

Recorded at request of and return to:  
Economic Development Agency  
Real Estate Division  
On behalf of the County of Riverside  
3403 10<sup>th</sup> Street, Suite 500  
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)

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

PROPERTY: Tri Valley Land Exchange  
APNS: Portions of 390-130-029, 390-210-022,  
390-200-009, 390-200-011 and 389-080-054

GRANT DEED WITH EASEMENT RESERVATIONS

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, as Grantor, Grants to CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation, as Grantee, the real property in the County of Riverside, State of California, described as:

See **Exhibit "A-1"** attached hereto  
and made part hereof

Grantor reserves an Easement, including access to and from, over Parcel D for the purpose of relocating the San Diego Ambrosia plants, referenced as the Ambrosia Easement and Ambrosia Access Easements, more particularly legally described and depicted in **Exhibits A and B**, for each easement interest respectively, attached hereto and made a part hereof. Grantee, its successors-in-interests and assigns, are prohibited and restricted from developing the Ambrosia Easement area until such time it has been determined by the Grantor and the Western Riverside County Regional Conservation Authority ("RCA"), after consultation with the US Fish and Wildlife and the California Department of Fish & Wildlife, that the translocation of the San Diego Ambrosia has been successfully relocated. RCA, or another entity approved by the Grantor, will perform the translocation of the San Diego Ambrosia plants pursuant to success criteria established prior to the relocation of said plants. Release and relinquishment of the Ambrosia Easement and Ambrosia Access Easement by the Grantor shall be subject to the satisfaction of the aforementioned conditions and will be effected by a quitclaim deed executed and recorded by Grantor.

Grantee shall conserve and not disturb the identified Munz's Onion population located on the southerly Parcel A.

This grant is made expressly subject to the following permitted exceptions: easements, rights, covenants, and all matters, encumbrances of record affecting the property.

1 GRANT DEED WITH EASEMENT RESERVATIONS

2 PROPERTY: Tri Valley Land Exchange

3 APN: Portions of 390-130-029, 390-210-022, 390-200-009, 390-200-011 and 389-080-054

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

GRANTOR:

5 COUNTY OF RIVERSIDE, a political subdivision of  
6 the State of California

7  
8 \_\_\_\_\_  
9 John J Benoit, Chairman  
10 Board of Supervisors

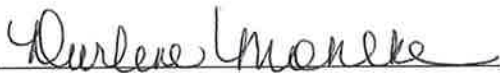
11  
12  
13  
14  
15 ACCEPTANCE BY GRANTEE:  
16 CASTLE & COOKE COMMERCIAL-CA, INC

17  
18 By: \_\_\_\_\_



19 Laura Whitaker  
20 President

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



22 Darlene Mohlke  
23 Vice President and Assistant Secretary

24 Attach Exhibits A and B for Ambrosia Easement,  
25 Exhibits A and B for Ambrosia Access Easement, and  
26 Exhibit A-1

27 Attach Acknowledgements  
28

## 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 California  
County of Kern )

On February 18, 2016 before me, Sarah Stamboolian, Notary Public,  
(insert name and title of the officer)

personally appeared Laura Whitaker and Darlene Mohlke,  
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)



**EXHIBIT "A1"**  
**LEGAL DESCRIPTION**  
**OF**  
**COUNTY OF RIVERSIDE TO**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**

**Parcel "A":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Sections 23 and 26, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South 89°04'59" East, a distance of 1042.70 feet to a point lying on the westerly line of said Instrument No. 2004-1036504, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said westerly line, North 41°37'29" East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South 85°30'24" East;

Thence southerly along said non-tangent curve, leaving said westerly line of said Instrument No. 2004-1036504, through a central angle of 18°56'26", an arc distance 576.86 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 23°26'02" West, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1045.00 feet;

Thence southwesterly along said tangent curve, through a central angle of 24°22'08", an arc distance of 444.46 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 47°48'10" West, a distance of 268.41 feet;

Thence South 11°20'01" West, a distance of 28.60 feet to a point lying on the northeasterly right of way of Nichols Road as dedicated per Instrument No. 2008-0482210, recorded September 02, 2008, of Official Records of said County;

Thence northwesterly along said northeasterly right of way, North 42°11'50" West, a distance of 254.20 feet to a point lying on said westerly line of Instrument No. 2004-1036504;

*The following four (4) courses are along the westerly line of said Instrument No. 2004-1036504:*

1. Thence northeasterly, leaving said northeasterly right of way, North 32°56'52" East, a distance of 425.57 feet;
2. Thence North 43°06'11" East, a distance of 169.95 feet;
3. Thence North 33°14'54" East, a distance of 320.81 feet;
4. Thence North 41°37'29" East, a distance of 322.66 feet to the **TRUE POINT OF BEGINNING**.

Containing 7.91 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "B":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Sections 22 and 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North 00°53'18" East, a distance of 4036.32 feet to a point lying on the southwesterly line said Instrument No. 2004-1036504, said point also being the **TRUE POINT OF BEGINNING**;

*The following five (5) courses are along the southerly, southwesterly and westerly lines of said Instrument No. 2004-1036504:*

1. Thence North 19°45'52" West, a distance of 86.91 feet;
2. Thence North 58°17'49" West, a distance of 368.89 feet;
3. Thence South 75°09'21" West, a distance of 529.98 feet;
4. Thence North 02°49'18" West, a distance of 81.54 feet;
5. Thence North 57°38'09" East, a distance of 228.51 feet;

Thence northeasterly, leaving said westerly line of Instrument No. 2004-1036504, North 76°19'28" East, a distance of 124.91 feet;

Thence North 85°40'14" East, a distance of 184.05 feet;

Thence South 36°00'49" East, a distance of 139.07 feet;

Thence South 51°32'37" East, a distance of 53.43 feet;

Thence South 63°32'24" East, a distance of 218.06 feet;

Thence South 44°55'38" East, a distance of 82.30 feet;

Thence North 77°59'36" East, a distance of 245.09 feet;

Thence South 35°10'50" East, a distance of 110.65 feet;

Thence South 07°53'49" West, a distance of 96.34 feet;

Thence South 15°59'38" East, a distance of 33.14 feet;

Thence South 38°50'02" East, a distance of 111.07 feet;

Thence South 43°11'43" East, a distance of 105.85 feet;

Thence South 73°49'28" East, a distance of 220.27 feet;

Thence North 63°19'46" East, a distance of 201.76 feet;

Thence South 34°50'22" East, a distance of 241.54 feet;

Thence South 11°13'33" East, a distance of 28.41 feet;

Thence South 13°24'24" West, a distance of 78.25 feet;

Thence South 51°43'14" West, a distance of 50.50 feet;

Thence South 29°18'07" East, a distance of 43.81 feet;

Thence South 15°16'44" West, a distance of 45.58 feet;

Thence South 03°59'40" East, a distance of 48.14 feet;

Thence South 41°14'50" East, a distance of 115.25 feet;

Thence South 57°34'43" East, a distance of 61.68 feet;

Thence South 88°05'18" East, a distance of 127.48 feet;

Thence South 65°50'34" East, a distance of 52.57 feet;

Thence South 52°53'46" East, a distance of 70.10 feet;

Thence South 79°01'11" East, a distance of 72.19 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 145.00 feet, a radial bearing to said point bears North 65°23'34" West;

Thence northeasterly along said non-tangent curve, through a central angle of 11°00'30", an arc distance of 27.86 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 54°23'04" West;

Thence northeasterly along said non-tangent line, North 40°54'08" East, a distance of 83.38 feet;

Thence North 75°30'08" East, a distance of 67.11 feet;

Thence South 77°32'51" East, a distance of 74.84 feet;

Thence South 64°39'54" East, a distance of 104.95 feet;

Thence South 47°28'14" East, a distance of 97.29 feet;

Thence South 57°00'34" East, a distance of 26.28 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 100.00 feet, a radial bearing to said point bears North 09°52'55" East;

Thence southeasterly along said non-tangent curve, through a central angle of 52°14'29", an arc distance of 91.18 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 27°52'35" East, a distance of 49.28 feet to the beginning of a tangent curve, concave westerly and having a radius of 70.00 feet;

Thence southeasterly along said tangent curve, through a central angle of 39°37'49", an arc distance of 48.42 feet to the beginning of a tangent line;

Thence southerly along said tangent line, South 11°45'13" West, a distance of 64.96 feet;

Thence South 38°41'11" West, a distance of 121.29 feet;

Thence South 10°40'02" East, a distance of 96.80 feet;

Thence South 32°18'15" East, a distance of 70.72 feet;

Thence South 41°24'37" East, a distance of 63.10 feet;

Thence South 32°29'56" East, a distance of 194.06 feet;

Thence South 68°55'29" East, a distance of 80.42 feet;

Thence South 62°26'58" East, a distance of 234.40 feet;

Thence South 03°48'43" West, a distance of 137.89 feet;

Thence South 49°17'06" West, a distance of 212.87 feet, to a point lying on the southerly line of said Instrument No. 2004-1036504;

*The following twelve (12) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:*

1. Thence North 61°05'29" West, a distance of 211.00 feet;
2. Thence North 68°50'06" West, a distance of 440.81 feet;
3. Thence North 19°59'07" East, a distance of 397.34 feet;
4. Thence North 14°46'29" West, a distance of 134.01 feet;
5. Thence North 28°33'43" West, a distance of 306.17 feet;
6. Thence North 80°13'05" West, a distance of 472.02 feet;
7. Thence North 46°52'49" West, a distance of 124.75 feet;
8. Thence North 66°32'19" West, a distance of 110.04 feet;
9. Thence North 24°32'42" West, a distance of 109.26 feet;
10. Thence North 45°15'05" West, a distance of 282.27 feet;
11. Thence North 75°01'37" West, a distance of 447.21 feet;
12. Thence North 19°45'52" West, a distance of 363.48 feet to the **TRUE POINT OF BEGINNING**

Containing 20.62 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.



**PARCEL "C":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line of Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence easterly along said southerly line of Instrument No. 2004-1036504, leaving said easterly line, South 88°44'12" East, a distance of 257.04 feet to the **TRUE POINT OF BEGINNING**;

Thence easterly along the prolongation of said last course, leaving said southerly line of said Instrument No. 2004-1036504, South 88°44'12" East, a distance of 68.26 feet;

Thence South 24°12'55" East, a distance of 400.86 feet to a point lying on said southerly line of said Instrument No. 2004-1036504, of Official Records of said County;

Thence northwesterly along said southerly line North 40°47'03" West, a distance of 340.93;

Thence northwesterly, continuing along said southerly line, North 05°13'20" West, a distance of 109.40 feet to said **TRUE POINT OF BEGINNING**.

Containing 0.53 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "D":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence westerly along the southerly line of said Instrument No. 2004-1036504, leaving said easterly line North 88°44'12" West, a distance of 46.17 feet to the **TRUE POINT OF BEGINNING**;

*The following five (5) courses are along the southerly line of Instrument No. 2004-1036504:*

1. Thence South 00°07'21" West, a distance of 179.56 feet;
2. Thence South 88°54'45" West, a distance of 216.92 feet;
3. Thence South 00°45'26" West, a distance of 464.53 feet;
4. Thence South 85°30'18" West, a distance of 59.88 feet;
5. Thence North 89°28'41" West, a distance of 374.19 feet to a point lying on the easterly right of way of said Lake Street, said point also being the beginning of a non-tangent curve, concave easterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 64°15'46" West;

Thence northwesterly and northerly along said easterly right of way and said non-tangent curve, through a central angle of 19°20'14", an arc distance of 660.15 feet to the beginning of a tangent line;

Thence northerly along said tangent line, continuing along said easterly right of way, North 06°24'00" West, a distance of 152.46 feet;

Thence easterly leaving said easterly right of way, North 88°38'01" East, a distance of 122.61 feet to the beginning of a tangent curve, concave southerly and having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 13°05'32", an arc distance of 137.10 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 78°16'24" East, a distance of 610.03 feet to said **TRUE POINT OF BEGINNING.**

Containing 10.74 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

### **KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      3-4-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17

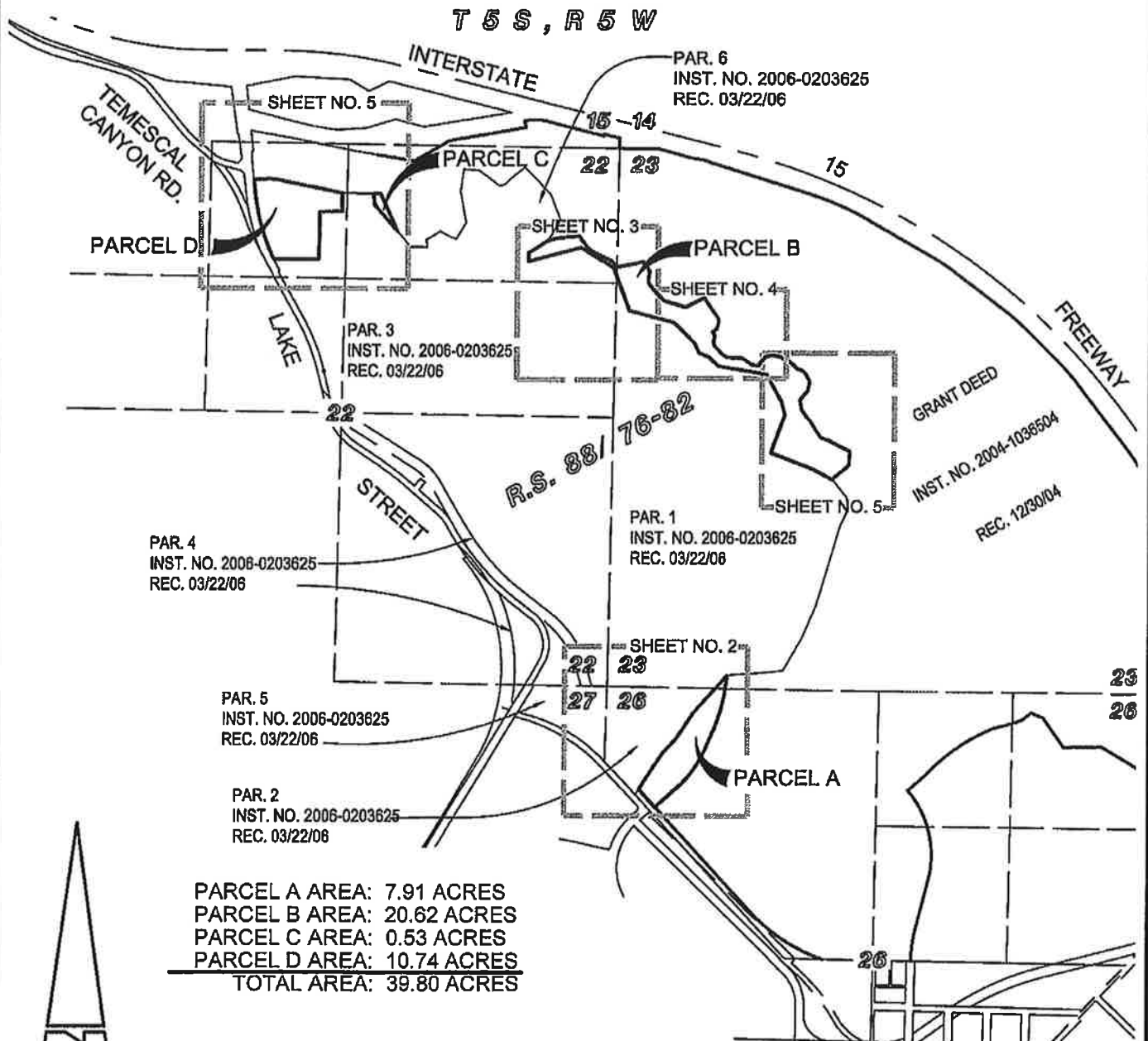


March 7, 2016

TMC/KWC/tmc

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**EXHIBIT "A1"**  
**COUNTY OF RIVERSIDE TO**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**

**SHEET INDEX**

SCALE: 1"=1500'

**LEGEND:**

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED PARCEL LINE
- DETAIL SHEET BOUNDARY

1500' 0 1500'

SCALE: 1"=1500'



**KWC ENGINEERS**

CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130

*Thomas Caseldine* 3-4-16  
 THOMAS M. CASELDINE DATE  
 L.S. 9029 Exp. 09-30-17

EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 2 OF 6 SHEETS

T 5 S , R 5 W

PAR. 1  
INST. NO. 2006-0203625  
REC. 03/22/06

P.O.C.  
S.W. CORNER SECTION 23

W'LY LINE OF LAND CONVEYED TO THE  
COUNTY OF RIVERSIDE PER GRANT DEED,  
REC. 12/30/04, INST. NO. 04-1036504, O.R.

22 23

27 26

S89°04'59"E 1042.70'

S. LINE, SECTION 23

T.P.O.B.

R.S. 88/ 76-82

PAR. 2  
INST. NO. 2006-0203625  
REC. 03/22/06

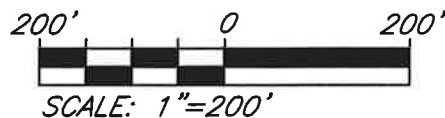
PARCEL A  
7.91 ACRES

GRANT DEED,  
INST. NO. 2004-1036504,  
REC. 12/30/04

NE'LY LINE OF NICHOLS ROAD,  
PER INST. NO. 2008-0482210,  
REC. 09/02/08, O.R.

ALBERHILL  
RANCH ROAD

NICHOLS ROAD



LEGEND:

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED PARCEL LINE

**KWC ENGINEERS**

CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

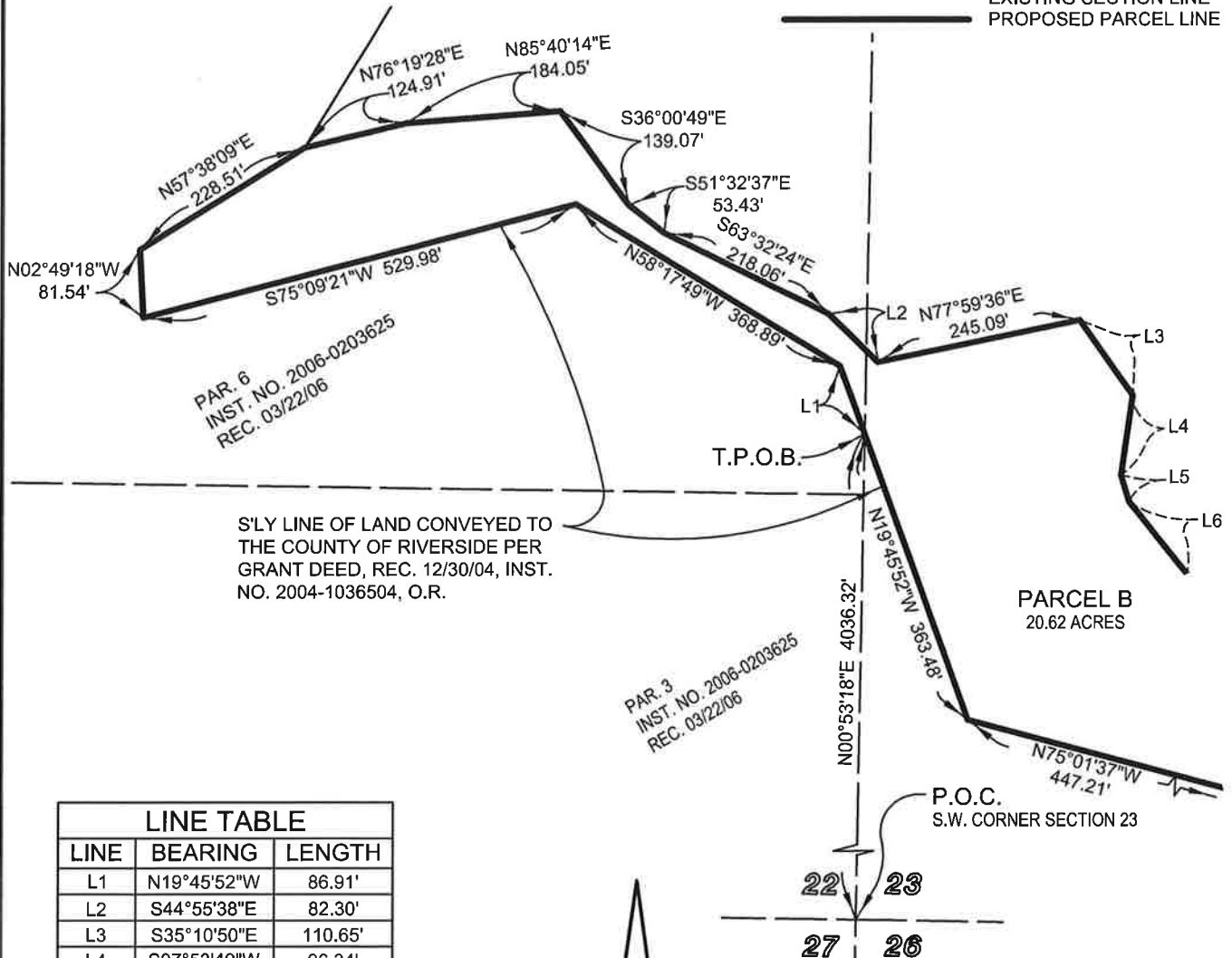
EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 3 OF 6 SHEETS

T 5 S , R 5 W

LEGEND:

— EXISTING PARCEL LINE  
- - - EXISTING SECTION LINE  
- - - PROPOSED PARCEL LINE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°45'52"W	86.91'
L2	S44°55'38"E	82.30'
L3	S35°10'50"E	110.65'
L4	S07°53'49"W	96.34'
L5	S15°59'38"E	33.14'
L6	S38°50'02"E	111.07'

SEE SHEET NO. 4

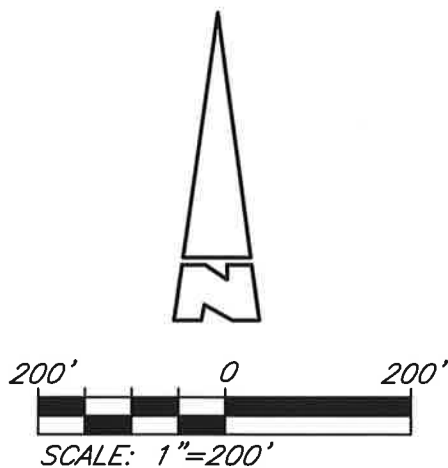
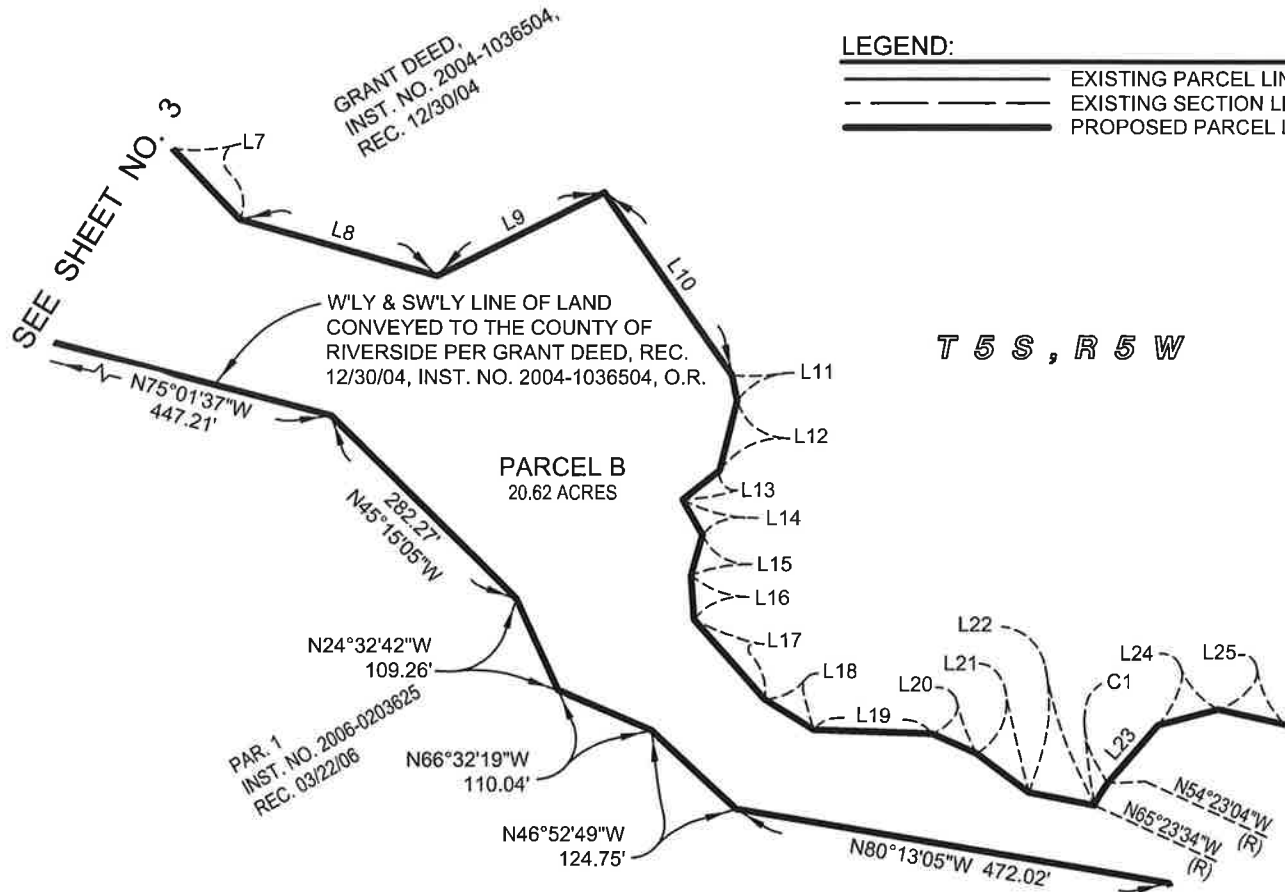
**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 4 OF 6 SHEETS

LEGEND:

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED PARCEL LINE



LINE TABLE

LINE	BEARING	LENGTH
L7	S43°11'43"E	105.85'
L8	S73°49'28"E	220.27'
L9	N63°19'46"E	201.76'
L10	S34°50'22"E	241.54'
L11	S11°13'33"E	28.41'
L12	S13°24'24"W	78.25'
L13	S51°43'14"W	50.50'
L14	S29°18'07"E	43.81'
L15	S15°16'44"W	45.58'
L16	S03°59'40"E	48.14'
L17	S41°14'50"E	115.25'
L18	S57°34'43"E	61.68'
L19	S88°05'18"E	127.48'
L20	S65°50'34"E	52.57'
L21	S52°53'46"E	70.10'
L22	S79°01'11"E	72.19'
L23	N40°54'08"E	83.38'
L24	N75°30'08"E	67.11'
L25	S77°32'51"E	74.84'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	11°00'30"	145.00'	27.86'

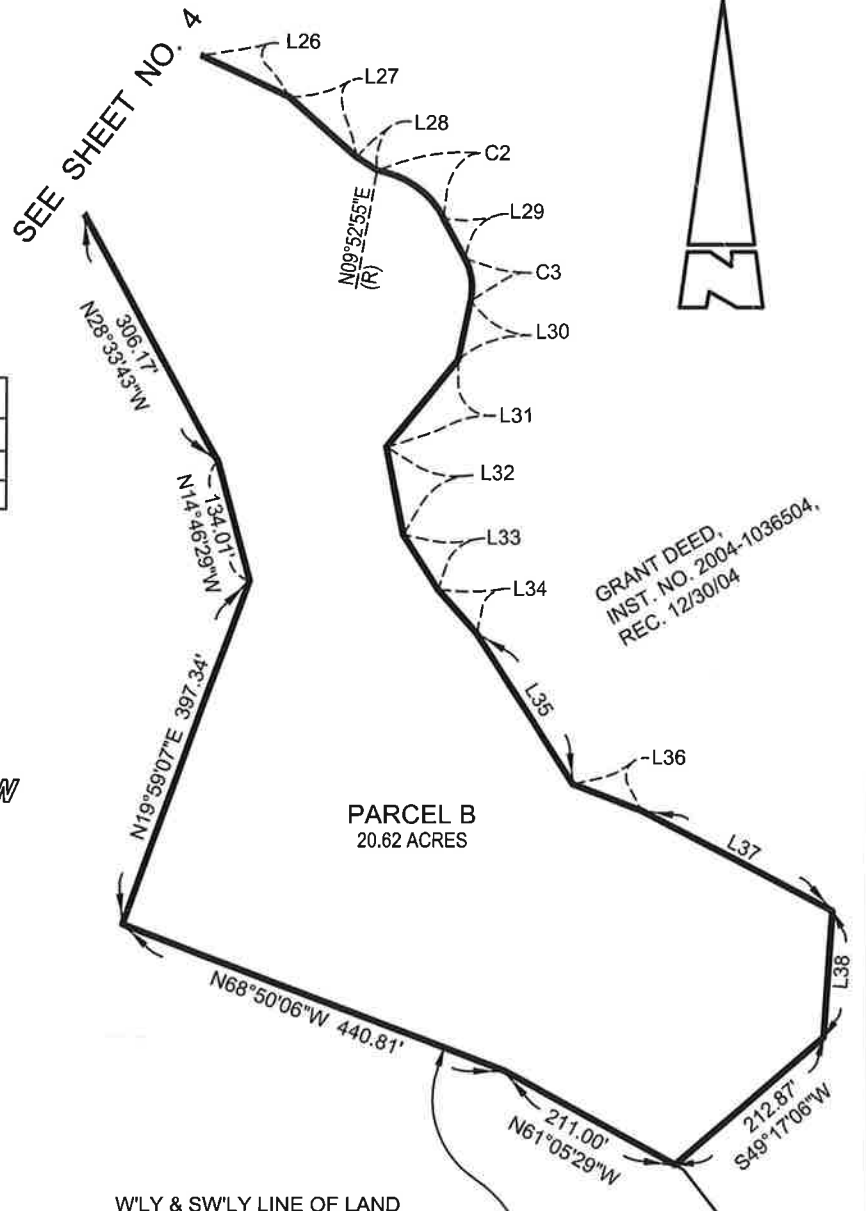
**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
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**EXHIBIT "A1"**  
**COUNTY OF RIVERSIDE TO**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**

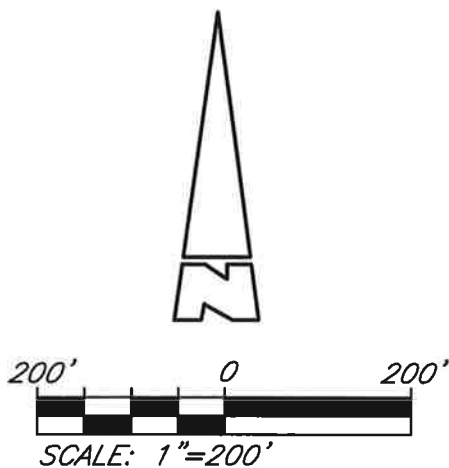
SHEET 5 OF 6 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L26	S64°39'54"E	104.95'
L27	S47°28'14"E	97.29'
L28	S57°00'34"E	26.28'
L29	S27°52'35"E	49.28'
L30	S11°45'13"W	64.96'
L31	S38°41'11"W	121.29'
L32	S10°40'02"E	96.80'
L33	S32°18'15"E	70.72'
L34	S41°24'37"E	63.10'
L35	S32°29'56"E	194.06'
L36	S68°55'29"E	80.42'
L37	S62°26'58"E	234.40'
L38	S03°48'43"W	137.89'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	52°14'27"	100.00'	91.18'
C3	39°37'48"	70.00'	48.42'



W'LY & SW'LY LINE OF LAND  
 CONVEYED TO THE COUNTY OF  
 RIVERSIDE PER GRANT DEED, REC.  
 12/30/04, INST. NO. 2004-1036504, O.R.



**LEGEND:**

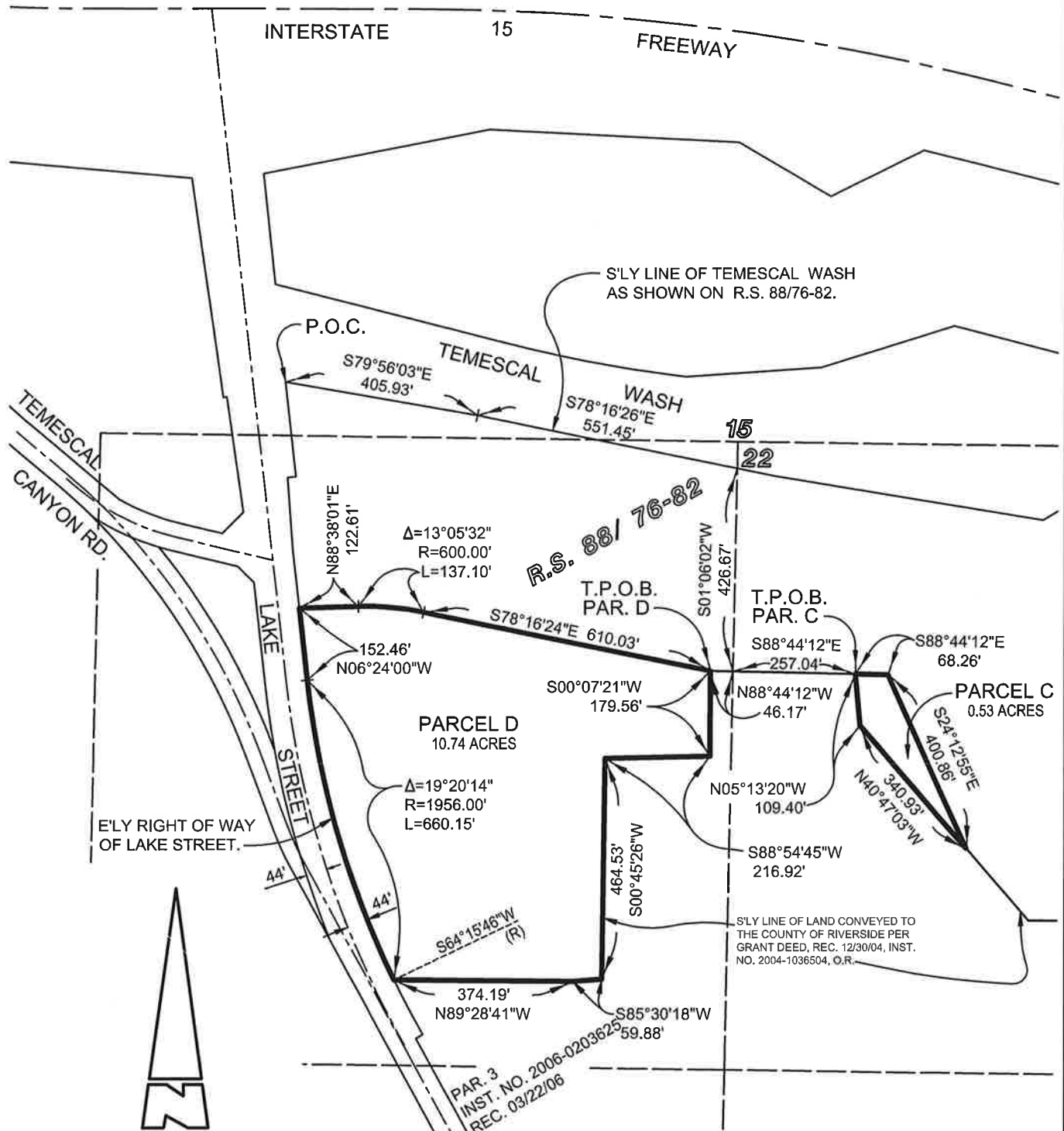
- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED PARCEL LINE

**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130



SHEET 6 OF 6 SHEETS

INTERSTATE 15 ~~FREEWAY~~



**CIVIL ENGINEERING • PLANNING • SURVEYORS**  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130



SCALE: 1"=300'

**LEGEND:**

-  EXISTING PARCEL LINE  
 EXISTING SECTION LINE  
 PROPOSED PARCEL LINE

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
AMBROSIA EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

**COMMENCING** at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence northerly, leaving said parallel line, North 00°31'19" East, a distance of 125.00 feet to an angle point;

Thence South 89°28'41" East, a distance of 80.00 feet to an angle point;

Thence South 00°31'19" West, a distance of 125.00 feet to a point lying on said parallel line;

Thence westerly along said parallel line, South 89°28'41" West, a distance of 80.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 10,000 square feet, more or less

As shown on Exhibit "B" attached hereto and made a part hereof.

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-21-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17



**SHEET 1 OF 1 SHEETS**



## EXHIBIT "A"

### LEGAL DESCRIPTION FOR AMBROSIA ACCESS EASEMENT

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

**COMMENCING** at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence westerly along said parallel line, North 89°28'41" West, a distance of 234.71 feet to a point lying on said easterly right of way of Lake Street, said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 71°35'48" West;

Thence northerly along said curve and said easterly right of way of Lake Street, through a central angle of 01°32'29", a distance of 52.62 feet to the beginning of a non-tangent line;

Thence easterly along said non-tangent line, leaving said easterly right of way, South 89°28'41" East, a distance of 251.11 feet to an angle point;

Thence South 00°31'19" West, a distance of 50.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 12,152 square feet, more or less

As shown on Exhibit "B" attached hereto and made a part hereof.

#### KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      3-7-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17



EXHIBIT "B"  
AMBROSIA ACCESS EASEMENT

SHEET 1 OF 1 SHEETS

TEMESCAL CANYON ROAD

T5S, R5W

R.S. 123/43-48

GRANT DEED  
INST. NO. 2004-1036504  
REC. 12/30/04

LAKE STREET

E'LY RIGHT OF WAY OF LAKE STREET



$\Delta=01^{\circ}32'29''$   
 $R=1956.00'$   
 $L=52.62'$

$S71^{\circ}35'48''W$   
(R)

$S89^{\circ}28'41''E$   
251.11'

$S00^{\circ}31'19''W$   
50.00'

T.P.O.B.

234.71'  
 $N89^{\circ}28'41''W$

231.00'  
 $N00^{\circ}31'19''E$

$S89^{\circ}28'41''E$   
138.59'

P.O.C.

SOUTHERLY LINE OF  
INSTRUMENT NUMBER 2004-1036504



SCALE: 1"=150'

LEGEND:

— EXISTING PARCEL LINE  
— PROPOSED EASEMENT

AREA: 12,152 S.F.



CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92681-3370 • 951-734-2130  
R:\07\1100\LEGALS\1100 AMBROSIA ACCESS.DWG

Thomas Caseldine 3-7-16  
THOMAS CASELDINE DATE  
L.S. 9029 Exp. 09-30-17

1 Recorded at request of and return to:  
2 Economic Development Agency  
3 Real Estate Division  
4 On behalf of the County of Riverside  
5 3403 10<sup>th</sup> Street, Suite 500  
6 Riverside, California 92501

7 FREE RECORDING

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

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

11 PROPERTY: Tri Valley Land Exchange  
12 APNS: Portions of 390-200-010, 390-160-006, and 390-130-028

13 GRANT DEED

14 FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

15 CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation

16 Grants to COUNTY OF RIVERSIDE, a political subdivision of the State of California, the real property  
17 in the County of Riverside, State of California, described as:

18 See Exhibit "B-1" attached hereto  
19 and made part hereof  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 GRANT DEED

2 PROPERTY: Tri Valley Land Exchange

3 APNS: Portions of 390-200-010, 390-160-006, and 390-130-028

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

GRANTOR:

5 CASTLE & COOKE COMMERCIAL-CA, INC.,  
6 a California corporation

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

*Laura Whitaker*

8 Laura Whitaker  
9 President

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

*Darlene Mohlke*

11 Darlene Mohlke  
12 Vice President and Assistant Secretary

13  
14  
15 Attach Exhibit B-1

16  
17  
18  
19 Attach Acknowledgements

20  
21  
22  
23  
24  
25  
26  
27  
28

## 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 California  
County of Kern )

On February 18, 2016 before me, Sarah Stamboolian, Notary Public,  
(insert name and title of the officer)

personally appeared Laura Whitaker and Darlene Mohlke,  
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)





CERTIFICATE OF ACCEPTANCE  
COUNTY OF RIVERSIDE

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_ from the CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation, to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors for the County of Riverside pursuant to authority conferred by Resolution No. 2016-103 of the Board of Supervisors adopted on April 5, 2016 and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By \_\_\_\_\_  
Robert Field  
Assistant County Executive Officer/EDA

GRANT DEED

PROPERTY: Tri Valley Land Exchange

APNS: Portions of 390-200-010, 390-160-006, and 390-130-028

**EXHIBIT "B1"**  
**LEGAL DESCRIPTION**  
**OF**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**  
**TO COUNTY OF RIVERSIDE**

**Parcel "A":**

Being portions of Parcel 1 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South 89°04'59" East, a distance of 1042.16 feet to a point lying on the westerly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

Thence northeasterly along said westerly line, North 41°37'29" East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South 85°30'24" East, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly along said non-tangent curve, leaving said westerly line, through a central angle of 21°57'23", an arc distance of 668.70 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 72°32'13" East;

Thence North 62°02'43" East, a distance of 268.17 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 924.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°30'20", an arc distance of 298.43 feet to the beginning of a reverse curve, concave southerly and having a radius of 41.00 feet, a radial bearing through said point bears North 46°27'36" West;

Thence northeasterly along said reverse curve, through a central angle of 57°01'37", an arc distance of 40.81 feet to the beginning of a reverse curve, concave northerly and having a radius of 109.00 feet, a radial bearing though said point bears South 10°34'00" West;

Thence northeasterly along said reverse curve, through a central angle of 39°21'21", an arc distance of 74.87 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 61°12'40" East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 33°59'25", an arc distance of 183.31 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 27°13'15" East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°02'11", an arc distance of 91.60 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 45°15'26" East, a distance of 495.50 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 354.00 feet, a radial bearing to said point bears North 89°13'22" East;

Thence northerly and northwesterly along said non-tangent curve, through a central angle of 31°41'14", an arc distance of 195.78 feet to a point lying on the southwesterly line of said Instrument No. 2004-1036504, said point also being the beginning of a non-tangent line, a radial bearing to said point bears North 57°32'08" East;

*The following nine (9) course are along the southwesterly and westerly line of said Instrument No. 2004-1036504:*

1. Thence South 37°52'55" East, a distance of 132.83 feet;
2. Thence South 02°44'53" East, a distance of 126.72 feet;
3. Thence South 24°50'47" West, a distance of 164.28 feet;
4. Thence South 16°21'18" West, a distance of 814.59 feet;
5. Thence South 22°47'57" West, a distance of 343.25 feet;
6. Thence South 29°38'22" West, a distance of 375.65 feet;
7. Thence South 84°08'08" West, a distance of 215.58 feet;
8. Thence South 86°03'32" West, a distance of 322.53 feet;
9. Thence South 41°37'29" West, a distance of 8.78 feet to the **TRUE POINT OF BEGINNING.**

Containing 19.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "B":**

Being portions of Parcels 3 and 6 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North  $00^{\circ}53'18''$  East, a distance of 4036.32 feet to a point lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

*The following four (4) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:*

1. Thence North  $19^{\circ}45'52''$  West, a distance of 86.92 feet;
2. Thence North  $58^{\circ}17'49''$  West, a distance of 368.89 feet;
3. Thence South  $75^{\circ}09'21''$  West, a distance of 529.98 feet;
4. Thence North  $02^{\circ}49'18''$  West, a distance of 81.54 feet to the **TRUE POINT OF BEGINNING**;

Thence southwesterly, leaving said southwesterly line, South  $78^{\circ}16'15''$  West, a distance of 65.67 feet;

Thence North  $72^{\circ}42'25''$  West, a distance of 64.72 feet;

Thence South  $45^{\circ}49'31''$  West, a distance of 584.10 feet;

Thence North  $44^{\circ}10'29''$  West, a distance of 310.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 795.00 feet;

Thence northwesterly along said tangent curve, through a central angle of  $43^{\circ}10'39''$ , an arc distance of 599.10 feet to the beginning of a non-tangent line, a radial bearing to said point bears North  $02^{\circ}38'51''$  East;

Thence northerly along said non-tangent line North  $02^{\circ}38'17''$  East, a distance of 149.55 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

*The following seventeen (17) courses are along the southerly, southeasterly and southwesterly line of said Instrument No. 2004-1036504:*

1. Thence South 40°47'03" East, a distance of 201.70 feet;
2. Thence South 89°34'46" East, a distance of 159.24 feet;
3. Thence North 06°56'16" West, a distance of 73.13 feet;
4. Thence North 59°27'28" East, a distance of 154.25 feet;
5. Thence South 65°14'28" East, a distance of 176.56 feet;
6. Thence North 31°23'11" East, a distance of 187.10 feet;
7. Thence North 10°04'01" West, a distance of 316.83 feet;
8. Thence North 7°47'25" East, a distance of 217.01 feet;
9. Thence South 85°45'54" East, a distance of 150.54 feet;
10. Thence South 53°40'42" East, a distance of 248.70 feet;
11. Thence North 82°12'58" East, a distance of 51.78 feet;
12. Thence North 46°06'48" East, a distance of 69.28 feet;
13. Thence North 50°49'26" East, a distance of 195.23 feet;
14. Thence South 44°01'13" East, a distance of 368.85 feet;
15. Thence South 21°14'17" East, a distance of 269.17 feet;
16. Thence South 31°09'13" West, a distance of 236.83 feet;
17. Thence South 57°38'09" West, a distance of 228.51 feet to the **TRUE POINT OF BEGINNING.**

Containing 20.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      3-4-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17



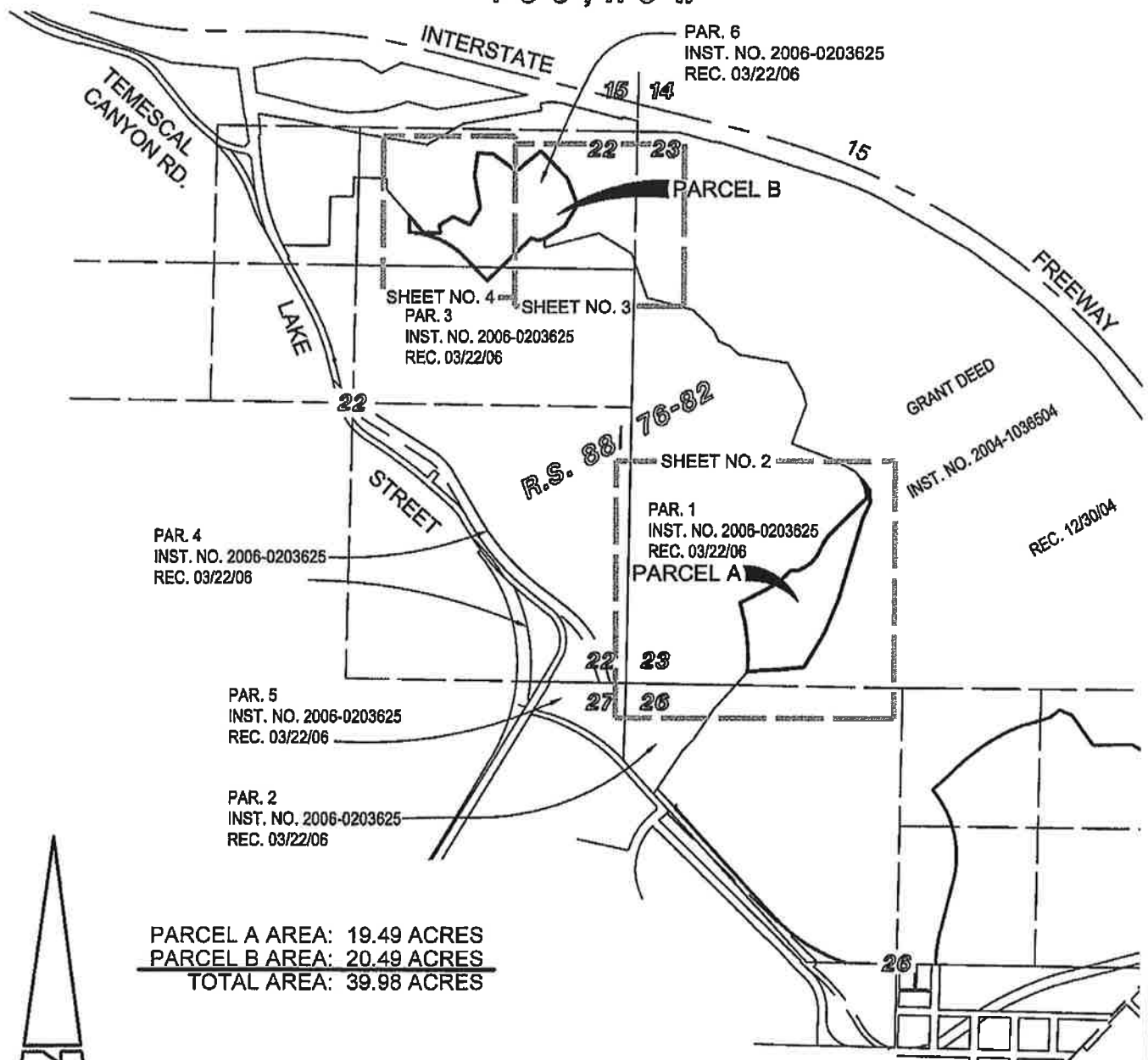
March 7, 2016

TMC/KWC/tmc

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CASTLE & COOKE COMMERCIAL-CA, INC.  
TO COUNTY OF RIVERSIDE

T 5 S , R 5 W



PARCEL A AREA: 19.49 ACRES  
PARCEL B AREA: 20.49 ACRES  
TOTAL AREA: 39.98 ACRES



1500' 0 1500'  
SCALE: 1"=1500'



SHEET INDEX  
SCALE: 1"=1500'

## LEGEND:

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED PARCEL LINE
- - - - - DETAIL SHEET BOUNDARY

**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORDONA, CA. 92881-3370 • 951-734-2130

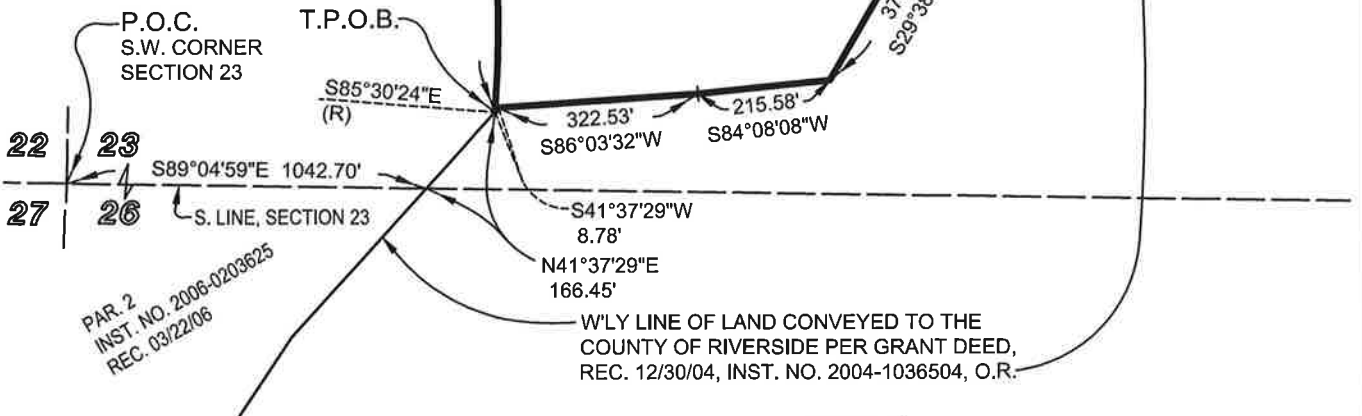
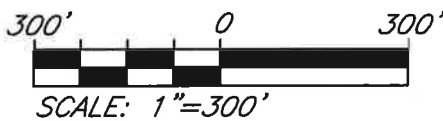
Thomas Caseldine 3-4-16  
THOMAS M. CASELDINE DATE  
L.S. 9029 Exp. 09-30-17

**EXHIBIT "B1"**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**  
**TO COUNTY OF RIVERSIDE**

SHEET 2 OF 4 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°01'37"	41.00'	40.81'
C2	39°21'21"	109.00'	74.87'
C3	33°59'25"	309.00'	183.31'
C4	18°02'11"	291.00'	91.60'
C5	31°41'14"	354.00'	195.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°12'40"E	32.36'
L2	N27°13'15"E	127.89'
L3	S37°52'55"E	132.83'
L4	S02°44'53"E	126.72'
L5	S24°50'47"W	164.28'



**LEGEND:**

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED PARCEL LINE

**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92681-3370 • 951-734-2130






EXHIBIT "B1"  
CASTLE & COOKE COMMERCIAL-CA, INC.  
TO COUNTY OF RIVERSIDE

SHEET 3 OF 4 SHEETS

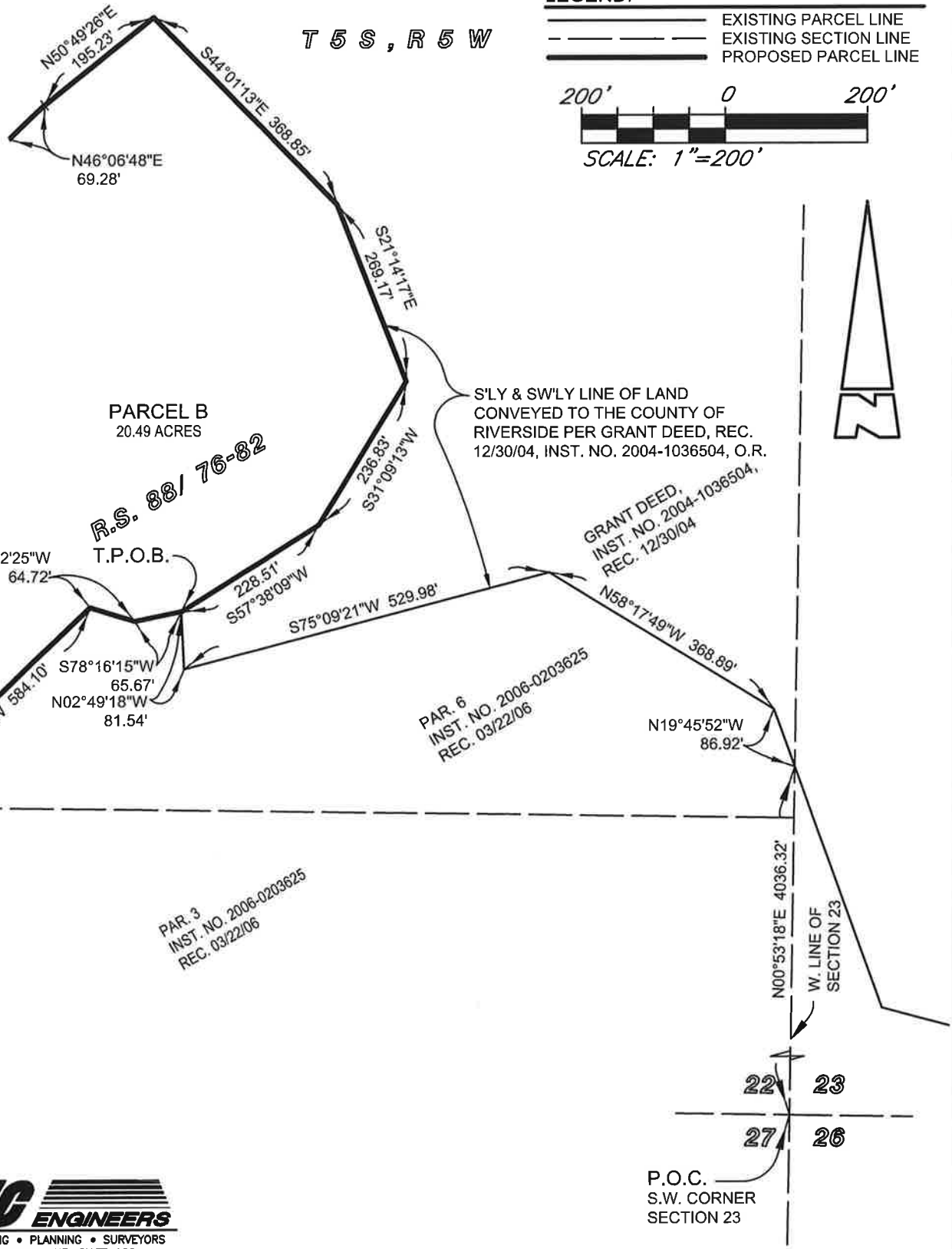
T 5 S , R 5 W

LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



SEE SHEET NO. 4



**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "B1"  
CASTLE & COOKE COMMERCIAL-CA, INC.  
TO COUNTY OF RIVERSIDE

SHEET 4 OF 4 SHEETS

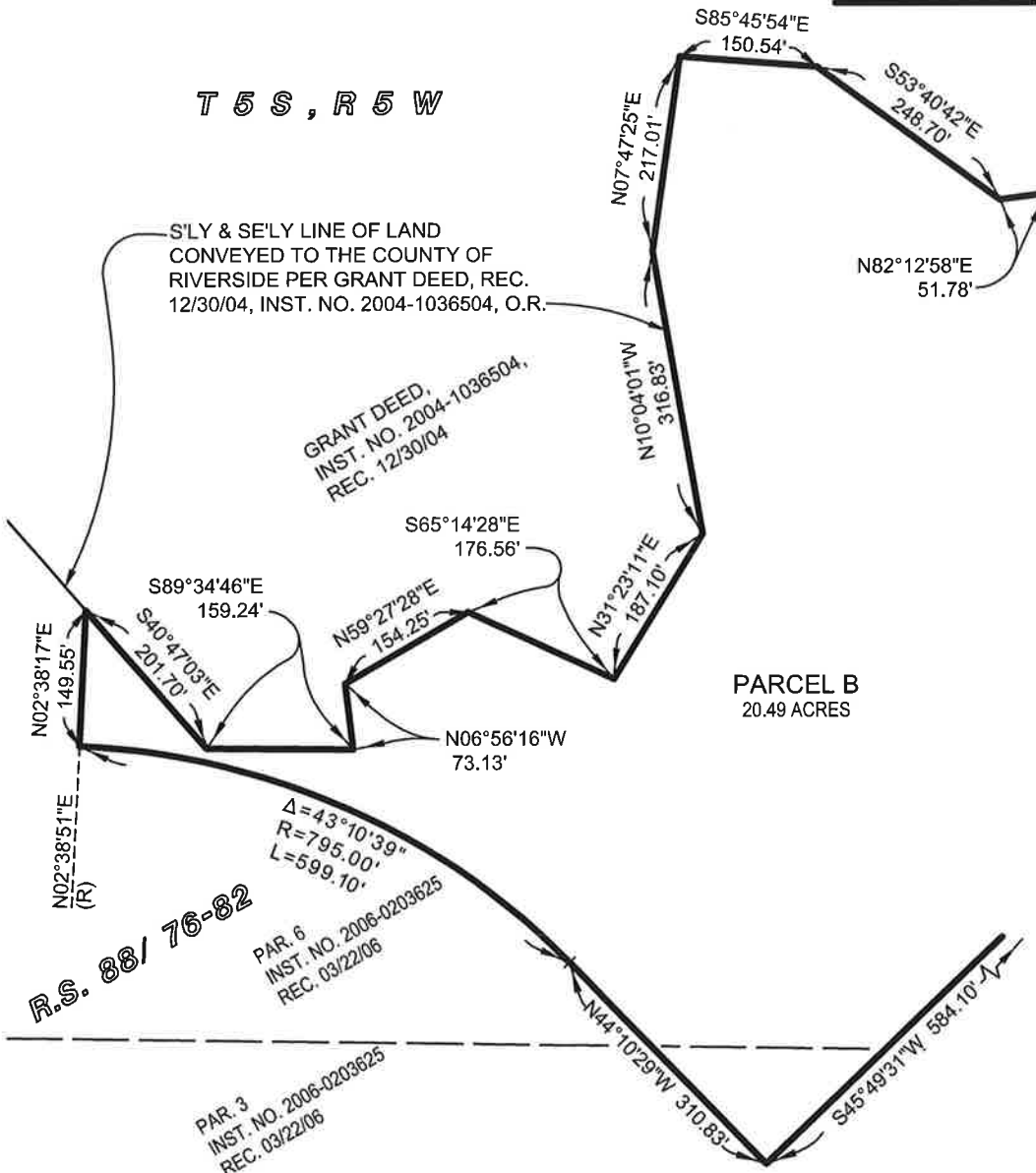
LEGEND:

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED PARCEL LINE

T 5 S , R 5 W

SEE SHEET NO. 3

SEE SHEET NO. 3



**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92681-3370 • 951-734-2130