

NO FEE DOCUMENT

Government Code §6103

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

CITY OF WILDOMAR

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Attn: City Clerk

The Above Space For Recorder's
Use Only

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: ALYCIA #778

2288389

LIEN AGREEMENT

THIS LIEN AGREEMENT ("Lien Agreement") is made and entered into this 8th day of June, 2016, by and between the CITY OF WILDOMAR, a California municipal corporation ("City") and Alta Colina, LLC, a California limited liability company, ("Owner").

RECITALS

A. Owner has applied to City for approval of a Final Map pursuant to City of Wildomar Municipal Code Title 16.56 ("the Subdivision Code") for Tract Map No. 29476, ("Final Map") for real property located within City, a legal description of which is attached hereto as Exhibit "A" ("Property").

B. The Final Map is a Schedule A Subdivision per Section 16.24.040 of the Wildomar Municipal Code because it consists of a division of land into five or more parcels, where any parcel is less than 18,000 square feet in net area.

C. The conditions of approval for Tract Map 29476 require Owner to construct certain improvements that upon completion will be accepted by the City as public improvements ("Public Improvements"). An itemization of the Public Improvements and an estimate of the costs for the Public Improvements approved by the City Engineer is attached as Exhibit "B" and incorporated herein by this reference.

D. In order to obtain approval of the Final Map prior to completing all of the Public Improvements, Owner is required to enter into an agreement with City for the completion of the Public Improvements and the provision of security for the Public Improvements ("Subdivision Improvement Agreement").

E. Wildomar Municipal Code Section 16.56.030 and Government Code Section 66499 authorize the City and Owner to enter into this Lien Agreement simultaneously with the Subdivision Improvement Agreement in satisfaction of the security obligations contained in the Subdivision Improvement Agreement for the Public Improvement. In addition, Owner and City desire this Lien Agreement to secure the setting of the required subdivision boundaries, lot corners, and street centerline monuments ("Subdivision Monuments").

F. City has found and determined that it would not be in the public interest to require the installation of the Public Improvements sooner than two years after recordation of the Final Map.

G. Owner has provided a title insurance policy and current title report to the City from a title company approved by the City and issued within the 60 days prior to the execution of this Lien Agreement that documents that the Owner is the record owner of the Property and the Property is not subject to any mortgages, deeds of trust, or judgment liens.

OPERATIVE PROVISIONS

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

I. Owner Performance and Obligations

A. Owner hereby grants to City, in accordance with the terms and conditions of this Lien Agreement, a lien upon the Property as security for the following obligations of Owner:

- (1) Construction of the Public Improvements specified in Exhibit "B" attached hereto; provided, however, that Owners obligation hereunder shall extend to the actual cost of the construction of the Public Improvements, not withstanding that such costs may exceed the estimate set forth in Exhibit "B"; and
- (2) Setting of the Subdivision Monuments required by Section 16.16.100 of the Wildomar Municipal Code and Section 66495 et seq. of the Government Code for the Final Map; and
- (3) Payment of the balance of the fees or provision of the improvements or services described in the Subdivision Code (collectively, "Fees"), in the amount required in accordance with the Subdivision Code, as determined appropriate by the Director of Public Works.

This Lien secures that obligation and the remedies provided herein for breach of that obligation.

B. For so long as title to the property remains subject to this Lien Agreement, Owner shall not: (1) request issuance by the Department of Real Estate for the Final Subdivision Public Report for the Property; (2) sell or permit the sale of any lot shown on the Final Map; or (3) commence work on any portion of the Public Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare with the consent of the City. Notwithstanding the above, fee title to the entire

property encumbered by this Lien Agreement or to all lots designated on the Final Map may be sold in the aggregate to a single purchaser, provided that the proposed purchaser, prior to assuming title to the property, executes a new lien agreement or provides acceptable alternative security acceptable to the City and executes a new Subdivision Improvement Agreement with the City.

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

D. Prior to commencing the installation and construction of any portion of the Public Improvements or Subdivision Monuments required by the Subdivision Improvement Agreement, Owner shall deposit fees for inspection, tests and other related purposes, and shall substitute other forms of security satisfactory to City in place of this Lien Agreement.

E. Owner also agrees to provide all substitute forms of security in the amounts and for the purposes set forth in the Subdivision Improvement Agreement, except that the amounts shall be calculated using the estimated cost of the Public Improvements or Subdivision Monuments at the time of substitution, as ascertained by City.

F. Owner shall substitute acceptable security for this Lien Agreement and commence construction of the Public Improvements required by the Subdivision Improvement Agreement within three (3) years following the date of recordation of the Final Map. At its sole discretion, the City may grant up to three extensions of time in accordance with Section 16.56.030(H) of the City's Municipal Code. For each extension of time, Owner shall provide a title insurance policy and current title report from a title company approved by the City, and issued within 60 days prior to the request for an extension of time, that documents that Owner is the record owner of the real property to be divided as identified on the Final Map and the real property to be divided is not subject to any mortgages, deeds of trust, or judgment liens.

G. Owner shall pay the Fees related to the work required by the Subdivision Improvement Agreement for which the Fees are required prior to issuance of any building permit or, if permitted by the City, prior to occupancy.

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

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

II. City's Performance and Obligations

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

B. In no instances shall this Lien Agreement compel the City to construct the required Public Improvements or install the Subdivision Monuments.

III. Owner's Representations and Warranties

Owner represents and warrants that no lots within the Property have been sold, no construction permits (including but not limited to grading permits and building permits) have been issued and are active for all or part of the Property, and no construction of any of the Public Improvements has commenced.

IV. Effect of Lien Agreement

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

B. Owner shall have the right to convey or sell fee title to the entire property encumbered by this Lien Agreement, so long as the purchaser agrees in writing to accept and be bound by the terms and provisions of this Lien Agreement, the applicable Subdivision Improvement Agreement, and the Fees, or has provided alternative security acceptable to the City per Section 16.56.010 of the City's Municipal Code. Any new lien agreement entered into by a purchaser of the Property must provide for completion of the Public Improvements by the same date as is specified herein.

C. This Lien Agreement shall expire upon release of the Property by the City, except that Owner's obligation to commence the Public Improvements within three (3) years from the date of recordation of this Lien Agreement (or such date as may have been extended in accordance with the Subdivision Code), as described in Section I (F) above, shall not expire but shall remain in full force and effect until satisfactory completion of the Public Improvements in full compliance with the Subdivision Improvement Agreement.

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

V. Events of Default

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

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

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

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

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

E. Filing of any proceedings or action by or against Owner to declare Owner bankrupt or to appoint a receiver or trustee for Owner or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state

or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within (60) days.

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

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

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

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

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

VI. City's Remedies

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

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

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

C. Estimate the cost of the work required to complete the Public Improvements and/or the installation of Subdivision Monuments, and all fees, and foreclose said lien in said amount;

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

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

VII. General Provisions

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

B. Contingency. This Lien Agreement shall not take effect until it has been approved by the City Council of the City of Wildomar.

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

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

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

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

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

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

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

CITY OF WILDOMAR,
a Municipal Corporation
of the State of California

ALTA COLINA, LLC,
a California limited liability company

By: _____

GARY NORDQUIST

By: _____

VICTOR ZACCAGLIN

Victor Zaccaglin, Manager
(Victor Zaccaglin, Manager)

ATTEST:

Heaven A. Lu

City Clerk

APPROVED AS TO FORM:

Tom Sex

City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Riverside)

On June 2, 2016 before me, Dana L Campbell, Notary Public,

Date

Here Insert Name and Title of the Officer

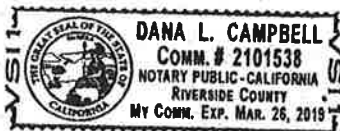
personally appeared Victor Zaccaglin

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature

Dana L Campbell

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lien Agreement Document Date: 6/8/2016

Number of Pages: 8 Signer(s) Other Than Named Above: Gary Nordquist

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: DANA L. CAMPBELL

Date Commission Expires: Mar. 26, 2019

Notary Commission No: 2101538

County Where Bond Filed: Riverside

Manufacturer/Vendor Identification No: VSI1

Place of Execution of the Declaration: Corona, CA

Date: 07-11-2016



First American Title Company

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

Real property in the City of Wildomar, County of Riverside, State of California, described as follows:

PARCEL 1: (362-180-042-0)

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A 30-FOOT WIDE EASEMENT LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE NORTHERLY, 15.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ TO THE TRUE POINT OF BEGINNING; THENCE NORTH $88^{\circ} 29' 23''$ EAST, 91.06 FEET; THENCE NORTH $56^{\circ} 15' 01''$ EAST, 99.33 FEET; THENCE NORTH $40^{\circ} 24' 40''$ EAST, 152.40 FEET; THENCE NORTH $21^{\circ} 34' 58''$ EAST, 338.03 FEET; THENCE NORTH $9^{\circ} 51' 47''$ EAST, 514.20 FEET; THENCE NORTH $26^{\circ} 14' 05''$ EAST, 362.02 FEET TO THE NORTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 32; THE SIDE LINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE IN THE BOUNDARY LINES OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 32.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A 30-FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 32.

EXHIBIT "B"

PUBLIC IMPROVEMENTS & COSTS



**CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET
AND PLAN CHECK DEPOSIT CALCULATION SHEET**

PARCEL MAP OR TRACT MAP NO.
PP, CU, PU, MS OR VL NO.

TR 29476

DATE: 10/15/2015

Project: 10-0077

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)		MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)
Street/Drainage	\$ 594,424.15	\$ 594,500.00	\$ 297,250.00
*Flood Control	\$ 0.00	\$ 0.00	\$ 0.00
Water EVMWD District Name	\$ 158,268.00	\$ 158,500.00	\$ 79,250.00
Sewer EVMWD District Name	\$ 68,190.00	\$ 68,000.00	\$ 34,000.00
Total	<u>820,882.15</u>	<u>\$ 821,000.00</u>	<u>\$ 410,500.00</u>
Warranty Retention (10%)		<u>\$ 82,100.00</u>	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts not include additional 20% for recordation prior to having signed plans
(Ordinance 460, Section 10.3E).

Signature

Name Typed or printed

Date

RCE#

Exp. Date



Civil Engineer's Stamp

*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

***** PLEASE READ INSTRUCTIONS BELOW *****

- Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Wildomar Improvement Requirement Worksheet."
- Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. **100% for Flood Control items.
- For Construction items not covered by "City of Wildomar Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Wildomar Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
		ROADWAY EXCAVATION		
1,134	C.Y.	1. Projects with Grading Plan Area x 0.50' (hinge point to hinge point)	\$ 20.00	\$ 22,680.00
		2. Projects without a Grading Plan Road area and side slopes to daylight Cut (c) = Fill (f) =		
	C.Y.	(a.) Excavate and Fill	\$ 0.40	\$ 0.00
	C.Y.	(b.) Excavate and Export	\$ 1.10	\$ 0.00
	C.Y.	(c.) Import and Fill	\$ 2.80	\$ 0.00
		If balance, provide (a.) only, either cut or fill If export, provide (a.)&(b.) a = fill, b = cut - fill If import, provide (a.)&(c), a = cut, c = fill - cut (Unit costs for (a.), (b.), & (c) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
1,136	L.F.	Sawcut Exist. A.C. Pavement	\$ 1.00	\$ 1,136.00
	S.F.	Cold Plane A.C. Pavement	\$ 1.50	\$ 0.00
2,761	S.Y.	Grinding A.C. , in place	\$ 2.00	\$ 5,522.00
	S.Y.	Remove A.C. Pavement	\$ 0.60	\$ 0.00
	L.F.	Remove Curb and Gutter	\$ 18.00	\$ 0.00
1,136	L.F.	Remove A.C. Dike	\$ 3.00	\$ 3,408.00
	EA.	Relocate Mailbox	\$ 250.00	\$ 0.00
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ 0.00
	L.F.	Remove Barricade	\$ 10.00	\$ 0.00
536	TON	Asphalt Concrete (30,649 S.F.) (144 lbs/cu.ft)	\$ 90.00	\$ 48,240.00
567	C.Y.	Agg Base Class II (30,649 S.F.)	\$ 50.00	\$ 28,350.00
1	Ton	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (30,649S.F.) apply at 0.05+0.03 = 0.08 gal/SY	\$ 600.00	\$ 600.00
24,848	S.F.	AC overlay (min. 0.10") (SF)	\$ 0.90	\$ 22,363.20
2,355	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 35,325.00
	L.F.	Curb and Gutter (Type A-8)	\$ 17.00	\$ 0.00
	L.F.	Type "C" Curb	\$ 12.00	\$ 0.00
	L.F.	Type "D-1" Curb	\$ 12.00	\$ 0.00
	L.F.	Type "D" Curb	\$ 15.00	\$ 0.00
32	L.F.	A.C. Dike (6")(incl. material & labor)	\$ 8.00	\$ 256.00
	L.F.	A.C. Dike (8")(incl. material & labor)	\$ 10.00	\$ 0.00
1,525	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 15,250.00
12,079	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 72,474.00
4,152	S.F.	P.C.C. Drive Approach	\$ 8.00	\$ 33,216.00
	S.F.	P.C.C. Dip Section Std. 307	\$ 6.00	\$ 0.00
4	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 8,000.00
	C.Y.	Structural Reinforcement Concrete	\$ 400.00	\$ 0.00
10	L.F.	Barricades	\$ 100.00	\$ 1,000.00
	L.F.	Metal Beam Guard Railing	\$ 35.00	\$ 0.00

UNIT COSTS 3/01/2011
FORMAT 3/01/2008

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
2,341	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (total length of Streets)	\$ 10.00	\$ 23,410.00
288	L.F.	Chain Link Fence (6')	\$ 80.00	\$ 23,040.00
	L.F.	Relocate Fence	\$ 12.00	\$ 0.00
	EA.	Pipe Gate	\$ 1,000.00	\$ 0.00
	EA.	Relocate Power Pole	\$ 10,000.00	\$ 0.00
6	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ 30,000.00
	EA.	Concrete Bulkhead	\$ 2,500.00	\$ 0.00
1	EA.	Slope Anchors for Pipes	\$ 300.00	\$ 300.00
	C.Y.	Cut Off Wall (Std 2')	\$ 400.00	\$ 0.00
1	EA.	A. C. Overside Drain	\$ 800.00	\$ 800.00
	EA.	Under Sidewalk Drain Std 309	\$ 2,000.00	\$ 0.00
	EA.	Flat Outlet Drainage Structure Std 303	\$ 2,000.00	\$ 0.00
2	EA.	Curb Outlet Drainage Structure Std 308	\$ 2,000.00	\$ 4,000.00
	EA.	Private Drainage Structure Std 310	\$ 500.00	\$ 0.00
	S.F.	Terrace Drain & Down Drain	\$ 6.50	\$ 0.00
	S.F.	Interceptor Drain	\$ 6.50	\$ 0.00
	C.Y.	R.C. Box Culvert	\$ 400.00	\$ 0.00
	C.Y.	Concrete Channel	\$ 200.00	\$ 0.00
7	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 40.00	\$ 280.00
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 45.00	\$ 0.00
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ 0.00
	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 75.00	\$ 0.00
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ 0.00
23	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$ 113.00	\$ 2,599.00
	L.F.	24" R.C. P. Or 28" x 20" RCPA	\$ 115.00	\$ 0.00
	L.F.	30" R.C. P. Or 35" x 24" RCPA	\$ 153.00	\$ 0.00
	L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ 90.00	\$ 0.00
	L.F.	42" R.C. P. Or 49" x 33" RCPA	\$ 100.00	\$ 0.00
	L.F.	48" R.C. P. Or 57" x 38" RCPA	\$ 235.00	\$ 0.00
	L.F.	54" R.C. P. Or 64" x 43" RCPA	\$ 130.00	\$ 0.00
	L.F.	60" R.C. P. Or 71" x 47" RCPA	\$ 150.00	\$ 0.00
	L.F.	18" C.S.P. HDPE Or Equal	\$ 40.00	\$ 0.00
	L.F.	24" C.S.P. HDPE Or Equal	\$ 50.00	\$ 0.00
	L.F.	30" C.S.P. HDPE Or Equal	\$ 60.00	\$ 0.00
	L.F.	36" C.S.P. HDPE Or Equal	\$ 70.00	\$ 0.00
	L.F.	42" C.S.P. HDPE Or Equal	\$ 80.00	\$ 0.00
	L.F.	48" C.S.P. HDPE Or Equal	\$ 100.00	\$ 0.00
	L.F.	54" C.S.P. HDPE Or Equal	\$ 110.00	\$ 0.00
	L.F.	60" C.S.P. HDPE Or Equal	\$ 120.00	\$ 0.00
	EA.	Catch Basin W=4'	\$ 2,200.00	\$ 0.00
	EA.	Catch Basin W=7'	\$ 4,000.00	\$ 0.00
	EA.	Catch Basin W=14'	\$ 7,800.00	\$ 0.00
	EA.	Catch Basin W=21'	\$ 12,000.00	\$ 0.00

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	EA.	Catch Basin W=28'	\$ 15,000.00	\$ 0.00
	EA.	Type IX Inlet	\$ 2,500.00	\$ 0.00
	EA.	Type X Inlet	\$ 2,500.00	\$ 0.00
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ 0.00
	EA.	Junction Structure No. 2	\$ 3,000.00	\$ 0.00
	EA.	Junction Structure No. 4	\$ 3,700.00	\$ 0.00
	EA.	Transition Structure No. 1	\$ 12,500.00	\$ 0.00
	EA.	Transition Structure No. 2	\$ 12,500.00	\$ 0.00
	EA.	Transition Structure No. 3	\$ 2,700.00	\$ 0.00
	EA.	Manhole No. 1	\$ 2,700.00	\$ 0.00
	EA.	Manhole No. 2	\$ 3,300.00	\$ 0.00
	EA.	Manhole No. 3	\$ 2,700.00	\$ 0.00
	EA.	Manhole No. 4	\$ 5,000.00	\$ 0.00
	EA.	Adjust Water Valve to Grade (if no water plan)	\$ 250.00	\$ 0.00
	EA.	Adjust MH to Grade (if no sewer plan)	\$ 600.00	\$ 0.00
2	EA.	FOCAL POINT BIOFILTRATION	\$ 12,000.00	\$ 24,000.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
		SIGNING, STRIPING AND SIGNALS		
	S.F	Remove Traffic Stripes and Paint Markings	\$ 2.50	\$
	EA.	Remove, Sign, Salvage	\$ 100.00	\$ 0.00
	EA.	Relocate Roadside Sign	\$ 150.00	\$ 0.00
2	EA.	Street Name Sign	\$ 275.00	\$ 550.00
	EA.	Install Sign (Strap and Saddle Bracket Method)	\$ 150.00	
	EA.	Install Sign Mast Arm Hanger Method)	\$ 150.00	\$ 0.00
	EA.	Road Sign - One Post	\$ 250.00	\$ 0.00
	EA.	Road Sign - Two Post	\$ 400.00	\$ 0.00
	EA.	Object Marker - Modified Type "F" Delineator	\$ 60.00	\$ 0.00
4	EA.	Delineator (Class 1 Type F)	\$ 40.00	\$ 160.00
	EA.	Delineator (Class 2)	\$ 45.00	\$ 0.00
	EA.	Pavement Marker, Reflective	\$ 3.75	\$ 0.00
	EA.	Paint Traffic Stripe (2 Coats)	\$ 0.30	\$ 0.00
	L.F.	Remove Barricade	\$ 10.00	\$ 0.00
	L.F.	4" Thermoplastic Traffic Stripe	\$ 0.50	\$ 0.00
	L.F.	8" Thermoplastic Traffic Stripe	\$ 0.80	\$ 0.00
	S. F.	Thermoplastic Channelizing Limit Line and Pavement Marking	\$ 2.25	\$ 0.00
	S.F.	Thermoplastic Cross Walk and Pavement Marking	\$ 4.00	\$ 0.00
	EA	Signal and Lighting	150,000.00	\$ 0.00
2	EA.	Stop Signs, w/ Legend and Bar	225.00	\$ 450.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00

**CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
STREET IMPROVEMENTS**

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
			\$	0.00
		LANDSCAPING by others	\$	
	S. F.	Maintenance Walk STD 113	\$ 4.00	\$ 0.00
	S. F.	Colored Stamped Concrete	\$ 10.00	\$ 0.00
32	EA	Street Trees (15 Gallon)	\$ 100.00	\$ 3,200.00
	S. F.	Landscape and Irrigation	\$ 3.50	\$ 0.00
	C.Y.	Landscape Fill Material	\$ 27.00	\$ 0.00
1	EA	Water Meter	\$ 7,000.00	\$ 7,000.00
	S.F.	Electric Meter	\$ 10,000.00	\$ 0.00
2,022	LF	6' Landscape Wall, anti-graffiti coating	\$ 38.00	\$ 76,836.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
	A.	Subtotal	\$	471,765.20
	B.	Administrative Contingency (% x A)	\$	94,353.04
		NOTE: Use 20% for TR and PM Use 5% for PP, CU, PU, MS and VL Cases		
	C.	Streets/Drainage Total (A + B)	\$	566,118.24
		BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)		
	D.	5% x C	\$	\$28,305.91
	E.	Streets/Drainage Total (C + D)	\$	\$594,424.15

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
WATER IMPROVEMENTS (PER ATTACHED EVMWD ESTIMATE)

QUANTITY	UNIT	ITEM	UNIT 13	AMOUNT
	L.F.	4" Waterline	\$ 13.00	\$ 0.00
	L.F.	6" Waterline	\$ 16.00	\$ 0.00
	L.F.	8" Waterline	\$ 67.50	\$ 0.00
	L.F.	10" Waterline	\$ 27.00	\$ 0.00
	L.F.	12" Waterline	\$ 31.00	\$ 0.00
	L.F.	18" Waterline	\$ 40.00	\$ 0.00
	EA.	4" Gate Valve	\$ 650.00	\$ 0.00
	EA.	6" Gate Valve	\$ 800.00	\$ 0.00
	EA.	8" Gate Valve	\$ 2,200.00	\$ 0.00
	EA.	10" Gate Valve	\$ 1,050.00	\$ 0.00
	EA.	12" Gate Valve	\$ 1,250.00	\$ 0.00
	EA.	Fire Hydrant (6") Super	\$ 2,500.00	\$ 0.00
	EA.	Fire Hydrant (6") Standard	\$ 5,500.00	\$ 0.00
	EA.	4" Misc. Fittings	\$ 150.00	\$ 0.00
	EA.	6" Misc. Fittings	\$ 200.00	\$ 0.00
	EA.	8" Misc. Fittings	\$ 250.00	\$ 0.00
	EA.	10" Misc. Fittings	\$ 280.00	\$ 0.00
	EA.	12" Misc. Fittings	\$ 320.00	\$ 0.00
	EA.	Blowoffs (4")	\$ 1,600.00	\$ 0.00
	EA.	Service Connections	\$ 1,600.00	\$ 0.00
	EA.	Adjust Water Valve to Grade	\$ 200.00	\$ 0.00
	EA.	Relocation of Blowoff	\$ 1,000.00	\$ 0.00
	EA.	Air and Vacuum Valve.	\$ 2,500.00	\$ 0.00
	EA.	Blue Retroreflective Markers	\$ 15.00	\$ 0.00
	SF	Sawcut, Remove, Dispose & Replace AC	\$ 6.00	\$ 0.00
	LS	Traffic Control	\$ 2,500.00	\$ 0.00
	LF	Restraint Joints	\$ 7.00	\$ 0.00
	EA.	For Final Agency Acceptance	\$ 6,075.00	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
	A.	Subtotal		\$ 0.00
	B.	Administrative Contingency (% x A)		\$ 0.00
		NOTE: Use 20% for TR and PM Use 5% for PP, CU, PU, MS and VL Cases		
	C.	Water Total (A + B)		\$ 0.00
		BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)		
	D.	20% x C		\$ 0.00
	E.	Water Total (C + D)		\$ 0.00

SEWER IMPROVEMENTS (PER ATTACHED EVMWD ESTIMATE)

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	4" V. C. P.	\$ 15.00	\$ 0.00
	L.F.	6" V. C. P.	\$ 25.00	\$ 0.00
	L.F.	8" V. C. P.	\$ 30.00	\$ 0.00
	L.F.	10" V. C. P.	\$ 35.00	\$ 0.00
	L.F.	12" V. C. P.	\$ 40.00	\$ 0.00
	EA.	Standard Manhole	\$ 2,500.00	\$ 0.00
	EA.	Drop Manhole	\$ 4,000.00	\$ 0.00
	EA.	Cleanouts	\$ 500.00	\$ 0.00
	EA.	Sewer Y's	\$ 30.00	\$ 0.00
	EA.	Chimneys	\$ 400.00	\$ 0.00
	EA.	Adjust M.H. to grade	\$ 500.00	\$ 0.00
	L.F.	Concrete Encasement	\$ 35.00	\$ 0.00
	EA.	5' Diameter Manholes	\$ 5,000.00	\$ 0.00
	SF	Sawcut, Remove, Dispose & Replace AC	\$ 6.00	\$ 0.00
	LF	Steel casing	\$ 12.50	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
	A.	Subtotal		\$ 0.00
	B.	Administrative Contingency (% x A)		\$ 0.00
		NOTE: Use 20% for TR and PM Use 5% for PP, CU, PU, MS and VL Cases		
	C.	Sewer Total (A + B)		\$ 0.00
		BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND (ORD.460, SEC. 10.3E)		
	D.	20% x C		\$ 0.00
	E.	Sewer Total (C + D)		\$ 0.00

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
PLAN CHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT NO. _____
 PP, CU, PU, MS OR VL NO. _____

SCH: _____ DATE: _____

IMPROVEMENT COSTS (Including Contingencies)	
I. Streets/Drainage (Line C from Street Improvement Calculations)	\$ 566118.24
II. Water (Line C from Water Improvement Calculations)	\$ 0.00
III. Sewer (Line C from Sewer Improvement Calculations)	\$ 0.00
PLAN CHECK DEPOSIT CALCULATION	
A. Street/Drainage (% x I.) NOTE: Use 1% for TR, 6% for PM and 6.5% for PP, CU, PU, MS and VL	\$ 5661.18
B. Water and Sewer (1% x II and III.) (Do not include for Tract Maps)	\$ 0.00
C. Total Plan Check Deposit (A + B)	\$ 5661.18
SURCHARGE FEE CALCULATION	
D. Surcharge Fee (2% x C)	\$ 113.22
E. Total Plan Check Deposit and Surcharge Fee	\$ 5774.41
MINIMUM PLAN CHECK DEPOSIT REQUIREMENTS	
Note: If Plan Check Deposit calculated in "Line E" is less than the minimum as	
shown below, then following deposit schedule will apply, otherwise pay the full deposit.	
For TR (Schedule. A, B, C, D) and PM (Schedule. E, F, G) - minimum \$2,000	
For PM (Schedule H, I) - minimum \$2,000.00	
For PP/CU/PU/MS/VL - minimum \$2,000.00	
COMMENTS	

Board of Directors
Phil Williams, President
Harvey R. Ryan, Vice President
Andy Morris, Treasurer
George Cambero, Director
Nancy Horton, Director



General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

Our Mission...

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

October 16, 2015

Attn: Matt Bassi
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

**Subject: Tract 29476 Sewer and Water - Bonding Letter for PLA
WO# 2013-019**

Elsinore Valley Municipal Water District has completed the plan check process for the subject project. As part of our review, the Engineer's Cost Estimate attached has been accepted and it is expected that bonding for this project will include the final estimate of \$226,458.00, for water and sewer improvements.

If there are any changes made to the plans prior to the approval of the Public Improvement Agreement and associated bonds, the District will require and updated Engineer's Cost Estimate submittal and approval.

Please reference the subject work order number with your correspondence. If you have any questions regarding the above information, please feel free to contact the Engineering Dept. at extension 6705.

Respectfully,

Joanna Stewart
Construction Services Manager

JS/kg

Enclosure: Final Engineers Cost Estimate

Cc: Jason Farag
Larry R. Markham
Dan York

FA\ENGINE\2_Developer Projects\2013\13-019 - Tract 29476 - (MDMG, Inc.)\Correspondence\Misc. Correspondence\10-16-2015 - Bonding
Letter City of Wildomar - 13-019.doc



**CONSTRUCTION COST ESTIMATE
FOR WATER IMPROVEMENTS
WO# 13-019**

WATER/RW IMPROVEMENTS

Date Prepared: 8/26/2014

Project: CALPROP

Prepared by: SLM

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	LF	4" PVC Water Main	\$ 41.00	\$ -
	LF	6" PVC Water Main	45.00	-
	LF	8" PVC Water Main	50.00	-
	LF	12" PVC Water Main	65.00	-
	LF	16" DIP Water Main	150.00	-
	LF	18" DIP Water Main	180.00	-
628	LF	8" DIP Water Main	67.50	42,390.00
	EA	4" RW Gate Valve	1,800.00	-
	EA	6" RW Gate Valve	2,000.00	-
4	EA	8" RW Gate Valve	2,200.00	8,800.00
	EA	12" Butterfly Valve	3,000.00	-
	EA	16" Butterfly Valve	5,500.00	-
	EA	18" Butterfly Valve	6,500.00	-
	EA	20" Butterfly Valve	7,000.00	-
	EA	24" Butterfly Valve	8,500.00	-
	EA	Fire Hydrant (6") Super	6,500.00	-
4	EA	Fire Hydrant (6") Standard	5,500.00	22,000.00
4	EA	Adjust Water Valve to Grade	350.00	1,400.00
	EA	Relocation of Blowoff	4,500.00	-
	EA	1" Water Service	1,100.00	-
28	EA	1.5" Water Service	1,600.00	44,800.00
	EA	2" Water Service	3,000.00	-
	EA	3" Water Service	4,500.00	-
1	EA	1" Air/Vac Assembly	2,500.00	2,500.00
	EA	2" Air/Vac Assembly	4,000.00	-
	EA	4" Air/Vac Assembly	6,000.00	-
	EA	4" Blowoff	5,000.00	-
1	EA	6" Blowoff	6,000.00	6,000.00
	IN/LF	Steel Casing	20.00	-
	EA	1" Sample Point	2,000.00	-
	LS	Traffic Control	N/A	-
	EA	4" DCDA	4,000.00	-
	EA	6" DCDA	5,000.00	-
	EA	8" DCDA	7,000.00	-
	EA	10" DCDA	10,000.00	-
3	EA	8" Fitting	400.00	1,200.00
2	EA	8" Flex Couplings	500.00	1,000.00
3	EA	8" High Deflection Couplings	600.00	1,800.00
				-
		Subtotal		131,890.00
		20% Contingency		26,378.00
		Total		\$ 158,268.00

1. Unit prices for steel or ductile iron pipeline shall be 35% greater than PVC in size 4-16 inch diameters and 20% greater than PVC in sizes 18-24 inch diameters. PVC will not be considered in sizes above 24-inch.

2. Unit prices are for average depth and normal soil conditions. Unit prices shall increase where rocky soils, excavation through rock formations or extra depth occur.

Water-RW



MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.

County of Riverside
4080 Lemon Street, 8th Floor
Riverside, CA 92502
Mr. Juan Perez
Deputy Transportation Director

December 6, 2005

Subject: TM 29476, Approved 12/4/01
COA 50 Trans 2
La Estrella Road
Calprop - 975.1

PROJECT#: 10-0077 TR29476
FSOD & ALL IMPROVEMENTS
PLN-13-0034
RESPONSE TO PLNCK CORRECTIONS
FROM JUNE 2013
ROUTED ON 3/24/14

Pursuant to our discussion over the past few months regarding the subject map and the contiguous map TM 22948, KB Homes, I would like to memorialize our discussions and receive a written determination from you on behalf of Transportation Department.

As you are aware, KB Homes provided a separate cash payment for the La Estrella improvements (see attached), owing to the refusal by USFWS to issue permits for the construction of this portion of La Estrella without permitting the entire length of La Estrella.

You will note on the tentative map we clearly show that La Estrella was for dedication of right of way only (see attachment) and that furthermore the La Estrella alignment lies entirely within the remainder parcel.

Be that as it may Calprop finds themselves in the same predicament with even more uncertainty, regarding any ability to establish vertical grade on the west property line.

Therefore, Calprop is requesting the same arrangement be arrived at with the Transportation Department to provide a cash payment equal to the cost of constructing La Estrella along with the two EVMWD water lines (see attachment).

Please provide your written response at your earliest possible convenience or counter sign this letter and return.

Sincerely,

Larry Markham

Agreed

Date

Juan Perez

Deputy Transportation Director

1/24/06

41635 Enterprise Circle North, Suite B

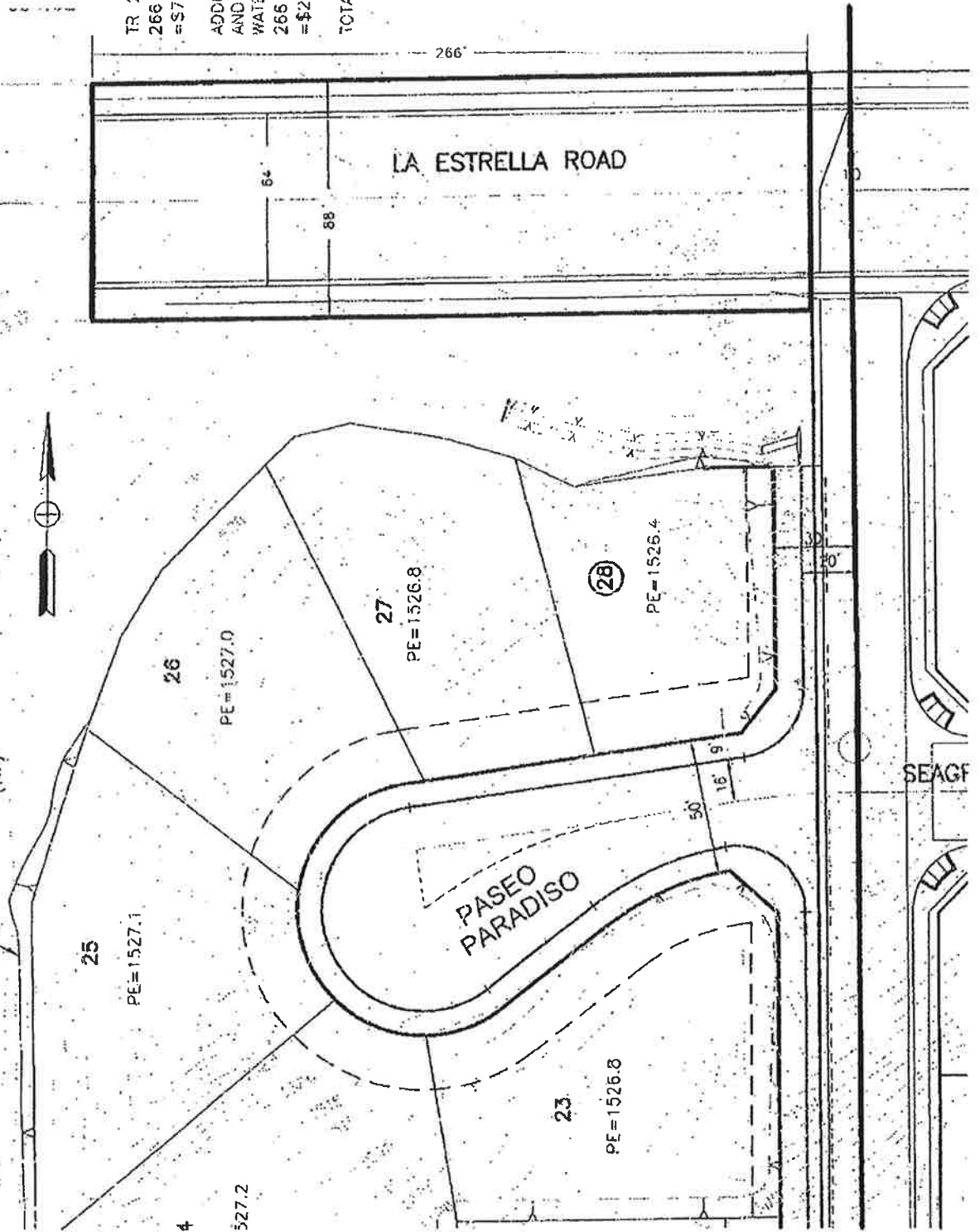
Temecula, CA 92590-5614

(951) 296-3466

Fax: (951) 296-3476

www.markhamdmg.com

1/2:1 TENSAR REINFORCED SLOPES
BY SEPARATE PERMIT
(TYP)



hce
1/26/06

FUTURE STREET IMPROVEMENTS (LA ESTRELLA ROAD)

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FUTURE WATER IMPROVEMENTS (LA ESTRELLA ROAD)

[illegible]