

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 5/25/16

Departmental Concurrence

914B



**SUBMITTAL TO THE FLOOD CONTROL AND
 WATER CONSERVATION DISTRICT BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
 June 21, 2016

SUBJECT: Adopt Resolution No. F2016-18; Authorization to Sell Fee Title Interest of District Owned Real Property Located in western unincorporated area of the County of Riverside, Portion of RCFC Parcel No. 1040-201 and of Assessor's Parcel Number 269-100-004; Harrison Dam; Project No. 1-0-00046; CEQA Exempt; District 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds that the proposed sale is exempt from the California Environmental Quality Act ("CEQA") as it has been determined to qualify as a "Class 12 categorical exemption" pursuant to Article 19 of the State CEQA Guidelines Sections 15312 and 15061(b)(3);
2. Adopt Resolution No. F2016-18, Authorization to Sell Fee Title Interest of District Real Property known as portion of RCFC Parcel No. 1040-201, and identified with APN 269-100-004 located in western unincorporated area of the County of Riverside, State of California, by Quitclaim Deed to Lennar Homes;

Continued to Page 2

AU:rlp
 P8/204502

Jason E. Uhley
 JASON E. UHLEY
 General Manager-Chief Engineer

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 DISTRICT COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A
Budget Adjustment: No
For Fiscal Year: 15/16

C.E.O. RECOMMENDATION: APPROVE
 BY: Alex Gann
 Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 11-5 06/7/16 | District: 1st | Agenda Number:

11-4

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FORM 11: Adopt Resolution No. F2016-18; Authorization to Sell Fee Title Interest of District Owned Real Property Located in western unincorporated area of County of Riverside, Portion of RCFC Parcel No. 1040-201 and of Assessor's Parcel Number 269-100-004; Harrison Dam; Project No. 1-0-00046; CEQA Exempt – District 1; [\$0]

DATE: June 21, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: continued

3. Approve the Agreement for Purchase and Sale of Real Property between the District and Lennar Homes and authorize the Chairman of the District's Board to execute the Agreement and the Quitclaim Deed on behalf of the District.
4. Authorize the General Manager-Chief Engineer, or his designee, to execute any other related documents and administer all actions necessary to complete this transaction.
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) working days upon approval by the Board.

BACKGROUND:

Summary

Harrison Dam is one of a system of six dams referred to as the Riverside Reservoirs located in the hills south of the city of Riverside. The District purchased the fee title in the real property located within APN 269-100-004 in 1953 from Elmer Hoffman which encompassed just under 20 acres for the purpose of building, operating and maintaining Harrison Dam. Lennar Homes is developing a residential tract referred to as Citrus Heights (Tract No. 36390) which encompasses 333 acres surrounding the Harrison Dam. McAllister Street is the western property limit to this subdivision. Due to the natural hilly topography, the tract development has been conditioned to include 172 acres to be preserved as open space and will develop the remaining 135 acres into approximately 345 residential units.

The development requires drainage infrastructure which includes storm drains and water quality features. The District has reviewed the improvement plans and approved the proposed facilities. One required feature of the drainage system is a detention basin for water quality purposes. Due to the proposed location of the basin in proximity to the natural watercourse, Lennar Homes has negotiated with the District to place a portion of the water quality basin within District Parcel No. 1040-201. The area herein after referred to as RCFC Parcel No. 1040-202 is approximately 16,620 square feet as described in Exhibit "A" and shown on Exhibit "B". As this facility is a water quality feature and not for flood protection, the maintenance responsibility of the basin shall be placed upon Lennar Homes, their successor and assigns. The District has determined that these improvements would not interfere with the dam function or the District's maintenance of this facility. Lennar Homes has provided the District with an independent appraisal establishing the fair market value to be \$7,220 for the fee title to Parcel 1040-202. Lennar Homes and the District desire to enter into an Agreement for the Sale and Purchase of Real Property to provide the terms and conditions for this transaction.

Therefore, the District asked the Board of Supervisors to declare this real property as surplus lands no longer needed for District purposes, which was adopted on June 7, 2016 by Resolution No. F2016-17.

Pursuant to Water Code Appendix Sections 48-9 and 48-13, the District may dispose of real property of every kind within or outside the District boundaries necessary and convenient to the full exercise of its powers after adoption of a resolution declaring that a real property interest is no longer necessary to be retained for District use or purposes as noted. Therefore, District staff recommends the adoption of Resolution No. F2016-18 to authorize the conveyance of fee title within Parcel No. 1040-202 to Lennar Homes as it was determined that such conveyance would not interfere with the function, operation and maintenance of Harrison Dam.

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FORM 11: Adopt Resolution No. F2016-18; Authorization to Sell Fee Title Interest of District Owned Real Property Located in western unincorporated area of County of Riverside, Portion of RCFC Parcel No. 1040-201 and of Assessor's Parcel Number 269-100-004; Harrison Dam; Project No. 1-0-00046; CEQA Exempt – District 1; [\$0]

DATE: June 21, 2016

PAGE: Page 3 of 3

The District has reviewed and determined that the proposed property sale is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15312 "Surplus Government Property Sales" as the District is merely relinquishing and transferring title to the fee interest in approximately 16,620 square feet of real property. The property is considered surplus property as it is no longer needed nor will be needed in the future for the District's use and purposes. Furthermore, the project is consistent with State CEQA Guidelines Section 15061(b)(3) "Common Sense Exemption" because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.

Resolution No. F2016-18 has been approved as to form by County Counsel.

Impact on Residents and Businesses:

None

FINANCIAL:

All costs shall be borne by Lennar Homes.

ATTACHMENTS:

1. Resolution No. F2016-18
2. Region Map of the subject area
3. Right of Way Map for RCFC Parcel No. 1040-202
4. Agreement for Purchase and Sale of Real Property (3 copies)
5. Quitclaim Deed with Exhibits "A" and "B"
6. Notice of Exemption (NOE) and Authorization to Bill to pay NOE filing fee

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2016-18

AUTHORIZATION TO SELL A FEE TITLE INTEREST OF DISTRICT OWNED REAL PROPERTY LOCATED IN WESTERN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY QUITCLAIM DEED TO LENNAR HOMES, HARRISON DAM, PROJECT 1-0-00046

WHEREAS, the Riverside County Flood Control and Water Conservation District (District) owns certain fee interest in real property, located east of McAllister Parkway in western unincorporated area of the County of Riverside, State of California, referenced as RCFC Parcel No. 1040-201, associated with Assessor's Parcel Number 269-100-004, being 19.90 acres of land, ("District Property"); and

WHEREAS, Lennar Homes ("Lennar") is developing a subdivision referenced as Citrus Heights (TM 36390) which surrounds the District's property. Due to the topography of the surrounding area, Lennar needs to acquire approximately 16,620 square feet of fee title from the District's property for the purpose of a detention/water quality basin required for TM 36390 drainage infrastructure, in which Lennar, their successors and assigns, shall be responsible for operating and maintaining; and

WHEREAS, on June 7, 2016, the District's Board of Supervisors (Board) adopted Resolution No. F2016-17 declaring the property as Surplus Real Property that is no longer needed for the District's use and purposes; and

WHEREAS, pursuant to Water Code Appendix Sections 48-9 and 48-13, the District may dispose of real property of every kind within or outside of District boundaries necessary and convenient to the full exercise of its powers after adoption of a resolution declaring that a real property interest is no longer necessary to be retained for District use or purposes; and

WHEREAS, the District has reviewed and determined the sale of the property as categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15312 "Surplus Government Property Sales" as the District is merely selling unnecessary flood control property as it is no longer needed nor will it be needed in the future for the District's use and purposes. Furthermore, the project is consistent with State CEQA Guidelines

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-25-16
DATE
SYNTHIA M. GUNZEL

1 Section 15061(b)(3) "Common Sense Exemption" because it can be seen with certainty that there
2 is no possibility that the proposed project may have a significant effect on the environment.

3 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by 4/5's
4 vote of the Board, in regular session assembled on or after June 21, 2016, in the meeting room of
5 the Board of Supervisors of the District located on the 1st floor of the County Administrative
6 Center, 4080 Lemon Street, Riverside, California, at 9:00 a.m. or soon thereafter, that this Board,
7 based on the review of the proposed relinquishment and sales, the environmental impacts of the
8 project have been sufficiently assessed and has determined that the project qualifies for a "Class
9 12 Categorical Exemption" pursuant to Article 19 of the CEQA, State CEQA Guidelines Sections
10 15312 and 15061(b)(3) because it can be seen with certainty that there is no possibility that the
11 activity in question will have a significant effect on the environment because the District is merely
12 relinquishing and transferring title to the fee interest in real property and the relinquishment and
13 sale does not effect a change in the environment.

14 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by a 4/5's vote of this
15 Board that this Board authorizes the sale of real property located in the southwest Riverside,
16 County of Riverside, State of California, being a portion of Assessor's Parcel Number 269-100-
17 004, approximately 16,610 square feet, described in Exhibit "A" and on Exhibit "B" to Lennar
18 Homes being the adjacent property owners for the fair market value of \$7,220 and to be conveyed
19 via Quitclaim Deed.

20 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board
21 approves the Agreement and the Chairman of the Board of Supervisors of the District is given
22 authority to execute the Agreement for the Purchase and Sale of Real Property and Quitclaim Deed
23 on behalf of the District.

24 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the General
25 Manager-Chief Engineer or his designee is authorized to execute any other documents and
26 administer all actions necessary to complete these transactions.

27 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of Board
28 is directed to file the Notice of Exemption with the County Clerk within five (5) working days of
approval by the Board.

NOTICE OF EXEMPTION

To: County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

From: Riverside County Flood Control District
1995 Market Street
Riverside, CA 92501
Contact: Kris Flanigan
Phone: 951.955.1200

Project Title: Harrison Dam Sale of Surplus Land

Project Location – City: Riverside

Project Location – County: Riverside

The project is located east of McAllister Parkway in southwest Riverside, County of Riverside City of Riverside. The project is sited near the Riverside County Flood Control and Water Conservation District (District) Harrison Dam flood control facility. The project is within Assessor's Parcel Number (APN) 269-100-004. The project is within Township 3 South, Range 5 West, Section 29 of the Riverside West 7.5 Minute U.S. Geological Survey Topographic Quadrangle. The project site is located at 33° 52' 41.25" N, 117° 25' 48.26" W (Lat./Long.).

Project Description:

The District owns certain fee interest in real property related to Harrison Dam. The District proposes to sell approximately 16,620 square feet of fee title to adjacent land owners. The property interest is no longer needed nor will it be needed in the future for the District's use and purposes. Therefore, pursuant to California Water Code Appendix Section 48-9, Subsection 5 and Chapter 48-13, the District may dispose of real property when interest is no longer necessary to be retained for District use or purposes.

Public Agency Approving Project: Riverside County Flood Control and Water Conservation District

Public Agency Carrying Out Project: Riverside County Flood Control and Water Conservation District

Exempt Status: Categorical Exemption Pursuant to State CEQA Guidelines §§15312 and 15061(b)(3)

Reasons Why Project is Exempt: The project qualifies for the following CEQA exemptions:

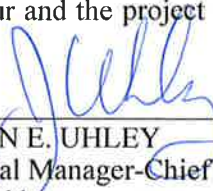
Section 15312: Class 12 Categorical Exemption, "Surplus Government Property Sales", consists of sales of surplus government property except for parcels of land located in an area of statewide, regional or area-wide concern identified in Section 15206(b)(4). The Lead Agency (District) has determined that the proposed project is not of statewide, regional or area-wide significance.

Section 15061(b)(3): The project qualifies for the "General Rule" or "Common Sense Exemption" because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment. The District is merely selling surplus land to adjacent land owners.

The project does not substantially affect a change in the environment. The project will not result in any specific or general exceptions to the validity of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources or unique sensitive environments. Furthermore, no unusual circumstances or potential cumulative impacts would reasonably occur that may create an environmental impact.

Based upon the exemptions identified above, the District 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.

Lead Agency: _____


JASON E. UHLEY
General Manager-Chief Engineer
Riverside County Flood Control
and Water Conservation District

Date: _____

5/25/16

RIVERSIDE COUNTY CLERK-RECORDER

AUTHORIZATION TO BILL

TO BE FILLED OUT BY SUBMITTING AGENCY

DATE: 5/10/2016 BUSINESS UNIT/AGENCY: FLOOD CONTROL - FCARC

ACCOUNTING STRING:

ACCOUNT: 526410 FUND: 40660
DEPT ID: 947140 PROGRAM: _____

AMOUNT: \$50.00

REF: Final CEQA posting (Notice of Exemption) for Harrison Dam 137-0-3-75214-00-00-0000-000

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE AN INVOICE FOR PAYMENT OF ALL DOCUMENTS INCLUDED.

NUMBER OF DOCUMENTS INCLUDED: 1

AUTHORIZED BY: Michael Reyes *MR 5/10/16*
PRESENTED BY: Kris Flanigan EXT 58581
CONTACT: Michael Reyes

TO BE FILLED OUT BY COUNTY CLERK

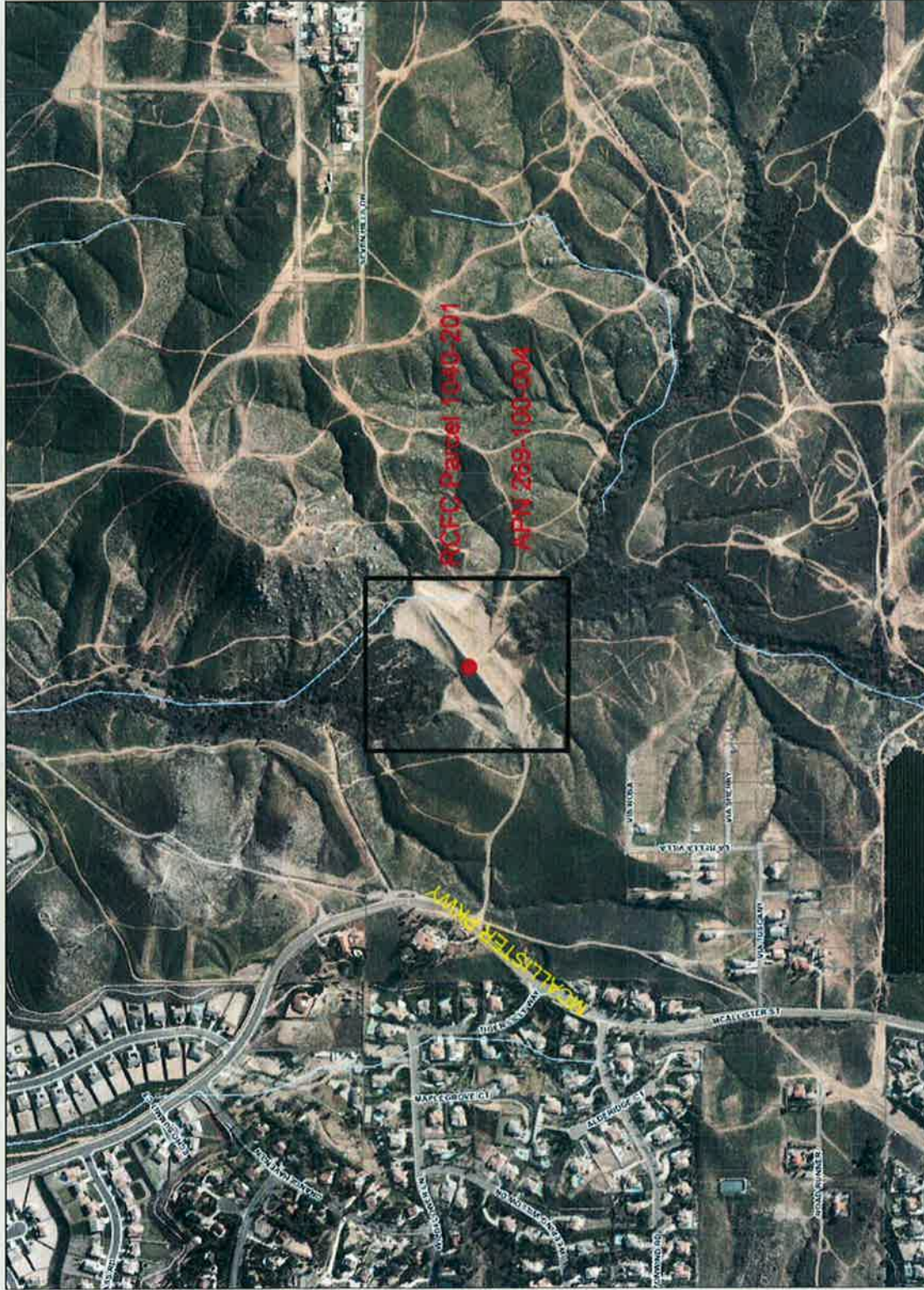
ACCEPTED BY: _____

DATE: _____

DOCUMENT NO(S)/INVOICE NO(S): _____

Subject: Authorization to Sell District Owned Real Property

Location: Southwest Riverside, Harrison Dam Portion of Parcel 1040-201



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - countries
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map



0 943 1,885 Feet



REPORT PRINTED ON... 5/6/2016 3:43:26 PM

© Riverside County TLMA GIS

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
Resolution No. F2016-018 Portion of
APN 269-100-004

Recorded at request of, and return to:
Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, California 92501

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX \$ NONE

Harrison Dam
Project No. 1-0-00046

RCFC Parcel No. 1040-202

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic, does hereby remise, release, and forever quitclaim all right title and interest to **LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION** the real property in the County of Riverside, State of California, as described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof.

Assessor Parcel Number: Portion of 269-100-004

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

Date _____

By: _____

MARION ASHLEY
Chairman
Board of Supervisors

ATTESTS:

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

By: _____

Deputy

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)

)ss

COUNTY OF RIVERSIDE)

On _____, 2016, before me, _____, Board Assistant, personally appeared **Marion Ashley**, Chairman of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

By: _____
Deputy

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION

PARCEL "A"

BEING A PORTION OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL 1040-201 AS SHOWN ON RECORD OF SURVEY BOOK 53, PAGE 79, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1040-201;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1040-201, SOUTH 89°30'35" EAST, A DISTANCE OF 38.65 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 53°20'36" EAST, A DISTANCE OF 81.82 FEET;

THENCE NORTH 71°13'27" EAST, A DISTANCE OF 44.27 FEET;

THENCE NORTH 87°31'21" EAST, A DISTANCE OF 134.08 FEET;

THENCE SOUTH 74°00'22" EAST, A DISTANCE OF 26.60 FEET;

THENCE SOUTH 58°23'28" EAST, A DISTANCE OF 25.30 FEET;

THENCE SOUTH 33°29'57" EAST, A DISTANCE OF 28.60 FEET;

THENCE SOUTH 01°06'47" EAST, A DISTANCE OF 27.07 FEET, TO THE SOUTHERLY LINE OF SAID PARCEL 1040-201;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°30'35" WEST, A DISTANCE OF 304.95 FEET, TO THE **TRUE POINT OF BEGINNING**;

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

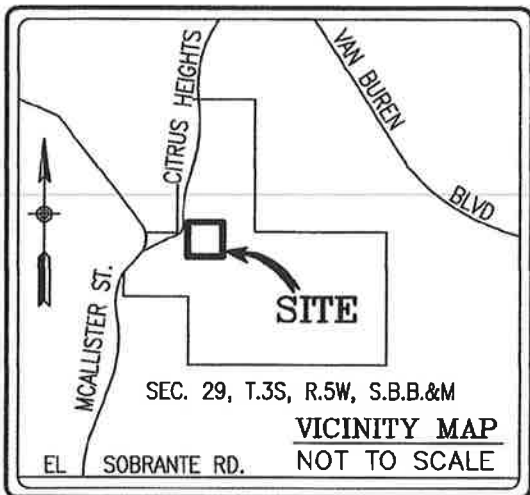
THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE Miguel

DATE 5/5/15



EXHIBIT "B"

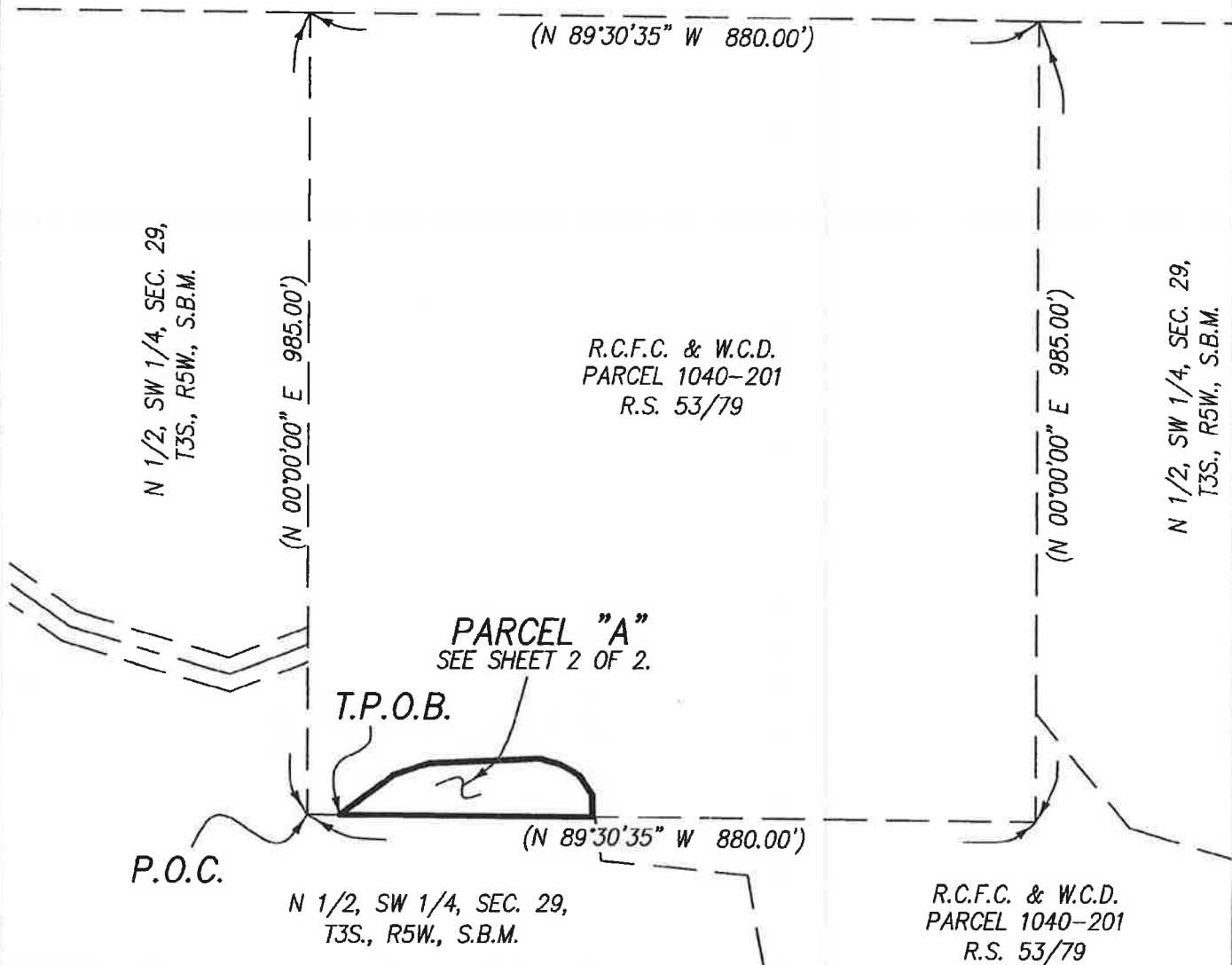
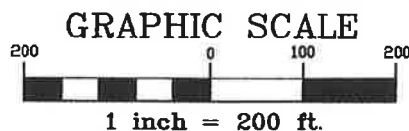


SURVEYOR'S NOTE

() INDICATES RECORD DATA PER R.S. 53/79.
 R.C.F.C. & W.C.D. INDICATES RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

AREA NOTES

PARCEL "A" CONTAINS 16,620 SQ. FT. OR 0.38 ACRES MORE OR LESS.



THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

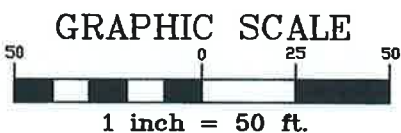
SHEET 1 OF 2

W.O. #
15-047

SCALE: 1" = 200' DRAWN BY MAV DATE 04/29/15

EXHIBIT FOR RIGHT OF WAY ACQUISITION

EXHIBIT "B"



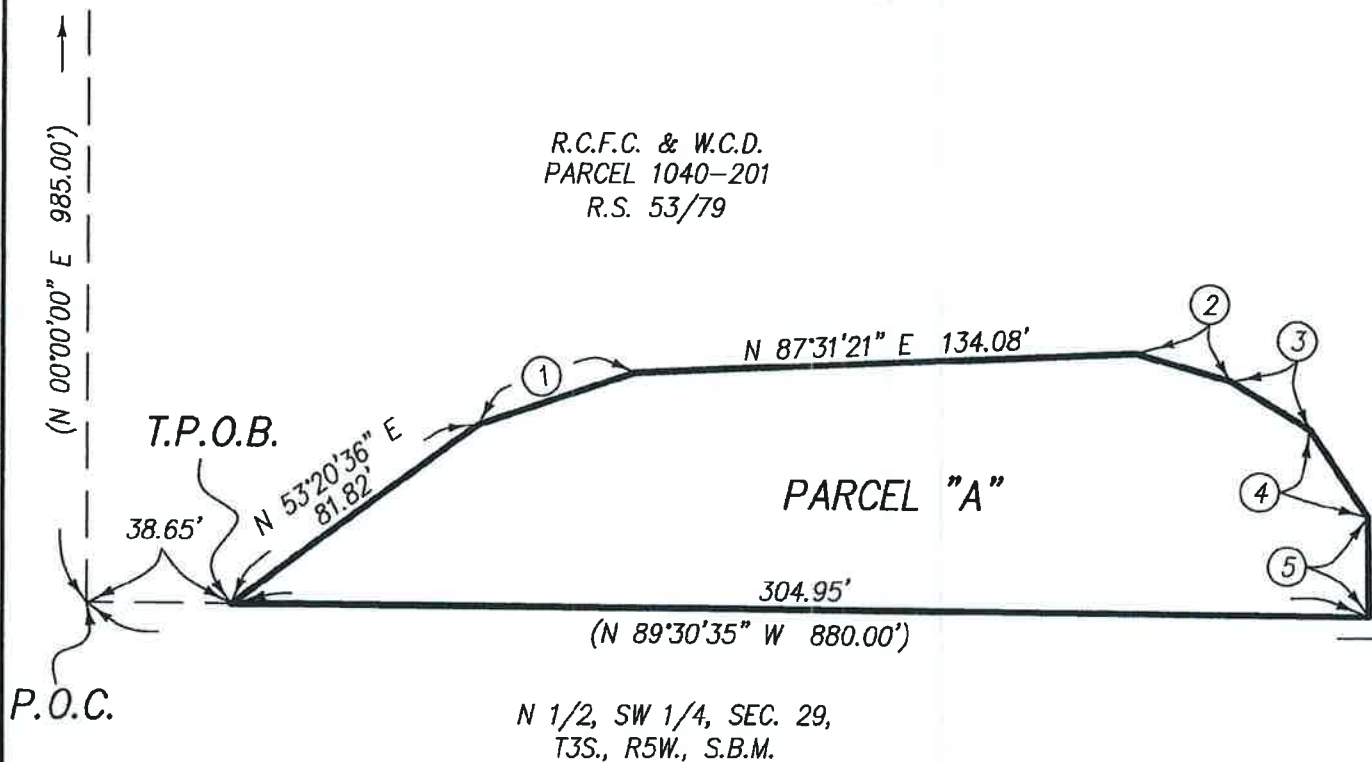
SURVEYOR'S NOTE

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R.C.F.C. & W.C.D. INDICATES RIVERSIDE COUNTY
FLOOD CONTROL AND WATER
CONSERVATION DISTRICT.

AREA NOTES

PARCEL "A" CONTAINS 16,620 SQ.
FT. OR 0.38 ACRES MORE OR LESS.



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N71°13'27"E	--	44.27'
2	S74°00'22"E	--	26.60'
3	S58°23'28"E	--	25.30'
4	S33°29'57"E	--	28.60'
5	S01°06'47"E	--	27.07'



Project: Harrison Dam
Project No. 1-0-00046
APN 269-100-004
Parcel No. 1040-202

AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY

THIS AGREEMENT is entered into this ____ day of _____, _____, by and between the Riverside County Flood Control and Water Conservation District (hereinafter called "Seller"), and Lennar Homes of California, Inc., a California corporation (hereinafter called "Buyer") for acquisition by Buyer of certain real property hereinafter set forth.

IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. AGREEMENT TO CONVEY. Seller agrees to convey to Buyer and Buyer agrees to accept from Seller, upon the terms and for the consideration set forth in this Agreement, a portion of Assessor's Parcel Number 269-100-004, all that certain real property (hereinafter called "Seller Property") situated in the western unincorporated area of the County of Riverside, State of California, and legally described as follows:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF

2. PURCHASE PRICE. The total purchase price to be paid by Buyer is seven thousand sixty-six dollars (\$7,066).

3. CONVEYANCE OF TITLE. Seller agrees to convey by Quitclaim Deed to Buyer the Seller Property free and clear of all recorded liens, encumbrances, assessments, easements, leases, and taxes EXCEPT:

- A. Taxes: Current fiscal year, including personal property tax, if any, and any further assessment thereto under Division 1, Part 0.5, Chapter 3.5 of Revenue and Taxation Code of the State of California.
- B. Quasi-public utility, public alley, public street easements, and rights of way of record.

4. TITLE INSURANCE POLICY. If Buyer is in need of a policy of title insurance, they shall obtain said policy and be responsible for the payment of any premium for said policy.

5. NECESSARY INSTRUMENTS. Seller will execute and provide a Quitclaim Deed, substantially in the form attached hereto, sufficient for recording, conveying the Seller Property described in said Exhibits "A" and "B", to the Buyer. Buyer and Seller shall provide any additional Instruments as may be necessary to complete this transaction. Buyer and Seller hereby agree to cooperate with the execution of all documents necessary to complete the transfer of the property, including but not limited to, any supplemental instructions required to complete the transaction.

6. ESCROW. Upon execution of this Agreement by all parties, the Seller shall prepare, execute, notarize and deliver the deed conveying the Seller Property to the Buyer. It shall be the

1 responsibility of the Buyer to record said deed with the Riverside County Recorder's office.
2 There shall be no Third Party Escrow with this transaction.

3 The term "close of this transaction", if and where written in these instructions, shall mean the
4 date necessary Instruments of conveyance are recorded in the office of the County Recorder for
all affected properties involved in the project.

5 All time limits within which any matter herein specified is to be performed may be extended by
6 mutual agreement of the parties hereto. Any amendment of, or supplement to, any instructions
must be in writing.

7 TIME IS OF THE ESSENCE AND THE CLOSE OF THIS TRANSACTION SHALL BE AS
8 SOON AS POSSIBLE, BUT IN NO EVENT LATER THAN 60 DAYS FROM THE SIGNING
9 OF THIS AGREEMENT.

10 7. PERMISSION TO ENTER ON PREMISES. Seller each hereby grants to the Buyer, or its
11 authorized agents, permission to enter upon the property to be conveyed to them at all reasonable
times prior to close of this transaction for the purpose of making necessary or appropriate
12 inspections.

13 8. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so
14 executed shall, irrespective of the date of its execution and delivery, be deemed an original, and
all such counterparts together shall constitute one and the same instrument.

15 9. POSSESSION OF REAL PROPERTY. Possession of the Seller Property shall be given to
16 Buyer upon the close of this transaction, as defined in Section 6, above.

17 10. MISCELLANEOUS. The terms and conditions, covenants, and agreements set forth
18 herein shall apply to and bind the heirs, executors, administrators, assigns and successors of the
19 parties hereto. This Agreement contains the entire agreement between both parties; neither party
relies upon any warranty or representation not contained in this Agreement.

20 //

21 //

22 (Signatures on next 2 pages)
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year set forth hereinabove.

MAILING ADDRESS OF BUYER

980 Montecito Drive #302
Corona, CA 92879

BUYER:

LENNAR HOMES OF CALIFORNIA, INC.,
a California Corporation:

By: 
JEFFREY T. CLEMENS, Vice President

Signed in Counterpart

1 IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and
2 year set forth hereinabove.

3 MAILING ADDRESS OF SELLER

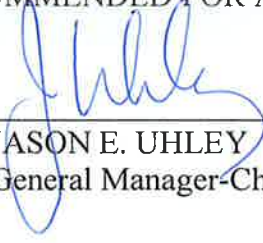
SELLER

4 1995 Market Street
5 Riverside, CA 92501

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

7 RECOMMENDED FOR APPROVAL:

By: _____

8
9 By:  _____
10 JASON E. UHLEY
General Manager-Chief Engineer


MARION V. ASHLEY
Chairman, Board of Supervisors
Riverside County Flood Control
and Water Conservation District

11 APPROVED AS TO FORM:

ATTEST:

12
13 GREGORY P. PRIAMOS
County Counsel

KECIA HARPER-IHEM
Clerk of the Board

14
15 By:  _____
16 SYNTHIA M. GUNZEL
17 Deputy County Counsel

By: _____
Deputy

(SEAL)

18
19 Signed in Counterpart

20
21
22
23
24
25 AU:bjp
26 5/16/16

27
28 Project: Harrison Dam
Project No. 1-0-00046
APN 269-100-004
Parcel No. 1040-202

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION

PARCEL "A"

BEING A PORTION OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL 1040-201 AS SHOWN ON RECORD OF SURVEY BOOK 53, PAGE 79, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1040-201;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1040-201, SOUTH 89°30'35" EAST, A DISTANCE OF 38.65 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 53°20'36" EAST, A DISTANCE OF 81.82 FEET;

THENCE NORTH 71°13'27" EAST, A DISTANCE OF 44.27 FEET;

THENCE NORTH 87°31'21" EAST, A DISTANCE OF 134.08 FEET;

THENCE SOUTH 74°00'22" EAST, A DISTANCE OF 26.60 FEET;

THENCE SOUTH 58°23'28" EAST, A DISTANCE OF 25.30 FEET;

THENCE SOUTH 33°29'57" EAST, A DISTANCE OF 28.60 FEET;

THENCE SOUTH 01°06'47" EAST, A DISTANCE OF 27.07 FEET, TO THE SOUTHERLY LINE OF SAID PARCEL 1040-201;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°30'35" WEST, A DISTANCE OF 304.95 FEET, TO THE TRUE POINT OF BEGINNING;

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE _____

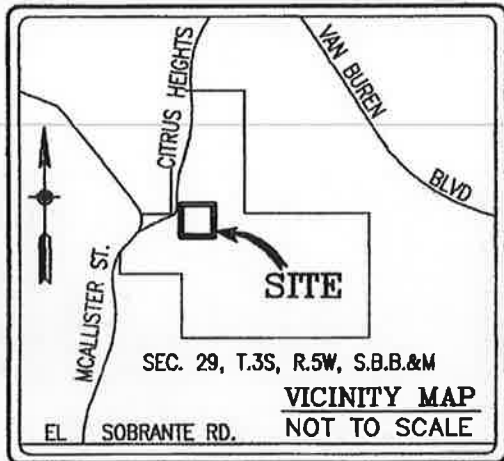
Miguel

DATE _____

5/5/15



EXHIBIT "B"



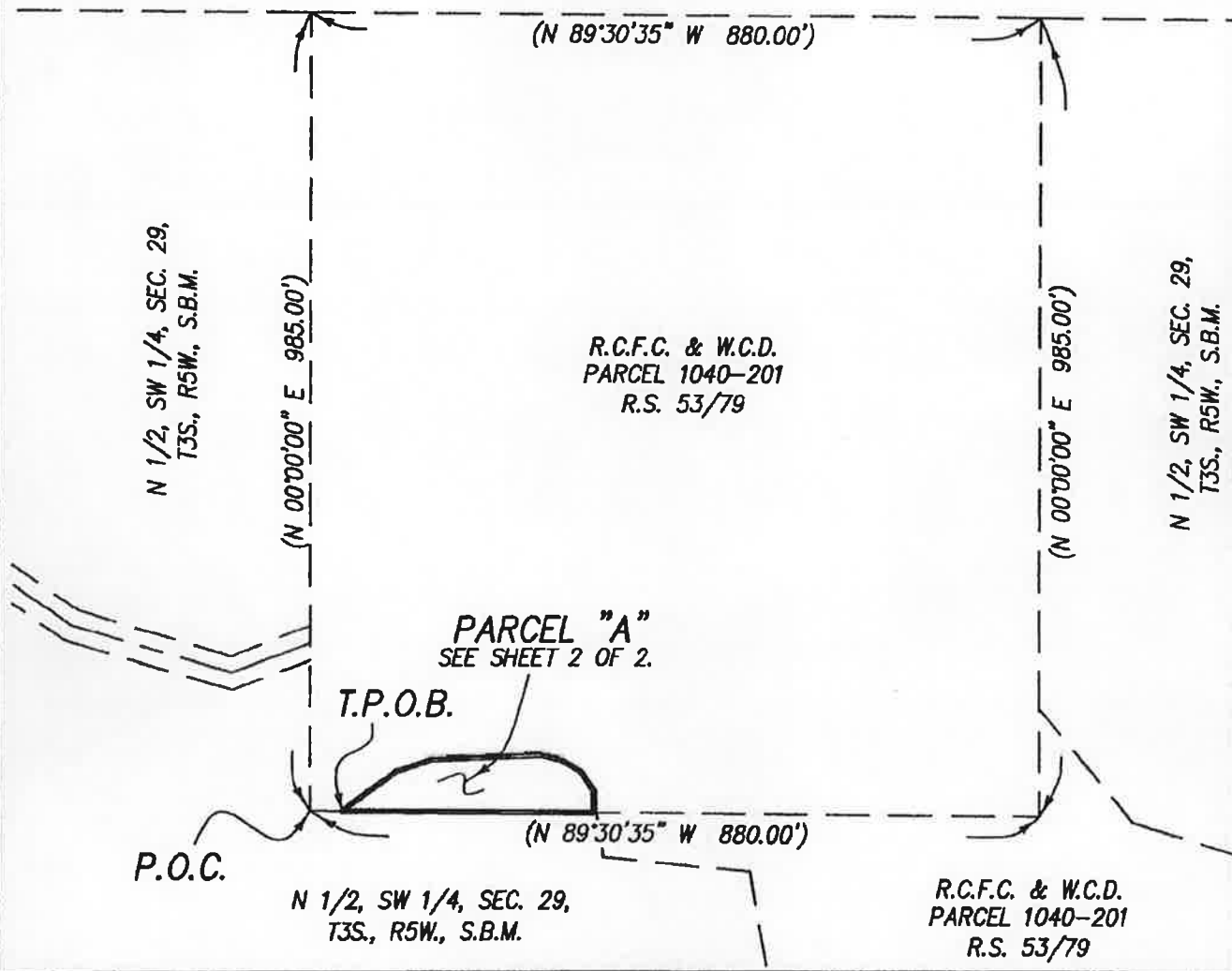
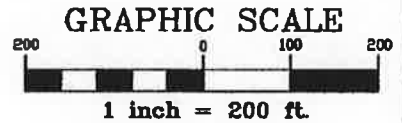
SURVEYOR'S NOTE

() INDICATES RECORD DATA PER R.S. 53/79.

R.C.F.C. & W.C.D. INDICATES RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

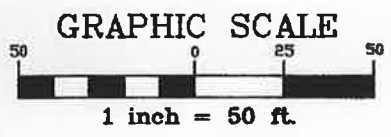
AREA NOTES

PARCEL "A" CONTAINS 16,620 SQ. FT. OR 0.38 ACRES MORE OR LESS.



THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET <u>1</u> OF <u>2</u>	W.O. # 15-047
SCALE: 1" = 200'	DRAWN BY <u>MAV</u> DATE <u>04/29/15</u>	EXHIBIT FOR RIGHT OF WAY ACQUISITION	

EXHIBIT "B"



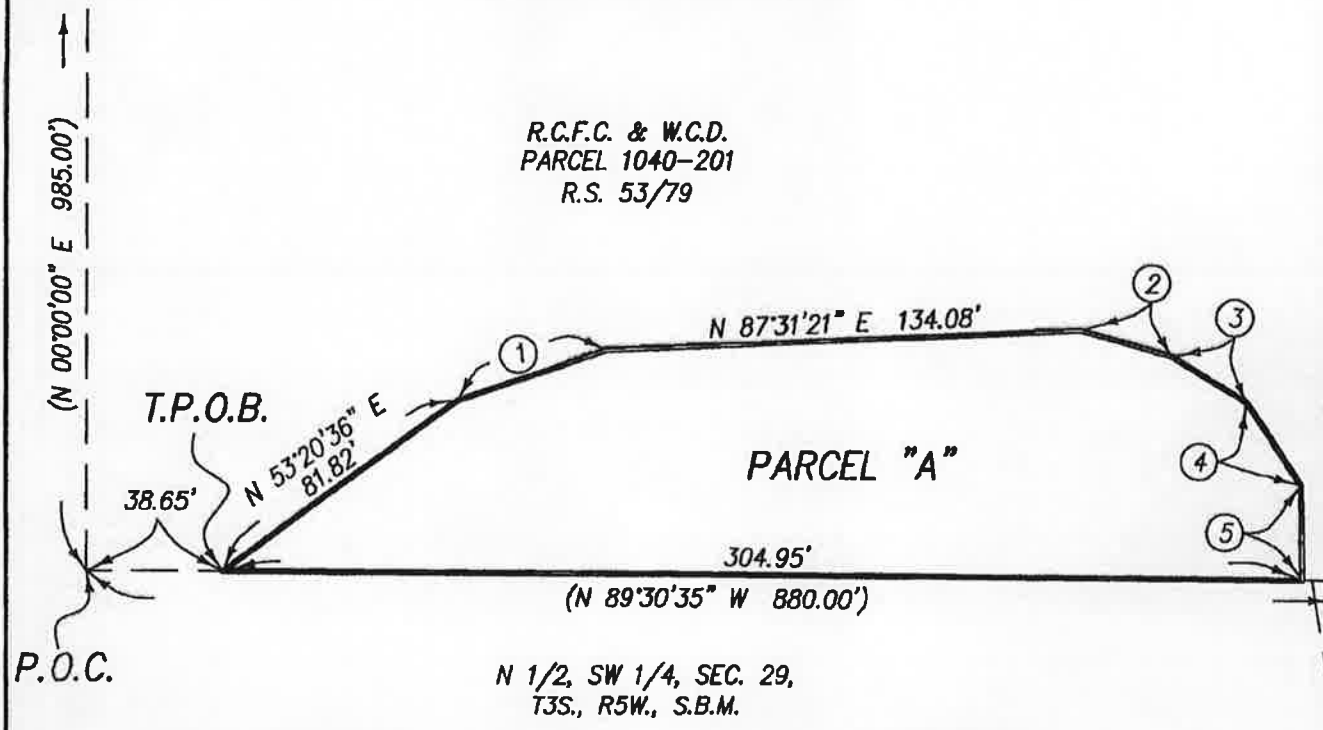
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FLOOD CONTROL AND WATER
CONSERVATION DISTRICT.

AREA NOTES

PARCEL "A" CONTAINS 16,620 SQ.
FT. OR 0.38 ACRES MORE OR LESS.



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N71°13'27"E	--	44.27'
2	S74°00'22"E	--	26.60'
3	S58°23'28"E	--	25.30'
4	S33°29'57"E	--	28.60'
5	S01°06'47"E	--	27.07'



THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.	SHEET <u>2</u> OF <u>2</u>	W.O. # 15-047
SCALE: 1" = 50'	DRAWN BY <u>MAV</u> DATE <u>04/29/15</u>	EXHIBIT FOR RIGHT OF WAY ACQUISITION

California All-Purpose Certificate of 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 Riverside)

On May 20, 2016 before me, Beth Bruley, Notary Public,
personally appeared Jeffrey T. Clemens

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

Beth Bruley



(Seal)