

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

143



FROM: Economic Development Agency

SUBMITTAL DATE:
December 3, 2015

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

RECOMMENDED MOTION: That the Board of Supervisors:

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

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 13,000	\$ 0	\$ 13,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Community Services District 100%				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: December 15, 2015
 xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 4

Agenda Number:

3-16

FISCAL PROCEDURES APPROVED
 PAUL ANGIULO, CPA, AUDITOR-CONTROLLER BY:
 DATE 12/3/15
 Susana Garcia-Bocanegra
 Departmental Concurrence

A-30 Positions Added
 4/5 Vote Change Order

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

Economic Development Agency

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

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

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

BACKGROUND:

Summary

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

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

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

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

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

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

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

Impact on Citizens and Businesses

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

(Continued)

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

Economic Development Agency

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

DATE: December 3, 2015

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

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

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

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

Attachments:

Resolution No. 2015-237

Acquisition Agreements

Grant Deed

Notice of Exemption

Aerial Image



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

12/17/15
Date

KB
initial

NOTICE OF EXEMPTION

October 27, 2015

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

Project Number: FM0419150004

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

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

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

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities; and Section 15061, General Rule Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The property will remain in its current state with no construction or development. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The project only involves the purchase of

DEC 15 2015 3-16

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.8484

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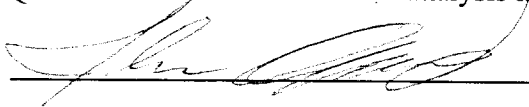
real property and minor improvements to the current condition of the basin which will not have a physical effect on the environment. Further, the purchase will allow for ongoing scheduled maintenance for proper functioning of the storm water detention basin and for the benefit of the Mecca Community.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

- Section 15301– Class 1 Existing Facilities Exemption. The project as proposed is the purchase of real property and the minor improvements to the storm water detention basin. The improvements will not result in any physical environmental impacts during restoration. The improvements are minor and once complete, the site will continue to operate in a similar manner.
- Section 15061 (b) (3) – “Common Sense” Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm’n* (2007) 41 Cal.4th 372.

With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The acquisition of real property would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. The minor improvements to the storm water detention basin would not involve any physical environmental impacts during restoration. No biological habitat exists, and the acquisition of the property is merely to improve the operational functionality of the existing and ongoing use of the storm water detention basin. Once these minor improvements are complete, the basin will continue to operate in a similar manner. No operational impacts would occur. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

Signed:



Date:

10/27/15

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Authorization to Purchase Real Property located in Mecca

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

DATE: October 27, 2015

AGENCY: Riverside County Economic Development Agency

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

NUMBER OF DOCUMENTS INCLUDED: One (1)

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

Signature: _____

PRESENTED BY: Yoland King, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: October 27, 2015
To: Mary Ann Meyer, Office of the County Clerk
From: John Alfred, Acting Senior Environmental Planner, Project Management Office
Subject: **County of Riverside Economic Development Agency Project # FM0419150004**
Authorization to Purchase Real Property located in Mecca

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

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

Attachment

cc: file

2

3 **RESOLUTION NO. 2015-237**

4 **AUTHORIZATION TO PURCHASE REAL PROPERTY**

5 **LOCATED AT 91019 GARDENIA COURT**

6 **MECCA, CALIFORNIA**

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

8

9 **WHEREAS**, Norman Taylor a single man is the owner of certain real property

10 located at 91019 Gardenia Court in Mecca, CA. identified by Assessor's Parcel

11 Number 727-331-068, consisting of approximately 0.76 acre with certain improvements

12 situated thereon, in the unincorporated area of the County of Riverside, State of

13 California ("Property").

14 **WHEREAS**, the County of Riverside has interest in purchasing this property

15 and has given its requisite Notice of Intention to purchase pursuant to Government

16 Code Section 25350 on December 8, 2015; and

17 **WHEREAS**, EDA desires to purchase the property based on an independent

18 appraisal report a purchase price of \$8,540 plus escrow fees; and

19 **WHEREAS**, EDA has reviewed and determined that the purchase of property

20 as being categorically exempt from the California Environmental Quality Act ("CEQA")

21 pursuant to State CEQA Guidelines Section 15601(b)(3) as the proposed project will

22 remain a storm detention basin therefore no significant impact on the environmental will

23 occur; and

24 **WHEREAS**, the County will acquire the property on behalf of Economic

25 Development Agency, Community Services Division, to maintain the property for

26 proper functioning of the storm water detention basin.

27 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the

28 County of Riverside, in regular session assembled on December 15, 2015 in the meeting room

FORM APPROVED COUNTY COUNSEL
 BY: *Synthia M. Gunzel* 12/15
 DATE: _____
 SYNTHIA M. GUNZEL

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

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

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

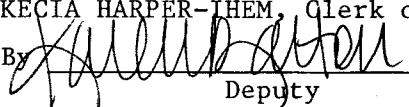
18 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County
19 Executive Officer/EDA or designee is authorized to execute any documents to
20 complete this transaction.

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

23 /// ROLL CALL:

24 /// Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
25 /// Nays: None
26 /// Absent: None

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




KECIA HARPER-IHEM, Clerk of said Board
By 
Deputy

Resolution No. 2015-237, Authorization to Purchase

Mecca - District 4



Legend

-  RCLIS Parcels
-  City Boundaries
-  Cities



0

182

364 Feet



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... 10/13/2015 4:41:08 PM

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Notes

APN: 727-331-068

1 PROJECT: Gardenia Court – Mecca

2 ADDRESS: 91019 Gardenia

3 APN(S): 727-331-068

4
5 **ACQUISITION AGREEMENT**

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

10 **RECITALS**

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

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

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

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

1 **ARTICLE 1. AGREEMENT**

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

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

11 3. County Responsibilities:

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

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

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

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

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

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

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

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

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

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

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

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

28

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

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

24 **Article II. MISCELLANEOUS**

25
26 1. It is mutually understood and agreed by and between the Parties hereto
27 that the right of possession and use of the subject property by County, including the
28 right to remove and dispose of improvements, shall commence upon the execution of

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

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

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

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

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

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

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

28

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

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

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

9
10 Dated: DEC 15 2015

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

GRANTOR:
NORMAN TAYLOR, a single man

14
15 By: Marion Ashley By: Norman Taylor
16 Marion Ashley, Chairman
Board of Supervisors

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

20 By: Kecia Harper-Ihem
21 Deputy

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

24 By: Synthia M. Gunzel
25 Synthia M. Gunzel
26 Deputy County Counsel

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

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EXHIBIT "A"

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

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

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

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

ATTACHMENT "1"
GRANT DEED

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

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

YK:ra/101415/004CS/17.803

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

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

GRANT DEED

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

NORMAN TAYLOR, a single man

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

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

Dated: Nov. 17, 2015

GRANTOR:
Norman Taylor, a single man

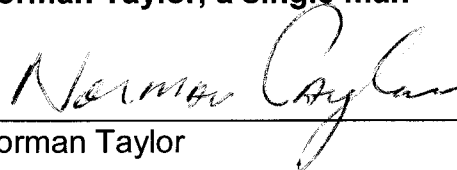

Norman Taylor

EXHIBIT "A"

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

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

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

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

ACKNOWLEDGMENT

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.

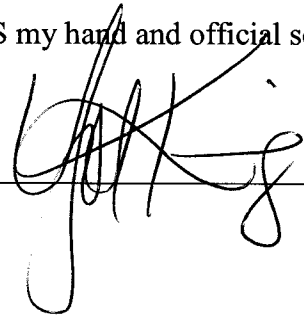
STATE OF CALIFORNIA

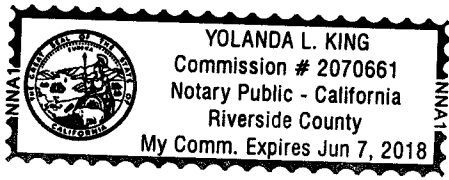
COUNTY OF Riverside

On Nov. 17, 2015 before me, Yolanda L. King Notary Public (here insert name and title of the officer), personally appeared Norman Taylor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 



(Seal)