

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

143



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
December 3, 2015

**SUBJECT:** Resolution No. 2015-237, Authorization to Purchase Real Property Located in the Unincorporated Area of Mecca, County of Riverside, California, CEQA Exempt; District 4 (\$13,000); Community Services District Funds 100%

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find the project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3);
2. Adopt Resolution No. 2015-237, Authorization to Purchase Real Property located in the Unincorporated Area of Mecca, County of Riverside, California State of California, with Assessor's Parcel Number 727-331-068;
3. Approve Acquisition Agreement for Purchase of Real Property between Mr. Norman Taylor and the County of Riverside and authorize the Chairman of the Board of Supervisors to execute said Agreement; and

(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	\$ 13,000	\$ 0	\$ 13,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Community Services District 100%				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2015/16	

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:   
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

**FISCAL PROCEDURES APPROVED**  
 FORM APPROVED COUNTY COUNSEL  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER BY: JAMES E. BROWN  
 DATE 12/3/15  
 Susana Garcia-Bocanegra  
 Departmental Concurrence

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

**3-16**

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

Economic Development Agency

**FORM 11:** Resolution No. 2015-237, Authorization to Purchase Real Property Located in the Unincorporated Area of Mecca, County of Riverside, California; CEQA Exempt; District 4 (\$13,000) Community Services District Funds 100%

**DATE:** December 3, 2015

**PAGE:** 2 of 3

**RECOMMENDED MOTION:** (Continued)

4. Direct the Clerk of the Board to file the attached Notice of Exemption with County Clerk for posting within five days of Board approval.

**BACKGROUND:**

**Summary**

Pursuant to Government Code Section 25350, Board of Supervisors adopted Resolution No. 2015-236 to provide the requisite notice of intention to purchase real property on December 8, 2015.

Mr. Norman Taylor, a single man, owns 0.76 acre of land located at 91019 Gardenia Court with certain improvements situated thereon, including a storm water detention basin in the unincorporated community of Mecca identified as Assessor's Parcel Number 727-331-068.

For nearly 16 years, from 1994 to 2010, the Desert Recreation District (DRA) adequately maintained the property under contract to the County. Once DRA became aware of the private ownership of the land by Mr. Taylor maintenance ceased and the property was no longer functioning adequately which resulted in community complaints.

The County of Riverside desires to acquire the property on behalf of the Community Services Division (CSD) in order to maintain the property for proper functioning of the storm water detention basin and for the benefit of the Mecca Community. Once acquired the CSD will move to improve the current condition of the basin and begin ongoing scheduled maintenance of their community improvement.

EDA based on an independent appraisal report negotiated a purchase price of \$8,540 plus escrow fees. The Real Estate due diligence costs associated with this transaction are not to exceed \$4,460. These costs, as well as the cost of acquisition will be fully funded through the Community Services District Funds.

The proposed project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines Sections 15301 and 15061 (b)(3) property will remain in its current state with no construction or development and will continue to be used in the same manner.

Resolution No. 2015-237, the Acquisition Agreement and Grant Deed have been reviewed and approved as to form by County Counsel.

**Impact on Citizens and Businesses**

The residents and businesses will enjoy the health, welfare, and safety benefits of having a well maintained and properly functioning water detention basin and system with the community of Mecca.

(Continued)

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

Economic Development Agency

**FORM 11:** Resolution No. 2015-237, Authorization to Purchase Real Property Located in the Unincorporated Area of Mecca, County of Riverside, California; CEQA Exempt; District 4 (\$13,000) Community Services District Funds 100%

**DATE:** December 3, 2015

**PAGE:** 3 of 3

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition for APN 727-331-068:

Acquisition:	\$	8,540
Estimated Title and Escrow Charges:	\$	2,500
Preliminary Title Report	\$	400
<b>County Staff Time</b>	\$	1,560
<b>Total Estimated Acquisition Costs</b>	\$	13,000

All costs associated with the acquisition of this property are fully funded by the Community Services District Funds. No net county costs will be incurred as a result of this transaction.

Attachments:

Resolution No. 2015-237

Acquisition Agreements

Grant Deed

Notice of Exemption

Aerial Image



## NOTICE OF EXEMPTION

October 27, 2015

**Project Name:** County of Riverside, Authorization to Purchase Real Property located in Mecca

**Project Number:** FM0419150004

**Project Location:** APN: 727-331-068; 91019 Gardenia Court, Mecca, CA. Riverside County, California.  
(See attached exhibit)

**Description of Project:** Mr. Norman Taylor, a single man, owns 0.76 acre of land located at 91019 Gardenia Court with certain improvements situated thereon, including a storm water detention basin in the unincorporated community of Mecca identified as Assessor's Parcel Number 727-331-068. For nearly 16 years, from 1994 to 2010, the Desert Recreation District (DRA) adequately maintained the property under contract to the County. Once DRA became aware of the private ownership of the land by Mr. Taylor, maintenance ceased and the property was no longer functioning adequately which resulted in community complaints. The Real Estate Division of the Economic Development Agency (EDA) of Riverside County desires to acquire the property on behalf of the Community Services Division (CSD) in order to maintain the property for proper functioning of the storm water detention basin and for the benefit of the Mecca Community. Once acquired the CSD will move to improve the current condition of the basin and begin ongoing scheduled maintenance of their community improvement. EDA, based on an independent appraisal report, negotiated a purchase price of \$8,540 plus escrow fees. The Real Estate due diligence costs associated with this transaction is not to exceed \$4,460. These costs, as well as the cost of acquisition will be fully funded through the Community Services District Funds. The property will remain in its current state with no construction or development. Once purchased, no changes to existing operations would occur.

**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

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities; and Section 15061, 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 project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The property will remain in its current state with no construction or development. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The project only involves the purchase of

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

[www.rivcoeda.org](http://www.rivcoeda.org)

Administration  
Aviation  
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Housing Authority  
Information Technology  
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Economic Development  
Edward Dean Museum  
Environmental Planning  
Fair & National Date Festival  
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Graffiti Abatement

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Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

real property and minor improvements to the current condition of the basin which will not have a physical effect on the environment. Further, the purchase will allow for ongoing scheduled maintenance for proper functioning of the storm water detention basin and for the benefit of the Mecca Community. Neither the purchase nor future minor improvements of the basin will substantially increase the use of the site or eliminate biological resources or habitat. Therefore, no environmental impacts are anticipated to occur.

- Section 15301– Class 1 Existing Facilities Exemption. The project as proposed is the purchase of real property and the minor improvements to the storm water detention basin. The improvements will not result in any physical environmental impacts during restoration. The improvements are minor and once complete; the site will continue to operate in a similar manner.
- 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 proposed project may have a significant effect on the environment. The acquisition of real property would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. The minor improvements to the storm water detention basin would not involve any physical environmental impacts during restoration. No biological habitat exists, and the acquisition of the property is merely to improve the operational functionality of the existing and ongoing use of the storm water detention basin. Once these minor improvements are complete, the basin will continue to operate in a similar manner. No operational impacts would occur. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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: 10/27/15

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: Authorization to Purchase Real Property located in Mecca

Accounting String: **Fund: 524830-47220-7200400000- FM0419150004**

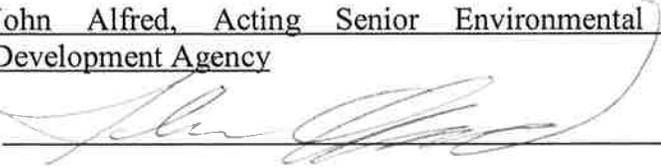
DATE: October 27, 2015

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: Yoland King, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: October 27, 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 # FM0419150004**  
Authorization to Purchase Real Property located in Mecca

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.

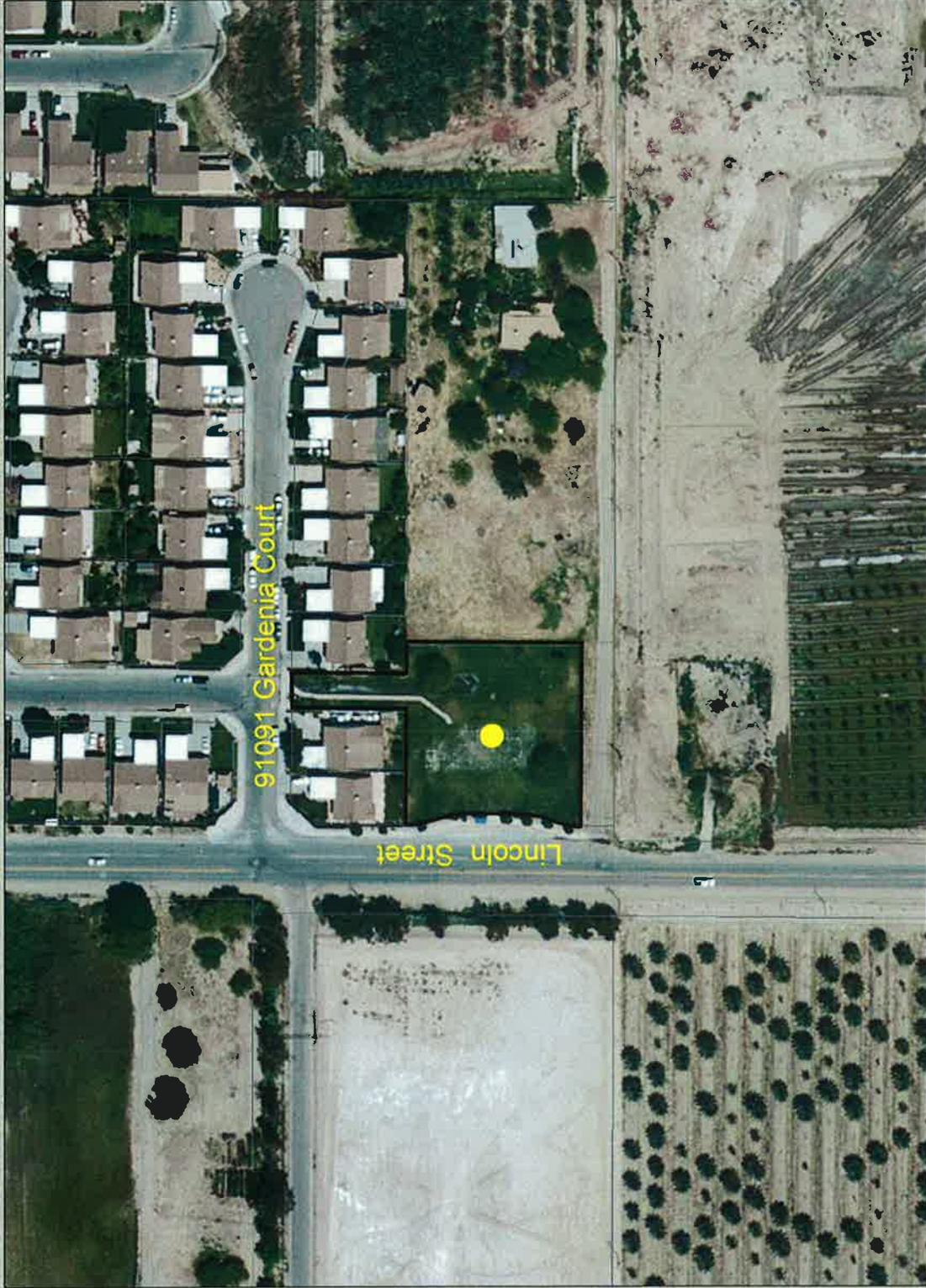
**After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.**

Attachment

cc: file

# Resolution No. 2015-237, Authorization to Purchase

Mecca - District 4



## Legend

-  RCLIS Parcels
-  City Boundaries
-  Cities



0 182 364 Feet



REPORT PRINTED ON... 10/13/2015 4:41:08 PM

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## Notes

APN: 727-331-068

\*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.



2

3 **RESOLUTION NO. 2015-237**

4 **AUTHORIZATION TO PURCHASE REAL PROPERTY**

5 **LOCATED AT 91019 GARDENIA COURT**

6 **MECCA, CALIFORNIA**

7 **ASSESSOR'S PARCEL NUMBER 727-331-068**

8

9 **WHEREAS**, Norman Taylor a single man is the owner of certain real property  
 10 located at 91019 Gardenia Court in Mecca, CA. identified by Assessor's Parcel  
 11 Number 727-331-068, consisting of approximately 0.76 acre with certain improvements  
 12 situated thereon, in the unincorporated area of the County of Riverside, State of  
 13 California ("Property").

14 **WHEREAS**, the County of Riverside has interest in purchasing this property  
 15 and has given its requisite Notice of Intention to purchase pursuant to Government  
 16 Code Section 25350 on December 8, 2015; and

17 **WHEREAS**, EDA desires to purchase the property based on an independent  
 18 appraisal report a purchase price of \$8,540 plus escrow fees; and

19 **WHEREAS**, EDA has reviewed and determined that the purchase of property  
 20 as being categorically exempt from the California Environmental Quality Act ("CEQA")  
 21 pursuant to State CEQA Guidelines Section 15601(b)(3) as the proposed project will  
 22 remain a storm detention basin therefore no significant impact on the environmental will  
 23 occur; and

24 **WHEREAS**, the County will acquire the property on behalf of Economic  
 25 Development Agency, Community Services Division, to maintain the property for  
 26 proper functioning of the storm water detention basin.

27 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the  
 28 County of Riverside, in regular session assembled on December 15, 2015 in the meeting room

FORM APPROVED COUNTY COUNSEL  
 BY: *Sybil M. Ginzell* 11-4-15  
 DATE  
 SYBIL M. GINZELL

1 of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080  
2 Lemon Street, Riverside, California, that this Board, based upon a review of the evidence and  
3 information presented on the matter, as it relates to the purchase has determined that the  
4 proposed purchase is categorically exempt from CEQA pursuant to State CEQA Guidelines  
5 Sections 15301 and 15061(b)(3) because it can be seen with certainty that there is no  
6 possibility that the activity in question will have a significant effect on the environment because  
7 the use will remain the same and no construction activities or development is to occur.

8 **BE IT FURTHER RESOLVED AND DETERMINED** that this Board authorizes  
9 the purchase of the Property by Grant Deed to Community Services District of the  
10 County of Riverside the following described real property: Certain fee interest in real  
11 property located in the unincorporated area of Mecca, County of Riverside, State of  
12 California, identified by Assessor's Parcel Number 727-331-068, more particularly  
13 described in Exhibit "A", Legal Description, attached hereto and made a part hereof.

14 **BE IT FURTHER RESOLVED AND DETERMINED** that the Board of  
15 Supervisors of the County of Riverside hereby approves the Acquisition Agreement  
16 and authorize the Chairman of the Board to execute the Acquisition Agreement to  
17 complete the purchase of real property and this transaction.

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

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

23 ///

24 ///

25 ///

26

27

28 YK:ra/110415/004CS/17.801 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.801.doc

1 PROJECT: Gardenia Court – Mecca

2 ADDRESS: 91019 Gardenia

3 APN(S): 727-331-068

4  
5 **ACQUISITION AGREEMENT**

6 This Acquisition Agreement, (“Agreement”), is made by and between the  
7 COUNTY OF RIVERSIDE, a political subdivision of the State of California (“County”),  
8 and NORMAN TAYLOR, a single man, (“Grantor”). County and Grantor are sometimes  
9 collectively referred to as “Parties.”

10 **RECITALS**

11 WHEREAS, Grantor owns that certain real property located at 91019 Gardenia  
12 Court in the unincorporated area of Mecca, County of Riverside, State of California, as  
13 depicted on Legal Descriptions identified as Exhibit “A”, attached hereto and made a  
14 part hereof. The real property consisting of 0.76 acres with a storm water detention  
15 basin situated thereon, also known as Assessor’s Parcel Number 727-331-068  
16 (“Property”); and

17 WHEREAS, Grantor desires to sell to the County and the County desire to  
18 purchase a fee simple interest for the purpose of Community Services District to  
19 properly maintain the storm water detention basin (“Project”) via a Grant Deed in favor  
20 of County of Riverside referenced as Assessor’s Parcel Number 727-331-068  
21 described on Exhibit “A” attached hereto and made a part hereof; and

22 WHEREAS, the Effective Date is the date on which this Agreement is approved  
23 and fully executed by County and Grantor as listed on the signature page of this  
24 Agreement;

25 NOW, THEREFORE, in consideration of the payment and other obligations set  
26 forth below, Grantor and County mutually agree as follows:

1 **ARTICLE 1. AGREEMENT**

2 1. Recitals. All the above recitals are true and correct and by this reference  
3 are incorporated herein.

4 2. Consideration. For good and valuable consideration, Grantor agrees to  
5 sell and convey to the County, and the County agrees to purchase from Grantor all of  
6 the Property described herein, under the terms and conditions set forth in this  
7 Agreement. The full consideration for the Property consists of the purchase price  
8 amount for the real property interests to be acquired by the County ("Purchase Price")  
9 The Purchase Price in the amount of Eight Thousand Five Hundred Forty Dollars  
10 (\$8,540) is to be distributed to Grantor in accordance with this Agreement.

11 3. County Responsibilities:

12 A. Upon the mutual execution of this Agreement, County will open  
13 escrow ("Escrow") with Lawyers Title, ("Escrow Holder"). Promptly on the Escrow  
14 Holder's request the Parties shall execute additional Escrow instructions as are  
15 reasonably required to consummate the transaction contemplated by this Agreement  
16 and are not inconsistent with this Agreement. In the event of any conflict between the  
17 terms of this Agreement and any additional Escrow instructions, the terms of this  
18 Agreement shall control. The Escrow Holder will hold all funds deposited by the  
19 County in an escrow account ("Escrow Account") that is interest bearing and at a bank  
20 approved by County with interest accruing for the benefit of County. The Escrow  
21 Account shall remain open until all charges due and payable have been paid and  
22 settled, any remaining funds shall be refunded to the County.

23 B. Upon the opening of Escrow, the County shall deposit the  
24 Consideration as follows:

25 i. Purchase Price. Deposit into Escrow the Purchase  
26 Price in the amount of Eight Thousand Five Hundred Forty Dollars (\$8,540) (the  
27 "Deposit").

28 C. On or before the date that Escrow is to close ("Close of Escrow"):

1 i. Closing Costs. County will deposit to Escrow Holder  
2 amounts sufficient for all escrow, recording and conveyance fees incurred in this  
3 transaction, and if title insurance is desired by County, the premium charged therefore.  
4 Said escrow and recording charges shall not include documentary transfer tax as  
5 County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and  
6 Taxation Code section 11922.

7 ii. County will deposit all other such documents  
8 consistent with this Agreement as are reasonably required by Escrow Holder or  
9 otherwise to close escrow.

10 D. County will authorize the Escrow Holder to close Escrow and  
11 release the Deposit, in accordance with the provisions herein, to Grantor conditioned  
12 only upon the satisfaction by County.

13 i. The deposit of the following documents into Escrow  
14 for recordation in the Official Records of the County Recorder of Riverside County  
15 ("Official Records") upon Close of Escrow:

16 a. The Grant Deed executed, acknowledged and delivered  
17 to Yolanda King, Real Property Agent for the County or to Escrow Holder, substantially  
18 in the forms attached hereto as Attachment "1," (Grant Deed) granting the portion of  
19 the Property, subject to the following:

20 1. Free and clear of all liens, encumbrances,  
21 easements, leases (recorded or unrecorded), and taxes except those encumbrances  
22 and easements which, in the sole discretion of the County, are acceptable, except:

23 2. Current fiscal year, including personal  
24 property tax, if any, and any further assessment thereto under Chapter 3.5 of Revenue  
25 and Taxation Code of the State of California;

26 3. Easements or rights of way of record over said  
27 land for public or quasi-public utility or public street purposes, if any;

28



1 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,  
2 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or  
3 indirectly, by either (a) the presence in, within, under, or about the parcel for the  
4 presence of hazardous materials, toxic substances, or hazardous substances as a  
5 result of Grantor's use, storage, or generation of such materials or substances or (b)  
6 Grantor's failure to comply with any federal, state, or local laws relating to such  
7 materials or substances. For the purpose of this Agreement, such materials or  
8 substances shall include without limitation hazardous substances, hazardous  
9 materials, or toxic substances as defined in the Comprehensive Environmental  
10 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section  
11 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to  
12 5128; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87  
13 (1988); and those substances defined as hazardous wastes in section 25117 of the  
14 California Health and Safety Code or hazardous substances in section 25316 of the  
15 California Health; and in the regulations adopted in publications promulgated pursuant  
16 to said laws.

17 E. Grantor shall be obligated hereunder to include without limitation,  
18 and whether foreseeable or unforeseeable, all costs of any required or necessitated  
19 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation  
20 and implementation of any closure, remedial action, or other required plans in  
21 connection therewith, and such obligation shall continue under the parcel has been  
22 rendered in compliance with applicable federal, state, and local laws, statutes,  
23 ordinances, regulations, and rules.

24  
25 **Article II. MISCELLANEOUS**

26 1. It is mutually understood and agreed by and between the Parties hereto  
27 that the right of possession and use of the subject property by County, including the  
28 right to remove and dispose of improvements, shall commence upon the execution of

1 this Agreement by all parties. The Purchase Price includes, but is not limited to, full  
2 payment for such possession and use.

3         2. This Agreement embodies all of the considerations agreed upon between  
4 the County and Grantor. This Agreement was obtained without coercion, promises  
5 other than those provided herein, or threats of any kind whatsoever by or to either  
6 party.

7         3. The performance of this Agreement constitutes the entire consideration  
8 for the acquisition of the Property and shall relieve the County of all further obligations  
9 or claims pertaining to the acquisition of the Property or pertaining to the location,  
10 grade or construction of the proposed public improvement.

11         4. This Agreement is made solely for the benefit of the Parties to this  
12 Agreement and their respective successors and assigns, and no other person or entity  
13 may have or acquired any right by virtue of this Agreement.

14         5. This Agreement shall not be changed, modified, or amended except upon  
15 the written consent of the Parties hereto.

16         6. This Agreement is the result of negotiations between the Parties and is  
17 intended by the Parties to be a final expression of their understanding with respect to  
18 the matters herein contained. This Agreement supersedes any and all other prior  
19 agreements and understandings, oral or written, in connection therewith. No provision  
20 contained herein shall be construed against the County solely because it prepared this  
21 Agreement in its executed form.

22         7. This Agreement shall be governed by the laws of the State of California.  
23 Any action at law or in equity brought by either of the Parties for the purpose of  
24 enforcing a right or rights provided for by this Agreement shall be tried in a court of  
25 competent jurisdiction in the County of Riverside, State of California, and the Parties  
26 hereby waive all provisions of law providing for a change of venue in such proceedings  
27 to any other county.

28



1 8. Grantor and its assigns and successors in interest shall be bound by all  
2 the terms and conditions contained in this Agreement, and all the Parties thereto shall  
3 be jointly and severally liable thereunder.

4 9. This Agreement may be signed in counterpart or duplicate copies, and any  
5 signed counterpart or duplicate copy shall be equivalent to a signed original for all  
6 purposes.

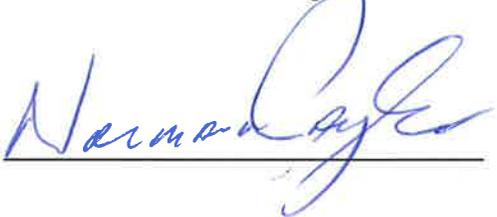
7 In Witness Whereof, the Parties have executed this Agreement the day and year  
8 last below written.

9  
10 Dated: \_\_\_\_\_

11 COUNTY:  
12 COUNTY OF RIVERSIDE, a political  
13 subdivision of the State of California

GRANTOR:  
NORMAN TAYLOR, a single man

14  
15 By: \_\_\_\_\_  
16 Marion Ashley, Chairman  
Board of Supervisors

By:  \_\_\_\_\_

17  
18 ATTEST:  
19 Kecia Harper-Ihem  
Clerk of the Board

20 By: \_\_\_\_\_  
21 Deputy

22 APPROVED AS TO FORM:  
23 Gregory P. Priamos, County Counsel

24 By:  \_\_\_\_\_  
25 Cynthia M. Gunzel  
26 Deputy County Counsel

27 YK:ra/110415/004CS/17.802 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.802.doc  
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Exhibit "A"  
LEGAL DESCRIPTIONS

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## **EXHIBIT "A"**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 92 OF TRACT NO. 27787, AS SHOWN BY MAP ON FILE IN BOOK 246 PAGES 97 THROUGH 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON OR BENEATH THE PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT OF ENTRY AND ALL OTHER RIGHTS, INCLUDING ALL RIGHTS OF WAY AND EASEMENTS WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS AND THE FULL ENJOYMENT OF THE FEDERAL LAND BANK OF BERKELEY, A CORPORATION, AS RESERVED IN DEED RECORDED DECEMBER 7, 1940 IN BOOK 487 PAGE 1 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 727-331-068-7

ATTACHMENT "1"  
GRANT DEED

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Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, California 92501

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

YK:ra/101315/004CS/17.803

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

PROJECT: GARDENIA COURT-MECCA  
APN: 727-331-068

## GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

NORMAN TAYLOR, a single man

Grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

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

Dated: \_\_\_\_\_

**GRANTOR:**  
Norman Taylor, a single man

\_\_\_\_\_  
Norman Taylor

## **EXHIBIT "A"**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 92 OF TRACT NO. 27787, AS SHOWN BY MAP ON FILE IN BOOK 246 PAGES 97 THROUGH 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON OR BENEATH THE PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT OF ENTRY AND ALL OTHER RIGHTS, INCLUDING ALL RIGHTS OF WAY AND EASEMENTS WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS AND THE FULL ENJOYMENT OF THE FEDERAL LAND BANK OF BERKELEY, A CORPORATION, AS RESERVED IN DEED RECORDED DECEMBER 7, 1940 IN BOOK 487 PAGE 1 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 727-331-068-7

**ACKNOWLEDGMENT**

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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS my hand and official seal:

Signature \_\_\_\_\_

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, California 92501

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

YK:ra/101415/004CS/17.803

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

PROJECT: GARDENIA COURT-MECCA  
APN: 727-331-068

## GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

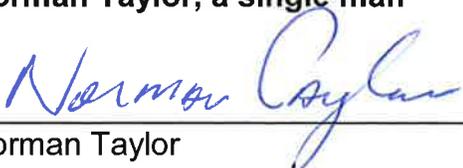
NORMAN TAYLOR, a single man

Grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

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

Dated: Nov. 17, 2015

GRANTOR:  
Norman Taylor, a single man

  
Norman Taylor



## EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 92 OF TRACT NO. 27787, AS SHOWN BY MAP ON FILE IN BOOK 246 PAGES 97 THROUGH 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON OR BENEATH THE PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT OF ENTRY AND ALL OTHER RIGHTS, INCLUDING ALL RIGHTS OF WAY AND EASEMENTS WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS AND THE FULL ENJOYMENT OF THE FEDERAL LAND BANK OF BERKELEY, A CORPORATION, AS RESERVED IN DEED RECORDED DECEMBER 7, 1940 IN BOOK 487 PAGE 1 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 727-331-068-7

ACKNOWLEDGMENT

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STATE OF CALIFORNIA

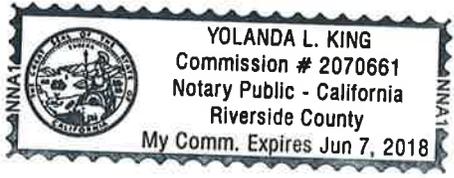
COUNTY OF Riverside )

On Nov. 17, 2015 before me, Yolanda L. King Notary Public (here insert name and title of the officer), personally appeared Norman Taylor, 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)