

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE 11/9/15

Departmental Concurrence

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

956



FROM: Economic Development Agency

SUBMITTAL DATE:

November 24, 2015

SUBJECT: Resolution No. 2015-184, Authorization to Convey Real Property to the Riverside County Regional Park and Open Space District, CEQA Exempt, District 2 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) "Common Sense" Exemption of the Sale CEQA Guidelines;
2. Adopt Resolution No. 2015-184, Authorization to Convey Fee Simple Interest in Real Property located in the area of the City of Riverside, County of Riverside, California, known as the Santa Ana River Wildlife Area, identified by Assessor Parcel Numbers list on Attachment A, by Quitclaim Deed to the Riverside County Regional Park & Open Space District;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:

Imelda Delos Santos

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ A-30
☒ 4/5 Vote
☐ Positions Added
☐ Change Order

Prev. Agn. Ref.: **District: 2** **Agenda Number:**

3-14

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to file the Notice of Exemption with the office of the County Clerk within five working days of approval by the Board; and
4. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed(s) to complete the transfer of real property.

BACKGROUND:

Summary

The County of Riverside, (County) acquired the subject parcels for use as open space and a park, and assigned control to its Parks Department. In 1990, the Riverside County Regional Park & Open Space District (District) was formed. The District has initiated a request to convey the subject parcels from County to District.

Pursuant to Government Code 25521.5, the County of Riverside may transfer real or personal property to the District. Pursuant to Government Code Section 25365, a county may transfer interest in real property or any interest therein, belonging to a 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 therein to be transferred is not required for county use.

Pursuant to the California Environmental Quality Act (CEQA), the action was reviewed and determined to be categorically exempt from CEQA under CEQA Guideline 15061 (b)(3) "Common Sense" Exemption. The County's approval of this conveyance of real property does not create any reasonably foreseeable physical change in the environment.

Finding that the land is no longer necessary for use by the County, the County intends to transfer its fee simple interest in real property, located in the area of Riverside, consisting of approximately 711.84 acres, identified by Assessor Parcel Numbers listed on Attachment A, as more particularly described in Exhibit A attached to Resolution No. 2015-184, by Quitclaim Deed to the Riverside County Regional Park & Open Space District.

Resolution No. 2015-184 and Quitclaim Deed has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

Finding that the fee simple interest is no longer necessary for use by the County, the District has initiated a request to convey the subject parcels from County to District. Since this is only a transfer between public agencies, there will be no impact on citizens and businesses.

Attachments:

Resolution No. 2015-184
Quitclaim Deed
Notice of Exemption
Aerial Map

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency
FORM 11: Resolution No. 2015-184, Authorization to Convey Real Property to the Riverside County
Regional Park and Open Space District, CEQA Exempt, District 2 [\$0]
DATE: November 24, 2015
PAGE: 3 of 3

ATTACHMENT A

185-210-028, 186-230-011, 186-230-036, 186-230-038, 186-240-001, 186-240-003, 186-250-014, 186-250-015, 186-270-002, 186-270-004, 186-270-006, 186-270-009, 186-270-011, 186-270-012, 186-270-013, 187-130-002, 187-151-001, 187-210-004, 189-110-010, 189-110-013, 189-110-014, 189-110-017, 189-110-018

2
3 **RESOLUTION NO. 2015-184**

4 **AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST**
5 **IN REAL PROPERTY TO THE RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE**
6 **DISTRICT BY QUITCLAIM DEED**

7 **WHEREAS**, the County of Riverside is the owner certain real property consisting of
8 711.84 acres of vacant land, identified by Assessor Parcel Numbers listed on Attachment A, as
9 more particularly described in Exhibit A, located adjacent to the City of Riverside, County of
10 Riverside, State of California ("Property"); and

11 **WHEREAS**, pursuant to Government Code Section 25521.5, the County may transfer
12 to Riverside County Regional Park and Open Space District, without a vote of the electors of
13 the county first being taken, any real or personal property belonging to the county; and

14 **WHEREAS**, the County desires to convey the Property to the Riverside County
15 Regional Park & Open Space District, area known as the Santa Ana River Wildlife Area; and

16 **WHEREAS**, the County has reviewed and determined that the conveyance of the
17 Property as being categorically exempt from the California Environmental Quality Act ("CEQA")
18 pursuant to State CEQA Guidelines Section 15601(b)(3) as the proposed project is merely the
19 conveyance of title to real property and does not involve construction or development;
20 therefore, no significant impact on the environmental will occur; and

21 **WHEREAS**, the County of Riverside and the Riverside County Regional Park & Open
22 Space District concur that it would be in both parties best interest to transfer the Property to the
23 District; now, therefore,

24 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the
25 County of Riverside, in regular session assembled on December 8, 2015, at 9:00 a.m., or
26 thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the
27 County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board, based
28 upon a review of the evidence and information presented on the matter, as it relates to the

FORM APPROVED COUNTY COUNSEL
BY: R. TODD FRAHM
DATE: 11/5/15

1 proposed conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines
2 Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the
3 activity in question will have a significant effect on the environment because it merely involves
4 the conveyance of title to real property and no construction activities or development is to
5 occur.

6 **BE IT FURTHER RESOLVED AND DETERMINED** that this Board authorizes the
7 conveyance of the Property by Quitclaim Deed to Riverside County Regional Park & Open
8 Space District the following described real property: Certain fee interest in real property located
9 near the city of Riverside, County of Riverside, State of California, identified with Assessor
10 Parcel Numbers listed on Attachment A, as more particularly described in Exhibit A attached
11 hereto and made a part hereof.

12 **BE IT FURTHER RESOLVED AND DETERMINED** that the Chairman of the Board is
13 authorized to execute the Quitclaim Deed to complete the conveyance of real property and this
14 transaction.

15 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County Executive
16 Officer/EDA or designee authorized to execute any documents to complete this transaction.

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

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26 ///

27 YK:ra/102115/070PD/17.666 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.666.doc

ATTACHMENT A

185-210-028, 186-230-011, 186-230-036, 186-230-038, 186-240-001, 186-240-003,
186-250-014, 186-250-015, 186-270-002, 186-270-004, 186-270-006, 186-270-009,
186-270-011, 186-270-012, 186-270-013, 187-130-002, 187-151-001, 187-210-004,
189-110-010, 189-110-013, 189-110-014, 189-110-017, 189-110-018

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A: (APN: 186-230-038, 186-230-011)

THAT PORTION OF LOT 2 OF THE MILLER & NEWMAN'S SURVEY OF RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND THAT PORTION OF LOT 4 OF RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 58 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 71 AT ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 2 OF SAID RUBIDOUX RANCHO, EXTENDED NORTHWESTERLY;

THENCE SOUTH 25° 40'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, 213.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE SOUTH 70° 40'40" EAST, 1346.88 FEET;

THENCE SOUTH 18° 38' WEST, 184.31 FEET;

THENCE NORTH 71° 46' WEST, 1369.73 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD;

THENCE NORTH 25° 40'40" EAST ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, 211.45 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE LAND AND IRRIGATING COMPANY BY DEED RECORDED DECEMBER 30, 1901 AS INSTRUMENT NO. 30 IN BOOK 134 PAGE 47 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF PARCEL 1100-37 S SHOWN ON RECORD OF SURVEY MAP RECORDED NOVEMBER 6, 1967 IN BOOK 51 PAGES 76 TO 81 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS AND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED SEPTEMBER 13, 1968 AS INSTRUMENT NO. 88398.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RUBIDOUX COMMUNITY SERVICE DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-0029050, OF OFFICIAL RECORDS.

SAID LAND IS DESCRIBED PURSUANT TO AN ASSESSOR PARCEL; THIS MAY NOT BE A LEGAL DIVISION OF SAID LAND. THE DESCRIPTION IS PROVIDED ONLY TO FACILITATE THE ISSUANCE OF THIS REPORT.

PARCEL B: (APN: 186-240-001)

PARCEL 1100-38B, AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN RECORD OF SURVEYS BOOK 51 PAGES 76 THROUGH 81 INCLUSIVE, OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION

PARCEL C: (APN: 186-240-003)

PARCEL C-1:

A PORTION OF THE RUBIDOUX RANCHO AND A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOT 7 AS SHOWN BY MAP OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF PARCEL 1100-39 AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967 IN BOOK 51, PAGES 76 THROUGH 81, INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 71° 22'13" WEST ON THE TIE LINE AS SHOWN ON SAID RECORD OF SURVEY A DISTANCE OF 120.07 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID LOT 7;

THENCE SOUTH 70° 24'23" WEST, FORMERLY RECORDED SOUTH 70° 21' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 200 FEET;

THENCE NORTH 89° 16' 37" WEST, FORMERLY RECORDED NORTH 89° 17' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 303.6 FEET;

THENCE SOUTH 77° 53' 23" WEST FORMERLY RECORDED SOUTH 77° 53' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 318.5 FEET TO THE SOUTHEASTERLY LINE OF LOT 27 OF SAID RUBIDOUX RANCHO;

THENCE NORTH 32° 11' 23" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27, A DISTANCE OF 568.90 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 27;

THENCE 75° 05' 28" EAST, A DISTANCE OF 670.77 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39;

THENCE SOUTH 68° 21' 48" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 100-39, A DISTANCE OF 50 FEET;

THENCE SOUTH 21° 38' 12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 215.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-2:

A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOT 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS,

LEGAL DESCRIPTION

(continued)

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 27 AS SHOWN ON SAID MAP OF THE RUBIDOUX RANCHO;

THENCE NORTH 68°41'37" WEST, ALONG THE NORTHEAST LINE OF SAID LOT 27 AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 520.5 FEET TO THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE AS ESTABLISHED BY THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 21, 1969, AS INSTRUMENT NO. 119980, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIVERVIEW DRIVE, THE FOLLOWING (6) COURSES;

(1) THENCE NORTH 32°31'03" EAST, A DISTANCE OF 55.92 FEET;

(2) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 356 FEET THROUGH A CENTRAL ANGLE 18°21'17", A DISTANCE OF 114.04 FEET;

(3) THENCE SOUTH 67°15'34" EAST, A DISTANCE OF 16.35 FEET;

(4) THENCE NORTH 17°06'09" EAST, A DISTANCE OF 24.00 FEET;

(5) THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 356 FEET FROM AN INITIAL RADIAL LINE HAVING A BEARING AND SOUTH 34°40'19" EAST, THROUGH A CENTRAL ANGLE OF 03°32'29", A DISTANCE OF 22.00 FEET;

(6) THENCE NORTH 58°52'10" EAST, A DISTANCE OF 168.15 FEET;

THENCE SOUTH 59°36'38" EAST, A DISTANCE OF 1020.09 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 21°38'12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 100 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 75°05'28" WEST, A DISTANCE OF 670.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY,

PARCEL C-3:

A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS AND A PORTION OF LOT 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RIVERSIDE

LEGAL DESCRIPTION

(continued)

COUNTY RECORDS AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39 THE FOLLOWING (3) COURSES:

- (1) THENCE NORTH 21°36'12" EAST, A DISTANCE OF 215.91 FEET;
- (2) THENCE NORTH 68°21'48" WEST, A DISTANCE OF 50.00 FEET
- (3) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 59°36'38" WEST, A DISTANCE OF 1020.09 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE AS ESTABLISHED BY THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 21, 1969, AS INSTRUMENT NO. 119980, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIVERVIEW DRIVE THE FOLLOWING (4) COURSES:

- (1) THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 444 FEET, FROM AN INITIAL RADIAL LINE HAVING A BEARING OF NORTH 31°07'50" WEST, THROUGH A CENTRAL ANGLE OF 28°09'59", A DISTANCE OF 218.27 FEET;
- (2) THENCE NORTH 30°42'11" EAST, A DISTANCE OF 17.24 FEET;
- (3) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 356 FEET THROUGH A CENTRAL ANGLE OF 16°16'52", A DISTANCE OF 101.16 FEET;
- (4) THENCE NORTH 46°59'03" EAST, A DISTANCE OF 44.80 FEET;
THENCE SOUTH 61°37'09" EAST, A DISTANCE OF 927.97 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, THE FOLLOWING (4) COURSES:

- (1) THENCE SOUTH 21°38'12" WEST, A DISTANCE OF 237.68 FEET;
- (2) THENCE SOUTH 30°10'03" WEST, A DISTANCE OF 101.12 FEET;
- (3) THENCE SOUTH 21°38'12" WEST, A DISTANCE OF 61.07 FEET;

LEGAL DESCRIPTION

(continued)

(4) THENCE NORTH 68°21'48" WEST, A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-4:

A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOTS 4 AND 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53 AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39 THE FOLLOWING (7) COURSES:

- (1) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 215.91 FEET;
- (2) THENCE NORTH 68°21'48" WEST, A DISTANCE OF 50.00 FEET;
- (3) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 100.00 FEET;
- (4) THENCE SOUTH 68°21'48" EAST. A DISTANCE OF 35.00 FEET;
- (5) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 61.07 FEET;
- (6) THENCE NORTH 30°10'03" EAST, A DISTANCE OF 101.12 FEET;
- (7) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 237.68 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 61°37'09" WEST, A DISTANCE OF 927.97 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE AS ESTABLISHED BY THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 21, 1969 AS INSTRUMENT NO. 119980, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 14°41'56" EAST, ALONG LAST SAID SOUTHEASTERLY LINE, A DISTANCE OF 44.94 FEET TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 79 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 46°59'03" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 127 FEET;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 25°21'23" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 232.12 FEET;

THENCE SOUTH 67°00'16" EAST, A DISTANCE OF 842.78 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39;

THENCE SOUTH 13°06'21" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 101.12 FEET;

THENCE SOUTH 21°38'12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 380 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-5:

A PORTION OF LOTS 1 AND 2 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOT 4 OF RIVERVIEW TRACT, AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 21°36'12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 153.00;

THENCE NORTH 67°00'16" WEST, A DISTANCE OF 842.76 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 79 OF RECORDS OF SURVEY, RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 25°21'23" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 520 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 1100-38A AND 1100-38B AS SHOWN BY SAID MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY;

THENCE SOUTH 71°50'46" EAST, ALONG LAST SAID NORTHWESTERLY PROLONGATION A DISTANCE OF 828.41 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1100-38A;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-38A BEING THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1035 FEET FROM AN INITIAL RADIAL LINE HAVING A BEARING SOUTH 63°59'22" EAST, THROUGH A CENTRAL ANGLE OF 04°21'53", A DISTANCE OF 78.85 FEET;

THENCE SOUTH 21°38'45" WEST CONTINUING ALONG LAST SAID NORTHWESTERLY LINE, A DISTANCE OF 356.74 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1100-39;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 70°43'05" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 15.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-6:

LOT 27 AS SHOWN BY MAP OF RUBIDOUX RANCHO SHOWING LANDS SOLD BY LOUIS RUBIDOUX, SURVEY BY MILLER AND NEWMAN, A PLAT OF WHICH IS RECORDED IN BOOK 7, PAGE 36 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH ALL THAT PORTION OF LOT 5 OF THE RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING WESTERLY OF THE SAID LOT 27 AND EASTERLY OF THE COUNTY ROAD, AS SHOWN BY COUNTY ROAD SURVEY NO. 71, A PLAT OF WHICH IS FILED IN RIVERSIDE COUNTY, WHICH SAID PORTION LYING WESTERLY OF SAID LOT 27 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 27;

THENCE WESTERLY ON AN EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LOT 27 TO THE INTERSECTION OF SAID EXTENSION WITH THE CENTER LINE OF THE COUNTY ROAD AS SHOWN ON SAID COUNTY SURVEY ROAD MAP NO. 71 HEREINBEFORE REFERRED TO;

THENCE NORTH 10°07' EAST, TO STATION NO. 6 AS SHOWN ON SAID SURVEY;

THENCE NORTH 50°37" EAST, 115 FEET;

THENCE NORTH 27°07' EAST, 540 FEET;

THENCE NORTH 65°53' EAST, 100 FEET;

THENCE NORTH 31°37' EAST, TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 27, EXTENDED WESTERLY TO THE CENTER LINE OF SAID COUNTY ROAD,

THENCE IN A STRAIGHT LINE EASTERLY TO THE NORTHWESTERLY CORNER OF SAID LOT 27;

THENCE FOLLOWING THE WESTERLY LINE OF SAID LOT 27 THROUGHOUT ITS WHOLE EXTENT TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION IN SAID COUNTY ROAD.

PARCEL D: (APN: 186-250-15)

THAT PORTION OF LOT 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

(continued)

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 27 OF THE MILLER AND NEWMAN SURVEY OF THE RUBIDOUX RANCHO, PER MAP ON RECORD IN THE COUNTY RECORDER'S OFFICE OF SAN BERNARDINO COUNTY, CALIFORNIA, IN BOOK 7 OF MAPS, PAGE 36;

THENCE SOUTH 42°54' WEST, 327 FEET;

THENCE SOUTH 16°34' WEST, 243 FEET;

THENCE SOUTH 5°34' WEST, 60 FEET;

THENCE SOUTH 36°26' EAST, 150 FEET;

THENCE SOUTH 22°54' WEST 200 FEET;

THENCE SOUTH 60°24' WEST, 520 FEET;

THENCE SOUTH 81°18' WEST, 101 FEET TO WITNESS POST FOR STATION "J" 8 OF THE RUBIDOUX RANCHO;

THENCE FOLLOWING THE CENTER LINE OF THAT CERTAIN COUNTY ROAD AS SHOWN BY SURVEY OF NO. 71 ON FILE IN THE COUNTY SURVEYORS OFFICE OF RIVERSIDE COUNTY, CALIFORNIA, NORTH 24°24' EAST, 240 FEET;

THENCE NORTH 39°37' EAST, 390 FEET;

THENCE NORTH 27°07' EAST. 350 FEET;

THENCE NORTH 30°07' EAST, 300 FEET;

THENCE NORTH 10°07' EAST TO THE POINT WHERE SAID LINE WOULD INTERSECT THE SOUTHERLY LINE OF SAID LOT 27 WHEN EXTENDED WESTERLY TO THE SOUTHERLY LINE OF SAID LOT 27 WHEN EXTENDED WESTERLY TO THE CENTER LINE OF SAID COUNTY ROAD;

THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING, AND CONTAINING 4/9 ACRES, MORE OR LESS.

EXCEPTING THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A CEMENT POINT IN THE WESTERLY LINE OF THE RUBIDOUX RANCHO, AS SURVEYED BY MILLER AND NEWMAN, A PLAT OF WHICH IS OF RECORD IN BOOK 7 OF MAPS, PAGE 36, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID POINT BEING NORTH 17°50' EAST, 345.8 FEET FROM THE SOUTHWESTERLY CORNER OF SAID RUBIDOUX RANCHO MARKED J. 8 ON SAID MAP, ALSO BEING POINT NO. 1 OF ROAD SURVEY NO. 71, A PLAT OF WHICH IS OF RECORD IN BOOK 1 OF RECORDS OF SURVEYS, PAGE 58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID ROAD SURVEY NO. 71 NORTH 25°26' EAST, 239.2 FEET TO POINT NO. 2 OF SAID ROAD SURVEY NO. 71;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 40°35' EAST, 336.1 FEET TO POINT NO. 2 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83°27' EAST, 747.0 FEET TO POINT NO. 4 TO THE TERMINUS THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-29047, OF OFFICIAL RECORDS.

PARCEL E: (APNS: 186-270-002 AND 004)

LOT 7 AS SHOWN BY MAP OF EVANS RIO RANCHO ON FILE IN BOOK 10, PAGES 52 THROUGH 54 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM PARCEL 1100-39 AND PARCEL 1100-39A AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED NOVEMBER 14, 1968 AS INSTRUMENT NO. 109069, RECORDS OF THE RECORDER OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THOSE CERTAIN PARCELS OF LAND AS CONVEYED TO THE RUBIDOUX COMMUNITY DISTRICT BY DEED RECORDED OCTOBER 16, 1953 AS INSTRUMENT NO. 50074, RECORDS OF THE RECORDER OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND LYING NORTHEASTERLY OF PARCEL 1 AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 28, 1970, AS INSTRUMENT NO. 95756, RECORDS OF THE RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF PARCEL 1010-79 AS SHOWN ON RECORD OF SURVEY IN BOOK 39, PAGES 14 THROUGH 18, INCLUSIVE, OF RECORDS OF SURVEY.

PARCEL F: (APN: 185-210-028)

THAT PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, AS SHOWN BY THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO BY MAP ON FILE IN BOOK 9, PAGE 26, OF MAPS, SAN BERNARDINO COUNTY RECORDS AND LOTS 3 AND 4 IN BLOCK 5 OF JURUPA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 37, OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SECTION 30 AT THE SOUTHWEST CORNER OF PARCEL 2 CONVEYED TO ROBERT O. HUNTER AND LOLA LEE HUNTER, HIS WIFE, BY DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819, PAGE 267, OF OFFICIAL RECORDS;

THENCE NORTH 66° 29' 15" EAST, 652.08 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 82° 20' 55" EAST, 1073.10 FEET TO THE SOUTHWESTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTHWESTERLY AND SOUTHERLY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, TO THE WEST LINE OF THE EAST HALF OF SECTION 30;

THENCE SOUTH ON SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL UNDERGROUND WATERS AND THE RIGHT TO EXPLORE FOR, EXTRACT AND TRANSPORT THE SAME, AS RESERVED TO THOMAS L. CLAY IN DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819, PAGE 267, OF OFFICIAL RECORDS.

PARCEL G: (APNS: 189-110-010, 013, 014, 017 AND 018)

THAT PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING AN UNSURVEYED SECTIONALIZED SUBDIVISION OF A PORTION OF TRACT NO. 37, SHOWN BY MAP OF THE "SUBDIVISION OF A PORTION OF THE JURUPA RANCH", FILED IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF TRACT NO. 37, BEING A PORTION OF THE JURUPA RANCHO, AS CONFIRMED TO ABEL STEARNS, BY UNITED STATES PATENT, AND RECORDED IN BOOK "A" OF LAND PATENTS, PAGE 374 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON GOVERNMENT TOWNSHIP PLAT, ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, AND APPROVED JUNE 26, 1878, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT "G" OF "RIVERVIEW ADDITION, TRACT NO. 4", AS SHOWN BY MAP OF FILE IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID CORNER MARKED WITH A 2 INCH IRON PIPE, AND HEREINAFTER KNOWN AS "STATION NO. 33";

THENCE S. 00 DEG. 33' W., 329.89 FEET, (RECORDED S. 00° 32' 45" W., 329.80 FEET) TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 3 OF MAP SHOWING A "SUBDIVISION OF RANCHO LA SIERRA", AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PIPE LOCATION HEREINAFTER KNOWN AS "STATION NO. 32";

THENCE N. 89 DEG. 30' W., 30 FEET ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 1 OF THE "MCCLASKEY TRACT", AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE CONTINUING ALONG THE NORTH LINE OF LOT 1, N. 89 DEG. 30' W., (RECORDED N. 89 DEG. 31' W.) TO THE SOUTHEAST CORNER OF PARCEL "D" OF THE PROPERTY CONVEYED TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED APRIL 14, 1936, IN BOOK 270, PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LEGAL DESCRIPTION

(continued)

THENCE N. 13 DEG 23' 58" W., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "D", TO THE INTERSECTION OF A LINE THAT BEARS N. 89 DEG 30' W., 200 FEET, (COURSE "A"), RECORDED N. 89 DEG. 31' W., AND NORTH (COURSE "B"), FROM THE ABOVE RECITED "STATION NO. 32";

THENCE FROM SAID POINT OF INTERSECTION AND CONTINUING NORTH ALONG SAID COURSE "B", TO A POINT THAT IS 820 FEET NORTH OF THE NORTH LINE OF SAID LOT 1 OF THE MCCLASKEY TRACT;

THENCE N. 89 DEG. 30' W., (RECORDED N. 89 DEG. 31' W.) AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER OF A 40 FOOT STRIP OF LAND, DESCRIBED AS PARCEL "C" OF THE PROPERTY CONVEYED TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED IN BOOK 270, PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 13 DEG. 23' 58" W., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 221.92 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", OF THE CONVEYANCE TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED NOVEMBER 21, 1936, IN BOOK 302, PAGE 503 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 76 DEG. 36' 02" E., 150 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", TO THE SOUTHEAST CORNER THEREOF;

THENCE N. 13 DEG. 23' 58" W., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "B", TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PARCEL "B" OF THE CONVEYANCE TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED APRIL 14, 1936, IN BOOK 270, PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING N. 13 DEG. 23' 58" W., ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED PARCEL "B", A DISTANCE OF 100 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B", AND THE MOST EASTERLY CORNER OF PARCEL "A" OF THE PROPERTY CONVEYED TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED NOVEMBER 21, 1936, IN BOOK 302, PAGE 503 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 73 DEG. 39' 16" W., ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 201.56 FEET TO A POINT ON THE EASTERLY LINE OF A 150 FOOT WIDE STRIP OF LAND, CONVEYED TO THE METROPOLITAN WATER DISTRICT, AS PARCEL "A" OF THE LAST RECITED DEED;

THENCE N. 13 DEG. 23' 58" W., ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 132.71 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID PARCEL "A", N. 14 DEG. 56' 06" W., 72.24 FEET TO A POINT ON A LINE OF COMPROMISE, AS DESCRIBED IN AN INSTRUMENT DATED JULY 28, 1948, AND RECORDED IN BOOK 1010, PAGE 505 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING S. 83 DEG. 03' 45" E., 273.11 FEET, (RECORDED S. 83 DEG. 09' 01" E.) FROM A 2 INCH IRON PIPE MARKING "STATION NO. 84", ON SAID COMPROMISE LINE;

LEGAL DESCRIPTION

(continued)

THENCE S. 83 DEG. 03' 45" E., A DISTANCE OF 766.09 FEET TO A 2 INCH IRON PIPE MARKING AN ANGLE POINT IN SAID LINE, HEREINAFTER KNOWN AS "STATION NO. 85";

THENCE N. 66 DEG. 29' 15" E., 920 FEET TO A 2 INCH IRON PIPE, HEREINAFTER KNOWN AS "STATION 86" OF SAID LINE;

THENCE N. 82 DEG. 20' 55" E., 1073.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY, AS CONVEYED TO THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 165, PAGE 29 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING MARKED WITH A 6 INCH BY 6 INCH REDWOOD POST WITH TAG, HEREINAFTER KNOWN AS "STATION 87", THE PREVIOUS THREE COURSES FOLLOW THE COMPROMISE LINE, AS SET FORTH IN THAT CERTAIN AGREEMENT BETWEEN THOMAS L. CLAY, AND THE SANTA ANA RIVER DEVELOPMENT COMPANY, BY INSTRUMENT DATED JULY 28, 1948, AND RECORDED IN BOOK 1010, PAGE 505 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 67 DEG. 28' 15" E., 1376.47 FEET TO A CONCRETE MONUMENT HEREINAFTER KNOWN AS "STATION 88", BEING A POINT ON THE WESTERLY LINE OF TRACT NO. 38, OF THE JURUPA RANCHO, AS CONFIRMED TO LOUIS RUBIDOUX, AS SHOWN ON GOVERNMENT TOWNSHIP PLAT OF TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, FILED IN THE OFFICE OF THE SURVEYOR GENERAL, AND APPROVED JUNE 26, 1878, SAID WESTERLY LINE ALSO SHOWN AS THE NORTH-SOUTH LINE BETWEEN STATIONS J7 AND J8 ON THE MAP OF "RUBIDOUX RANCHO", ON FILE IN BOOK 7, PAGE 36 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE S. 17 DEG. 11' 30" W., 500 FEET, (RECORDED S. 16 DEG. 57' W., 500 FEET) ALONG SAID WESTERLY LINE OF RUBIDOUX RANCHO, AND THE WEST LINE OF LOT 3 OF THE "EVANS RIO RANCHO", AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52 TO 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE CONTINUING ALONG SAID WEST LINE OF LOT 3, AND THE WEST LINE OF LOT 1 OF EVANS RIO RANCHO, S. 17 DEG. 11' 30" W., 264.67 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 1;

THENCE S. 00 DEG. 04' 15" E., 317 FEET, (RECORDED S. 00 DEG. 04' W.), ALONG THE WEST LINE OF SAID LOT 1, TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT "D" OF "RIVERVIEW ADDITION TRACT NO. 3" AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE NORTHEAST CORNER OF LOT 1 OF THE MAP SHOWING A "SUBDIVISION OF THE RANCHO LA SIERRA", AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNERS HEREINAFTER KNOWN AS "STATION NO. 35";

THENCE N. 89 DEG. 53' W., 811.73 FEET, (RECORDED N. 89 DEG. 57' 15" W.), ALONG THE NORTH LINE OF SAID LOT "D", AND THE NORTH LINE OF RIVERVIEW DRIVE, AS SHOWN ON SAID MAP OF RIVERVIEW ADDITION, TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT "E", AND HEREINAFTER KNOWN AS "STATION NO. 34";

LEGAL DESCRIPTION

(continued)

THENCE N. 89 DEG. 57' W., 2477.27 FEET, (RECORDED N. 89 DEG. 57' 15" W.), ALONG THE NORTH LINES OF LOT "E" OF SAID RIVERVIEW ADDITION, TRACT NO. 3, AND THE NORTH LINES OF LOTS "F" AND "G" OF "RIVERVIEW ADDITION NO. 4", AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE NORTHWEST CORNER OF SAID LOT "G", AND THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT CERTAIN 100 FOOT WIDE RIGHT OF WAY, AS CONVEYED TO THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 165, PAGE 29 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RIGHT OF WAY LYING 50 FEET ON EACH SIDE OF A CENTER LINE THAT BEGINS AT THE AFOREMENTIONED "POINT A";

THENCE IN A NORTHWESTERLY DIRECTION, TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL.

THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED IS THE NORTH LINE OF LOT 11, "SUBDIVISION OF RANCHO LA SIERRA", BEING N. 89 DEG. 34' 30" W.

PARCEL H: (APNS: 186-270-006, 011, 012, 013; 187-130-002 AND 187-210-004)

THOSE PORTIONS OF LOTS 2, 3, AND 8 OF EVANS RIO RANCHO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAPS ON FILE IN BOOK 10, PAGE 52 TO 54 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 3, THE FOLLOWING BEARINGS AND DISTANCES, N. 44 DEG. 52' W., 367.8 FEET;

THENCE N. 17 DEG. 48' E., 334.96 FEET;

THENCE S. 71 DEG. 08" E., 837.3 FEET;

THENCE N. 71 DEG. 22' E., 2,400 FEET;

THENCE S. 63 DEG. 28' E., 800 FEET;

THENCE S. 21 DEG. 28' E., 1,110 FEET;

THENCE S. 67 DEG. 25' E., 850 FEET;

THENCE N. 56 DEG. 35' E., 650 FEET;

THENCE N. 12 DEG. 45' E. 820.35 FEET TO THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 17, 1969 AS INSTRUMENT NO. 95661 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 60 DEG. 13' 38" E., ALONG THE SOUTH LINES OF SAID PARCEL CONVEYED TO

LEGAL DESCRIPTION

(continued)

THE CITY OF RIVERSIDE 1,314.04 FEET TO THE SOUTHWESTERLY LINE OF RUBIDOUX AVENUE AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 9, 1921, IN BOOK 546, PAGE 538 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 45 DEG. 53' E., ALONG THE SOUTHWESTERLY LINE OF SAID RUBIDOUX AVENUE, 587.64 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 8;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE S. 60 DEG. 15' W., 377.1 FEET;

THENCE S. 26 DEG. 00" W., 303.7 FEET;

THENCE S. 49 DEG. 39' W., 420 FEET;

THENCE S. 39 DEG. 07' W., 335.5 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 8 WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 2 OF ADDITION NO. 1 TO GRAND AVENUE TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY PROLONGATIONS 25.31 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT;

THENCE S. 39 DEG. 15' W. ALONG THE NORTHWESTERLY LINE OF LOT 2 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT, 94 FEET TO AN ANGLE POINT THEREIN;

THENCE S. 23 DEG. 06' W., CONTINUING ALONG THE NORTHWESTERLY LINE OF LOT 2 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT, 60 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF PARCEL 1 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RECORDED AUGUST 4, 1960, IN BOOK 32, PAGE 37 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 35 DEG. 14' 25" W., ALONG SAID NORTHEASTERLY PROLONGATION AND ALONG THE NORTHWESTERLY LINE OF PARCEL 1 OF SAID RECORD OF SURVEY 340.95 FEET TO THE MOST WESTERLY CORNER THEREOF; SAID MOST WESTERLY CORNER ALSO BEING AN ANGLE POINT IN THE EASTERLY BOUNDARY LINE OF PARCEL 1190-1 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RECORDED IN BOOK 53, PAGES 18 THROUGH 20 INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE EASTERLY, NORTHEASTERLY, NORTHWESTERLY, AND SOUTHWESTERLY BOUNDARIES OF SAID PARCEL 1190-1 THE FOLLOWING BEARINGS AND DISTANCES:

N. 02 DEG. 03' 18" E., 50.64 FEET;

THENCE N. 39 DEG. 37' 48" W., 160.00 FEET;

LEGAL DESCRIPTION

(continued)

THENCE S. 52 DEG. 44' 21" W., 170.00 FEET;

THENCE S. 46 DEG. 03' 22" E., 281.06 FEET TO THE NORTHWESTERLY LINE OF LOT 1 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT; THENCE S. 59 DEG. 00' 52" W. ALONG THE NORTHWESTERLY LINE OF LOT 1 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT, 327 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 57, JURUPA GRANDE HOMES UNIT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 34 DEG. 45'; W., 22.49 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3 OF EVANS RIO RANCHO;

THENCE S. 77 DEG. 06' W., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 OF EVANS RIO RANCHO, 358.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2 OF EVANS RIO RANCHO;

THENCE S. 32 DEG. 11' E. 2.47 FEET TO THE MOST EASTERLY CORNER OF LOT 4 OF EL RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 41 AND 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 78 DEG. 09' 20" W., ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 5.40 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE N. 75 DEG. 54' E., 4.14 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2 OF EVANS RIO RANCHO;

THENCE N. 78 DEG. 09' 20" W., ALONG THE NORTHERLY LINE OF SAID LOT 2, 1191.72 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 3 OF THAT CERTAIN LAND AS CONVEYED TO LARRY D. WALKER AND ADELE J. WALKER, HUSBAND AND WIFE BY DEED RECORDED NOVEMBER 19, 1969, AS INSTRUMENT NO. 118809 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 37 DEG. 58' W. ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO LARRY D. WALKER, ET UX, 672.57 FEET MORE OR LESS TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO WILLIAM H. ROBINSON AND LINDA L. ROBINSON, HUSBAND AND WIFE BY DEED RECORDED AUGUST 12, 1963, AS INSTRUMENT NO. 84081 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 65 DEG. 32' 30" W., ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO WILLIAM H. ROBINSON, ET UX, 196.65 FEET TO THE NORTHEASTERLY CORNER OF RIO RANCHO, AS SHOWN BY MAP OF FILE IN BOOK 32, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE FOLLOWING 3 COURSES

BEING ALONG THE NORTHERLY LINES OF SAID RIO RANCHO;

THENCE S. 86 DEG. 35' W., 551.59 FEET;

THENCE S. 67 DEG. 12' W., 179.99 FEET;

LEGAL DESCRIPTION

(continued)

THENCE S. 86 DEG. 29' W., 287.10 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 8, 1960, AS INSTRUMENT NO. 60520 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THE FOLLOWING 4 COURSES BEING ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL LAST ABOVE REFERRED TO;

THENCE S. 86 DEG. 28' 37" W., 86.02 FEET;

THENCE N. 62 DEG. 53' 49" W., 199.29 FEET;

THENCE N. 35 DEG. 08' 21" W., 99.08 FEET;

THENCE S. 04 DEG. 13' 45" W., 456.35 FEET TO THE NORTHERLY LINE OF JURUPA AVENUE, 88.00 FEET WIDE;

THENCE N. 85 DEG. 46' 15" W., ALONG SAID NORTHERLY LINE JURUPA AVENUE, 319.08 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE N. 44 DEG. 51' 53" W., ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 2, 2,581.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF EVANS RIO RANCHO, AS SHOWN BY MAPS ON FILE BOOK 10, PAGES 52 TO 54 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2;

THENCE S. 78 DEG. 15' 00" E., ALONG THE NORTHEASTERLY LINE OF SAID LOT 2; 1,250.00 FEET;

THENCE S. 63 DEG. 15' 00" E., 750.00 FEET;

THENCE S. 28 DEG. 34' 30" E., 800.54;

THENCE S. 45 DEG. 08' 07" W., 145.98 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED ON JULY 8, 1960, AS INSTRUMENT NO. 60520 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 04 DEG. 13' 45" W., ALONG THE WESTERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE 456.35 FEET TO THE NORTHERLY LINE OF JURUPA AVENUE, 88.00 FEET WIDE;

THENCE N. 85 DEG. 46' 15" W., ALONG SAID NORTHERLY LINE OF JURUPA AVENUE, 319.08 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE N. 44 DEG. 51' 53" W., ALONG SAID SOUTHWESTERLY LINE OF LOT 2, 2,581.53 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL I: (APN: 187-151-001)

THAT PORTION OF LOT 2 OF MAP OF ADDITION NO. 1 TO GRAND AVENUE TRACT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 90 OF MAPS, RIVERSIDE COUNTY RECORDS, WHICH LIES NORTHWESTERLY OF THE CENTER LINE OF THE 20 FOOT SEWER EASEMENT AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 19, 1941 IN BOOK 510, PAGE 118 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL J: (APN: 186-230-036)

THAT PORTION OF LOT 2 OF MILLER & NEWMAN'S SURVEY OF RUBIDOUX RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 7, PAGE 36 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA LYING EASTERLY OF THE EASTERLY LINE OF PARCEL 1100-37 ON RECORD OF SURVEY MAP RECORDED NOVEMBER 6, 1967 IN BOOK 51, PAGES 76 THROUGH 81 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS AND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED SEPTEMBER 13, 1968 AS INSTRUMENT NO. 88398, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD NO. 71, AS LOCATED IN JULY, 1945, WITH THE NORTHEASTERLY LINE OF SAID LOT 2, EXTENDED NORTHWESTERLY;

THENCE SOUTH 25° 40' 40" WEST, 213.81 FEET ON THE SOUTHEASTERLY LINE OF SAID ROAD, FOR THE POINT OF BEGINNING;

THENCE SOUTH 70° 40' 40" EAST, 1346.88 FEET ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL DISTRIBUTED TO JOSE GUADALUPE MARTINEZ, BY DECREE RECORDED JULY 20, 1945 IN BOOK 688, PAGE 149 OF OFFICIAL RECORDS RIVERSIDE COUNTY, TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE SOUTH 18° 38' WEST, 184.31 FEET ON THE WESTERLY LINE OF THE EASTERLY 2 ACRES, DESCRIBED IN DEED TO JOSE G. MARTINEZ, RECORDED DECEMBER 13, 1945 AS INSTRUMENT NO. 1442 IN BOOK 720, PAGE 172, OF OFFICIAL RECORDS RIVERSIDE COUNTY, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 71° 46' WEST, 1369.73 FEET ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL DISTRIBUTED TO LORENZO MARTINEZ BY DECREE HEREINABOVE REFERRED TO, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD NO. 71;

THENCE NORTH 24° 29' EAST, 211.45 FEET ON SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION

(continued)

PARCEL J2:

ALL THAT PORTION OF LOT 2 OF MILLER NEWMAN'S SURVEY OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF A CERTAIN PARCEL OF LAND CONVEYED TO BERNARDO ZAPPI BY DEED RECORDED AUGUST 20, 1903, IN BOOK 158, PAGE 292 OF DEEDS, RIVERSIDE COUNTY RECORDS, WHICH LIES SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT HE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO LORENZO MARTINEZ BY DECREE OF DISTRIBUTION RECORDED JULY 20, 1945 IN BOOK 688, PAGE 149 OF OFFICIAL RECORDS;

THENCE SOUTH 73° 09' 30" EAST TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 WHICH BEARS SOUTH 18° 38' WEST 176.73 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT.

PARCEL J3:

ALL THAT PORTION OF LOT 2 OF MILLER NEWMAN'S SURVEY OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF CERTAIN PARCEL OF LAND CONVEYED TO BERNARDO ZAPPI BY DEED RECORDED AUGUST 20, 1903 IN BOOK 158, PAGE 292 OF DEEDS , RIVERSIDE COUNTY RECORDS, WHICH LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO LORENZO MARTINEZ BY DECREE OF DISTRIBUTION RECORDED JULY 20, 1945 IN BOOK 688, PAGE 149 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 73° 09' 30" EAST TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, WHICH BEARS SOUTH 18° 30' WEST, 176.73 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT.

PARCEL K: (APN: 186-250-014)

THAT PORTION OF PROTRACTED SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN RUBIDOUX RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED MAY 11, 1976, AS INSTRUMENT NO. 64589, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 89° 36' 17" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00° 23' 43" EAST, AT RIGHT ANGLES TO SAID SOUTHERLY LINE, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89° 36' 17" EAST, PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 73.32 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND;

THENCE SOUTH 17° 40' 10" WEST (RECORDED AS SOUTH 16° 35' WEST) ALONG SAID EASTERLY LINE, A DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

PARCEL L: (APN: 186-270-009)

THAT PORTION OF LOT 7 OF EVANS RIO RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 10, PAGES 52, 53 AND 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING SOUTHERLY OF THE SOUTH LINE OF THE LAND DESCRIBED IN THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE SOUTH LINE OF THE LAND DESCRIBED IN THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JANUARY 31, 1939 IN BOOK 407, PAGE 177, OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

Recorded at request of and return to:
Economic Development Agency
3403 10th Street, Suite 400
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)
YK:tg/102115/070PD/17.879

Space above this line reserved for Recorder's Use

PROJECT: Santa Ana River Wildlife Area
APN: 185-210-028, 186-230-011, 186-230-036, 186-
230-038, 186-240-001, 186-240-003, 186-250-014,
186-250-015, 186-270-002, 186-270-004, 186-270-006,
186-270-009, 186-270-011, 186-270-012, 186-270-013,
187-130-002, 187-151-001, 187-210-004, 189-110-010,
189-110-013, 189-110-014, 189-110-017, 189-110-018

QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

COUNTY OF RIVERSIDE, A political subdivision of the State of California

does hereby remise, release and forever quitclaims to RIVERSIDE COUNTY REGIONAL PARKS & OPEN SPACE DISTRICT, a park and open space district, all right, title, and interest Grantor has in the real property located in Riverside County, California, described in Exhibit "A" and incorporated by reference.

Dated: _____

GRANTOR: COUNTY OF RIVERSIDE

By: _____
Marion Ashley
Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL

BY: R. TODD FRAHM 11/5/15
DATE

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

State of California)
County of _____) ss
)

On _____ before me, _____, a Notary Public in and for said County and State, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(SEAL)

RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE DISTRICT
CERTIFICATE OF ACCEPTANCE OF QUITCLAIM DEED

APN: 185-210-028, 186-230-011, 186-230-036, 186-230-038, 186-240-001, 186-240-003, 186-250-014, 186-250-015, 186-270-002, 186-270-004, 186-270-006, 186-270-009, 186-270-011, 186-270-012, 186-270-013, 187-130-002, 187-151-001, 187-210-004, 189-110-010, 189-110-013, 189-110-014, 189-110-017, 189-110-018

Pursuant to Government Code Section 25521.5

This is to certify that the interest in real property conveyed by Quitclaim Deed dated _____ from the COUNTY OF RIVERSIDE, a political subdivision of the State of California, to the RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE DISTRICT, a park and open space district, is hereby accepted by order of the Board of Directors on _____, and the RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE DISTRICT consents to recordation thereof.

Dated this _____ day of _____, 20____

RIVERSIDE COUNTY REGIONAL PARK
& OPEN SPACE DISTRICT

By _____
Chairman, Board of Directors

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A: (APN: 186-230-038, 186-230-011)

THAT PORTION OF LOT 2 OF THE MILLER & NEWMAN'S SURVEY OF RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND THAT PORTION OF LOT 4 OF RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 58 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 71 AT ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 2 OF SAID RUBIDOUX RANCHO, EXTENDED NORTHWESTERLY;

THENCE SOUTH 25° 40'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, 213.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE SOUTH 70° 40'40" EAST, 1346.88 FEET;

THENCE SOUTH 18° 38' WEST, 184.31 FEET;

THENCE NORTH 71° 46' WEST, 1369.73 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD;

THENCE NORTH 25° 40'40" EAST ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, 211.45 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE LAND AND IRRIGATING COMPANY BY DEED RECORDED DECEMBER 30, 1901 AS INSTRUMENT NO. 30 IN BOOK 134 PAGE 47 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF PARCEL 1100-37 S SHOWN ON RECORD OF SURVEY MAP RECORDED NOVEMBER 6, 1967 IN BOOK 51 PAGES 76 TO 81 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS AND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED SEPTEMBER 13, 1968 AS INSTRUMENT NO. 88398.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RUBIDOUX COMMUNITY SERVICE DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-0029050, OF OFFICIAL RECORDS.

SAID LAND IS DESCRIBED PURSUANT TO AN ASSESSOR PARCEL; THIS MAY NOT BE A LEGAL DIVISION OF SAID LAND. THE DESCRIPTION IS PROVIDED ONLY TO FACILITATE THE ISSUANCE OF THIS REPORT.

PARCEL B: (APN: 186-240-001)

PARCEL 1100-38B, AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN RECORD OF SURVEYS BOOK 51 PAGES 76 THROUGH 81 INCLUSIVE, OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION

PARCEL C: (APN: 186-240-003)

PARCEL C-1:

A PORTION OF THE RUBIDOUX RANCHO AND A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOT 7 AS SHOWN BY MAP OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF PARCEL 1100-39 AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967 IN BOOK 51, PAGES 76 THROUGH 81, INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 71° 22'13" WEST ON THE TIE LINE AS SHOWN ON SAID RECORD OF SURVEY A DISTANCE OF 120.07 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID LOT 7;

THENCE SOUTH 70° 24'23" WEST, FORMERLY RECORDED SOUTH 70° 21' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 200 FEET;

THENCE NORTH 89° 16' 37" WEST, FORMERLY RECORDED NORTH 89° 17' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 303.6 FEET;

THENCE SOUTH 77° 53' 23" WEST FORMERLY RECORDED SOUTH 77° 53' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 318.5 FEET TO THE SOUTHEASTERLY LINE OF LOT 27 OF SAID RUBIDOUX RANCHO;

THENCE NORTH 32° 11' 23" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27, A DISTANCE OF 568.90 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 27;

THENCE 75° 05' 28" EAST, A DISTANCE OF 670.77 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39;

THENCE SOUTH 68° 21' 48" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 100-39, A DISTANCE OF 50 FEET;

THENCE SOUTH 21° 38' 12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 215.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-2:

A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOT 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS,

LEGAL DESCRIPTION

(continued)

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 27 AS SHOWN ON SAID MAP OF THE RUBIDOUX RANCHO;

THENCE NORTH 68°41'37" WEST, ALONG THE NORTHEAST LINE OF SAID LOT 27 AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 520.5 FEET TO THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE AS ESTABLISHED BY THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 21, 1969, AS INSTRUMENT NO. 119980, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIVERVIEW DRIVE, THE FOLLOWING (6) COURSES;

(1) THENCE NORTH 32°31'03" EAST, A DISTANCE OF 55.92 FEET;

(2) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 356 FEET THROUGH A CENTRAL ANGLE 18°21'17", A DISTANCE OF 114.04 FEET;

(3) THENCE SOUTH 67°15'34" EAST, A DISTANCE OF 16.35 FEET;

(4) THENCE NORTH 17°06'09" EAST, A DISTANCE OF 24.00 FEET;

(5) THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 356 FEET FROM AN INITIAL RADIAL LINE HAVING A BEARING AND SOUTH 34°40'19" EAST, THROUGH A CENTRAL ANGLE OF 03°32'29", A DISTANCE OF 22.00 FEET;

(6) THENCE NORTH 58°52'10" EAST, A DISTANCE OF 168.15 FEET;

THENCE SOUTH 59°36'38" EAST, A DISTANCE OF 1020.09 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 21°38'12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 100 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 75°05'28" WEST, A DISTANCE OF 670.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY,

PARCEL C-3:

A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS AND A PORTION OF LOT 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RIVERSIDE

LEGAL DESCRIPTION

(continued)

COUNTY RECORDS AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39 THE FOLLOWING (3) COURSES:

- (1) THENCE NORTH 21°36'12" EAST, A DISTANCE OF 215.91 FEET;
- (2) THENCE NORTH 68°21'48" WEST, A DISTANCE OF 50.00 FEET
- (3) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 59°36'38" WEST, A DISTANCE OF 1020.09 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE AS ESTABLISHED BY THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 21, 1969, AS INSTRUMENT NO. 119980, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIVERVIEW DRIVE THE FOLLOWING (4) COURSES:

(1) THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 444 FEET, FROM AN INITIAL RADIAL LINE HAVING A BEARING OF NORTH 31°07'50" WEST, THROUGH A CENTRAL ANGLE OF 28°09'59", A DISTANCE OF 218.27 FEET;

(2) THENCE NORTH 30°42'11" EAST, A DISTANCE OF 17.24 FEET;

(3) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 356 FEET THROUGH A CENTRAL ANGLE OF 16°16'52", A DISTANCE OF 101.16 FEET;

(4) THENCE NORTH 46°59'03" EAST, A DISTANCE OF 44.80 FEET;
THENCE SOUTH 61°37'09" EAST, A DISTANCE OF 927.97 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, THE FOLLOWING (4) COURSES:

- (1) THENCE SOUTH 21°38'12" WEST, A DISTANCE OF 237.68 FEET;
- (2) THENCE SOUTH 30°10'03" WEST, A DISTANCE OF 101.12 FEET;
- (3) THENCE SOUTH 21°38'12" WEST, A DISTANCE OF 61.07 FEET;

LEGAL DESCRIPTION

(continued)

(4) THENCE NORTH 68°21'48" WEST, A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-4:

A PORTION OF LOT 1 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOTS 4 AND 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RIVERSIDE COUNTY RECORDS, AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52, 53 AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39 THE FOLLOWING (7) COURSES:

- (1) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 215.91 FEET;
- (2) THENCE NORTH 68°21'48" WEST, A DISTANCE OF 50.00 FEET;
- (3) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 100.00 FEET;
- (4) THENCE SOUTH 68°21'48" EAST. A DISTANCE OF 35.00 FEET;
- (5) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 61.07 FEET;
- (6) THENCE NORTH 30°10'03" EAST, A DISTANCE OF 101.12 FEET;
- (7) THENCE NORTH 21°38'12" EAST, A DISTANCE OF 237.68 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 61°37'09" WEST, A DISTANCE OF 927.97 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE AS ESTABLISHED BY THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 21, 1969 AS INSTRUMENT NO. 119980, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 14°41'56" EAST, ALONG LAST SAID SOUTHEASTERLY LINE, A DISTANCE OF 44.94 FEET TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 79 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 46°59'03" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 127 FEET;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 25°21'23" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 232.12 FEET;

THENCE SOUTH 67°00'16" EAST, A DISTANCE OF 842.78 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39;

THENCE SOUTH 13°06'21" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 101.12 FEET;

THENCE SOUTH 21°38'12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 380 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-5:

A PORTION OF LOTS 1 AND 2 OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND A PORTION OF LOT 4 OF RIVERVIEW TRACT, AND A PORTION OF LOT 7 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE BOOK 10, PAGES 52, 53, AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL 1100-39 AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 21°36'12" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 153.00;

THENCE NORTH 67°00'16" WEST, A DISTANCE OF 842.76 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 79 OF RECORDS OF SURVEY, RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 25°21'23" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 520 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 1100-38A AND 1100-38B AS SHOWN BY SAID MAP ON FILE IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY;

THENCE SOUTH 71°50'46" EAST, ALONG LAST SAID NORTHWESTERLY PROLONGATION A DISTANCE OF 828.41 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1100-38A;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1100-38A BEING THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1035 FEET FROM AN INITIAL RADIAL LINE HAVING A BEARING SOUTH 63°59'22" EAST, THROUGH A CENTRAL ANGLE OF 04°21'53", A DISTANCE OF 78.85 FEET;

THENCE SOUTH 21°38'45" WEST CONTINUING ALONG LAST SAID NORTHWESTERLY LINE, A DISTANCE OF 356.74 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1100-39;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 70°43'05" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1100-39, A DISTANCE OF 15.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL 1100-39A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1967, IN BOOK 51, PAGES 76 THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY.

PARCEL C-6:

LOT 27 AS SHOWN BY MAP OF RUBIDOUX RANCHO SHOWING LANDS SOLD BY LOUIS RUBIDOUX, SURVEY BY MILLER AND NEWMAN, A PLAT OF WHICH IS RECORDED IN BOOK 7, PAGE 36 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH ALL THAT PORTION OF LOT 5 OF THE RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING WESTERLY OF THE SAID LOT 27 AND EASTERLY OF THE COUNTY ROAD, AS SHOWN BY COUNTY ROAD SURVEY NO. 71, A PLAT OF WHICH IS FILED IN RIVERSIDE COUNTY, WHICH SAID PORTION LYING WESTERLY OF SAID LOT 27 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 27;

THENCE WESTERLY ON AN EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LOT 27 TO THE INTERSECTION OF SAID EXTENSION WITH THE CENTER LINE OF THE COUNTY ROAD AS SHOWN ON SAID COUNTY SURVEY ROAD MAP NO. 71 HEREINBEFORE REFERRED TO;

THENCE NORTH 10°07' EAST, TO STATION NO. 6 AS SHOWN ON SAID SURVEY;

THENCE NORTH 50°37" EAST, 115 FEET;

THENCE NORTH 27°07' EAST, 540 FEET;

THENCE NORTH 65°53' EAST, 100 FEET;

THENCE NORTH 31°37' EAST, TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 27, EXTENDED WESTERLY TO THE CENTER LINE OF SAID COUNTY ROAD,

THENCE IN A STRAIGHT LINE EASTERLY TO THE NORTHWESTERLY CORNER OF SAID LOT 27;

THENCE FOLLOWING THE WESTERLY LINE OF SAID LOT 27 THROUGHOUT ITS WHOLE EXTENT TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION IN SAID COUNTY ROAD.

PARCEL D: (APN: 186-250-15)

THAT PORTION OF LOT 5 OF RIVERVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

(continued)

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 27 OF THE MILLER AND NEWMAN SURVEY OF THE RUBIDOUX RANCHO, PER MAP ON RECORD IN THE COUNTY RECORDER'S OFFICE OF SAN BERNARDINO COUNTY, CALIFORNIA, IN BOOK 7 OF MAPS, PAGE 36;

THENCE SOUTH 42°54' WEST, 327 FEET;

THENCE SOUTH 16°34' WEST, 243 FEET;

THENCE SOUTH 5°34' WEST, 60 FEET;

THENCE SOUTH 36°26' EAST, 150 FEET;

THENCE SOUTH 22°54' WEST 200 FEET;

THENCE SOUTH 60°24' WEST, 520 FEET;

THENCE SOUTH 81°18' WEST, 101 FEET TO WITNESS POST FOR STATION "J" 8 OF THE RUBIDOUX RANCHO;

THENCE FOLLOWING THE CENTER LINE OF THAT CERTAIN COUNTY ROAD AS SHOWN BY SURVEY OF NO. 71 ON FILE IN THE COUNTY SURVEYORS OFFICE OF RIVERSIDE COUNTY, CALIFORNIA, NORTH 24°24' EAST, 240 FEET;

THENCE NORTH 39°37' EAST, 390 FEET;

THENCE NORTH 27°07' EAST, 350 FEET;

THENCE NORTH 30°07' EAST, 300 FEET;

THENCE NORTH 10°07' EAST TO THE POINT WHERE SAID LINE WOULD INTERSECT THE SOUTHERLY LINE OF SAID LOT 27 WHEN EXTENDED WESTERLY TO THE SOUTHERLY LINE OF SAID LOT 27 WHEN EXTENDED WESTERLY TO THE CENTER LINE OF SAID COUNTY ROAD;

THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING, AND CONTAINING 4/9 ACRES, MORE OR LESS.

EXCEPTING THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A CEMENT POINT IN THE WESTERLY LINE OF THE RUBIDOUX RANCHO, AS SURVEYED BY MILLER AND NEWMAN, A PLAT OF WHICH IS OF RECORD IN BOOK 7 OF MAPS, PAGE 36, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID POINT BEING NORTH 17°50' EAST, 345.8 FEET FROM THE SOUTHWESTERLY CORNER OF SAID RUBIDOUX RANCHO MARKED J. 8 ON SAID MAP, ALSO BEING POINT NO. 1 OF ROAD SURVEY NO. 71, A PLAT OF WHICH IS OF RECORD IN BOOK 1 OF RECORDS OF SURVEYS, PAGE 58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID ROAD SURVEY NO. 71 NORTH 25°26' EAST, 239.2 FEET TO POINT NO. 2 OF SAID ROAD SURVEY NO. 71;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 40°35' EAST, 336.1 FEET TO POINT NO. 2 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83°27' EAST, 747.0 FEET TO POINT NO. 4 TO THE TERMINUS THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RUBIDOUX COMMUNITY SERVICES DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-29047, OF OFFICIAL RECORDS.

PARCEL E: (APNS: 186-270-002 AND 004)

LOT 7 AS SHOWN BY MAP OF EVANS RIO RANCHO ON FILE IN BOOK 10, PAGES 52 THROUGH 54 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM PARCEL 1100-39 AND PARCEL 1100-39A AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED NOVEMBER 14, 1968 AS INSTRUMENT NO. 109069, RECORDS OF THE RECORDER OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THOSE CERTAIN PARCELS OF LAND AS CONVEYED TO THE RUBIDOUX COMMUNITY DISTRICT BY DEED RECORDED OCTOBER 16, 1953 AS INSTRUMENT NO. 50074, RECORDS OF THE RECORDER OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND LYING NORTHEASTERLY OF PARCEL 1 AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 28, 1970, AS INSTRUMENT NO. 95756, RECORDS OF THE RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF PARCEL 1010-79 AS SHOWN ON RECORD OF SURVEY IN BOOK 39, PAGES 14 THROUGH 18, INCLUSIVE, OF RECORDS OF SURVEY.

PARCEL F: (APN: 185-210-028)

THAT PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, AS SHOWN BY THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO BY MAP ON FILE IN BOOK 9, PAGE 26, OF MAPS, SAN BERNARDINO COUNTY RECORDS AND LOTS 3 AND 4 IN BLOCK 5 OF JURUPA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 37, OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SECTION 30 AT THE SOUTHWEST CORNER OF PARCEL 2 CONVEYED TO ROBERT O. HUNTER AND LOLA LEE HUNTER, HIS WIFE, BY DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819, PAGE 267, OF OFFICIAL RECORDS;

THENCE NORTH 66° 29' 15" EAST, 652.08 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 82° 20' 55" EAST, 1073.10 FEET TO THE SOUTHWESTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTHWESTERLY AND SOUTHERLY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, TO THE WEST LINE OF THE EAST HALF OF SECTION 30;

THENCE SOUTH ON SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL UNDERGROUND WATERS AND THE RIGHT TO EXPLORE FOR, EXTRACT AND TRANSPORT THE SAME, AS RESERVED TO THOMAS L. CLAY IN DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819, PAGE 267, OF OFFICIAL RECORDS.

PARCEL G: (APNS: 189-110-010, 013, 014, 017 AND 018)

THAT PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING AN UNSURVEYED SECTIONALIZED SUBDIVISION OF A PORTION OF TRACT NO. 37, SHOWN BY MAP OF THE "SUBDIVISION OF A PORTION OF THE JURUPA RANCH", FILED IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF TRACT NO. 37, BEING A PORTION OF THE JURUPA RANCHO, AS CONFIRMED TO ABEL STEARNS, BY UNITED STATES PATENT, AND RECORDED IN BOOK "A" OF LAND PATENTS, PAGE 374 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON GOVERNMENT TOWNSHIP PLAT, ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, AND APPROVED JUNE 26, 1878, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT "G" OF "RIVERVIEW ADDITION, TRACT NO. 4", AS SHOWN BY MAP OF FILE IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID CORNER MARKED WITH A 2 INCH IRON PIPE, AND HEREINAFTER KNOWN AS "STATION NO. 33";

THENCE S. 00 DEG. 33' W., 329.89 FEET, (RECORDED S. 00° 32' 45" W., 329.80 FEET) TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 3 OF MAP SHOWING A "SUBDIVISION OF RANCHO LA SIERRA", AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PIPE LOCATION HEREINAFTER KNOWN AS "STATION NO. 32";

THENCE N. 89 DEG. 30' W., 30 FEET ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 1 OF THE "MCCLASKEY TRACT", AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE CONTINUING ALONG THE NORTH LINE OF LOT 1, N. 89 DEG. 30' W., (RECORDED N. 89 DEG. 31' W.) TO THE SOUTHEAST CORNER OF PARCEL "D" OF THE PROPERTY CONVEYED TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED APRIL 14, 1936, IN BOOK 270, PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LEGAL DESCRIPTION

(continued)

THENCE N. 13 DEG 23' 58" W., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "D", TO THE INTERSECTION OF A LINE THAT BEARS N. 89 DEG 30' W., 200 FEET, (COURSE "A"), RECORDED N. 89 DEG. 31' W., AND NORTH (COURSE "B"), FROM THE ABOVE RECITED "STATION NO. 32";

THENCE FROM SAID POINT OF INTERSECTION AND CONTINUING NORTH ALONG SAID COURSE "B", TO A POINT THAT IS 820 FEET NORTH OF THE NORTH LINE OF SAID LOT 1 OF THE MCCLASKEY TRACT;

THENCE N. 89 DEG. 30' W., (RECORDED N. 89 DEG. 31' W.) AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER OF A 40 FOOT STRIP OF LAND, DESCRIBED AS PARCEL "C" OF THE PROPERTY CONVEYED TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED IN BOOK 270, PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 13 DEG. 23' 58" W., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 221.92 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", OF THE CONVEYANCE TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED NOVEMBER 21, 1936, IN BOOK 302, PAGE 503 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 76 DEG. 36' 02" E., 150 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", TO THE SOUTHEAST CORNER THEREOF;

THENCE N. 13 DEG. 23' 58" W., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "B", TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PARCEL "B" OF THE CONVEYANCE TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED APRIL 14, 1936, IN BOOK 270, PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING N. 13 DEG. 23' 58" W., ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED PARCEL "B", A DISTANCE OF 100 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B", AND THE MOST EASTERLY CORNER OF PARCEL "A" OF THE PROPERTY CONVEYED TO THE METROPOLITAN WATER DISTRICT, BY DEED RECORDED NOVEMBER 21, 1936, IN BOOK 302, PAGE 503 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 73 DEG. 39' 16" W., ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 201.56 FEET TO A POINT ON THE EASTERLY LINE OF A 150 FOOT WIDE STRIP OF LAND, CONVEYED TO THE METROPOLITAN WATER DISTRICT, AS PARCEL "A" OF THE LAST RECITED DEED;

THENCE N. 13 DEG. 23' 58" W., ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 132.71 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID PARCEL "A", N. 14 DEG. 56' 06" W., 72.24 FEET TO A POINT ON A LINE OF COMPROMISE, AS DESCRIBED IN AN INSTRUMENT DATED JULY 28, 1948, AND RECORDED IN BOOK 1010, PAGE 505 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING S. 83 DEG. 03' 45" E., 273.11 FEET, (RECORDED S. 83 DEG. 09' 01" E.) FROM A 2 INCH IRON PIPE MARKING "STATION NO. 84", ON SAID COMPROMISE LINE;

LEGAL DESCRIPTION

(continued)

THENCE S. 83 DEG. 03' 45" E., A DISTANCE OF 766.09 FEET TO A 2 INCH IRON PIPE MARKING AN ANGLE POINT IN SAID LINE, HEREINAFTER KNOWN AS "STATION NO. 85";

THENCE N. 66 DEG. 29' 15" E., 920 FEET TO A 2 INCH IRON PIPE, HEREINAFTER KNOWN AS "STATION 86" OF SAID LINE;

THENCE N. 82 DEG. 20' 55" E., 1073.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY, AS CONVEYED TO THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 165, PAGE 29 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING MARKED WITH A 6 INCH BY 6 INCH REDWOOD POST WITH TAG, HEREINAFTER KNOWN AS "STATION 87", THE PREVIOUS THREE COURSES FOLLOW THE COMPROMISE LINE, AS SET FORTH IN THAT CERTAIN AGREEMENT BETWEEN THOMAS L. CLAY, AND THE SANTA ANA RIVER DEVELOPMENT COMPANY, BY INSTRUMENT DATED JULY 28, 1948, AND RECORDED IN BOOK 1010, PAGE 505 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 67 DEG. 28' 15" E., 1376.47 FEET TO A CONCRETE MONUMENT HEREINAFTER KNOWN AS "STATION 88", BEING A POINT ON THE WESTERLY LINE OF TRACT NO. 38, OF THE JURUPA RANCHO, AS CONFIRMED TO LOUIS RUBIDOUX, AS SHOWN ON GOVERNMENT TOWNSHIP PLAT OF TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, FILED IN THE OFFICE OF THE SURVEYOR GENERAL, AND APPROVED JUNE 26, 1878, SAID WESTERLY LINE ALSO SHOWN AS THE NORTH-SOUTH LINE BETWEEN STATIONS J7 AND J8 ON THE MAP OF "RUBIDOUX RANCHO", ON FILE IN BOOK 7, PAGE 36 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE S. 17 DEG. 11' 30" W., 500 FEET, (RECORDED S. 16 DEG. 57' W., 500 FEET) ALONG SAID WESTERLY LINE OF RUBIDOUX RANCHO, AND THE WEST LINE OF LOT 3 OF THE "EVANS RIO RANCHO", AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 52 TO 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE CONTINUING ALONG SAID WEST LINE OF LOT 3, AND THE WEST LINE OF LOT 1 OF EVANS RIO RANCHO, S. 17 DEG. 11' 30" W., 264.67 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 1;

THENCE S. 00 DEG. 04' 15" E., 317 FEET, (RECORDED S. 00 DEG. 04' W.), ALONG THE WEST LINE OF SAID LOT 1, TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT "D" OF "RIVERVIEW ADDITION TRACT NO. 3" AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE NORTHEAST CORNER OF LOT 1 OF THE MAP SHOWING A "SUBDIVISION OF THE RANCHO LA SIERRA", AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNERS HEREINAFTER KNOWN AS "STATION NO. 35";

THENCE N. 89 DEG. 53' W., 811.73 FEET, (RECORDED N. 89 DEG. 57' 15" W.), ALONG THE NORTH LINE OF SAID LOT "D", AND THE NORTH LINE OF RIVERVIEW DRIVE, AS SHOWN ON SAID MAP OF RIVERVIEW ADDITION, TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF LOT "E", AND HEREINAFTER KNOWN AS "STATION NO. 34";

LEGAL DESCRIPTION

(continued)

THENCE N. 89 DEG. 57' W., 2477.27 FEET, (RECORDED N. 89 DEG. 57' 15" W.), ALONG THE NORTH LINES OF LOT "E" OF SAID RIVERVIEW ADDITION, TRACT NO. 3, AND THE NORTH LINES OF LOTS "F" AND "G" OF "RIVERVIEW ADDITION NO. 4", AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE NORTHWEST CORNER OF SAID LOT "G", AND THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT CERTAIN 100 FOOT WIDE RIGHT OF WAY, AS CONVEYED TO THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 165, PAGE 29 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RIGHT OF WAY LYING 50 FEET ON EACH SIDE OF A CENTER LINE THAT BEGINS AT THE AFOREMENTIONED "POINT A";

THENCE IN A NORTHWESTERLY DIRECTION, TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL.

THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED IS THE NORTH LINE OF LOT 11, "SUBDIVISION OF RANCHO LA SIERRA", BEING N. 89 DEG. 34' 30" W.

PARCEL H: (APNS: 186-270-006, 011, 012, 013; 187-130-002 AND 187-210-004)

THOSE PORTIONS OF LOTS 2, 3, AND 8 OF EVANS RIO RANCHO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAPS ON FILE IN BOOK 10, PAGE 52 TO 54 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 3, THE FOLLOWING BEARINGS AND DISTANCES, N. 44 DEG. 52' W., 367.8 FEET;

THENCE N. 17 DEG. 48' E., 334.96 FEET;

THENCE S. 71 DEG. 08" E., 837.3 FEET;

THENCE N. 71 DEG. 22' E., 2,400 FEET;

THENCE S. 63 DEG. 28' E., 800 FEET;

THENCE S. 21 DEG. 28' E., 1,110 FEET;

THENCE S. 67 DEG. 25' E., 850 FEET;

THENCE N. 56 DEG. 35' E., 650 FEET;

THENCE N. 12 DEG. 45' E. 820.35 FEET TO THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 17, 1969 AS INSTRUMENT NO. 95661 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 60 DEG. 13' 38" E., ALONG THE SOUTH LINES OF SAID PARCEL CONVEYED TO

LEGAL DESCRIPTION

(continued)

THE CITY OF RIVERSIDE 1,314.04 FEET TO THE SOUTHWESTERLY LINE OF RUBIDOUX AVENUE AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 9, 1921, IN BOOK 546, PAGE 538 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 45 DEG. 53' E., ALONG THE SOUTHWESTERLY LINE OF SAID RUBIDOUX AVENUE, 587.64 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 8;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE S. 60 DEG. 15' W., 377.1 FEET;

THENCE S. 26 DEG. 00" W., 303.7 FEET;

THENCE S. 49 DEG. 39' W., 420 FEET;

THENCE S. 39 DEG. 07' W., 335.5 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 8 WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 2 OF ADDITION NO. 1 TO GRAND AVENUE TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY PROLONGATIONS 25.31 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT;

THENCE S. 39 DEG. 15' W. ALONG THE NORTHWESTERLY LINE OF LOT 2 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT, 94 FEET TO AN ANGLE POINT THEREIN;

THENCE S. 23 DEG. 06' W., CONTINUING ALONG THE NORTHWESTERLY LINE OF LOT 2 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT, 60 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF PARCEL 1 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RECORDED AUGUST 4, 1960, IN BOOK 32, PAGE 37 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 35 DEG. 14' 25" W., ALONG SAID NORTHEASTERLY PROLONGATION AND ALONG THE NORTHWESTERLY LINE OF PARCEL 1 OF SAID RECORD OF SURVEY 340.95 FEET TO THE MOST WESTERLY CORNER THEREOF; SAID MOST WESTERLY CORNER ALSO BEING AN ANGLE POINT IN THE EASTERLY BOUNDARY LINE OF PARCEL 1190-1 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RECORDED IN BOOK 53, PAGES 18 THROUGH 20 INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE EASTERLY, NORTHEASTERLY, NORTHWESTERLY, AND SOUTHWESTERLY BOUNDARIES OF SAID PARCEL 1190-1 THE FOLLOWING BEARINGS AND DISTANCES:

N. 02 DEG. 03' 18" E., 50.64 FEET;

THENCE N. 39 DEG. 37' 48" W., 160.00 FEET;

LEGAL DESCRIPTION

(continued)

THENCE S. 52 DEG. 44' 21" W., 170.00 FEET;

THENCE S. 46 DEG. 03' 22" E., 281.06 FEET TO THE NORTHWESTERLY LINE OF LOT 1 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT; THENCE S. 59 DEG. 00' 52" W. ALONG THE NORTHWESTERLY LINE OF LOT 1 OF SAID ADDITION NO. 1 TO GRAND AVENUE TRACT, 327 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 57, JURUPA GRANDE HOMES UNIT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 34 DEG. 45' W., 22.49 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3 OF EVANS RIO RANCHO;

THENCE S. 77 DEG. 06' W., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 OF EVANS RIO RANCHO, 358.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2 OF EVANS RIO RANCHO;

THENCE S. 32 DEG. 11' E. 2.47 FEET TO THE MOST EASTERLY CORNER OF LOT 4 OF EL RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 41 AND 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N. 78 DEG. 09' 20" W., ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 5.40 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE N. 75 DEG. 54' E., 4.14 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2 OF EVANS RIO RANCHO;

THENCE N. 78 DEG. 09' 20" W., ALONG THE NORTHERLY LINE OF SAID LOT 2, 1191.72 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 3 OF THAT CERTAIN LAND AS CONVEYED TO LARRY D. WALKER AND ADELE J. WALKER, HUSBAND AND WIFE BY DEED RECORDED NOVEMBER 19, 1969, AS INSTRUMENT NO. 118809 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 37 DEG. 58' W. ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO LARRY D. WALKER, ET UX, 672.57 FEET MORE OR LESS TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO WILLIAM H. ROBINSON AND LINDA L. ROBINSON, HUSBAND AND WIFE BY DEED RECORDED AUGUST 12, 1963, AS INSTRUMENT NO. 84081 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 65 DEG. 32' 30" W., ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO WILLIAM H. ROBINSON, ET UX, 196.65 FEET TO THE NORTHEASTERLY CORNER OF RIO RANCHO, AS SHOWN BY MAP OF FILE IN BOOK 32, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE FOLLOWING 3 COURSES

BEING ALONG THE NORTHERLY LINES OF SAID RIO RANCHO;

THENCE S. 86 DEG. 35' W., 551.59 FEET;

THENCE S. 67 DEG. 12' W., 179.99 FEET;

LEGAL DESCRIPTION

(continued)

THENCE S. 86 DEG. 29' W., 287.10 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 8, 1960, AS INSTRUMENT NO. 60520 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THE FOLLOWING 4 COURSES BEING ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL LAST ABOVE REFERRED TO;

THENCE S. 86 DEG. 28' 37" W., 86.02 FEET;

THENCE N. 62 DEG. 53' 49" W., 199.29 FEET;

THENCE N. 35 DEG. 08' 21" W., 99.08 FEET;

THENCE S. 04 DEG. 13' 45" W., 456.35 FEET TO THE NORTHERLY LINE OF JURUPA AVENUE, 88.00 FEET WIDE;

THENCE N. 85 DEG. 46' 15" W., ALONG SAID NORTHERLY LINE JURUPA AVENUE, 319.08 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE N. 44 DEG. 51' 53" W., ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 2, 2,581.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF EVANS RIO RANCHO, AS SHOWN BY MAPS ON FILE BOOK 10, PAGES 52 TO 54 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2;

THENCE S. 78 DEG. 15' 00" E., ALONG THE NORTHEASTERLY LINE OF SAID LOT 2; 1,250.00 FEET;

THENCE S. 63 DEG. 15' 00" E., 750.00 FEET;

THENCE S. 28 DEG. 34' 30" E., 800.54;

THENCE S. 45 DEG. 08' 07" W., 145.98 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED ON JULY 8, 1960, AS INSTRUMENT NO. 60520 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S. 04 DEG. 13' 45" W., ALONG THE WESTERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE 456.35 FEET TO THE NORTHERLY LINE OF JURUPA AVENUE, 88.00 FEET WIDE;

THENCE N. 85 DEG. 46' 15" W., ALONG SAID NORTHERLY LINE OF JURUPA AVENUE, 319.08 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE N. 44 DEG. 51' 53" W., ALONG SAID SOUTHWESTERLY LINE OF LOT 2, 2,581.53 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL I: (APN: 187-151-001)

THAT PORTION OF LOT 2 OF MAP OF ADDITION NO. 1 TO GRAND AVENUE TRACT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 90 OF MAPS, RIVERSIDE COUNTY RECORDS, WHICH LIES NORTHWESTERLY OF THE CENTER LINE OF THE 20 FOOT SEWER EASEMENT AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 19, 1941 IN BOOK 510, PAGE 118 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL J: (APN: 186-230-036)

THAT PORTION OF LOT 2 OF MILLER & NEWMAN'S SURVEY OF RUBIDOUX RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 7, PAGE 36 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA LYING EASTERLY OF THE EASTERLY LINE OF PARCEL 1100-37 ON RECORD OF SURVEY MAP RECORDED NOVEMBER 6, 1967 IN BOOK 51, PAGES 76 THROUGH 81 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS AND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED SEPTEMBER 13, 1968 AS INSTRUMENT NO. 88398, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD NO. 71, AS LOCATED IN JULY, 1945, WITH THE NORTHEASTERLY LINE OF SAID LOT 2, EXTENDED NORTHWESTERLY;

THENCE SOUTH 25° 40' 40" WEST, 213.81 FEET ON THE SOUTHEASTERLY LINE OF SAID ROAD, FOR THE POINT OF BEGINNING;

THENCE SOUTH 70° 40' 40" EAST, 1346.88 FEET ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL DISTRIBUTED TO JOSE GUADALUPE MARTINEZ, BY DECREE RECORDED JULY 20, 1945 IN BOOK 688, PAGE 149 OF OFFICIAL RECORDS RIVERSIDE COUNTY, TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE SOUTH 18° 38' WEST, 184.31 FEET ON THE WESTERLY LINE OF THE EASTERLY 2 ACRES, DESCRIBED IN DEED TO JOSE G. MARTINEZ, RECORDED DECEMBER 13, 1945 AS INSTRUMENT NO. 1442 IN BOOK 720, PAGE 172, OF OFFICIAL RECORDS RIVERSIDE COUNTY, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 71° 46' WEST, 1369.73 FEET ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL DISTRIBUTED TO LORENZO MARTINEZ BY DECREE HEREINABOVE REFERRED TO, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD NO. 71;

THENCE NORTH 24° 29' EAST, 211.45 FEET ON SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION

(continued)

PARCEL J2:

ALL THAT PORTION OF LOT 2 OF MILLER NEWMAN'S SURVEY OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF A CERTAIN PARCEL OF LAND CONVEYED TO BERNARDO ZAPPI BY DEED RECORDED AUGUST 20, 1903, IN BOOK 158, PAGE 292 OF DEEDS, RIVERSIDE COUNTY RECORDS, WHICH LIES SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT HE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO LORENZO MARTINEZ BY DECREE OF DISTRIBUTION RECORDED JULY 20, 1945 IN BOOK 688, PAGE 149 OF OFFICIAL RECORDS;

THENCE SOUTH 73° 09' 30" EAST TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 WHICH BEARS SOUTH 18° 38' WEST 176.73 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT.

PARCEL J3:

ALL THAT PORTION OF LOT 2 OF MILLER NEWMAN'S SURVEY OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF CERTAIN PARCEL OF LAND CONVEYED TO BERNARDO ZAPPI BY DEED RECORDED AUGUST 20, 1903 IN BOOK 158, PAGE 292 OF DEEDS , RIVERSIDE COUNTY RECORDS, WHICH LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO LORENZO MARTINEZ BY DECREE OF DISTRIBUTION RECORDED JULY 20, 1945 IN BOOK 688, PAGE 149 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 73° 09' 30" EAST TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, WHICH BEARS SOUTH 18° 30' WEST, 176.73 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT.

PARCEL K: (APN: 186-250-014)

THAT PORTION OF PROTRACTED SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN RUBIDOUX RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED MAY 11, 1976, AS INSTRUMENT NO. 64589, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LEGAL DESCRIPTION

(continued)

THENCE NORTH 89° 36' 17" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00° 23' 43" EAST, AT RIGHT ANGLES TO SAID SOUTHERLY LINE, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89° 36' 17" EAST, PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 73.32 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND;

THENCE SOUTH 17° 40' 10" WEST (RECORDED AS SOUTH 16° 35' WEST) ALONG SAID EASTERLY LINE, A DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

PARCEL L: (APN: 186-270-009)

THAT PORTION OF LOT 7 OF EVANS RIO RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 10, PAGES 52, 53 AND 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING SOUTHERLY OF THE SOUTH LINE OF THE LAND DESCRIBED IN THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE SOUTH LINE OF THE LAND DESCRIBED IN THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JANUARY 31, 1939 IN BOOK 407, PAGE 177, OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION



NOTICE OF EXEMPTION

September 30, 2015

Project Name: County of Riverside, Authorization to Convey Real Property to the Riverside County Regional Park & Open Space District (Santa Ana River Wildlife Area)

Project Number: FM0419310070

Project Location: Area known as the Santa Ana River Wildlife Area of the City of Riverside, County of Riverside, California; Assessor Parcel Numbers: 185-210-028, 186-230-011, 186-230-036, 186-230-038, 186-240-001, 186-240-003, 186-250-014, 186-250-015, 186-270-002, 186-270-004, 186-270-006, 186-270-009, 186-270-011, 186-270-012, 186-270-013, 187-130-002, 187-151-001, 187-210-004, 189-110-010, 189-110-013, 189-110-014, 189-110-017, 189-110-018 (See attached exhibit)

Description of Project: The County of Riverside (County) acquired the subject parcels for use as open space and a park, and assigned control to its Parks Department. In 1990, the Riverside County Regional Park & Open Space District (District) was formed. The District has initiated a request to convey the subject parcels from County to District. The real property consists of approximately 711.84 acres adjacent to the area of the City of Riverside, County of Riverside, California, known as the Santa Ana River Wildlife Area. The parcels are no longer needed for county use. Pursuant to Government Code 25521.5, the County may transfer real or personal property to the District. Pursuant to Government Code Section 25365, a county may transfer real property or any interest therein, belonging to a 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 therein to be transferred is not required for county use. The project is limited to the conveyance of the property alone and would not result in any physical changes or significant effect on the environment. Any potential change of use or future project is speculative at this time.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency; Riverside County Regional Park & Open Space District

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b) (3), General Rule Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The conveyance of real property from one agency to another will not have an effect on the environment, thus, no environmental impacts are anticipated to occur.

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

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Workforce Development

- Section 15061 (b)(3) – “Common Sense” Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Ibid. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. *See Muzzy Ranch Co. v Solano County Airport Land Use Comm’n* (2007) 41 Cal.4th 372.

With certainty, there is no possibility that the Project may have a significant effect on the environment. As stated, the project is only the conveyance of real property by Quitclaim Deed from the County to the District, does not approve any construction activities, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Any future activity or project at the location would require CEQA review from the lead agency and any potential change of use or future project would be speculative at this time. Therefore, it can be seen with certainty that the Project as proposed would not cause a significant environmental impact and the Project is exempt from CEQA.

Based upon the identified exemption above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 9/30/15

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Resolution No. 2015-188, Authorization to Convey Real Property to Riverside County Regional Park & Open Space District (Santa Ana River Wildlife Area)

Accounting String: 525020- 47220- 7200400000- FM0419310070

DATE: September 3, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature:  _____

PRESENTED BY: Bonnie Perez, Real Property Coordinator, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: September 3, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0419310070**
Resolution No. 2015-184, Authorization to Convey Real Property to the Riverside County Regional Park & Open Space District (Santa Ana River Wildlife Area)

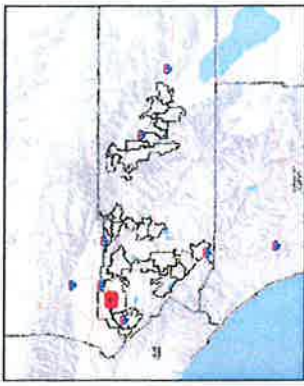
The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

Conveyance of Santa Ana River Wildlife Area to Riverside County Regional Park & Open Space District



Legend



0 2,909 5,818 Feet



REPORT PRINTED ON... 7/2/2015 8:59:08 AM

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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.

Notes

District 2
23 parcels consisting of approximately
711.84