

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

509



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
October 13, 2011

SUBJECT: Resolution No. 2011-168, Authorization to Convey Fee Simple Interests in Real Property from the County of Riverside to the Western Riverside County Regional Conservation Authority

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2011-168, Authorization to Convey Fee Simple Interests in Real Property from the County of Riverside (Assessor's Parcel Numbers 465-020-010 and 465-020-011) by Grant Deed to the Western Riverside County Regional Conservation Authority (RCA);
2. Approve the attached Memorandum of Understanding (MOU) by and between the RCA and County of Riverside and authorize the Chairman of the Board of Supervisors to execute this MOU on behalf of the County;

(Continued)

Lisa Brandl for

Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: *9-1-11*
Departmental Concurrence

Dep't Recomm.: Consent
Per Exec. Ofc.: Consent
 Policy
 Policy

Prev. Agn. Ref.: 3.17 of 10/19/10; 3.15 A and B of 12/7/10; 3.9 of 1/25/11; 3.28 of 4/12/11 ; 3.13 of 9/20/11 **District:** 3 **Agenda Number:** 3.14

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed to complete the conveyance of the fee simple interests in real property and this transaction; and,
4. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

BACKGROUND:

Western Riverside County has a diverse ecosystem supporting a wide range of plant and animal species, including 32 currently listed species, with additional listed species anticipated in the future. Riverside County faces the doubling of its population over the next 20 to 25 years, which will require new infrastructure development. To ensure sensitive species and their habitat are protected in spite of anticipated development, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was created. Western Riverside County Regional Conservation Authority (RCA) was formed to implement and administer the MSHCP.

The MSHCP is a multi-jurisdictional habitat conservation plan focusing on the conservation of both sensitive species and associated habitats to address biological and ecological diversity conservation needs in western Riverside County, setting aside undisturbed land for the conservation of sensitive habitats while preserving open space and recreational opportunities. The MSHCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment, and creates a plan to mitigate for the potential loss of covered species and their habitats due to direct and indirect impacts of future development of both private and public lands within the MSHCP Plan Area.

In May of 2008, the Environmental Programs Department of the County of Riverside and RCA determined that the above-referenced property was described for Conservation and should be included in the Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area if it could be acquired. The property includes vernal pool habitat essential for several vernal pool species covered by the MSHCP.

The County and RCA provided local funding of 55% of the purchase price in order to obtain the 45% match in Section 6 funding. Funding was available from reserved Open Space Mitigation fees collected prior to approval of the MSHCP; Multi-Species Project Trust Fund (#5852), Ordinance No. 810 funds and from the RCA (\$700,000).

On October 19, 2010 (Item 3.17) the Board of Supervisors approved Resolution No. 2010-295, Notice of Intention to Purchase Real Property in the Unincorporated Area of Hemet, California.

(Continued)

BACKGROUND: (Continued)

On December 7, 2010 (Item 3.15a), the Board of Supervisors approved Resolution No. 2010-296, Authorizing the Economic Development Agency to purchase real property known as the Wilhelm Ranch Property, located in the unincorporated area of Hemet, California, further described as County of Riverside Assessor's Parcel Numbers 465-020-010 and 465-020-011 and approved the Purchase Agreement between Wilhelm and the County. Additionally, on that same date (Item 3.15b), the Board of Supervisors approved a Funding Agreement for the purchase of the Wilhelm Ranch Property between the County and RCA.

On January 25, 2011 (Item 3.9), the Board of Supervisors approved the Wildlife Conservation Board (WCB) Subgrant Agreement providing the 45% match in Section 6 funding for the acquisition of the Wilhelm Ranch Property and adopted Resolution No. 2011-017 authorizing the acceptance of the Section 6 grant funds. Thereafter, the WCB considered and approved the Subgrant Agreement on February 24, 2011.

On April 12, 2011 (Item 3.28) the Board of Supervisors approved the reallocation of funds from Ordinance No. 810 (Fund 30547) to complete escrow for the purchase of the Wilhelm Ranch Property for Conservation.

On April 20, 2011, the County completed and closed escrow for the acquisition of the above-referenced property. The intent was to transfer the property interests to RCA after the close of escrow.

On September 20, 2011, the Board adopted Resolution No. 2011-167, a Notice of Intention to convey the County's fee simple interests of the real properties described in Attachment "A" and depicted in Attachment "B" to the RCA by Grant Deed and notice was also published by the Clerk of the Board as provided in Section 6061 of the Government Code. RCA will take all responsibilities of ownership, including but not limited to managing, monitoring and maintaining the above-referenced real properties consistent with the wildlife and plant life conservation purposes of the MSHCP.

Pursuant to Government Code Section 25365, a county may transfer real property or interest therein, belonging to the county to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use. The County and RCA intend to enter into a Memorandum of Understanding to provide the terms and conditions for the conveyances made by the County to RCA.

This Form 11 and Resolution has been approved as to form by County Counsel.

FINANCIAL DATA:

There are no costs associated with this transaction.

Attachments:

Attachment A - Legal Description

Attachment B - Map

Memorandum of Understanding

Grant Deed

Attachment "A"

PARCEL 1:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGE 135 OF DEEDS.

ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE SECOND SAN DIEGO AQUEDUCT CANAL AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEEDS RECORDED JUNE 30, 1959 IN BOOK 2500 PAGE 593 AND JULY 20, 1959 IN BOOK 2512 PAGE 270, BOTH OF OFFICIAL RECORDS.

PARCEL 2:

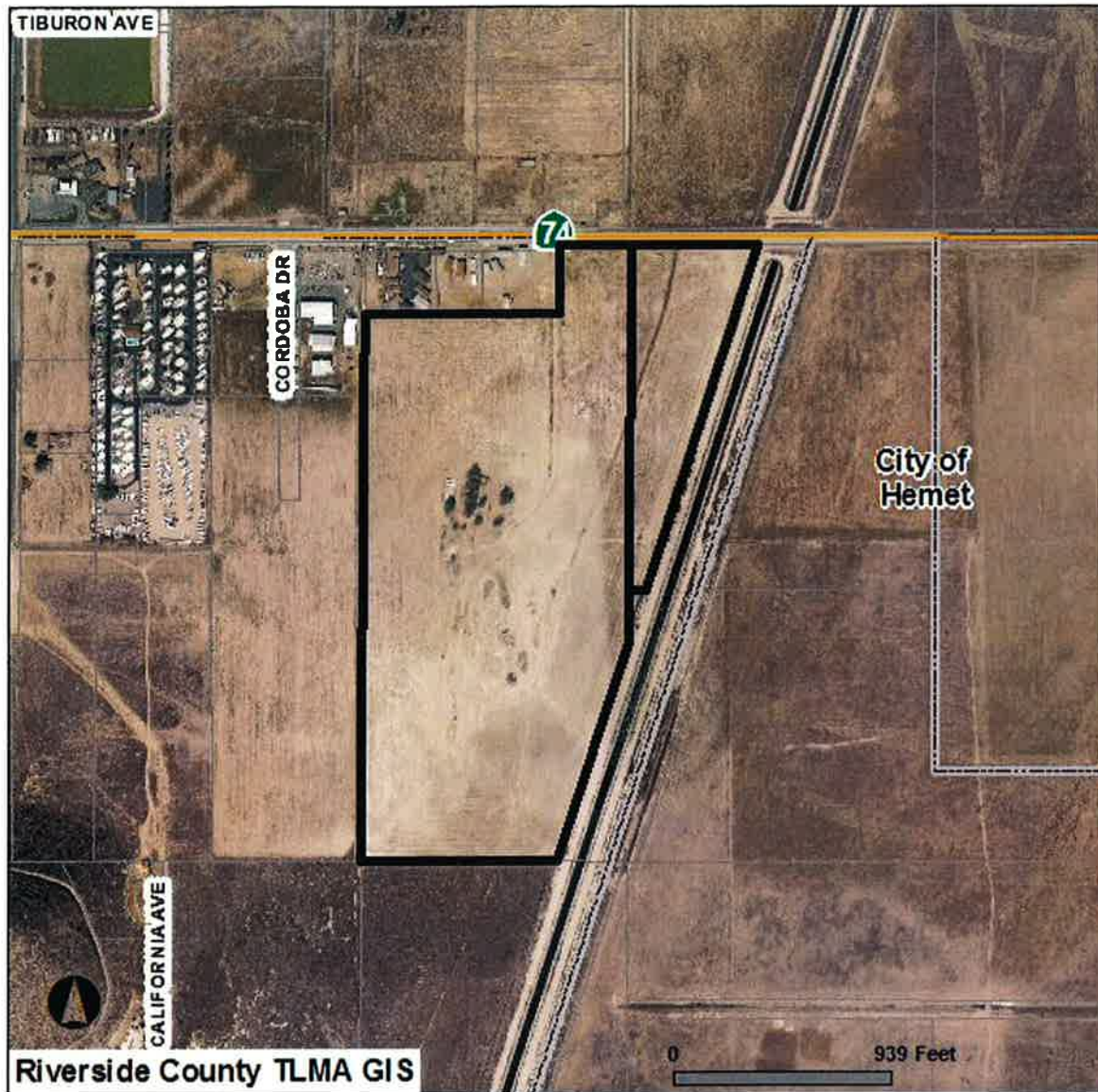
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13,
THENCE WEST 70 RODS,
THENCE AT A RIGHT ANGLE NORTH 220 RODS,
THENCE AT A RIGHT ANGLE EAST, 50 RODS,
THENCE AT A RIGHT ANGLE NORTH, 20 RODS TO THE NORTH LINE OF SAID SECTION,
THENCE EAST ALONG SAID NORTH LINE, 20 RODS TO THE NORTHEAST CORNER OF THE WEST-HALF OF SAID SECTION;
THENCE SOUTH ALONG THE CENTER LINE OF SAID SECTION, 240 RODS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE SECOND SAN DIEGO AQUEDUCT CANAL AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEEDS RECORDED JUNE 30, 1959 IN BOOK 2500 PAGE 593 AND JULY 20, 1959 IN BOOK 2512 PAGE 270, BOTH OF OFFICIAL RECORDS.

APN: 465-020-011-9 and 465-020-010-8

Attachment "B"



Selected parcel(s):
465-020-010 465-020-011

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Jun 01 10:31:49 2011

Version 110502

2
3 **RESOLUTION NO. 2011-168**

4
5 **AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY**
6 **FROM THE COUNTY OF RIVERSIDE TO THE WESTERN RIVERSIDE COUNTY**
7 **REGIONAL CONSERVATION AUTHORITY**
8 **(ASSESSOR'S PARCEL NUMBERS 465-020-010 and 465-020-011)**
9

10 WHEREAS, Western Riverside County has a diverse ecosystem supporting a
11 wide range of plant and animal species; and,

12 WHEREAS, to ensure sensitive species and their habitat are protected in spite
13 of anticipated development, the Western Riverside Multiple Species Habitat
14 Conservation Plan (MSHCP) was created; and,

15 WHEREAS, the County of Riverside (County) has acquired real property that
16 possess important wildlife and habitat value using Ordinance No. 810 funds with the
17 intention to transfer all real property interests to the Western Riverside County
18 Regional Conservation Authority in furtherance of the MSHCP; and,

19 WHEREAS, the Western Riverside County Regional Conservation Authority
20 (RCA) was created in 2004 to implement the MSHCP; and,

21 WHEREAS, the County and RCA now intend to enter into a Memorandum of
22 Understanding to provide the terms and conditions for the conveyance of the real
23 property interests from County to RCA; and,

24 WHEREAS, the County intends to convey its fee simple interests of the
25 properties to the Western Riverside County Regional Conservation Authority by Grant
26 Deed; and,

27 WHEREAS, RCA will take all responsibilities of ownership, including but not
28 limited to managing, monitoring and maintaining the above-referenced real properties

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 1-11
DATE
SYNTHIA M. GUNZEL

1 consistent with the wildlife and plant life conservation purposes of the MSHCP; and,

2 WHEREAS, on September 20, 2011, the Board of Supervisors of the County of
3 Riverside adopted Resolution No. 2011-167, a Notice of Intention to convey the
4 County's fee simple interests in real property to the RCA, now, therefore,

5 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
6 Supervisors of the County of Riverside, California, in regular session assembled on
7 October 25, 2011, at 9:00 am in the meeting room of the Board of Supervisors located
8 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
9 California, authorizes the conveyance of the properties listed in Attachment "A".

10 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
11 Board of Supervisors of the County of Riverside is authorized to sign the Memorandum
12 of Understanding between the RCA and County of Riverside;

13 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
14 Board is authorized to execute the Grant Deed to complete the conveyance of the fee
15 simple interests in real property and this transaction;

16 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County
17 Executive Officer/EDA or his designee, is authorized to execute any other documents
18 to complete this transaction;

19 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
20 Supervisors has given notice hereof as provided in Section 6061 of the Government
21 Code.

22 ///

23 ///

24 ///

25 ///

26 CAO:ra/081811/001EP/14.175 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.175.doc

27

28

**MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY AND
THE COUNTY OF RIVERSIDE REGARDING THE
CONVEYANCE OF THE WILHELM PROPERTY**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and effective _____, by and between the WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, a public agency and joint powers authority, (“RCA”) and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (“County”). RCA and the County are sometimes collectively referred to herein as the “PARTIES.”

RECITALS

- A. Western Riverside County has a diverse ecosystem supporting a wide range of plant and animal species, including 32 currently listed species, with additional listed species anticipated in the future; and
- B. Riverside County faces the doubling of its population over the next 20 to 25 years, which will require new infrastructure development; and
- C. To ensure sensitive species and their habitat are protected in spite of the anticipated development, the Western Riverside County Multiple Species Habitat Conservation Plan (“MSHCP”) was created; and
- D. The MSHCP is a multi-jurisdictional habitat conservation plan focusing on the conservation of both sensitive species and associated habitats to address biological and ecological diversity conservation needs in western Riverside County, setting aside undisturbed land for the conservation of sensitive habitats while preserving open space and recreational opportunities. The MSHCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment, and creates a plan to mitigate for the potential loss of covered species and their habitats due to direct and indirect impacts of future development of both private and public lands within the MSHCP Plan Area; and
- E. The MSHCP contemplates the acquisition of a substantial amount of conservation and open space lands within the County’s jurisdiction and the transfer of such to RCA to implement the MSHCP’s conservation purposes; and
- F. In anticipation of the then-forthcoming MSHCP, the County began acquiring real property possessing important wildlife and habitat value for future inclusion in the MSHCP; and
- G. County is the owner of approximately 70.86 acres of real property located at 35409 Highway 74, Hemet 92543, near the City of Hemet on the south side of Florida Avenue in unincorporated Riverside County, consisting of Assessor’s Parcel Numbers 465-020-010 and 465-020-011 (“the Property”) that is the subject of this MOU, and which Property is more particularly described in the legal

description referenced in the Grant Deed appended as Attachment 1-A and depicted in Attachment 1-B hereto; and

- H. RCA desires to acquire the Property, add it as Additional Reserve Land in the conservation area identified in the MSHCP, and manage the Property consistent with the wildlife and plant life conservation purposes of the MSHCP; and
- I. The County now desires to transfer ownership in fee of the Property to RCA for its inclusion in the MSHCP Conservation Area and for the purpose of management and monitoring pursuant to the provisions of the MSHCP as soon as possible in compliance with all requirements of state law, rules and regulations of the County for transferring real property, and subject to Section 6(f) of the subgrant agreement between the County and the Wildlife Conservation Board. The County may convey said Property to RCA pursuant to Section 25365 of the Government Code.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

1. **Obligations of the Parties.** County will convey, assign and transfer, without establishment of an escrow, and RCA will accept, fee interest in the Property to RCA, free and clear of all liens, encumbrances, easements, leases (recorded or unrecorded), bonds, assessments, and taxes except for (i) the express conditions provided in the transfer documents (ii) liens for non-delinquent property taxes and assessments, and (iii) those liens and encumbrances, exceptions and easements which, are acceptable and consistent with the MSHCP, and as documented in the objection letter dated July 26, 2011 sent to Robert Field, Assistant County Executive Officer by Carol Singh on behalf of the RCA.

2. **RCA shall:**

a. Accept ownership of the Property; provided however, that if RCA determines that the Property is no longer needed for the MSHCP or RCA designates the Property as surplus property (“Designated Property”), then RCA shall provide written notice to the County that the Designated Property may be conveyed back to the County. Within ninety (90) days of receiving RCA’s notice, the County shall respond to RCA in writing whether it wishes to exercise its power of termination and right of re-entry for the Designated Property. If the County fails to respond within ninety (90) days or if it determines that it does not wish to exercise its power of termination and right of re-entry, then the RCA may dispose of the Designated Property pursuant to RCA’s policies and state law.

b. Take all responsibilities of ownership, including but not limited to, managing, monitoring and maintaining this Property consistent with the requirements of the MSHCP;

3. **Time for Conveyance.** Execution and delivery of the deed by the County to RCA shall occur within 30 days after, or a reasonable time thereafter, each Party has obtained authorization from its respective governing body. Parties may mutually agree in writing to extend the time for performance of the conveyance.

4. **Changes or Modifications.** No part of this MOU may be modified, altered, amended, waived, or changed without the express written consent of the Parties hereto.

5. **Notice.** As used in this MOU, notice includes but is not limited to, the communication of any notice, request, demand, approval, statement, report, acceptance, consent, waiver and appointment. All notices must be in writing. Notice is given either (i) when delivered in person to the person or company intended named below, (ii) when delivered via facsimile with confirmation from the receiving party via return fax; or (iii) when sent via reputable overnight courier (such as Federal Express), addressed by name and addressed to the party or persons intended, as follows, until such time as a party gives notice of a change of address in accordance with the terms of this section:

COUNTY

Attn: Executive Officer
4080 Lemon St., 4th Floor
Riverside, CA 92501
Phone: (951) 955-1100
Fax: (951) 955-1105

RCA

Attn: Executive Director
3403 Tenth Street, Suite 320
P.O. Box 1667
Riverside, CA 92502-1667
Phone: (951) 955-9700
Fax (951) 955-8873

IN WITNESS WHEREOF, the Parties have caused this MOU to be signed as of the date first above written.

COUNTY OF RIVERSIDE

**WESTERN RIVERSIDE
COUNTY REGIONAL
CONSERVATION AUTHORITY**


By: _____
Bob Buster, Chairman
Board of Supervisors

By: 
Charles V. Landry
Executive Director

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Pamela J. Walls, County Counsel

By: 
Deputy County Counsel
SYNTHIA M. GUNZEL

APPROVED AS TO FORM:

By: 
RCA General Counsel
Best Best & Krieger LLP

ATTACHMENT 1-A

GRANT DEED

[Attached]

Western Riverside County Regional
Conservation Authority
3403 Tenth Street, Suite 320
P.O. Box 1667
Riverside, CA 92502

FREE RECORDING
This instrument is for the benefit of
the Western Riverside County Regional
Conservation Authority, and is entitled to be
recorded without fee. (Govt. Code 6103/27383)

(Space above this line reserved for Recorder's use)

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN
APN: 465-020-010 and 465-020-011

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **COUNTY OF RIVERSIDE, a political subdivision of the State of California**, hereinafter called "**Grantor**," does hereby GRANT to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, a public agency and joint powers authority**, hereinafter called "**Grantee**," subject to the Conditions, Right of Re-Entry and Power of Termination described below, the real property ("Property") in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto and made a part hereof

This conveyance by Grantor is made pursuant to the terms of a Memorandum of Understanding made between Grantor and Grantee on _____, a copy of which is attached hereto as Exhibit "B" and by this reference incorporated herein, pursuant to which Grantee has agreed that it shall use the Property solely for non-commercial conservation purposes in furtherance of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and that consistent with this purpose, Grantee shall accept all responsibilities of ownership, including but not limited to, managing, monitoring and maintaining these real property consistent with the requirements of the MSHCP.

Subject to the following procedure, Grantor shall have a right of reversion in the Property if it is not used in accordance with the MSHCP as described above. Should Grantee make a formal determination that all or any portion of the Property is no longer needed for conservation use pursuant to the MSHCP or Grantee desires to designate all or any portion of the Property as

surplus property pursuant to the California Government Code, then Grantee shall provide prior written notice to Grantor of such determination or proposed designation and Grantor shall have the right, but not the obligation, to retake ownership of the Property. Grantor must exercise its right of reversion by sending a written notice of exercise to Grantee in writing within ninety (90) days of receiving Grantee's written notice and Grantee shall transfer the Property back to Grantor in its current condition as-is within thirty (30) days of receipt of such notice of exercise. If Grantor fails to respond to Grantee in writing within said ninety (90) day period, or if Grantor determines to waive its right of reversion, then the Grantee may dispose of the real property pursuant to its policies and state law in effect at that time.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the ____ day of _____, 2011.

Dated: _____

COUNTY OF RIVERSIDE

By: _____
Bob Buster, Chairman
Board of Supervisors

ATTACH NOTARY ACKNOWLEDGEMENT

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property
[APN 465-020-010 and 465-020-011]

LEGAL DESCRIPTION-EXHIBIT "A"

PARCEL 1:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1915 IN BOOK 406 PAGE 135 OF DEEDS.

ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE SECOND SAN DIEGO AQUEDUCT CANAL AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEEDS RECORDED JUNE 30, 1959 IN BOOK 2500 PAGE 593 AND JULY 20, 1959 IN BOOK 2512 PAGE 270, BOTH OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13,
THENCE WEST 70 RODS,
THENCE AT A RIGHT ANGLE NORTH 220 RODS,
THENCE AT A RIGHT ANGLE EAST, 50 RODS,
THENCE AT A RIGHT ANGLE NORTH, 20 RODS TO THE NORTH LINE OF SAID SECTION,
THENCE EAST ALONG SAID NORTH LINE, 20 RODS TO THE NORTHEAST CORNER OF THE WEST-HALF OF SAID SECTION;
THENCE SOUTH ALONG THE CENTER LINE OF SAID SECTION, 240 RODS TO THE POINT OF BEGINNING.

WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED**

[APN 465-020-010 and 465-020-011]

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated _____, 2011, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____ **WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY,**
a public agency and joint powers authority

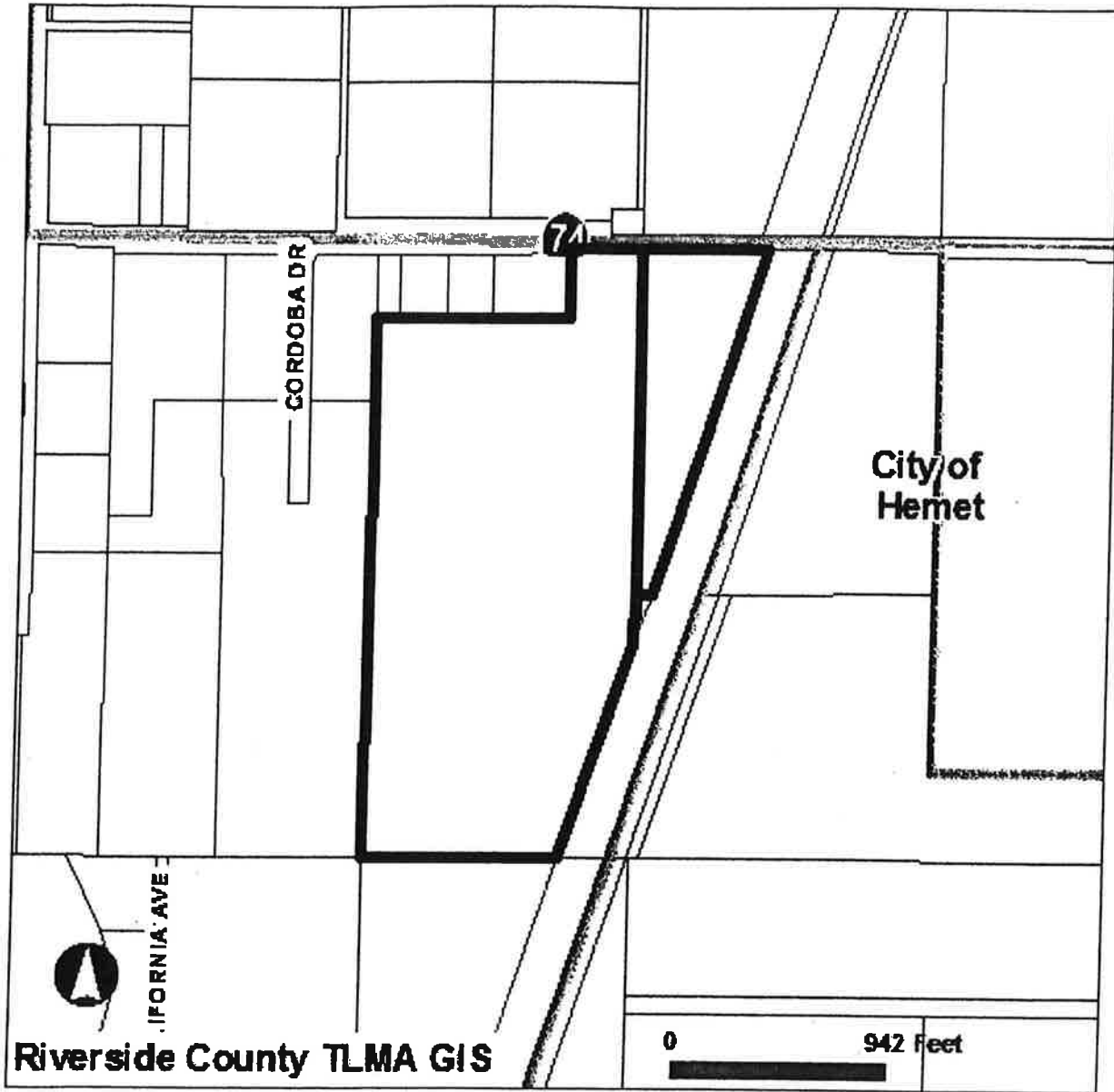
By: _____
Charles V. Landry
Executive Director

ATTACHMENT 1-B

MAP

[Attached]

APN 465-020-010 AND APN 465-020-011



Selected parcel(s):
465-020-010 465-020-011