

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



ITEM: 14.3
(ID # 30400)

MEETING DATE:
Tuesday, May 12, 2026

FROM : FLOOD CONTROL DISTRICT

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2026-19, Authorization to Purchase Fee Simple and Temporary Construction Easement Interests in Real Property Located in the Unincorporated Area of Mockingbird Canyon, County of Riverside, State of California, Assessor's Parcel Nos. 271-160-002 and 271-160-011 (Portions), Also Referred to as RCFC Parcel Nos. 2180-22 and 2180-24, From Shizao Zheng, a Single Man, by Grant Deed, Mockingbird Canyon Stabilization Project, Project No. 2-0-00180, District 2. [\$144,000 Total Cost – 100% District Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the authorization to purchase fee simple and temporary construction easement interests in real property is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3), the "Common Sense" exemption, as the activity does not have the potential to cause a significant effect on the environment;
2. Adopt Resolution No. F2026-19, Authorization to Purchase Fee Simple and Temporary Construction Easement Interests in Real Property Located in the Unincorporated Area of Mockingbird Canyon, County of Riverside, State of California, Assessor's Parcel Nos. ("APN") 271-160-002 and 271-160-011 (Portions), Also Referred to as RCFC Parcel Nos. 2180-22 and 2180-24, From Shizao Zheng, a Single Man, by Grant Deed, for the Mockingbird Canyon Stabilization Project, Project No. 2-0-00180;

Continued on Page 2

ACTION: Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 4/28/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez 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: May 12, 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:

3. Approve the Agreement for Purchase and Sale of Real Property ("Agreement") between the Riverside County Flood Control and Water Conservation District ("District") and Shizao Zheng, a single man, 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 documents and administer all actions necessary to complete this transaction.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$144,000	\$0	\$144,000	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 540040-25120-947420 Land - Zone 2 Const-Maint-Misc			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The District is leading a project called Mockingbird Canyon Stabilization ("Project") to enhance and stabilize approximately two miles of Mockingbird Canyon Wash, extending from Pennington Place to Van Buren Boulevard. The primary objective of the Project is to reduce erosion and sediment transport within the wash, which currently poses risks to nearby homes, roadways and other public infrastructure. To achieve these objectives, the Project will widen the existing wash footprint to accommodate the Federal Emergency Management Agency ("FEMA") designated 100-year floodplain. This widening will help reduce runoff velocities, thereby minimizing erosion and improving long-term channel stability.

Implementation of the Project requires the acquisition of right of way from properties adjacent to the wash along the Project alignment. These acquisitions are necessary to construct improvements, provide adequate access and ensure the long-term functionality of the stabilized channel. The District seeks to acquire fee simple and temporary construction easement ("TCE") interests from property owned by Shizao Zheng, a single man ("Seller"), located in the unincorporated area of Mockingbird Canyon in the County of Riverside. The affected properties ("Seller's Property") include APN 271-160-002, consisting of approximately 62,142 square feet (1.427± acres) and identified as RCFC Parcel No. 2180-22, and APN 271-160-011, consisting of approximately 91,221 square feet (2.094± acres) and identified as RCFC Parcel No. 2180-24, and TCE areas on a portion of APN 271-160-002 totaling approximately 10,901 square feet (0.250± acre) and a portion of APN 271-160-011 totaling approximately 22,045 square feet (0.506± acre), all required to support the Project.

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

Acquisition of the Seller's Property has been successfully negotiated with the Seller for a purchase price of One Hundred Forty-Four Thousand Dollars (\$144,000). The consideration for the real property is determined to be reasonable, as it reflects current market value.

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. F2026-19 are approved as to form by County Counsel.

Environmental Findings

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.

ATTACHMENTS:

1. Resolution No. F2026-19
2. Agreement for Purchase and Sale of Real Property
3. Vicinity Map

TH:rlp
P8/268872


Douglas Ordóñez Jr.


5/6/2026


Aaron Gettis, Chief Deputy County Counsel 4/30/2026

BOARD OF SUPERVISORS

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

RESOLUTION NO. F2026-19

AUTHORIZATION TO PURCHASE FEE SIMPLE AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF MOCKINGBIRD CANYON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ASSESSOR'S PARCEL NOS. 271-160-002 AND 271-160-011 (PORTIONS), ALSO REFERRED TO AS RCFC PARCEL NOS. 2180-22 AND 2180-24, FROM SHIZAO ZHENG, A SINGLE MAN, BY GRANT DEED
MOCKINGBIRD CANYON STABILIZATION PROJECT, PROJECT NO. 2-0-00180

WHEREAS, the Riverside County Flood Control and Water Conservation District ("District") is leading a project called Mockingbird Canyon Stabilization ("Project") to enhance and stabilize approximately two miles of Mockingbird Canyon Wash, extending from Pennington Place to Van Buren Boulevard. The primary objective of the Project is to reduce erosion and sediment transport within the wash, which currently poses risks to nearby homes, roadways and other public infrastructure; and

WHEREAS, to achieve these objectives, the Project will widen the existing wash footprint to accommodate the Federal Emergency Management Agency designated 100-year floodplain. This widening will help reduce runoff velocities, thereby minimizing erosion and improving long-term channel stability; and

WHEREAS, implementation of the Project requires the acquisition of right of way from properties adjacent to the wash along the Project alignment. These acquisitions are necessary to construct improvements, provide adequate access and ensure the long-term functionality of the stabilized channel; and

WHEREAS, the District seeks to acquire fee simple and temporary construction easement ("TCE") interests from property owned by Shizao Zheng, a single man ("Seller"), located in the unincorporated area of Mockingbird Canyon in the County of Riverside. The affected properties ("Seller's Property") include APN 271-160-002, consisting of approximately 62,142 square feet (1.427± acres) and identified as RCFC Parcel No. 2180-22, and APN 271-160-011, consisting of approximately 91,221 square feet (2.094± acres) and identified as RCFC Parcel No. 2180-24, and

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FORM APPROVED COUNTY COUNSEL
BY:  RYAN D YABKO
DATE: 4/29/26

1 temporary construction easement ("TCE") areas on a portion of APN 271-160-002 totaling
2 approximately 10,901 square feet (0.250± acre) and a portion of APN 271-160-011 totaling
3 approximately 22,045 square feet (0.506± acre), all required to support the Project.

4 **WHEREAS**, acquisition of the Seller's Property has been successfully negotiated with the
5 Seller, for a purchase price of One Hundred Forty-Four Thousand Dollars (\$144,000). The
6 consideration for the real property is determined to be reasonable, as it reflects current market
7 value.

8 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 9, the
9 District's Board of Supervisors ("Board") has the power to take by grant, purchase, gift, devise,
10 lease or otherwise, to hold, use, enjoy and to lease or dispose of real, personal or mixed property
11 of every kind within or without the District necessary or convenient to the full exercise of its
12 powers, and to lease its property to public agencies, or to grant any interest therein to public
13 agencies, which lease or grant does not interfere with the use of the property for the purposes of
14 the District; and

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

17 **WHEREAS**, the Authorization is exempt from California Environmental Quality Act
18 ("CEQA") pursuant to Section 15061(b)(3) ("Common Sense" exemption), which provides, "The
19 activity is covered by the common-sense exemption that CEQA applies only to projects which
20 have the potential for causing a significant effect on the environment. Where it can be seen with
21 certainty that there is no possibility that the activity in question may have a significant effect on
22 the environment, the activity is not subject to CEQA." The authorization to purchase a fee simple
23 interest in real property does not sanction to any extent whatsoever actual physical development.
24 Any future development of Seller's Property, if it occurs at all, is subject to CEQA review by the
25 lead agency approving the project prior to construction. It can be seen with certainty that the
26 acquisition of real property described in the authorization will not have a significant effect on the
27 environment and is, therefore, exempt from CEQA.
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1 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by vote
2 of the District's Board in regular session assembled on Tuesday, May 12, 2026 at 9:30 a.m. or soon
3 thereafter, in the meeting room of the District's Board located on the 1st Floor of the County
4 Administrative Center, 4080 Lemon Street, Riverside, California, that this Board, based upon the
5 evidence and testimony presented on the matter, both written and oral, as it relates to this
6 acquisition, has determined the following:

- 7 1. The proposed purchase of fee simple and temporary construction easement interests in
8 real property are exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA
9 Statute and Guidelines, the "Common Sense" exemption, because it can be seen with
10 certainty that there is no possibility that the activity will have a significant effect on the
11 environment; the purchase of a fee simple and TCE interests in real property does not
12 involve any physical change in the environment.
- 13 2. Based upon the exemptions identified above, the District hereby concludes that no
14 physical environmental impacts are anticipated to occur as a result of the purchase of
15 fee simple and TCE interests in real property and the acquisition is exempt from CEQA.

16 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board
17 authorizes the purchase of that certain real property located in the unincorporated area of
18 Mockingbird Canyon, County of Riverside, State of California, consisting of approximately
19 62,142 square feet (1.427± acres), identified as RCFC Parcel No. 2180-22, and approximately
20 91,221 square feet (2.094± acres), identified as RCFC Parcel No. 2180-24, as described in Exhibit
21 "A" and depicted in Exhibit "B", both of which are attached hereto and incorporated herein. The
22 District's Board further authorizes the acquisition of the Right of Entry and TCEs over a portion
23 of APN 271-160-002, consisting of approximately 10,901 square feet (0.250± acre), and a portion
24 of APN 271-160-011, consisting of approximately 22,045 square feet (0.506± acre), as depicted
25 in Exhibit "C", attached hereto and incorporated by reference. These interests shall be acquired in
26 fee from the Seller by Grant Deed and Right of Entry and TCE for a total purchase price of One
27 Hundred Forty-Four Thousand Dollars (\$144,000).

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

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

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

4 RESOLUTION NO. F2026-19

5 AUTHORIZATION TO PURCHASE FEE SIMPLE AND TEMPORARY CONSTRUCTION
6 EASEMENT INTERESTS IN REAL PROPERTY LOCATED IN THE UNINCORPORATED
7 AREA OF MOCKINGBIRD CANYON, COUNTY OF RIVERSIDE, STATE OF
8 CALIFORNIA, ASSESSOR'S PARCEL NOS. 271-160-002 AND 271-160-011 (PORTIONS),
9 ALSO REFERRED TO AS RCFC PARCEL NOS. 2180-22 AND 2180-24,
10 FROM SHIZAO ZHENG, A SINGLE MAN, BY GRANT DEED
11 MOCKINGBIRD CANYON STABILIZATION PROJECT, PROJECT NO. 2-0-00180

12 ROLL CALL:

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

14 Nays: None

15 Absent: None

16 Abstain: None

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

19 KIMBERLY A. RECTOR, Clerk of said Board

20 By:  _____

21 Deputy

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EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

MOCKINGBIRD CANYON STABILIZATION

Parcel No. 2180-22

APN: 271-160-002

In the County of Riverside, State of California, being that portion of Lot 13, Tract No. 3141, filed in Book 54, Pages 33 through 35, inclusive, of Maps, records of said county, lying northeasterly of the following described line:

Commencing at the most northerly corner of the land described in the Grant Deed recorded June 6, 1974, Instrument No. 68949 of Official Records of said county;

Thence South $63^{\circ}08'16''$ East 89.94 feet along the northeasterly line of said Instrument No. 68949 to the **Point of Beginning**;

Thence South $26^{\circ}51'44''$ West 18.74 feet to a curve concave northwesterly having a radius of 54.50 feet;

Thence southwesterly and westerly along said curve 54.69 feet through a central angle of $57^{\circ}30'00''$;

Thence South $84^{\circ}21'44''$ West 266.20 feet to a curve concave northeasterly having a radius of 34.50 feet;

Thence westerly, northwesterly, and northerly along said curve 48.83 feet through a central angle of $81^{\circ}06'08''$;

Thence North $14^{\circ}32'08''$ West 36.18 feet;

Thence North $85^{\circ}38'16''$ West 134.35 feet;

Thence North $76^{\circ}56'06''$ West 110.38 feet to a non-tangent curve concave northerly having a radius of 709.50 feet, a radial line to said curve bears South $8^{\circ}19'54''$ West;

Thence westerly and northwesterly along said curve 240.23 feet through a central angle of $19^{\circ}24'00''$;

Thence North $62^{\circ}16'06''$ West 154.65 feet to the southerly line of Parcel 2 of the land described in the Grant Deed recorded August 21, 2018, Instrument No. 2018-0333346 of Official Records of said county;

Thence North $84^{\circ}17'15''$ West 101.99 feet along said southerly line to the westerly line of said Parcel 2;

Thence North $0^{\circ}44'40''$ East 51.02 feet along said westerly line to a non-tangent curve concave northeasterly having a radius of 509.50 feet, a radial line to said curve bears South $37^{\circ}23'30''$ West;

Thence northwesterly along said curve 231.84 feet through a central angle of $26^{\circ}04'16''$;

Thence North $25^{\circ}04'46''$ West 69.83 feet to a non-tangent curve concave easterly having a radius of 512.50 feet, a radial line to said curve bears South $71^{\circ}17'28''$ West;

Thence northerly along said curve 167.89 feet through a central angle of $18^{\circ}46'09''$

Thence North $40^{\circ}53'09''$ West 42.60 feet;

Thence North $49^{\circ}06'51''$ East 72.78 feet;

Thence North $40^{\circ}53'09''$ West 48.50 feet;

Thence North $49^{\circ}06'51''$ East 18.52 feet to a non-tangent curve concave easterly having a radius of 66.50 feet, a radial line to said curve bears South $51^{\circ}14'01''$ West;

Thence northerly along said curve 47.56 feet through a central angle of $40^{\circ}58'34''$;

Thence North $2^{\circ}12'34''$ East 61.78 feet to a curve concave westerly having a radius of 276.00 feet;

Thence northerly along said curve 20.77 feet through a central angle of $4^{\circ}18'43''$ to a compound curve concave westerly having a radius of 33.50 feet;

Thence northerly along said curve 13.48 feet through a central angle of $23^{\circ}03'11''$;

Thence North $25^{\circ}09'19''$ West 154.07 feet to a curve concave easterly having a radius of 66.50 feet;

Thence northerly along said curve 13.14 feet through a central angle of $11^{\circ}19'29''$;

Thence North $13^{\circ}49'50''$ West 27.55 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northerly and northwesterly along said curve 11.09 feet through a central angle of $18^{\circ}57'36''$;

Thence North $32^{\circ}47'26''$ West 47.62 feet to a curve concave southwesterly having a radius of 1409.50 feet;

Thence northwesterly along said curve 123.00 feet through a central angle of $5^{\circ}00'00''$;

Thence North $37^{\circ}47'26''$ West 305.44 feet to a curve concave northeasterly having a radius of 1574.00 feet;

Thence northwesterly along said curve 314.18 feet through a central angle of $11^{\circ}26'12''$;

Thence North $26^{\circ}21'13''$ West 170.94 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 20.32 feet through a central angle of $34^{\circ}45'11''$ to a reverse curve concave northeasterly having a radius of 51.50 feet;

Thence northwesterly along said curve 27.73 feet through a central angle of $30^{\circ}50'48''$;

Thence North $30^{\circ}15'36''$ West 105.37 feet to a non-tangent curve concave northeasterly having a radius of 66.50 feet, a radial line to said curve bears South $59^{\circ}22'59''$ West;

Thence northwesterly along said curve 14.75 feet through a central angle of $12^{\circ}42'45''$;

Thence North $17^{\circ}54'16''$ West 34.29 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 11.79 feet through a central angle of $20^{\circ}09'41''$ to a compound curve concave southwesterly having a radius of 815.50 feet;

Thence northwesterly along said curve 163.04 feet through a central angle of $11^{\circ}27'17''$;

Thence North $49^{\circ}31'14''$ West 201.10 feet;

Thence South $40^{\circ}28'46''$ West 53.50 feet;


Thence North $49^{\circ}31'14''$ West 90.00 feet to the northerly line of the land described in the Grant Deed recorded January 31, 2012, Instrument No. 2012-0044135 of Official Records of said county being the **Point of Terminus**, said point lying 260.37 feet from the intersection of the easterly prolongation of said northerly line with the southwesterly line of Mockingbird Canyon (70.00 foot half width) as shown on Riverside County Right-of-Way Map 786-XX.

Containing 62,142 square feet / 1.427 acre more or less

The distances shown herein are in grid. Ground distances may be obtained by dividing the grid distance by a combination factor of 0.99995076.

See Exhibit "B" attached hereto and made a part hereof.





JOSHUA TREMBA
Land Surveyor No. 9043
Date: 7/17/25

EXHIBIT "A"

LEGAL DESCRIPTION

MOCKINGBIRD CANYON STABILIZATION

Parcel No. 2180-24

APN: 271-160-011

In the County of Riverside, State of California, being that portion of Parcel 1 of the land described in the Grant Deed recorded January 15, 2019, Instrument No. 2019-0015769 of Official Records of said county, lying northeasterly of the following described line:

Commencing at the most northerly corner of the land described in the Grant Deed recorded June 6, 1974, Instrument No. 68949 of Official Records of said county;

Thence South $63^{\circ}08'16''$ East 89.94 feet along the northeasterly line of said Instrument No. 68949 to the **Point of Beginning**;

Thence South $26^{\circ}51'44''$ West 18.74 feet to a curve concave northwesterly having a radius of 54.50 feet;

Thence southwesterly and westerly along said curve 54.69 feet through a central angle of $57^{\circ}30'00''$;

Thence South $84^{\circ}21'44''$ West 266.20 feet to a curve concave northeasterly having a radius of 34.50 feet;

Thence westerly, northwesterly, and northerly along said curve 48.83 feet through a central angle of $81^{\circ}06'08''$;

Thence North $14^{\circ}32'08''$ West 36.18 feet;

Thence North $85^{\circ}38'16''$ West 134.35 feet;

Thence North $76^{\circ}56'06''$ West 110.38 feet to a non-tangent curve concave northerly having a radius of 709.50 feet, a radial line to said curve bears South $8^{\circ}19'54''$ West;

Thence westerly and northwesterly along said curve 240.23 feet through a central angle of $19^{\circ}24'00''$;

Thence North $62^{\circ}16'06''$ West 154.65 feet to the southerly line of Parcel 2 of the land described in the Grant Deed recorded August 21, 2018, Instrument No. 2018-0333346 of Official Records of said county;

Thence North $84^{\circ}17'15''$ West 101.99 feet along said southerly line to the westerly line of said Parcel 2;

Thence North $0^{\circ}44'40''$ East 51.02 feet along said westerly line to a non-tangent curve concave northeasterly having a radius of 509.50 feet, a radial line to said curve bears South $37^{\circ}23'30''$ West;

Thence northwesterly along said curve 231.84 feet through a central angle of $26^{\circ}04'16''$;

Thence North $25^{\circ}04'46''$ West 69.83 feet to a non-tangent curve concave easterly having a radius of 512.50 feet, a radial line to said curve bears South $71^{\circ}17'28''$ West;

Thence northerly along said curve 167.89 feet through a central angle of $18^{\circ}46'09''$

Thence North $40^{\circ}53'09''$ West 42.60 feet;

Thence North $49^{\circ}06'51''$ East 72.78 feet;

Thence North $40^{\circ}53'09''$ West 48.50 feet;

Thence North $49^{\circ}06'51''$ East 18.52 feet to a non-tangent curve concave easterly having a radius of 66.50 feet, a radial line to said curve bears South $51^{\circ}14'01''$ West;

Thence northerly along said curve 47.56 feet through a central angle of $40^{\circ}58'34''$;

Thence North $2^{\circ}12'34''$ East 61.78 feet to a curve concave westerly having a radius of 276.00 feet;

Thence northerly along said curve 20.77 feet through a central angle of $4^{\circ}18'43''$ to a compound curve concave westerly having a radius of 33.50 feet;

Thence northerly along said curve 13.48 feet through a central angle of $23^{\circ}03'11''$;

Thence North $25^{\circ}09'19''$ West 154.07 feet to a curve concave easterly having a radius of 66.50 feet;

Thence northerly along said curve 13.14 feet through a central angle of $11^{\circ}19'29''$;

Thence North $13^{\circ}49'50''$ West 27.55 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northerly and northwesterly along said curve 11.09 feet through a central angle of $18^{\circ}57'36''$;

Thence North $32^{\circ}47'26''$ West 47.62 feet to a curve concave southwesterly having a radius of 1409.50 feet;

Thence northwesterly along said curve 123.00 feet through a central angle of $5^{\circ}00'00''$;

Thence North $37^{\circ}47'26''$ West 305.44 feet to a curve concave northeasterly having a radius of 1574.00 feet;

Thence northwesterly along said curve 314.18 feet through a central angle of $11^{\circ}26'12''$;

Thence North $26^{\circ}21'13''$ West 170.94 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 20.32 feet through a central angle of $34^{\circ}45'11''$ to a reverse curve concave northeasterly having a radius of 51.50 feet;

Thence northwesterly along said curve 27.73 feet through a central angle of $30^{\circ}50'48''$;

Thence North $30^{\circ}15'36''$ West 105.37 feet to a non-tangent curve concave northeasterly having a radius of 66.50 feet, a radial line to said curve bears South $59^{\circ}22'59''$ West;

Thence northwesterly along said curve 14.75 feet through a central angle of $12^{\circ}42'45''$;

Thence North $17^{\circ}54'16''$ West 34.29 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 11.79 feet through a central angle of $20^{\circ}09'41''$ to a compound curve concave southwesterly having a radius of 815.50 feet;

Thence northwesterly along said curve 163.04 feet through a central angle of $11^{\circ}27'17''$;

Thence North $49^{\circ}31'14''$ West 201.10 feet;

Thence South $40^{\circ}28'46''$ West 53.50 feet;

Thence North $49^{\circ}31'14''$ West 90.00 feet to the northerly line of the land described in the Grant Deed recorded January 31, 2012, Instrument No. 2012-0044135 of Official Records of said county being the **Point of Terminus**, said point lying 260.37 feet from the intersection of the easterly prolongation of said northerly line with the southwesterly line of Mockingbird Canyon (70.00 foot half width) as shown on Riverside County Right-of-Way Map 786-XX.

Containing 91,221 square feet / 2.094 acre more or less

The distances shown herein are in grid. Ground distances may be obtained by dividing the grid distance by a combination factor of 0.99995076.

See Exhibit "B" attached hereto and made a part hereof.





JOSHUA TREMBA

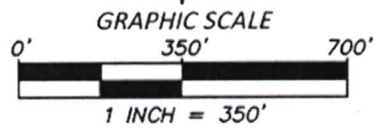
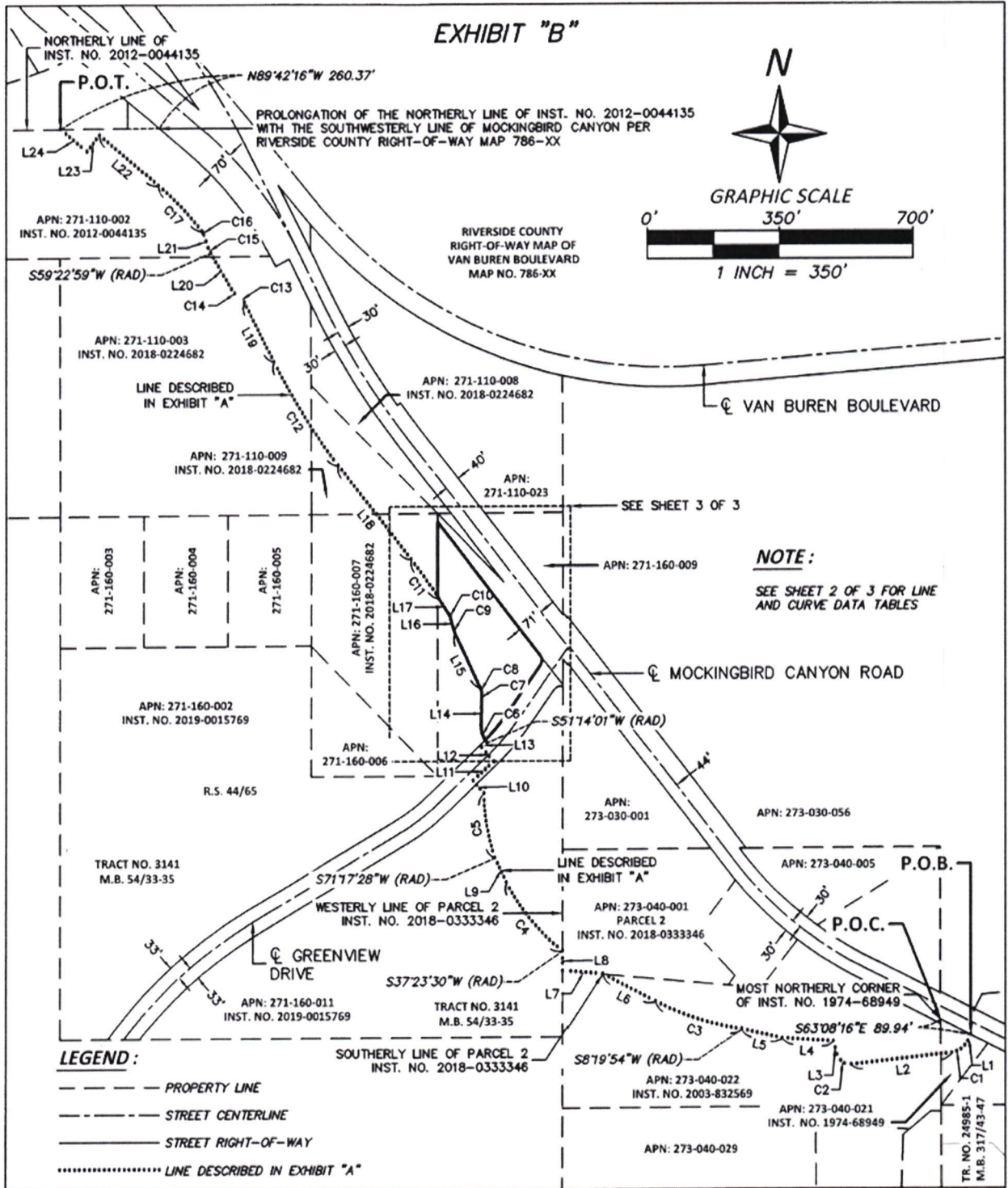
Land Surveyor No. 9043

Date: 7/17/25

EXHIBIT "B"

LEGAL DEPICTION

EXHIBIT "B"



NOTE:
SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA TABLES

- LEGEND:**
- PROPERTY LINE
 - - - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - LINE DESCRIBED IN EXHIBIT "A"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	1"=350'	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	2180-22	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 3		

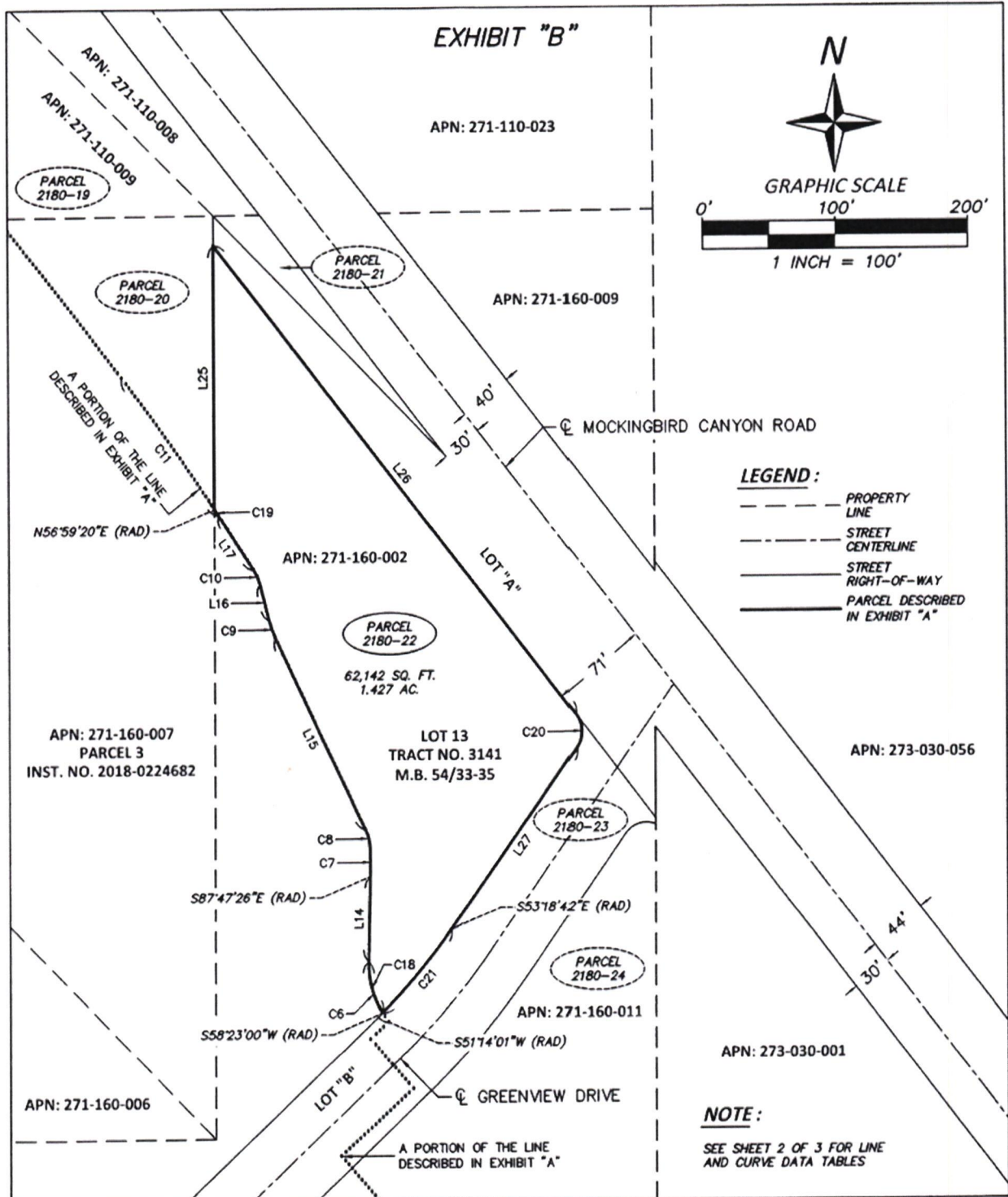
EXHIBIT "B"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S26°51'44"W	18.74'
L2	S84°21'44"W	266.20'
L3	N14°32'08"W	36.18'
L4	N85°38'16"W	134.35'
L5	N76°56'06"W	110.38'
L6	N62°16'06"W	154.65'
L7	N84°17'15"W	101.99'
L8	N00°44'40"E	51.02'
L9	N25°04'46"W	69.83'
L10	N40°53'09"W	42.60'
L11	N49°06'51"E	72.78'
L12	N40°53'09"W	48.50'
L13	N49°06'51"E	18.52'
L14	N02°12'34"E	61.78'
L15	N25°09'19"W	154.07'
L16	N13°49'50"W	27.55'
L17	N32°47'26"W	47.62'
L18	N37°47'26"W	305.44'
L19	N26°21'13"W	170.94'
L20	N30°15'36"W	105.37'
L21	N17°54'16"W	34.29'
L22	N49°31'14"W	201.10'
L23	S40°28'46"W	53.50'
L24	N49°31'14"W	90.00'
L25	N00°44'17"E	190.08'
L26	N37°47'26"W	434.09'
L27	N36°27'34"E	161.02'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=57°30'00"	54.50'	54.69'
C2	Δ=81°06'08"	34.50'	48.83'
C3	Δ=19°24'00"	709.50'	240.23'
C4	Δ=26°04'16"	509.50'	231.84'
C5	Δ=18°46'09"	512.50'	167.89'
C6	Δ=40°58'34"	66.50'	47.56'
C7	Δ=4°18'43"	276.00'	20.77'
C8	Δ=23°03'11"	33.50'	13.48'
C9	Δ=11°19'29"	66.50'	13.14'
C10	Δ=18°57'36"	33.50'	11.09'
C11	Δ=5°00'00"	1409.50'	123.00'
C12	Δ=11°26'12"	1574.00'	314.18'
C13	Δ=34°45'11"	33.50'	20.32'
C14	Δ=30°50'48"	51.50'	27.73'
C15	Δ=12°42'45"	66.50'	14.75'
C16	Δ=20°09'41"	33.50'	11.79'
C17	Δ=11°27'17"	815.50'	163.04'
C18	Δ=33°49'35"	66.50'	39.26'
C19	Δ=0°13'15"	1409.50'	5.43'
C20	Δ=74°15'00"	20.00'	25.92'
C21	Δ=9°47'30"	466.98'	79.81'

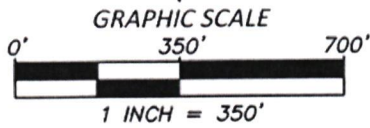
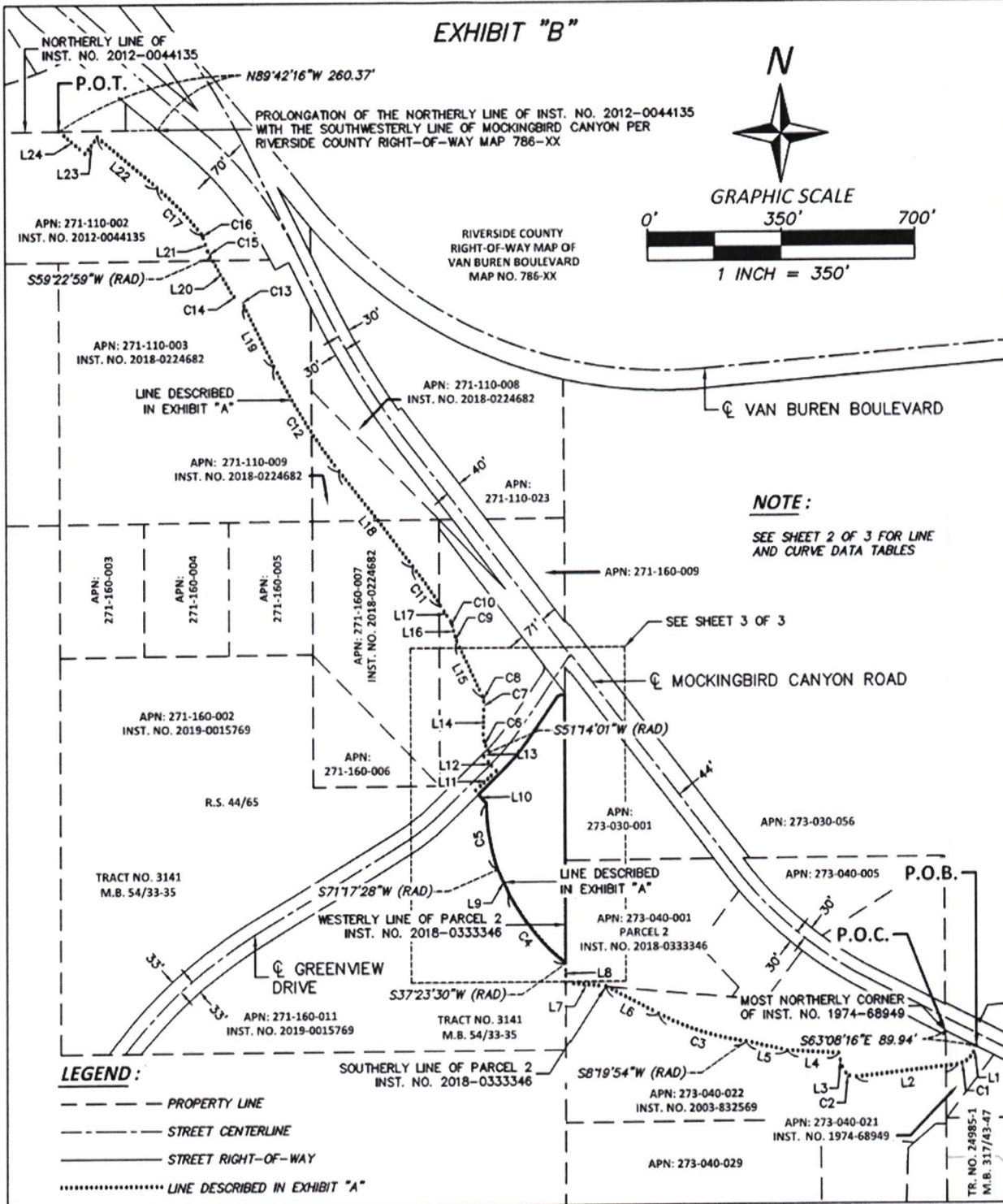
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	N.T.S.	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	2180-22	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	2 OF 3		



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT			
1995 MARKET STREET, RIVERSIDE, CA. 92501			
PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2180-22	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	3 OF 3

EXHIBIT "B"



NOTE:
SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA TABLES

LEGEND:
 - - - - - PROPERTY LINE
 - - - - - STREET CENTERLINE
 - - - - - STREET RIGHT-OF-WAY
 LINE DESCRIBED IN EXHIBIT "A"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=350'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2180-24	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 3

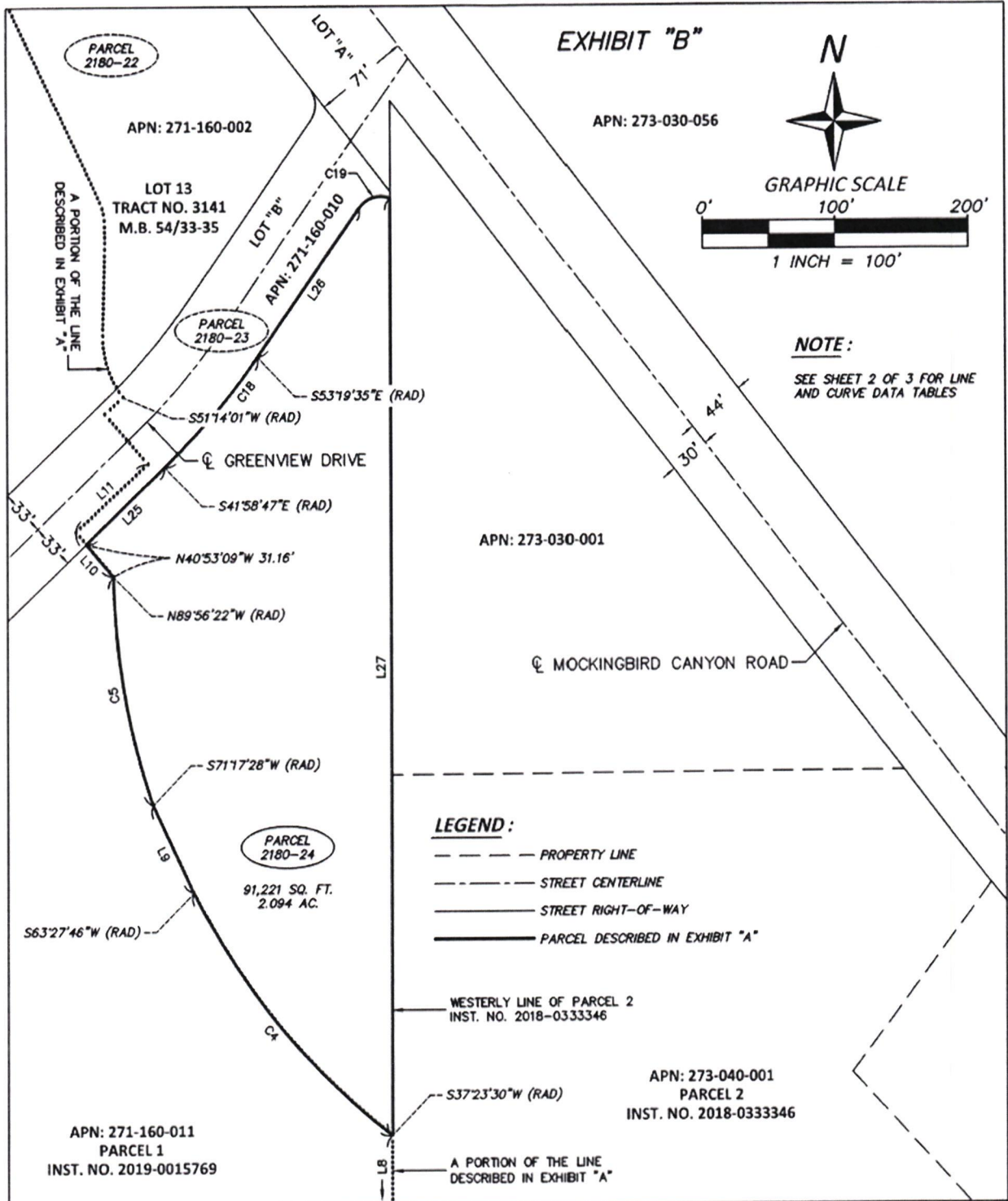
EXHIBIT "B"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S26°51'44"W	18.74'
L2	S84°21'44"W	266.20'
L3	N14°32'08"W	36.18'
L4	N85°38'16"W	134.35'
L5	N76°56'06"W	110.38'
L6	N62°16'06"W	154.65'
L7	N84°17'15"W	101.99'
L8	N00°44'40"E	51.02'
L9	N25°04'46"W	69.83'
L10	N40°53'09"W	42.60'
L11	N49°06'51"E	72.78'
L12	N40°53'09"W	48.50'
L13	N49°06'51"E	18.52'
L14	N02°12'34"E	61.78'
L15	N25°09'19"W	154.07'
L16	N13°49'50"W	27.55'
L17	N32°47'26"W	47.62'
L18	N37°47'26"W	305.44'
L19	N26°21'13"W	170.94'
L20	N30°15'36"W	105.37'
L21	N17°54'16"W	34.29'
L22	N49°31'14"W	201.10'
L23	S40°28'46"W	53.50'
L24	N49°31'14"W	90.00'
L25	N47°50'21"E	80.86'
L26	N36°27'34"E	131.34'
L27	N00°44'40"E	673.52'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=57°30'00"	54.50'	54.69'
C2	Δ=81°06'08"	34.50'	48.83'
C3	Δ=19°24'00"	709.50'	240.23'
C4	Δ=26°04'16"	509.50'	231.84'
C5	Δ=18°46'09"	512.50'	167.89'
C6	Δ=40°58'34"	66.50'	47.56'
C7	Δ=4°18'43"	276.00'	20.77'
C8	Δ=23°03'11"	33.50'	13.48'
C9	Δ=11°19'29"	66.50'	13.14'
C10	Δ=18°57'36"	33.50'	11.09'
C11	Δ=5°00'00"	1409.50'	123.00'
C12	Δ=11°26'12"	1574.00'	314.18'
C13	Δ=34°45'11"	33.50'	20.32'
C14	Δ=30°50'48"	51.50'	27.73'
C15	Δ=12°42'45"	66.50'	14.75'
C16	Δ=20°09'41"	33.50'	11.79'
C17	Δ=11°27'17"	815.50'	163.04'
C18	Δ=11°20'47"	532.97'	105.55'
C19	Δ=74°36'29"	20.00'	26.04'

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	N.T.S.	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	2180-24	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	2 OF 3		



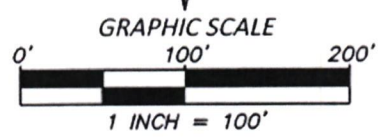
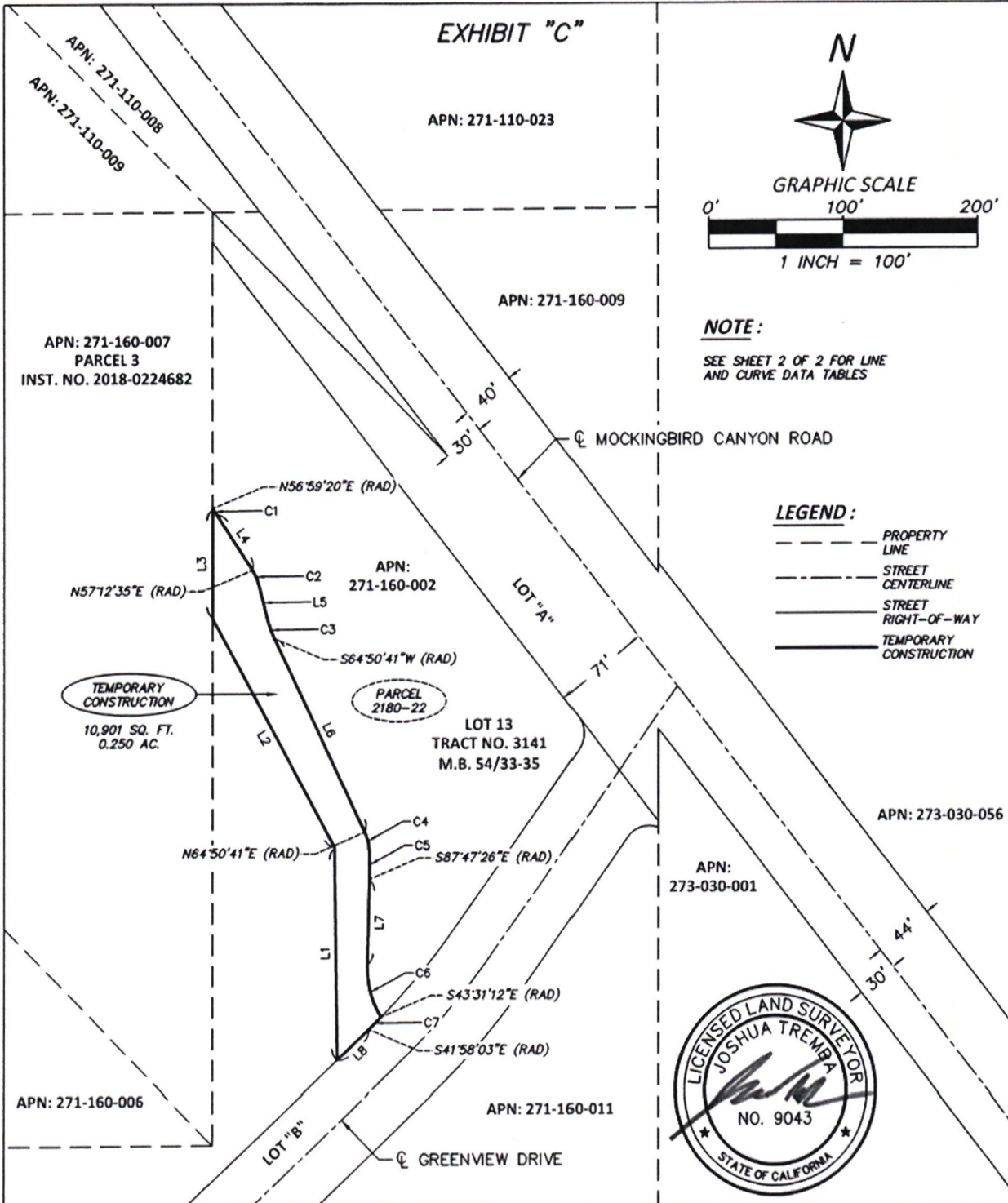
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2180-24	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	3 OF 3

EXHIBIT "C"

**RIGHT OF ENTRY AND
TEMPORARY CONSTRUCTION EASEMENT**

EXHIBIT "C"



NOTE:
SEE SHEET 2 OF 2 FOR LINE AND CURVE DATA TABLES

- LEGEND:**
- PROPERTY LINE
 - - - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - TEMPORARY CONSTRUCTION



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	TEMPORARY CONSTRUCTION / APN 271-160-002	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 2

EXHIBIT "C"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°00'57"W	152.51'
L2	N28°04'25"W	186.88'
L3	N00°44'17"E	79.04'
L4	N32°47'26"W	47.62'
L5	N13°49'50"W	27.55'
L6	N25°09'19"W	154.07'
L7	N02°12'34"E	61.78'
L8	N47°50'21"E	32.20'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	$\Delta=0^{\circ}13'15''$	1409.50'	5.43'
C2	$\Delta=18^{\circ}57'36''$	33.50'	11.09'
C3	$\Delta=11^{\circ}19'29''$	66.50'	13.14'
C4	$\Delta=23^{\circ}03'11''$	33.50'	13.48'
C5	$\Delta=4^{\circ}18'43''$	276.00'	20.77'
C6	$\Delta=33^{\circ}49'35''$	66.50'	39.26'
C7	$\Delta=1^{\circ}33'09''$	466.98'	12.65'

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET STREET, RIVERSIDE, CA. 92501

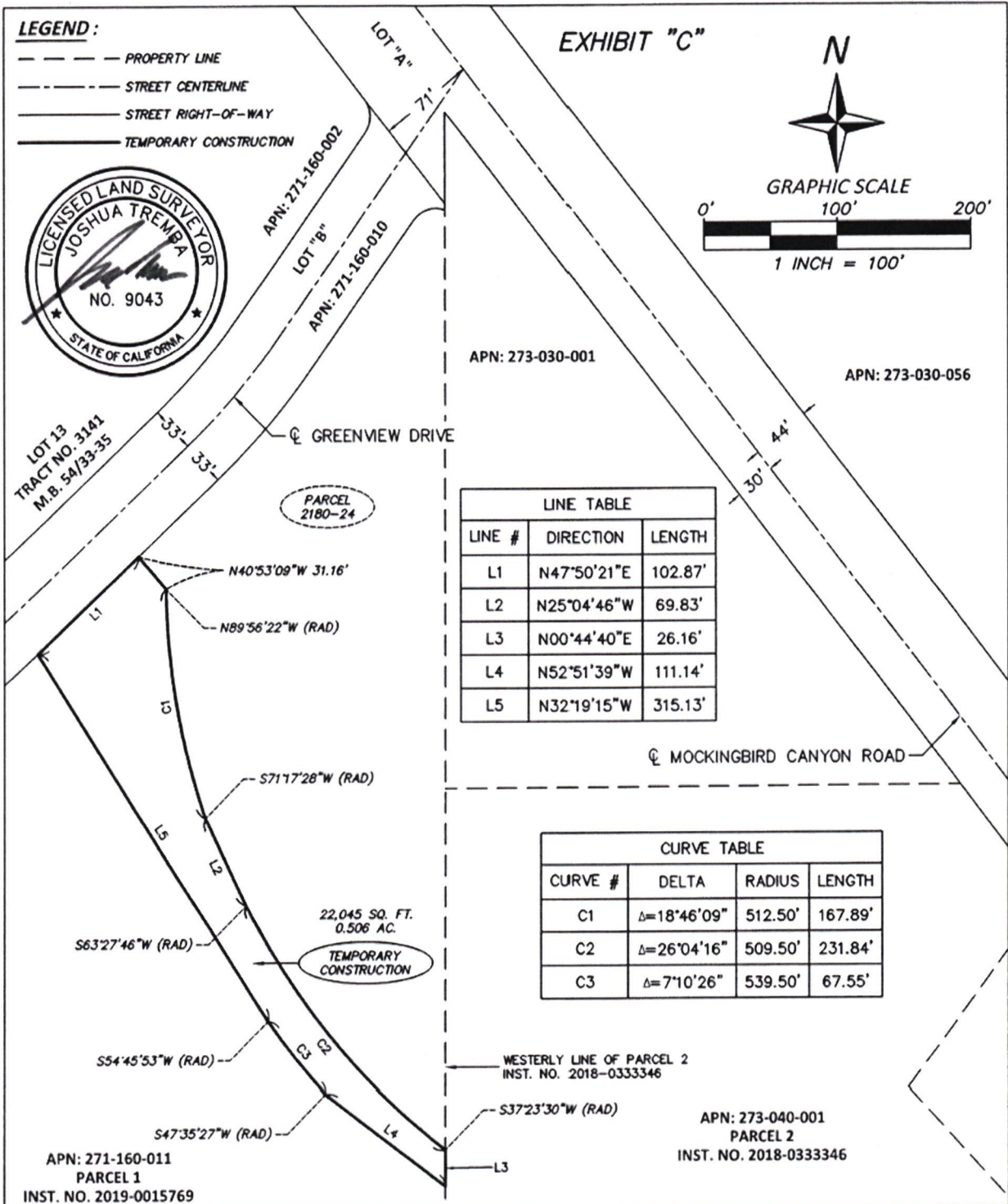
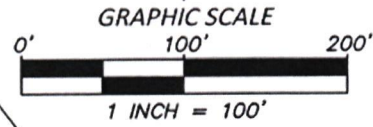
PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	N.T.S.	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	TEMPORARY CONSTRUCTION / APN 271-160-002	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	2 OF 2		

LEGEND:

- PROPERTY LINE
- - - STREET CENTERLINE
- STREET RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION



EXHIBIT "C"



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N47°50'21"E	102.87'
L2	N25°04'46"W	69.83'
L3	N00°44'40"E	26.16'
L4	N52°51'39"W	111.14'
L5	N32°19'15"W	315.13'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=18°46'09"	512.50'	167.89'
C2	Δ=26°04'16"	509.50'	231.84'
C3	Δ=7°10'26"	539.50'	67.55'

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	TEMPORARY CONSTRUCTION / APN 271-160-011	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 1

Project: Mockingbird Canyon Stabilization
 Project No. 2-0-00180
 APNs 271-160-002 and 271-160-011 (portions)
 RCFC Parcel Nos. 2180-22 and 2180-24

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Agreement") is entered into this 3rd day of March, 2026 by and between the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body corporate and politic (hereinafter called "DISTRICT" or "BUYER"), and **SHIZAO ZHENG**, a single man (herein after called "SELLER"), for acquisition by BUYER from SELLER of certain real property interest for the Mockingbird Canyon Stabilization Project (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 properties located in the unincorporated area of Mockingbird Canyon, County of Riverside, State of California, consisting of approximately 1,174,378 square feet (26.96± acres) of land identified as Assessor's Parcel Number ("APN") 271-160-002 and 469,141 square feet (10.77± acres) of land identified as APN 271-160-011, (collectively, "PROPERTIES"), Riverside, CA, 92503.
- B. The fee portion of the PROPERTIES to be conveyed to DISTRICT consists of approximately 62,142 square feet (1.427± acres) of land referred to herein as RCFC Parcel No. 2180-22 and 91,221 square feet (2.094± acres) of land referred to herein as RCFC Parcel No. 2180-24 ("SELLER's PROPERTIES").
- C. The temporary construction easement portion of the PROPERTIES, consisting of approximately 10,901 square feet (0.250± acre) of land with APN 271-160-002 and 22,045 square feet (0.506± acre) of land with APN 271-160-011, referred to herein as TCEs.
- D. SELLER desires to convey and BUYER desires to acquire SELLER's PROPERTIES and TCEs as specifically described herein.

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, SELLER's PROPERTIES and TCEs legally identified as Riverside County APNs 271-160-002 and 271-160-011 (portions).
 - A. The fee interest identified as APN 271-160-002 (portion), consisting of approximately 62,142 square feet (1.427± acres) of land referred to herein as RCFC Parcel No. 2180-22 and APN 271-160-011 (portion) consisting of 91,221 square feet (2.094± acres) of land referred to herein as RCFC Parcel No. 2180-24

("SELLER'S PROPERTIES"), legally described in Exhibit "A" and legally depicted in Exhibit "B" attached hereto and by this reference incorporated herein.

- B. Right of Entry and TCEs identified as APN 271-160-002 (portion) consisting of approximately 10,901 square feet (0.250± acre) of land, with APN 271-160-002, and 22,045 square feet (0.506± acre) of land, TCEs, legally depicted in Exhibit "C" attached hereto and by this reference incorporated herein.

2. PURCHASE PRICE. The total purchase price that BUYER will provide to SELLER is:

- A. Fee Simple:
 (153,363 square feet x \$0.90) = \$138,026.70 (rounded \$138,000.00)
- B. Temporary Construction Easement:
 (32,946 square feet x \$0.09 x 2 years) = \$5,930.28 (rounded \$6,000.00)

Total: \$143,956.98 (**Rounded \$144,000.00**) (**Funds**)

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

3. PERMISSION TO ENTER ON SELLER'S PROPERTIES. SELLER hereby grants to BUYER or its authorized agent's permission to enter upon SELLER's PROPERTIES 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 SELLER's PROPERTIES. 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 PROPERTIES pursuant to this Section 3. If BUYER fails to acquire SELLER's PROPERTIES due to BUYER's default, this Agreement will terminate upon the termination of BUYER's right to purchase SELLER's PROPERTIES such event, BUYER will remove or cause to be removed all of BUYER's personal property, facilities, tools and equipment from SELLER's PROPERTIES. If BUYER does not remove all of BUYER's personal property, facilities, tools and equipment from SELLER's PROPERTIES within ten (10) business days from the date that BUYER's license terminates under this Section, SELLER has the right to remove said personal property, facilities, tools and equipment from SELLER's PROPERTIES. In the event BUYER fails to remove BUYER's personal property, facilities, tools and equipment from SELLER's PROPERTIES after entering SELLER's PROPERTIES 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 Holder") to accommodate the transaction contemplated by this Agreement. If the Escrow Agent/Agency is unwilling or unable to perform, DISTRICT shall designate another

Escrow/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 fifteen (15) 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 PROPERTIES as follows (a) deduct or credit all items chargeable to the account of SELLER and/or BUYER pursuant to Section 10; (b) process the documents for the Purchase Price as described herein; (c) disburse the balance of the Purchase Price to SELLER and (d) disburse any excess proceeds deposited by BUYER to BUYER.
- B. Recording. Cause the fully executed Grant Deed in favor of BUYER to be recorded with the Riverside County Recorder and conformed copies obtained thereof for distribution to BUYER and SELLER.
- C. Title Policy. Direct the Title Company to issue the Title Policy for the title fee interests referred to as RCFC Parcel Nos. 2180-22 and 2180-24 to BUYER.
- D. Delivery of Documents to BUYER and SELLER. Deliver to BUYER Purchase and Sale Agreement, ("PSA"), TCE, Grant Deed and any other documents (or copies thereof) deposited into Escrow by SELLER. Deliver to SELLER PSA, TCE, Grant Deed and 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. INTENTIONALLY DELETED

6. 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 exceptions 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 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 Hundred Forty-Four

Thousand Dollars (\$144,000.00) ("Title Policy"). BUYER shall pay for the cost of the Title Policy. The Title Policy provided for, pursuant to this Section 5 will ensure BUYER's interest in SELLER's PROPERTY 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 SELLER's PROPERTIES.
 - 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 PROPERTIES 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 SELLER's PROPERTIES will be free and clear of all monetary liens and monetary encumbrances, including any taxes.
 - E. 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 the 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.
 - F. Quasi-public utility, public utility, public alley, public street easements and rights of way of record.
7. POSSESSION OF SELLER's PROPERTIES. It is mutually understood and agreed by and between the Parties hereto that the right of possession and use of SELLER's PROPERTIES by BUYER, including the right to remove and dispose of improvements, shall commence upon the execution of this Agreement by all Parties.
8. WARRANTIES AND REPRESENTATIONS 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 PROPERTIES 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 PROPERTIES by improvements on any adjoining property, nor do any buildings

or improvements on SELLER's PROPERTIES encroach onto other properties.

- C. Until the Close of Escrow, SELLER shall maintain SELLER's PROPERTIES 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 PROPERTIES.
- D. SELLER has good and marketable title to SELLER's PROPERTIES. SELLER has no actual knowledge of any unrecorded or undisclosed legal or equitable interest in SELLER's PROPERTIES 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 PROPERTIES, 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 PROPERTIES. No assessment lien or bond encumbers SELLER's PROPERTIES, and no governmental authority has undertaken any action that could give rise to an assessment lien affecting SELLER's PROPERTIES and shall not do anything that would impair SELLER's title to any portions of SELLER's PROPERTIES.
- 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 PROPERTIES may be 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 8 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 PROPERTIES or transport any Hazardous Materials to or from SELLER's PROPERTIES 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 PROPERTIES 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, to the best of SELLER's knowledge, SELLER's PROPERTIES are 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, 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 PROPERTIES 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.

9. 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.

10. 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 PROPERTIES by execution and delivery with Escrow Holder, a duly executed and acknowledged TCE and Grant Deed in the form attached to this Agreement as Exhibit "C" and Exhibit "D" 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 PROPERTIES must be substantially the same on the Closing Date as on the Effective Date, reasonable wear and tear excepted.
- 4) All necessary agreements and consents of all Parties to consummate the transaction contemplated by this Agreement will have been obtained and furnished by SELLER to BUYER.
- 5) Such proof of SELLER's authority and authorization to enter into and perform under this Agreement and such proof of power and authority of the individuals executing or delivering any instruments, documents or certificates on behalf of SELLER to act for and bind SELLER as may reasonably be required by BUYER or the Escrow Holder.

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

B. SELLER's obligation to sell SELLER's PROPERTIES is expressly conditioned on the fulfillment of each of the following conditions at or before 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 PROPERTIES interest, including, but not limited to, any supplemental instructions required to complete the transaction.

11. 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 the SELLER's PROPERTIES;
- 2) All costs associated with SELLER's broker representation, including commission;

- 3) All costs associated with SELLER's attorney 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;
- 4) Cost of recording Deed, if any; and
- 5) BUYER's share of prorations, if any.

C. Prorations. All receipts and disbursements of SELLER's PROPERTIES 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 the 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 the 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, the 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 PROPERTIES 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 11 shall survive the Closing and shall not merge into any documents of conveyance delivered at Closing.

12. 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.

13. 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.
14. 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.
15. NOTICES. All notices and demands shall be given in writing by certified mail, postage prepaid and return receipt requested or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery; (b) two (2) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested or (c) one (1) business day following deposit with an overnight carrier service. A copy of all notices shall be sent to the Escrow Company. Notices shall be addressed as provided below for the respective party. The Parties agree, however, that if any Party gives notice in writing of a change of name or address to the other Party, notices to such Party shall thereafter be given as demanded in that notice:

SELLER: Shizao Zheng
400 Concar Drive
San Mateo, CA 94402
Email: szheng@nbhh.cc

COPY TO: Ackerman Law PC
Attn: Jason Ackerman
3200 E. Guasti Road, Suite 100
Ontario, CA 91761
Email: jason.ackerman@ackermanlawpc.com

BUYER: Riverside County Flood Control
and Water Conservation District
Attention: Tom Hanks
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

16. GREENVIEW DRIVE CONSTRUCTION COMMITMENT (POST-CLOSING OBLIGATION OF BUYER). BUYER shall, at its sole cost and expense, use good faith and commercially diligent efforts to complete the planning, design and construction of the Greenview Drive crossing as part of the overall Mockingbird Canyon Channel Stabilization project. The foregoing period shall be equitably extended to account for delays attributable to force majeure events, regulatory review or permitting processes, or other circumstances beyond BUYER's reasonable control.

The bridge shall be designed and constructed as an all-weather crossing capable of safely conveying the 100-year design storm event. Final design and engineering specifications shall remain within BUYER's reasonable engineering discretion, provided they comply with applicable regulatory requirements and are consistent with the intent to restore vehicular access across the channel for current and future residents such that the proposed crossing is an improvement of the current Greenview Drive crossing. SELLER's sole remedy for BUYER's failure to comply with this covenant shall be an action for specific performance or other equitable relief. SELLER shall not be entitled to recover monetary damages, consequential damages, or lost profits. This covenant shall survive the Close of Escrow and shall bind the Parties and their respective heirs, successors and assigns.

17. MISCELLANEOUS.

- A. Natural Hazard Disclosure Statement. SELLER will provide to 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 the BUYER or SELLER, the non-defaulting Party shall have, in addition to all rights available at law or equity, the right to terminate this Agreement and the Escrow for the purchase and sale of SELLER's PROPERTIES, by delivering written notice thereof to the defaulting Party and to Escrow Holder; and if the BUYER is the non-defaulting Party, the BUYER shall thereupon promptly receive a refund of all prior deposits, if any. Such termination of the Escrow by a non-defaulting Party shall be without prejudice to the non-defaulting Party's rights and remedies at law or equity.
- 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 the 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 the SELLER's PROPERTIES, 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 17.M. shall survive Closing hereunder or termination of this Agreement.

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

19. 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.

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[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:

SHIZAO ZHENG, a single man

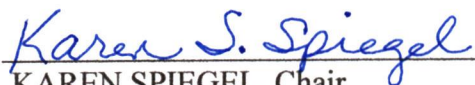
Date: 2026.03.30

By: 
SHIZAO ZHENG

BUYER:

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

Date: MAY 12 2026

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

Date: April 9th, 2026


By: 
JASON E. UHLEY
General Manager-Chief Engineer

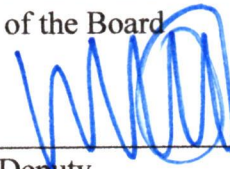
APPROVED AS TO FORM:

Minh C. Tran
COUNTY COUNSEL

ATTEST:

KIMBERLY RECTOR
Clerk of the Board

By: 
RYAN YABKO
Deputy County Counsel

By: 
Deputy

Date: 4/29/26

Project: Mockingbird Canyon Stabilization
Project No. 2-0-00180
APNs 271-160-002 and 271-160-011 (portions)
RCFC Parcel Nos. 2180-22 and 2180-24
TH:rlp
03/17/26

EXHIBIT "A"
LEGAL DESCRIPTION
MOCKINGBIRD CANYON STABILIZATION

Parcel No. 2180-22

APN: 271-160-002

In the County of Riverside, State of California, being that portion of Lot 13, Tract No. 3141, filed in Book 54, Pages 33 through 35, inclusive, of Maps, records of said county, lying northeasterly of the following described line:

Commencing at the most northerly corner of the land described in the Grant Deed recorded June 6, 1974, Instrument No. 68949 of Official Records of said county;

Thence South 63°08'16" East 89.94 feet along the northeasterly line of said Instrument No. 68949 to the **Point of Beginning**;

Thence South 26°51'44" West 18.74 feet to a curve concave northwesterly having a radius of 54.50 feet;

Thence southwesterly and westerly along said curve 54.69 feet through a central angle of 57°30'00";

Thence South 84°21'44" West 266.20 feet to a curve concave northeasterly having a radius of 34.50 feet;

Thence westerly, northwesterly, and northerly along said curve 48.83 feet through a central angle of 81°06'08";

Thence North 14°32'08" West 36.18 feet;

Thence North 85°38'16" West 134.35 feet;

Thence North 76°56'06" West 110.38 feet to a non-tangent curve concave northerly having a radius of 709.50 feet, a radial line to said curve bears South 8°19'54" West;

Thence westerly and northwesterly along said curve 240.23 feet through a central angle of 19°24'00";

Thence North 62°16'06" West 154.65 feet to the southerly line of Parcel 2 of the land described in the Grant Deed recorded August 21, 2018, Instrument No. 2018-0333346 of Official Records of said county;

Page 1 of 4

Thence North $84^{\circ}17'15''$ West 101.99 feet along said southerly line to the westerly line of said Parcel 2;

Thence North $0^{\circ}44'40''$ East 51.02 feet along said westerly line to a non-tangent curve concave northeasterly having a radius of 509.50 feet, a radial line to said curve bears South $37^{\circ}23'30''$ West;

Thence northwesterly along said curve 231.84 feet through a central angle of $26^{\circ}04'16''$;

Thence North $25^{\circ}04'46''$ West 69.83 feet to a non-tangent curve concave easterly having a radius of 512.50 feet, a radial line to said curve bears South $71^{\circ}17'28''$ West;

Thence northerly along said curve 167.89 feet through a central angle of $18^{\circ}46'09''$

Thence North $40^{\circ}53'09''$ West 42.60 feet;

Thence North $49^{\circ}06'51''$ East 72.78 feet;

Thence North $40^{\circ}53'09''$ West 48.50 feet;

Thence North $49^{\circ}06'51''$ East 18.52 feet to a non-tangent curve concave easterly having a radius of 66.50 feet, a radial line to said curve bears South $51^{\circ}14'01''$ West;

Thence northerly along said curve 47.56 feet through a central angle of $40^{\circ}58'34''$;

Thence North $2^{\circ}12'34''$ East 61.78 feet to a curve concave westerly having a radius of 276.00 feet;

Thence northerly along said curve 20.77 feet through a central angle of $4^{\circ}18'43''$ to a compound curve concave westerly having a radius of 33.50 feet;

Thence northerly along said curve 13.48 feet through a central angle of $23^{\circ}03'11''$;

Thence North $25^{\circ}09'19''$ West 154.07 feet to a curve concave easterly having a radius of 66.50 feet;

Thence northerly along said curve 13.14 feet through a central angle of $11^{\circ}19'29''$;

Thence North $13^{\circ}49'50''$ West 27.55 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northerly and northwesterly along said curve 11.09 feet through a central angle of $18^{\circ}57'36''$;

Thence North $32^{\circ}47'26''$ West 47.62 feet to a curve concave southwesterly having a radius of 1409.50 feet;

Thence northwesterly along said curve 123.00 feet through a central angle of $5^{\circ}00'00''$;

Thence North $37^{\circ}47'26''$ West 305.44 feet to a curve concave northeasterly having a radius of 1574.00 feet;

Thence northwesterly along said curve 314.18 feet through a central angle of $11^{\circ}26'12''$;

Thence North $26^{\circ}21'13''$ West 170.94 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 20.32 feet through a central angle of $34^{\circ}45'11''$ to a reverse curve concave northeasterly having a radius of 51.50 feet;

Thence northwesterly along said curve 27.73 feet through a central angle of $30^{\circ}50'48''$;

Thence North $30^{\circ}15'36''$ West 105.37 feet to a non-tangent curve concave northeasterly having a radius of 66.50 feet, a radial line to said curve bears South $59^{\circ}22'59''$ West;

Thence northwesterly along said curve 14.75 feet through a central angle of $12^{\circ}42'45''$;

Thence North $17^{\circ}54'16''$ West 34.29 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 11.79 feet through a central angle of $20^{\circ}09'41''$ to a compound curve concave southwesterly having a radius of 815.50 feet;

Thence northwesterly along said curve 163.04 feet through a central angle of $11^{\circ}27'17''$;

Thence North $49^{\circ}31'14''$ West 201.10 feet;

Thence South $40^{\circ}28'46''$ West 53.50 feet;


Thence North $49^{\circ}31'14''$ West 90.00 feet to the northerly line of the land described in the Grant Deed recorded January 31, 2012, Instrument No. 2012-0044135 of Official Records of said county being the **Point of Terminus**, said point lying 260.37 feet from the intersection of the easterly prolongation of said northerly line with the southwesterly line of Mockingbird Canyon (70.00 foot half width) as shown on Riverside County Right-of-Way Map 786-XX.

Containing 62,142 square feet / 1.427 acre more or less

The distances shown herein are in grid. Ground distances may be obtained by dividing the grid distance by a combination factor of 0.99995076.

See Exhibit "B" attached hereto and made a part hereof.





JOSHUA TREMBA
Land Surveyor No. 9043
Date: 7/17/25

EXHIBIT "A"
LEGAL DESCRIPTION
MOCKINGBIRD CANYON STABILIZATION

Parcel No. 2180-24

APN: 271-160-011

In the County of Riverside, State of California, being that portion of Parcel 1 of the land described in the Grant Deed recorded January 15, 2019, Instrument No. 2019-0015769 of Official Records of said county, lying northeasterly of the following described line:

Commencing at the most northerly corner of the land described in the Grant Deed recorded June 6, 1974, Instrument No. 68949 of Official Records of said county;

Thence South 63°08'16" East 89.94 feet along the northeasterly line of said Instrument No. 68949 to the **Point of Beginning**;

Thence South 26°51'44" West 18.74 feet to a curve concave northwesterly having a radius of 54.50 feet;

Thence southwesterly and westerly along said curve 54.69 feet through a central angle of 57°30'00";

Thence South 84°21'44" West 266.20 feet to a curve concave northeasterly having a radius of 34.50 feet;

Thence westerly, northwesterly, and northerly along said curve 48.83 feet through a central angle of 81°06'08";

Thence North 14°32'08" West 36.18 feet;

Thence North 85°38'16" West 134.35 feet;

Thence North 76°56'06" West 110.38 feet to a non-tangent curve concave northerly having a radius of 709.50 feet, a radial line to said curve bears South 8°19'54" West;

Thence westerly and northwesterly along said curve 240.23 feet through a central angle of 19°24'00";

Thence North 62°16'06" West 154.65 feet to the southerly line of Parcel 2 of the land described in the Grant Deed recorded August 21, 2018, Instrument No. 2018-0333346 of Official Records of said county;

Page 1 of 4

Thence North $84^{\circ}17'15''$ West 101.99 feet along said southerly line to the westerly line of said Parcel 2;

Thence North $0^{\circ}44'40''$ East 51.02 feet along said westerly line to a non-tangent curve concave northeasterly having a radius of 509.50 feet, a radial line to said curve bears South $37^{\circ}23'30''$ West;

Thence northwesterly along said curve 231.84 feet through a central angle of $26^{\circ}04'16''$;

Thence North $25^{\circ}04'46''$ West 69.83 feet to a non-tangent curve concave easterly having a radius of 512.50 feet, a radial line to said curve bears South $71^{\circ}17'28''$ West;

Thence northerly along said curve 167.89 feet through a central angle of $18^{\circ}46'09''$

Thence North $40^{\circ}53'09''$ West 42.60 feet;

Thence North $49^{\circ}06'51''$ East 72.78 feet;

Thence North $40^{\circ}53'09''$ West 48.50 feet;

Thence North $49^{\circ}06'51''$ East 18.52 feet to a non-tangent curve concave easterly having a radius of 66.50 feet, a radial line to said curve bears South $51^{\circ}14'01''$ West;

Thence northerly along said curve 47.56 feet through a central angle of $40^{\circ}58'34''$;

Thence North $2^{\circ}12'34''$ East 61.78 feet to a curve concave westerly having a radius of 276.00 feet;

Thence northerly along said curve 20.77 feet through a central angle of $4^{\circ}18'43''$ to a compound curve concave westerly having a radius of 33.50 feet;

Thence northerly along said curve 13.48 feet through a central angle of $23^{\circ}03'11''$;

Thence North $25^{\circ}09'19''$ West 154.07 feet to a curve concave easterly having a radius of 66.50 feet;

Thence northerly along said curve 13.14 feet through a central angle of $11^{\circ}19'29''$;

Thence North $13^{\circ}49'50''$ West 27.55 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northerly and northwesterly along said curve 11.09 feet through a central angle of $18^{\circ}57'36''$;

Thence North $32^{\circ}47'26''$ West 47.62 feet to a curve concave southwesterly having a radius of 1409.50 feet;

Thence northwesterly along said curve 123.00 feet through a central angle of $5^{\circ}00'00''$;

Thence North $37^{\circ}47'26''$ West 305.44 feet to a curve concave northeasterly having a radius of 1574.00 feet;

Thence northwesterly along said curve 314.18 feet through a central angle of $11^{\circ}26'12''$;

Thence North $26^{\circ}21'13''$ West 170.94 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 20.32 feet through a central angle of $34^{\circ}45'11''$ to a reverse curve concave northeasterly having a radius of 51.50 feet;

Thence northwesterly along said curve 27.73 feet through a central angle of $30^{\circ}50'48''$;

Thence North $30^{\circ}15'36''$ West 105.37 feet to a non-tangent curve concave northeasterly having a radius of 66.50 feet, a radial line to said curve bears South $59^{\circ}22'59''$ West;

Thence northwesterly along said curve 14.75 feet through a central angle of $12^{\circ}42'45''$;

Thence North $17^{\circ}54'16''$ West 34.29 feet to a curve concave southwesterly having a radius of 33.50 feet;

Thence northwesterly along said curve 11.79 feet through a central angle of $20^{\circ}09'41''$ to a compound curve concave southwesterly having a radius of 815.50 feet;

Thence northwesterly along said curve 163.04 feet through a central angle of $11^{\circ}27'17''$;

Thence North $49^{\circ}31'14''$ West 201.10 feet;

Thence South $40^{\circ}28'46''$ West 53.50 feet;

Thence North $49^{\circ}31'14''$ West 90.00 feet to the northerly line of the land described in the Grant Deed recorded January 31, 2012, Instrument No. 2012-0044135 of Official Records of said county being the **Point of Terminus**, said point lying 260.37 feet from the intersection of the easterly prolongation of said northerly line with the southwesterly line of Mockingbird Canyon (70.00 foot half width) as shown on Riverside County Right-of-Way Map 786-XX.

Containing 91,221 square feet / 2.094 acre more or less

The distances shown herein are in grid. Ground distances may be obtained by dividing the grid distance by a combination factor of 0.99995076.

See Exhibit "B" attached hereto and made a part hereof.



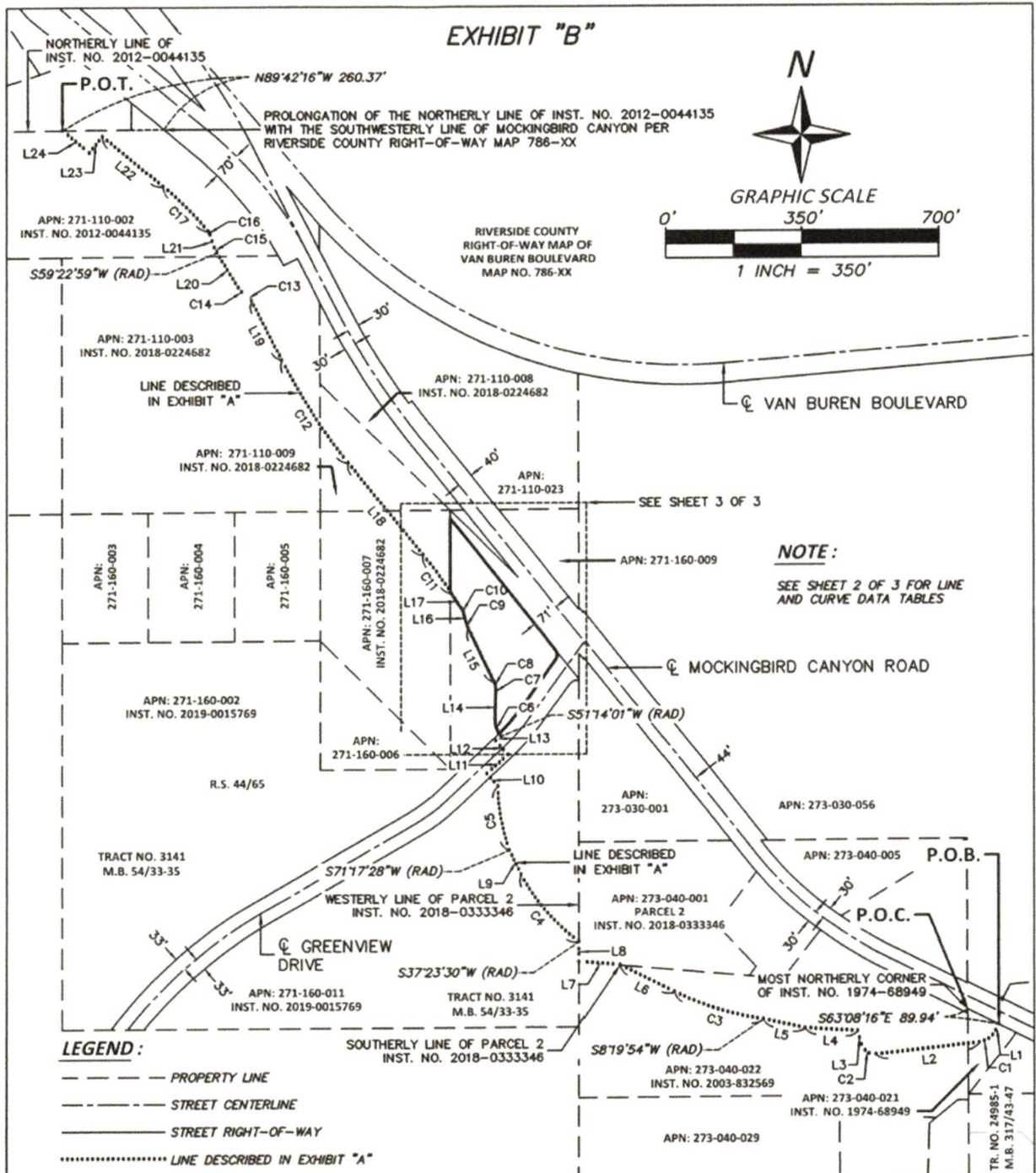


JOSHUA TREMBA

Land Surveyor No. 9043

Date: 7/17/25





RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	1" = 350'	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	2180-22	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 3		

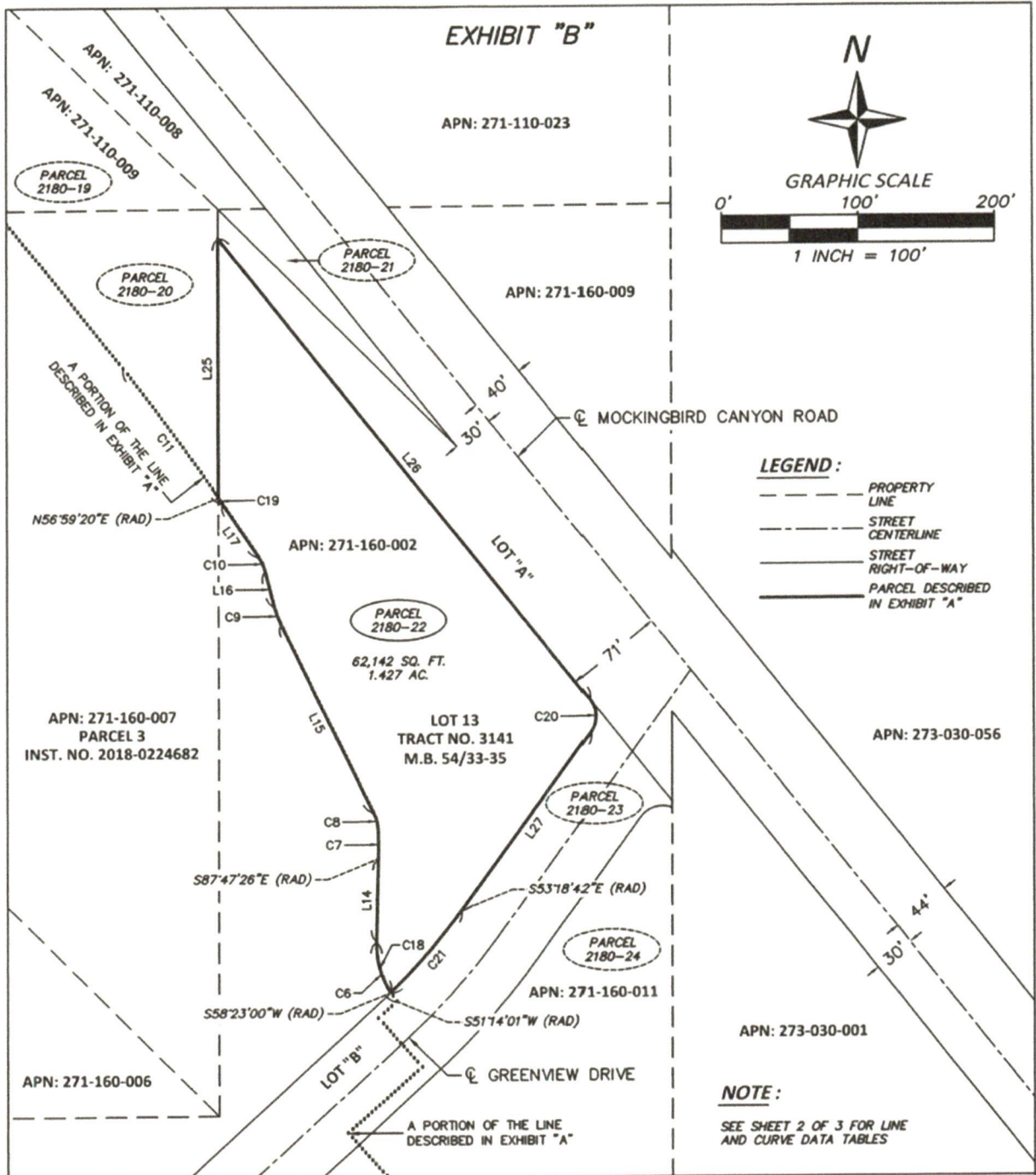
EXHIBIT "B"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S26°51'44"W	18.74'
L2	S84°21'44"W	266.20'
L3	N14°32'08"W	36.18'
L4	N85°38'16"W	134.35'
L5	N76°56'06"W	110.38'
L6	N62°16'06"W	154.65'
L7	N84°17'15"W	101.99'
L8	N00°44'40"E	51.02'
L9	N25°04'46"W	69.83'
L10	N40°53'09"W	42.60'
L11	N49°06'51"E	72.78'
L12	N40°53'09"W	48.50'
L13	N49°06'51"E	18.52'
L14	N02°12'34"E	61.78'
L15	N25°09'19"W	154.07'
L16	N13°49'50"W	27.55'
L17	N32°47'26"W	47.62'
L18	N37°47'26"W	305.44'
L19	N26°21'13"W	170.94'
L20	N30°15'36"W	105.37'
L21	N17°54'16"W	34.29'
L22	N49°31'14"W	201.10'
L23	S40°28'46"W	53.50'
L24	N49°31'14"W	90.00'
L25	N00°44'17"E	190.08'
L26	N37°47'26"W	434.09'
L27	N36°27'34"E	161.02'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=57°30'00"	54.50'	54.69'
C2	Δ=81°06'08"	34.50'	48.83'
C3	Δ=19°24'00"	709.50'	240.23'
C4	Δ=26°04'16"	509.50'	231.84'
C5	Δ=18°46'09"	512.50'	167.89'
C6	Δ=40°58'34"	66.50'	47.56'
C7	Δ=4°18'43"	276.00'	20.77'
C8	Δ=23°03'11"	33.50'	13.48'
C9	Δ=11°19'29"	66.50'	13.14'
C10	Δ=18°57'36"	33.50'	11.09'
C11	Δ=5°00'00"	1409.50'	123.00'
C12	Δ=11°26'12"	1574.00'	314.18'
C13	Δ=34°45'11"	33.50'	20.32'
C14	Δ=30°50'48"	51.50'	27.73'
C15	Δ=12°42'45"	66.50'	14.75'
C16	Δ=20°09'41"	33.50'	11.79'
C17	Δ=11°27'17"	815.50'	163.04'
C18	Δ=33°49'35"	66.50'	39.26'
C19	Δ=0°13'15"	1409.50'	5.43'
C20	Δ=74°15'00"	20.00'	25.92'
C21	Δ=9°47'30"	466.98'	79.81'

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

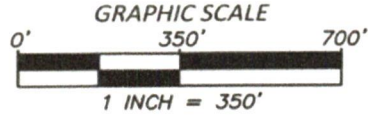
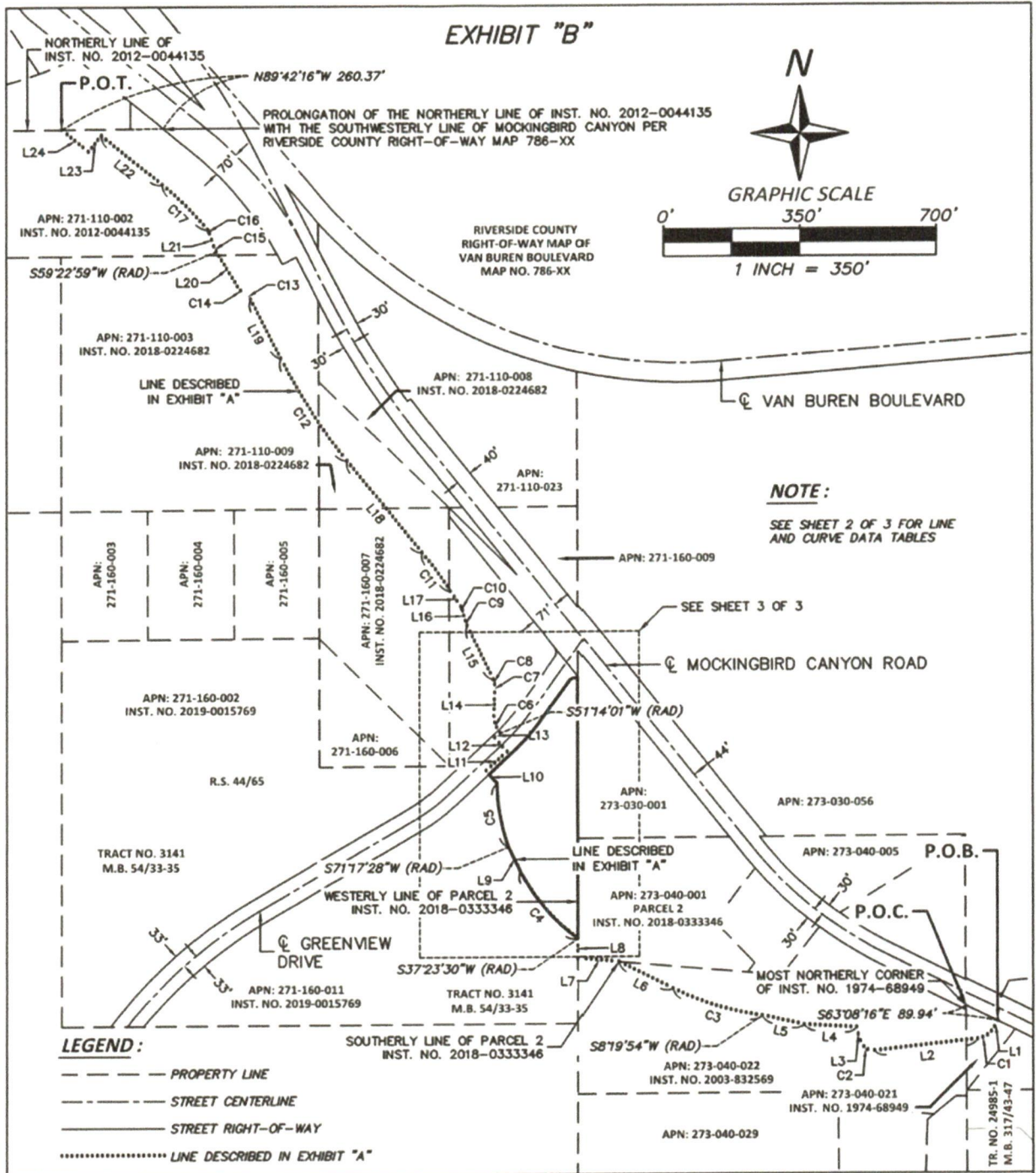
PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	N.T.S.	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	2180-22	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	2 OF 3		



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2180-22	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	3 OF 3



NOTE:
SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA TABLES

- LEGEND:**
- PROPERTY LINE
 - - - - - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - LINE DESCRIBED IN EXHIBIT "A"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=350'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2180-24	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 3

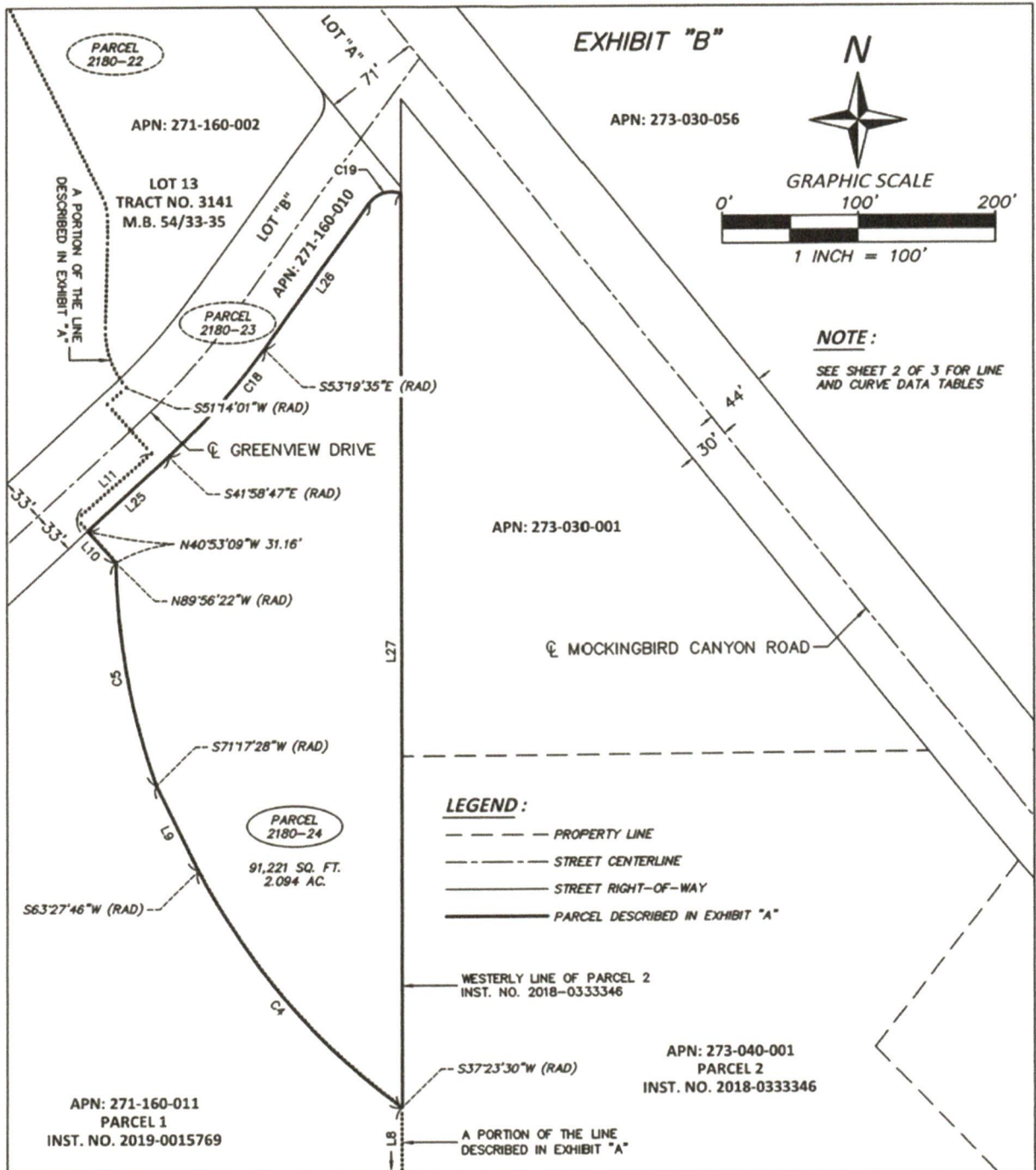
EXHIBIT "B"

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L17	N32°47'26"W	47.62'
L18	N37°47'26"W	305.44'
L19	N26°21'13"W	170.94'
L20	N30°15'36"W	105.37'
L21	N17°54'16"W	34.29'
L22	N49°31'14"W	201.10'
L23	S40°28'46"W	53.50'
L24	N49°31'14"W	90.00'
L25	N47°50'21"E	80.86'
L26	N36°27'34"E	131.34'
L27	N00°44'40"E	673.52'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=57°30'00"	54.50'	54.69'
C2	Δ=81°06'08"	34.50'	48.83'
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C15	Δ=12°42'45"	66.50'	14.75'
C16	Δ=20°09'41"	33.50'	11.79'
C17	Δ=11°27'17"	815.50'	163.04'
C18	Δ=11°20'47"	532.97'	105.55'
C19	Δ=74°36'29"	20.00'	26.04'

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	N.T.S.	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	2180-24	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	2 OF 3		



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2180-24	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	3 OF 3

EXHIBIT "C"

**RIGHT OF ENTRY AND
TEMPORARY CONSTRUCTION EASEMENT**

SHIZAO ZHENG, a single man
(Herein referred to as "GRANTOR"), and

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**,
a body corporate and politic,
(herein referred to as "DISTRICT")

Mockingbird Canyon Stabilization
Project No. 2-0-00180
RCFC Parcel Nos. 2180-22 and 2180-24
APNs 271-160-002 and 271-160-011
(portions)

RIGHT OF ENTRY AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Right of Entry and Temporary Construction Easement Agreement ("Agreement") is hereby made by and between SHIZAO ZHENG, a single man ("GRANTOR"), and RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic ("DISTRICT"). GRANTOR and DISTRICT are sometimes collectively referred to as the "Parties".

RECITALS

- A. GRANTOR is the owner of certain real property located in the unincorporated area of Mockingbird Canyon, County of Riverside, State of California, with Assessor's Parcel Numbers 271-160-002 and 271-160-011 ("Properties") and has the right to grant to DISTRICT permission to enter upon and use the Properties depicted in Exhibit "A" ("TCE Area").
- B. DISTRICT desires to obtain GRANTOR's permission and GRANTOR desires to accommodate DISTRICT's request to enter upon and use the Properties on a temporary basis for all purposes necessary to facilitate and accomplish the construction of the Mockingbird Canyon Stabilization project ("Project"). Properties will be restored and the surface will be graded to restore the TCE Area to a condition equal to or better than its condition at the commencement of the Term all at the DISTRICT's sole cost, failing which GRANTOR shall have the right to remove such items and restore the TCE Area as provided hereinabove, in which case DISTRICT shall be responsible for all reasonable costs incurred by GRANTOR in connection with any such restoration and removal by GRANTOR.
- C. DISTRICT understands that this right to use the Properties is non-exclusive and GRANTOR may still use the Properties for any purposes deemed necessary by GRANTOR. If GRANTOR has the need to use the Properties in such manner or time as would conflict with the rights granted to DISTRICT, GRANTOR and DISTRICT intend to coordinate as needed to minimize delays or disruption.

- D. Notwithstanding the foregoing, GRANTOR shall not interfere with DISTRICT's use, occupancy or operations within the TCE Area during any period in which DISTRICT, its contractors or agents are actively performing work or otherwise exercising the rights granted herein. GRANTOR shall retain reasonable access to and use of all portions of the Property located outside the TCE Area, provided such access and use do not impede, delay or conflict with DISTRICT's activities within the TCE Area. GRANTOR and DISTRICT shall coordinate in good faith to address any temporary access needs or operational conflicts that may arise with the mutual intent to avoid unnecessary disruption to either Party's activities.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, GRANTOR and DISTRICT do hereby agree as follows:

1. The non-exclusive right is hereby granted to DISTRICT to enter upon and use the Properties for all purposes necessary to facilitate and accomplish the construction and staging for Project. GRANTOR shall grant no rights to third parties that are inconsistent with the reasonable exercise by DISTRICT of its rights under this Agreement.
2. The right of entry and temporary construction easement, ("TCE") used during construction and implementation of the Project consists of approximately 10,901 square feet (0.250+/- acre) of land with Assessor's Parcel Number ("APN") 271-160-002 and 22,045 square feet (0.506+/- acre) of land with APN 271-160-011, legally described herein and depicted in Exhibit "A" attached hereto and made a part of hereof.
3. Term: The rights granted herein may be exercised by DISTRICT for a period of twenty-four (24) months ("Term") commencing upon the completion of said forty-eight (48) hour notice period for the initial mobilization onto the Properties. Extensions of this Term beyond twenty-four (24) months may be granted in twelve (12) month increments upon written approval by both Parties. Notwithstanding the foregoing, either Party may terminate this Agreement by providing the other Party with thirty (30) day advance written notice.
4. DISTRICT agrees to pay GRANTOR a total of Six Thousand Dollars (\$6,000.00) as indicated in the Purchase and Sale Agreement for Real Property, Section 2.B ("Purchase Price").
5. Notices: The Parties agree to the following minimum noticing requirements with respect to use of the Property.

DISTRICT shall provide written, oral or electronic notice to GRANTOR at least forty-eight (48) hours prior to the initial mobilization onto the Property. During periods of active use of the site by DISTRICT, GRANTOR agrees to notify DISTRICT at least forty-eight (48) hours prior to any planned activities by GRANTOR on the site to allow coordination of the activities and to minimize delays and/or interference with each other.

Notices shall be sent to:

SELLER: Shizao Zheng
400 Concar Drive
San Mateo, CA 94402
Email: szheng@nbhh.cc

COPY TO: Ackerman Law PC
Attn: Jason Ackerman
3200 E. Guasti Road, Suite 100
Ontario, CA 91761
Email: jason.ackerman@ackermanlawpc.com

BUYER: Riverside County Flood Control
and Water Conservation District
Attn: Tom Hanks
1995 Market Street
Riverside, CA 92501
951.955.8041
Email: thhanks@rivco.org

6. It is understood that DISTRICT may enter upon Properties for the purpose of transporting equipment to and from the TCE Area. DISTRICT shall use reasonable care and shall repair or restore any damage to GRANTOR's property caused by DISTRICT, its contractors or agents to a condition substantially similar to that existing immediately prior to such damage.
7. Condition upon Expiration: At the termination of the period of use of GRANTOR's land by DISTRICT but before its relinquishment to GRANTOR, debris generated by DISTRICT's use will be removed, fencing or other property will be restored and the surface will be graded to restore the Properties, as near as feasible, to the original and neat condition. If DISTRICT desires to continue to maintain flood control structures on the Properties following the Term of this Agreement, DISTRICT understands that additional agreements will need to be acquired from GRANTOR.
8. GRANTOR shall be held harmless from all claims of third persons arising from the use by DISTRICT of GRANTOR's land. GRANTOR indemnifies DISTRICT to the extent claims arise from GRANTOR's negligence or willful misconduct.
9. This Agreement is the result of negotiations between the Parties hereto. Each Party acknowledges that in executing this Agreement, such Party has had the opportunity to seek the advice of independent legal counsel and has read and understood all of the terms and provisions of this Agreement. This Agreement is intended by the Parties as a final expression of their understanding with respect to the matters herein and is a complete and exclusive statement of the terms and conditions thereof. This Agreement shall not be changed, modified or amended except upon the written consent of the Parties hereto.

10. GRANTOR and their assigns and successors in interest shall be bound by all the terms and conditions contained in this Agreement and all Parties thereto shall be jointly and severally liable thereunder.
11. Governing Law and Venue. This Agreement shall be governed by the laws of the State of California. Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereto hereby waive all provisions of law providing for a change of venue of such proceedings to any other county.
12. Electronic Signature. This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The Parties further agree that the electronic signatures of the Parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.
13. Entire Agreement. This Agreement constitutes the entire agreement of the Parties and supersedes any prior written or oral agreements between them with respect to the subject matter hereof. All modifications, amendments or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the Parties.
14. Ownership. GRANTOR hereby warrants that they are the owners of the Properties and that they have the right to grant County permission to enter upon and use the Properties.
15. Modifications in Writing. This Agreement shall not be changed, modified or amended except upon the written consent of the Parties hereto.
16. Counterparts. This Agreement may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

(Signatures on next page)

This Agreement may be signed in counterpart or duplicate copies and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes. No obligation other than those set forth herein will be required.

Date: _____
(date to be filled in by General Manager-Chief Engineer)

MAILING ADDRESS OF DISTRICT:

1995 Market Street
Riverside, CA 92501

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

By: _____
JASON E. UHLEY
General Manager-Chief Engineer

APPROVED AS TO FORM:
MINH C. TRAN
County Counsel

By: _____
RYAN YABKO
Deputy County Counsel

MAILING ADDRESS OF GRANTOR:

c/o Jason Ackerman
3200 East Guasti Road, Suite 100
Ontario, CA 91761

GRANTOR:
SHIZAO ZHENG, a single man

By: _____
SHIZAO ZHENG

Dated: _____

Mockingbird Canyon Stabilization
Project No. 2-0-00180
APNs 271-160-002 and 271-160-011 (portions)
RCFC Parcel Nos. 2180-22 and 2180-24
TH:rlp

EXHIBIT "A"

LEGAL DEPICTION

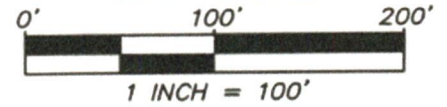
labeled as EXHIBIT "C" in depiction

EXHIBIT "C"

APN: 271-110-023



GRAPHIC SCALE

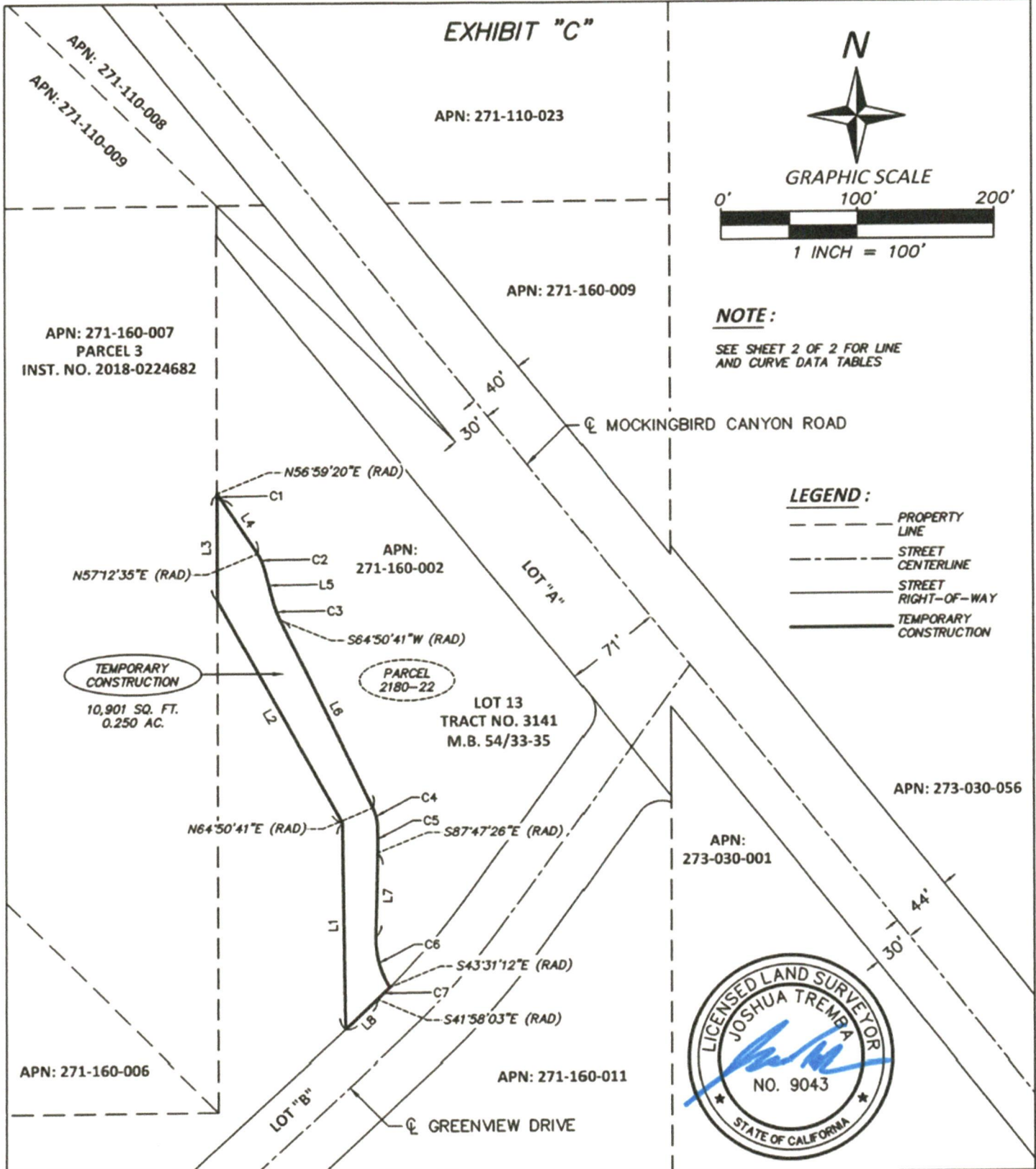


NOTE:

SEE SHEET 2 OF 2 FOR LINE AND CURVE DATA TABLES

LEGEND:

- PROPERTY LINE
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	TEMPORARY CONSTRUCTION / APN 271-160-002	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	1 OF 2

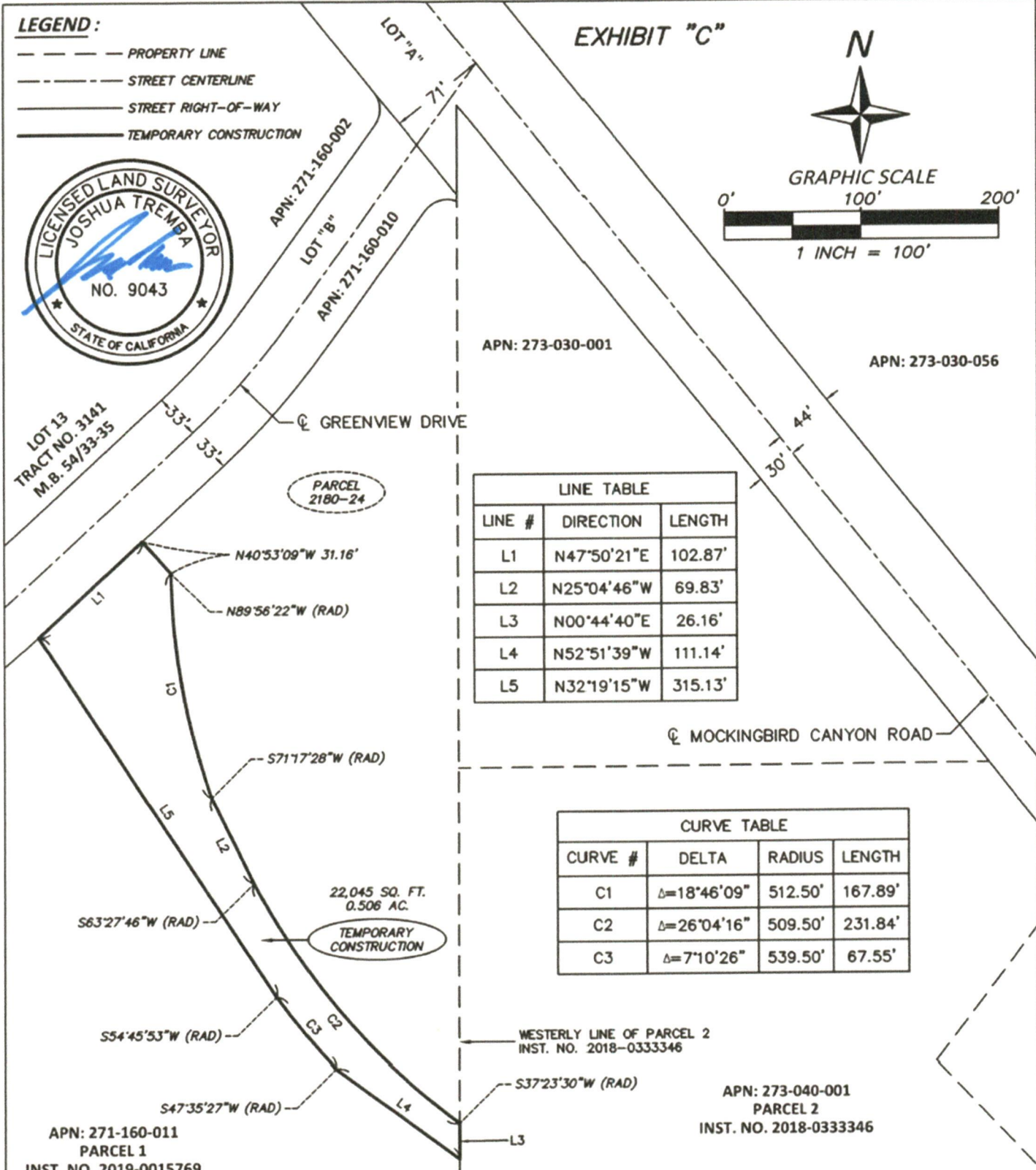
EXHIBIT "C"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°00'57"W	152.51'
L2	N28°04'25"W	186.88'
L3	N00°44'17"E	79.04'
L4	N32°47'26"W	47.62'
L5	N13°49'50"W	27.55'
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RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE	N.T.S.	DRAWN BY	SB
RCFC-WCD PARCEL NUMBER(S):	TEMPORARY CONSTRUCTION / APN 271-160-002	DATE	7/15/25	CHECK BY	DC
RCFC-WCD PROJECT NUMBER:	2-8-00180	SHEET NO.	2 OF 2		



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	MOCKINGBIRD CANYON STABILIZATION - STAGE 3	SCALE 1"=100'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	TEMPORARY CONSTRUCTION / APN 271-160-011	DATE 7/15/25	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-B-00180	SHEET NO.	1 OF 1

EXHIBIT "D"

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

NO FEE (GOV. CODE 6103)
Mockingbird Canyon Stabilization
Project No. 2-0-00180
RCFC Parcel Nos. 2180-22 and 2180-24
APNs 271-160-002 and 271-160-011 (portions)

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

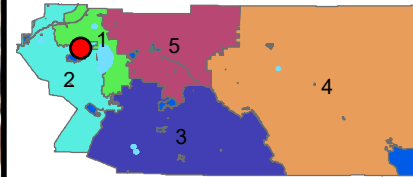
GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **SHIZAO ZHENG, a single man**, grants to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic**, the real property in the unincorporated area of Riverside County commonly referred to as Mockingbird Canyon, State of California, as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

SELLER: **SHIZAO ZHENG, a single man**

Date: _____

By: _____
SHIZAO ZHENG



Supervisor Districts

- Legend**
- Subject Properties
 - Assessor Parcels
 - Facility Location

Description

RCFC 2180-22
APN 271-160-002

RCFC 2180-24
APN 271-160-011

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RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

MOCKINGBIRD CANYON STABILIZATION RWA

