

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

146



FROM: Economic Development Agency

SUBMITTAL DATE:

December 3, 2015

SUBJECT: Resolution No. 2015-162, Authorization to Convey Fee Simple Interest in Real Property Located in the City of Jurupa Valley, County of Riverside, State of California, to the Housing Authority of the County of Riverside, CEQA Exempt, District 2, [\$19,375] , Low to Moderate Income Housing Asset Fund 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds that the project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3), General Rule Exemption;
2. Adopt Resolution No. 2015-162, Authorization to Convey Fee Simple Interest in Real Property to the Housing Authority of the County of Riverside, located in Jurupa Valley, County of Riverside, State of California, with Assessor's Parcel Number 181-030-010 by Grant Deed;

(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	\$ 19,375	\$ 0	\$ 19,375	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Low to Moderate Income Housing Asset Fund 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.: 3-6 of 9/22/15 District: 2 Agenda Number:

3-40

FORM APPROVED COUNTY COUNSEL 11/9/15
BY: GREGORY P. PRIAMOS DATE

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: 12/3/15
Susana Garcia-Bocanegra

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. 2015-162, Authorization to Convey Fee Simple Interest in Real Property Located in the City of Jurupa Valley, County of Riverside, State of California, to the Housing Authority of the County of Riverside, CEQA Exempt, District 2, [\$19,375], Low to Moderate Income Housing Asset Fund 100%

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

3. Approve the Cooperation Agreement between the County of Riverside and the Housing Authority of the County of Riverside and authorize the Chairman of the Board to execute the Agreement on behalf of the County of Riverside;
4. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed on behalf of the County of Riverside to complete the conveyance of real property and this transaction; and
5. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting within five days of Board approval.

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County may grant or convey, any interest in real property belonging to the County to another public agency, upon the terms and conditions as are agreed upon between the parties without complying with any other provisions of the Government Code if the property interest to be conveyed is not required for County use or purposes. Also, Health and Safety Code Section 34510 provides that a county may convey any of its property to a housing authority.

The County of Riverside is the owner of certain real property consisting of approximately 2.15 acres of land identified with Assessor's Parcel Number 181-030-010 located in the City of Jurupa Valley, County of Riverside, State of California (Property). The County has determined the property is not required for County uses or purposes.

The Housing Authority of the County of Riverside is a public agency chartered by the State of California to administer the development, rehabilitation or financing of affordable housing and community development programs to enhance the quality of life and revitalize neighborhoods to foster self-sufficiency. The County has been asked to convey the Property to the Housing Authority to supplement land for a potential low income housing project in Jurupa Valley, County of Riverside

The proposed project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines 15061(b)(3), General Rule Exemption because this involves only the conveyance of title to real property from one public agency to another and no construction or development is part of this transaction.

The conveyance of the property will transfer the responsibility of weed abatement and land maintenance of the property to the Housing Authority.

Resolution No. 2015-162, the Cooperation Agreement and the Grant Deed have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The conveyance of the property from the County to the Housing Authority will create the opportunity for potential construction of affordable housing in the Jurupa Valley area.

(Continued)

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

Economic Development Agency

FORM 11: Resolution No. 2015-162, Authorization to Convey Fee Simple Interest in Real Property Located in the City of Jurupa Valley, County of Riverside, State of California, to the Housing Authority of the County of Riverside, CEQA Exempt, District 2, [\$19,375], Low to Moderate Income Housing Asset Fund 100%

DATE: December 3, 2015

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

Advertising Costs	\$	1,500
Preliminary Title Report	\$	400
Appraisal Report	\$	2,475
Labor Costs	\$	15,000
Total Estimated Conveyance Costs	\$	19,375

Attachments:

Resolution No. 2015-162

Cooperation Agreement

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

September 2, 2015

Project Name: County of Riverside, Resolution No. 2015-161 Convey Real Property to the Housing Authority

Project Number: FM0411900003

Project Location: Northerly side of Tilton Avenue, beginning effective at 42nd Street, City of Jurupa Valley, County of Riverside, California. Assessor Parcel Number 181-030-010
Latitude: 33°59'47.2671"N; Longitude: -117°24'50.6439"W; (See attached exhibit)

Description of Project: The County of Riverside (County) has owned the land identified as Assessor Parcel Number 181-030-010 for an excess of ten years. The real property consists of 2.15 acres of disturbed vacant land surrounded by residential and commercial development in the city of Jurupa Valley, County of Riverside. The parcel is no longer needed for county use. County will convey the parcel of land to the Riverside County Housing Authority (Housing Authority) to supplement land for a potential low income housing project in Jurupa Valley and to create potential opportunity for the construction of affordable housing in the area. The conveyance of the property will transfer the responsibility of maintenance of the property to the Housing Authority. Pursuant to Health and Safety Code 34515 and Government Code Section 25365, a board of supervisors may, grant, convey, quitclaim real or personal property to a housing authority, if the interest to be granted is no longer required for county use. The project is limited to the conveyance of the property alone and would not result in any physical changes or significant effect on the environment. Any potential change of use or future project is wholly speculative at this time.

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; County of Riverside, Housing Authority

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b) (3), 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 conveyance of real property from one agency to another will not have an effect on the environment, thus, no environmental impacts are anticipated to occur.

- 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

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Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

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 Project may have a significant effect on the environment. As stated, the project is only the conveyance of title in real property from the County to the Housing Authority. It does not approve any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Any future activity or project at the location would require CEQA review from the lead agency and any potential change of use or future project would be speculative at this time. Therefore, it can be seen with certainty that the Project as proposed would not cause a significant environmental impact and the Project is exempt from CEQA.

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.

Signed:  Date: 9/2/15

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



Date: August 31, 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 # FM041190003**
Resolution No. 2015-161 Convey Real Property to the Housing Authority

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Resolution No. 2015-161 Convey Real Property to the Housing Authority

Accounting String: 524830-47220-7200400000- FM0411900003

DATE: September 2, 2015

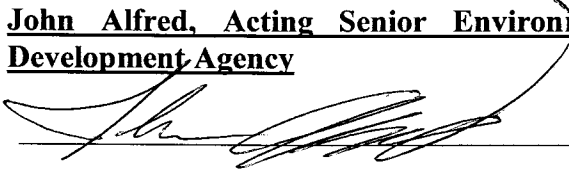
AGENCY: Riverside County Economic Development Agency

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: Tracy Kaiser, Development Specialist, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2015-162

4 Authorization to Convey Fee Simple Interest in Real Property

5 Located in the City of Jurupa Valley, County of Riverside, State of California, to the

6 Housing Authority of the County of Riverside

7 Assessor's Parcel Number 181-030-010 by Grant Deed

8
9 **WHEREAS**, the County of Riverside is the owner certain real property consisting
10 of approximately 2.15 acres of vacant land, identified by Assessor's Parcel Number
11 181-030-010, located in the City of Jurupa Valley, County of Riverside, State of
12 California ("Property") which is no longer needed for County use or purposes; and

13 **WHEREAS**, pursuant to Government Code Section 25365, the County may
14 grant or convey, any interest in real property belonging to the County to another public
15 agency, upon the terms and conditions as are agreed upon between the parties without
16 complying with any other provisions of the Government Code if the property interest to
17 be conveyed is not required for County use or purposes; and

18 **WHEREAS**, Health and Safety Code Section 34510 provides that a county may
19 convey any of its property to a housing authority; and

20 **WHEREAS**, the County desires to convey the Property to the Housing Authority
21 of the County of Riverside so the Housing Authority may supplement land for potential
22 development of low income housing in the Jurupa Valley area of Riverside County; and

23 **WHEREAS**, the County has reviewed and determined that the conveyance of
24 the Property as being categorically exempt from the California Environmental Quality
25 Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3) as the proposed
26 project is merely the conveyance of title to real property and does not involve
27 construction or development; therefore, no significant impact on the environment will
28 occur; and

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* DATE: *12-30-15*
SYNTHIA M. GUNZEL

1 **WHEREAS**, the County of Riverside and the Housing Authority of the County of
2 Riverside concur that it would be in both parties best interest to transfer this parcel to
3 the Housing Authority of the County of Riverside; now, therefore,

4 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of
5 Supervisors of the County of Riverside, in regular session assembled on December 8,
6 2015, in the meeting room of the Board of Supervisors located on the 1st floor of the
7 County Administrative Center, 4080 Lemon Street, Riverside, California, that this
8 Board, based upon a review of the evidence and information presented on the matter,
9 as it relates to the conveyance has determined that the proposed conveyance is
10 categorically exempt from CEQA pursuant to State CEQA Guidelines Section
11 15061(b)(3) because it can be seen with certainty that there is no possibility that the
12 activity in question will have a significant effect on the environment because it merely
13 involves the conveyance of title to real property and no construction activities or
14 development is to occur.

15 **BE IT FURTHER RESOLVED, DETERMINED** that this Board authorizes the
16 conveyance of the Property by Grant Deed to Housing Authority of the County of
17 Riverside the following described real property: Certain fee interest in real property
18 located in the City of Jurupa Valley, County of Riverside, State of California, identified
19 by Assessor's Parcel Number 181-030-010, more particularly described in Exhibit "A",
20 Legal Description, attached hereto and made a part hereof.

21 **BE IT FURTHER RESOLVED, DETERMINED** that the Chairman of the Board is
22 authorized to execute the Grant Deed to complete the conveyance of real property and
23 this transaction.

24 ///

25 ///

26 ///

27 ///

28 ///

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

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

6
7
8 ROLL CALL:

9 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
10 Nays: None
11 Absent: None

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


14 KECIA HARPER-IHEM, Clerk of said Board
15 By  Deputy

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

The portions of Lots 7 and 8 of T.M. Parson's Subdivision, as shown by Map on file in Book 1, Pages 68 of Maps, in the Office of the County Recorder of San Bernardino County, California, described as follows:

Beginning at the intersection of the curved Northerly line of Tilton Avenue, as shown by Map of Mayfair Square, Unit 1, on file in Book 39, Page 51 of Maps, in the Office of the County Recorder of Riverside County, California, with the Southeasterly line of the Parcel described in deed from Martin O. Thorson and Minnie Thorson to West Riverside School District, recorded May 14, 1948, in Book 912, Page 71 of Official Records of Riverside County, said parcel being that shown by map filed on April 15, 1948 in Book 15, Page 78, Records of Survey, in the Office of the County Recorder of Riverside County, and said Southeasterly line being parallel with and 34.47 feet Northwesterly of the Southeasterly line of said Lot 8;

Thence North $33^{\circ} 47' 20''$ East on the Southeasterly line of the parcel described in said deed a distance of 514.06 feet;

Thence South $56^{\circ} 27' 10''$ East 305.89 feet to the Southeasterly line of said Lot 7, being the Northeasterly prolongation of the Northwesterly line of Lots D and 9 of said Mayfair Square, Unit 1;

Thence South $33^{\circ} 46' 30''$ West along the Southeasterly line of said Lot 7 and the Northwesterly lines of Lots D and 9 of said Mayfair Square, Unit 1, a distance of 340.83 feet to the Northeasterly line of said Tilton Avenue;

Thence North $56^{\circ} 29' 40''$ West along said Northeasterly line of Tilton Avenue a distance of 11.84 feet, more or less, to the beginning of a curve in said line, concave Southeasterly and having a radius of 338 feet, which passes, through the point of beginning.

Thence Westerly on the arc of said curve through a central angle of $60^{\circ} 46' 50''$ a distance of 358.56 feet to the point of beginning.

Said land is also described by Certificate of Compliance No. 07021, executed by The City of Jurupa Valley Planning Department and recorded April 24, 2014 as Instrument No. 2014-149073 of Official Records Riverside County, California.

COOPERATION AGREEMENT

(APN 181-030-010, Jurupa Valley, County of Riverside)

This COOPERATION AGREEMENT ("Agreement") is dated as of the 15th day of December, 2015 by and between the County of Riverside, a political subdivision of the State of California ("County"), and the Housing Authority of the County of Riverside, a public entity corporate and politic ("Housing Authority"), and is made with reference to the following facts:

RECITALS

- A. The Housing Authority is a public entity that provides federally subsidized housing and housing assistance to low-income families within the County of Riverside and is subject to the requirements of Title 24 of the Code of Federal Regulations and the Housing Authorities Law (Part 2 of Division 24 of the California Health and Safety Code commencing with Section 34200 et seq.).
- B. The County owns certain real property consisting of approximately 2.15 acres of vacant real property, identified with Assessor's Parcel Number 181-030-010, located in the City of Jurupa Valley, County of Riverside, State of California, described in the legal description attached hereto as Exhibit "A" and incorporated herein by this reference ("Property") which is no longer needed for County's use or purposes.
- C. Pursuant to Government Code Section 25365, the County may grant or convey, any interest in real property belonging to the County to another public agency, upon the terms and conditions as are agreed upon between the parties without complying with any other provisions of the Government Code if the property interest to be conveyed is not required for County use or purposes.
- D. Pursuant to Sections 34509 and 34510 of the Housing Authorities Law, for the purpose of aiding and cooperating in the planning, undertaking, construction or operation of housing projects located within the area in which it is authorized to act, the County, upon the terms and with or without consideration as the County determines, may sell the Property to the Housing Authority.
- E. Pursuant to Section 34312 of the Housing Authorities Law, within its area of operation, the Housing Authority may acquire property for persons of low income.
- F. Pursuant to Sections 34311 and 34515 of the Housing Authorities Law, the County may enter

into agreements with the Housing Authority respecting action to be taken by the County pursuant to the powers granted by Chapter 2 of the Housing Authorities Law and the Housing Authority may execute contracts and other instruments necessary or convenient to the exercise of its powers.

- G. The County desires to aid and cooperate with the Housing Authority by conveying the Property to the Housing Authority and the Housing Authority desires to acquire the Property from the County so the Housing Authority may supplement land for potential development of low income housing in the Jurupa Valley area of Riverside County pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the Housing Authority hereby agree as follows:

TERMS

1. Recitals. The above recitals are true and correct and incorporated herein.
2. Conveyance of Property. In accordance with the Housing Authorities Law and in consideration for utilizing the Property for low income housing purposes, on a date mutually acceptable to the parties herein, but in no event no later than January 31, 2015, the County shall convey all of its right, title and interest in and to the Property to the Housing Authority pursuant to a Grant Deed, substantially in the form of the Grant Deed attached hereto as Exhibit "B" and incorporated herein by this reference, evidencing the conveyance of the Property. The Housing Authority shall execute the Certificate of Acceptance attached to the Grant Deed evidencing the Housing Authority's acceptance of the conveyance. Each party shall itself bear any costs it incurs in the conveyance of the Property.
3. No Third Party Beneficiaries. No term or provision of this Agreement shall be for the benefit, directly or indirectly, of any person, firm, organization, entity or corporation not a party to this Agreement, and no such person, firm, organization, entity or corporation shall have right or cause of action hereunder.
4. Further Documents. The parties hereto hereby agree to execute such other documents and to take such other actions as may be reasonably necessary to further the purposes of this Agreement.
5. Invalidity; Severability. If any term or provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder, shall be

held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each other term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

6. Interpretation. No provision in this Agreement is to be interpreted for or against either party because that party or its legal representatives drafted such provision.
7. Indemnity. In contemplation of the provisions of Section 895.2 of the California Government Code imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement as defined by Section 895 of said Code, the parties hereto, as between themselves, pursuant to the authorization contained in Section 895.4 and 895.6 of said Code, will each assume the full liability imposed upon it, or any of its officers, agents or employees by law for injury caused by negligent or wrongful act or omission occurring in the performance of this Agreement to the same extent that such liability would be imposed in the absence of Section 895.2 of said Code. To achieve the above stated purpose each party indemnifies and holds harmless the other party for any loss, cost or expense that may be imposed upon such other party solely by virtue of said Section 895.2. The provisions of Section 2778 of the California Civil Code are made a part hereof as if fully set forth herein.
8. Entire Agreement. This Agreement, including any attachments or exhibits, constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. This Agreement may be amended or modified only by a written instrument executed by the County and the Housing Authority.
9. Effective Date. This Agreement shall become effective on the date this Agreement is executed by the authorized representatives of the County and the Housing Authority.

[remainder of page intentionally blank]

[signatures on following pages]

This Agreement is entered into as of the dates written below.

“COUNTY”

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

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

Date: DEC 15 2015

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

APPROVED AS TO FORM:
GREGORY P. PRIAMOS, County Counsel

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

“HOUSING AUTHORITY”

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public entity corporate and politic

By: Marion Ashley
Marion Ashley, Chairman
Board of Commissioners

Date: DEC 15 2015

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

APPROVED AS TO FORM:
GREGORY P. PRIAMOS, County Counsel

By: Shaila R. Brown
Shaila R. Brown,
Deputy County Counsel

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the County of Riverside, State of California, described as follows:

The portions of Lots 7 and 8 of T.M. Parson's Subdivision, as shown by Map on file in Book 1, Pages 68 of Maps, in the Office of the County Recorder of San Bernardino County, California, described as follows:

Beginning at the Intersection of the curved Northerly line of Tilton Avenue, as shown by Map of Mayfair Square, Unit 1, on file in Book 39, Page 51 of Maps, in the Office of the County Recorder of Riverside County, California, with the Southeasterly line of the Parcel described in deed from Martin O. Thorson and Minnie Thorson to West Riverside School District, recorded May 14, 1948, in Book 912, Page 71 of Official Records of Riverside County, said parcel being that shown by map filed on April 15, 1948 in Book 15, Page 78, Records of Survey, in the Office of the County Recorder of Riverside County, and said Southeasterly line being parallel with and 34.47 feet Northwesterly of the Southeasterly line of said Lot 8;

Thence North 33° 47' 20" East on the Southeasterly line of the parcel described in said deed a distance of 514.06 feet;

Thence South 56° 27' 10" East 305.89 feet to the Southeasterly line of said Lot 7, being the Northeasterly prolongation of the Northwesterly line of Lots D and 9 of said Mayfair Square, Unit 1;

Thence South 33° 46' 30" West along the Southeasterly line of said Lot 7 and the Northwesterly lines of Lots D and 9 of said Mayfair Square, Unit 1, a distance of 340.83 feet to the Northeasterly line of said Tilton Avenue;

Thence North 56° 29' 40" West along said Northeasterly line of Tilton Avenue a distance of 11.84 feet, more or less, to the beginning of a curve in said line, concave Southeasterly and having a radius of 338 feet, which passes, through the point of beginning.

Thence Westerly on the arc of said curve through a central angle of 60° 46' 50" a distance of 358.56 feet to the point of beginning.

Said land is also described by Certificate of Compliance No. 07021, executed by The City of Jurupa Valley Planning Department and recorded April 24, 2014 as Instrument No. 2014-149073 of Official Records Riverside County, California.

EXHIBIT B
FORM OF GRANT DEED
(Including Certificate of Acceptance)

[behind this page]

Recorded at request of and return to:
Housing Authority of Riverside County
5555 Arlington Avenue
Riverside, California 92504

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

TK:ra/102915/003HA/17.911

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

PROJECT: VISTA RIO Transfer
APN: 181-030-010

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereby grants to THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public entity, corporate and politic, in its capacity as housing successor to the former Redevelopment Agency for the County of Riverside, State of California, the real property located in the City of Jurupa, County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit A and incorporated herein by this reference, together with all appurtenant easements and access rights and other rights and privileges appurtenant to the land, and subject only to matters of records ("Property").

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

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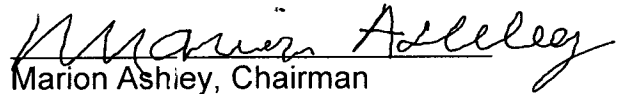
PROJECT: Rio Vista Transfer
APN: 181-030-010

DEC 15 2015

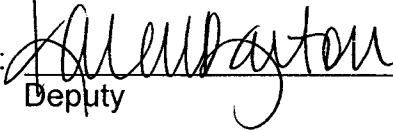
Dated: _____

GRANTOR:

County of Riverside, a political
subdivision of the State of California


Marion Ashiey, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By:  _____
Deputy

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated December 15, 2015 from the County of Riverside, a political subdivision of the State of California, to the Housing Authority of the County of Riverside, a public entity, corporate and politic, in its capacity as housing successor to the former Redevelopment Agency for the County of Riverside, State of California, referred to herein and in the deed as "Grantee," is hereby accepted by the undersigned officer on behalf of the Housing Authority of the County of Riverside pursuant to Housing Authority of the County of Riverside Resolution No.2015-021 adopted by the Board of Commissioners on December 15, 2015, and the Grantee consents to recordation thereof by its duly authorized officer.

"GRANTEE"

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE,
a public entity, corporate and politic, in its capacity as housing
successor to the former Redevelopment Agency for the County
of Riverside.

By: Marion Ashley
Marion Ashley,
Chairman, Board of Commissioners

Date: DEC 15 2015

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

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

By: Shaila R. Brown
Shaila R. Brown,
Deputy County Counsel

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

The portions of Lots 7 and 8 of T.M. Parson's Subdivision, as shown by Map on file in Book 1, Pages 68 of Maps, in the Office of the County Recorder of San Bernardino County, California, described as follows:

Beginning at the intersection of the curved Northerly line of Tilton Avenue, as shown by Map of Mayfair Square, Unit 1, on file in Book 39, Page 51 of Maps, in the Office of the County Recorder of Riverside County, California, with the Southeasterly line of the Parcel described in deed from Martin O. Thorson and Minnie Thorson to West Riverside School District, recorded May 14, 1948, in Book 912, Page 71 of Official Records of Riverside County, said parcel being that shown by map filed on April 15, 1948 in Book 15, Page 78, Records of Survey, in the Office of the County Recorder of Riverside County, and said Southeasterly line being parallel with and 34.47 feet Northwesterly of the Southeasterly line of said Lot 8;

Thence North $33^{\circ} 47' 20''$ East on the Southeasterly line of the parcel described in said deed a distance of 514.06 feet;

Thence South $56^{\circ} 27' 10''$ East 305.89 feet to the Southeasterly line of said Lot 7, being the Northeasterly prolongation of the Northwesterly line of Lots D and 9 of said Mayfair Square, Unit 1;

Thence South $33^{\circ} 46' 30''$ West along the Southeasterly line of said Lot 7 and the Northwesterly lines of Lots D and 9 of said Mayfair Square, Unit 1, a distance of 340.83 feet to the Northeasterly line of said Tilton Avenue;

Thence North $56^{\circ} 29' 40''$ West along said Northeasterly line of Tilton Avenue a distance of 11.84 feet, more or less, to the beginning of a curve in said line, concave Southeasterly and having a radius of 338 feet, which passes, through the point of beginning.

Thence Westerly on the arc of said curve through a central angle of $60^{\circ} 46' 50''$ a distance of 358.56 feet to the point of beginning.

Said land is also described by Certificate of Compliance No. 07021, executed by The City of Jurupa Valley Planning Department and recorded April 24, 2014 as Instrument No. 2014-149073 of Official Records Riverside County, California.

Rio Vista Transfers

Northerly Side of Tilton Avenue



Legend



0

516

1,032 Feet



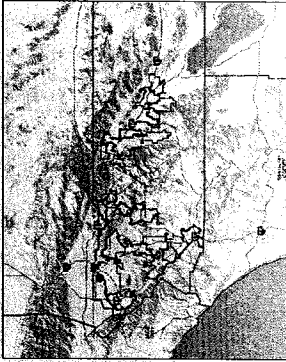
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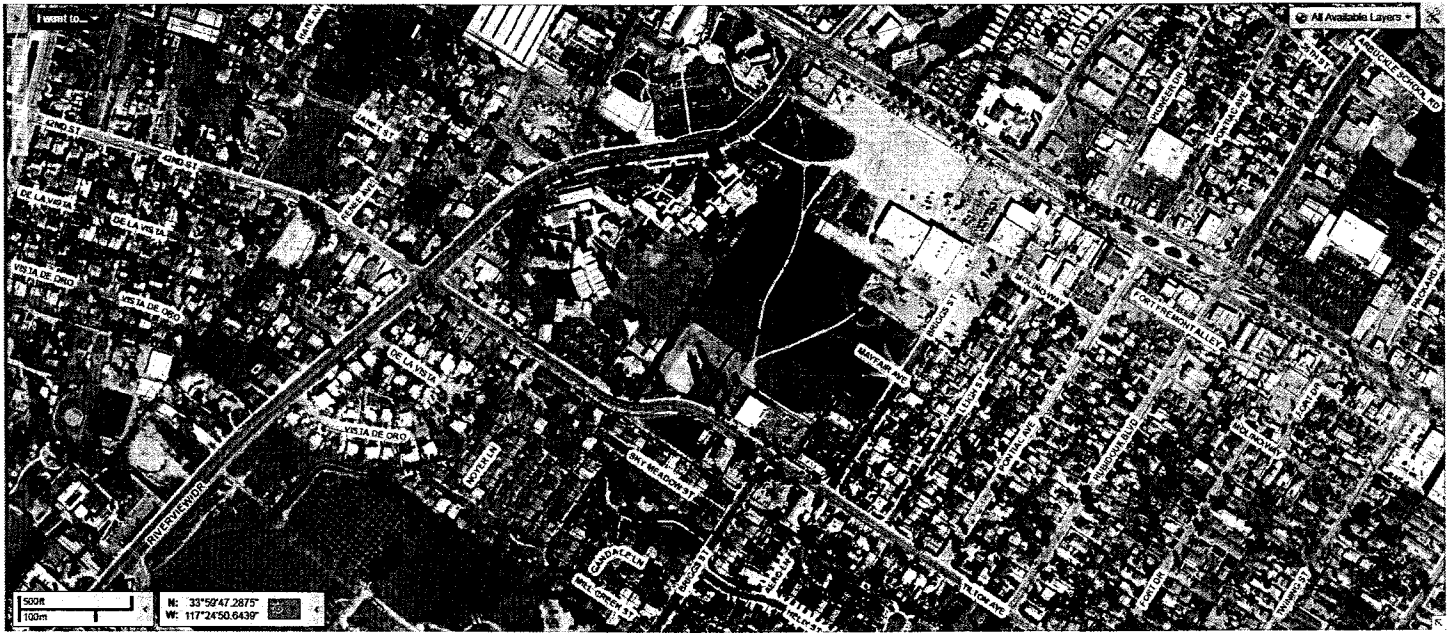
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IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the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

Notes

APN: 181-030-010





Assessor Parcel Number: 181-030-010

Housing Authority Real Property Conveyance – City of Jurupa Valley, Riverside County, California