

721

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



FROM: Economic Development Agency

SUBMITTAL DATE:

May 6, 2010

SUBJECT: Resolution No. 2010-013, Authorization to Convey Fee Simple Interests in Real Property from the County of Riverside to the Western Riverside County Regional Conservation Authority

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2010-013, Authorization to Convey Fee Simple Interests in Real Property from the County of Riverside (Assessor's Parcel Numbers 413-030-005, 006, and 008; 422-250-001, 002, 003, 004, 005, 006, 007, 008, 009, and 010; 413-122-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 016, 017, 018, and 019; 413-131-039 and 040; 413-420-010; 571-090-031; 581-180-016; 583-050-008; 583-080-011 and 012; 583-160-028; 583-060-022; 904-030-041; 909-160-012; 390-100-007; 289-080-003 and 008; 346-150-024; 346-160-030; 346-170-023 and 025; 346-180-018; 346-190-002, 003, 004, 005, 006, 007, 008, 009 and 011; 321-190-005; and 347-110-013) by Grant Deed to the Western Riverside County Regional Conservation Authority (RCA); and

(Continued)

Robert Field

Robert Field

Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30

☐

Requires 4/5 Vote

☐

C.E.O. RECOMMENDATION:

APPROVE

BY:

Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 18, 2010
xc: EDA, RCA

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: 3.27 of 5/4/10

District: 1, 3, 5

Agenda Number:

3.27

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 3-24-10
DATE
SYNTHIA M. GUNZEL

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

RECOMMENDED MOTION: (Continued)

2. Approve the attached Memorandum of Understanding (MOU) by and between the RCA and County of Riverside and authorize the Chairman of the Board of Supervisors to execute this MOU on behalf of the County;
3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deeds to complete the conveyance of the fee simple interests in real property and this transaction; and
4. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

BACKGROUND:

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

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

In anticipation of the then-forthcoming MSHCP, the County of Riverside (County) began acquiring real property between 2001 and 2004 with Ordinance 810 funds designated for the purchase of MSHCP properties that possess important wildlife and habitat value for future inclusion in the MSHCP. The intent was to transfer all such real property interests to RCA at a later date.

BACKGROUND: (Continued)

On May 4, 2010, the Board adopted Resolution No. 2010-012, a Notice of Intention to convey the County's fee simple interests of the real properties listed in Attachment "A" and depicted in Attachment "B" to the RCA by Grant Deed and notice was also published by the Clerk of the Board as provided in Section 6061 of the Government Code. RCA will take all responsibilities of ownership, including but not limited to managing, monitoring and maintaining the above-referenced real properties consistent with the wildlife and plant life conservation purposes of the MSHCP.

The County and RCA intend to enter into a Memorandum of Understanding to provide the terms and conditions for these conveyances made by the County to RCA.

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

FINANCIAL DATA:

There are no costs associated with this transaction.

RESOLUTION NO. 2010-013

**AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY FROM THE
COUNTY OF RIVERSIDE TO THE WESTERN RIVERSIDE COUNTY REGIONAL
CONSERVATION AUTHORITY**

(Assessor's Parcel Numbers 413-030-005, 006, and 008; 422-250-001, 002, 003, 004, 005, 006, 007, 008, 009, and 010; 413-122-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 016, 017, 018, and 019; 413-131-039 and 040; 413-420-010; 571-090-031; 581-180-016; 583-050-008; 583-080-011 and 012; 583-160-028; 583-060-022; 904-030-041; 909-160-012; 390-100-007; 289-080-003 and 008; 346-150-024; 346-160-030; 346-170-023 and 025; 346-180-018; 346-190-002, 003, 004, 005, 006, 007, 008, 009 and 011; 321-190-005; and 347-110-013)

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

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

WHEREAS, the County of Riverside (County) began acquiring real property between 2001 and 2004 with Ordinance 810 funds designated for the purchase of MSHCP properties that possess important wildlife and habitat value in anticipation and future inclusion of the then-forthcoming MSHCP with the intention to transfer all real property interests to the Western Riverside County Regional Conservation Authority (RCA) at a later date;

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

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

WHEREAS, the County intends to convey its fee simple interests of the properties listed in Attachment "A" and depicted in Attachment "B" to the Western Riverside County Regional Conservation Authority by Grant Deed;

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 3-24-10
DATE
SYNTHIA M. GUNZEL

1 WHEREAS, RCA will take all responsibilities of ownership, including but not limited to
2 managing, monitoring and maintaining the above-referenced real properties consistent with the
3 wildlife and plant life conservation purposes of the MSHCP;

4 WHEREAS, on May 4, 2010, the Board of Supervisors of the County of Riverside
5 adopted Resolution No. 2010-012, a Notice of Intention to convey the County's fee simple
6 interests in real property to the RCA, now, therefore,

7
8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside, California, in regular session assembled on May 18, 2010, at 9:00 am in
10 the meeting room of the Board of Supervisors located on the 1st floor of the County
11 Administrative Center, 4080 Lemon Street, Riverside, California, authorizes the conveyance of
12 the properties listed in Attachment "A".

13 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
14 Supervisors of the County of Riverside is authorized to sign the Memorandum of
15 Understanding between the RCA and County of Riverside and authorize the Chairman of the
16 Board of Supervisors to execute this MOU on behalf of the County;

17 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board
18 executes the Grant Deeds to complete the conveyances of the fee simple interests in real
19 property and this transaction;

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

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

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 RESOLUTION NO. 2010 – 013

3 AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY FROM THE
4 COUNTY OF RIVERSIDE TO THE WESTERN RIVERSIDE COUNTY REGIONAL
5 CONSERVATION AUTHORITY

6 ADOPTED by Riverside County Board of Supervisors on May 18, 2010.

7 ROLL CALL:

8 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
9 Nays: None
10 Absent: None

11
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
13 Supervisors on the date therein set forth.

14 KECIA HARPER-IHEM, Clerk of said Board

15 By: _____
16 Deputy

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22 05.18.10 3.27
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24
25

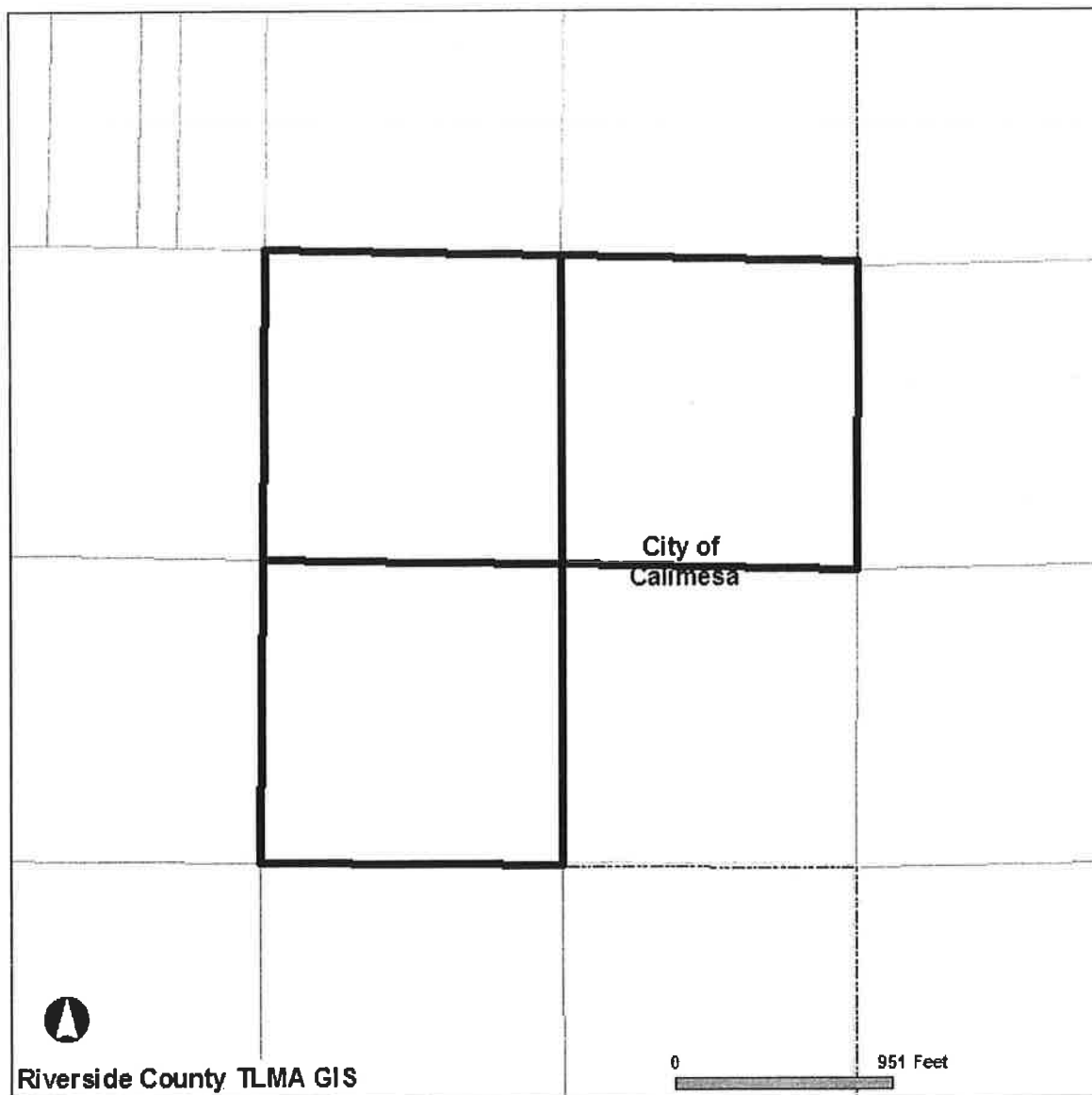
ATTACHMENT "A"

Property Identification	Assessor's Parcel Number(s)	Parcel Size (Acres)
County Parcel #1	413-030-005, 006 & 008 Pass Area	118.00 acres
County Parcel #2	422-250-001, 002, 003, 004, 005, 006, 007, 008, 009, & 010 Reche Canyon /Badlands Area	309.00 acres
County Parcel #3	413-122-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 016, 017, 018 and 019; 413- 131-039 & 040; and 413-420-010 Pass Area	7.00 acres
County Parcel #4	571-090-031	80.00 acres
County Parcel #5	581-180-016; 583-050-008; 583- 080-011 & 012; and 583-160-028 REMAP Area	1,004 acres
County Parcel #6	583-060-022 REMAP Area	40.00 acres
County Parcel #7	904-030-041 Southwest Area	10.00 acres
County Parcel #8	909-160-012 Southwest Area	82.00 acres
County Parcel #9	390-100-007 Elsinore Area	40.00 acres
County Parcel #10	289-080-003 and 006 Elsinore Area	444.00 acres
County Parcel #11	346-150-024; 346-160-030; 346- 170-023 & 025; 346-180-018; and 346-190-002, 003, 004, 005, 006, 007, 008, 009 & 011 Elsinore Area	167.00 acres
County Parcel #12	321-190-005 Lake Mathews/Woodcrest Area	10.00 acres*
County Parcel #13	347-110-013 Elsinore Area	10.00 acres
Total		2,321 acres

*Excepting therefrom a portion as referenced in Parcel #12 of the MOU.

ATTACHMENT "B"

County Parcel #1



Selected parcel(s):

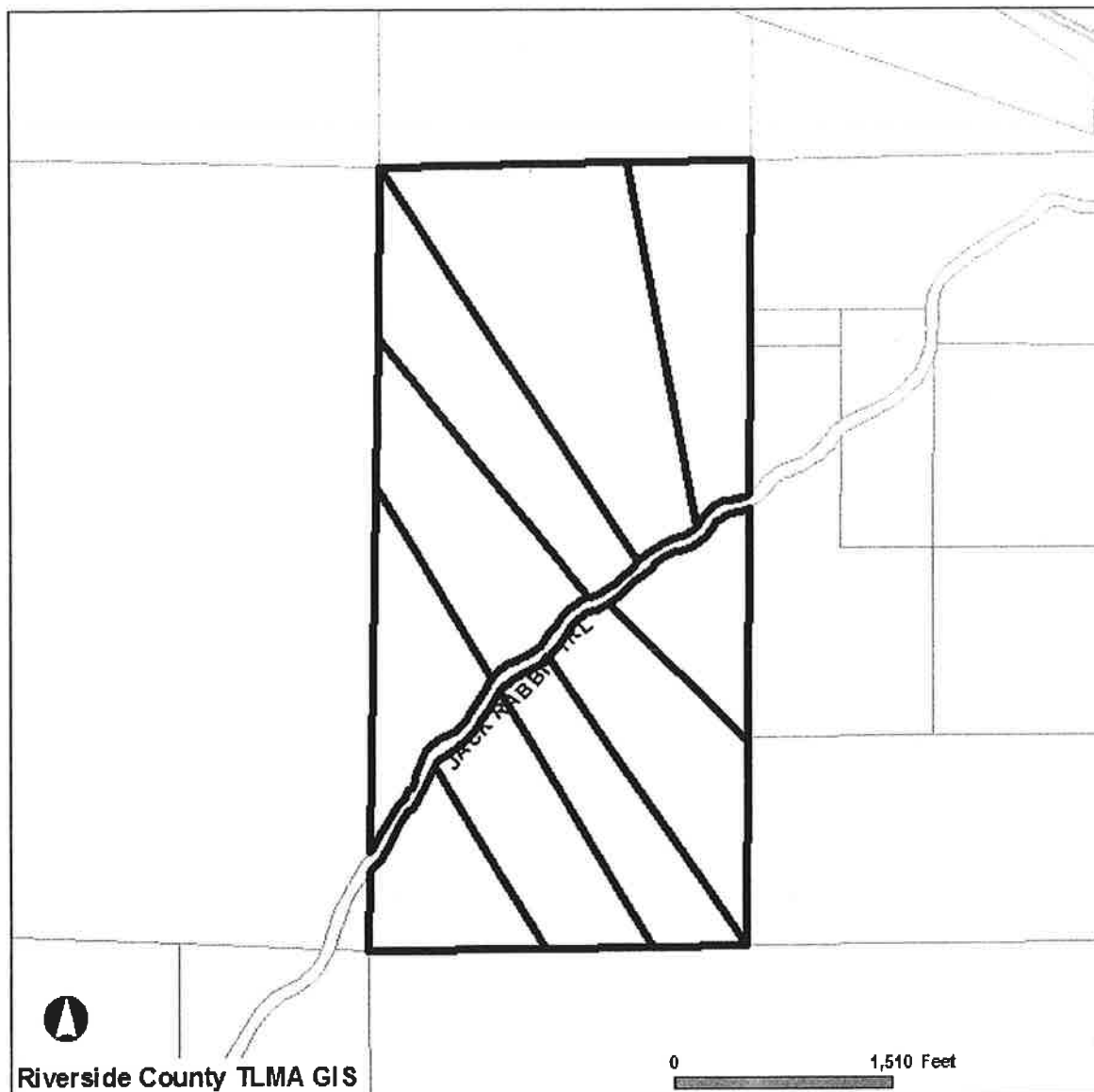
413-030-005 413-030-006 413-030-008

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.

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County Parcel #2



Selected parcel(s):

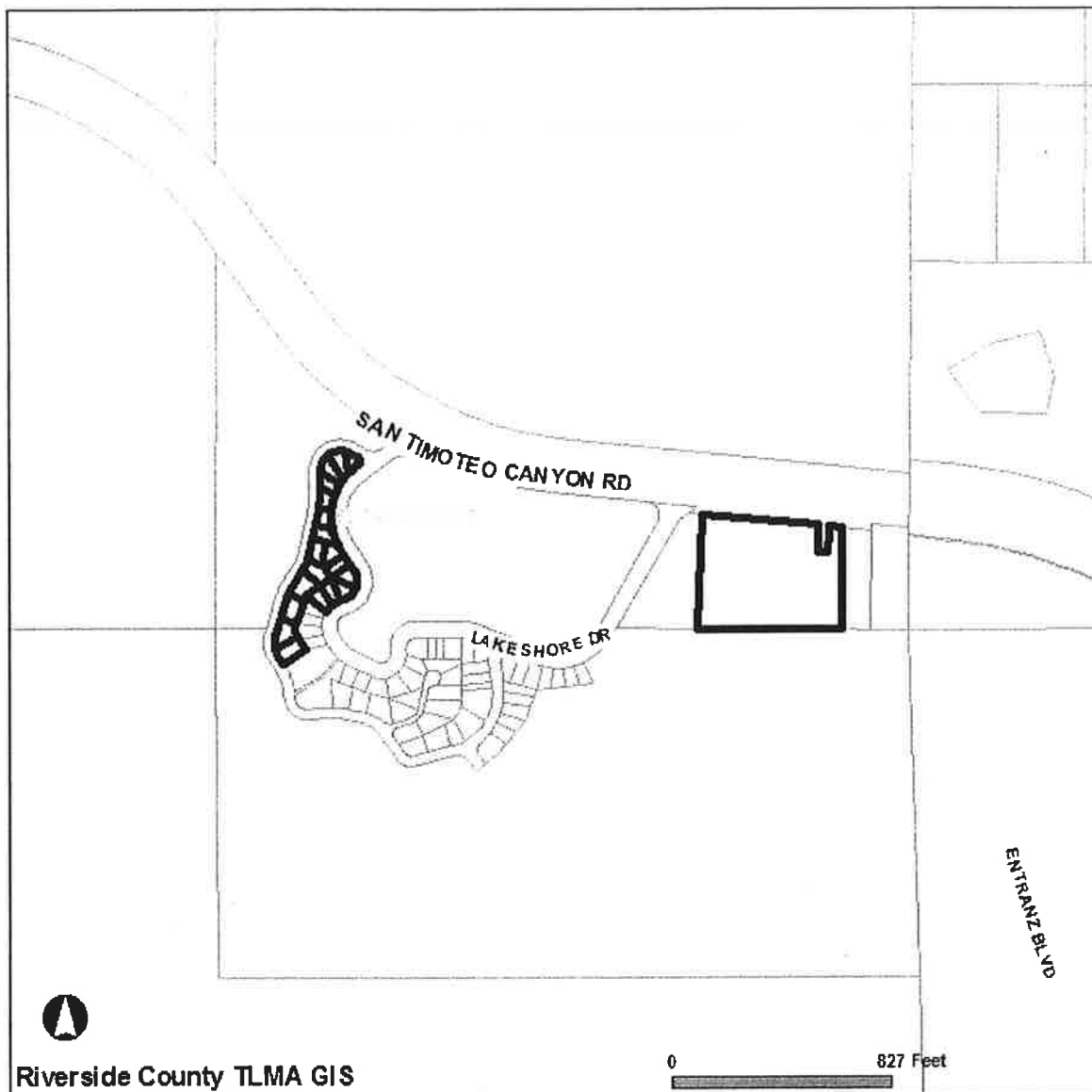
422-250-001 422-250-002 422-250-003 422-250-004 422-250-005 422-250-006 422-250-007
422-250-008 422-250-009 422-250-010

IMPORTANT

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County Parcel #3



Selected parcel(s):

413-122-001 413-122-002 413-122-003 413-122-004 413-122-005 413-122-006 413-122-007
413-122-008 413-122-009 413-122-010 413-122-011 413-122-012 413-122-013 413-122-016
413-122-017 413-122-018 413-122-019 413-131-039 413-131-040 413-420-010

IMPORTANT

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County Parcel #4



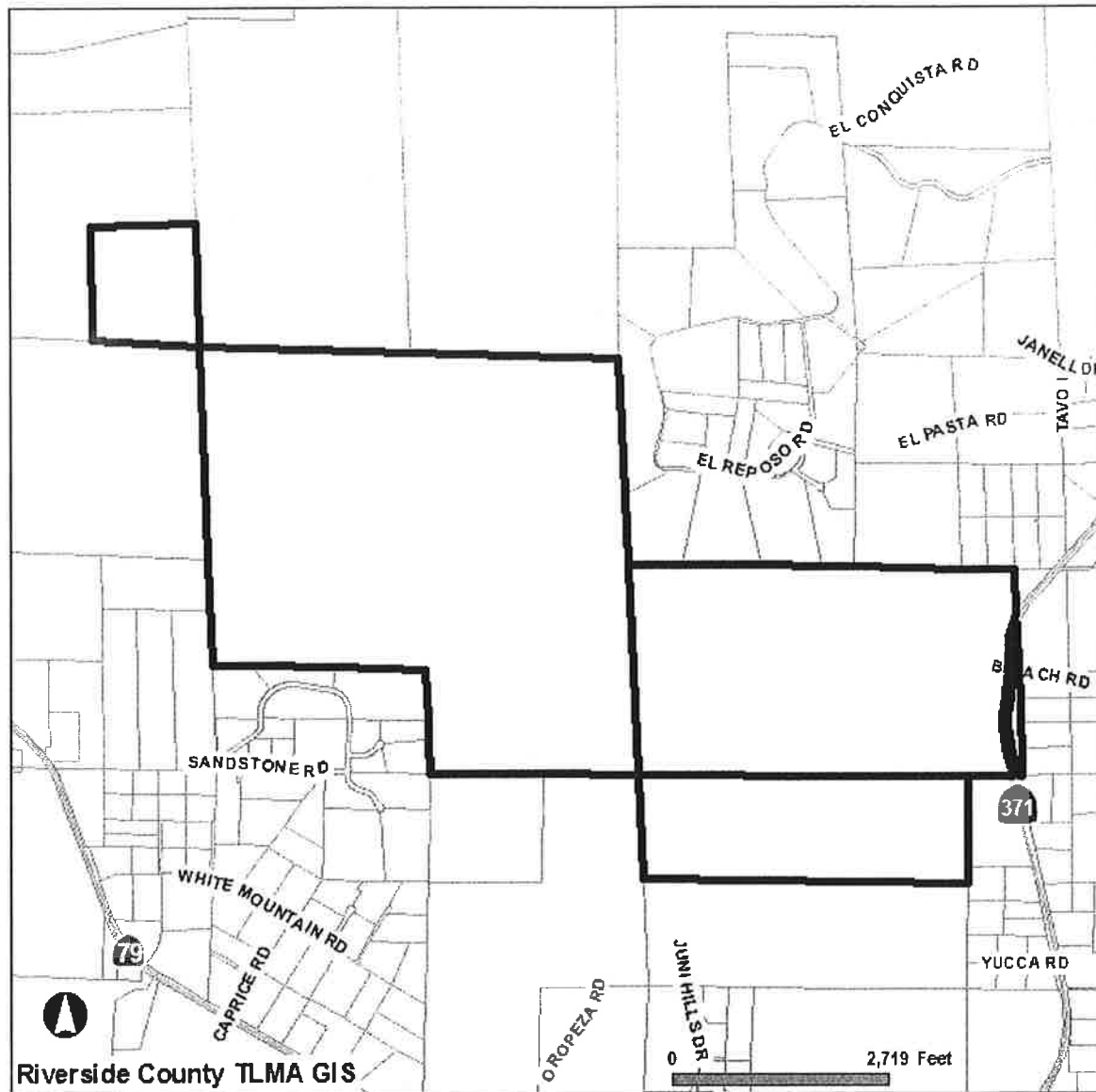
Selected parcel(s):
571-090-031

IMPORTANT

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County Parcel #5



Selected parcel(s):

581-180-016 583-050-008 583-080-011 583-080-012 583-160-028

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County Parcel #6



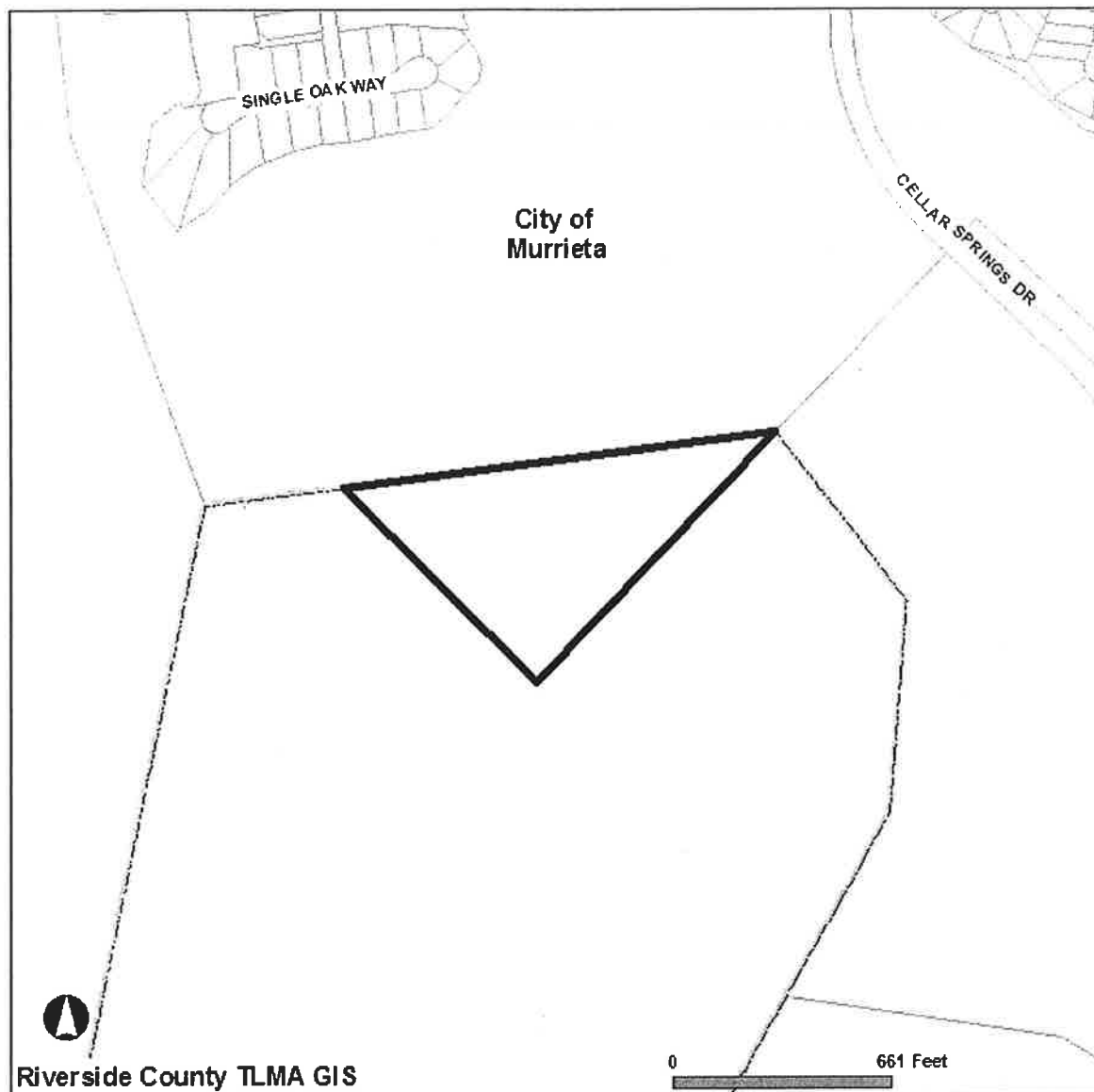
Selected parcel(s):
583-060-022

IMPORTANT

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County Parcel #7



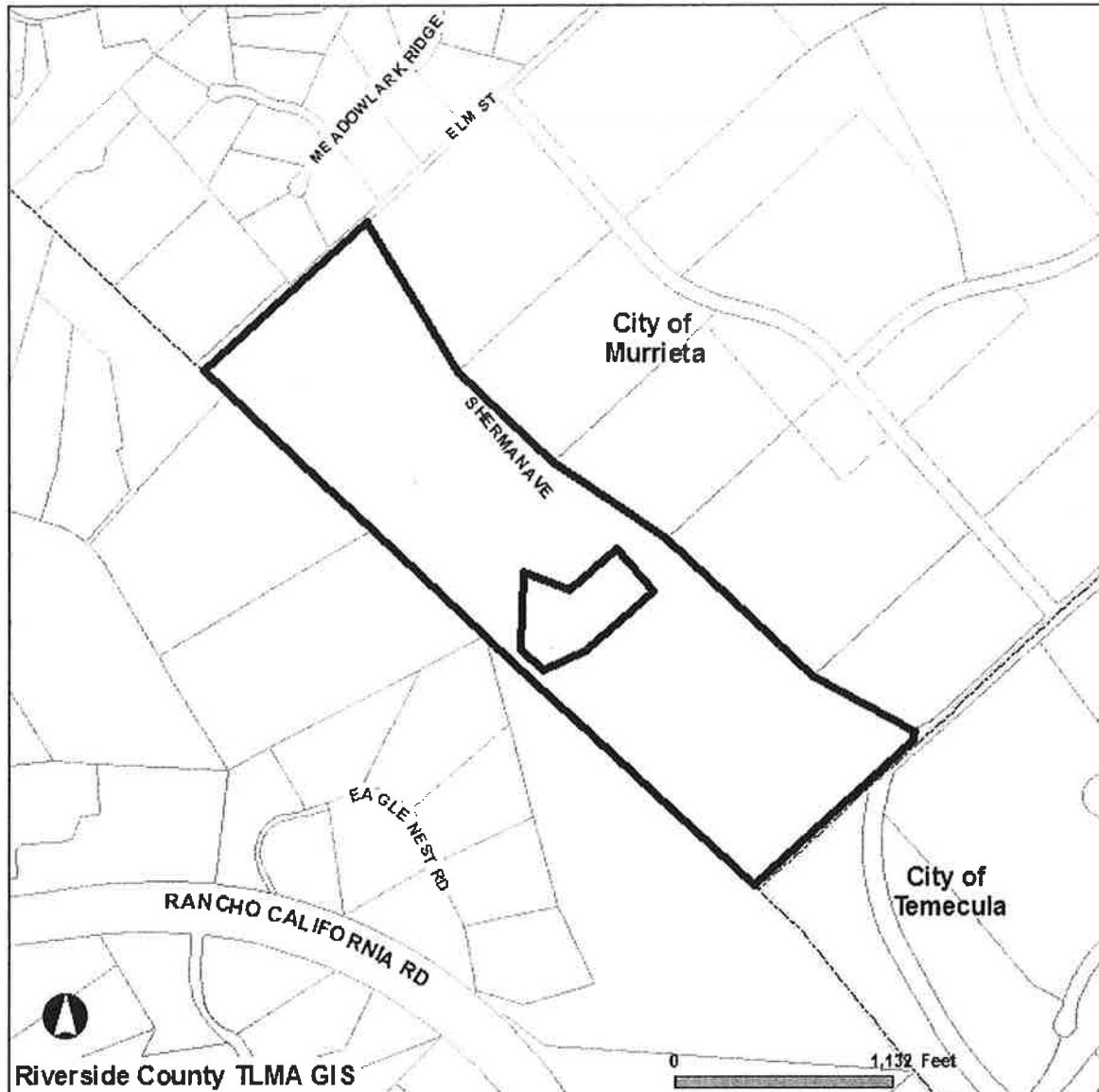
Selected parcel(s):
904-030-041

IMPORTANT

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County Parcel #8



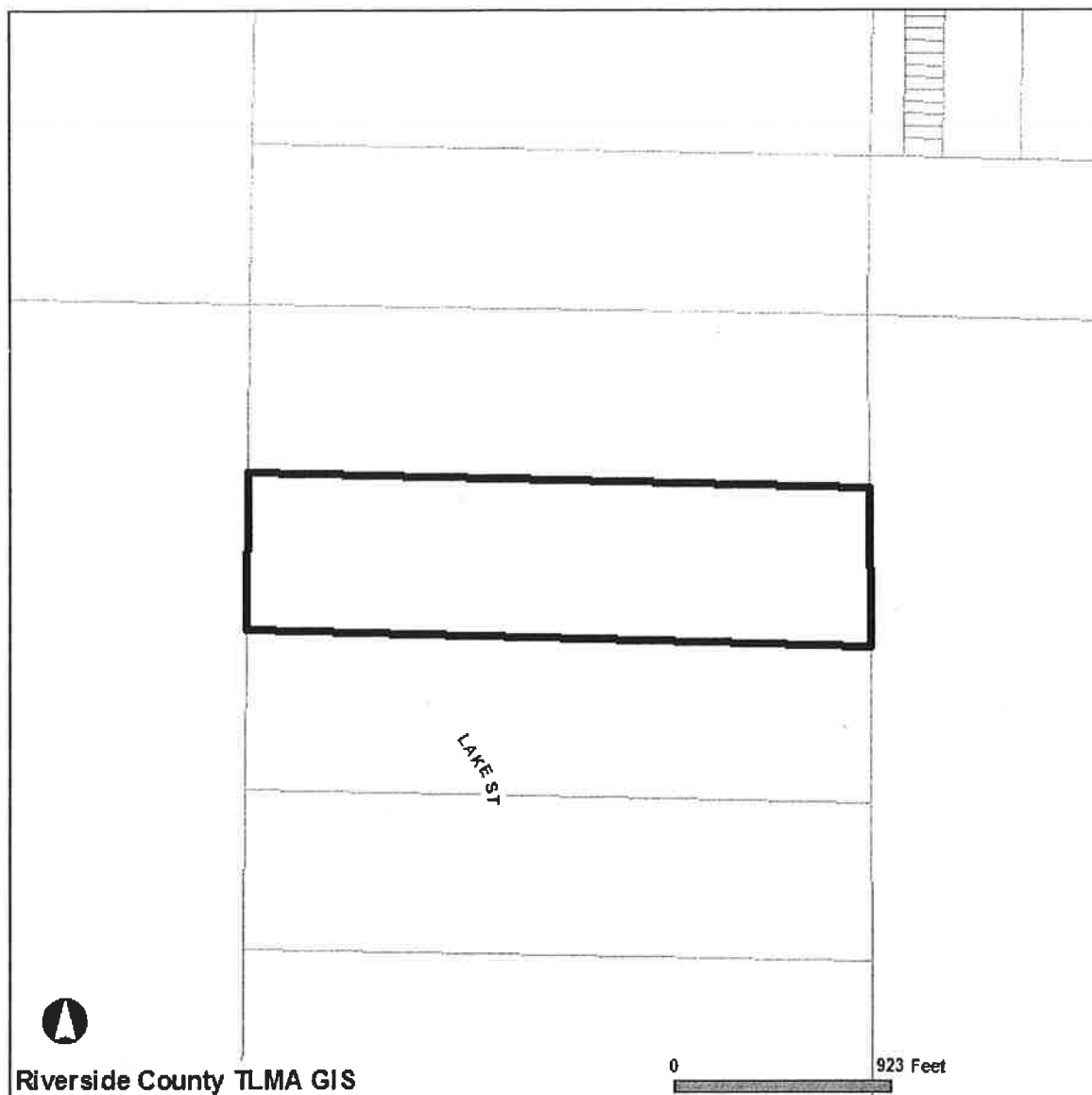
Selected parcel(s):
909-160-012

IMPORTANT

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County Parcel #9



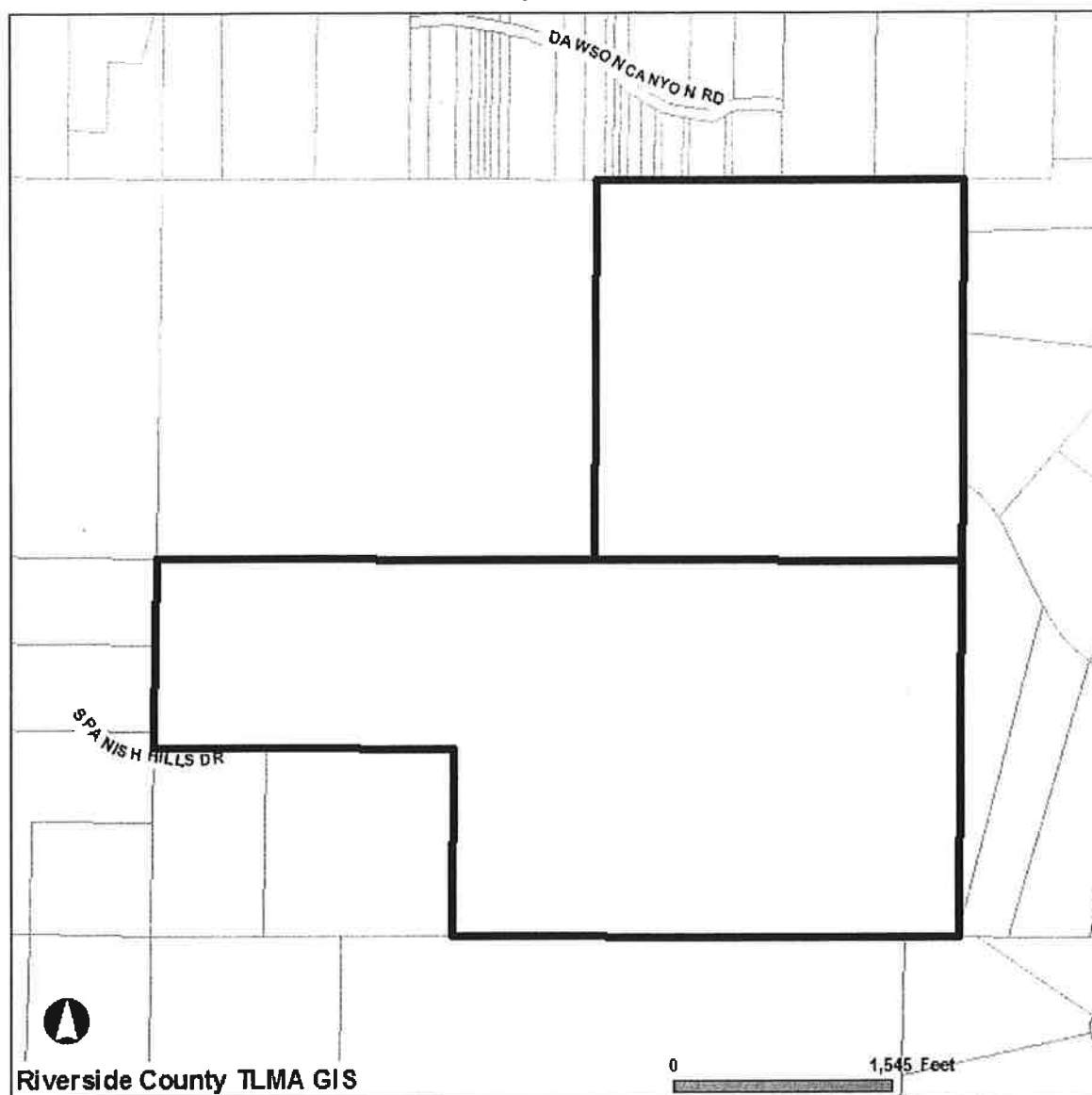
Selected parcel(s):
390-100-007

IMPORTANT

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County Parcel #10



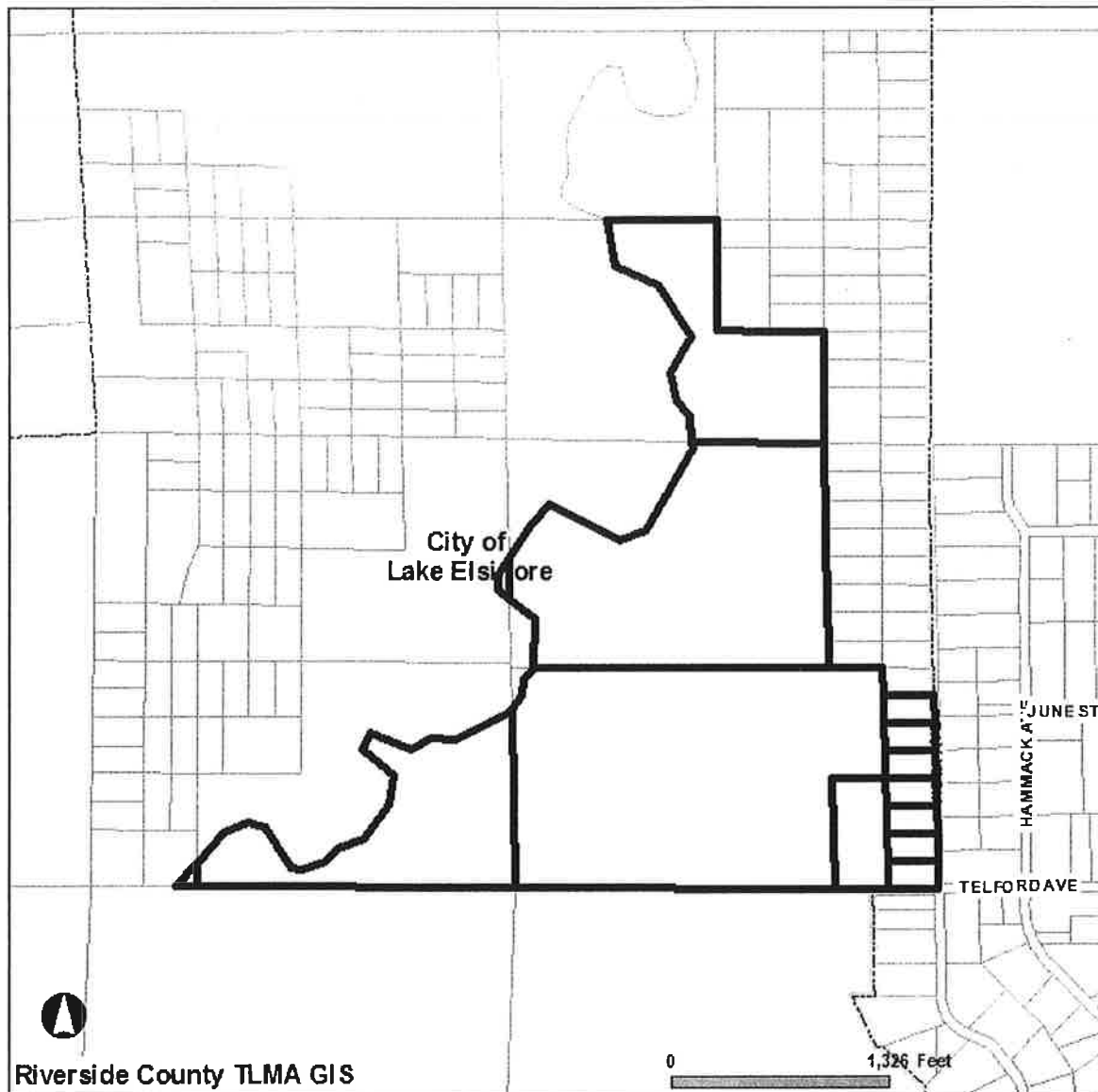
Selected parcel(s):
289-080-003 289-080-008

IMPORTANT

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County Parcel #11



Selected parcel(s):

346-150-024 346-160-030 346-170-023 346-170-025 346-180-018 346-190-002 346-190-003
346-190-004 346-190-005 346-190-006 346-190-007 346-190-008 346-190-009 346-190-011

IMPORTANT

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County Parcel #12



Selected parcel(s):

321-190-005 *

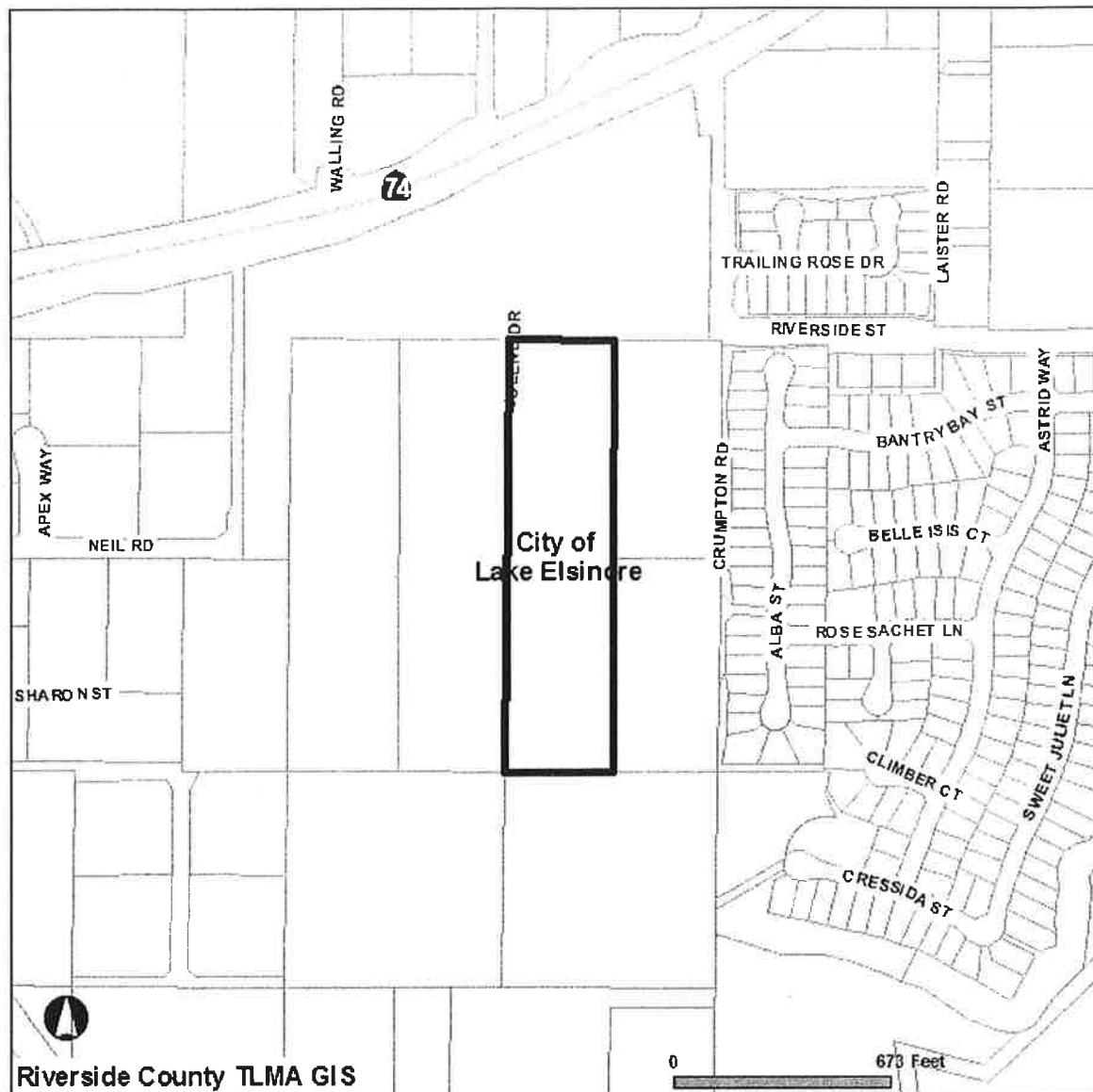
IMPORTANT

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* Excepting therefrom a portion as referenced in Parcel #12 of MOU.

County Parcel #13



Selected parcel(s):
347-110-013

IMPORTANT

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REPORT PRINTED ON...Wed Mar 24 17:11:31 2010

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

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and effective MAY 18 2010, by and between the WESTERN RIVERSIDE REGIONAL CONSERVATION AUTHORITY, a public agency and joint powers authority, ("RCA") and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("County"). RCA and the County are sometimes collectively referred to herein as the "PARTIES."

RECITALS

- A. Western Riverside County has a diverse ecosystem supporting a wide range of plant and animal species, including 32 currently listed species, with additional listed species anticipated in the future; and
- B. Riverside County faces the doubling of its population over the next 20 to 25 years, which will require new infrastructure development; and
- C. To ensure sensitive species and their habitat are protected in spite of the anticipated development, the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP") was created; and
- D. The MSHCP is a multi-jurisdictional habitat conservation plan focusing on the conservation of both sensitive species and associated habitats to address biological and ecological diversity conservation needs in western Riverside County, setting aside undisturbed land for the conservation of sensitive habitats while preserving open space and recreational opportunities. The MSHCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment, and creates a plan to mitigate for the potential loss of covered species and their habitats due to direct and indirect impacts of future development of both private and public lands within the MSHCP Plan Area; and
- E. The MSHCP contemplates the acquisition of a substantial amount of conservation and open space lands within the County's jurisdiction and the transfer of such to RCA to implement the MSHCP's conservation purposes; and
- F. In anticipation of the then-forthcoming MSHCP, the County began acquiring real property possessing important wildlife and habitat value for future inclusion in the MSHCP; and
- G. County is the owner of certain real property as listed below the following thirteen properties located in the County of Riverside that are the subject of this MOU (collectively, "the Properties"):

1. County Parcel #1: 118 acres, Pass Area (APN 413-030-005, -006, and -008), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 1-A and parcel map appended as Attachment 1-B; and
2. County Parcel #2: 309 acres, Reche Canyon/Badlands Area (APN 422-250-001, -002, -003, -004, -005, -006, -007, -008, -009, -010), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 2-A and parcel map appended as Attachment 2-B; and
3. County Parcel #3: 7 acres, Pass Area (APN 413-122-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013; -016, -017, -018, and -019; 413-131-039 and -040; and 413-420-010), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 3-A and parcel map appended as Attachment 3-B; and
4. County Parcel #4: 80 acres, REMAP area (APN 571-090-031), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 4-A and parcel map appended as Attachment 4-B; and
5. County Parcel #5: 1004 acres, REMAP area (APN 581-180-016; 583-050-008, 583-080-011, -012; and 583-160-028), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 5-A and parcel map appended as Attachment 5-B; and
6. County Parcel #6: 40 acres, REMAP area (APN 583-060-022), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 6-A and parcel map appended as Attachment 6-B; and
7. County Parcel #7: 10 acres, Southwest area (APN 904-030-041), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 7-A and parcel map appended as Attachment 7-B; and
8. County Parcel #8: 82 acres, Southwest area (APN 909-160-012), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 8-A and parcel map appended as Attachment 8-B; and
9. County Parcel #9: 40 acres, Elsinore area (APN 390-100-007), more particularly described in the legal descriptions referenced in the Grant

Deeds appended as Attachment 9-A and parcel map appended as Attachment 9-B; and

10. County Parcel #10: 444 acres, Elsinore area (APN 289-080-003, -008), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 10-A and parcel map appended as Attachment 10-B; and
 11. County Parcel #11: 167 acres, Elsinore area (APN 346-150-024; 346-160-030; 346-170-023, -025; 346-180-018; and 346-190-011, -002, -003, -004, -005, -006, -007, -008, and -009), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 11-A and parcel map appended as Attachment 11-B; and
 12. County Parcel #12: 10 acres, Lake Mathews/Woodcrest area (APN 321-190-005), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 12-A and parcel map appended as Attachment 12-B, excepting therefrom the portion of real property more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 12-C and parcel map appended as Attachment 12-D; and
 13. County Parcel #13: 10 acres, Elsinore area (APN 347-110-013), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 13-A and parcel map appended as Attachment 13-B; and
- H. RCA desires to acquire the Properties, add them as Additional Reserve Lands in the conservation area identified in the MSHCP, and manage the Properties consistent with the wildlife and plant life conservation purposes of the MSHCP; and
- I. The County now desires to transfer fee title to the above-described Properties to RCA. The County may convey said Properties to RCA pursuant to Section 25365 of the Government Code.

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

1. **Obligations of the Parties.** The County will convey, assign and transfer, without establishment of an escrow, and RCA will accept, fee interest in the Property to RCA, free and clear of all liens, encumbrances, easements, leases (recorded or unrecorded), bonds, assessments, and taxes except for (i) the express conditions provided in the transfer documents (ii) liens for non-delinquent property taxes and assessments, and (iii) those liens and encumbrances, exceptions and easements which, are acceptable and consistent with the MSHCP, and as documented in the objection letters dated June

19, 2009 sent to Robert Field, Assistant County Executive Officer by Georgia Lloyd on behalf of the RCA.

2. RCA shall:

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

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

3. Time for Conveyance. Execution and delivery of the deeds by the County to RCA shall occur within 30 days after Parties have obtained authorization from its respective governing bodies. Parties may mutually agree in writing to extend the time for performance of the conveyances.

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

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

COUNTY

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

RCA

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

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

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

**WESTERN RIVERSIDE
REGIONAL CONSERVATION
AUTHORITY**

By: Charles V. Landry
Charles V. Landry
Executive Director

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By: Synthia M. Gunzel
Synthia M. Gunzel
Deputy County Counsel

APPROVED AS TO FORM:

By: Jim Fan
RCA General Counsel
Best Best & Krieger LLP

ATTEST:

KECIA HARPER-IHEM, Clerk

By: Theraine Williams
DEPUTY



TO: Kecia Harper-Ihem
Clerk of the Board

FROM: Stephi Villanueva, SR/WA, Senior Real Property Agent
Economic Development Agency
Real Estate Division

DATE: June 3, 2010

SUBJECT: Transfer of 13 Parcels from County to RCA
Grant Deed for Parcel 12 (Leona Parcel)
Assessor's Parcel Number: 321-190-005

#1331

The following:

Form 11 _____ Resolution _____ Contract _____ Agreement _____
Other Grant Deed

Attached for your:

Review _____ Comment _____ Signature _____ Information x
File x Approval _____ Other _____

Additional Comments:

On May 18, 2010, the Board of Supervisors approved Item 3.27. A non-substantial change was made to Page 1 of the Grant Deed (highlighted in yellow). Attached is a copy of the Grant Deed for your file.

If you have any questions, please call me at (951) 955-9277 or e-mail me at svillanueva@rivcoeda.org. Thank you.

5010 700M -2 BWIS: 53

2010-06-10 10:00 AM

5-18-10
3.27

2010-06-10 2007

JP

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN
APN: 321-190-005 (Portion)

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

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

EXCEPTING THEREFROM the portion of real property described as Parcel 2, described in Exhibit "A" and depicted in Exhibit "B", attached here and made a part hereof;

This conveyance by Grantor is made pursuant to the terms of a Memorandum of Understanding made between Grantor and Grantee on May 18, 2010, a copy of which is attached hereto as Exhibit "C" and by this reference incorporated herein, pursuant to which Grantee has agreed that it shall use the Property solely for non-commercial conservation purposes in furtherance of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and that consistent with this purpose, Grantee shall accept all responsibilities of ownership, including but not limited to, managing, monitoring and maintaining these real property consistent with the requirements of the MSHCP.

Subject to the following procedure, Grantor shall have a right of reversion in the Property if it is not

used in accordance with the MSHCP as described above. Should Grantee make a formal determination that all or any portion of the Property is no longer needed for conservation use pursuant to the MSHCP or Grantee desires to designate all or any portion of the Property as surplus property pursuant to the California Government Code, then Grantee shall provide prior written notice to Grantor of such determination or proposed designation and Grantor shall have the right, but not the obligation, to retake ownership of the Property. Grantor must exercise its right of reversion by sending a written notice of exercise to Grantee in writing within ninety (90) days of receiving Grantee's written notice and Grantee shall transfer the Property back to Grantor in its current condition as-is within thirty (30) days of receipt of such notice of exercise. If Grantor fails to respond to Grantee in writing within said ninety (90) day period, or if Grantor determines to waive its right of reversion, then the Grantee may dispose of the real property pursuant to its policies and state law in effect at that time.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 19th day of May, 2010.

Dated: May 13, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTACH NOTARY ACKNOWLEDGEMENT

ATTEST:
KECIA HARPER-JHEM, Clerk
By: [Signature]
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 325-10
SYNTHIA M. GUNZEL DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §


On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved 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 he executed 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 Clerk

(SEAL)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

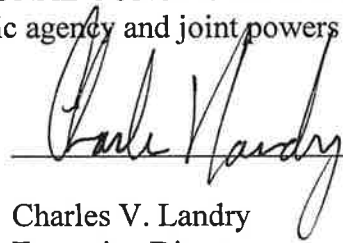
**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED
[APN 321-190-005]**

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated May 18, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: 5/20/10

WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY,
a public agency and joint powers authority

By: _____


Charles V. Landry
Executive Director

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property
[APN 321-190-005]

EXHIBIT "A"
PSEC LEONA
REMAINDER PARCEL

A portion of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 29, Township 4 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof and more particularly described as follows:

PARCEL #1:

Commencing at the Northeast corner of said Section 29;

Thence S 88°36'57" W along the North line of said Section 29 a distance of 1330.57 feet to the Northeast corner of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29;

Thence S 00°38'42"W along the East line of said Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29 a distance of 181.47 feet to the **True Point of Beginning**;

Thence N 81°26'34" W a distance of 109.57 feet;

Thence N 60°20'18" W a distance of 72.48 feet;

Thence N 44°44'46" W a distance of 130.76 feet, to a point on a line 30.00' southerly of and parallel with said North line of Section;

Thence S 88°36'57" W and parallel with said northerly line of Section 29 along the southerly line of Lot "A" a distance of 400.10 feet to the Northwest corner of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29;

Thence S 00°36'42" W along the West line of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29 a distance of 625.77 feet to the Southwest corner thereof;

Thence N 88°44'09" E along the South line of said Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29 a distance of 664.85 feet to the Southeast corner thereof;

Thence N 00°38'42" E along the East line of said Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29 a distance of 475.70 feet to the **True Point of Beginning**.

Said Parcel contains 8.94 acres more or less.

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

EXHIBIT "A"
PSEC LEONA
REMAINDER PARCEL

PARCEL #2:

Easement for road and Public utility purposes along the North 30.00 feet of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 29;

Said Parcel contains 0.49 acres more or less.

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

All distances and bearings per survey performed by me or under my supervision on January 17th, 2010.

Prepared By:

Steve A. Leja - PLS 5933
Expires 12/31/10
Leja Surveying Corp



12 March 2010

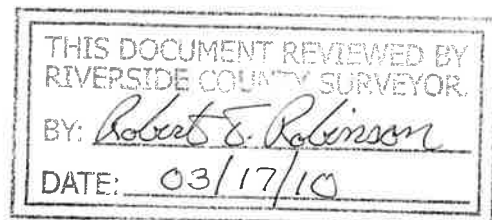
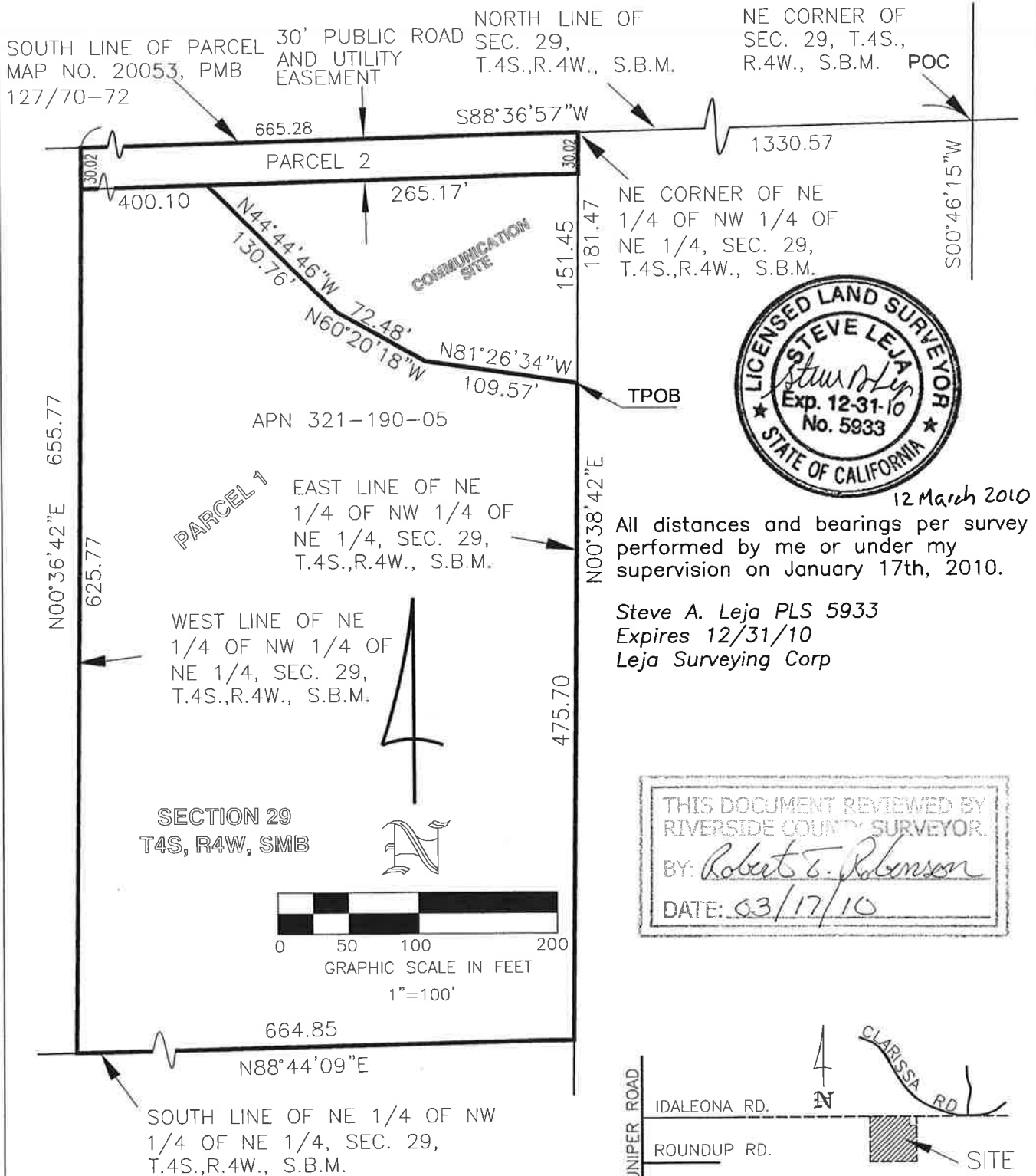


EXHIBIT "B"

PSEC LEONA
REMAINDER PARCEL



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

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and effective MAY 18 2010, by and between the WESTERN RIVERSIDE REGIONAL CONSERVATION AUTHORITY, a public agency and joint powers authority, ("RCA") and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("County"). RCA and the County are sometimes collectively referred to herein as the "PARTIES."

RECITALS

- A. Western Riverside County has a diverse ecosystem supporting a wide range of plant and animal species, including 32 currently listed species, with additional listed species anticipated in the future; and
- B. Riverside County faces the doubling of its population over the next 20 to 25 years, which will require new infrastructure development; and
- C. To ensure sensitive species and their habitat are protected in spite of the anticipated development, the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP") was created; and
- D. The MSHCP is a multi-jurisdictional habitat conservation plan focusing on the conservation of both sensitive species and associated habitats to address biological and ecological diversity conservation needs in western Riverside County, setting aside undisturbed land for the conservation of sensitive habitats while preserving open space and recreational opportunities. The MSHCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment, and creates a plan to mitigate for the potential loss of covered species and their habitats due to direct and indirect impacts of future development of both private and public lands within the MSHCP Plan Area; and
- E. The MSHCP contemplates the acquisition of a substantial amount of conservation and open space lands within the County's jurisdiction and the transfer of such to RCA to implement the MSHCP's conservation purposes; and
- F. In anticipation of the then-forthcoming MSHCP, the County began acquiring real property possessing important wildlife and habitat value for future inclusion in the MSHCP; and
- G. County is the owner of certain real property as listed below the following thirteen properties located in the County of Riverside that are the subject of this MOU (collectively, "the Properties"):

1. County Parcel #1: 118 acres, Pass Area (APN 413-030-005, -006, and -008), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 1-A and parcel map appended as Attachment 1-B; and
2. County Parcel #2: 309 acres, Roche Canyon/Badlands Area (APN 422-250-001, -002, -003, -004, -005, -006, -007, -008, -009, -010), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 2-A and parcel map appended as Attachment 2-B; and
3. County Parcel #3: 7 acres, Pass Area (APN 413-122-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -016, -017, -018, and -019; 413-131-039 and -040; and 413-420-010), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 3-A and parcel map appended as Attachment 3-B; and
4. County Parcel #4: 80 acres, REMAP area (APN 571-090-031), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 4-A and parcel map appended as Attachment 4-B; and
5. County Parcel #5: 1004 acres, REMAP area (APN 581-180-016; 583-050-008, 583-080-011, -012; and 583-160-028), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 5-A and parcel map appended as Attachment 5-B; and
6. County Parcel #6: 40 acres, REMAP area (APN 583-060-022), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 6-A and parcel map appended as Attachment 6-B; and
7. County Parcel #7: 10 acres, Southwest area (APN 904-030-041), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 7-A and parcel map appended as Attachment 7-B; and
8. County Parcel #8: 82 acres, Southwest area (APN 909-160-012), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 8-A and parcel map appended as Attachment 8-B; and
9. County Parcel #9: 40 acres, Elsinore area (APN 390-100-007), more particularly described in the legal descriptions referenced in the Grant

Deeds appended as Attachment 9-A and parcel map appended as Attachment 9-B; and

10. County Parcel #10: 444 acres, Elsinore area (APN 289-080-003, -008), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 10-A and parcel map appended as Attachment 10-B; and
 11. County Parcel #11: 167 acres, Elsinore area (APN 346-150-024; 346-160-030; 346-170-023, -025; 346-180-018; and 346-190-011, -002, -003, -004, -005, -006, -007, -008, and -009), more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 11-A and parcel map appended as Attachment 11-B; and
 12. County Parcel #12: 10 acres, Lake Mathews/Woodcrest area (APN 321-190-005), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 12-A and parcel map appended as Attachment 12-B, excepting therefrom the portion of real property more particularly described in the legal descriptions referenced in the Grant Deed appended as Attachment 12-C and parcel map appended as Attachment 12-D; and
 13. County Parcel #13: 10 acres, Elsinore area (APN 347-110-013), more particularly described in the legal descriptions referenced in the Grant Deeds appended as Attachment 13-A and parcel map appended as Attachment 13-B; and
- H. RCA desires to acquire the Properties, add them as Additional Reserve Lands in the conservation area identified in the MSHCP, and manage the Properties consistent with the wildlife and plant life conservation purposes of the MSHCP; and
- I. The County now desires to transfer fee title to the above-described Properties to RCA. The County may convey said Properties to RCA pursuant to Section 25365 of the Government Code.

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

1. **Obligations of the Parties.** The County will convey, assign and transfer, without establishment of an escrow, and RCA will accept, fee interest in the Property to RCA, free and clear of all liens, encumbrances, easements, leases (recorded or unrecorded), bonds, assessments, and taxes except for (i) the express conditions provided in the transfer documents (ii) liens for non-delinquent property taxes and assessments, and (iii) those liens and encumbrances, exceptions and easements which, are acceptable and consistent with the MSHCP, and as documented in the objection letters dated June

19, 2009 sent to Robert Field, Assistant County Executive Officer by Georgia Lloyd on behalf of the RCA.

2. RCA shall:

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

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

3. Time for Conveyance. Execution and delivery of the deeds by the County to RCA shall occur within 30 days after Parties have obtained authorization from its respective governing bodies. Parties may mutually agree in writing to extend the time for performance of the conveyances.

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

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

COUNTY

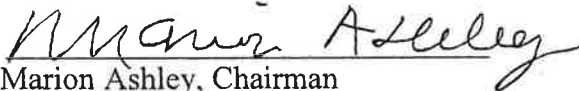
Attn: Executive Officer
4080 Lemon St., 4th Floor
Riverside, CA 92501
Phone: (951) 955-1100
Fax: (951) 955-1105

RCA

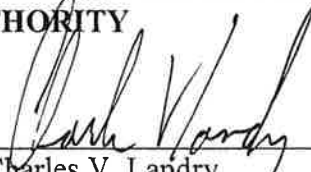
Attn: Executive Director
3403 Tenth Street, Suite 320
P.O. Box 1667
Riverside, CA 92502-1667
Phone: (951) 955-9700
Fax (951) 955-8873

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

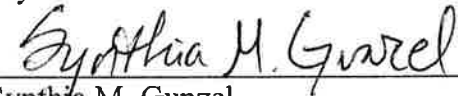
COUNTY OF RIVERSIDE

By: 
Marion Ashley, Chairman
Board of Supervisors

**WESTERN RIVERSIDE
REGIONAL CONSERVATION
AUTHORITY**

By: 
Charles V. Landry
Executive Director

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

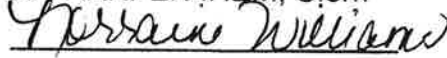
By: 
Cynthia M. Gunzel
Deputy County Counsel

APPROVED AS TO FORM:

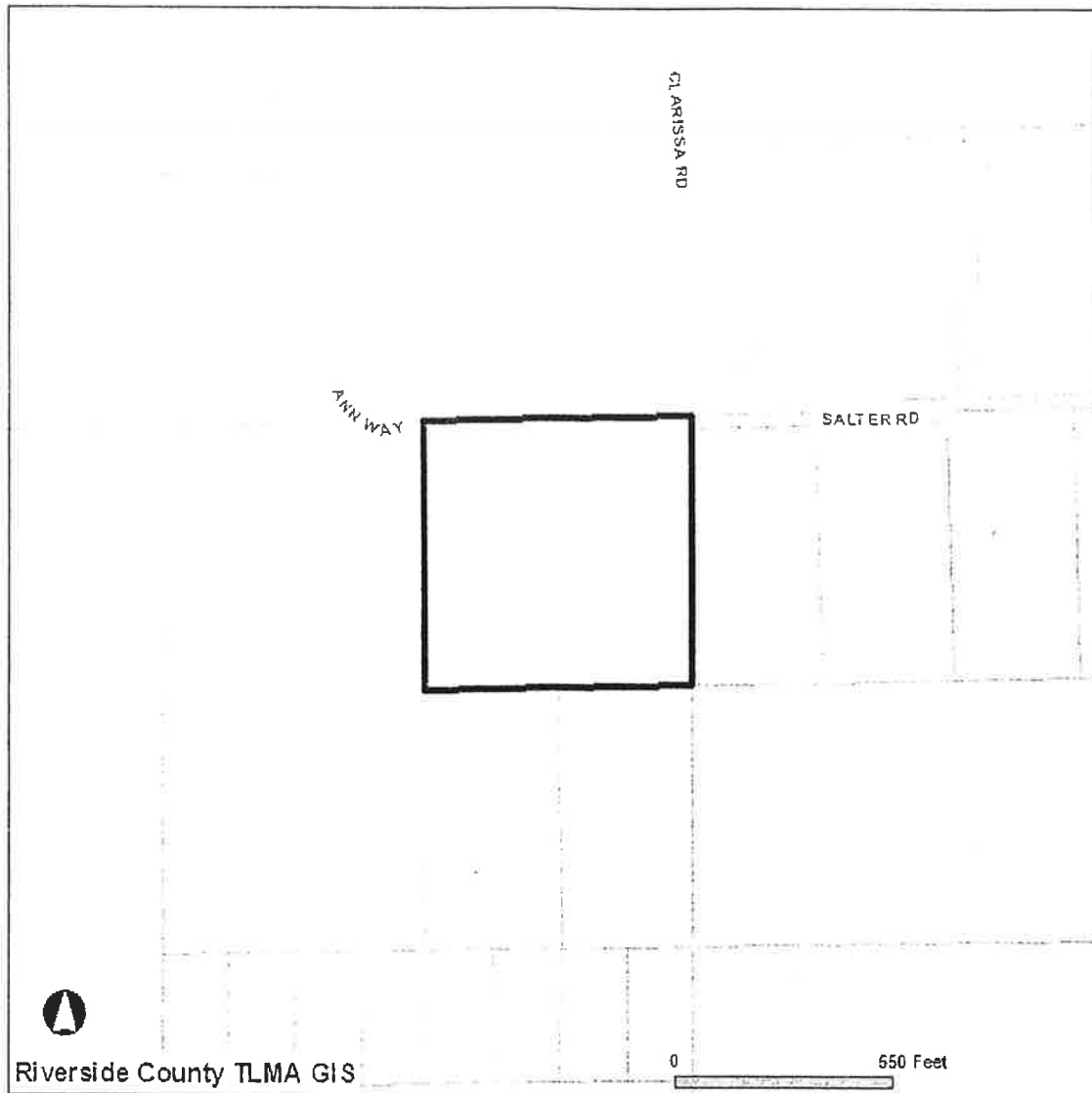
By: 
RCA General Counsel
Best Best & Krieger LLP

ATTEST:

KECIA HARPER-IHEM, Clerk

By: 
DEPUTY

County Parcel #12



Selected parcel(s):
321-190-005 *

IMPORTANT

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

REPORT PRINTED ON...Thu Mar 18 14:48:48 2010

* Excepting therefrom a portion as referenced in Parcel #12 of MOU.

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN
APN: 413-030-005, -006, and -008

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

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 18th day of May, 2010.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
~~ATTEST~~
Board of Supervisors
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

ATTACH NOTARY ACKNOWLEDGEMENT

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3-25-10
SYNTHIA M. GUNZEL DATE

MAY 18 2010 3:27

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved 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 he executed 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 Clerk

(SEAL)

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property
[APN 413-030-005, -006, and -008]

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

PARCEL 1:

GOVERNMENT LOTS 9, 10 AND 15, IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS, AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THOSE PORTIONS OF GOVERNMENT LOTS 11, 13 AND 14 IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 13, DISTANT EASTERLY THEREON, 1,137.04 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 04° 12' 50" EAST, 354.11 FEET;

THENCE NORTH 21° 12' 05" EAST, 166.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,200.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 39° 00' 00" AN ARC LENGTH OF 816.81 FEET;

THENCE NORTH 60° 12' 05" EAST, 619.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 600.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID LAST MENTIONED TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 29° 56' 00" AN ARC LENGTH OF 313.46 FEET;

THENCE SOUTH 89° 51' 55" EAST, 16.28 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID GOVERNMENT LOT 11;

THE SIDE LINES OF SAID EASEMENT ARE TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 13, AND THE EASTERLY LINE OF SAID GOVERNMENT LOT 11.

(End of Legal Description)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED**

[APN 413-030-005, -006, and -008]

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated _____, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____

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

By: _____

Charles V. Landry
Executive Director

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN
APN: 583-060-022

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

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 18th day of May, 2010.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTACH NOTARY ACKNOWLEDGEMENT

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3.25.10
SYNTHIA M. GUNZEL DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved 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 he executed 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 Clerk

(SEAL)

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property
[APN 583-060-022]

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AND NECESSARY ACCESS AND EXIT RIGHTS AND ALL DRILLING, STORAGE AND TRANSPORTATION FACILITIES DEEMED NECESSARY AND AUTHORIZED UNDER LAW AND IMPLEMENTING REGULATIONS AS EXCEPTED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED JUNE 13, 1986 AS INSTRUMENT NO. 137757 OF OFFICIAL RECORDS.

(End of Legal Description)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED
[APN 583-060-022]**

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated _____, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____

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

By: _____
Charles V. Landry
Executive Director

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved 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 he executed 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 Clerk

(SEAL)

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN

APN: 422-250-001, -002, -003, -004, -005, -006, -007, -008, -009, -010

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

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 18th day of May, 2010.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTEST:

KECIA HARPER-JHEM, Clerk

By: [Signature]
DEPUTY

ATTACH NOTARY ACKNOWLEDGEMENT

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 5-25-10
SYNTHIA M. GUNZEL DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

§

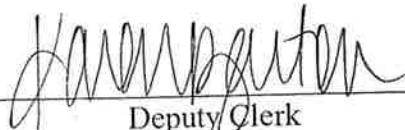
On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same 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 Clerk

(SEAL)

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property

[APN 422-250 001, -002, -003, -004, -005, -006, -007, -008, -009, -010]

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

PARCELS 1 THROUGH 10, INCLUSIVE, OF PARCEL MAP 15013, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 99, PAGES 81 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL OIL AND GAS IN SAID LAND AND THE RIGHT OF THE UNITED STATES OR PERSONS AUTHORIZED BY IT TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS FROM SAME UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF JULY 17, 1914 (38 STAT. 309) AS EXCEPTED AND RESERVED IN PATENT TO RUDOLPH W. HORSTMAN, DOROTHY C. HORSTMAN, ALIVE C. FREEMONT AND MYRTLE L. FITZGERALD, AND THEIR HEIRS, AND UNTO THE SAID TOTMAN DEVELOPMENT CORPORATION AND TO ITS SUCCESSORS, RECORDED MARCH 19, 1963 AS INSTRUMENT NO. 27071, OFFICIAL RECORDS.

(End of Legal Description)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED**

[APN 422-250 001, -002, -003, -004, -005, -006, -007, -008, -009, -010]

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated _____, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____

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

By: _____

Charles V. Landry
Executive Director

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN

APN: 413-122-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013; -016,
-017, -018, and -019; 413-131-039 and -040; and 413-420-010

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

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 10th day of May, 2010.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTACH NOTARY ACKNOWLEDGEMENT

ATTEST:
KECIA HARPER-HEM, Clerk
By: [Signature]
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3-25-10
SYNTHIA M. GUNZEL DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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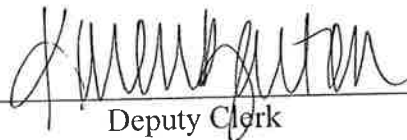
On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same 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 Clerk

(SEAL)

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property

[APN 413-122 001, 002, 003, 004, -005, -006, -007, -008, -009, -010, -011, -012, -013; -016, -017, -018, and -019; 413-131-039 and -040; and 413-420-010]

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT PER INSTRUMENT NO. 025249, RECORDED JANUARY 22, 1999, OFFICIAL RECORDS OF RIVERSIDE COUNTY, RIVERSIDE, CALIFORNIA.

THENCE NORTH $89^{\circ} 47' 13''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 538.23 FEET;

THENCE NORTH $02^{\circ} 28' 10''$ EAST, A DISTANCE OF 441.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN TIMOTEO CANYON ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE PER INSTRUMENT NO. 20224, RECORDED FEBRUARY 17, 1976, OFFICIAL RECORDS OF RIVERSIDE COUNTY, RIVERSIDE, CALIFORNIA;

THENCE SOUTH $84^{\circ} 55' 24''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 430.96 FEET TO A LINE PARALLEL WITH AND 94.67 FEET WESTERLY, MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID PARCEL OF LAND CONVEYED TO THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT PER INSTRUMENT NO. 025249, RECORDED JANUARY 22, 1999;

THENCE SOUTH $00^{\circ} 40' 08''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 118.69 FEET;

THENCE, SOUTH $89^{\circ} 19' 52''$ EAST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND 54.67 FEET WESTERLY AS MEASURED AT RIGHT ANGLES OF THE WEST LINE OF SAID PARCEL OF LAND CONVEYED TO THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT;

THENCE, NORTH $00^{\circ} 40' 08''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 115.61 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF SAN TIMOTEO CANYON ROAD;

THENCE SOUTH $84^{\circ} 55' 24''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 54.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT;

THENCE SOUTH $00^{\circ} 40' 08''$ EAST, ALONG SAID WEST LINE, A DISTANCE OF 396.19 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 1 THROUGH 13 AND LOTS 57 THROUGH 62, IN BLOCK "A" OF EL CASCO LAKE RESORT TRACT NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, PAGES 31, RIVERSIDE COUNTY RECORDS;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE 200-FOOT RIGHT OF WAY AS GRANTED TO THE SOUTHERN PACIFIC RAILROAD BY ACT OF CONGRESS OF MARCH 3, 1871, 16 STATS, 573, CH. 122.

(End of Legal Description)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED**

[APN 413-122 001, 002, 003, 004, -005, -006, -007, -008, -009, -010, -011, -012, -013; -016,
-017, -018, and -019; 413-131-039 and -040; and 413-420-010]

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant
Deed dated _____, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL
CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the
Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____

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

By: _____
Charles V. Landry
Executive Director

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN
APN: 571-090-031

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

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 18th day of May, 2010.

Dated: May 18 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTEST:
KECIA HARPER-JHEM, Clerk
By: [Signature]
DEPUTY

ATTACH NOTARY ACKNOWLEDGEMENT

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3-2570
SYNTHIA M. GUNZEL DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

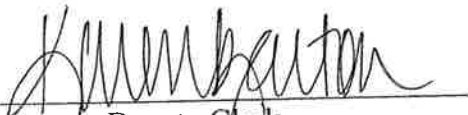
On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same 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 Clerk

(SEAL)

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property
[APN 571-090-031]

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The North half (1/2) of the Southeast Quarter of Section 3, Township 7 South, Range 1 East, San Bernardino Base and Meridian,

(End of Legal Description)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED
[APN 571-090-031]**

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated _____, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____

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

By: _____
Charles V. Landry
Executive Director

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN

APN: 581-180-016; 583-050-008, 583-080-011, -012; and 583-160-028

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

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

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

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

MAY 18 2010 3:27

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 18th day of May, 2010.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

ATTACH NOTARY ACKNOWLEDGEMENT

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel DATE 3-25-10
SYNTHIA M. GUNZEL

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved 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 he executed 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 Clerk

(SEAL)

**EXHIBIT A
TO GRANT DEED**

Legal Description of Property
[APN 581-180-016; 583-050-008, 583-080-011, -012; and 583-160-028]

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES IN SAID LAND TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AND NECESSARY ACCESS AND EXIT RIGHTS AND ALL DRILLING, STORAGE AND TRANSPORTATION FACILITIES DEEMED NECESSARY AND AUTHORIZED UNDER AND IMPLEMENTING REGULATIONS AS EXCEPTED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED JUNE 13, 1986 AS INSTRUMENT NO. 137757 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 581-180-016

PARCEL 2:

THE NORTHEAST QUARTER, THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES IN SAID LAND;

TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AND NECESSARY ACCESS AND EXIT RIGHTS AND ALL DRILLING, STORAGE AND TRANSPORTATION FACILITIES DEEMED NECESSARY AND AUTHORIZED UNDER LAW AND IMPLEMENTING REGULATIONS AS EXCEPTED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED JUNE 13, 1986 AS INSTRUMENT NO. 137757 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 583-050-008

PARCEL 3:

THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF;

APN: 583-160-028

TOGETHER WITH GOVERNMENT LOTS 10 THROUGH 15, INCLUSIVE AND GOVERNMENT LOTS 17 AND 18, ALL IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; MORE PARTICULARLY DESCRIBED AS THE SOUTH HALF OF SECTION 22 TOWNSHIP 8 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22.

APN: 583-080-011, 012

(End of Legal Description)

**WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION
AUTHORITY**

**CERTIFICATE OF ACCEPTANCE OF
GRANT DEED**

[APN 581-180-016; 583-050-008, 583-080-011, -012; and 583-160-028]

This is to certify that the real property conveyed by **COUNTY OF RIVERSIDE**, on the Grant Deed dated _____, 2010, to the **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY** (Grantee), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors.

Dated: _____

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

By: _____

Charles V. Landry
Executive Director

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

FREE RECORDING

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

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

GRANT DEED

PROJECT: MULTIPLE SPECIES HABITAT
CONSERVATION PLAN
APN: 904-030-041

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

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the 18th day of May, 2010.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

ATTACH NOTARY ACKNOWLEDGEMENT

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3-25-10
SYNTHIA M. GUNZEL DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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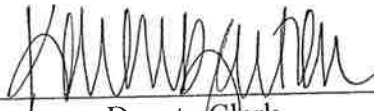
On May 18, 2010, before me, Karen Barton, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same 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 Clerk

(SEAL)