:

1. Resolution No. F2026-14
2. Agreement for Purchase and Sale of Real Property
3. Vicinity Map


Douglas Ordóñez Jr. 4/6/2026


Aaron Gettis, Chief Deputy County Counsel 4/3/2026

BOARD OF SUPERVISORS

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

RESOLUTION NO. F2026-14

AUTHORIZATION TO PURCHASE A FEE SIMPLE INTEREST IN REAL PROPERTY LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ASSESSOR'S PARCEL NO. 317-130-037, ALSO REFERRED TO AS RCFC PARCEL NO. 4554-4, FROM SUE LEE, AS TO AN UNDIVIDED 6.25% INTEREST, ET AL., BY GRANT DEED, PERRIS VALLEY MDP LINE E PROJECT, PROJECT NO. 4-0-00554

WHEREAS, Susan Lee, as to an undivided 6.25% interest, et al., ("Seller") is the owner of certain real property located in the city of Perris, County of Riverside, State of California, commonly identified with Assessor's Parcel Number ("APN") 317-130-037, including the remaining time on the one (1) year initial term Advertising Agreement with Temeka Advertising, Inc. and the remaining time on the one (1) year initial term Advertising Agreement with Impact Sign & Graphics, LLC ("Seller's Property"); and

WHEREAS, the Riverside County Flood Control and Water Conservation District, a body corporate and politic, ("District") desires to acquire from the Seller and the Seller desires to sell to the District Seller's Property pursuant to the terms of the negotiated Agreement for Purchase and Sale of Real Property ("Agreement") for One Million Eight Hundred One Thousand Four Hundred Eighty-Eight Dollars (\$1,801,488.00); and

WHEREAS, Seller's Property has been identified as a priority parcel located within the Perris Valley MDP project area; and

WHEREAS, the acquisition of Seller's Property by the District will provide a portion of the future basin site; and

WHEREAS, the District will use the site for future flood control and/or water collection improvements and storm drain facilities; and

WHEREAS, pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's Board of Supervisors ("Board") has the power to take by grant, purchase, gift, devise, lease or otherwise, to hold, use, enjoy and to lease or dispose of real, personal or mixed property of every kind within or without the District necessary or convenient to the full exercise of its

FORM APPROVED COUNTY COUNSEL
BY: *Stephanie K Nelson* DATE: *4/14/26*
STEPHANIE K NELSON DATE

1 powers, and to lease its property to public agencies, or to grant any interest therein to public
2 agencies, which lease or grant does not interfere with the use of the property for the purposes of
3 District; and

4 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 13,
5 District's Board is authorized to acquire Seller's Property; and

6 **WHEREAS**, based on the review of the proposed purchase, it has been determined that
7 the purchase qualifies for a "Class 25 Categorical" exemption pursuant to Section 15325(d) of the
8 California Environmental Quality Act ("CEQA") Statute and Guidelines because acquisition of
9 Seller's Property will prevent encroachment of development into the floodplain; and

10 **WHEREAS**, the authorization is also exempt from CEQA pursuant to Section 15061(b)(3)
11 ("Common Sense" exemption), which provides, "The activity is covered by the common-sense
12 exemption that CEQA applies only to projects which have the potential for causing a significant
13 effect on the environment. Where it can be seen with certainty that there is no possibility that the
14 activity in question may have a significant effect on the environment, the activity is not subject to
15 CEQA." The authorization to purchase a fee simple interest in real property does not sanction to
16 any extent whatsoever actual physical development. Any future development of Seller's Property,
17 if it occurs at all, is subject to CEQA review by the lead agency approving the project prior to
18 construction. It can be seen with certainty that the acquisition of real property described in the
19 authorization will not have a significant effect on the environment and is, therefore, exempt from
20 CEQA; and

21 **WHEREAS**, furthermore, no improvements are being approved at this time and any future
22 use of Seller's Property will undergo the appropriate CEQA review process.

23 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by vote
24 of the District's Board in regular session assembled on Tuesday, April 14, 2026 at 9:30 a.m. or
25 soon thereafter, in the meeting room of the District's Board located on the 1st Floor of the County
26 Administrative Center, 4080 Lemon Street, Riverside, California, that this Board, based upon the
27 evidence and testimony presented on the matter, both written and oral, as it relates to this
28 acquisition, has determined the following:

- 1 1. The proposed purchase of a fee simple interest in real property is exempt from CEQA
2 pursuant to Section 15325(d) of the CEQA Statute and Guidelines for "transfers of
3 ownership of interest in land to preserve existing natural conditions and historical
4 features," because the District is merely purchasing interest in real property to prevent
5 encroachment of development in the floodplain.
- 6 2. Furthermore, the proposed 1.96-acre purchase of a fee simple interest in real property
7 is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Statute and
8 Guidelines, the "Common Sense" exemption, because it can be seen with certainty that
9 there is no possibility that the activity will have a significant effect on the environment;
10 the purchase of a fee simple interest in real property does not involve any physical
11 change in the environment.
- 12 3. Based upon the exemptions identified above, the District hereby concludes that no
13 physical environmental impacts are anticipated to occur as a result of the purchase of a
14 fee simple interest in real property, and the acquisition is exempt from CEQA.

15 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board
16 authorizes the purchase of that certain real property located in the city of Perris, County of
17 Riverside, State of California, consisting of an approximately 1.96 acres commonly identified with
18 APN 317-130-037, also known as RCFC Parcel No. 4554-4, more particularly described on
19 Exhibit "A", attached hereto and by this reference incorporated herein, in fee for a purchase price
20 of One Million Eight Hundred One Thousand Four Hundred Eighty-Eight Dollars (\$1,801,488.00)
21 from Seller by Grant Deed.

22 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Agreement
23 between the District and Seller is hereby approved, and the Chair of the District's Board is
24 authorized to execute the same on behalf of the District.

25 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of
26 the Board certify acceptance of any documents conveying the real property interest in favor of the
27 District to complete the purchase and for recordation.

28

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

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4 RESOLUTION NO. F2026-14

5 AUTHORIZATION TO PURCHASE A FEE SIMPLE INTEREST IN REAL PROPERTY
6 LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF
7 CALIFORNIA, ASSESSOR'S PARCEL NO. 317-130-037, ALSO REFERED TO AS RCFC
8 PARCEL NO. 4554-4, FROM SUE LEE, AS TO AN UNDIVIDED 6.25% INTEREST, ET AL.,
9 BY GRANT DEED, PERRIS VALLEY MDP LINE E PROJECT, PROJECT NO. 4-0-00554

10 ROLL CALL:

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

12 Nays: None

13 Absent: None

14 Abstain: None

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

17
18 KIMBERLY A. RECTOR, Clerk of said Board

19
20 By:  _____

21 Deputy

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 317-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 6, BLOCK 9, VAL VERDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHERLY LINE OF LOT 6, DISTANT THEREON SOUTH 88° 55' 21" WEST 1178.83 FEET FROM ITS INTERSECTION WITH THE CENTER LINE OF WEBSTER AVENUE, AS SAID AVENUE IS SHOWN ON SAID MAP;
THENCE NORTH 13° 04' 46" WEST 30.67 FEET;
THENCE SOUTH 88° 55' 21" WEST 30.67 FEET;
THENCE NORTH 13° 04' 46" WEST 269.79 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 13° 04' 46" WEST 132.45 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET;
THENCE NORTHERLY 108.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 45' 25";
THENCE NORTH 1° 19' 21" WEST 128.55 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 6;
THENCE SOUTH 88° 55' 43" WEST 318.26 FEET ALONG SAID NORTHERLY LINE TO A POINT LYING NORTH 88° 55' 43" EAST 54.00 FEET FROM THE RIGHT OF WAY LINE OF STATE ROUTE 194, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED MAY 23, 1952 IN BOOK 1371, PAGE 180 OF OFFICIAL RECORDS OF SAID COUNTY SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5000.00 FEET, A RADIAL LINE THROUGH SAID NON-TANGENT CURVE BEARS SOUTH 75° 33' 00" WEST;
THENCE SOUTHERLY 380.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 21' 20" TO A POINT 294.00 FEET FROM THE SOUTHERLY LINE OF SAID LOT 6;
THENCE NORTH 88° 55' 21" EAST 256.07 FEET PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION CONDEMNED TO THE STATE OF CALIFORNIA, SHOWN AS PARCELS 8777-1 AND 8777-2, IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 9, 1998 AS INSTRUMENT NO. 534907 OF OFFICIAL RECORDS.

Project: Perris Valley MDP Line E - Basin
Project No. 4-0-00554
RCFC Parcel No. 4554-4
APN 317-130-037

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Agreement") is entered into this 14 day of APR, 2026 ("Effective Date") by and between the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic, (hereinafter called "DISTRICT" or "BUYER") and the owners of the undivided interests in the property described below (collectively, "SELLER") for acquisition of certain real property interests for the Perris Valley MDP Line E Project ("PROJECT"). BUYER and SELLER may be referred to individually as a "Party" and collectively as the "Parties".

SELLER consists of the following owners of undivided interests:

- SUE LEE**, as to an undivided 6.25% interest
- GAYLE MORRISON**, as to an undivided 6.25% interest
- BRADLEY POPE**, as to 6.25% interest
- KAY SWOFFER PATTON**, who took title as KAY JESTER, as to an undivided 6.25% interest
- SUE WARD**, a married woman, as to an undivided ½ of 1% interest
- KAY FOLLETT**, a married woman, as to an undivided ½ of 1% interest
- GAYLE MORRISON**, an unmarried woman, as to an undivided ½ of 1% interest
- BRADLEY POPE**, a married man, as to an undivided ½ of 1% interest
- SUE WARD**, as to an undivided 4.5% interest
- KAY FOLLETT**, as to an undivided 4.5% interest
- SUE SWOFFER WARD**, a married woman, as her sole and separate property as to an undivided 13.75% interest
- KAY SWOFFER FOLLETT**, a married woman as her sole and separate property, as to an undivided 13.75% interest
- BRADLEY C. POPE**, a married man, as his sole and separate property, as to an undivided 18.25% interest
- GAYLE POPE MORRISON**, as the Trustee of the GAYLE POPE MORRISON TRUST dated June 5, 2013, as to an undivided 18.25% interest

RECITALS

- A. SELLER is the owner of certain real property located in the city of Perris, County of Riverside, State of California, consisting of approximately 85,378± square feet (1.96± acres) with Assessor's Parcel Number ("APN") 317-130-037 ("SELLER's PROPERTY").
- B. SELLER desires to sell and BUYER desires to purchase SELLER's PROPERTY as specifically described herein.
- C. WHEREAS, the acquisition of the fee interest includes the remaining time on the one (1) year initial term Advertising Agreement with Temeka Advertising, Inc. effective May 31, 2025 and the remaining time on the one (1) year initial term Advertising Agreement with Impact Sign & Graphics, LLC effective May 1, 2025.

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, the following fee interest in certain real property located in the city of Perris, County of Riverside, State of California, consisting of SELLER's PROPERTY legally identified as Riverside County APN 317-130-037.
 - A. The fee interest will hereinafter be referred to as "RCFC Parcel Number 4554-4", identified with APN 317-130-037.

The SELLER's PROPERTY is legally described in Exhibit "A", attached hereto and by this reference incorporated herein.

2. PURCHASE PRICE. The total purchase price that BUYER will provide to SELLER for SELLER's PROPERTY is:
 - A. ONE MILLION EIGHT HUNDRED ONE THOUSAND FOUR HUNDRED EIGHTY-EIGHT DOLLARS (\$1,801,488.00) ("Funds").

All payments specified in this Section 2 shall be made in legal tender, such that the Escrow Holder can disburse proceeds to SELLER at the Close of Escrow.

3. PERMISSION TO ENTER ON PROPERTY. SELLER hereby grants to BUYER or its authorized agent's permission to enter upon SELLER's PROPERTY at all reasonable times prior to Close of this transaction for the purpose of conducting due diligence, including making necessary or appropriate inspections. BUYER will give SELLER reasonable oral, written or electronic notice prior to entering the SELLER's PROPERTY. BUYER does hereby indemnify and hold harmless SELLER, SELLER's heirs, successors, assigns, officers, employees, agents and representatives free and harmless from and against any and all liability, loss, damages and costs and expenses, demands, causes of action, claims or judgments arising from or that are in any way connected with BUYER's inspections or non-permanent improvements involving entrance onto SELLER's PROPERTY pursuant to this Section 3. If BUYER fails to acquire SELLER's PROPERTY due to BUYER's default, this Agreement will terminate upon the termination of BUYER's right to purchase SELLER's PROPERTY. In such event, BUYER will remove or cause to be removed all of BUYER's personal property, facilities, tools and equipment from the SELLER's PROPERTY. If BUYER does not remove all of BUYER's personal property, facilities, tools and equipment from SELLER's PROPERTY within ten (10) business days of the date that BUYER's Agreement terminates under this Section 3, SELLER has the right to remove said personal property, facilities, tools and equipment from SELLER's PROPERTY. In the event BUYER fails to remove BUYER's personal property, facilities, tools and equipment from SELLER's PROPERTY after entering SELLER's PROPERTY to perform due diligence, including to make necessary or appropriate inspections as specified in this Section 3, BUYER is responsible for all reasonable costs incurred by SELLER in any such removal by SELLER.
4. ESCROW. The Parties will establish an escrow at Lawyers Title Company ("Escrow") to accommodate the transaction contemplated by this Agreement. If the Escrow Agent/Agency is unwilling or unable to perform, DISTRICT shall designate another Escrow/Agency. For purposes of this Agreement, "Opening of Escrow" means the date on which Escrow Holder receives a fully executed original of this Agreement. The Parties shall open an escrow within ten (10) business days of the date on which this Agreement is fully executed by the Parties. "Close of Escrow" means the date on which the Grant Deed is recorded in the Official Records of the County of Riverside. The Close of Escrow will be as soon as possible after the Opening of Escrow, but in no event shall the Close of Escrow be later than ninety (90) days after the Opening of Escrow.

The Parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may reasonably be required to consummate the transaction contemplated by this Agreement. Any such instructions shall not conflict, amend or supersede any provisions of this Agreement; this Agreement shall control unless the Parties expressly agree in writing otherwise. The Escrow Instructions shall include the following terms and conditions for disbursements and other actions by Escrow Holder of this sale which shall occur at the Close of Escrow:

- A. Funds. Promptly upon Close of Escrow, disburse all funds deposited with Escrow Holder by BUYER in payment of SELLER's PROPERTY as follows: (a) deduct or credit all items chargeable to the account of SELLER and/or BUYER pursuant to Sections 5 and 10; (b) process the documents for the purchase price described herein; (c) disburse the balance of the Purchase Price to SELLER in four disbursements, one to each owner equal to the percentage amount of their ownership and (d) disburse the balance of any excess proceeds deposited by BUYER to BUYER.
 - B. Recording. Cause the fully executed Grant Deed in favor of BUYER in the form attached to this Agreement as Exhibit "B" and by this reference incorporated herein and made a part hereof. Grant Deed to be recorded in the Official Records of the County of Riverside and conformed copies obtained thereof for distribution to BUYER and SELLER.
 - C. Title Policy. Direct the Title Company to issue Title Policy for the fee interest referred to as RCFC Parcel No. 4554-4 to BUYER.
 - D. Delivery of Documents to BUYER and SELLER. Deliver to BUYER any other documents (or copies thereof) deposited into Escrow by SELLER. Deliver to SELLER any other documents (or copies thereof) deposited into Escrow by BUYER. Mail a final closing statement to BUYER and SELLER.
 - E. Time Limits. All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the Parties hereto. Any amendment of, or supplement to, any instructions must be in writing.
5. TITLE AND TITLE INSURANCE. Upon the Opening of Escrow, Lawyers Title Company (the "Escrow Holder") shall obtain and issue a preliminary title report for SELLER's PROPERTY. Escrow Holder will deliver the preliminary title report containing hyperlinks to all instruments identified as Vesting and Schedule 'B' items to BUYER and SELLER. Hyperlinks allow the BUYER and SELLER to access said instruments at their convenience. Escrow Holder will ensure BUYER's title to the SELLER's PROPERTY, which is described above in Section 1, at the Close of Escrow by a CLTA Owner's Standard Coverage Policy of Title Insurance in the amount of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$1,850,000.00) ("Title Policy"). BUYER shall pay for the cost of the Title Policy. The Title Policy provided pursuant to this Section 5 will ensure BUYER's fee interest is free and clear of all monetary liens, monetary encumbrances and other exceptions to good and clear title, subject only to the following permitted conditions of title ("Permitted Title Exceptions"):
- A. The applicable zoning, building and development regulations of any municipality, county, state or federal jurisdiction affecting the Property.
 - B. Those non-monetary exceptions not objected to by BUYER within ten (10) business days after the date BUYER receives the preliminary title report and legible copies of all instruments noted as exceptions therein. If BUYER "unconditionally disapproves" any such exceptions Escrow will thereupon terminate, all funds deposited therein will be refunded to BUYER (less BUYER's share of escrow cancellation charges) and this

Agreement will be in no further force or effect. If BUYER "conditionally disapproves" any such exceptions, then SELLER will use SELLER's best efforts to cause such exceptions to be removed by the Close of Escrow. If such conditionally disapproved non-monetary exceptions are not removed by the Close of Escrow, BUYER may, at BUYER's option, either accept SELLER's PROPERTY subject to such exceptions, or terminate the Escrow and receive a refund of all funds deposited into Escrow (less BUYER's share of escrow cancellation charges), if any, and this Agreement will thereupon be of no further force or effect. At the Close of Escrow, BUYER's interest in the SELLER's PROPERTY will be free and clear of all monetary liens and monetary encumbrances, including any taxes.

- C. Taxes: Current fiscal year, including personal property tax, if any, and any further assessment thereto under Division 1, Part 0.5, Chapter 3.5 of Revenue and Taxation Code of the State of California. All other taxes owed whether presently current or delinquent are to be current at the Close of Escrow.
 - D. Quasi-public utility, public utility, public alley, public street easements and rights of way of record.
6. POSSESSION OF 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 Close of Escrow.
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. Seller discloses that both Advertising Agreements provide that, during the initial term of the lease, "Lessee will remove Lessee's structure within thirty (30) days after receipt of a written request from Lessor, together with the return of all unearned and pre-paid rent, if the above-described property is permanently improved or is sold." Said leases (the Temeka Advertising lease as Exhibit "C" and the Impact Sign & Graphics lease as Exhibit "D") are attached hereto and made a part hereof.
 - C. Until the Close of Escrow, 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 SELLER shall not do anything that would impair SELLER's title to any of SELLER's PROPERTY.
 - E. To the best of SELLER's knowledge, neither the execution of this Agreement nor the performance of SELLER's obligations hereunder will conflict with or result in breach of any of bond note, evidence of indebtedness, contract, lease or other agreement or

instrument to which the SELLER's PROPERTY is bound.

- F. SELLER represents and warrants that until the Close of Escrow, 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 the SELLER's PROPERTY prior to the Close of Escrow. 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 SELLER's PROPERTY, to the best of SELLER's knowledge, 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 Escrow 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 and 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 or company, 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 Escrow and shall survive the Close of Escrow:

- 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 with Escrow Holder a duly executed and acknowledged Grant Deed in the form attached to this Agreement as Exhibit "B" and by this reference incorporated herein.
 - 2) SELLER must have delivered to Escrow the documents it is required to deliver through Escrow at Closing.
 - 3) The physical condition of SELLER's PROPERTY must be substantially the same on the Closing Date as on the Effective Date, reasonable wear and tear excepted.
 - 4) SELLER shall give written notice to both Temeka Advertising, Inc. and Impact Sign & Graphics, LLC to remove their structures from SELLER's PROPERTY and terminate their particular lease.
 - 5) 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.
 - 6) 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 the Closing:
 - 1) BUYER must have delivered the Purchase Price in the form described in Section 2 herein to Escrow.
 - 2) BUYER must have delivered to Escrow the documents and funds required to consummate this transaction and as specified in this Agreement.

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 COSTS. Costs for Escrow, title and closing expenses will be allocated as follows:
- A. SELLER shall pay or be charged:
- 1) All costs associated with removing any debt encumbering SELLER's PROPERTY;
 - 2) All costs associated with SELLER's broker representation, including commission;
 - 3) All costs associated with SELLER's attorneys' fees; and
 - 4) SELLER's share of prorations, if any.
- B. BUYER shall pay or be charged:
- 1) All of Escrow fees and costs;
 - 2) Cost of the CLTA Standard coverage policy;
 - 3) Cost of Natural Hazard Disclosure Statement which will be provided to SELLER and BUYER;
 - 4) Cost of recording the Grant Deed, if any; and
 - 5) BUYER's share of prorations, if any.
- C. Prorations. All receipts and disbursements of SELLER's PROPERTY will be prorated as of 11:59 p.m. on the day immediately preceding the Closing Date and the Purchase Price will be adjusted on the following basis:
1. Tax Exempt Agency. All Parties hereto acknowledge that BUYER is a public entity and exempt from payment of any real property taxes. There will be no proration of taxes through Escrow. SELLER will be responsible for payment of any real property taxes due prior to the Close of Escrow. In the event any real property taxes are due and unpaid at the Close of Escrow, Escrow Holder is hereby authorized and instructed to pay such taxes from proceeds due to SELLER at the Close of Escrow. SELLER understands that the Tax Collector will not accept partial payment of any installment of the real property taxes due at the Close of Escrow. After the Close of Escrow, BUYER will file any necessary documentation with the County Tax Collector/Assessor for the property tax exemption. SELLER shall have the right, after the Close of Escrow, to apply for a refund to the County Tax Collector/Assessor outside of Escrow if eligible to receive such refund and Escrow Holder shall have no liability and/or responsibility in connection therewith.
 2. Method of Proration. If applicable and for purposes of calculating prorations, BUYER shall be deemed to be in title to SELLER's PROPERTY and, therefore, entitled to the income therefrom and responsible for the expenses thereof for the entire day upon which the Closing occurs. All prorations will be made as of the

date of Close of Escrow based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable. The obligations of the Parties pursuant to this Section 10 shall survive the Closing and shall not merge into any documents of conveyance delivered at Closing.

11. CLOSING. When the Escrow Holder receives all documents and funds identified in this Agreement and the Title Company is ready, willing and able to issue the Title Policy, then, and only then, the Escrow Holder will Close Escrow by performing all actions instructed to do so in the Escrow Instructions and in accordance with this Agreement.
12. INDEMNITY. SELLER agrees to indemnify, defend and hold BUYER harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage or expense (including, without limitation, attorneys' fees) of any nature whatsoever, resulting from, arising out of or based on any breach of SELLER's representation, warranties or covenants provided in this Agreement.
13. DISTRICT REPRESENTATIVE. The General Manager-Chief Engineer or his designee serves as the representative on behalf of BUYER for the purpose of administering and performing administrative or ministerial actions necessary to complete this transaction, including executing any other related escrow forms or documents to consummate the purchase.
14. NOTICES. All notices and demands shall be given in writing by certified mail, postage prepaid, and return receipt requested, or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery, (b) five (5) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested or (c) one (1) business day following deposit with an overnight carrier service. A copy of all notices shall be sent to the Escrow Company. Notices shall be addressed as provided below for the respective Party. The Parties agree, however, that if any Party gives notice in writing of a change of name or address to the other Party, notices to such Party shall thereafter be given as demanded in that notice:

SELLER:

Kay Swoffer Follett
6216 Tobruk Court
Long Beach, CA 90803

Gayle Pope Morrison
602 W. Jonquil Road
Santa Ana, CA 92706

Bradley C. Pope
2178 Oak Crest Drive
Riverside, CA 92506

Sue Swoffer Ward
220 23rd Place
Manhattan Beach, CA 90266

BUYER:

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

COPY TO:

Riverside County Counsel
Attention: Stephanie Nelson
Deputy County Counsel

3960 Orange Street, Suite 500
Riverside, CA 92501-3674

ESCROW HOLDER: Lawyers Title Company
301 E. Vanderbilt Way, Suite 300
San Bernardino, CA 92408

15. MISCELLANEOUS.

- A. Natural Hazard Disclosure Statement. Escrow will provide to SELLER and BUYER within the time allowed by law a Natural Hazard Disclosure Statement in accordance with California Government Code Sections 8589.3-8589.4 and 51183.5 and Public Resources Code Sections 4136, 2621.9 and 2694. Cost of said Natural Hazard Disclosure Statement to be paid by BUYER.
- B. Default. In the event of a material breach or material default under this Agreement by either BUYER or SELLER, the non-defaulting Party shall have, in addition to all rights available at law or equity, the right to terminate this Agreement and the Escrow for the purchase and sale of SELLER's PROPERTY, by delivering written notice thereof to the defaulting Party and to Escrow Holder, and if BUYER is the non-defaulting Party, BUYER shall thereupon promptly receive a refund of all prior deposits, if any. Such termination of the Escrow by a non-defaulting Party shall be without prejudice to the non-defaulting Party's rights and remedies at law or equity.
- C. Further Instructions. Each Party agrees to execute such other and further escrow instructions as may be necessary or proper in order to consummate the transaction contemplated by this Agreement.
- D. Amendments. Any amendments to this Agreement shall be effective only in writing and when duly executed by both BUYER and SELLER and deposited with Escrow Holder.
- E. 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.
- F. 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.
- G. 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.
- H. Time of Essence. The Parties acknowledge that time is of the essence in this Agreement, notwithstanding anything to the contrary in the Escrow Company's general Escrow instructions.
- I. 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.

- J. 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.
- K. 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.
- L. 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.
- M. Brokers. SELLER and BUYER each represent and warrant to one another that such Party has not engaged any broker or finder with respect to this Agreement or the transaction contemplated herein. If SELLER is in fact represented in this sale, upon and only upon the Close of Escrow, SELLER shall be solely responsible to pay a commission or fees for its broker. BUYER is not responsible nor liable for any claims, changes or commissions that may arise or be alleged to a broker or agent in connection with this Agreement or the purchases and sale of SELLER's PROPERTY whether or not Close of Escrow occurs. SELLER shall defend, indemnify and hold harmless BUYER from and against any and all liabilities, claims, demands, damages or costs of any kind (including attorneys' fees, costs and expenses) arising from or connected with any other broker's or finder's fee or commission or charge claimed to be due by SELLER's Broker or any arising from or by reason of SELLER's conduct with respect to this transaction. The provisions of this Section 15.M. shall survive Closing hereunder or termination of this Agreement.
- N. Attorneys' Fees. If either Party hereto incurs attorneys' fees in order to enforce, defend or interpret any of the terms, provisions or conditions of this Agreement or because of a breach of this Agreement by the other Party, the prevailing Party may be entitled to recover reasonable attorneys' fees from the other Party only if the prevailing Party has prevailed in a judgment by a court of competent jurisdiction.
16. 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.
17. SIGNATURES. This Agreement will have no force or effect whatsoever unless and until it is signed by each of the duly authorized agents of the transacting Parties. For purposes of this Agreement, Kay Swoffer Follett is the same person as Kay Jester, Kay Follett and Kay Swoffer Patton with a total undivided interest of 25%. Gayle Pope Morrison is the same person as Gayle Morrison with a total undivided interest of 25%. Bradley C. Pope is the same person as Bradley

Pope with a total undivided interest of 25%. Lastly, Sue Swoffer Ward is the same person as Sue Ward and Sue Lee with a total undivided interest of 25%.

(Signatures on following pages)

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

SELLER: Sue Swoffer Ward, as to an undivided 25% interest

Date: 2-15-26

By: Sue Swoffer Ward
SUE SWOFFER WARD

Gayle Pope Morrison, as to an undivided 25% interest

Date: _____

By: _____
GAYLE POPE MORRISON

Laura Pope, Executor of the Estate of Bradley C. Pope, deceased, as to an undivided 25%

Date: _____

By: _____
LAURA POPE

Kay Swoffer Follett, as to an undivided 25% interest

Date: _____

By: _____
KAY SWOFFER FOLLETT

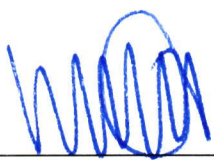
BUYER: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic

Date: APR 14 2026

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

ATTEST:

Date: APR 14 2026

By: 
KIMBERLY RECTOR
Clerk of the Board
DEPUTY

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

SELLER:

Sue Swoffer Ward, as to an undivided 25% interest

Date: _____

By: _____
SUE SWOFFER WARD

Gayle Pope Morrison, as to an undivided 25% interest

Date: 2-23-2026

By: Gayle Pope Morrison
GAYLE POPE MORRISON

**Laura Pope, Executor of the Estate of
Bradley C. Pope, deceased, as to an undivided 25%**

Date: _____

By: _____
LAURA POPE

Kay Swoffer Follett, as to an undivided 25% interest

Date: _____

By: _____
KAY SWOFFER FOLLETT

BUYER:

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

Date: _____

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

ATTEST:

Date: _____

By: _____
KIMBERLY RECTOR
Clerk of the Board

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

SELLER:

Sue Swoffer Ward, as to an undivided 25% interest

Date: _____

By: _____
SUE SWOFFER WARD

Gayle Pope Morrison, as to an undivided 25% interest

Date: _____

By: _____
GAYLE POPE MORRISON

**Laura Pope, Executor of the Estate of
Bradley C. Pope, deceased, as to an undivided 25%**

Date: 2/18/26 _____

By: 
LAURA POPE

Kay Swoffer Follett, as to an undivided 25% interest

Date: _____

By: _____
KAY SWOFFER FOLLETT

BUYER:

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

Date: _____

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

ATTEST:

Date: _____

By: _____
KIMBERLY RECTOR
Clerk of the Board

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

SELLER: Sue Swoffer Ward, as to an undivided 25% interest

Date: _____ By: _____
SUE SWOFFER WARD

Gayle Pope Morrison, as to an undivided 25% interest

Date: _____ By: _____
GAYLE POPE MORRISON

**Laura Pope, Executor of the Estate of
Bradley C. Pope, deceased, as to an undivided 25%**

Date: _____ By: _____
LAURA POPE

Kay Swoffer Follett, as to an undivided 25% interest

Date: 2/15/26 By: Kay Swoffer Follett
KAY SWOFFER FOLLETT

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

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

ATTEST:
Date: _____ By: _____
KIMBERLY RECTOR
Clerk of the Board

APPROVED AS TO FORM:

MINH C. TRAN
County Counsel

By: 
STEPHANIE NELSON
Deputy County Counsel

Project: Perris Valley MDP Line E – Basin
Project No. 4-0-00554
RCFC Parcel No. 4554-4
APN 317-130-037

JLP:rlp
02/09/2026

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 317-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 6, BLOCK 9, VAL VERDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHERLY LINE OF LOT 6, DISTANT THEREON SOUTH 88° 55' 21" WEST 1178.83 FEET FROM ITS INTERSECTION WITH THE CENTER LINE OF WEBSTER AVENUE, AS SAID AVENUE IS SHOWN ON SAID MAP;
THENCE NORTH 13° 04' 46" WEST 30.67 FEET;
THENCE SOUTH 88° 55' 21" WEST 30.67 FEET;
THENCE NORTH 13° 04' 46" WEST 269.79 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 13° 04' 46" WEST 132.45 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET;
THENCE NORTHERLY 108.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 45' 25";
THENCE NORTH 1° 19' 21" WEST 128.55 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 6;
THENCE SOUTH 88° 55' 43" WEST 318.26 FEET ALONG SAID NORTHERLY LINE TO A POINT LYING NORTH 88° 55' 43" EAST 54.00 FEET FROM THE RIGHT OF WAY LINE OF STATE ROUTE 194, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED MAY 23, 1952 IN BOOK 1371, PAGE 180 OF OFFICIAL RECORDS OF SAID COUNTY SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5000.00 FEET, A RADIAL LINE THROUGH SAID NON-TANGENT CURVE BEARS SOUTH 75° 33' 00" WEST;
THENCE SOUTHERLY 380.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 21' 20" TO A POINT 294.00 FEET FROM THE SOUTHERLY LINE OF SAID LOT 6;
THENCE NORTH 88° 55' 21" EAST 256.07 FEET PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION CONDEMNED TO THE STATE OF CALIFORNIA, SHOWN AS PARCELS 8777-1 AND 8777-2, IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 9, 1998 AS INSTRUMENT NO. 534907 OF OFFICIAL RECORDS.

EXHIBIT "B"

266661

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)

Project: Perris Valley MDP Line E - Basin
Project No. 4-0-00554
APN 317-130-037
RCFC Parcel No. 4554-4

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX \$ NONE

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the owners of the undivided interests in the Property described below (collectively "Grantor"), hereby grants to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic (Grantee)**, the real property in the unincorporated area known as Perris Valley area, County of Riverside, State of California, as described in Exhibit "A", attached hereto and made a part hereof.

Grantor consists of the following owners of undivided interests:

SUE LEE, as to an undivided 6.25% interest
GAYLE MORRISON, as to an undivided 6.25% interest
BRADLEY POPE, as to 6.25% interest
KAY SWOFFER PATTON, who took title as KAY JESTER, as to an undivided 6.25% interest
SUE WARD, a married woman, as to an undivided ½ of 1% interest
KAY FOLLETT, a married woman, as to an undivided ½ of 1% interest
GAYLE MORRISON, an unmarried woman, as to an undivided ½ of 1% interest
BRADLEY POPE, a married man, as to an undivided ½ of 1% interest
SUE WARD, as to an undivided 4.5% interest
KAY FOLLETT, as to and undivided 4.5% interest
SUE SWOFFER WARD, a married woman, as her sole and separate property as to an undivided 13.75% interest
KAY SWOFFER FOLLETT, a married woman as her sole and separate property, as to an undivided 13.75% interest
BRADLEY C. POPE, a married man, as his sole and separate property, as to an undivided 18.25% interest
GAYLE POPE MORRISON, as the Trustee of the GAYLE POPE MORRISON TRUST dated June 5, 2013, as to an undivided 18.25% interest

Sue Lee, as to an undivided 6.25% interest

Date: _____

By: _____
SUE LEE

Gayle Morrison, as to an undivided 6.25% interest

Date: _____

By: _____
GAYLE MORRISON

Laura Pope, Executor of the Estate of Bradley Pope, deceased, as to an undivided 6.25% interest

Date: _____

By: _____
LAURA POPE

Kay Swoffer Patton, who took title as Kay Jester, as to an undivided 6.25% interest

Date: _____

By: _____
KAY SWOFFER PATTON

Sue Ward, a married woman as to an undivided 1/2 of 1% interest

Date: _____

By: _____
SUE WARD

Kay Follett, a married woman as to an undivided 1/2 of 1%

Date: _____

By: _____
KAY FOLLETT

Gayle Morrison, an unmarried woman, as to an undivided 1/2 of 1% interest

Date: _____

By: _____
GAYLE MORRISON

Laura Pope, Executor of the Estate of Bradley Pope, deceased, a married man, as to an undivided 1/2 of 1% interest

Date: _____

By: _____
LAURA POPE

Sue Ward, as to an undivided 4.5% interest

Date: _____

By: _____
SUE WARD

Kay Follett, as to an undivided 4.5% interest

Date: _____

By: _____
KAY FOLLETT

Sue Swoffer Ward, a married woman, as her sole and separate property, as to an undivided 13.75% interest

Date: _____

By: _____
SUE SWOFFER WARD

Kay Swoffer Follett, a married woman as her sole and separate property, as to an undivided 13.75% interest

Date: _____

By: _____
KAY SWOFFER FOLLETT

Laura Pope, Executor of the Estate of Bradley C. Pope, deceased, as to an undivided 18.25% interest

Date: _____

By: _____
LAURA POPE

Gayle Pope Morrison, as the Trustee of the Gayle Pope Morrison Trust dated June 5, 2013, as to an undivided 18.25% interest

Date: _____

By: _____
GAYLE POPE MORRISON, Trustee

(Notary Attached)

EXHIBIT "C"

Advertising Agreement

Company Name: TEMEKA ADVERTISING INC

Company requests the use of your property, as described below, to install and maintain an advertising sign on behalf of KB Homes

Property Location: APN 317130037 (Perris CA)

Name: Pope Real Estate Management, LLC EIN#: 88-4330835

Address: 6185 Magnolia Ave., Suite 332 Riverside, CA 92506

Terms & Conditions:

- 1. The Initial term of this agreement will be one (1) year. During the initial term, Lessee will remove Lessee's structure within thirty (30) days after receipt of a written request from Lessor, together with the return of all unearned and pre-pald rent, if the above described property is permanently improved or is sold. Following the initial term, either party may terminate this lease at any time by a thirty (30) day notice to the other party.
2. All materials placed on said premises by Lessee shall remain Lessee's property and Lessee may remove them at any time. Lessee agrees to return the property to its original state upon termination of this lease agreement and/or sign removal for any reason.
3. If the view of the advertising sign is obstructed or the advertising value wholly or partially impaired, or the use of such signs is prevented by law, Lessee may cancel this agreement and receive all rent paid for the unexpired term of this lease by giving notice in writing of such obstruction, impairment, or prevention of use. Lessee agrees, however, that Lessor(s) may allow other advertising companies to install and maintain signs on the property, provided that such signs do not obstruct Lessee's signs.
4. Lessee will indemnify and hold Lessor(s) harmless from all claims for injuries to persons or damage to property resulting from the negligent or malicious acts of Lessee's agents, employees or workers in the construction, installation, maintenance, repair or removal of the signs on the above premises. Proof of appropriate and adequate insurance to be provided showing Lessor(s) as additional loss payees.
5. Lessee shall not use the signs to advertise anything that may be considered offensive, crude, inappropriate or illegal, and agrees to promptly remove any advertisements deemed to be such by property owner in its reasonable discretion.
6. This agreement for the installation of one (1) sign may be assigned or sublet at Lessee's discretion and upon notification of Lessor(s), except that no reduction of rental payment to Lessor(s) may be made without consent of Lessor(s).
7. It is expressly understood that the undersigned are not bound by any stipulations, representations, or promises not written in this agreement.
8. Rental period begins June 1, 2025.
9. Rental amount is \$450 per month, billed monthly.

Acceptance:

Lessee: TEMEKA ADVERTISING INC

Printed Name: JAKE CAUSINBURKY

Signature: [Handwritten Signature]

Date: 5/29/25

Address: 9073 PULSAR CT #B CORONA CA 92883

Phone: (951) 277-2525

Email: JCAUSINBURY@TEMEKAGROUP.COM

Signed by:
Lessor: *L Pope*
FA0DD108990740F...
Print Name: Laura Pope Date: 5/31/2025

Signed by:
Lessor: *Gayle Morrison*
72C498C4F6F445A...
Print Name: Gayle Morrison Date: 5/31/2025

DocuSigned by:
Lessor: *Kay Follett*
82DBFF56A4CC48C...
Print Name: Kay Follett Date: 5/31/2025

DocuSigned by:
Lessor: *Sue Ward*
6686E440126B4EB...
Print Name: Sue Ward Date: 6/1/2025

EXHIBIT "D"

Advertising Agreement

Company Name: Impact Sign & Graphics LLC

Company requests the use of your property, as described below, to install and maintain an advertising sign on behalf of KB Homes

Property Location: APN 317130037 (Perris CA)

\$450 monthly, payable to the following:

Lease is effective May 1, 2025

Name: Pope Real Estate Management, LLC EIN#: 88-4330835

Address: 6185 Magnolia Ave., Suite 332
Riverside, CA 92506

Terms & Conditions:

1. The initial term of this agreement will be one (1) year. During the initial term, Lessee will remove Lessee's structure within thirty (30) days after receipt of a written request from Lessor, together with the return of all unearned and pre-paid rent, if the above described property is permanently improved or is sold. Following the initial term, either party may terminate this lease at any time by a thirty (30) day notice to the other party.
2. All materials placed on said premises by Lessee shall remain Lessee's property and Lessee may remove them at any time. Lessee agrees to return the property to its original state upon termination of this lease agreement and/or sign removal for any reason.
3. If the view of the advertising sign is obstructed or the advertising value wholly or partially impaired, or the use of such signs is prevented by law, Lessee may cancel this agreement and receive all rent paid for the unexpired term of this lease by giving notice in writing of such obstruction, impairment, or prevention of use. Lessee agrees, however, that Lessor(s) may allow other advertising companies to install and maintain signs on the property, provided that such signs do not obstruct Lessee's signs.
4. Lessee will indemnify and hold Lessor(s) harmless from all claims for injuries to persons or damage to property resulting from the negligent or malicious acts of Lessee's agents, employees or workers in the construction, installation, maintenance, report or removal of the signs on the above premises. Proof of appropriate and adequate insurance to be provided showing Lessor(s) as additional loss payees.
5. Lessee shall not use the signs to advertise anything that may be considered offensive, crude, inappropriate or illegal, and agrees to promptly remove any advertisements deemed to be such by property owner in its reasonable discretion.
6. This agreement for the installation of one (1) sign may be assigned or sublet at Lessee's discretion and upon notification of Lessor(s), except that no reduction of rental payment to Lessor(s) may be made without consent of Lessor(s).
7. It is expressly understood that the undersigned are not bound by any stipulations, representations, or promises not written in this agreement.
8. Rental period begins May 1, 2025.

Acceptance:

Lessee: Impact Sign & Graphics LLC

Printed Name: Ryan O'Coyne

Signature: *Ryan O'Coyne*

Date: 5-20-25

Address: 21830 VAN BUREN BLVD., RIVERSIDE, CA 92518

Phone: (957) 221-5588

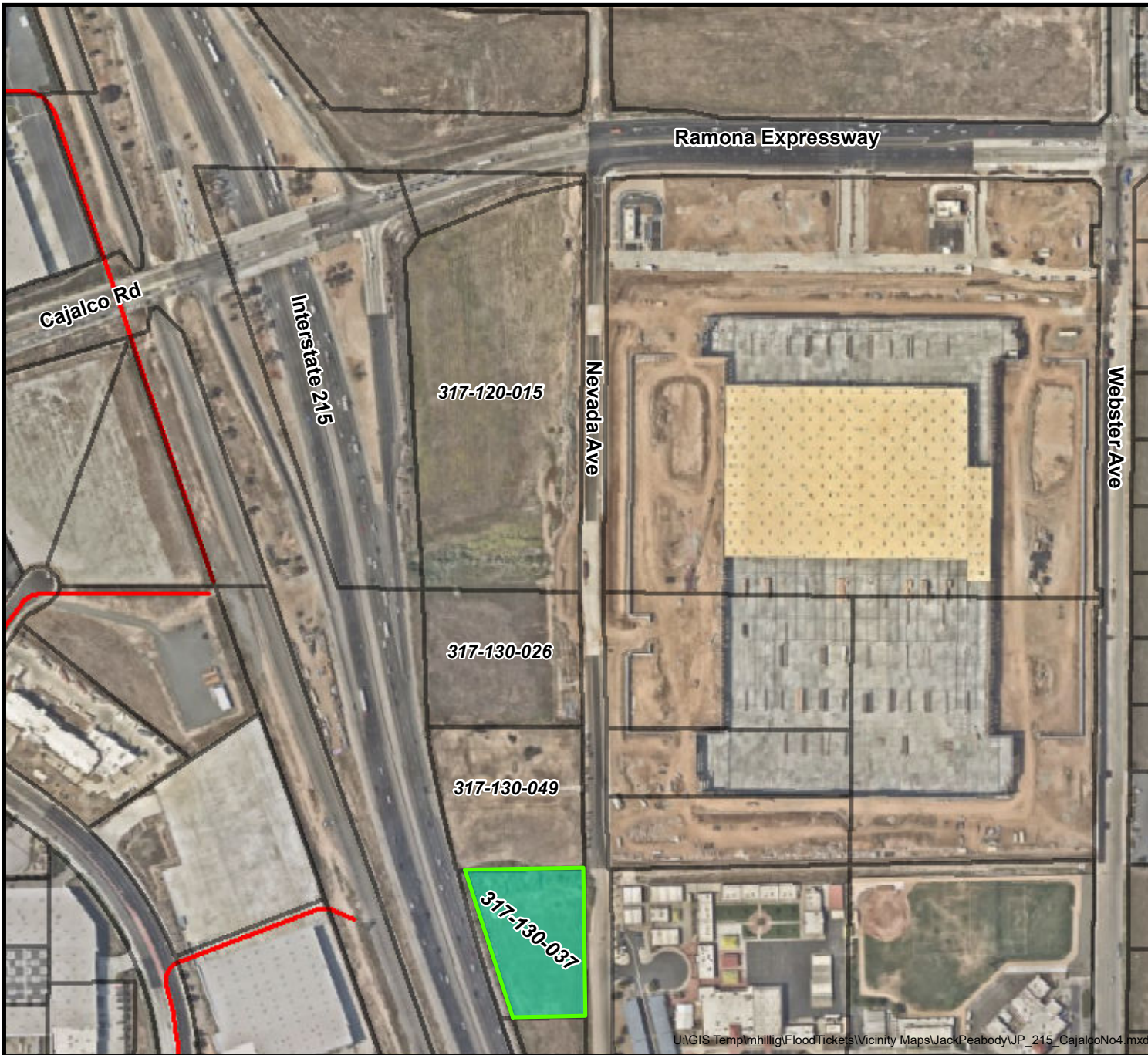
Email: ryan@impactsignandgraphics.com

Signed by:
Lessor: *L Pope*
FA0DD199990740F...
Print Name: Laura Pope Date: 5/21/2025

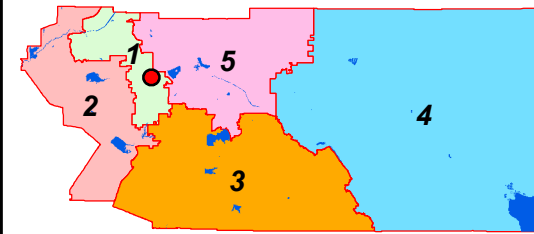
Signed by:
Lessor: *Gayle Morrison*
72C498C4F0F445A...
Print Name: Gayle Morrison Date: 5/21/2025

DocuSigned by:
Lessor: *Kay Follett*
82DBFF56A4CC48C...
Print Name: Kay Follett Date: 5/20/2025

DocuSigned by:
Lessor: *Sue Ward*
5885E41312CB4EB...
Print Name: Sue Ward Date: 5/21/2025



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Supervisor Districts

- Subject Property
- District Location
- Existing Facility Lines

Description

Perris Valley MDP
Project No. 4-0-00554



**RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
PERRIS VALLEY MDP LINE "E" - BASIN**

Subject Property: 317-130-037

