

Recording requested by:

Penn Valley Pacific Associates,  
A California Limited Partnership

When recorded mail to:

Penn Valley Pacific Associates  
430 E. State Street, Ste.100  
Eagle, ID 83616  
Attn: Caleb Roope

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*Space above this line for recorder's use*

## RECIPROCAL MAINTENANCE AND USE AGREEMENT

This Reciprocal Maintenance and Use Agreement (this “Agreement”) is entered into as of September 22, 2020 by and among Penn Valley Pacific Associates, a California limited partnership (the “Partnership”) and AMG & Associates, LLC, a California limited liability company (“AMG” or, with the Partnership, sometimes hereinafter collectively referred to as “Owners” and individually as “Owner”) as follows:

### RECITALS:

#### WHEREAS:

- A. The Partnership is the fee simple owner of certain real estate located in the census-designated place of Penn Valley, Nevada County, California, the legal description of which is attached hereto as Exhibit A and incorporated herein by reference (“Partnership Property”).
- B. AMG is the fee simple owner of certain real estate located in the census-designated place of Penn Valley, Nevada County, California, the legal description of which is attached hereto as Exhibit B, and incorporated herein by reference (“AMG Property” or, with the Partnership Property, sometimes hereinafter collectively referred to as “Parcels” and individually as “Parcel”).
- C. The Partnership intends to develop and build a 31-unit affordable senior residential development (the “Partnership Development”) on the Partnership Property. AMG, or its successors or assigns, intends to develop and build an affordable residential development on the AMG Property (the “AMG Development” and together with the Partnership Development, collectively, the “Developments” and each a “Development”).
- D. The Parcels are intended to be operated with separate ownership as described above but with sharing of certain common amenities and maintenance and operational expenses as hereinafter described and subject to the conditions set forth hereinbelow.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Recitals. The Owners agree that the Recitals stated above are true and correct and form a material part of this Agreement upon which the Owners have relied. The Recitals set forth above are hereby incorporated as if fully set forth herein.
2. Common Facilities Easement. Subject to the terms and conditions of this Agreement, each Owner hereby grants, for the benefit of the other Owners, and to be appurtenant to each Parcel, and for the use and benefit of their respective tenants, officers, employees, agents, lessees, guests, licensees and invitees, a perpetual non-exclusive easement to use and enjoy all common-area amenities, if applicable, on either Parcel including, without limitation, roads, parking, community rooms (which may include, without limitation, offices, laundry facilities, computer labs, exercise rooms, recreation/meeting rooms, maintenance areas & kitchens), laundry facilities, playgrounds, BBQ/picnic areas, dog parks, employee units and other common facilities, walkways and common open areas which presently exist or may hereafter exist on any Parcel (all of such facilities and areas being collectively referred to as the “Common Facilities”) on the same terms and conditions that the same are available for use by the tenants, officers, employees, agents, lessees, guests, licensees and invitees of the Owner of the Parcel upon which such Common Facilities are located.

The rights granted in this paragraph 2 as to the AMG Property, independently, are expressly made contingent upon the following:

- a. Idaho Pacific West Communities, Inc., an Idaho corporation (“PWC”) or an affiliate or designee of PWC shall act as developer of any Development on the AMG Property;
- b. Each relevant Development is restricted to low-income households whose initial qualifying income is at or below 80% of the Area Median Income for Nevada County as established by HUD;
- c. Any Development on the AMG Property will add, at a minimum, the following shared amenities:
  - i. Community laundry facilities with at least as many washers and dryers as would be required by the California Tax Credit Allocation Committee for a tax credit development of the same size as the relevant Development. Notwithstanding the foregoing, at the discretion of the Owner of the relevant Development, if each unit in the Development is equipped with a washer and dryer in the unit, no new central laundry facility need be constructed for the relevant Development.

In the event that the conditions set forth in subparagraphs a-c, above, are not satisfied then, without limiting the effect or scope of the foregoing, prior to construction of any development commencing on the AMG Property which is not in compliance, the parties expressly agree that they shall execute and record a vacation of all rights and duties granted under this paragraph 2 only with respect to the AMG Property.

3. Utility, Fire and Drainage Easements.

- a. Utility service line facilities now or may hereafter exist on a Parcel that will provide utility service to another Parcel, including, without limitation, natural gas, electric, cable, domestic and fire protection water (including fire hydrants), sanitary and storm sewer, fire alarm systems and monitoring lines and panels and telecommunications facilities (the "Utility Facilities"). Subject to the terms and conditions of this Agreement, each Owner hereby grants, for the benefit of each other Owner, and to be appurtenant to each other Parcel, and for the benefit of their respective tenants, officers, employees, agents, lessees, guests, contractors, subcontractors, licensees and invitees, a perpetual non-exclusive easement to use, maintain and enjoy the Utility Facilities now or anytime hereafter situated on any Parcel on the same terms and conditions that such Utility Facilities are available for use by the Owner of the Parcel upon which such Utility Facilities are located, and its tenants, officers, employees, agents, lessees, guests, contractors, subcontractors, licensees and invitees. Notwithstanding the foregoing, an Owner may not, following initial construction, install additional Utility Facilities (a "Future Utility Facility") on the other Owner's Parcel without the other Owner's written consent, which consent shall not be unreasonably withheld or delayed, and the Owner installing, maintaining or replacing any such Future Utility Facility shall repair any damage caused thereby and, to the extent practicable, return the other Owner's Parcel to the state that existed prior to such installation, maintenance, repair or replacement.

The use and enjoyment of all Utility Facilities and Future Utility Facilities shall be non-exclusive and other Owner(s) shall have the right to hook into Utility Facilities installed by another Owner. Notwithstanding the foregoing, however, no Owner shall be obligated to install over-sized Utility Facilities to service the needs of any other Owner unless agreed in writing in advance and no Owner shall be under any obligation to modify any Utility Facility to enable another Owner to utilize same.

- b. More particularly, the AMG Property is hereby burdened with the obligation to accept drainage water from the Partnership Property and the Partnership and AMG are hereby granted the right to install and maintain drainage and grading improvements on both the Partnership Property and AMG Property consistent with construction plans approved by the County of Nevada, as shown on Exhibit C, attached and incorporated herein by reference.

4. Cost, Maintenance, Operation and Repair Obligations and Rights. The Owner of each Parcel or its designee shall be responsible for operating, maintaining and repairing the landscaping, improvement, roads, Common Facilities and Utility Facilities located on its respective Parcel and shall keep its Parcel well maintained, in good repair and condition and reasonably free of trash and debris. Notwithstanding the foregoing, to the extent that Utility Facilities located on one Owner's Parcel benefit only the other Owner's Parcel, such Utility Facilities shall be operated, maintained and repaired by the benefitted Owner. Each Owner shall have the right to establish reasonable and non-discriminatory rules regarding the use of the Common Facilities on its Parcel.

Subject to the terms below regarding the Shared Expenses, all costs of operation, maintenance and repair of the Partnership Property and the Partnership Development shall be borne exclusively by the Partnership; and all costs of operation, maintenance and repair of the AMG Property and AMG Development shall be borne exclusively by AMG or its designee. All utilities shall be separately metered for each Parcel.

Notwithstanding the foregoing, each Owner shall pay its proportionate share of the cost of operating, maintaining, restoring and using Common Facilities and Utility Facilities used in common (the "Shared Expenses"). Such proportionate share shall be based on the number of residential rental units on each Parcel that have, as of the date of accrual of the relevant cost, receive certificates of occupancy from the County of Nevada (the "Prorata Share"). However, in the event that the AMG Property is ultimately developed with anything other than affordable multifamily housing (an "Incompatible Development"), the Prorata Share of the AMG Owner (if developed with an Incompatible Development) shall be prorated based on the relative acreage of each Parcel, for all purposes herein.

On or before August 1<sup>st</sup> of each year commencing the first August 1<sup>st</sup> following the AMG Development receiving at least some certificates of occupancy, the apartment management company managing the developments shall prepare and circulate to Owners a budget setting forth anticipated Shared Expenses for the following year (a "Shared Expenses Budget"). On or before September 1<sup>st</sup> of each year, Owners shall each approve the relevant Shared Expenses Budget in writing. If the Owners cannot agree on a Shared Expenses Budget, the dispute shall be resolved by binding arbitration in Penn Valley, California before an arbitrator selected from a list maintained by the Judicial Arbitration and Mediation Services ("JAMS"). If the matter must proceed to arbitration, such dispute shall be decided by an arbitrator to be chosen by the Owners or, if the parties cannot agree on an arbitrator, then assigned by JAMS. The Owners, or any of them, shall serve each Owner and JAMS a demand for Arbitration within three business days of September 1<sup>st</sup> if no Shared Expenses Budget has been approved. Such arbitration shall be conducted pursuant to JAMS Comprehensive Arbitration Rules and Procedures and in accordance with the Expedited Procedures in those Rules (and shall be decided within 30 days of

submission of the dispute to JAMS) and shall be mandatory and the judgment of the arbitrator shall be final. Except in the case of an emergency, neither the apartment management company nor any Owner shall incur any Shared Expenses in excess of the Shared Expenses Budget without the written consent of all the Owners.

Each Owner may send written notice to the other Owner(s) from time to time requesting that such Owner(s) pay its respective Prorata Share of Shared Expenses, provided that statements therefor shall be sent no more frequently than once each month. Each Owner shall pay, within fifteen (15) days of delivery of any such written notice, its Prorata Share of such Shared Expenses. Such notice shall include an itemized statement, with supporting evidence in the form of invoices, receipts, or other evidence of the nature of the expenses incurred, of all expenses incurred by the Owner seeking payment in operating, maintaining, repairing and/or replacing the Common Facilities and/or the Utility Facilities.

In the event that any Owner of a Parcel fails to fulfill its obligations under the terms of this Agreement (a "Non-Performing Owner"), including, without limitation, performance of maintenance and repair of the Common Facilities or Utility Facilities, then upon ten (10) days' written notice from any Owner of any other Parcel (a "Performing Owner"), such Performing Owner may perform any such obligations of the Non-Performing Owner in accordance with the terms and standards of this Agreement at the sole cost and expense of the Non-Performing Owner. Upon delivery of written notice of the cost and expense of completing such obligations, including an itemized statement thereof with supporting evidence in the form of invoices, receipts, or other evidence of the nature of the expenses incurred, such Non-Performing Owner shall immediately pay to the Performing Owner the full amount of such costs and expenses, together with interest from the date the Performing Owner incurs such costs and expenses through the date of payment by the Non-Performing Owner at the rate of 6% per annum. In collecting such costs, expenses and interest due, Performing Owner shall have all rights and remedies provided by law, including, without limitation, the right to file a lien against the Non-Performing Owner's Parcel.

Notwithstanding anything to the contrary contained herein, nothing contained herein shall obligate any Owner to construct any new improvement on any other Owner's Parcel (or to directly or indirectly pay to such other Owner any amount on account of any such new improvement on such other Owner's Parcel).

5. Insurance.

Until such time as building permits are received for construction of improvements on the AMG Property, the Partnership shall, at the Partnership's sole cost and expense, maintain in full force and effect with respect to all of the Parcels: Commercial general liability insurance written on an occurrence basis, with limits of at least \$1,000,000 per person per accident and at least \$1,000,000 property damage, or Combined Single

Limit of at least \$2,000,000 consisting of both bodily injury and property damage coverage. Thereafter, each Owner that has received building permits (or its designee) shall, at their sole cost and expense, maintain in full force and effect with respect to their respective Parcels: Commercial general liability insurance written on an occurrence basis, with limits of at least \$1,000,000 per person per accident and at least \$1,000,000 property damage, or Combined Single Limit of at least \$2,000,000 consisting of both bodily injury and property damage coverage.

Each Owner of a Parcel required to carry insurance as set forth above shall cause the Owners of the other Parcels to be named as additional insureds under its respective commercial general liability policy.

At least annually and upon renewal, each Owner required to be insured under this paragraph shall furnish the other Owner with certified copies of valid certificates of insurance for all of such policies showing the carriers, policy numbers, names of additional insureds and expiration dates.

6. Eminent Domain. Nothing herein shall be construed to give any Owner any interest in any award or payment made to any other Owner, as the owner of its respective Parcel, in connection with any exercise of the power of eminent domain, or transfer in lieu thereof, affecting any portion of a Parcel, even though the affected portion of such Parcel is encumbered by the easement rights herein granted; however, each Owner shall have the right to make a separate claim against any condemning authority for any diminution in value of its Parcel on account of the loss of use of the easement rights herein granted and for the value of any improvements installed by such Owner pursuant to said easement rights which are damaged or destroyed in connection with any exercise of the power of eminent domain or any transfer in lieu thereof.
7. Attorneys' Fees. In the event any Owner shall be in default under this Agreement, or if any dispute shall arise between any Owners concerning the interpretation of this Agreement, and if an action shall be brought in connection therewith in which it shall be finally (with no further appeal being available due to the expiration of appeal periods or otherwise) determined that any Owner was in default, or that the court agrees with one Owner's interpretation of the disputed provision of this Agreement, the Owner determined by the court to be in default, or with whose interpretation of this Agreement the court does not agree, shall pay to the other Owner(s) all reasonable attorneys' fees and litigation expenses incurred or paid by the other Owner(s) in connection therewith.
8. General Standard of Use and Maintenance. The Owner of each Parcel shall exercise its rights hereunder so as not to materially interfere with the normal use of the other Parcels and the rights of the other Owners, shall not construct or place any obstacle or otherwise interfere in any way with the use of the easements herein granted by any other parties entitled to the use and enjoyment of them as described herein, and shall maintain the easement facilities located on its Parcel in a condition

and appearance consistent with the integrated operation and appearance of the Parcels. Each of the Owners shall have the right in its sole discretion, to relocate, remove or alter the surface of or any structure, improvement or facility located on its Parcel, provided that such relocation, removal or alteration does not materially interfere with the rights granted hereunder to any other Owner.

9. Covenants Run with the Land. All of the easements, restrictions and obligations herein shall create servitudes running with the title to the Parcels herein described. The benefits and burdens under this Agreement are not personal but shall run with the title to their respective Parcels and shall be binding upon and shall inure to the benefit of the Owners and their respective successors and assigns as owners of the Parcels. In the event of sale of all or any residential units within the Parcels, the purchaser shall be responsible for carrying out the obligations set forth herein and, in the event less than all of one Owner's residential units are sold or transferred, the purchaser's Prorata Share shall be determined in the same manner set forth above in Section 4.

Subject to the terms and conditions of this Agreement, in the event that any Parcel shall cease to be used for residential purposes (a "Non-Residential Parcel") then all easements and rights granted to such Non-Residential Parcel with respect to the Common Facilities shall be canceled and vacated and all obligations of such Non-Residential Parcel to contribute to the payment of Shared Expenses to the extent they relate to the Common Facilities shall cease. The Owners expressly agree that they shall execute and record a vacation of all rights and duties granted to a Non-Residential Parcel under this Agreement which relate to the Common Facilities.

10. Notices. All notices, requests, demands, consents and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly and properly given on the date of service if delivered via hand delivery, or on the first business day following deposit with a nationally recognized overnight courier service (e.g. FedEx), postage prepaid, in any event addressed appropriately as follows:

If to the Partnership: Penn Valley Pacific Associates,  
a California Limited Partnership  
430 E. State St., Ste. 100  
Eagle, ID 83616  
Attn: Caleb Roope

With copy to: RBC Community Investments, LLC  
c/o RBC Community Investments, LLC  
600 Superior Avenue  
Suite 2300  
Cleveland, Ohio 44114  
Attention: President and General Counsel

with copy to: Bocarsly Emden Cowan Esmail & Arndt,  
LLP  
633 West Fifth Street, 64th Floor  
Los Angeles, California 90071  
Attention: Kyle Arndt, Esq.

If to AMG: AMG & Associates, LLC,  
a California Limited Liability Company  
16633 Ventura Blvd., Ste.1014  
Encino, CA 91436  
Attn: Alexis Gevorgian

Any Owner may change its address for purposes of this Section 11 by giving the other Owners written notice of the new address in the manner set forth above.

11. Co-Management. Owners agree that, during any time during which more than one of the Developments is being operated as an affordable housing development, they shall utilize the same management company to manage their respective Developments. The common management agent shall enter into separate contracts with each Owner and bill for services separately.

In the event of a dispute between the Owners as to what management agent to select at any given time or as to whether an acting management agent shall be terminated, such dispute shall be decided by an arbitrator to be chosen by the Owners or, if the parties cannot agree on an arbitrator, then assigned by JAMS. Such arbitration shall be conducted pursuant to JAMS Comprehensive Arbitration Rules and Procedures and in accordance with the Expedited Procedures in those Rules (and shall be decided within 60 days of submission of the dispute to JAMS) and shall be mandatory and the judgment of the arbitrator shall be final.

12. Construction Licenses. Each Owner grants the other Owners and their employees, agents, contractors, guests and invitees, the right, privilege and license to use its Parcel for purposes of storing construction materials and equipment and for parking and office use while construction of the construction of the Developments is in progress. All such use shall be at no cost to the Owner making such use.

The method of use of the Parcels under this license shall be as follows:

The Parcels shall be used in an orderly and workmanlike manner and without undue interruption to the construction of the Development being constructed on the Parcel being made use of. The Owner making use of the other Owner's Parcel will indemnify and hold the other Owner and its officers, agents, contractors, principals and employees harmless for any liability arising out of the use the other Owner's Parcel; and, in exercising the License, the Owner making use must use reasonable care and may not unreasonably increase the burden on the Parcel being used.



Owners retain the right to use their Parcels in any manner not inconsistent with the license herein granted.

The license shall be for so long as is reasonably necessary to complete construction of the above-mentioned Developments.

13. Mortgagee Protection.

(a) Agreement Superior to Mortgage. This Agreement, and the easements, covenants and restrictions contained herein shall at all times be superior to the lien of any deed of trust, mortgage, security agreement or other monetary lien or encumbrance that may exist against the Parcels as of, or any time after, the date of this Agreement (together, a "Mortgage"). Each party, upon the written request of the other party, shall obtain written recordable agreements from its lenders and other holders of such liens, if any, whereby such lienor agrees to subordinate their interests under such liens to the rights and interests of the parties created by this Agreement. As used herein, the term "Mortgagee" or "mortgagee" shall mean the mortgagee, beneficiary or secured party under any Mortgage.

(b) Effect of Breach. No breach or violation of any term or provision hereof by any Owner shall defeat, render invalid, extinguish, modify or otherwise affect the lien of any deed of trust or mortgage now or hereafter encumbering all or any part of such Owner's Parcel (and upon foreclosure of any such deed of trust or mortgage, the purchaser at such foreclosure sale shall take the Parcel free of any lien or obligation arising with respect to any such breach or default by such Owner).

(c) Notices. Any default notices provided for in this Agreement shall also be provided to the holder of any mortgage or deed of trust and such other party or parties related to an Owner which have delivered a copy of a notice to each party requesting a copy of such notices.

(d) Cure Right. Any mortgagee or limited partner of any Owner shall have the right but not the obligation within thirty (30) days after the receipt of a notice, to cure any default, or if such default (other than the payment of money) cannot be cured within thirty (30) days, to diligently commence curing within such time and complete the cure thereof within a reasonable period thereafter.

(e) Limitation of Liability. The liability of any Mortgagee for obligations under this Agreement, whether before or after foreclosure, shall be limited solely to its interest in the Development to which it encumbers and the proceeds received upon execution of judgment against such party's interest in such Development, and neither such entity nor any partner, officer, shareholder or member of such entity shall be personally liable for any deficiency in the payment of any judgment. No other property or assets of such entity shall be subject to execution or other enforcement procedure for the satisfaction of a judgment or other judicial process.

(f) No Amendment Without First Mortgagee Consent. This Agreement shall not be amended without the prior written consent of any first Mortgagee holding a valid first mortgage or deed of trust with respect to one or more of the Parcels, which consent shall not be unreasonably withheld or delayed.

14. Miscellaneous.

- (a) This Agreement may not be amended or modified orally but may be amended or modified only in writing, signed by all of the parties hereto (or their respective successors or assigns as Owners) and approved in writing by the limited partners of Owners to the extent applicable (the "Limited Partners"). No waiver of any term or provision of this Agreement shall be effective unless it is in writing, making specific reference to this Agreement and signed by the Parties and the Limited Partners, and any such waiver shall not constitute a waiver of any other or subsequent rights under or violations of this Agreement.
- (b) This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof. This Agreement shall be binding upon the parties hereto and their respective successors and assigns and shall inure to the benefit of each of them.
- (c) This Agreement has been executed and delivered in and shall be governed by and construed in accordance with the laws of the State of California.
- (d) If any term or provision of this Agreement shall be held invalid, illegal or unenforceable, in whole or in part, the validity of any and all other terms and provisions of this Agreement shall not in any way be affected thereby.
- (e) The headings contained in this Agreement are for convenience of reference only and are not part of this Agreement and shall not be used in construing it.
- (f) This Agreement may be executed in multiple counterparts, each of which, when taken together, shall constitute an original.
- (g) This Agreement may be enforced in a California court of law or equity in any manner provided by law or in this Agreement, including, without limitation, any action for specific performance or damages, and any failure by any party to enforce any provision of this Agreement shall in no event be deemed a waiver of the right to do so thereafter.
- (h) Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Parcels, Common Facilities or Utility Facilities, it being the intent of the Owners that this Agreement shall be strictly limited to and for the purposes herein

expressed. No easements, except those expressly set forth herein, shall be implied by this Agreement.

- (i) Nothing contained herein shall be construed to make the Owners partners or joint venturers, or to render either of the Owners liable for the debts or obligations of the other Owner.
- (j) This Agreement shall be recorded in the County Recorder's Office of the County of Nevada, California and Owners shall share the expense of recordation.
- (k) Each Owner shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless the other Owner, its officers, partners, officials, employees, agents and contractors from and against any claims or damages arising out of an Owner's performance or failure to comply with the obligations under this Agreement, for its negligent or willful acts or omissions or in connection with its exercise of any easement or license granted hereunder.
- (l) An "Event of Default" shall occur under this Agreement in the event there is a breach of any provision, condition, covenant, warranty, promise or representation contained in this Agreement, and such breach continues for a period of thirty (30) days after written notice thereof to the defaulting party, the limited partners of Owners and to any lenders of Owner that have provided Owners with notice information ("Parties With Cure Rights") without the defaulting party or other Parties With Cure Rights curing such breach; provided, however, if such default is of the nature requiring more than 30 days to cure, the defaulting Party shall avoid default hereunder by commencing to cure within such 30 day period, and thereafter diligently pursuing such cure to completion within an additional sixty (60) days following the conclusion of such 30 day period (for a total of ninety (90) days). Except as required to protect against further damages, the injured Owner may not institute proceedings against the Owner in default until the time for cure has expired. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default. Furthermore, each Owner agrees that, in the case of a default by the other Owner, the non-defaulting Owner shall give notice of such default to all Parties With Cure Rights and that any such party shall have the right, but not the obligation, to cure the default and the non-defaulting Owner agrees to accept cure from any of the Parties With Cure Rights to the same extent as it would be obligated to accept cure from the defaulting Owner.
- (m) Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Partnership Property or AMG Property for the benefit of the general public or for any public purposes whatsoever, it being the intention

of the parties hereto that this Agreement shall be strictly limited to the purposes herein expressed.

- (n) Owners acknowledge and ratify the terms of that certain Access Easement Deed dated February 14, 2020 and recorded in the Records of the County of Nevada on March 18, 2020 as document number 20200006238 (the "Access Easement").

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties execute this agreement as of the date first above written.

Penn Valley Pacific Associates,  
a California limited partnership

By: TPC Idaho Holdings VII, LLC,  
an Idaho limited liability company,  
its Administrative General Partner

By: Pacific West Communities, Inc.,  
an Idaho corporation,  
its Manager

By: \_\_\_\_\_  
Name: Caleb Roope  
Title: President and CEO

**Acknowledgement Attached**

By: Lone Oak 1 - BBP, LLC,  
a California limited liability company,  
its Managing General Partner

By: Building Better Partnerships, Inc.,  
a California nonprofit public benefit  
corporation,  
its sole member and manager

By: \_\_\_\_\_  
Name: Gustavo Becerra  
Title: President

**Acknowledgement Attached**

AMG & Associates, LLC,  
a California Limited Liability Company

By: \_\_\_\_\_  
Name: Alexis Gevorgian  
Title: Manager

**Acknowledgement Attached**

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

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature)  
Name: \_\_\_\_\_  
**NOTARY PUBLIC**

[Seal]

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

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature)  
Name: \_\_\_\_\_  
**NOTARY PUBLIC**

[Seal]

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

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_

**NOTARY PUBLIC**

[Seal]



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PARTNERSHIP PROPERTY**

Real property in the unincorporated area of the County of Nevada, State of California, described as follows:

**PARCEL ONE:**

PARCEL 2, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD JULY 18, 2018 IN BOOK 21 OF PARCEL MAPS AT PAGE 55 OF NEVADA COUNTY RECORDS.

APN: 051-151-066

**PARCEL TWO:**

AN EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PORTION OF PARCEL 1, AS SHOW ON THE PARCEL MAP FILED FOR RECORD JULY 18, 2018 IN BOOK 21 OF PARCEL MAPS AT PAGE 55 OF NEVADA COUNTY RECORDS.

APN: 051-151-065

**EXHIBIT "B"**

**LEGAL DESCRIPTION OF AMG PROPERTY**

Real property in the unincorporated area of the County of Nevada, State of California,  
described as follows:

PARCEL 1, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD JULY 18, 2018  
IN BOOK 21 OF PARCEL MAPS AT PAGE 55 OF NEVADA COUNTY RECORDS.

APN: 051-151-065

**Exhibit “C”**

APPROVED CONSTRUCTION PLANS

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS... 2. ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CALTRANS STANDARD CONSTRUCTION SPECIFICATIONS...

SITE CLEARING:

- 1. REMOVE SURFACE DEBRIS. 2. DEMOLISH AND REMOVE CONCRETE, PAVING, ETC. IN CONSTRUCTION AREA. 3. CLEAR NEW CONSTRUCTION AREA OF PLANT LIFE AND GRASS. 4. CONFORM TO APPLICABLE CODE FOR DISPOSAL OF DEBRIS.

PROTECTION:

- 1. PROTECT BENCH MARKS, EXISTING STRUCTURES, FENCES, ROADS, SIDEWALKS, PAVING, AND CURBS THAT ARE TO REMAIN. 2. PROTECT ABOVE OR BELOW GRADE UTILITIES WHICH ARE TO REMAIN.

PREPARATION:

- 1. IDENTIFY KNOWN BELOW GRADE UTILITIES, CALL UNDERGROUND SERVICES ALERT (USA) 48 HOURS BEFORE EXCAVATION, STAKE AND FLAG LOCATIONS. 2. IDENTIFY AND FLAG ABOVE GRADE UTILITIES. 3. MAINTAIN AND PROTECT EXISTING UTILITIES REMAINING WHICH PASS THROUGH WORK AREA.

PAVEMENT SYSTEMS:

- 1. ASPHALT CONCRETE SHALL BE TYPE B (7/2" MAX OVER CLASS 2 AGGREGATE BASE, ENGINEERED FILL, NATIVE SHALL BE CONTACTED TO 95% RELATIVE DENSITY (2" DEPTH).

ON-SITE CONCRETE:

- 1. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150, TYPE I OR II - LOW ALKALI AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C 33, AND GRADE 4 PER THE CALIFORNIA BUILDING MAXIMUM AGGREGATE SIZE FOR FOOTINGS, SLABS, ON-GRADE AND MASS CONCRETE SHALL NOT EXCEED 1 1/2" MAXIMUM AGGREGATE SIZE FOR ALL OTHER CONCRETE SHALL NOT EXCEED 3/4".

SANITARY SEWER SYSTEM:

- 1. SANITARY SEWER PIPE SHALL BE A RINGITE TYPE B2353 OR BETTER. 2. MANHOLES SHALL BE RATED FOR H-20 LOADING AS DETERMINED BY THE D.O.T. 3. WHERE A CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STORM DRAIN STRUCTURE, SAID EXISTING SEWER OR STORM DRAIN STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO ORDERING MATERIALS AND, SUBMITTING CUT SHEETS TO THE ARCHITECT...

STORM DRAIN SYSTEM:

- 1. STORM DRAIN PIPES SHALL BE HDPE TYPE "80" OR AN APPROVED EQUIVALENT. PIPES SHALL BE RATED FOR H-20 LOADING AS DETERMINED BY THE DEPARTMENT OF TRANSPORTATION (D.O.T.). 2. AREA DRAINS SHALL BE CURETS CONCRETE PRODUCTS OR AN APPROVED EQUIVALENT, AND RATED FOR H-20 LOADING AS DETERMINED BY THE D.O.T.

PRIVATE WATER MAIN SYSTEMS:

- 1. DOMESTIC WATER MAINS SHALL BE POLYETHYLENE GLYCOL PIPE (PEVC) 4" DIA. C-900 CLASS 60 FIBRE REINFORCED POLYETHYLENE GLYCOL PIPE (PEVC) C-1000 CLASS 900, WATER MAINS SMALLER THAN 4" DIAMETER SHALL BE SCHEDULE 40 CONFORMING TO ASTM 1198. 2. MATERIALS: POLYETHYLENE GLYCOL PIPE (PEVC) SHALL BE OF TYPE I IN ACCORDANCE WITH ASTM C900 STANDARDS, 4" AND SMALLER SHALL BE SCHEDULE 40 CONFORMING TO ASTM 1198.

AIR QUALITY NOTES:

- 1. ALL CONSTRUCTION ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE NSAQMD'S REGULATION 7.1.3.2.2.1 REGARDING DUST FROM AEROSOL BOUNDRIES AND CAUSING A PUBLIC NUISANCE OR VIOLATION OF AN AMBIENT AIR STANDARD. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE SITE COVERAGE, PREFERABLY IN THE MID-MORNING AND AFTER WORK IS COMPLETED EACH DAY. 2. ALL CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO DIRECT CONSTRUCTION TRAFFIC FLOW TO OFF-PEAK HOURS.

CIVIL ENGINEERING NOTES:

- 1. IF ANY POTENTIAL ARCHAEOLOGICAL, CULTURAL, OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK SHALL CEASE WITHIN THE AREA OF THE FIND PENDING AN EXAMINATION OF THE SITE AND AREA BY A PROFESSIONAL ARCHAEOLOGICAL/PALEONTOLOGICAL CONSULTANT TO ASSESS THE SIGNIFICANCE OF THE FIND AND PREPARE APPROPRIATE MITIGATION MEASURES FOR REVIEW BY THE BUILDING AND DEVELOPMENT SERVICES DIRECTOR. ALL MITIGATION MEASURES DETERMINED BY THE BUILDING AND DEVELOPMENT SERVICES DIRECTOR TO BE APPROPRIATE FOR THIS PROJECT SHALL BE IMPLEMENTED PURSUANT TO THE TERMS OF THE ARCHAEOLOGICAL REPORT.

NOISE MITIGATION MEASURES:

- A. THE CONSTRUCTION BMPs SHALL INCLUDE THE FOLLOWING: 1. ENSURE THAT CONSTRUCTION EQUIPMENT IS PROPERLY MUFFLED ACCORDING TO INDUSTRY STANDARDS AND BE IN GOOD WORKING CONDITION. 2. PLACE NOISE-GENERATING CONSTRUCTION EQUIPMENT AND LOCATE CONSTRUCTION STAGING AREAS AWAY FROM SENSITIVE AREAS, WHERE FEASIBLE. 3. PLACE NOISE BARRIERS TO THE EXTENT FEASIBLE, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY NOISE BARRIERS OR NOISE BLANKETS AROUND STATIONARY CONSTRUCTION EQUIPMENT.

SHORING & SAFETY NOTES:

- 1. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT CONTROL THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE WORKERS AND OTHER PERSONS DURING DEMOLITION AND CONSTRUCTION. THOSE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, PLANKING, ETC. THE CONTRACTOR AT HIS OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DESIGN, INSTALL, MAINTAIN AND REMOVE SAFETY MEASURES. THESE SHALL BE USED AND INSPECTED SAME AT THE JOB SITE OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR ENGINEER SHALL NOT BE A SUBSTITUTE FOR THE INSPECTION OF THE STRUCTURE OF THE CONTRACTOR WHO IS RESPONSIBLE FOR INSPECTION OR ACCEPTANCE OF WORKMANSHIP OR MATERIALS ON THIS PROJECT.

HAZARD IDENTIFICATION:

- CONTRACTORS ARE HEREBY ADVISED THAT THEY MAY BE EXPOSED TO HAZARDOUS CONDITIONS WHEN WORKING IN TRENCHES OR MOATINGS. THESE CONDITIONS MAY INCLUDE BUT NOT BE LIMITED TO: HAZARDOUS GASES, OXYGEN DEFICIENT ENVIRONMENTS, SYSTEMS SUCH AS HYDROGEN SULFIDE, CARBON DIOXIDE, METHANE AND OTHER FLAMMABLE OR TOXIC GASES, BURIED LIVE WIRE, UNIDENTIFIED CHEMICAL, AND OTHER CONSTITUENTS HARMFUL TO HUMANS, AND EXPOSURE TO AREAS WHICH HAVE LIMITED OR RESTRICTED ACCESS AND EGRESS. CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS AND FEDERAL OSHA REGULATIONS.

ADDITIONAL NOTES:

- 1. AN ALL WEATHER AGGREGATE BASE SECTION WITH 4" MIN. THICKNESS CONFLICTED TO 9% BLD. SHALL BE INSTALLED AROUND THE BUILDING (WITHIN FOOTPRINT OF DRIVEWAY) PRIOR TO VERTICAL CONSTRUCTION. TEMPORARY ADDRESS SIGNAGE CLEARLY VISIBLE FROM THE STREET SHALL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION. 2. BEST MANAGEMENT PRACTICES TO PROTECT WATER QUALITY: THE CONTRACTOR SHALL IMPLEMENT STANDARD BEST MANAGEMENT PRACTICES DURING AND AFTER CONSTRUCTION. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO: A. CONSTRUCTION IN OR NEAR DRAINAGES SHALL ONLY OCCUR DURING THE DRY SEASON.

NEVADA IRRIGATION DISTRICT RIGHT OF WAY NOTE:

- DEVELOPER SHALL STAKE ALL NID EASEMENTS BY A PROFESSIONAL LAND SURVEYOR. ALL NID TREATED AND RAW WATERLINES AND APPURTENANCES SHALL BE CONFORMED TO BE WITHIN THESE EASEMENTS PRIOR TO AND DURING CONSTRUCTION OF THESE FACILITIES. THESE FACILITIES AND THE LOCATIONS SHALL BE CONFORMED BY NID INSPECTORS. EASEMENTS AND ROW STAKES SHALL USE RECORDED EASEMENTS, PLATS, AND ROW DOCUMENTS. THE CONTRACTORS SHOULD NOT RELY ON CONSTRUCTION PLANS FOR STAKING OF EASEMENTS OR ROW FOR CONSTRUCTION LOCATIONS AND SURVEY WORK SHOULD BE DONE IN A TIMELY MANNER TO ALL FOR NID INSPECTORS. DISCREPANCIES SHALL BE NOTIFIED TO NID AS SOON AS POSSIBLE AND MUST BE RESOLVED PRIOR TO ACCEPTANCE BY THE DISTRICT. ALL NID EASEMENTS SHALL BE YELLOW STAR MARKERS. ALL FACILITIES MUST NOT BE ACCEPTED UNTIL PLATS AND EASEMENTS ARE RECORDED.

NEVADA IRRIGATION DISTRICT NOTES:

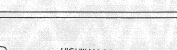
- 1. ONLY DISTRICT PERSONNEL SHALL OPERATE THE DISTRICT'S WATER SYSTEM. 2. THE CONTRACTOR SHALL REQUEST WATER OUTAGE IN WRITING AT LEAST 14 DAYS IN ADVANCE GIVING FULL DETAILS OF THE WORK TO BE ACCOMPLISHED. SUCH WRITING REQUEST MAY BE MADE ONLY AFTER THE DISTRICT ENGINEER IS SATISFIED THAT ALL MATERIALS TO COMPLETE THE 14-DAY WORK IS ON SITE AND HAS PASSED INSPECTION. NEARLY INSTALLED PIPE MUST HAVE BEEN SUCCESSFULLY TESTED. 3. THE OUTAGE WILL BE SCHEDULED BETWEEN 6:00 AM TO 3:00 PM, TUESDAY THROUGH THURSDAY, EXCEPTING HOLIDAYS. THE DISTRICT WILL SHUT OFF WATER AT THE NEAREST PRACTICAL LOCATION AND HAVE IT RE-OPENED BY 6:00 AM. THE DISTRICT WILL DRAIN THE PIPE AT EXISTING BLOW OFF. THE CONTRACTOR WILL REMOVE REMAINING WATER NOT DRAINED THROUGH EXISTING BLOW-OFFS. THE CONTRACTOR MUST HAVE THE SYSTEM READY FOR RE-CHARGE AT 3:00 PM.

LEGEND:

Table with 2 columns: Symbol/Line Style and Description. Includes symbols for Area Drain, Back Flow Preventer, Clean Out, Drain Inlet, Fire Hydrant, Guy Wire/Anchor, Joint Pole/Power Pole, Light, Monument, Storm Drain Manhole, Sign, 96 Manhole, Tree, Water Meter, Water Valve, Existing Overhead Electric #4 Telephone, Existing Overhead Electric, Existing Overhead Telephone, Existing Sanitary Sewer Main, Existing Storm Drain, Existing Underground Gas, Existing Underground Electric, Existing Underground Water, Existing Fence, Existing Edge of Pavement (EP), General Elevation Limits, Existing Elevation Contour Line, Proposed Elevation Contour Line, Property Line, Easement Line, Setback Line, Centerline, New Storm Drain Line, New Sanitary Sewer Line, New Electrical Conduit, New Fire Water, New Water Line, Saucuit Line.

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Full Name. Includes: AB - Aggregate Base, AC - Asphalt Concrete, AD - Area Drain, ARV - Air Release Valve, ATT - Telephone Line, BFP - Back Flow Preventer, BR - Break, BPG - Building Perimeter Grade, CPG - Corrugated Metal Pipe, C/O - Clean Out, CONC - Concrete, D - Drop Inlet, D/S - Downspout, DWY - Driveway, E - Electric, EGR - Edge of Gravel Road, EDG - Edge of Pavement, EX - Existing, FDC - Fire Dept. Connection, FF - Finished Floor, FH - Fire Hydrant, FL - Flow Line, FS - Finished Surface, FI - Fire Water, GB - Grade Break, GR - Grate Elevation, GRD - Grate Road, HDPE - High Density Polyethylene, INS - Inside Deter, INV - Invert of Pipe, LF - Linear Feet, LOC - Location, LSC - Landscape, NV - New, NTS - Not to Scale, OHS - Overhead Electric #4 Telephone, OHT - Overhead Telephone, PIV - Post Indicator Valve, PLY - Property Line, PPL - Power Pole, PUE - Public Utility Easement, PV - Polyvinyl Chloride, RCP - Reinforced Concrete Pipe, RD - Storm Drain, SF - Square Feet, SS - Sanitary Sewer, SBGO - Sanitary Sewer Cleanout, SSM - Sanitary Sewer Manhole, SW - Sidewalk, T - Tree, TBM - Temporary Bench Mark, TOP - Top of Curb, TRSH - Trash Enclosure, TYP - Typical, U - Utility, WB - Water Box, WM - Water Meter, WV - Water Valve.



INDEX OF SHEETS:

Table with 2 columns: Sheet Number and Description. Includes: C1.0 TITLE SHEET, C2.0 EXISTING TOPOGRAPHY, C3.0 DESIGN PLAN, C3.0 GRADING PLAN, C4.0 EARTHWORK PLAN, C4.0 UTILITY PLAN, C5.0 PAVING PLAN & DIMENSIONED SITE PLAN, C6.0 DETAIL SHEET, C6.1 DETAIL SHEET, C6.2 NOTES SHEET, C7.0 EROSION & SEDIMENT CONTROL PLAN, C7.1 ESDP DETAIL SHEET.

Robertson Erickson Civil Engineers & Surveyors 888 Mariposa Court Chico, California 95926 530-898-3300 fax 530-898-8955 www.re-engineers.com

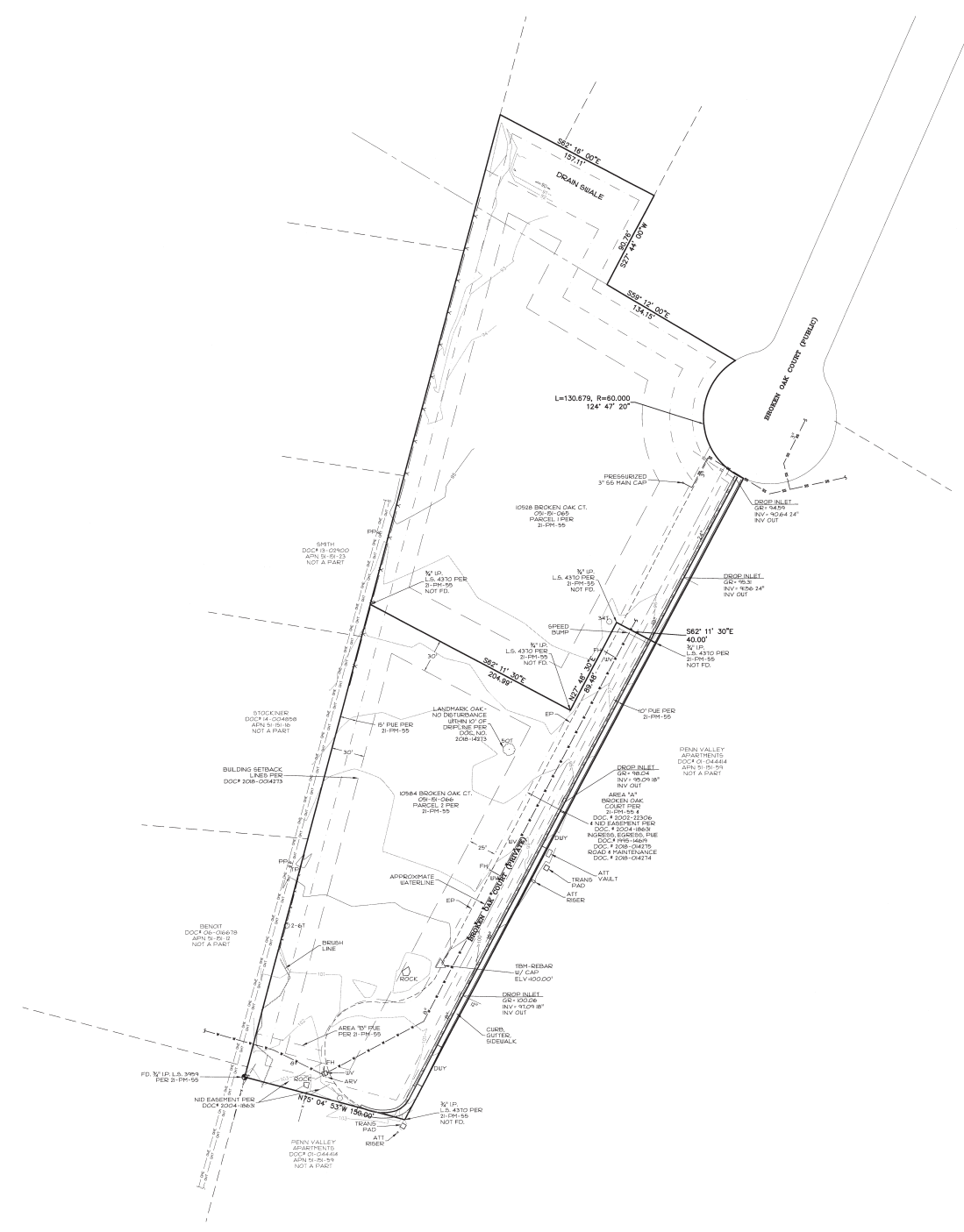


TITLE SHEET

Table with 3 columns: Rev. No., Description, Date. Includes: 1. PLAN CHECK, COMMENTS, 2. PLAN CHECK, COMMENTS, 3. PLAN CHECK, COMMENTS.

LONE OAK SENIOR APARTMENTS 10584 BROKEN OAK COURT PACIFIC WEST COMMUNITIES, INC.

C1.0



**NOTES:**

BASIS OF BEARINGS CALCULATED BETWEEN FOUND MONUMENTS ON THE WEST LINE OF 21-PR-55 AS N 4° 52' 28" E.

ELEVATIONS ARE ASSUMED ELV + 1000.00' AT TBM.

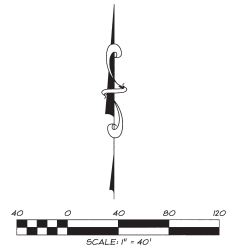
CONTOUR INTERVAL IS 1.0'.

ITEMS DISPLAYED ARE BASED ON SURFACE EVIDENCE. SUB-SURFACE STRUCTURES ARE NOT SHOWN.

UTILITY INFORMATION IS BASED ON RECORD INFORMATION WHICH MAY OR MAY NOT BE CONSIDERED RELIABLE. THIS INFORMATION WAS COMPARED TO SURFACE EVIDENCE IN AN ATTEMPT TO REFLECT REALISTIC UTILITY CONDITIONS. ROBERTSON ENICKSON DOES NOT ASSUME ANY LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES.

PROPERTY AND EASEMENT LINES ARE BASED ON RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. EXACT LOCATION OF PROPERTY LINES, RIGHT OF WAYS, AND EASEMENTS, CAN ONLY BE DETERMINED WITH A RECORD OF SURVEY.

APN: 091-50-066 4 065



**Robertson Enickson**  
 CIVIL ENGINEERS & SURVEYORS  
 888 MARSHALL COURT  
 SUITE 101  
 CHICO, CALIF. 95926  
 530-894-3500 FAX 530-894-8955  
 robertsonenickson.com

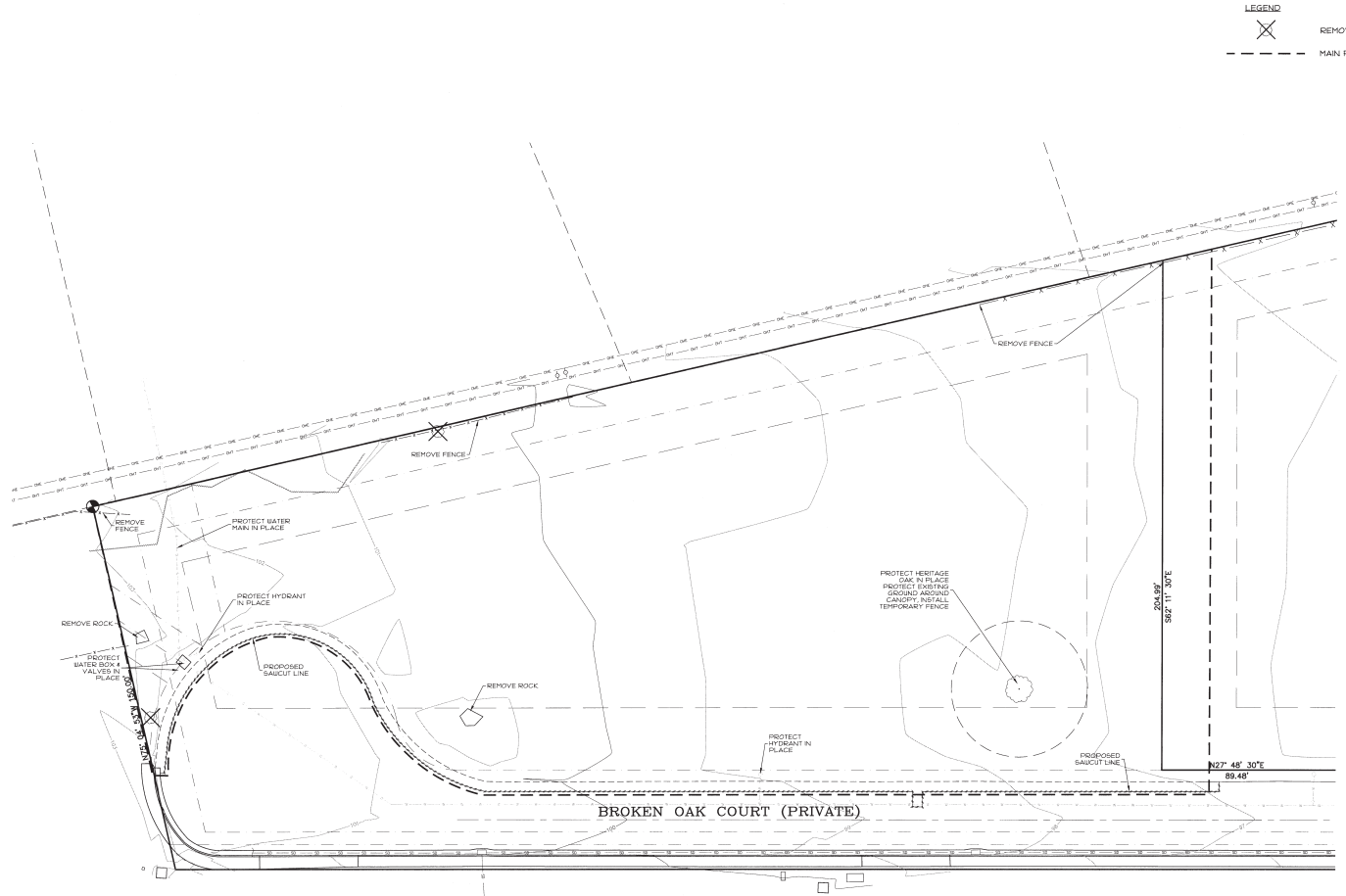


02-28-20

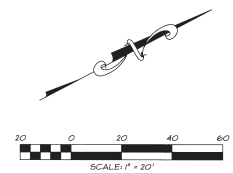
No.	Date	Description	CITY ACCEPTANCE	
			BY	DATE

EXISTING TOPOGRAPHY  
 LONE OAK SENIOR APARTMENTS  
 10584 BROKEN OAK COURT  
 PACIFIC WEST COMMUNITIES, INC.

JOB SET **C2.0**



**LEGEND**  
 ✕ REMOVE AND PROPERLY DISPOSE OF TREE  
 - - - MAIN PROJECT BOUNDARY LINE



**Robertson Erickson**  
 CIVIL ENGINEERS & SURVEYORS  
 888 Manartha Court  
 Chico, California 95926  
 530-894-3500 Fax 530-894-8955  
 robertsonerickson.com

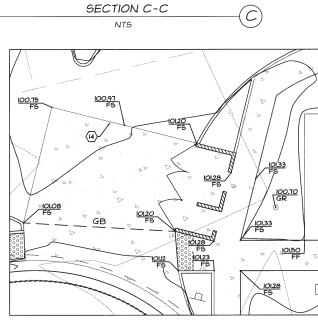
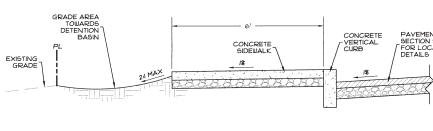
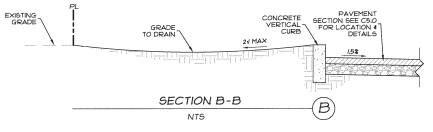
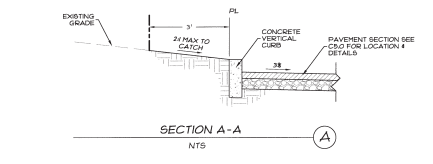


PLAN: BROKEN OAK	DATE	CITY ACCEPTANCE	DATE

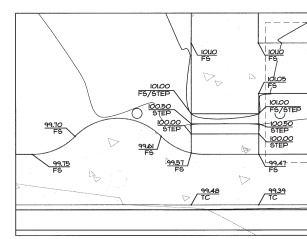
**DEMOLITION PLAN**  
 LONE OAK SENIOR APARTMENTS  
 10584 BROKEN OAK COURT  
 PACIFIC WEST COMMUNITIES, INC.

**C2.1**

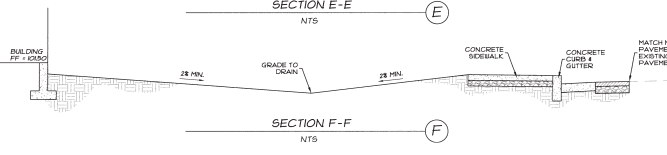
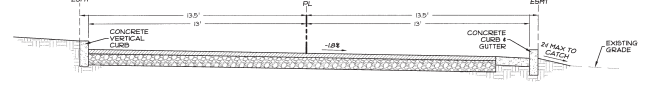
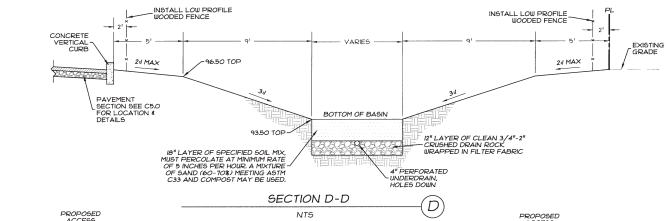
JOB SET



TRASH ENCLOSURE DETAIL  
SCALE: 1" = 3'



STEPS DETAIL  
SCALE: 1" = 5'



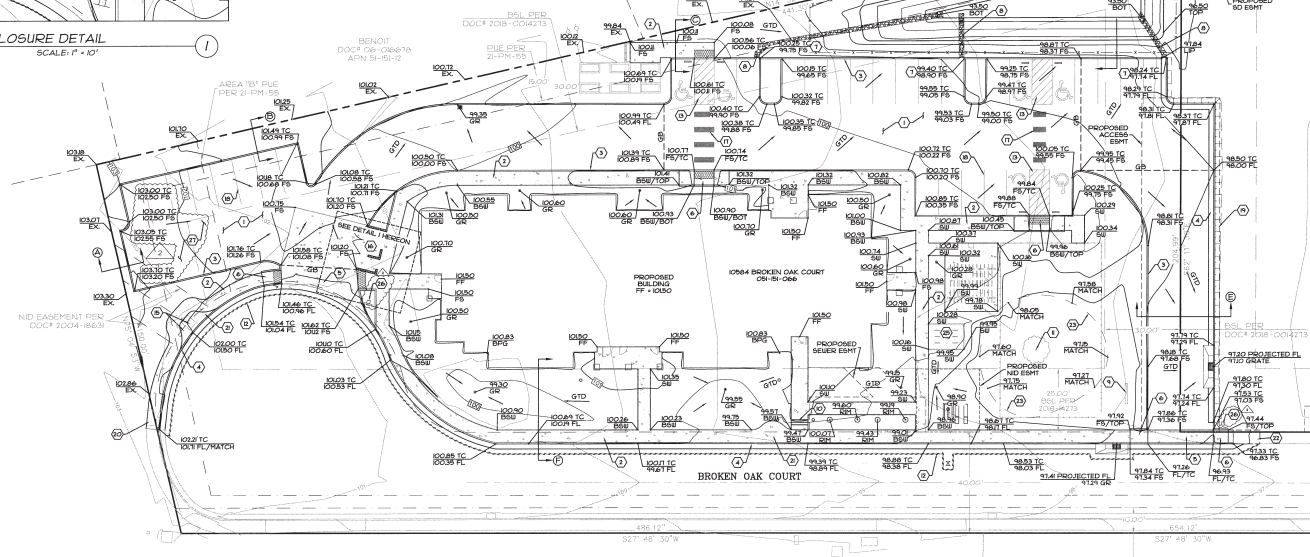
- PRELIMINARY GRADING CONSTRUCTION NOTES**
1. PLACE NEW ASPHALT SECTION. SEE SHEET C6.0 FOR LOCATION 4 THICKNESS.
  2. INSTALL CONCRETE SIDEWALK. SEE SHEET C6.0 FOR LOCATION 4 THICKNESS.
  3. INSTALL CONCRETE VERTICAL CURB W/ OR WITHOUT SIDEWALK. SEE SHEET C6.0/ 4 2 FOR DETAILS.
  4. INSTALL CONCRETE VERTICAL CURB W/ GUTTER. SEE SHEET C6.0/ 8 FOR DETAILS.
  5. INSTALL DRIVEWAY WITH ACCESSIBLE CURB RAMP PER COUNTY STANDARD DRAWING B-6.
  6. INSTALL ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING SURFACE. SEE SHEET C6.0/ 9 4 1 FOR DETAILS.
  7. INSTALL 2 FOOT FLUSH GAP IN PORTION OF VERTICAL CURB ABOVE FINISHED SURFACE FOR STORM WATER DRAINAGE TO BIO-RETENTION BASIN. SEE SHEET C6.0/ 9 FOR DETAIL.
  8. INSTALL COBBLE LINED CHANNEL FROM CURB GAP TO DETENTION BASIN. SEE SHEET C6.0/ 11 FOR DETAIL.
  9. INSTALL MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
  10. INSTALL STEPS. SEE DETAIL 2 HEREON.
  11. EXISTING HERITAGE OAK TREE TO REMAIN PROTECTED IN PLACE.
  12. SUBCUT EXISTING AC AND FEATHER NEW AC TO CONFORM. SEE SHEET C6.0/ 4 FOR DETAIL.
  13. INSTALL ACCESSIBLE PARKING SPACE WITH SIGN 4 CURB STOP. SEE SHEET C6.0/ 9, 10, 4 II.
  14. INSTALL THICKENED EDGE AT TRANSITION BETWEEN PROPOSED CONCRETE AND PROPOSED ASPHALT CONCRETE. SEE SHEET C6.0/ 3 FOR DETAIL.
  15. PROTECT EXISTING WATER BOX 4 VALVES IN PLACE. WRAP SIDEWALK BEHIND, MAINTAIN 5' SIDEWALK WIDTH.
  16. SEE ARCHITECTURAL PLAN FOR TRASH ENCLOSURE DETAILS.
  17. INSTALL STORED CROSSWALK'S ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.
  18. INSTALL 4" WHITE STRIPES AT ALL PARKING STALLS.
  19. SLOPE TO EXISTING GRADE FROM PROPOSED GRADE AT 2% MAX SLOPE.
  20. COORDINATE WITH ADJACENT PROPERTY OWNER TO ENCROACH 4 COMPLETE SIDEWALK CONNECTION.
  21. PROTECT EXISTING FIRE HYDRANT IN PLACE. WRAP SIDEWALK AROUND, MAINTAIN 5' SIDEWALK WIDTH.
  22. INSTALL ASPHALT RAMP FROM SIDEWALK DOWN TO EXISTING EDGE OF PAVEMENT.
  23. MAINTAIN EXISTING GRADE DIRECTLY BELOW 4 ALL AROUND THE CANOPY OF THE EXISTING OAK TREE.
  24. INSTALL LOW PROFILE WOODEN BARRIER FENCE. SEE ARCHITECTURAL DETAILS.
  25. BICYCLE PARKING. SEE ARCHITECTURAL PLAN FOR DETAILS.
  26. INSTALL ADDITIONAL ACCESSIBLE PARKING SIGN. SEE SHEET C6.0/ 20 FOR DETAIL.
  27. MAINTAIN MINIMUM COVER OF 30" ABOVE EXISTING 8" WATER MAIN. GRADING ABOVE EXISTING WATER MAIN SUBJECT TO NID INSPECTION. CONTRACTOR TO REPLACE PORTION OF LINE IF MINIMUM COVER IS NOT MAINTAINED.

**NOTE:**  
BUILDING PERIMETER GRADE EXCEPT AT SIDEWALKS - 8" FROM FINISH FLOOR.  
GRADE TO DRAIN ARROW (TYP.)  
PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM FOUNDATIONS FOR A DISTANCE OF 5 FEET (MIN) TOWARDS DRAIN.  
PROVIDE POSITIVE DRAINAGE FROM ROOF DOWNSPOUT LOCATIONS TO LANDSCAPE DRAINS.  
SLOPE ALL LANDSCAPE AREAS TO DRAIN.

**NOTE ON EARTHWORK:**  
FOLLOW ALL RECOMMENDATIONS WITHIN THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT, PREPARED FOR THIS PROJECT BY KRAZAN 4 ASSOCIATES, DATED OCTOBER 2018.  
BELOW IS AN EXCERPT COVERING RECOMMENDATIONS THAT SHALL BE FOLLOWED FOR BUILDING 4 PAVEMENT AREAS:

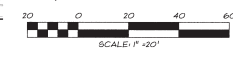
IT IS RECOMMENDED THAT FOLLOWING STRIPPING AND FILL REMOVAL OPERATIONS, THE UPPER 24 INCHES OF NATIVE SOILS WITHIN THE PROPOSED BUILDING AREAS BE EXCAVATED, WORKED UNTIL UNIFORM AND FREE FROM LARGE CLUMPS, MOISTURE-CONDITIONED TO A MINIMUM OF 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY BASED ON ASTM TEST METHOD D1557. IN ADDITION, IT IS RECOMMENDED THAT THE PROPOSED STRUCTURE FOUNDATIONS BE SUPPORTED BY A MINIMUM OF 6 INCHES OF ENGINEERED FILL OVER-EXCAVATION SHOULD EXTEND TO A MINIMUM OF 9 FEET BEYOND STRUCTURAL ELEMENTS, THE ON-SITE NATIVE SOIL AND FILL MATERIAL WILL BE SUITABLE FOR REUSE AS ENGINEERED FILL, PROVIDED IT IS CLEANSSED OF EXCESSIVE ORGANICS, DEBRIS, AND FRAGMENTS LARGER THAN 4 INCHES IN MAXIMUM DIMENSION PRIOR TO BACKFILLING. THE BOTTOM OF THE EXCAVATION SHOULD BE PROOF ROLLED AND OBSERVED BY KRAZAN 4 ASSOCIATES, INC. TO VERIFY STABLE AREAS NOT FOUND DURING OUR FIELD INVESTIGATION. FILL MATERIAL SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY BASED ON ASTM TEST METHOD D1557.

FOLLOWING STRIPPING AND FILL REMOVAL OPERATIONS, THE EXPOSED SUBGRADE IN EXTERIOR FLATWORK AND PAVEMENT AREAS SHOULD BE EXCAVATED/SCARIFIED TO A MINIMUM DEPTH OF 2 INCHES, WORKED UNTIL UNIFORM AND FREE FROM LARGE CLUMPS, MOISTURE-CONDITIONED TO A MINIMUM OF 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY BASED ON ASTM TEST METHOD D1557. LIMITS OF RECOMPACTION SHOULD EXTEND 3 FEET BEYOND PAVEMENT AND FLATWORK AREAS. THIS CONSTRUCTION EFFORT SHOULD STABILIZE THE SURFACE SOILS AND LOCATE ANY UNSUITABLE OR PLANT AREAS NOT FOUND DURING OUR FIELD INVESTIGATION.



PENN VALLEY  
BROKEN OAK APARTMENTS  
DOC# 12-244444  
APN 51-56-59

AREA "A"  
BROKEN OAK COURT  
PER 21-PM-35  
DOC# 12-244444  
APN 51-56-59



**Robertson Erickson**  
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408.281.8888  
www.re-engineers.com



Rev. No.	Description	Date
1	PLAN CHECK COMMENTS	
2	PLAN CHECK COMMENTS	

**GRADING PLAN**  
LONE OAK SENIOR APARTMENTS  
10584 BROKEN OAK COURT  
PACIFIC WEST COMMUNITIES, INC.

**JOB SET**  
18-028 JBG

**C3.0**

**LEGEND**

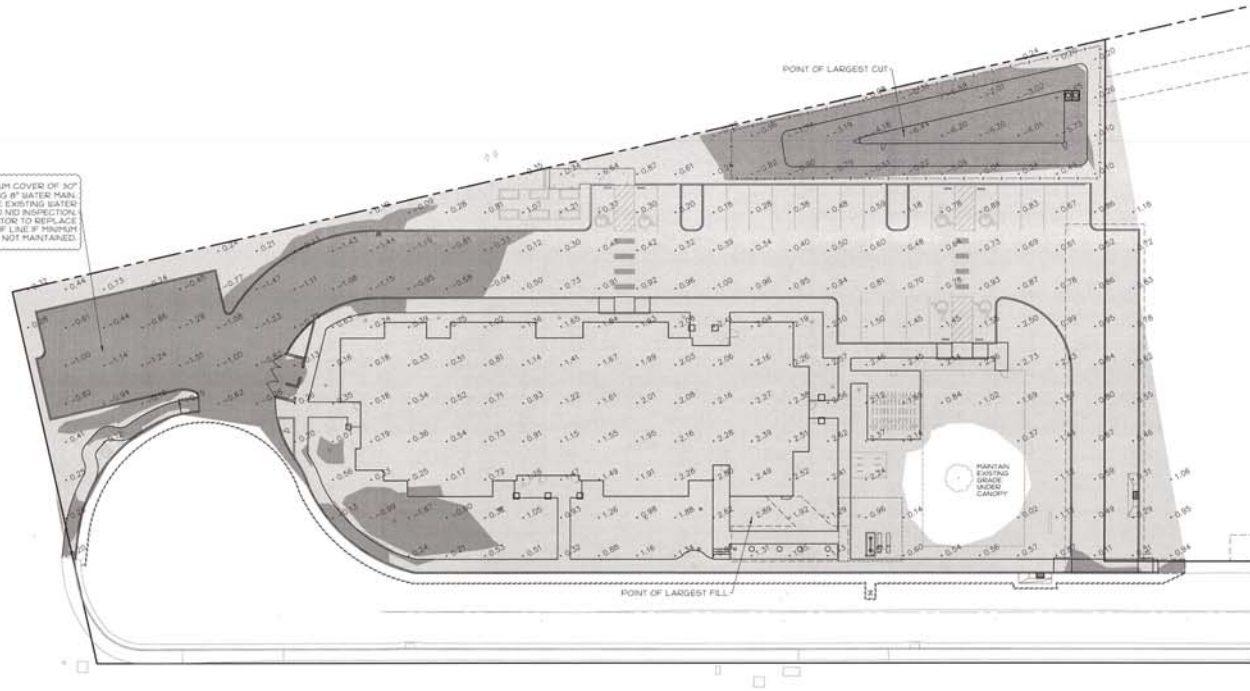
-  AREA OF CUT
-  AREA OF FILL

**PRELIMINARY EARTHWORK ESTIMATE:**

NOTE: EARTHWORK NUMBERS ARE FOR PERMITTING PURPOSES ONLY & SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHOULD CALCULATE THEIR OWN EARTHWORK VOLUMES & RELY ON THEM.

701 CY CUT  
 1814 CY FILL  
 1113 CY FILL (NET)

2  
 MAINTAIN MINIMUM COVER OF 30" ABOVE EXISTING 8" WATER MAIN. GRADING ABOVE EXISTING WATER MAIN SUBJECT TO NO INSPECTION. CONTRACTOR TO REPLACE PORTION OF LINE IF MINIMUM COVER IS NOT MAINTAINED.



**Robertson Erickson**  
 CIVIL ENGINEERS & SURVEYORS  
 888 Marantha Court  
 Chino, CA 91710  
 310-894-3100 Fax 310-894-8955  
 robertsonerickson.com



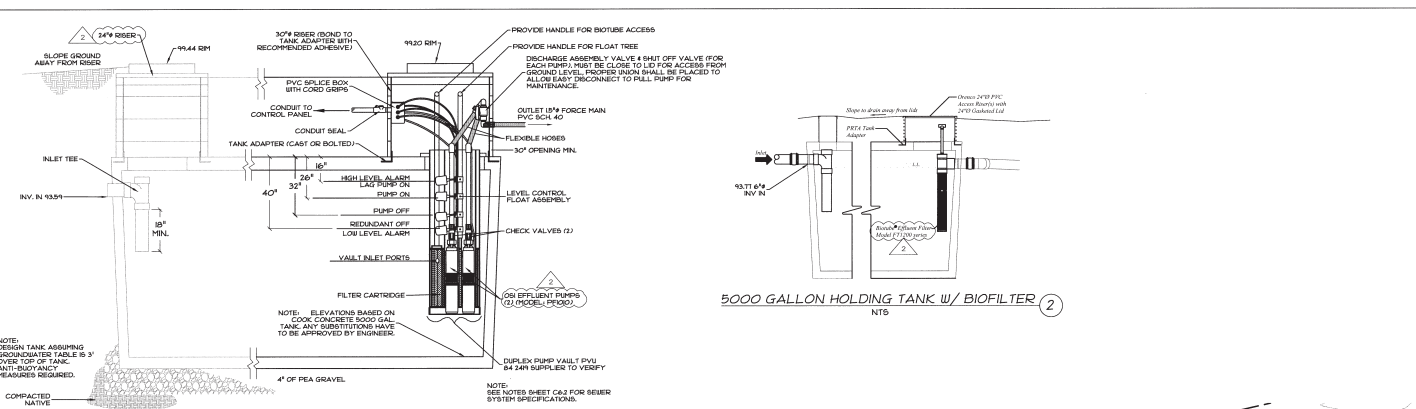
No.	Description	EARTHWORK BLOCK		CITY ACCEPTANCE	
		Exc.	Fill	Exc.	Fill
2	FINAL CHECK COMMENTS				

**EARTHWORK PLAN**  
 LONE OAK SENIOR APARTMENTS  
 10584 BROKEN OAK COURT  
 PACIFIC WEST COMMUNITIES, INC.

**JOB SET**

**C3.1**





**5000 GALLON DOSE TANK**  
PUMP/FLOAT DETAILS  
NT5

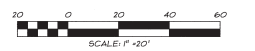
**5000 GALLON HOLDING TANK W/ BIOFILTER**  
NT6

**UTILITY CONSTRUCTION NOTES**

- INSTALL STORM DRAIN MANHOLE WITH 12" PLUGGED 5/16" FOR FUTURE DEVELOPMENT. SEE SHEET C6.0/9 FOR DETAIL.
- INSTALL TYPE 'G3' DRAINAGE INLET PER CALTRANS STD. INSTALL PROPER WING TAPERS. SEE SHEET C6.0 FOR DETAILS.
- INSTALL LANDSCAPE DRAIN. SEE SHEET C6.0/4 FOR DETAIL.
- INSTALL FLEXIBLE ADS SINGLE WALL PIPE TO AVOID BUILDING FOOTING. SEE SHEET C6.0/3 FOR TRENCH DETAILS. MAINTAIN 3" MINIMUM SETBACK FROM BUILDING FOUNDATION.
- INSTALL SD PIPE. SEE SIZE, LENGTH, AND SLOPE INFORMATION HEREON. SEE SHEET C6.0/3 FOR TRENCH DETAILS.
- INSTALL FLARED END SECTIONS AT PIPE INLET AND OUTLET LOCATIONS. INSTALL COBBLES FOR ENERGY DISSIPATION.
- INSTALL OUTLET CONTROL STRUCTURE WITH CONCRETE WEIR AND METERING ORIFICE. SEE SHEET C6.0/76 FOR DETAILS.
- INSTALL 12" OUTLET PIPE TO DRAINAGE BASIN TO NORTH.
- PROTECT EXISTING HYDRANT OR WATER BOX IN PLACE. WRAP SIDEWALK AROUND. MAINTAIN 9" SIDEWALK WIDTH.
- DAYLIGHT 12" STORM DRAIN PIPE INTO BOTTOM OF EXISTING DRAIN BASIN. PROVIDE COBBLES FOR ENERGY DISSIPATION.
- INSTALL 4" PERFORATED UNDERDRAIN PIPE. SEE SECTION D ON SHEET C3.0.
- INSTALL 24"x24" AREA DRAIN. SEE SHEET C6.0/72 FOR DETAIL.
- INSTALL 66 CLEANOUT. SEE SHEET C6.0/15 FOR DETAIL.
- INSTALL 5000 GAL 66 HOLDING TANK WITH (2) 1/2" HIGH HEAD EFFLUENT PUMPS RATED AT 14 GPM WITH 104" OF 1 HP, 230 VOLTS. INSTALL PROPER INTERNAL PLUMBING, PUMPS TO ALTERNATE EVERY FIFTH CYCLE. INSTALL 30" ACCESS RISER TO GRADE FOR PUMP ACCESS & 24" ACCESS RISER TO GRADE ON UPSTREAM SIDE. SEE DETAIL 1 HEREON.
- INSTALL 4" 66 LINE FROM BUILDING TO 6" 66 LINE. SEE SHEET C6.0/3 FOR TRENCH DETAILS.
- INSTALL 395 LF OF 1-1/2" 66 PRESSURIZED PIPE TO CONNECT TO EXISTING 66 LINE IN BROKEN OAK COURT. SEE SHEET C6.0/4 FOR TRENCH DETAILS.
- INSTALL 24" ACCESS RISER TO GRADE.
- NEW WATER MAIN CONNECTION TO EX. WATER MAIN BY CONTRACTOR. SCHEDULE AND COORDINATE WITH NID INSPECTOR. INSTALL 16 LF OF 6" WATER LINE FROM CONNECTION TO WATER METERS. INSTALL GATE VALVE WITH TRAFFIC RATED LID AND THRUST BLOCKS AS NECESSARY. SEE SHEET C6.0 FOR TRENCH DETAILS. SEE SHEET C6.0/3 FOR CUT IN THE DETAIL.
- INSTALL 6" PRIVATE FIRE SERVICE REDUCED PRESSURE PRINCIPLE DEVICE (RPPD) PER NID STANDARDS. INSTALL POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION ON THE BUILDING SIDE OF REDUCED PRESSURE DEVICE. SEE DETAILS ON SHEET C6.0. INSTALL THRUST BLOCKS AS NECESSARY.
- INSTALL 2" DOMESTIC WATER METER & BACKFLOW PREVENTER (BFP) PER NID STANDARDS.
- INSTALL 1" IRRIGATION WATER METER & BACKFLOW PREVENTER PER NID STANDARDS.
- INSTALL 32 LF OF PRIVATE 6" FIRE WATER LINE TO RISER ROOM IN PROPOSED BUILDING. SEE SHEET C6.0/3 FOR TRENCH DETAILS.
- INSTALL 108 LF OF PRIVATE 3/4" DOMESTIC WATER LINE TO RISER ROOM IN PROPOSED BUILDING. SEE SHEET C6.0/3 FOR TRENCH DETAILS.
- ROUTE PROPOSED 1-1/2" 66 PRESSURIZED PIPE AROUND EXISTING FIRE HYDRANT. MAINTAIN 10' SEPARATION.
- THE PROPOSED 1-1/2" 66 PRESSURIZED PIPE INTO EXISTING 3" PRESSURE SEWER MAIN. INSTALL TEE WITH MULTIPLE VALVE ORIENTATION TO MAINTAIN ADDITIONAL CONNECTION FOR FUTURE EXPANSION. CONTRACTOR TO POT-HOLE & VERIFY LOCATION OF EXISTING 3" PRESSURE SEWER MAIN PRIOR TO CONSTRUCTION.
- INSTALL CONTROL PANEL TO SIDE OF BUILDING. SERVE POWER TO CONTROL PANEL. PROTECT FROM WEATHER. PROVIDE AUXILIARY PLUG WITHIN OR ADJACENT TO PANEL. PROVIDE A GENERATOR SWITCH/PLUG IN 50 AMP PANEL CAN OPERATE DURING POWER OUTAGES. PROVIDE A HONDA EMERGENCY 6300-WATT 120/240-VOLT GENERATOR FOR OPERATION DURING POWER OUTAGES.
- INSTALL 5000 GAL 66 HOLDING TANK WITH BIOFILTRE EFFLUENT FILTER ON DOWNSTREAM SIDE OF SEPTIC TANK. INSTALL 24" ACCESS RISERS TO GRADE. SEE DETAIL 3 HEREON. INSTALL PROPER INTERNAL PLUMBING.
- INSTALL BACKWATER VALVE BETWEEN TANK & STRUCTURE.
- TOP OF SEWER LINE TO BE 18" BELOW WATER LINE. WATER LINE JOINTS MUST BE CENTERED OVER THE SEWER LINE AND NOT BE WITHIN 10" OF EITHER SIDE OF THE SEWER CROSSING.
- INSTALL 30" ACCESS RISER TO GRADE.
- MAINTAIN MINIMUM COVER OF 30" ABOVE EXISTING 8" WATER MAIN. GRADING ABOVE EXISTING WATER MAIN SUBJECT TO NID INSPECTION. CONTRACTOR TO REPLACE PORTION OF LINE IF MINIMUM COVER IS NOT MAINTAINED.

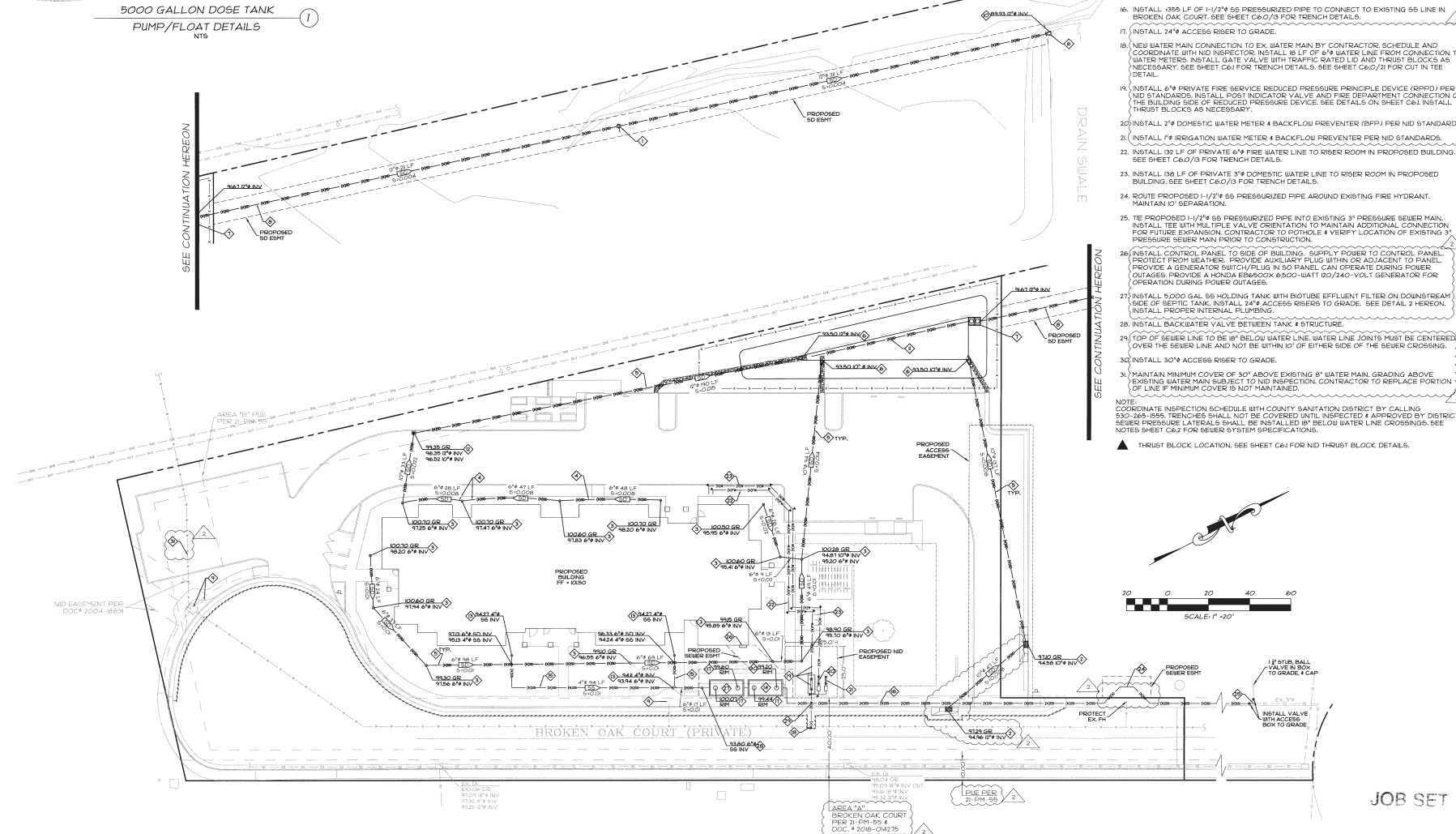
NOTE: COORDINATE INSPECTION SCHEDULE WITH COUNTY SANITATION DISTRICT BY CALLING 530-365-1855. TRENCHES SHALL NOT BE COVERED UNTIL INSPECTED & APPROVED BY DISTRICT. SEWER PRESSURE LATERALS SHALL BE INSTALLED 18" BELOW WATER LINE CROSSINGS. SEE NOTES SHEET C6.2 FOR SEWER SYSTEM SPECIFICATIONS.

▲ THRUST BLOCK LOCATION. SEE SHEET C6.0 FOR NID THRUST BLOCK DETAILS.



SEE CONTINUATION HEREON

SEE CONTINUATION HEREON



**Robertson Erickson**  
CIVIL ENGINEERS & SURVEYORS  
888 Mainville Court  
Chico, CA 95926  
530-894-3500 Fax 530-894-8955  
robertrson.com

DATE	CITY ACCEPTANCE	DATE
	BY	
	RE	

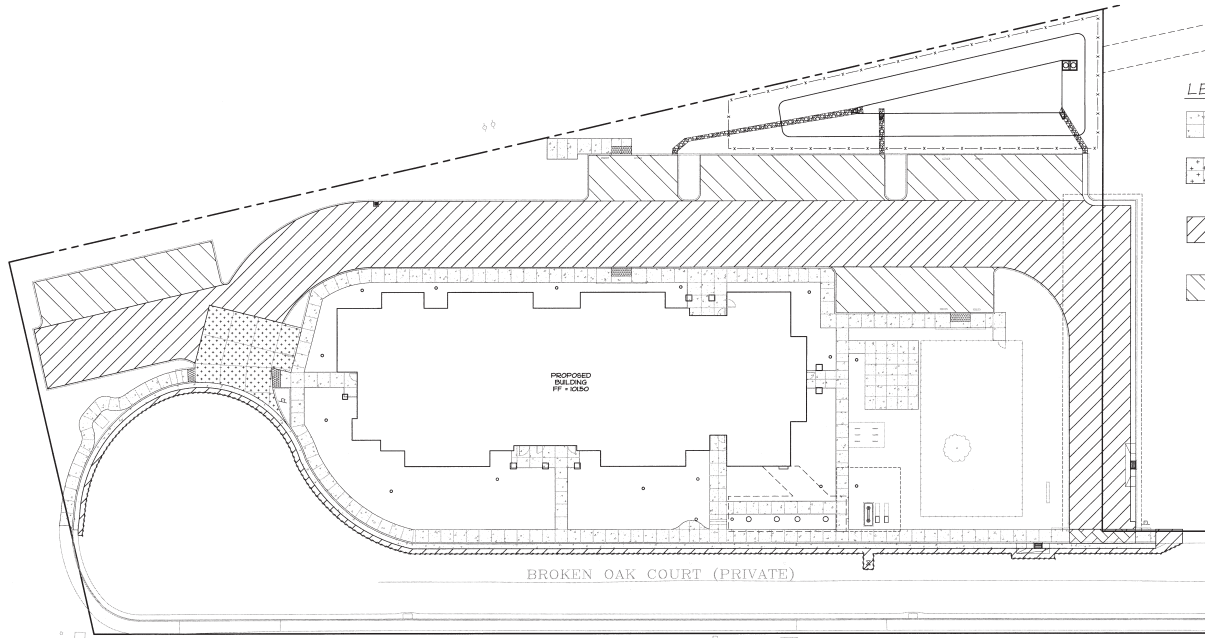
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2	PLAN CHECK COMMENTS	

PLAN CHECK COMMENTS





UTILITY PLAN  
LONE OAK SENIOR APARTMENTS  
10584 BROKEN OAK COURT  
PACIFIC WEST COMMUNITIES, INC.

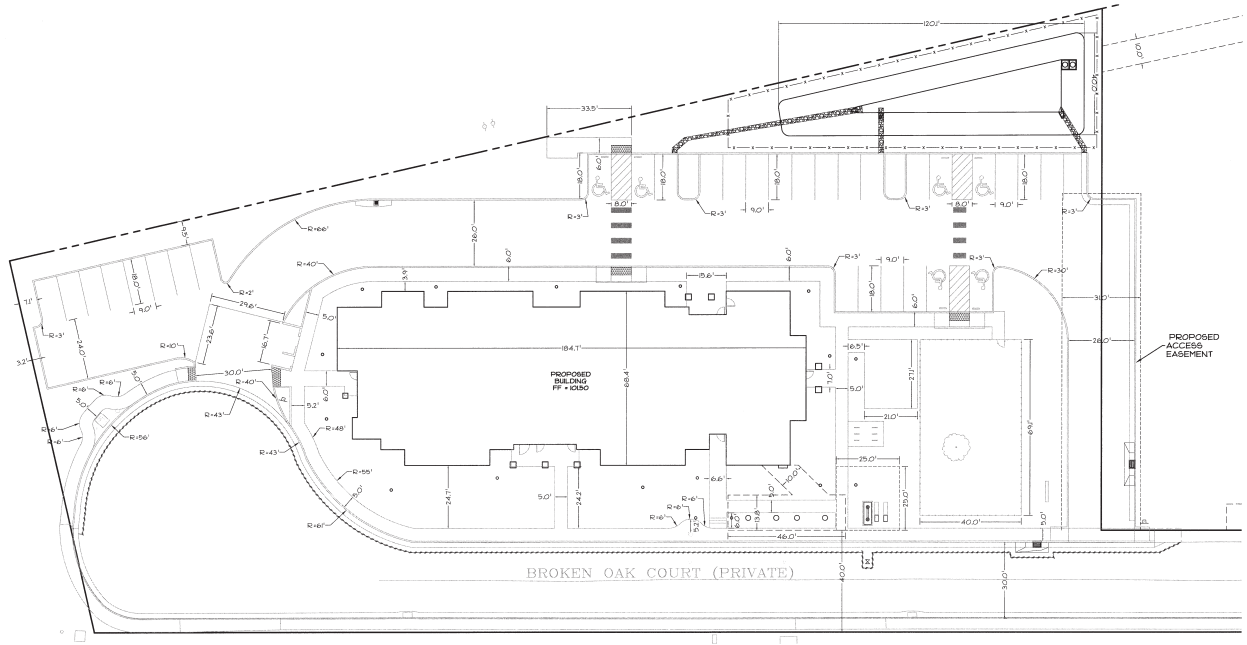
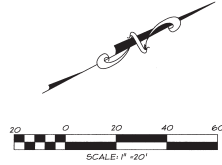
JOB SET

C4.0



**PAVING PLAN**  
SCALE: 1" = 20'

- LEGEND:**
-  LIGHT DUTY CONCRETE SIDEWALK AREA  
5" CONCRETE OVER 12" SUBGRADE @ 95% R.D. INSTALL CRACK CONTROL JOINTS @ 5' O.C.
  -  HEAVY DUTY CONCRETE  
7" CONCRETE OVER 12" SUBGRADE @ 95% R.D. SEE DETAILS 3/C&O FOR THICKENED EDGE AT THE AC PAVING TRANSITION. INSTALL CRACK CONTROL JOINTS @ 10' O.C.
  -  ASPHALT CONCRETE PAVING SECTION  
3" AC OVER 4" CLASS II AB @ 95% R.D. OVER 12" SUBGRADE @ 95% R.D. SEE DETAIL 4/C&O FOR AC PAVING TO EX. AC PAVING TRANSITION.
  -  ASPHALT CONCRETE PARKING SECTION  
2" AC OVER 4" CLASS II AB @ 95% R.D. OVER 12" SUBGRADE @ 95% R.D. SEE DETAIL 4/C&O FOR AC PAVING TO EX. AC PAVING TRANSITION.



**DIMENSIONED SITE PLAN**  
SCALE: 1" = 20'

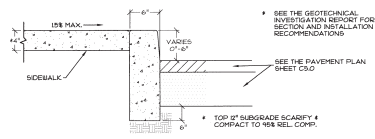
**Robertson Erickson**  
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888 Maranda Court  
Suite 101  
Chico, Illinois 62914  
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robertsonerickson.com



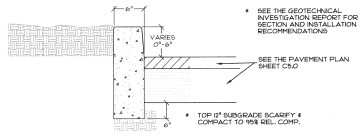
Rev.	Description	Date

**PAVING PLAN & DIMENSIONED SITE PLAN**  
LONE OAK SENIOR APARTMENTS  
10584 BROKEN OAK COURT  
PACIFIC WEST COMMUNITIES, INC.

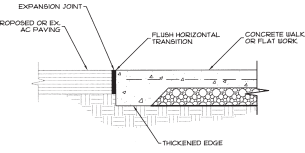
**JOB SET C5.0**



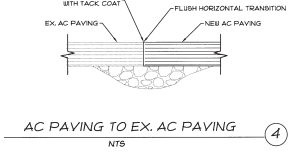
**CURB, SIDEWALK & PAVEMENT SECTION** (1)  
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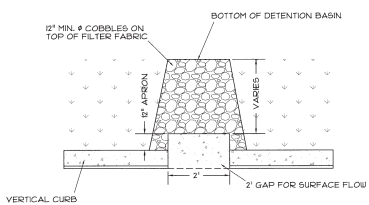
**VERTICAL CURB SECTION** (2)  
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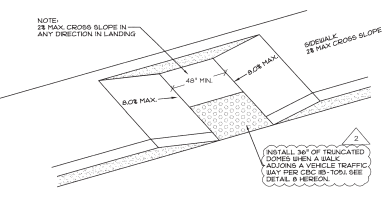
**CONCRETE TRANSITION TO PROPOSED OR EX. AC PAVING** (3)  
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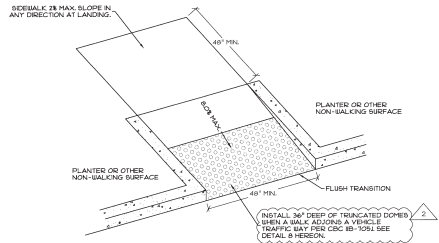
**AC PAVING TO EX. AC PAVING** (4)  
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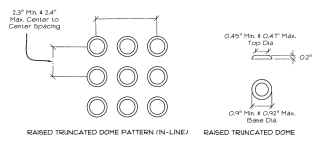
**CURB GAP WITH COBBLE DISSIPATER** (5)  
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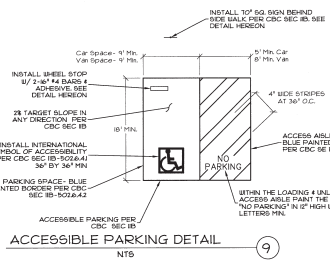
**CURB CUT RAMP DETAIL** (6)  
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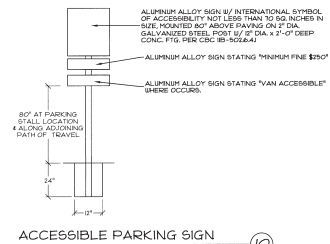
**CURB CUT RAMP DETAIL** (7)  
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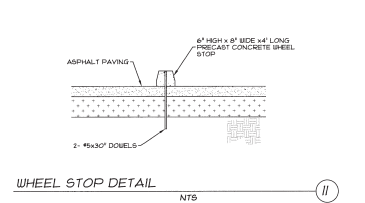
**DETECTABLE WARNING SURFACE** (8)  
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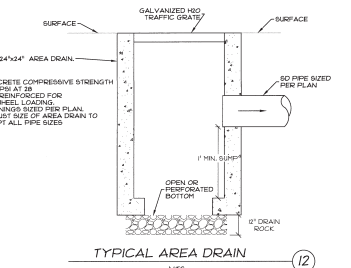
**ACCESSIBLE PARKING DETAIL** (9)  
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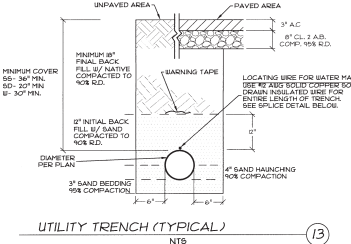
**ACCESSIBLE PARKING SIGN** (10)  
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**WHEEL STOP DETAIL** (11)  
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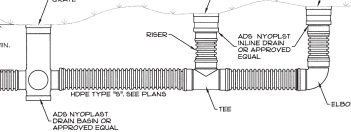
**TYPICAL AREA DRAIN** (12)  
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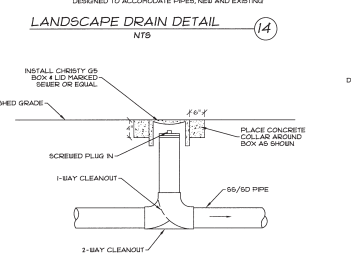
**UTILITY TRENCH (TYPICAL)** (13)  
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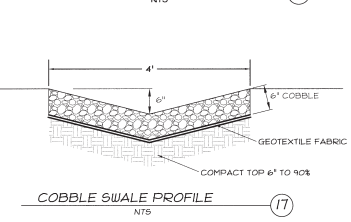
**SPlice DETAIL** (14)  
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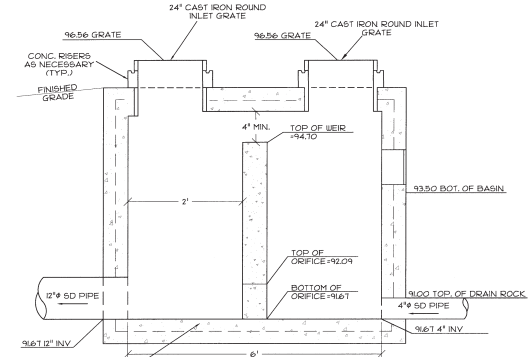
**LANDSCAPE DRAIN DETAIL** (14)  
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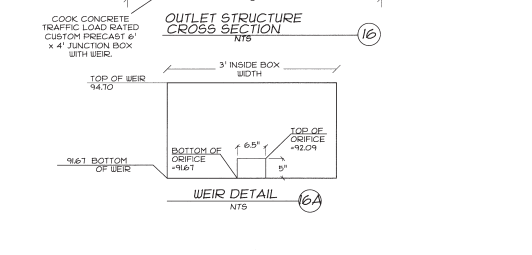
**SANITARY SEWER CLEANOUT DETAIL** (15)  
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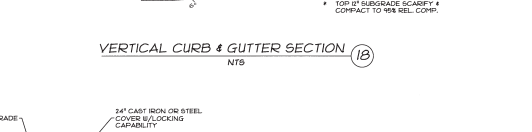
**COBBLE SWALE PROFILE** (17)  
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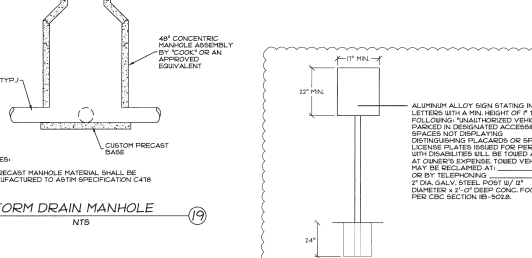
**WEIR DETAIL** (16A)  
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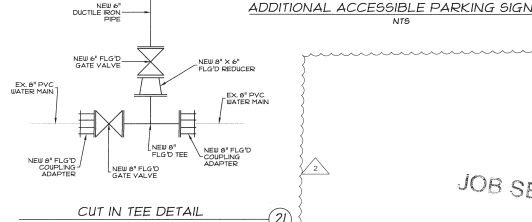
**OUTLET STRUCTURE CROSS SECTION** (16)  
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**VERTICAL CURB & GUTTER SECTION** (18)  
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**STORM DRAIN MANHOLE** (19)  
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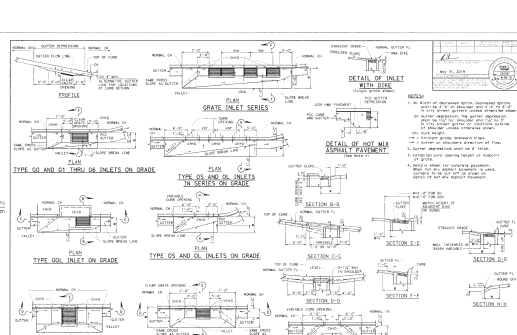
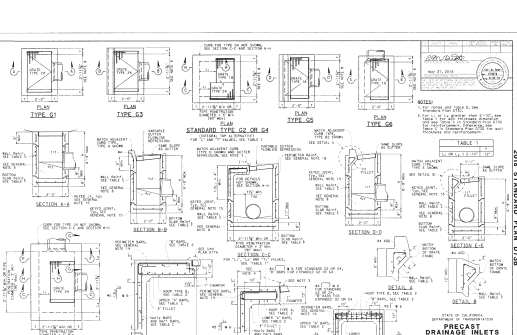
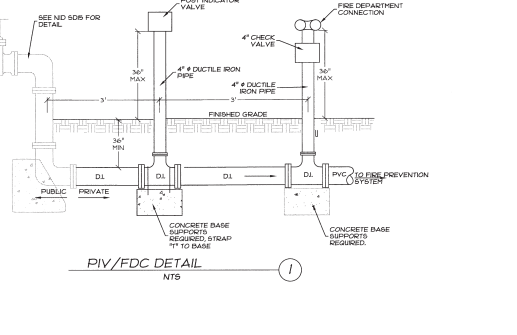
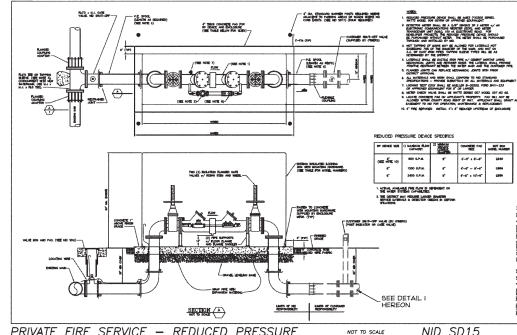
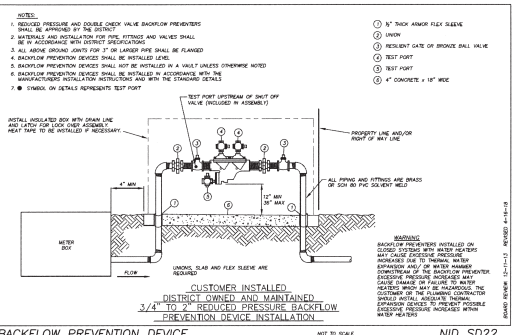
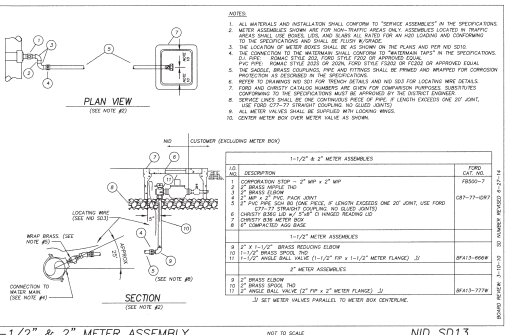
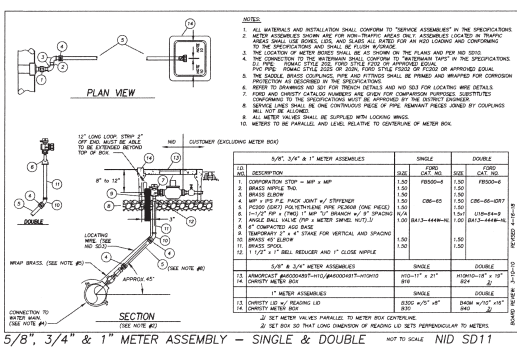
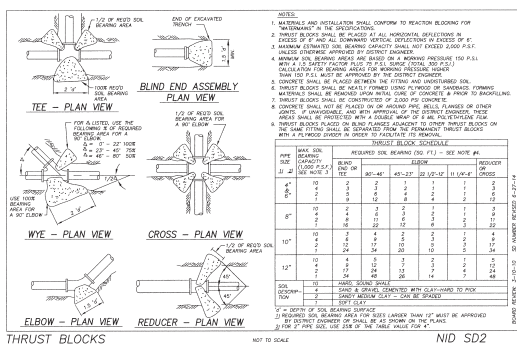
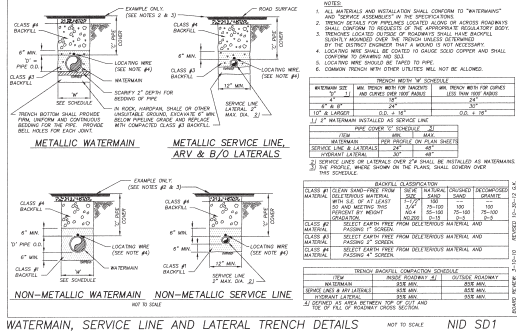


**ADDITIONAL ACCESSIBLE PARKING SIGN** (20)  
NTS



**CUT IN TEE DETAIL** (21)  
NTS

Rev. No.	Description	Date
2	PLAN CHECK COMMENTS	



Rev. No.	Description	DATE	
		BY	DATE



**GENERAL NOTES:**

THESE BEST MANAGEMENT PRACTICES ARE SUGGESTIONS ONLY. IT IS UP TO THE CONTRACTOR IN CHARGE OF IMPLEMENTING THE EROSION & SEDIMENT CONTROL PLAN TO ENSURE THE ESCP AND ASSOCIATED BMP'S ARE UP TO DATE AS CONDITIONS CHANGE. BMP'S SHOULD BE MODIFIED AND/OR UPDATED ACCORDINGLY. REFER TO SWPPP DOCUMENT FOR BMP DETAILS.

STOCKPILES ARE TO BE COVERED WITH A TARP, EROSION CONTROL MATS, OR STRAW/TACKIFIER IF EXPOSED MORE THAN 14 DAYS.

PLACE STRAW MULCH W/ TACKIFIER OR EROSION CONTROL MATS ON ALL CUT/FILL SLOPES IF EXPOSED DURING RAIN EVENTS.

USE WATER TRUCK AS NECESSARY TO MINIMIZE DUST.

DURING CONSTRUCTION ACTIVITIES ALL STREETS ADJACENT TO THIS SITE SHALL BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS. STREET CLEANING SHALL OCCUR DAILY UNLESS DETERMINED TO BE NEEDED MORE FREQUENTLY OR LESS FREQUENTLY BY THE CITY. INSPECT ACCESS STREETS & DRIVEWAYS DAILY.

**DUST CONTROL MEASURES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL ADEQUATE DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY AND EFFECTIVE MANNER DURING ALL PHASES OF PROJECT DEVELOPMENT AND CONSTRUCTION.
2. ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHOULD BE SUFFICIENTLY WATERED TO PREVENT FUGITIVE DUST FROM LEAVING PROPERTY BOUNDARIES AND CAUSING A PUBLIC NUISANCE OR A VIOLATION OF AN AMBIENT AIR STANDARD. WATERING SHOULD OCCUR AT LEAST TWICE DAILY WITH COMPLETE SITE COVERAGE, PREFERABLY IN THE MID-MORNING AND AFTER WORK IS COMPLETED EACH DAY.
3. ALL AREAS (INCLUDING UNPAVED ROADS) WITH VEHICLE TRAFFIC SHOULD BE WATERED PERIODICALLY OR HAVE DUST PALLIATIVES APPLIED FOR STABILIZATION OF DUST EMISSIONS.
4. ALL ON SITE VEHICLES SHOULD BE LIMITED TO A SPEED OF 5 MILES PER HOUR ON UNPAVED ROADS.
5. ALL LAND CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES ON A PROJECT SHALL BE SUSPENDED WHEN WINDS ARE EXPECTED TO EXCEED 20 MILES PER HOUR.
6. ALL INACTIVE PORTIONS OF THE DEVELOPMENT SITE SHOULD BE SEEDED AND WATERED UNTIL A SUITABLE LANDSCAPE COVER IS ESTABLISHED.

**EROSION, SEDIMENT, EVOLUTION CONTROL ELEMENTS**

KEY	ITEM	INSTALLATION	REMOVAL
SE	STABILIZED ENTRANCE	PRIOR TO CLEARING & GRADING	AFTER SITE HAS BEEN GRADED & PAVEMENT IS READY TO BE PLACED
SF/SR	SILT FENCE STRAW ROLL	PRIOR TO CLEARING & GRADING	AFTER FINAL LANDSCAPING IS INSTALLED & SEED BEGINS TO GROW
■	DRAINAGE INLET SILT BARRIER	AS SOON AS STORM DRAIN SYSTEM IS INSTALLED	AFTER FINAL LANDSCAPING IS INSTALLED & SEED BEGINS TO GROW
CB	CONCRETE WASHOUT AREA	PRIOR TO CONCRETE POURS	AFTER ALL SITE CONCRETE HAS BEEN COMPLETED
○	LANDSCAPE DRAIN SILT BARRIER	AS SOON AS STORM DRAIN SYSTEM IS INSTALLED	AFTER FINAL LANDSCAPING IS INSTALLED & SEED BEGINS TO GROW

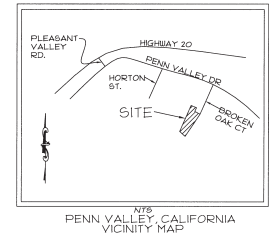
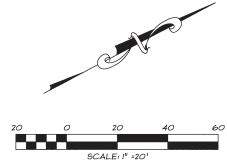
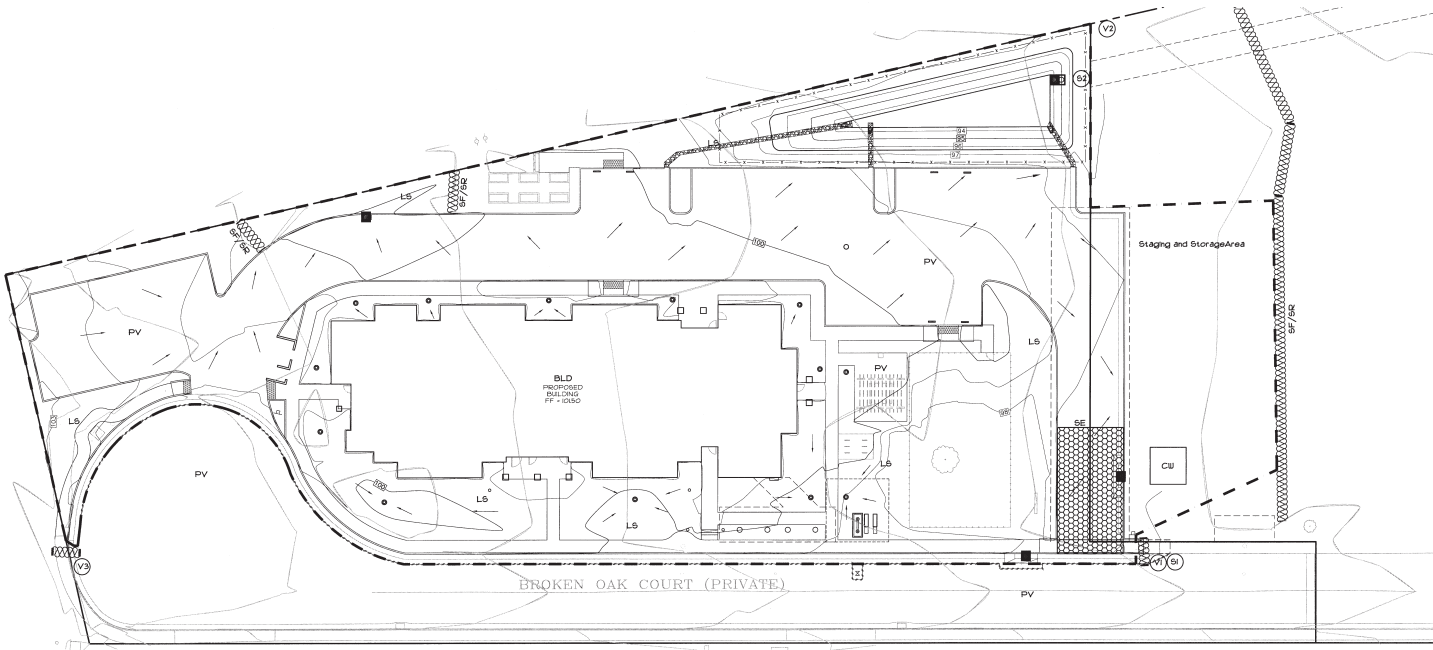
**LEGEND**

- STABILIZED CONSTRUCTION ENTRANCE (SE)
- DRAINAGE PATTERNS
- SILT FENCE OR STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)
- LIMITS OF CONSTRUCTION
- STORM DRAIN CATCH BASIN
- DRAINAGE INLET SILT BARRIER
- STABILIZED ENTRANCE
- LANDSCAPE
- PAVEMENT AREA
- SILT FENCE/STRAW ROLLS
- CONCRETE WASHOUT
- BUILDING AREA
- POSSIBLE SAMPLE LOCATION
- VISUAL INSPECTION AREA
- PROVIDE SILT BARRIERS OR PROTECTION AT ALL LANDSCAPE DRAIN UNTIL LANDSCAPE IS FULLY INSTALLED.

**SURFACE AREA CALCULATION**

TOTAL DISTURBED AREA	143 ACRES
TOTAL IMPERVIOUS AREA	0.86 ACRES
TOTAL LANDSCAPE AREA	0.97 ACRES
LANDSCAPE PERCENTAGE	40%
IMPERVIOUS PERCENTAGE	60%

RUNOFF FACTOR (C) PRE CONSTRUCTION = 0.28  
 RUNOFF FACTOR (C) POST CONSTRUCTION = 0.69  
 IUDM: 5652369475



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BLD, REPROPOSED BLOCK

Rev. No.	Description	Prop. Date	Date

City Acceptance

City	By	Date

EROSION & SEDIMENT CONTROL PLAN

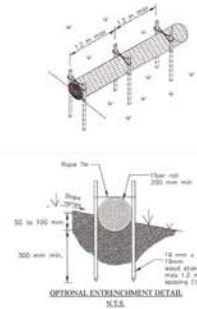
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 PACIFIC WEST COMMUNITIES, INC.

18-628 JDO

C7.0

Fiber Rolls

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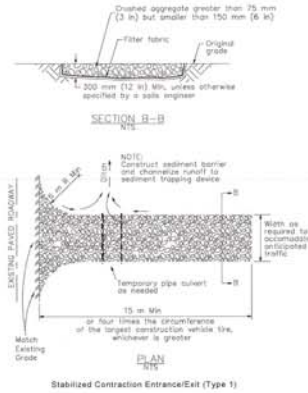


California Storm Water Quality Handbook  
Construction Site Best Management Practices Manual  
March 1, 2005

Section 6  
Fiber Rolls SC-5  
S-10

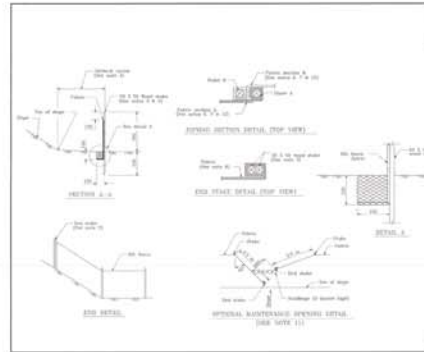
Stabilized Construction Entrance/Exit

TC-1



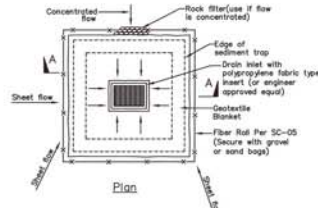
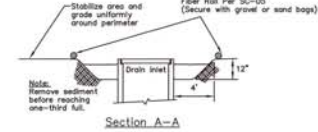
California Storm Water Quality Handbook  
Construction Site Best Management Practices Manual  
March 1, 2005

Section 6  
Stabilized Construction Entrance/Exit  
S-11



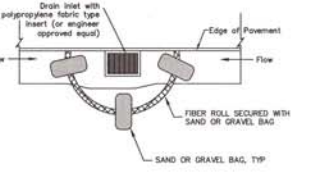
SC-10 DI PROTECTION TYPE 2

NOT TO SCALE



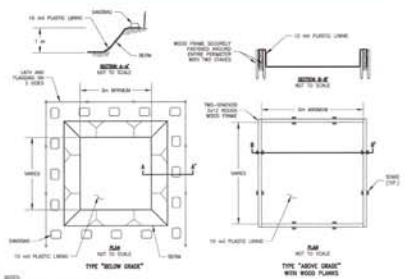
Note:  
1. For use in cleared and grubbed and in graded areas.  
2. Shape basin so that longest inflow area faces longest length of trap.  
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

SC-10 DI PROTECTION MODIFIED TYPE 3



Concrete Waste Management

WM-8

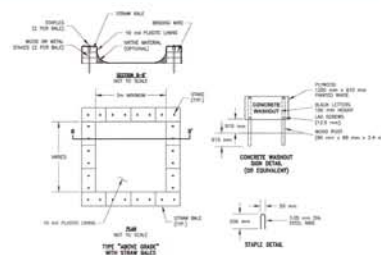


California Storm Water Quality Handbook  
Construction Site Best Management Practices Manual  
March 1, 2005

Section 6  
Concrete Waste Management WM-8  
S-12

Concrete Waste Management

WM-8



California Storm Water Quality Handbook  
Construction Site Best Management Practices Manual  
March 1, 2005

Section 6  
Concrete Waste Management WM-8  
S-12



DATE	DESCRIPTION	BY	DATE

EROSION & SEDIMENT CONTROL PLAN  
LONE OAK SENIOR APARTMENTS  
10584 BROKEN OAK COURT  
PACIFIC WEST COMMUNITIES, INC.

JOB SET C7.1

**CONSENT OF BENEFICIARY**  
**OF DEED OF TRUST**

**(Banner Bank)**

Banner Bank, a Washington state chartered commercial bank (“**Beneficiary**”), having an office located at 3005 112<sup>th</sup> Avenue NE, Suite 100, Bellevue, WA 98004, the current Beneficiary under that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing executed by Penn Valley Pacific Associates, a California Limited Partnership (“**Owner**”), for the benefit of Beneficiary dated as of March 18, 2020, and recorded on March 23, 2020, in the real property records of Nevada County, California (the “**Official Records**”), as Document Number 20200006471 (the “**Deed of Trust**”), hereby (x) consents to the execution and acknowledgment by Owner, and recordation in the Official Records, of that certain Reciprocal Maintenance and Use Agreement by Owner, to which this consent and subordination is attached (the “**Agreement**”), and (y) agrees that the Deed of Trust shall be subject and subordinate to the Agreement.

**“Beneficiary”**

BANNER BANK,  
a Washington state chartered commercial bank

By: \_\_\_\_\_  
Waheed Karim  
Vice President

**ACKNOWLEDGEMENT ATTACHED**





**CONSENT OF BENEFICIARY**  
**OF DEED OF TRUST**

**(County of Nevada)**

The County of Nevada, a Public Body Corporate and Politic (“**Beneficiary**”), having an office located at 950 Maidu Avenue, Nevada City, CA 95959, the current Beneficiary under that certain HOME Deed of Trust and Security Agreement executed by Owner, for the benefit of Beneficiary dated as of March 1, 2020, and recorded on March 23, 2020, in the Official Records, as Document Number 20200006472 (the “**Deed of Trust**”), hereby (x) consents to the execution and acknowledgment by Owner, and recordation in the Official Records, of the Agreement, and (y) agrees that the Deed of Trust shall be subject and subordinate to the Agreement.

**“Beneficiary”**

COUNTY OF NEVADA,  
a Public Body Corporate and Politic

By: \_\_\_\_\_  
Heidi Hall  
Chair, Board of Supervisors

**ACKNOWLEDGEMENT ATTACHED**

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

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature)  
Name: \_\_\_\_\_  
**NOTARY PUBLIC**

[Seal]

**CONSENT OF BENEFICIARY**  
**OF DEED OF TRUST**

**(Regional Housing Authority)**

The Regional Housing Authority (“**Beneficiary**”), having an office located at 1455 Butte House Road, Yuba City, California, the current Beneficiary under that certain Deed of Trust and Security Agreement executed by Owner, for the benefit of Beneficiary dated as of March 1, 2020, and recorded on March 23, 2020, in the Official Records, as Document Number 20200006474 (the “**Deed of Trust**”), hereby (x) consents to the execution and acknowledgment by Owner, and recordation in the Official Records, of the Agreement, and (y) agrees that the Deed of Trust shall be subject and subordinate to the Agreement.

**“Beneficiary”**

REGIONAL HOUSING AUTHORITY

By: \_\_\_\_\_  
Gustavo Becerra  
Executive Director

**ACKNOWLEDGEMENT ATTACHED**

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

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_

**NOTARY PUBLIC**

[Seal]