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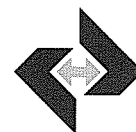
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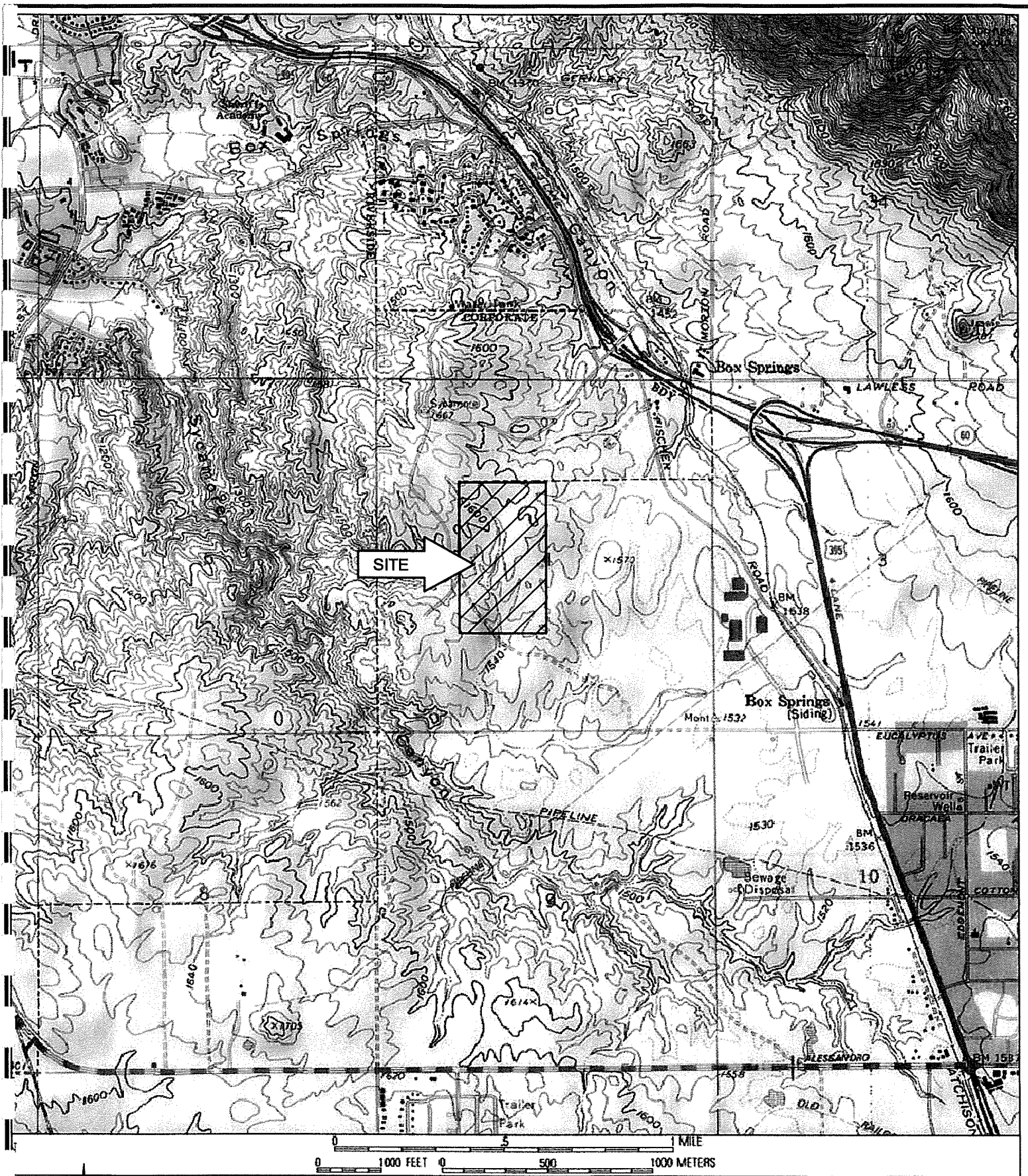
Riverside County Flood Control and Water Conservation District, February 7, 1984, Black and White Aerial Photograph Numbers 1522 and 1523.

Riverside County Flood Control and Water Conservation District, January 23, 1990, Black and White Aerial Photograph Numbers 5-24 and 5-25.

Riverside County Flood Control and Water Conservation District, January 28, 1995, Black and White Aerial Photograph Numbers 4-21 and 4-22.



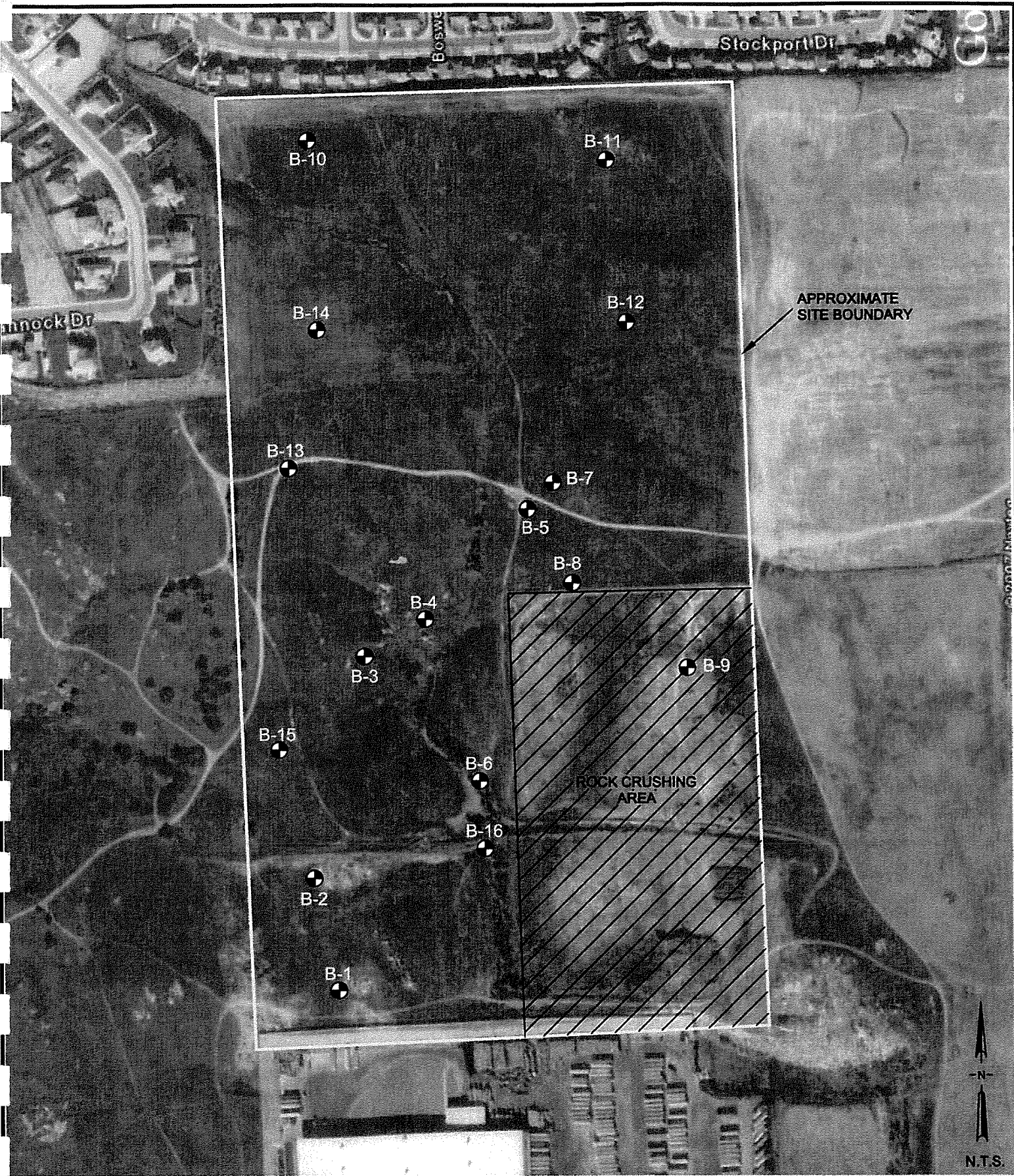
APPENDIX "A"
GEOTECHNICAL MAPS



INDEX MAP

| | | |
|-------------------------------------|--|------------------------------|
| FOR: THE MAGNON COMPANIES | PROPOSED INDUSTRIAL DEVELOPMENT NORTHWEST OF INTERSECTION OF LANCE DRIVE AND SIERRA RIDGE DRIVE RIVERSIDE, CALIFORNIA | ENCLOSURE "A-1" |
| DATE: JULY 2007 | | JOB NUMBER 07489-3 |

SCALE: 1" = 2,000'



LEGEND:

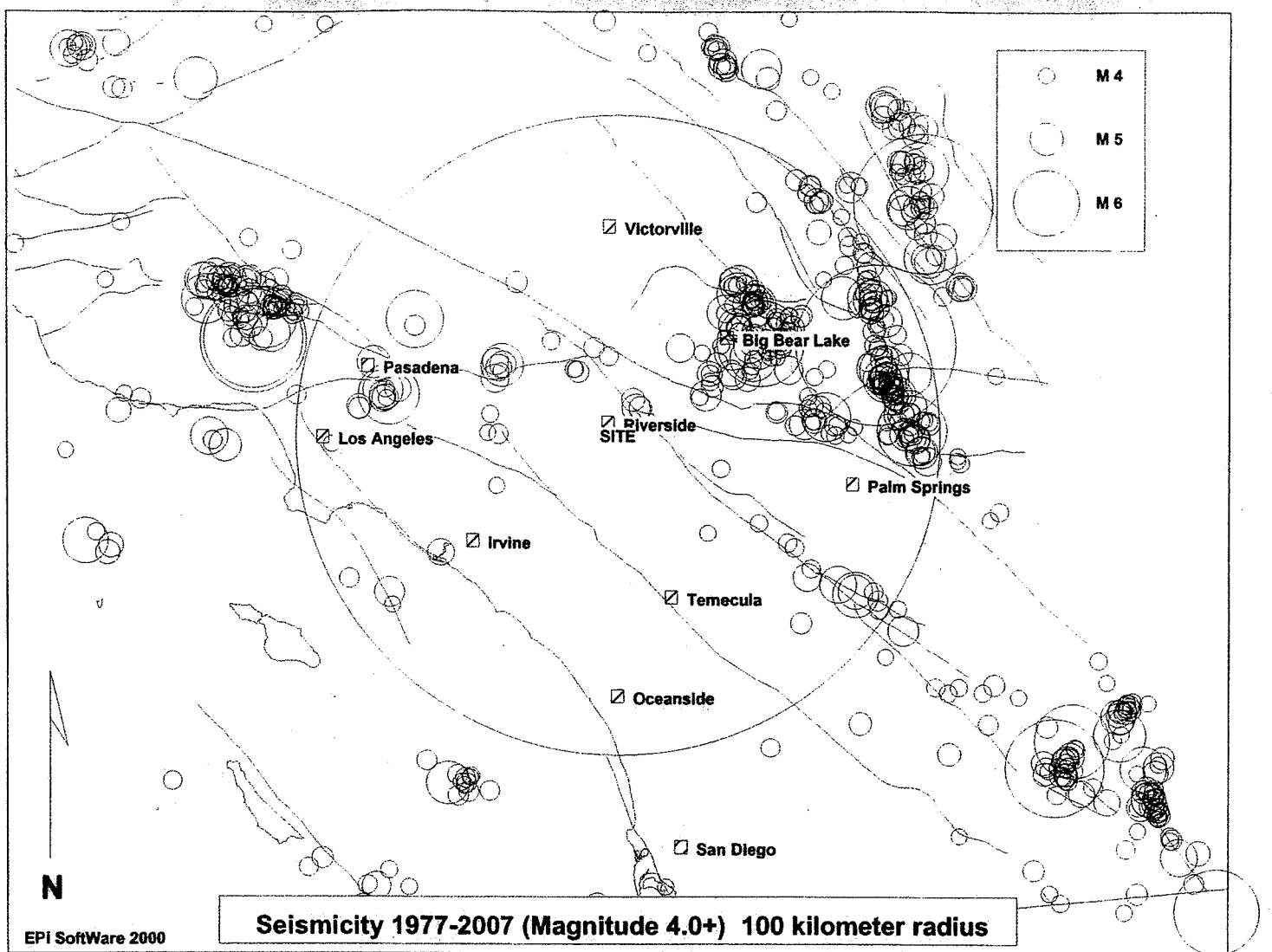
B-16
 APPROXIMATE LOCATION
 OF EXPLORATORY BORING

PLAT

FOR:
THE MAGNON COMPANIES
 DATE:
 JULY 2007

PROPOSED INDUSTRIAL DEVELOPMENT
 NORTHWEST OF INTERSECTION OF LANCE DRIVE
 AND SIERRA RIDGE DRIVE
 RIVERSIDE, CALIFORNIA

ENCLOSURE
"A-2"
 JOB NUMBER
 07489-3



SITE LOCATION: 33.944 LAT. -117.306 LONG.

MINIMUM LOCATION QUALITY: C

TOTAL # OF EVENTS ON PLOT: 602

TOTAL # OF EVENTS WITHIN SEARCH RADIUS 281

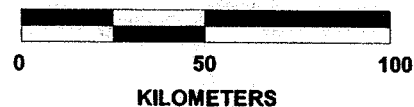
MAGNITUDE DISTRIBUTION OF SEARCH RADIUS EVENTS:

4.0-4.9: 248
 5.0-5.9: 30
 6.0-6.9: 2
 7.0-7.9: 1
 8.0-8.9: 0

CLOSEST EVENT: 4.8 ON WEDNESDAY, OCTOBER 02, 1985 LOCATED APPROX 10 KILOMETERS NORTHEAST OF THE SITE

LARGEST 5 EVENTS:

7.3 ON SUNDAY, JUNE 28, 1992 LOCATED APPROX. 84 KILOMETERSEAST OF THE SITE
 6.4 ON SUNDAY, JUNE 28, 1992 LOCATED APPROX. 52 KILOMETERS NORTHEAST OF THE SITE
 6.1 ON THURSDAY, APRIL 23, 1992 LOCATED APPROX 91 KILOMETERS EAST OF THE SITE
 5.9 ON THURSDAY, OCTOBER 01, 1987 LOCATED APPROX 72 KILOMETERS WEST OF THE SITE
 5.8 ON FRIDAY, JUNE 28, 1991 LOCATED APPROX. 72 KILOMETERS NORTHWEST OF THE SITE



EARTHQUAKE EPICENTER MAP

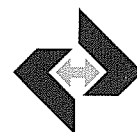
FOR:
THE MAGNON COMPANIES

DATE:
 JULY 2007

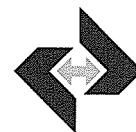
PROPOSED INDUSTRIAL DEVELOPMENT
 NORTHWEST OF INTERSECTION OF LANCE DRIVE
 AND SIERRA RIDGE DRIVE
 RIVERSIDE, CALIFORNIA

ENCLOSURE
"A-4"

JOB NUMBER
 07489-3



APPENDIX "B"
EXPLORATORY LOGS



Enclosure "B" (1 of 2)
Job No. 07489-3

KEY TO LOGS

LEGEND OF LAB/FIELD TESTS:

| | |
|-------|---|
| Bulk | Indicates Disturbed or Bulk Sample |
| Cor. | Chemical/Corrosivity Tests |
| Dist. | Indicates Disturbed Sample |
| DS | Direct Shear Test (ASTM D 3080) |
| MDC | Maximum Density Optimum Moisture Determination (ASTM D 1557) |
| Ring | Indicates Undisturbed Ring Sample. Undisturbed Ring Samples are obtained with a ring sampler (3.25" O.D. and 2.42" I.D.) driven with a 140-pound weight falling 30 inches. The blows per foot are converted to equivalent SPT values. |
| SA | Sieve Analysis (ASTM C 136) |
| SE | Sand Equivalent (ASTM D 2419) |
| SPT | Indicates Standard Penetration Test sampler utilized. The SPT N-value is the number of blows required to drive an SPT sampler 12 inches using a 140 pound weight falling 30 inches. The SPT sampler is 2" O.D. and 1-3/8" I.D. |

SOIL CLASSIFICATION CHART

| MAJOR DIVISIONS | | GRAPH SYMBOL | LETTER SYMBOL | TYPICAL DESCRIPTIONS |
|---------------------------|---|--------------|---------------|--|
| GRAVEL AND GRAVELLY SOILS | CLEAN GRAVELS (LITTLE OR NO FINES) | | GW | WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES |
| | | | GP | POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES |
| | GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES) | | GM | SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES |
| | | | GC | CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES |
| SAND AND SANDY SOILS | CLEAN SAND (LITTLE OR NO FINES) | | SW | WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES |
| | | | SP | POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES |
| | SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES) | | SM | SILTY SANDS, SAND-SILT MIXTURES |
| | | | SC | CLAYEY SANDS, SAND-CLAY MIXTURES |
| SILTS AND CLAYS | LIQUID LIMIT LESS THAN 50 | | ML | INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY |
| | | | CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS |
| | LIQUID LIMIT GREATER THAN 50 | | OL | ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| | | | MH | INORGANIC SILTY, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS |
| HIGHLY ORGANIC SOILS | SILTS AND CLAYS | | CH | INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS |
| | | | OH | ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS |
| | PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS | | PT | PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS |

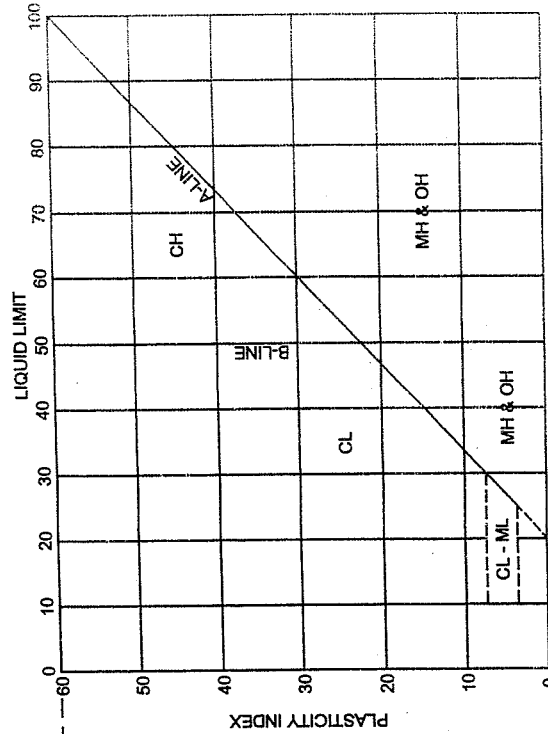
GRADATION CHART

| MATERIAL SIZE | PARTICLE SIZE | | | |
|---------------|---------------|------------|-------------|------------|
| | LOWER LIMIT | | UPPER LIMIT | |
| | MILLIMETERS | SIEVE SIZE | MILLIMETERS | SIEVE SIZE |
| SAND | 0.075 | #200 | 0.425 | #40 |
| | 0.075 | #40 | 2.00 | #10 |
| | 0.075 | #10 | 4.75 | #4 |
| GRAVEL | 4.75 | #4 | 191 | 3/4" |
| | 191 | 3/4" | 76.2 | 3" |
| | 76.2 | 3" | 304.8 | 12" |
| COBBLES | 304.8 | 12 | 914.4 | 36" |
| BOULDERS | | | | |

• CLEAR SQUARE OPENINGS

x US STANDARD

PLASTICITY CHART



FOR LABORATORY CLASSIFICATION OF FIN-GRAINED SOILS

UNIFIED SOIL CLASSIFICATION SYSTEM



EXPLORATORY BORING NO. 1

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation (Ft.): 1556.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/FOOT (Equiv. SPT) | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|----------------------------|-----------------------|-----------------------|--------------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native | | | | | | |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/2" | 0.9 | dist. | Bulk Ring |
| 5 | | | | | | 50/2" | N.R. | N.R. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | Bulk |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |
| 35 | | | | | | | | | |
| | | END OF BORING | Refusal | | | | | | |
| 40 | | BEDROCK AT 0.5', REFUSAL AT 37.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 45 | | | | | | | | | |

BORING LOG 50 FT 07489-3 GPJ CHJ/GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-1

EXPLORATORY BORING NO. 2

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1566.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | | | | |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | | | | | | | Bulk |
| 5 | | | | | | 50/2" | 0.9 | 117 | Ring |
| 10 | | | | | | 50 | N.R. | N.R. | Ring |
| 15 | | | | | | | | | Bulk |
| 20 | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 0.5', REFUSAL AT 19.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-2

EXPLORATORY BORING NO. 3

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1576.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|-------------|--------------------|--------------------|------------------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, red brown | Native | | | | | | |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 15 50 | 2.8 | 125 | Bulk, SA, MDC, DS Ring |
| 5 | | | | | | 50/2" | N.R. | N.R. | Ring |
| | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 1.5', REFUSAL AT 6.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.CDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-3

EXPLORATORY BORING NO. 4

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1569.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|------------------------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown END OF BORING BEDROCK AT 0.5', REFUSAL AT 1.0' NO FILL, NO CAVING NO FREE GROUNDWATER | Native Bedrock Refusal | | | | | | |
| 5 | | | | | | | | | |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-4

EXPLORATORY BORING NO. 5

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1585.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|----------------|--------------------|--------------------|----------------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse and clay, red brown | Native | | | | 4.2 | | Bulk, SA, Exp., Cor. |
| | | | | X | | 21 35 50 | 6.7 | 128 | Ring |
| 5 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/3" | 3.0 4.0 | dist. | Bulk Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | 2.5 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | END OF BORING | Refusal | | | | | | |
| 30 | | BEDROCK AT 4.0', REFUSAL AT 25.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-5

EXPLORATORY BORING NO. 6

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1559.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|--------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, brown | Native | | | | 3.1 | | Bulk |
| | | (SM) Silty Sand, fine to coarse, brown | | | | 7 9 13 | 2.9 3.2 | 116 | Ring Bulk |
| 5 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, brown | Bedrock | | | 50/2" | N.R. | N.R. | Ring |
| 10 | | END OF BORING | Refusal | | | | 2.9 | | Bulk |
| | | BEDROCK AT 5.0', REFUSAL AT 10.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-6

EXPLORATORY BORING NO. 7

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1588.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, brown | Native | | | | 2.5 | | Bulk |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/5" | 2.0 | 118 | Ring |
| 5 | | | | | | | 2.7 | | Bulk |
| | | | | | | 50/3" | 2.4 | dist. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | 3.5 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | BEDROCK AT 1.0', REFUSAL AT 33.5' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| | | END OF BORING | Refusal | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-7

EXPLORATORY BORING NO. 8

Date Drilled: 7/6/07

Client: The Magnon Companies

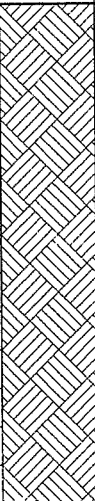
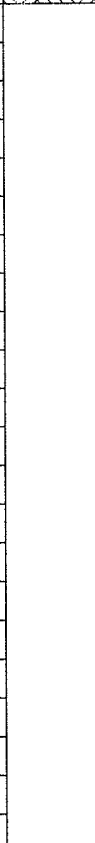
Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1582.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|---|---|---------|---------|------|-------------|--------------------|--------------------|------------------------------|
| | | | | DRIVE | BULK | | | | |
| 0 |  | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | | 9.3 | | Bulk, SA, MDC, DS, Cor. Ring |
| 5 | | | | | | 50/3" | 7.3 | dist. | |
| 10 | | | | | | 50/3" | 4.6 | | |
| 13 | | | | | | | 2.4 | dist. | |
| 15 |  | END OF BORING BEDROCK AT 0.0', REFUSAL AT 13.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | Refusal | | | | 2.4 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN. 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCER AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-8

EXPLORATORY BORING NO. 9

Date Drilled: 7/6/07

Client: The Magnon Companies

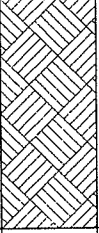


Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1576.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|---|---|---------|---------|---|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| 5 |  | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | |  | | 0.9 | | Bulk |
| | | END OF BORING | Refusal | |  | | 1.2 | | Bulk |
| 10 | | BEDROCK AT 0.0', REFUSAL AT 6.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO. EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-9

EXPLORATORY BORING NO. 10

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1610.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, light brown | Native | | | | 2.0 | | Bulk |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/3" | 1.8 | 115 | Ring |
| 5 | | | | | | | 1.6 | | Bulk |
| | | | | | | 50/2" | 1.8 | dist. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | Bulk |
| 20 | | | | | | | | | |
| 25 | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 1.0', REFUSAL AT 22.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-10

EXPLORATORY BORING NO. 11

Date Drilled: 7/6/07

Client: The Magnon Companies

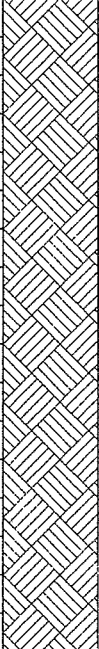
Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1604.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|--|--|---------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| 5 |  | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | | 0.9 | | Bulk |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |
| 35 | | | | | | | | | |
| 40 | | | | | | | | | |
| 45 | | | | | | | | | |
| 50 | | | | | | | | | |
| 55 | | | | | | | | | |
| 60 | | | | | | | | | |
| 65 | | | | | | | | | |
| 70 | | | | | | | | | |
| 75 | | | | | | | | | |
| 80 | | | | | | | | | |
| 85 | | | | | | | | | |
| 17.0 | | END OF BORING | Refusal | | | | 1.9 | | Bulk |
| 20 | | BEDROCK AT 0.0', REFUSAL AT 17.0' | | | | | | | |
| 25 | | NO FILL, SLIGHT CAVING | | | | | | | |
| 30 | | NO FREE GROUNDWATER | | | | | | | |
| 35 | | | | | | | | | |
| 40 | | | | | | | | | |
| 45 | | | | | | | | | |
| 50 | | | | | | | | | |
| 55 | | | | | | | | | |
| 60 | | | | | | | | | |
| 65 | | | | | | | | | |
| 70 | | | | | | | | | |
| 75 | | | | | | | | | |
| 80 | | | | | | | | | |
| 85 | | | | | | | | | |
| 90 | | | | | | | | | |
| 95 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-11

EXPLORATORY BORING NO. 12

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1600.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | 50/3" | 2.0 | | Bulk Ring |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | | | | | 1.8 | 112 | |
| 5 | | | | | | 50/3" | 2.5 | dist. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | 3.3 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | END OF BORING | Refusal | | | | 2.9 | | Bulk |
| | | BEDROCK AT 0.0', REFUSAL AT 25.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-12

EXPLORATORY BORING NO. 13

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1598.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|----------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, brown | Native | | | | 3.5 | | Bulk |
| 5 | | | | X | | 14 25 30 | 3.8 | 111 | Ring |
| | | | | X | | 50 | 6.4 | dist. | Ring |
| 10 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, olive brown | Bedrock | X | | 18 50/4" | 10.3 | 119 | Ring |
| | | | | | | | 9.0 | | Bulk |
| 15 | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 8.0', REFUSAL AT 14.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-13

EXPLORATORY BORING NO. 14

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1607.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | | 2.3 | | Bulk |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | | | | 40 50/3" | 1.8 | 114 | Ring |
| 5 | | | | | | | | | |
| | | | | | | 50/4" | 3.9 | dist. | Ring |
| 10 | | | | | | | 3.3 | | Bulk |
| | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 0.5', REFUSAL AT 11.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-14

EXPLORATORY BORING NO. 15

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1574.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|---|----------------|---------|------|-------------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | | 2.2 | | Bulk |
| | | Granitic Bedrock, recovered as (SM) Silty Sand, fine to coarse, light brown | | X | | 25 38 50/4" | 2.1 | dist. | Ring |
| 5 | | | | X | | 50 | 7.1 | 119 | Ring |
| 10 | | | | | | | 2.0 | | Bulk |
| 15 | | END OF BORING | Refusal | | | | | | |
| 20 | | BEDROCK AT 0.5', REFUSAL AT 15.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-15

EXPLORATORY BORING NO. 16

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1563.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|---|---------|---------|------|-------------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Fill | | | | 1.2 | | Bulk |
| 5 | | | | | | 11 19 30 | 1.4 | 124 | Ring |
| 10 | | | | | | 9 10 12 | 4.3 | 124 | Ring |
| | | (SM) Silty Sand, fine to coarse, light brown | Native | | | | 5.9 | | Bulk |
| 15 | | | | | | 6 8 10 | 7.1 | 119 | Ring |
| 20 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 12 15 50/4" | 8.1 | 131 | Ring |
| 25 | | END OF BORING | Refusal | | | 50/1" | N.R. | N.R. | N.R. |
| 30 | | BEDROCK AT 17.5', REFUSAL AT 23.0' FILL TO 11.0', SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

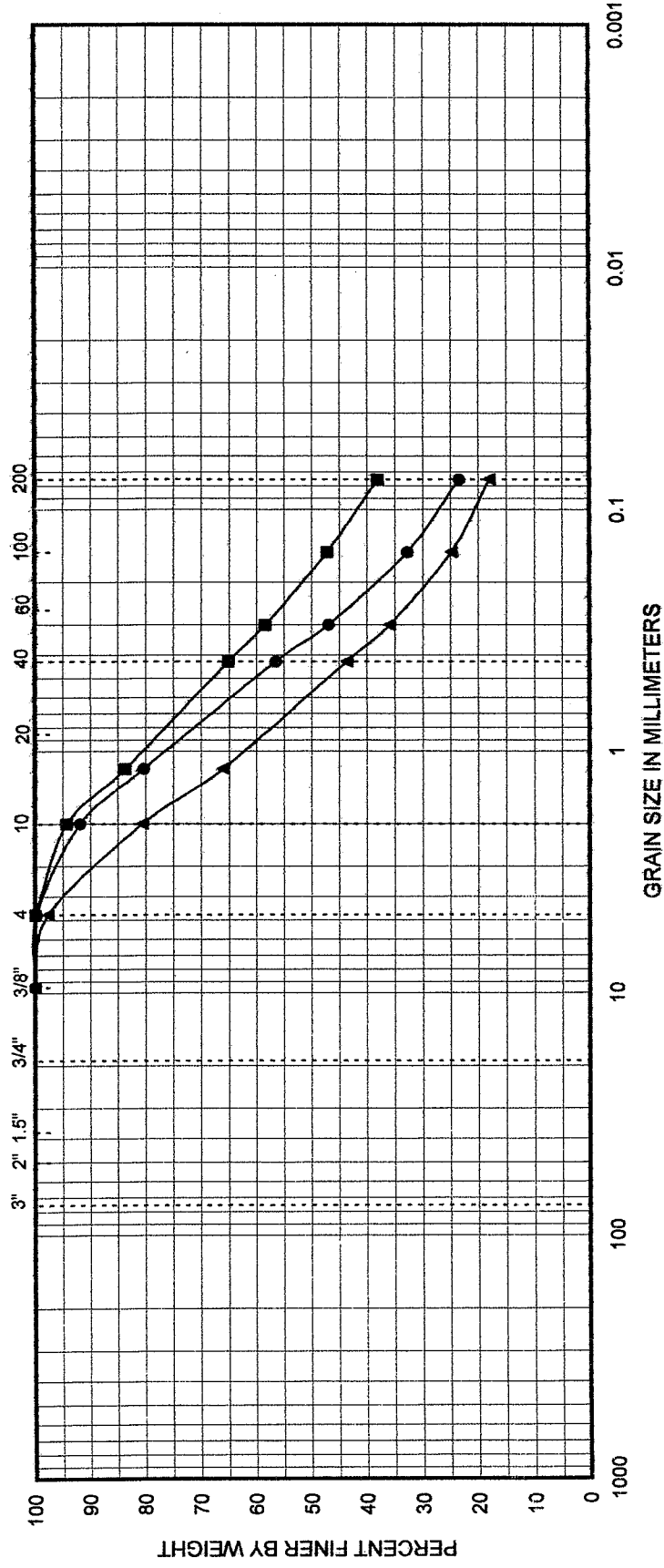
Job No.
07489-3

Enclosure
B-16



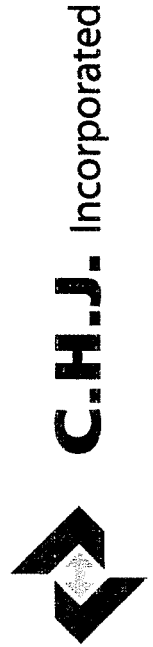
APPENDIX "C"
LABORATORY TESTING

Sieve Sizes - U.S.A. Standard Series (ASTM C136)



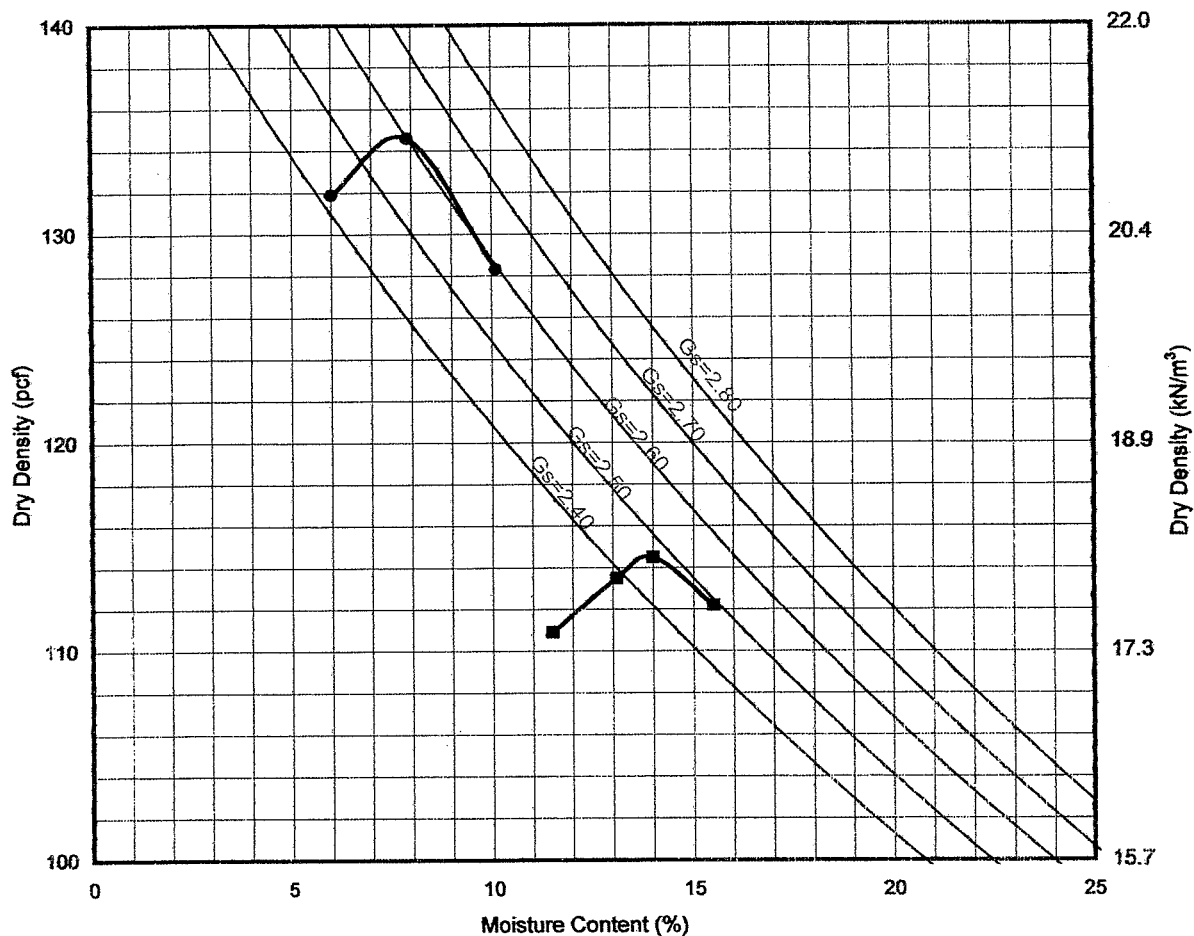
| Cobbles & Boulders | | Gravel | | Sand | | Silt | | Clay | |
|--------------------|------------|------------|---|--------|--------|------|--|------|--|
| | | Coarse | Fine | Coarse | Medium | Fine | | | |
| Symbol | Boring No. | Depth (ft) | Classification | | | | | | |
| ● | 3 | 0.5 | (SM) Silty Sand, fine to medium with coarse | | | | | | |
| ■ | 5 | 0.5 | (SM) Silty Sand, fine to medium with coarse | | | | | | |
| ▲ | 8 | 0.5 | (SC) Clayey Sand, fine to coarse | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

GRAIN SIZE DISTRIBUTION



Project: Industrial Development
Location: NW of Lance and Sierra Ridge Drives, Riverside
Job Number: 07489-3 Enclosure: C-1

Optimum Moisture - Maximum Density Determination Test (ASTM D 1557)



| Boring No. | Depth (ft) | Soil/Sample Type | γ_{max} (pcf) | w_{opt} (%) |
|------------|------------|---|----------------------|---------------|
| • 5 | 0.5 | (SM) Silty Sand, fine to medium with coarse | 134.5 | 8.0 |
| ■ 8 | 0.5 | (SC) Clayey Sand, fine to coarse | 114.5 | 14.0 |
| | | | | |
| | | | | |
| | | | | |

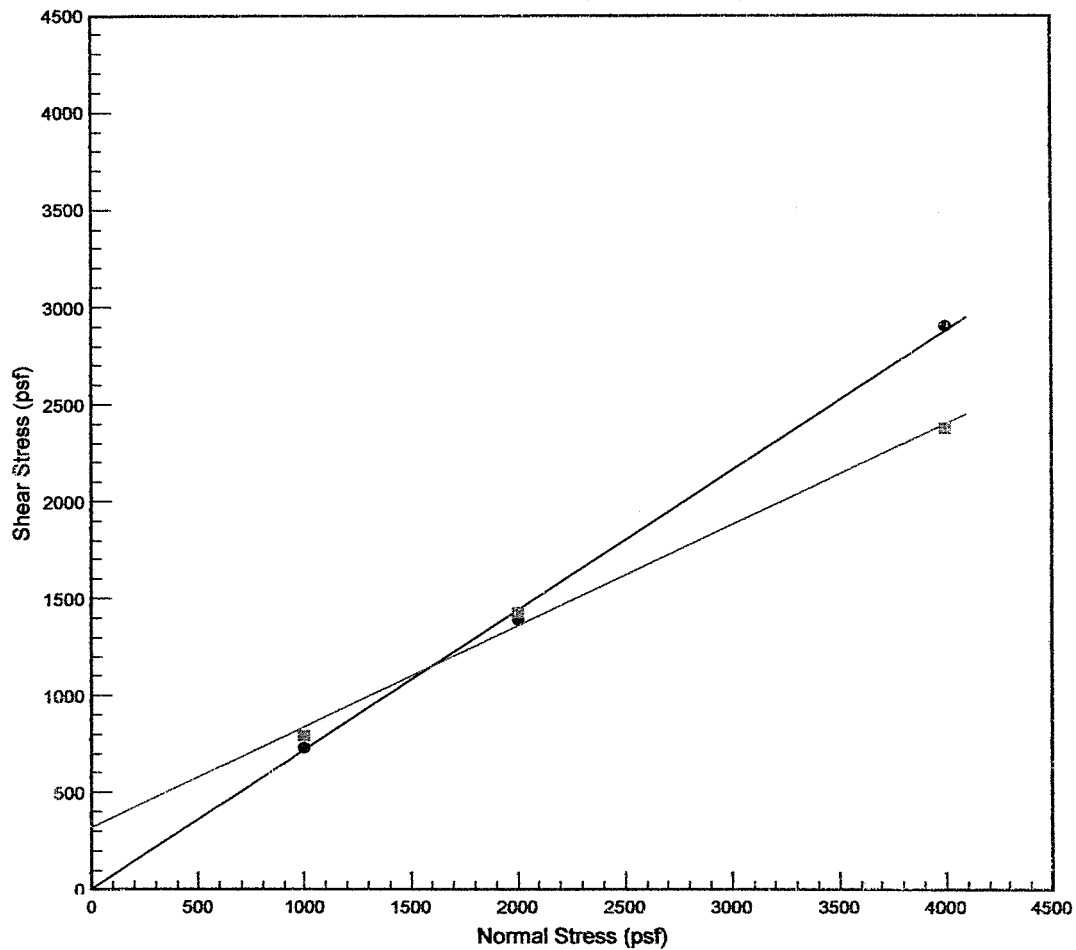


C.H.J. Incorporated

MOISTURE-DENSITY RELATIONSHIP

| | | | |
|-----------|--|------------|-----|
| Project: | Industrial Development | | |
| Location: | NW of Lance and Sierra Ridge Drives, Riverside | | |
| Job No.: | 07489-3 | Enclosure: | C-2 |

Direct Shear Test (ASTM D 3080)



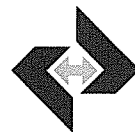
| Boring No. | Depth (ft) | Soil/Sample Type | γ_d (pcf) | MC(%) | C (psf) | $\phi(^{\circ})$ |
|------------|------------|---|------------------|-------|---------|------------------|
| 3 | 0.5 | (SM) Silty Sand, fine to medium with coarse | 121 | 8.0 | 0 | 35.8 |
| 8 | 0.5 | (SC) Clayey Sand, fine to coarse | 103 | 14.0 | 318 | 27.5 |
| | | | | | | |
| | | | | | | |
| | | | | | | |



C.H.J. Incorporated

DIRECT SHEAR TEST

| | | | |
|-----------|--|------------|-----|
| Project: | Industrial Development | | |
| Location: | NW of Lance and Sierra Ridge Drives, Riverside | | |
| Job No.: | 07489-3 | Enclosure: | C-3 |



Enclosure "C-4"
Job No. 07489-3

EXPANSION INDEX SUMMARY

EXPANSION INDEX:

Uniform Building Code Standard Test Method 18-2

| <u>Boring No.</u> | <u>Depth of Sample (ft.)</u> | <u>Initial Moisture (%)</u> | <u>Final Moisture (%)</u> | <u>Degree of Saturation (%)</u> | <u>Expansion Index</u> | <u>Expansion Potential</u> |
|-----------------------|--------------------------------------|-------------------------------------|-----------------------------------|---|----------------------------|--------------------------------|
| 5 | 0.5 | 9.0 | 12.9 | 50 | 10 | "very low" |

**LABORATORY RECORD OF TESTS MADE ON
BASE, SUBBASE, AND BASEMENT SOILS**

Job No. **07489-3**
LOCATION: **Sycamore Canyon, Riverside**
Project: **Magnon Warehouse**
R-VALUE #: 7A&13A
T.I. : **5.5**

COMPACTOR AIR PRESSURE P.S.I.

INITIAL MOISTURE %

WATER ADDED, ML

WATER ADDED %

MOISTURE AT COMPACTION %

HEIGHT OF BRIQUETTE

WET WEIGHT OF BRIQUETTE

DENSITY LB. PER CU.FT.

STABILOMETER PH AT 1000 LBS.
2000 LBS.

DISPLACEMENT

R-VALUE

EXUDATION PRESSURE

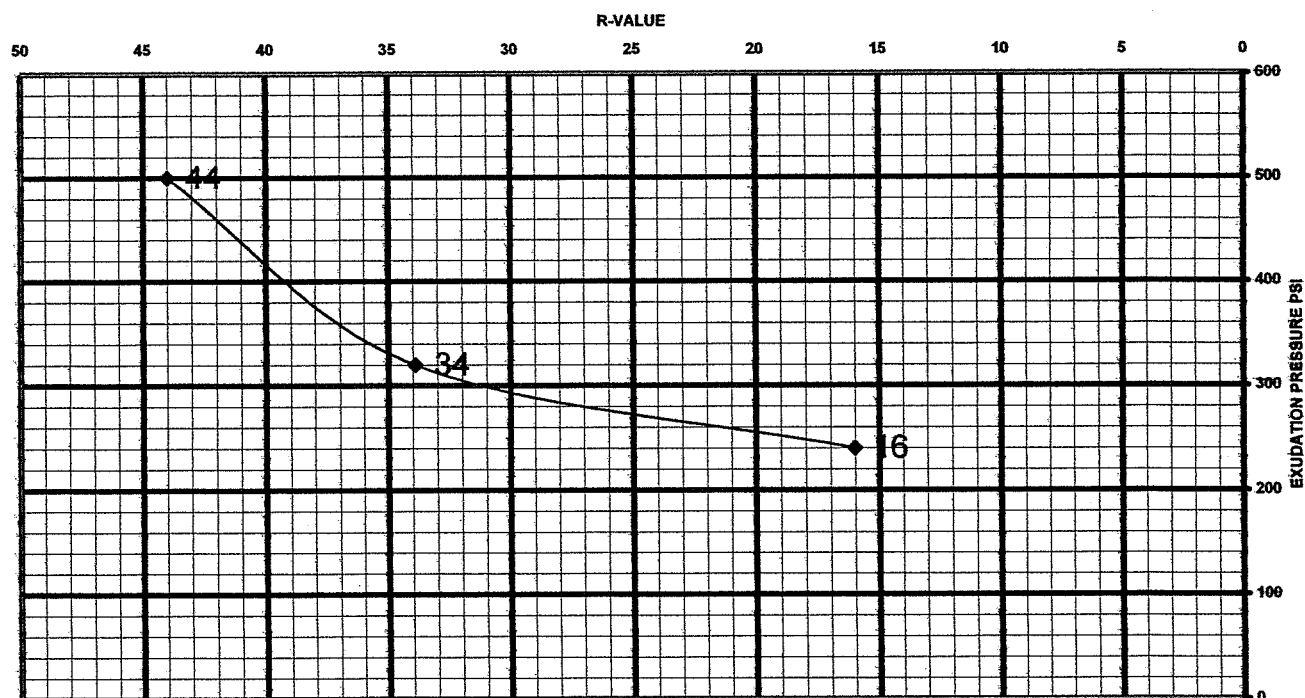
THICK. INDICATED BY STAB.

EXPANSION PRESSURE

THICK. INDICATED BY E.P.

| A | B | C | D |
|-------|-------|-------|---|
| 100 | 200 | 350 | |
| 3.3 | 3.3 | 3.3 | |
| 80 | 75 | 70 | |
| 6.9 | 6.5 | 6.0 | |
| 10.2 | 9.8 | 9.3 | |
| 2.47 | 2.47 | 2.45 | |
| 1160 | 1160 | 1150 | |
| 129.1 | 129.7 | 130.1 | |
| 51 | 39 | 32 | |
| 114 | 79 | 63 | |
| 5.30 | 5.00 | 4.90 | |
| 16 | 34 | 44 | |
| 240 | 320 | 500 | |
| 1.48 | 1.16 | 0.99 | |
| 3 | 8 | 16 | |
| 0.10 | 0.27 | 0.53 | |

EXUDATION CHART



R-Value: **31**

ANAHEIM TEST LABORATORY

3008 S. ORANGE AVENUE
SANTA ANA, CALIFORNIA 92707
PHONE (714) 549-7267

C.H.J., INC:
1355 COOLEY DRIVE
COLTON, CA. 92324

ATTN: JAMES M.

DATE: 7/16/07

P.O. No. LETTER

Shipper No.

Lab. No. B-1041

Specification:

Material: SOIL

PROJECT: #07489-3

MAGNON WAREHOUSE.

ANALYTICAL REPORT

CORROSION SERIES SUMMARY OF DATA

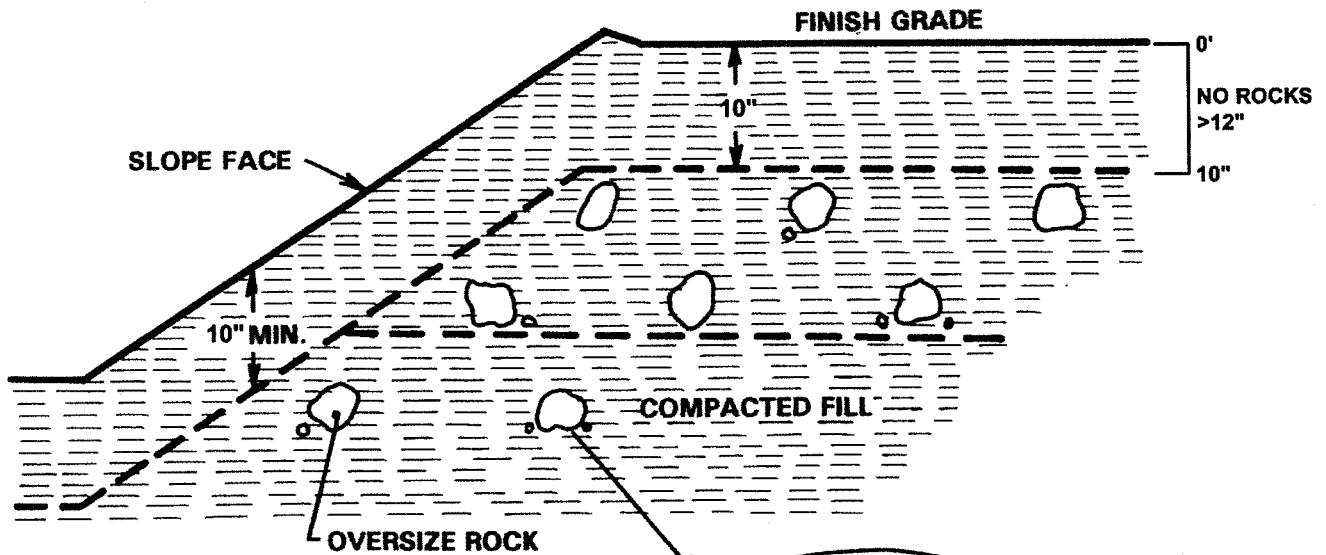
| | pH | SOLUBLE SULFATES per CA. 417 ppm | SOLUBLE CHLORIDES per CA. 422 ppm | MIN. RESISTIVITY per CA. 643 ohm-cm |
|-----------------|-----|--|---|---|
| #1 5A @ 0.5' | 7.1 | 33 | 25 | 3,1796 |
| #2 8A @ 0.5' | 7.1 | 40 | 20 | 1,752 |

RESPECTFULLY SUBMITTED

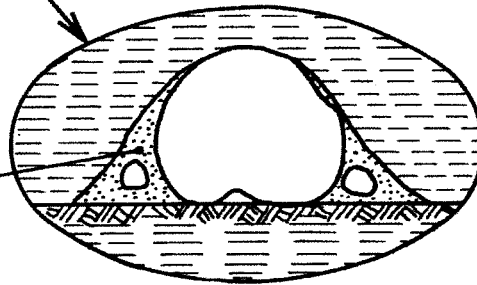
Poppy Bridger
POPPY BRIDGER Chief Chemist



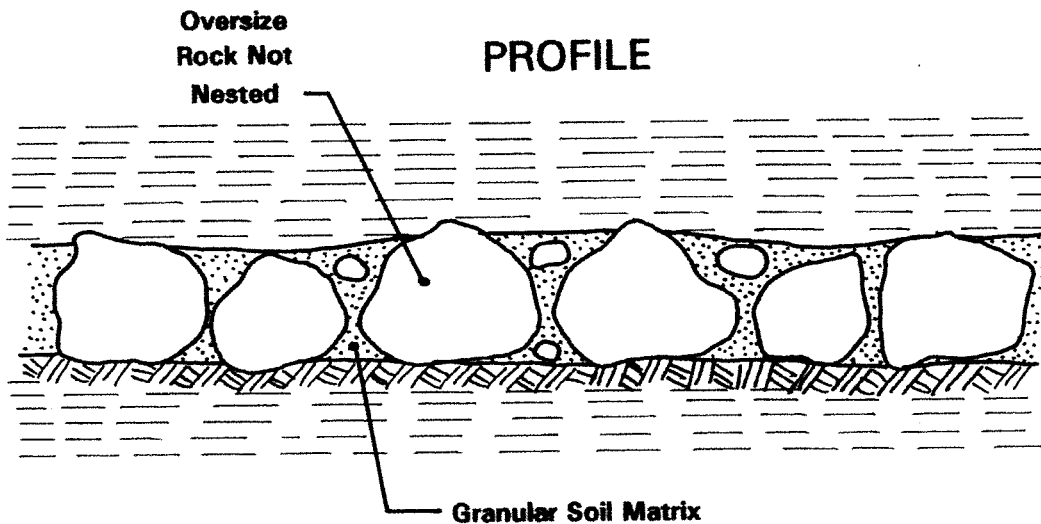
APPENDIX "D"
GEOTECHNICAL DETAILS



GRANULAR SOIL
To fill voids,
densified by flooding



PROFILE



ROCK DISPOSAL DETAIL

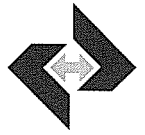
FOR:
THE MAGNON COMPANIES

DATE:
JULY 2007

PROPOSED INDUSTRIAL DEVELOPMENT
NORTHWEST OF INTERSECTION OF LANCE DRIVE
AND SIERRA RIDGE DRIVE
RIVERSIDE, CALIFORNIA

ENCLOSURE
"D-1"

JOB NUMBER
07489-3



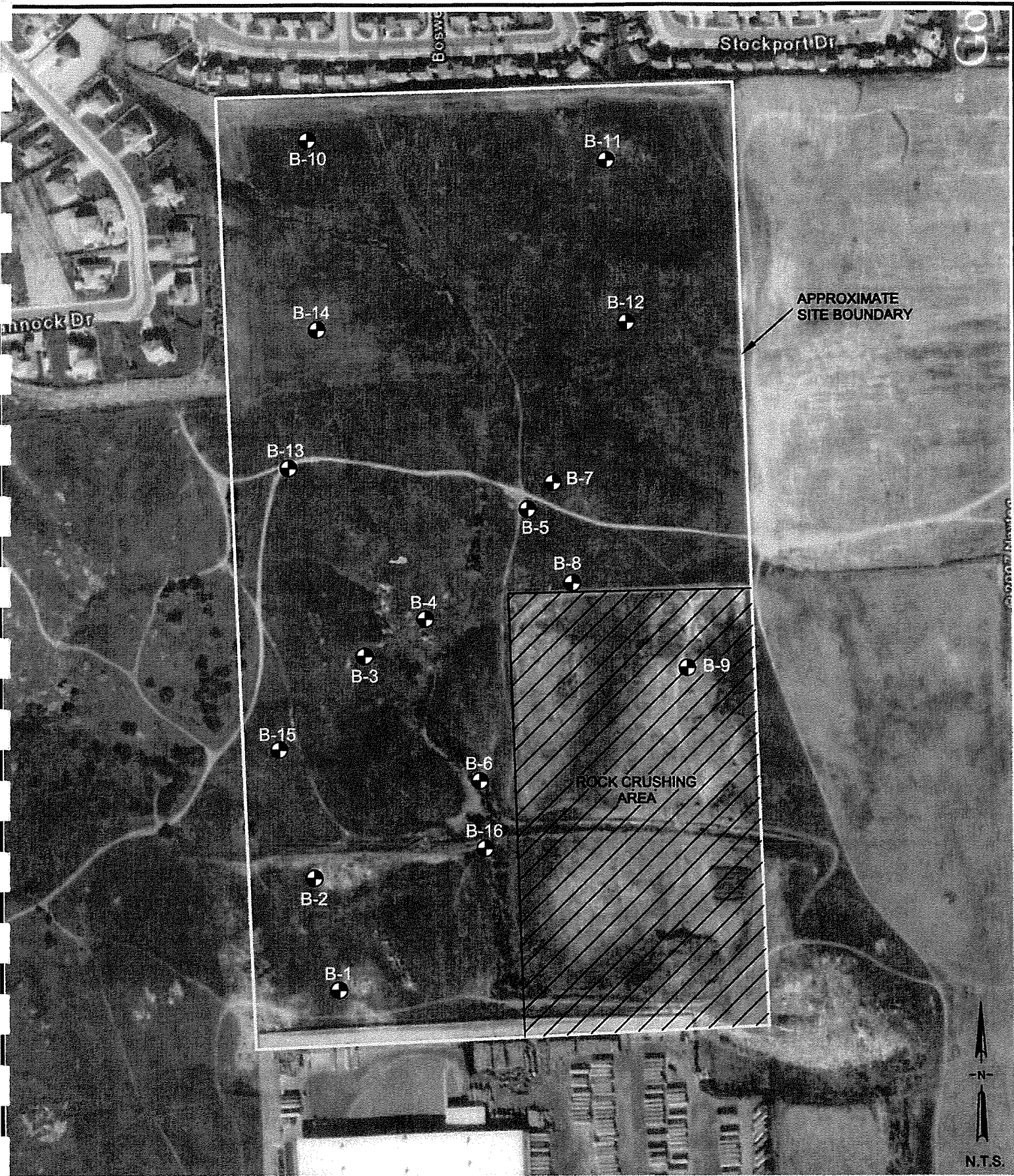
APPENDIX "E"
SEISMIC REFRACTION SURVEY

Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use (NOT APPLICABLE)

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis



LEGEND:

B-16
 APPROXIMATE LOCATION
 OF EXPLORATORY BORING

PLAT

FOR:
THE MAGNON COMPANIES
 DATE:
 JULY 2007

PROPOSED INDUSTRIAL DEVELOPMENT
 NORTHWEST OF INTERSECTION OF LANCE DRIVE
 AND SIERRA RIDGE DRIVE
 RIVERSIDE, CALIFORNIA

ENCLOSURE
"A-2"
 JOB NUMBER
 07489-3

EXPLORATORY BORING NO. 1

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation (Ft.): 1556.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/FOOT (Equiv. SPT) | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|----------------------------|-----------------------|-----------------------|--------------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | 50/2" | 0.9 | dist. | Bulk Ring |
| 5 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | | | | 50/2" | N.R. | N.R. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | Bulk |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |
| 35 | | | | | | | | | |
| | | END OF BORING | Refusal | | | | | | |
| 40 | | BEDROCK AT 0.5', REFUSAL AT 37.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| 45 | | NO FREE GROUNDWATER | | | | | | | |

BORING LOG 50 FT 07489-3 GPJ CHJ GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-1

EXPLORATORY BORING NO. 2

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1566.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | | | | |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | | | | 50/2" | 0.9 | 117 | Bulk Ring |
| 5 | | | | | | | | | |
| | | | | | | 50 | N.R. | N.R. | Ring |
| 10 | | | | | | | | | |
| | | | | | | | | | |
| 15 | | | | | | | | | Bulk |
| | | | | | | | | | |
| 20 | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 0.5', REFUSAL AT 19.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 25 | | | | | | | | | |
| | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-2

EXPLORATORY BORING NO. 3

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1576.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|-------------|--------------------|--------------------|------------------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, red brown | Native | | | | | | |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 15 50 | 2.8 | 125 | Bulk, SA, MDC, DS Ring |
| 5 | | | | | | 50/2" | N.R. | N.R. | Ring |
| | | END OF BORING | Refusal | | | | | | |
| 10 | | BEDROCK AT 1.5', REFUSAL AT 6.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.CDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-3

EXPLORATORY BORING NO. 4

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1569.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|------------------------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown END OF BORING BEDROCK AT 0.5', REFUSAL AT 1.0' NO FILL, NO CAVING NO FREE GROUNDWATER | Native Bedrock Refusal | | | | | | |
| 5 | | | | | | | | | |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-4

EXPLORATORY BORING NO. 5

Date Drilled: 7/5/07

Client: The Magnon Companies

Equipment: CME 55 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1585.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|----------------|--------------------|--------------------|----------------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse and clay, red brown | Native | | | | 4.2 | | Bulk, SA, Exp., Cor. |
| | | | | X | | 21 35 50 | 6.7 | 128 | Ring |
| 5 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/3" | 3.0 4.0 | dist. | Bulk Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | 2.5 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | END OF BORING | Refusal | | | | | | |
| 30 | | BEDROCK AT 4.0', REFUSAL AT 25.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-5

EXPLORATORY BORING NO. 6

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1559.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|--------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, brown | Native | | | | 3.1 | | Bulk |
| | | (SM) Silty Sand, fine to coarse, brown | | | | 7 9 13 | 2.9 3.2 | 116 | Ring Bulk |
| 5 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, brown | Bedrock | | | 50/2" | N.R. | N.R. | Ring |
| 10 | | END OF BORING | Refusal | | | | 2.9 | | Bulk |
| | | BEDROCK AT 5.0', REFUSAL AT 10.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-6

EXPLORATORY BORING NO. 7

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1588.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, brown | Native | | | | 2.5 | | Bulk |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/5" | 2.0 | 118 | Ring |
| 5 | | | | | | | 2.7 | | Bulk |
| | | | | | | 50/3" | 2.4 | dist. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | 3.5 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | BEDROCK AT 1.0', REFUSAL AT 33.5' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| | | END OF BORING | Refusal | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-7

EXPLORATORY BORING NO. 8

Date Drilled: 7/6/07

Client: The Magnon Companies

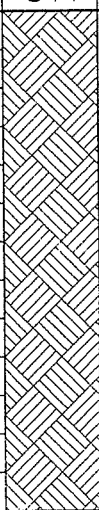








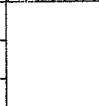
Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1582.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|---|---|--|---------|---|---|-------------|--------------------|--------------------|------------------------------|
| | | | | DRIVE | BULK | | | | |
| 5 |  | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock |  |  | 50/3" | 9.3 | dist. | Bulk, SA, MDC, DS, Cor. Ring |
|  | | | |  | 7.3 | | | | |
|  | | | |  | 4.6 | | | | |
|  | | | |  | 2.4 | | | | |
| 10 | | | | | | 50/3" | 2.4 | | Bulk |
| END OF BORING | | | Refusal | | | | | | |
| 15 |  | BEDROCK AT 0.0', REFUSAL AT 13.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN. 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-8

EXPLORATORY BORING NO. 9

Date Drilled: 7/6/07

Client: The Magnon Companies

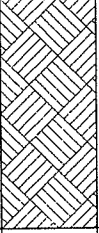


Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1576.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|---|---|---------|---------|---|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| 5 |  | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | |  | | 0.9 | | Bulk |
| | | END OF BORING | Refusal | |  | | 1.2 | | Bulk |
| 10 | | BEDROCK AT 0.0', REFUSAL AT 6.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO. EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-9

EXPLORATORY BORING NO. 10

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1610.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, light brown | Native | | | | 2.0 | | Bulk |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 50/3" | 1.8 | 115 | Ring |
| 5 | | | | | | | 1.6 | | Bulk |
| | | | | | | 50/2" | 1.8 | dist. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | Bulk |
| 20 | | | | | | | | | |
| 25 | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 1.0', REFUSAL AT 22.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-10

EXPLORATORY BORING NO. 11

Date Drilled: 7/6/07

Client: The Magnon Companies

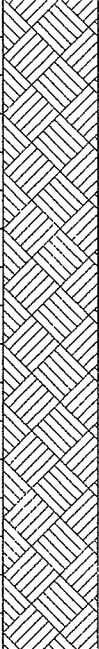
Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1604.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|--|--|---------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| 5 |  | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | | 0.9 | | Bulk |
| 10 | | | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |
| 35 | | | | | | | | | |
| 40 | | | | | | | | | |
| 45 | | | | | | | | | |
| 50 | | | | | | | | | |
| 55 | | | | | | | | | |
| 60 | | | | | | | | | |
| 65 | | | | | | | | | |
| 70 | | | | | | | | | |
| 75 | | | | | | | | | |
| 80 | | | | | | | | | |
| 85 | | | | | | | | | |
| 17.0 | | END OF BORING | Refusal | | | | 1.9 | | Bulk |
| 20 | | BEDROCK AT 0.0', REFUSAL AT 17.0' | | | | | | | |
| 25 | | NO FILL, SLIGHT CAVING | | | | | | | |
| 30 | | NO FREE GROUNDWATER | | | | | | | |
| 35 | | | | | | | | | |
| 40 | | | | | | | | | |
| 45 | | | | | | | | | |
| 50 | | | | | | | | | |
| 55 | | | | | | | | | |
| 60 | | | | | | | | | |
| 65 | | | | | | | | | |
| 70 | | | | | | | | | |
| 75 | | | | | | | | | |
| 80 | | | | | | | | | |
| 85 | | | | | | | | | |
| 90 | | | | | | | | | |
| 95 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-11

EXPLORATORY BORING NO. 12

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1600.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | 50/3" | 2.0 1.8 | 112 | Bulk Ring |
| 5 | | | | | | 50/3" | 2.5 | dist. | Ring |
| 10 | | | | | | | | | |
| 15 | | | | | | | 3.3 | | Bulk |
| 20 | | | | | | | | | |
| 25 | | END OF BORING | Refusal | | | | 2.9 | | Bulk |
| | | BEDROCK AT 0.0', REFUSAL AT 25.0' NO FILL, SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-12

EXPLORATORY BORING NO. 13

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1598.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|---------|---------|------|----------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to medium with coarse, brown | Native | | | | 3.5 | | Bulk |
| 5 | | | | X | | 14 25 30 | 3.8 | 111 | Ring |
| | | | | X | | 50 | 6.4 | dist. | Ring |
| 10 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, olive brown | Bedrock | X | | 18 50/4" | 10.3 | 119 | Ring |
| | | | | | | | 9.0 | | Bulk |
| 15 | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 8.0', REFUSAL AT 14.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-13

EXPLORATORY BORING NO. 14

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1607.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|--|----------------|---------|------|-------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | | 2.3 | | Bulk |
| | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | | | | 40 50/3" | 1.8 | 114 | Ring |
| 5 | | | | | | | | | |
| | | | | | | 50/4" | 3.9 | dist. | Ring |
| 10 | | | | | | | 3.3 | | Bulk |
| | | END OF BORING | Refusal | | | | | | |
| | | BEDROCK AT 0.5', REFUSAL AT 11.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 15 | | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-14

EXPLORATORY BORING NO. 15

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1574.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|---|----------------|---------|------|-------------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Native Bedrock | | | | 2.2 | | Bulk |
| | | Granitic Bedrock, recovered as (SM) Silty Sand, fine to coarse, light brown | | X | | 25 38 50/4" | 2.1 | dist. | Ring |
| 5 | | | | X | | 50 | 7.1 | 119 | Ring |
| 10 | | | | | | | 2.0 | | Bulk |
| 15 | | END OF BORING | Refusal | | | | | | |
| 20 | | BEDROCK AT 0.5', REFUSAL AT 15.0' | | | | | | | |
| | | NO FILL, SLIGHT CAVING | | | | | | | |
| | | NO FREE GROUNDWATER | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-15

EXPLORATORY BORING NO. 16

Date Drilled: 7/6/07

Client: The Magnon Companies

Equipment: CME 55/75 Drill Rig

Driving Weight / Drop: 140 lbs./30 in.

Surface Elevation(ft): 1563.0

Logged by: JMZ

Measured Depth to Water(ft): N/A

| DEPTH (ft) | GRAPHIC LOG | VISUAL CLASSIFICATION | REMARKS | SAMPLES | | BLOWS/6 IN. | FIELD MOISTURE (%) | DRY UNIT WT. (pcf) | LAB/FIELD TESTS |
|------------|-------------|---|---------|---------|------|-------------------|--------------------|--------------------|-----------------|
| | | | | DRIVE | BULK | | | | |
| | | (SM) Silty Sand, fine to coarse, light brown | Fill | | | | 1.2 | | Bulk |
| 5 | | | | | | 11 19 30 | 1.4 | 124 | Ring |
| 10 | | | | | | 9 10 12 | 4.3 | 124 | Ring |
| | | (SM) Silty Sand, fine to coarse, light brown | Native | | | | 5.9 | | Bulk |
| 15 | | | | | | 6 8 10 | 7.1 | 119 | Ring |
| 20 | | Granitic Bedrock recovered as (SM) Silty Sand, fine to coarse, light brown | Bedrock | | | 12 15 50/4" | 8.1 | 131 | Ring |
| 25 | | END OF BORING | Refusal | | | 50/1" | N.R. | N.R. | N.R. |
| 30 | | BEDROCK AT 17.5', REFUSAL AT 23.0' FILL TO 11.0', SLIGHT CAVING NO FREE GROUNDWATER | | | | | | | |

BORING LOG - NO EQUIV & BLOW PER 6 IN 07489-3.GPJ CHJ.GDT 7/23/07



C.H.J.

PROPOSED INDUSTRIAL DEVELOPMENT
LANCE AND SIERRA RIDGE DRIVES, RIVERSIDE, CA

Job No.
07489-3

Enclosure
B-16

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

| | | | |
|--|---------------------------|---------|--------------------------------------|
| Santa Ana Watershed - BMP Design Volume, V_{BMP} (Rev. 10-2011) | | Legend: | Required Entries Calculated Cells |
| <i>(Note this worksheet shall only be used in conjunction with BMP designs from the LID BMP Design Handbook)</i> | | | |
| Company Name | Thienes Engineering, Inc. | Date | 6/28/2016 |
| Designed by | Vicky Li | Case No | P14-1081 & -1082 |
| Company Project Number/Name | 3261 - Sycamore V | | |

| | |
|--|------------------|
| BMP Identification | |
| BMP NAME / ID | Existing "Marsh" |
| <i>Must match Name/ID used on BMP Design Calculation Sheet</i> | |

| | |
|---|-------------------------|
| Design Rainfall Depth | |
| 85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E | $D_{85} = $ 0.60 inches |

| |
|-------------------------------------|
| Drainage Management Area Tabulation |
|-------------------------------------|

Insert additional rows if needed to accommodate all DMAs draining to the BMP

| DMA Type/ID | DMA Area (square feet) | Post-Project Surface Type | Effective Imperivous Fraction, I_f | DMA Runoff Factor | DMA Areas x Runoff Factor | Design Storm Depth (in) | Design Capture Volume, V_{BMP} (cubic feet) | Proposed Volume on Plans (cubic feet) |
|-------------|------------------------|---------------------------|--------------------------------------|-------------------|---------------------------|-------------------------|---|---------------------------------------|
| DMA A | 1375169 | Roofs | 1 | 0.89 | 1226650.7 | | | |
| DMA B | 987506 | Concrete or Asphalt | 1 | 0.89 | 880855.4 | | | |
| DMA C | 307937 | Ornamental Landscaping | 0.1 | 0.11 | 34014.1 | | | |
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Notes:

Runoff from the site will enter an existing “marsh” which was designed under the previous permit to treat runoff from the proposed project. Under the updated NPDES MS4 Permit and Riverside County LID Handbook for Santa Ana River Watershed, the existing “marsh” is not a LID BMP. The “marsh” will still meet the requirements of treating the DCV and mitigating the HCOC, but the site will also be required to provide 10% of the developed area for implementation of LID BMP principles. In addition, site design BMPs (self-treating landscape) will be provided throughout the site to the maximum extent practicable.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2013-2014 FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON AND ADMINISTRATIVE EXPENSES WITH RESPECT TO THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. 92-1 (SYCAMORE CANYON BUSINESS PARK) OF THE CITY OF RIVERSIDE, CALIFORNIA, AND DECLARING THIS ORDINANCE TO BE EFFECTIVE UPON ADOPTION.

The City Council of the City of Riverside does ordain as follows:

Section 1: Findings. It is necessary that the City Council of the City of Riverside levy special taxes pursuant to sections 53340 and 53358 of the Government Code on parcels of taxable real property within Community Facilities District No. 92-1 (Sycamore Canyon Business Park) of the City of Riverside (the "District") for the payment of the principal of and interest on the bonds of the District, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes and the payment of such principal and interest.

Section 2: Levy of Special Taxes. Special taxes shall be and are hereby levied for the fiscal year 2013-2014 on all parcels of real property within the District which are subject to taxation, which are identified in Exhibit "A" attached hereto, and in the amount set forth for each such parcel in said Exhibit "A." Pursuant to said Sections 53340 and 53358, such special taxes for Fund 68-2723 shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

Section 3: Transmittal to County. The City Clerk shall upon adoption of this ordinance cause a copy to be transmitted to the County Auditor of the County of Riverside together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit "A" hereto, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

Section 4: Publication and Effective Date. The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This is an ordinance fixing the rate of

1 taxation upon property and shall take effect immediately upon its adoption, pursuant to Section
2 416 of the Charter of the City of Riverside.

3 ADOPTED by the City Council this 23d day of July, 2013.

4
5 _____
6 WILLIAM R. BAILEY, III
Mayor of the City of Riverside

7 Attest:

8
9 _____
10 COLLEEN J. NICOL
City Clerk of the City of Riverside

11
12 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
13 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
14 9th day of July, 2013, and that thereafter the said ordinance was duly and regularly adopted at a
15 meeting of the City Council on the 23rd day of July 2013, by the following vote, to wit:

16 Ayes:

17 Noes:

18 Absent:

19 Abstain:

20 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of
21 the City of Riverside, California, this _____ day of _____, 2013.

22
23 _____
24 COLLEEN J. NICOL
City Clerk of the City of Riverside

25
26 O:\Cycom\WPDocs\D006\P015\00161226.doc
CA: 13-1220

**THE CITY OF RIVERSIDE
COMMUNITY FACILITIES DISTRICT NO. 92-1
(SYCAMORE CANYON BUSINESS PARK)
SPECIAL TAX BONDS, 2005 SERIES A**

| APN | Levy Amount |
|-------------|--------------------|
| 263020003-6 | \$3,528.64 |
| 263020004-7 | \$3,528.64 |
| 263020005-8 | \$3,528.64 |
| 263020006-9 | \$3,528.64 |
| 263020021-2 | \$1,355.00 |
| 263020053-1 | \$11,362.20 |
| 263020066-3 | \$63,247.28 |
| 263020076-2 | \$6,224.52 |
| 263020077-3 | \$5,772.84 |
| 263020078-4 | \$6,464.46 |
| 263020079-5 | \$9,710.80 |
| 263050074-3 | \$8,892.16 |
| 263050080-8 | \$15,102.56 |
| 263050081-9 | \$10,007.20 |
| 263070054-7 | \$12,463.62 |
| 263070055-8 | \$10,834.32 |
| 263070064-6 | \$35,671.62 |
| 263070065-7 | \$40,147.74 |
| 263070066-8 | \$7,538.74 |
| 263070067-9 | \$3,141.14 |
| 263070068-0 | \$13,192.80 |
| 263240037-7 | \$14,439.18 |
| 263240038-8 | \$28,200.86 |
| 263240046-5 | \$17,092.72 |
| 263250052-1 | \$2,822.90 |
| 263250053-2 | \$6,012.80 |
| 263250054-3 | \$11,291.64 |
| 263250056-5 | \$5,744.62 |
| 263250057-6 | \$4,883.62 |
| 263250058-7 | \$2,046.60 |
| 263250059-8 | \$2,540.62 |
| 263250060-8 | \$2,935.82 |
| 263250061-9 | \$3,204.00 |
| 263250062-0 | \$2,582.96 |
| 263280063-4 | \$10,741.16 |
| 263280064-5 | \$7,791.22 |
| 263280065-6 | \$9,809.60 |
| 263280067-8 | \$27,805.66 |
| 263280078-8 | \$24,658.10 |
| 263280079-9 | \$24,531.08 |
| 263290066-8 | \$5,504.66 |
| 263290070-1 | \$23,020.82 |
| 263290071-2 | \$26,620.02 |
| 263290072-3 | \$7,339.56 |
| 263290074-5 | \$5,730.50 |
| 263290078-9 | \$11,319.86 |
| 263290079-0 | \$15,017.88 |
| 263290080-0 | \$3,260.46 |
| 263300001-9 | \$1,393.80 |
| 263300002-0 | \$1,552.60 |

**THE CITY OF RIVERSIDE
COMMUNITY FACILITIES DISTRICT NO. 92-1
(SYCAMORE CANYON BUSINESS PARK)
SPECIAL TAX BONDS, 2005 SERIES A**

| APN | Levy Amount |
|---------------------------|---------------------|
| 263300005-3 | \$169.36 |
| 263300006-4 | \$148.20 |
| 263300025-1 | \$1,619.64 |
| 263300029-5 | \$1,005.66 |
| 263300030-5 | \$2,752.34 |
| 263300033-8 | \$1,235.02 |
| 263300034-9 | \$677.50 |
| 263300035-0 | \$832.76 |
| 263300036-1 | \$81.16 |
| 263320016-5 | \$6,224.52 |
| 263320024-2 | \$4,855.40 |
| 263320025-3 | \$7,339.56 |
| 263320026-4 | \$4,784.82 |
| 263320027-5 | \$13,549.96 |
| TOTAL LEVY AMOUNT: | \$630,414.78 |

NOTICE INVITING BIDS
Bid No. 5125

Due: July 27, 1994

Time: 1:30 P.M.

**SPECIAL PROVISIONS
AND
PROPOSAL FORMS**

To Accompany Plan No. M-354

for

**Construction of the
"Stormwater Runoff Treatment Basin"
Community Facilities District No. 92-1
(Sycamore Canyon)
City of Riverside
State of California**

**Non-refundable Price is \$30 per
Set of Plans and Specifications
(Tax Included)
(Extra charge of \$10 if mailed)**

City of Riverside

1994

State of California

ADDENDUM NO. 1

BID NUMBER 5125

**CONSTRUCTION OF THE "STORMWATER RUNOFF TREATMENT BASIN"
COMMUNITY FACILITIES DISTRICT NO. 92-1**

The specifications for the above referenced contract are hereby amended in the following manner and in the following manner only:

1. The Bid Opening scheduled for July 27, 1994 at 1:30 p.m. is being postponed until August 17, 1994 at 2:00 p.m.

Bidders shall acknowledge receipt of this addendum as provided for on Page 3 of the Proposal Package.

DATED: July 20, 1994

Addendum Approved By:


ALBERT A. WEBB ASSOCIATES
Scott R. Hildebrandt, P.E.



NOTICE INVITING BIDS

Bid No. 5125

Due: July 27, 1994

Time: 1:30 P.M.

SPECIAL PROVISIONS AND PROPOSAL FORMS

To Accompany Plan No. M-354

for

Construction of the
"Stormwater Runoff Treatment Basin"
Community Facilities District No. 92-1
(Sycamore Canyon)
City of Riverside
State of California

Prepared By:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506
(909) 686-1070

Non-refundable Price is \$30 per
Set of Plans and Specifications
(Tax Included)
(Extra charge of \$10 mailed)



Matthew E. Webb
Approved by: Matthew E. Webb
RCE 37385

City of Riverside

1994

State of California

CONTENTS

| | |
|---|----------|
| INSTRUCTIONS AND CONDITIONS | Attached |
| NOTICE INVITING BIDS | Attached |
| SPECIAL PROVISIONS | Page |
| PART 1 - GENERAL PROVISIONS (Includes Instructions to Bidders) | |
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| SECTION 10 - COORDINATION | 18 |
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| STANDARD DRAWINGS | Attached |
| CITY OF RIVERSIDE STANDARD DRAWINGS NO. 1, 2, 3, 220, 380, 452, and 453 CWD NO. 900 (MOD) | |
| EXHIBIT "A" | Attached |
| FAITHFUL PERFORMANCE BOND | Attached |
| LABOR & MATERIAL PAYMENT BOND | Attached |
| GENERAL AND/OR AUTOMOBILE LIABILITY ADDITIONAL INSURED ENDORSEMENT | Attached |
| APPENDIX A - GEOTECHNICAL INVESTIGATION | Attached |
| APPENDIX B - CALIFORNIA STATE DEPARTMENT OF FISH AND GAME PERMIT NO. 1603 AND U.S. ARMY CORPS OF ENGINEERS' NATIONWIDE PERMIT | Attached |
| APPENDIX C - RIGHT OF ENTRY | Attached |
| SAMPLE CONTRACT AGREEMENT | Attached |
| PROPOSAL FORMS | Enclosed |
| AFFIRMATIVE ACTION PLAN | Enclosed |

INSTRUCTIONS AND CONDITIONS

WE ARE PLEASED TO ISSUE THE ENCLOSED SPECIFICATIONS FOR YOUR CONSIDERATION

1. Bids may be rejected unless prices are submitted on the enclosed proposal sheets for the exact item requested in the specifications.
2. Smith's Food and Drug Centers, Inc. cannot honor any explanation or changes in the bid documents unless written addendum has been issued.
3. Prices must be in ink or typewritten. Mistakes may be crossed out and corrections made adjacent, but must be initialed in ink by the person signing the quotation.
4. All quotations must be signed with the firm's name and by a responsible officer or employee. Obligations assumed by such signature must be fulfilled.
5. If for any reason you do not wish to bid on these specifications you will be most helpful if you will return these specifications marked "No Bid" and state your reasons for not bidding at this time. By doing so you will enhance our efforts to keep our bidders list current.
6. Smith's Food and Drug Centers, Inc. reserves the right to reject any and all proposals and/or waive any informalities thereon.
7. It is the intention of Smith's Food and Drug Centers, Inc. to evaluate and award as indicated by the proposal sheet; however, Smith's Food and Drug Centers, Inc. does reserve the right to increase or decrease quantities or remove items before award to remain within the limitations of the availability of approved funds.
8. The apparent low bidder will be notified prior to recommendation for award if such adjustments are deemed necessary.
9. Minor exceptions might be waived, but each exception must be indicated clearly in a cover letter attached to the front of this bid document, if applicable.
10. Prices quoted by the bidder shall mean total cost to furnish and install including taxes and all other applicable cost to Smith's Food and Drug Centers, Inc.
11. It is the intention of Smith's Food and Drug Centers, Inc. to award this bid to only one contractor. Therefore the Bidder shall bid all the work listed on the proposal sheets.

**"STORMWATER RUNOFF TREATMENT BASIN"
COMMUNITY FACILITIES DISTRICT NO. 92-1
(SYCAMORE CANYON)
CITY OF RIVERSIDE - CALIFORNIA**

NOTES

The project as shown with the accompanying plans and specifications entails public improvements required as mentioned above.

The public improvements are to be initially financed and administered by Smith's Food and Drug Centers, Inc. The public improvements may ultimately be financed from Bond proceeds of an Assessment and/or Community Facilities District of the City of Riverside.

As such, Smith's Food and Drug Centers, Inc. will be administering the Public Improvement Contracts in accordance with City's guidelines and requirements for the construction of publicly financed projects, and the City will be monitoring the compliance. Also, the City reserves the right to take full control of the public improvements, if subsequent to the sale of bonds, the City, in its sole discretion, determines that such action would be necessary to protect the financial interest of itself and/or the bond-holder.

The Special Provisions and notes cover the work involved in the public improvements and apply to the plans and specifications.

Smith's Food and Drug Centers, Inc. reserves the right to terminate said contract with written notification to contractor. It is the mutual intent of the City of Riverside and Smith's Food and Drug Centers, Inc. that the lowest responsible bidder will receive the Contract provided all public bidding requirements are met.

Bids Not Delivered Prior to the Hour Indicated Will Be Rejected

If the total amount of your bid is \$5,000 or above, no contract or subcontract shall be executed until the Contractor or Subcontractor has executed and filed with the City his affirmative action plan (see forms attached).

NOTICE INVITING BIDS

Grading & Drainage Improvements for the "Stormwater Runoff Treatment Basin", Community Facilities District No. 92-1 Sycamore Canyon (The Work Requires a Class A, C-8 or C-12 License)

Bid Due: July 27, 1994

Sealed bids shall be addressed to Albert A. Webb Associates for Smith's Food and Drug Centers, Inc., c/o Purchasing Services Manager, City of Riverside, 3900 Main Street, 6th Floor, Riverside, California 92522.

Plans and specifications may be obtained in the office of Albert A. Webb Associates, 3788 McCray Street, Riverside, California, 92506 Telephone (909) 686-1070.

All bidders and sub-bidders will be required to comply fully with the following: 1. The City of Riverside Affirmative Action Ordinance 4727, as amended. No contract or subcontract shall be executed until the contractor or subcontractor has executed and filed with Smith's Food and Drug Centers, Inc. his Affirmative Action plan., 2. City of Riverside Resolution No. 13346, and subsequent amendments thereto, specifying the current prevailing rate of per diem wages for each craft, classification or type of workman, which schedules are on file in the office of the City Clerk of the City of Riverside and open for inspection, and copies of which will be made available to any interested party on request., 3. Successful bidder, along with all subcontractors, will obtain City of Riverside Business Tax Certificate, if they do not already hold one.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the contractor will be permitted to substitute those securities set forth in said sections for any monies withheld to ensure performance of the contract.

Bid prices shall be firm for 90 days from date of proposal opening to permit staff evaluation and award. Upon award, prices quoted will be in effect for the term of the contract.

A proposal guarantee in the form of a Cashier's Check, Certified Check or qualified Bid Bond in the amount of 10% of the total bid must accompany bid.

Smith's Food and Drug Centers, Inc. and the City of Riverside reserve the right to waive any irregularities or informalities and further reserve the right to reject any or all bids.

All contract construction shall be by an organization which has had not less than five (5) years successful experience in the construction of facilities OF THE TYPE SPECIFIED. OR COMPARABLE.

Non-refundable price is \$30.00 per Set of Plans and Specifications, tax included. There will be an extra charge of \$10.00 if mailed.

ALBERT A. WEBB ASSOCIATES



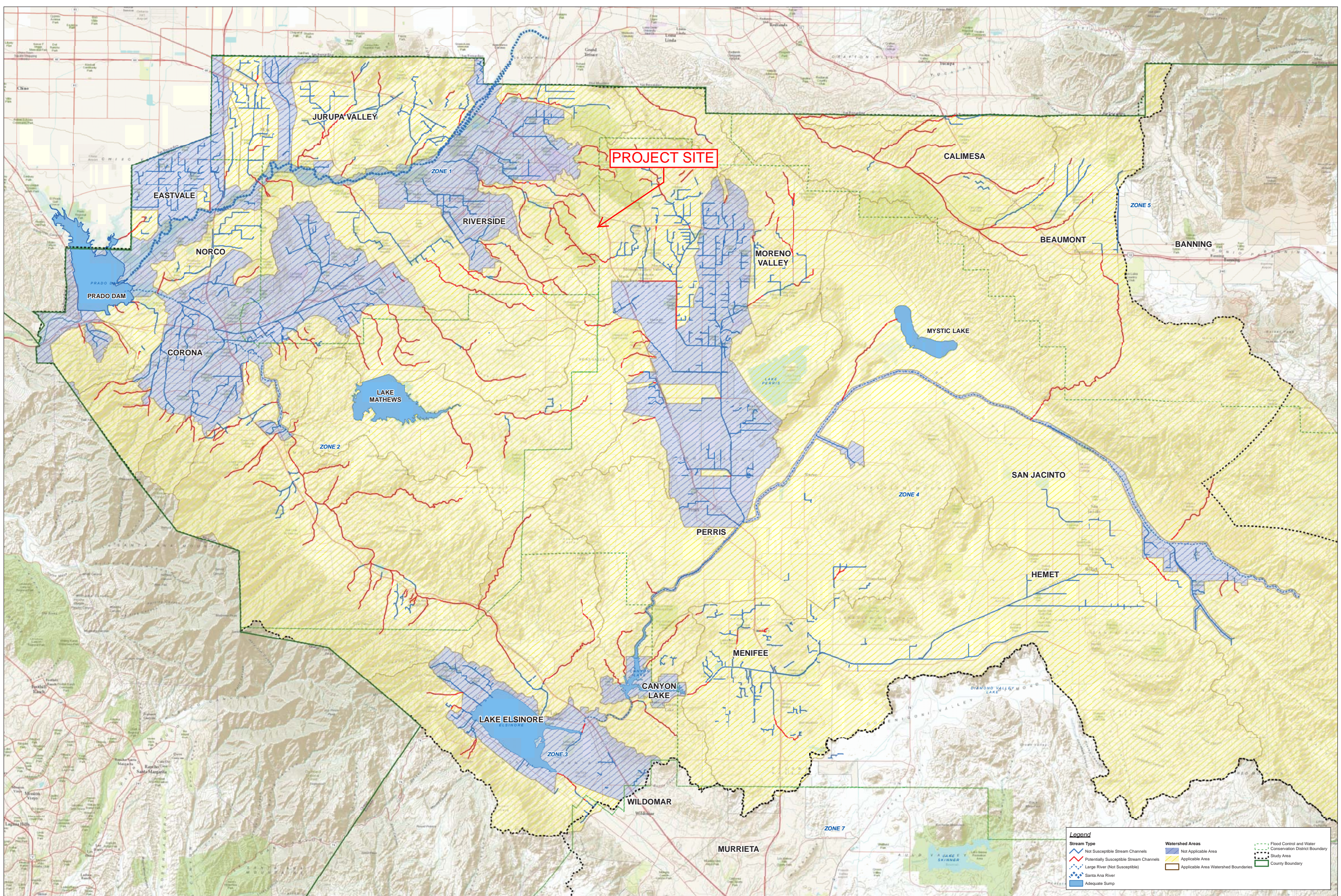
Scott R. Hildebrandt, P.E.



GIS Coordinates:
33.931866, -117.310589

Appendix 7: Hydromodification

Supporting Detail Relating to Hydrologic Conditions of Concern



PROJECT SITE

Legend

| | | |
|---|--------------------------------------|---|
| Stream Type | Watershed Areas | Flood Control and Water Conservation District Boundary |
| Not Susceptible Stream Channels | Not Applicable Area | Study Area |
| Potentially Susceptible Stream Channels | Applicable Area | County Boundary |
| Large River (Not Susceptible) | Applicable Area Watershed Boundaries | |
| Santa Ana River | | |
| Adequate Sump | | |



Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section G of the WQMP Template):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table G.1 on page 23 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|--|--|--|---|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input checked="" type="checkbox"/> A. On-site storm drain inlets | <input checked="" type="checkbox"/> Locations of inlets. | <input checked="" type="checkbox"/> Mark all inlets with the words “Only Rain Down the Storm Drain” or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify. | <input checked="" type="checkbox"/> Maintain and periodically repaint or replace inlet markings. <input checked="" type="checkbox"/> Provide stormwater pollution prevention information to new site owners, lessees, or operators. <input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com <input checked="" type="checkbox"/> Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.” |
| <input checked="" type="checkbox"/> B. Interior floor drains and elevator shaft sump pumps | | <input checked="" type="checkbox"/> State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer. | <input checked="" type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow. |
| <input type="checkbox"/> C. Interior parking garages | | <input type="checkbox"/> State that parking garage floor drains will be plumbed to the sanitary sewer. | <input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow. |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|---|---|--|--|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> D1. Need for future indoor & structural pest control | | <input type="checkbox"/> Note building design features that discourage entry of pests. | <input type="checkbox"/> Provide Integrated Pest Management information to owners, lessees, and operators. |
| <input checked="" type="checkbox"/> D2. Landscape/ Outdoor Pesticide Use | <input type="checkbox"/> Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. <input checked="" type="checkbox"/> Show self-retaining landscape areas, if any. <input type="checkbox"/> Show stormwater treatment and hydrograph modification management BMPs. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.) | <p>State that final landscape plans will accomplish all of the following.</p> <input type="checkbox"/> Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. <input checked="" type="checkbox"/> Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. <input checked="" type="checkbox"/> Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. <input checked="" type="checkbox"/> Consider using pest-resistant plants, especially adjacent to hardscape. <p>To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p> | <input checked="" type="checkbox"/> Maintain landscaping using minimum or no pesticides. <input checked="" type="checkbox"/> See applicable operational BMPs in “What you should know for.....Landscape and Gardening” at http://rcflood.org/stormwater/Error! at http://rcflood.org/stormwater/Error! Hyperlink reference not valid. <p>Provide IPM information to new owners, lessees and operators.</p> <input checked="" type="checkbox"/> |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|---|--|--|--|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> E. Pools, spas, ponds, decorative fountains, and other water features. | <input type="checkbox"/> Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.) | If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements. | <input type="checkbox"/> See applicable operational BMPs in “Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain” at http://rcflood.org/stormwater/ |
| <input type="checkbox"/> F. Food service | <input type="checkbox"/> For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. <input type="checkbox"/> On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer. | <input type="checkbox"/> Describe the location and features of the designated cleaning area. <input type="checkbox"/> Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated. | <input type="checkbox"/> See the brochure, “The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries” at http://rcflood.org/stormwater/ Provide this brochure to new site owners, lessees, and operators. |
| <input checked="" type="checkbox"/> G. Refuse areas | <input checked="" type="checkbox"/> Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. <input checked="" type="checkbox"/> If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. <input type="checkbox"/> Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer. | <input checked="" type="checkbox"/> State how site refuse will be handled and provide supporting detail to what is shown on plans. <input checked="" type="checkbox"/> State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar. | <input checked="" type="checkbox"/> State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|--|--|---|--|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input checked="" type="checkbox"/> H. Industrial processes. | <input type="checkbox"/> Show process area. | <input checked="" type="checkbox"/> If industrial processes are to be located on site, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.” | <input checked="" type="checkbox"/> See Fact Sheet SC-10, “Non-Stormwater Discharges” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com See the brochure “Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities” at http://rcflood.org/stormwater/ |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|--|---|---|---|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.) | <input type="checkbox"/> Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. <input type="checkbox"/> Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. <input type="checkbox"/> Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. | <p>Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains.</p> <p>Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for:</p> <ul style="list-style-type: none"> ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank <p>www.cchealth.org/groups/hazmat/</p> | <input type="checkbox"/> See the Fact Sheets SC-31, “Outdoor Liquid Container Storage” and SC-33, “Outdoor Storage of Raw Materials ” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|--|---|--|--|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> J. Vehicle and Equipment Cleaning | <input type="checkbox"/> Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed. | <input type="checkbox"/> If a car wash area is not provided, describe any measures taken to discourage on-site car washing and explain how these will be enforced. | <p>Describe operational measures to implement the following (if applicable):</p> <input type="checkbox"/> Wastewater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Refer to “Outdoor Cleaning Activities and Professional Mobile Service Providers” for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/ <input type="checkbox"/> Car dealerships and similar may rinse cars with water only. |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|---|--|---|---|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> K. Vehicle/Equipment Repair and Maintenance | <input type="checkbox"/> Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater. <input type="checkbox"/> Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. <input type="checkbox"/> Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained. | <input type="checkbox"/> State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. <input type="checkbox"/> State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. <input type="checkbox"/> State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. | <p>In the Stormwater Control Plan, note that all of the following restrictions apply to use the site:</p> <input type="checkbox"/> No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. <input type="checkbox"/> No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. <input type="checkbox"/> No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment. <p>Refer to "Automotive Maintenance & Car Care Best Management Practices for Auto Body Shops, Auto Repair Shops, Car Dealerships, Gas Stations and Fleet Service Operations". Brochure can be found at http://rcflood.org/stormwater/</p> <p>Refer to Outdoor Cleaning Activities and Professional Mobile Service Providers for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/</p> |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|---|---|--|--|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> L. Fuel Dispensing Areas | <input type="checkbox"/> Fueling areas ⁶ shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. <input type="checkbox"/> Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area ¹ .] The canopy [or cover] shall not drain onto the fueling area. | | <input type="checkbox"/> The property owner shall dry sweep the fueling area routinely. <input type="checkbox"/> See the Fact Sheet SD-30 , “Fueling Areas” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |

⁶ The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|--|--|--|---|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input checked="" type="checkbox"/> M. Loading Docks | <input checked="" type="checkbox"/> Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer. <input type="checkbox"/> Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. <input type="checkbox"/> Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer. | | <input checked="" type="checkbox"/> Move loaded and unloaded items indoors as soon as possible. <input checked="" type="checkbox"/> See Fact Sheet SC-30, “Outdoor Loading and Unloading,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|--|--|--|--|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input type="checkbox"/> N. Fire Sprinkler Test Water | | <input type="checkbox"/> Provide a means to drain fire sprinkler test water to the sanitary sewer. | <input type="checkbox"/> See the note in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |
| <p>O. Miscellaneous Drain or Wash Water or Other Sources</p> <input type="checkbox"/> Boiler drain lines <input type="checkbox"/> Condensate drain lines <input type="checkbox"/> Rooftop equipment <input type="checkbox"/> Drainage sumps <input type="checkbox"/> Roofing, gutters, and trim. <input type="checkbox"/> Other sources | | <input type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. <input type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. <input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. <input type="checkbox"/> Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. Include controls for other sources as specified by local reviewer. | |

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE | | |
|---|--|--|---|
| 1 Potential Sources of Runoff Pollutants | 2 Permanent Controls—Show on WQMP Drawings | 3 Permanent Controls—List in WQMP Table and Narrative | 4 Operational BMPs—Include in WQMP Table and Narrative |
| <input checked="" type="checkbox"/> P. Plazas, sidewalks, and parking lots. | | | <input checked="" type="checkbox"/> Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain. |

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanisms

Operation and Maintenance Plan

Project Title: Sycamore V

Original Date Prepared: June 7, 2016

Revision Date(s): _____

Revision Date(s): _____

Revision Date(s): _____

Revision Date(s): _____

Contact Information:

Prepared for:

Hillwood Investments
901 Via Piemonte, Suite 175
Ontario, CA 91764
Phone: (909) 382-0033
Contact: John Magness

Prepared by:

Thienes Engineering, Inc.
14349 Firestone Boulevard
La Mirada, CA 90638
(714) 521-4811
Contact: Vicky Li (vicky@thieneseng.com)
Job No. 3261b

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I. Inspection and Maintenance Log

| Date | Observations/Actions | Inspector |
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Additional inspection and maintenance logs to be included in Appendix 1 of this O&M Plan.

II. Updates, Revisions, and Errata

| Revision Number | Date | Brief Description of Update/Revision/Errata, include section and page number | Prepared and Approved By |
|-----------------|------|--|--------------------------|
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Additional updates, revisions, and errata to be include in Appendix 2 of this O&M Plan.

III. Introduction

The project site is located on the west side of Lance Drive, north of Sierra Ridge Drive, south of Dan Kipper Drive in the City of Riverside, California.

The project site encompasses approximately 72 acres. Proposed improvements to the site consist of two commercial buildings of approximately 1,012,995 square feet for Building 1 and 362,174 square feet for Building 2. There will be truck yards and vehicle parking lots adjacent to each building. The remainder of the site will be reserved for landscaping. A public storm drain in Lance Drive will be constructed to convey runoff from the project site and the north-westerly offsite residential development to an existing storm drain southeast of the site.

Per the Sycamore Canyon Business Park Onsite Hydrology Map and as-built storm drain plans by Albert A. Webb Associates, the project site and its vicinity are tabled to a 120-inch public storm drain in Eastridge Avenue approximately 1,250 feet south of the site. An existing public storm drain in Lance Drive, tributary to the 120-inch Eastridge Avenue storm drain, is not adequately sized to carry discharge from the project site. Therefore, another public storm drain traversing from the site to the 120-inch storm drain will be built to convey runoff from the project site and the offsite residential development.

Runoff from the site will enter an existing “marsh” which was designed under the previous permit to treat runoff from the proposed project. Under the updated NPDES MS4 Permit and Riverside County LID Handbook for Santa Ana River Watershed, the existing “marsh” is not a Low Impact Development (LID) BMP. The “marsh” will still meet the requirements of treating the DCV and mitigating the HCOC, but the site will also be required to provide 10% of the developed area for implementation of LID BMP principles. In addition, site design BMPs (self-treating landscape) will be provided throughout the site to the Maximum Extent Practicable (MEP).

IV. Responsibility for Maintenance

IV.A General

Funding will be provided by the owner:

Hillwood Investments
901 Via Piemonte, Suite 175
Ontario, CA 91764
Phone: (909) 382-0033
Contact: John Magness

A copy of the Covenant Agreement will be attached in Appendix 3 of this O&M Plan.

IV.B Staff Training Program

Staff training records and descriptions will be inserted in Appendix 4 of this O&M Plan.

IV.C Records

Maintenance records are to be inserted chronologically in Appendix 1 of this O&M Plan.

IV.D Safety

All maintenance procedures shall comply with the latest OSHA standards.

V. Summary of Drainage Management Areas and Stormwater BMPs

V.A Drainage Areas

See Appendix 5 of this O&M Plan for WQMP site map.

| DMA Name or ID | Surface Type(s) ¹ | Area (Sq. Ft.) | Area (Acres) | DMA Type |
|----------------|------------------------------|----------------|--------------|----------|
| DMA A | Roofs | 1,375,169 | 31.57 | Type D |
| DMA B | Concrete or Asphalt | 987,506 | 22.67 | Type D |
| DMA C | Ornamental Landscaping | 307,937 | 7.07 | Type D |
| DMA D | Ornamental Landscaping | 465,708 | 10.69 | Type A |

Geo-location of the BMPs using latitude and longitude coordinates

| BMP No. or ID | BMP Identifier and Description | Corresponding Plan Sheet(s) | Latitude | Longitude |
|-----------------|---|-------------------------------------|-----------|-------------|
| A | On-site storm drain inlets | WQMP Site Map | --- | --- |
| B | Interior floor drains and elevator shaft sump pumps | N/A | --- | --- |
| D2 | Landscape / Outdoor Pesticide Use | On-site Landscape Improvement Plans | --- | --- |
| G | Refuse Areas | WQMP Site Map | --- | --- |
| H | Industrial processes | WQMP Site Map (indoors, if any) | --- | --- |
| M | Loading Docks | WQMP Site Map | --- | --- |
| P | Plazas, sidewalks, and parking lots | N/A | --- | --- |
| Marsh | Existing Marsh | N/A | 33.931866 | -117.310589 |
| Site Design BMP | Self-Treating Landscape (throughout the site) | WQMP Site Map | | |

V.B Structural Post-Construction BMPs

See Appendix 5 of this O&M Plan for WQMP site map.

Additional BMP details are available in Appendix 10 of the WQMP.

V.C Self-Retaining Areas or Other

Areas in DMA C are considered self-treating areas which will be maintained with normal landscape maintenance.

VI. Stormwater BMP Design Documentation

VI.A “As-Built” Drawings of each Stormwater BMP

See Appendix 6 of this O&M Plan for “as-built” drawings.

VI.B Manufacturer’s Data, Manuals, and Maintenance Requirements

Not applicable, there are no manufactured stormwater BMPs.

VI.C Specific Operation and Maintenance Concerns and Troubleshooting

Not applicable.

VII. Maintenance Schedule or Matrix

VII.A Maintenance Schedule

| Schedule ("Marsh") | Inspection and Maintenance Activity ("Marsh") |
|--|---|
| During every schedule maintenance check (per below), and <i>as needed</i> at other times | <ul style="list-style-type: none"> Maintain vegetation as needed. Use of fertilizers, pesticides and herbicides should be strongly avoided to ensure they don't contribute to water pollution. If appropriate native plant selections and other IPM (Integrated Pest Management) methods are used, such products shouldn't be need. If such products are used: <ul style="list-style-type: none"> Products shall be applied in accordance with their labeling, especially in relation to application to water, and in areas subject to flooding. Fertilizers should not be applied within 15 days before, after, or during the rainy season. No ponded water should be present to avoid nuisance or vector problems. No algae formation should be visible. Correct problems as needed. |
| Annually. If possible, schedule these inspections before the beginning of the rain season to allow for any repairs to occur before rains occur. | <ul style="list-style-type: none"> Remove debris and litter from the entire "marsh" Inspect hydraulic and structural facilities. Examine the outlet for clogging, the embankment and spillway integrity, as well as damage to any structural element. Check for erosion, slumping and overgrowth. Repair as needed. |
| Whenever substantial sediment accumulation has occurred. | <ul style="list-style-type: none"> Remove accumulated sediment from the bottom of the "marsh." Removal should extend to original basin depth. |

Source Control BMPs

| Potential Sources of Runoff pollutants | Permanent Structural Source Control BMPs | Operational Source Control BMPs |
|---|---|--|
| A. On-site storm drain inlets | <ul style="list-style-type: none"> Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. | <ul style="list-style-type: none"> Maintain and periodically repaint or replace inlet markings annually. Provide stormwater pollution prevention information to new site owners, lessees, or operators upon occupancy and annually thereafter. See CASQA fact sheet SC-44 for "Drainage System Maintenance," included in Appendix of this document. Include the following lease agreements: "Tenant shall not allow anyone to discharge anything to storm drain or to store or deposit materials so as to create a potential discharge to storm drains." |
| B. Interior floor drains and elevator shaft sump pumps | <ul style="list-style-type: none"> Interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer. | <ul style="list-style-type: none"> Inspect and maintain drains semi-annually to prevent blockages and overflow. |
| D2. Landscape / Outdoor Pesticide Use | <ul style="list-style-type: none"> Landscape plans will minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Pest-resistant plans will be used adjacent to hardscape. The landscape plans will consider plants appropriate to the site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. | <ul style="list-style-type: none"> Maintain landscaping only using minimum pesticides, when needed. See Appendix 10 for "Landscape and Gardening" brochure by RCFlood. Provide Integrated Pest Management (IPM) information to new owners, lessees and operators upon occupancy and annually thereafter. IPM is an effective and environmentally sensitive approach to pest management. |
| G. Refuse Areas | <ul style="list-style-type: none"> Site refuse will be handled by contractor on a weekly basis. Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar. | <ul style="list-style-type: none"> A minimum of two receptacles will be provided and located indoors. Receptacles are to be inspected daily and repairs or replacements to leaky receptacles will be completed immediately. Receptacles are to remain covered with not in use. Dumping of liquid or hazardous wastes is prohibited. A "no hazardous materials" sign will be posted. Spills will be cleaned immediately upon discovery. Spill control materials will be available onsite. See Appendix 10 for CASQA fact sheet SC-34 for "Waste Handling and Disposal." |
| H. Industrial processes | <ul style="list-style-type: none"> All process activities to be performed indoors. No processes to drain to exterior or to storm drain system. | <ul style="list-style-type: none"> See Appendix 10 for CASQA fact sheet SC-10 for "Non-Stormwater Discharges" |
| M. Loading Docks | <ul style="list-style-type: none"> Spills will be cleaned up immediately and disposed of properly. | <ul style="list-style-type: none"> Move loaded and unloaded items indoors as soon as possible. See Appendix 10 for CASQA fact sheet SC-30 for "Outdoor Loading and Unloading" |

| Potential Sources of Runoff pollutants | Permanent Structural Source Control BMPs | Operational Source Control BMPs |
|--|--|---|
| P. Plazas, sidewalks, and parking lots | | <ul style="list-style-type: none"> Sweep plazas, sidewalks, and parking lots monthly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain. |

VII.B Service Agreement Information

See Appendix 8 of this O&M Plan for service agreement information with any contractors regarding the O&M of BMPs at the site, if any.

Appendix 1: Inspection and Maintenance Logs

Insert Additional Inspection or Maintenance Logs Here

[illegible]

Appendix 2: Updates, Revisions, and Errata

Insert Additional Updates, Revisions, and Errata Logs Here

[illegible]

Appendix 3: Maintenance Mechanism

Copy of Covenant Agreement

Establishing Notification Process And Responsibility

For Water Quality Management Plan Implementation And Maintenance

Notification Process and Responsibility

1. **Name:** _____
Title: _____
Phone: _____

WQMP Responsibilities:

- (1) Routine inspections to evaluate BMP effectiveness.
- (2) Identifying when BMPs require maintenance.
- (3) Working with qualified contractors to maintain the BMP.
- (4) Recordkeeping of inspections and maintenance activities.

2. **Name:** _____
Title: _____
Phone: _____

WQMP Responsibilities:

- (1) Cleaning, repairing, servicing, and maintenance of BMP.

3. **Name:** _____
Title: _____
Phone: _____

WQMP Responsibilities:

- (1) In event of failure, and with City Engineer's authorization, modify or replace with an upgraded BMP to prevent future failure.
- (2) Notify successors of BMPs and maintenance requirements.

WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522

Planning Case: P14-1081 & P14-1082

For Recorder's Office Use Only

COVENANT AND AGREEMENT
ESTABLISHING NOTIFICATION PROCESS AND RESPONSIBILITY FOR
WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE

THIS COVENANT AND AGREEMENT FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE is made and entered into this _____ day of _____, 2016, by Hillwood Investments _____ ("Declarant"), with reference to the following facts:

A. Declarant is the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, and legally described in Exhibit "A", which is attached hereto and incorporated within by reference.

B. Declarant has applied to the City of Riverside ("City") for _____ development of two light industrial buildings, known as Sycamore V, and located at 6275 Lance Drive, Riverside, California. (P14-1081 & P14-1082).

C. As a condition of approval and prior to the map recordation and/or issuance of any permits, the City is requiring Declarant to execute and record an agreement stating that the future property owners shall be informed of the requirements to implement and maintain the Best Management Practices ("BMPs") as described in the approved project specific Water Quality Management Plan.

D. Declarant intends by this document to comply with the conditions imposed by the City and to impose upon the Property mutually beneficial restrictions, conditions, covenants and agreements for the benefit of Property.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the approval of Planning Case P14-1081, Declarant hereby declares that the Property is and hereafter shall be held, conveyed, transferred, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following declarations, limitations, covenants, conditions, restrictions and easements, all of which are imposed as

equitable servitudes pursuant to a general plan for the development of the Property for the purpose of enhancing and protecting the value and attractiveness of the Property, and each Parcel thereof, in accordance with the plan for the improvement of the Property, and to comply with certain conditions imposed by the City for the approval of P14-1081, and shall be binding and inure to the benefit of each successor and assignee in interest of each such party. Any conveyance, transfer, sale, assignment, lease or sublease made by Declarant of a Parcel of the Property shall be and hereby is deemed to incorporate by reference all the provisions of the Covenant and Agreement including, but not limited to, all the covenants, conditions, restrictions, limitations, grants of easement, rights, rights-of-way, and equitable servitude contained herein.

1. This Covenant and Agreement hereby establishes a notification process for future individual property owners to ensure they are subject to and adhere to the Water Quality Management Plan implementation measures and that it shall be the responsibility of the Declarant, its heirs, successors and assigns to implement and maintain all Best Management Practices (BMPs) in good working order.

2. Declarant shall use its best efforts to diligently implement and maintain all BMPs in a manner assuring peak performance at all times. All reasonable precautions shall be exercised by Declarant, its heirs, successors and assigns, in the removal and extraction of any material(s) from the BMPs and the ultimate disposal of the material(s) in a manner consistent with all relevant laws and regulations in effect at the time. As may be requested from time to time by the City, Declarant, its heirs, successors and assigns shall provide the City with documentation identifying the material(s) removed, the quantity, and disposal destination.

3. In the event Declarant, or its heirs, successors or assigns, fails to undertake the maintenance contemplated by this Covenant and Agreement within twenty-one (21) days of being given written notice by the City, or fails to complete any maintenance contemplated by this Covenant and Agreement with reasonable diligence, the City is hereby authorized to cause any maintenance necessary to be completed and charge the entire cost and expense to the Declarant or Declarant's successors or assigns, including administrative costs, reasonable attorneys fees and interest thereon at the maximum rate authorized by the Civil Code from the date of the notice of expense until paid in full. As an additional remedy, the Public Works Director may withdraw any previous urban runoff-related approval with respect to the Property on which BMPs have been installed and/or implemented until such time as Declarant, its heirs, successors or assigns, repays to City its reasonable costs incurred in accordance with this paragraph.

4. Any person who now or hereafter owns or acquires any right, title or interest in or to any parcel of the Property shall be deemed to have consented and agreed to every covenant, condition, restriction and easement contained herein.

5. In addition, each of the provisions hereof shall operate as covenants running with the land for the benefit of the Property and each Parcel thereof and shall inure to the benefit of all owners of the Parcels thereof, their successors and assigns in interest, and shall apply to and bind each successive owner of each Parcel, their successors and assigns in interest.

6. The terms of this Covenant and Agreement may be enforced by the City, its successors or assigns, and by any owner, lessee or tenant of the Parcels of the Property. Should the City or any owner, lessee or tenant bring an action to enforce any of the terms of this Covenant and Agreement, the prevailing party shall be entitled to costs of suit including reasonable attorneys' fees.

7. Subject to the prior written approval of the City by its Public Works Director, any provision contained herein may be terminated, modified or amended as to all of the Property or any portion thereof. No such termination, modification or amendment shall be effective until there shall have been executed, acknowledged and recorded in the Office of the Recorder of Riverside County, California, an appropriate instrument evidencing the same including the consent thereto by the City.

IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above.

Hillwood Investments

Name: John Magness
Title: Senior Vice President

Name:
Title:

APPROVED AS TO FORM:

APPROVED AS TO CONTENT

Name:
Deputy City Attorney

Name:
Public Works Department: