

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

918



FROM: Economic Development Agency

SUBMITTAL DATE:


February 25, 2016

SUBJECT: Resolution No. 2016-056, Authorization to Convey Fee Simple Interest in Real Property to the Riverside County Regional Park & Open Space District, District 2/5, CEQA Exempt, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the transfer of land for parks purposes is categorically exempt from California Environmental Quality Act review requirements under Sections 15061(b)(3);
2. Adopt Resolution No. 2016-056, Authorization to Convey Fee Simple Interest in Real Property to the Riverside County Regional Park & Open Space District, Assessor's Parcel Numbers 181-190-014, 181-190-015, 181-190-017, 181-190-019, 181-220-023, 257-230-001, 257-230-002, 257-230-003, 257-230-005, 257-220-002, 257-220-003, 257-220-004, 260-030-003, 260-030-004, 260-030-005, 260-030-007, 260-020-001 and 260-020-006, by Grant Deed; 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	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE

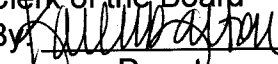
BY: 
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione 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: March 15, 2016
xc: EDA, Recorder

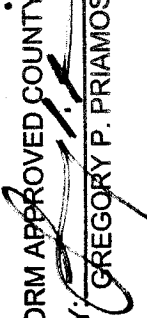
Kecia Harper-Ihem
 Clerk of the Board
 BY: 
 Deputy

Prev. Agn. Ref.:

District: 2/5

Agenda Number:

3-5

FORM APPROVED COUNTY COUNSEL
 BY: 
 GREGORY P. PRIAMOS
 DATE: 2/5/16

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. 2016-056, Authorization to Convey Fee Simple Interest in Real Property to the Riverside County Regional Park & Open Space District, District 2/5, CEQA Exempt, [\$0]

DATE: March 3, 2016

PAGE: 2 of 2

RECOMMENDED MOTION: (Continued)

3. Direct Clerk of the Board to file the Notice of Exemption with the office of the County Clerk within five (5) working days of approval by the Board; and
4. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed(s) to complete the transfer of real property.

BACKGROUND SUMMARY

Pursuant to Government Code 25521.5, the County of Riverside may transfer real or personal property to the Riverside County Regional Park & Open Space District (District). Pursuant to Government Code Section 25365, a county may transfer interests in real property or any interest therein, belonging to a county to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property therein to be transferred is not required for county use.

Pursuant to the California Environmental Quality Act (CEQA), the action was reviewed and determined to be categorically exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061 (b)(3) - "Common Sense" Exemption. The County's approval of this conveyance of real property does not create any reasonably foreseeable physical change in the environment; it is merely a transfer in title to real property.

Finding that the land is no longer necessary for use by the County, the County intends to transfer (1) its fee simple interest in real property, located in the City of Moreno Valley, consisting of 529.62 acres, identified by Assessor Parcel Numbers 257-230-001, 257-230-002, 257-230-003, 257-230-005, 257-220-002, 257-220-003, 257-220-004, 260-030-003, 260-030-004, 260-030-005, 260-030-007, 260-020-001, 260-020-006 (Box Springs Regional Park; and (2) real property located in the City of Jurupa Valley consisting of 36.54 acres, Assessor's Parcel Numbers 181-190-014, 181-190-015, 181-190-017, 181-190-019, 181-220-023 (Jurupa Regional Sports Park), all more particularly described in legal descriptions attached to Resolution 2016-056 for each respective real property interest, to the District, by Grant Deed.

All of the aforementioned properties were originally acquired by Riverside County Park Facilities Corporation (RCPFC), an entity that was formed on August 29, 1973. Article IV in the Articles of Incorporation for RCPFC states that the assets of the corporation are to be distributed to the County of Riverside upon dissolution of the corporation. The corporation was dissolved on January 27, 2005. Transferring ownership of the land to the District would be in both parties best interest as the District has already been managing these properties since its formation.

Resolution 2016-056 and the Grant Deed have been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

Finding that the fee simple interest is no longer necessary for us by the county, the District has initiated a request to convey the subject parcels from County to District. Since this is only a transfer between public agencies, there will be no impact on citizens and businesses.

SUPPLEMENTAL:

Additional Fiscal Information

There are no costs associated with this Form 11.

Attachments: Resolution No. 2016-056, two Aerial Images, two Grant Deeds and Notice of Exemption

BY:  R. TODD FRAHM
DATE 2/11/16

Board of Supervisors

County of Riverside

RESOLUTION NO. 2016-056

AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST

**IN REAL PROPERTY TO THE RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE
DISTRICT BY GRANT DEED**

WHEREAS, the County of Riverside is the owner certain real property consisting of 529.62 acres of vacant land, identified with Assessor Parcel Numbers 257-230-001, 257-230-002, 257-230-003, 257-230-005, 257-220-002, 257-220-003, 257-220-004, 260-030-003, 260-030-004, 260-030-005, 260-030-007, 260-020-001 and 260-020-006 located at Box Springs Regional Park, in the unincorporated area of the County of Riverside, adjacent to the City of Moreno Valley, State of California; and (2) real property consisting of 36.54 acres located in the City of Jurupa Valley, Assessor's Parcel Numbers 181-190-014, 181-190-015, 181-190-017, 181-190-019 and 181-220-023 (Jurupa Regional Sports Park) (collectively, the "Property");

WHEREAS, pursuant to Government Code Section 25521.5, the County may transfer to Riverside County Regional Park and Open Space District, without a vote of the electors of the county first being taken, any real or personal property belonging to the county.

WHEREAS, the County desires to convey the Property to the Riverside County Regional Park & Open Space District, for development of the Box Springs Regional Park and the Jurupa Regional Sports Park.

WHEREAS, the County has reviewed and determined that the conveyance of the Property as being categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15601(b)(3) as the proposed project is merely the conveyance of title to real property and does not involve construction or development; therefore, no significant impact on the environment will occur; and

WHEREAS, the County of Riverside and the Riverside County Regional Park & Open Space District concur that it would be in both parties best interest to transfer the Property to the District; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on Mar. 15, 2016, in the meeting room of

1 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 conveyance has determined that the
4 proposed conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines
5 Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the
6 activity in question will have a significant effect on the environment because it merely involves
7 the conveyance of title to real property and no construction activities or development is to
8 occur.

9 **BE IT FURTHER RESOLVED, DETERMINED** that this Board authorizes the
10 conveyance of the Property by Grant Deed to Riverside County Regional Park & Open Space
11 District the following described real property: Certain fee interest in real property located in the
12 unincorporated area of the County of Riverside adjacent to the City of Moreno Valley and the
13 City of Jurupa Valley, State of California, identified with Assessor Parcel Numbers 257-230-
14 001, 257-230-002, 257-230-003, 257-230-005, 257-220-002, 257-220-003, 257-220-004, 260-
15 030-003, 260-030-004, 260-030-005, 260-030-007, 260-020-001, 260-020-006, 181-190-014,
16 181-190-015, 181-190-017, 181-190-019 and 181-220-023, more particularly described in
17 Exhibit "A", Legal Description, attached hereto and made a part hereof.

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


21 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County Executive
22 Officer/EDA or designee authorized to execute any documents necessary to complete this
23 transaction.

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

26 ROLL CALL:

27 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
28 Nays: None
Absent: None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECIA HARPER-HEM, Clerk of said Board
By  Deputy

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL A:

THE SOUTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 260-030-003-6; 260-030-004-7; 260-030-005-8; PORTION OF 260-030-007-0

PARCEL B:

THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 26.

APN: PORTION OF 260-030-007-0

PARCEL C:

THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: PORTION OF 260-020-001-3

PARCEL D:

THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 260-020-006-8

PARCEL E:

THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 660 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE, AT A RIGHT ANGLE, SOUTH 363 FEET; THENCE, AT A RIGHT ANGLE, EAST 132 FEET; THENCE, AT A RIGHT ANGLE, NORTH 363 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ALONG SAID NORTH LINE 132 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE EAST 44 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 25, 1959 AS INSTRUMENT NO. 91389 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE WATER SPRING LOCATED THEREON.

APN: PORTION OF 260-020-001-3

PARCEL F:

THE NORTH $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: PORTION OF 260-030-007-0

LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL A: (APN'S: 181-190-015-4 AND 181-190-019-8)

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 52 THROUGH 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 5 OF EVANS RIO RANCHO, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN A DEED TO CHARLES M. FISCHER, ET AL, RECORDED AUGUST 02, 1944 IN BOOK 639, PAGE 19 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 76° 54' 18" EAST ALONG THE SOUTHERLY LINE OF SAID LAND DEEDED TO FISCHER 520.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 76° 54' 18" EAST, 900.00 FEET; THENCE LEAVING SAID LINE SOUTH 54° 32' 15" EAST, 150.37 FEET; THENCE SOUTH 35° 27' 45" WEST, 899.93 FEET TO A POINT IN A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1205 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 19° 00' 45" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 36' 38", AN ARC LENGTH OF 370.37 FEET; THENCE LEAVING SAID CURVE NORTH 11° 41' 09" WEST, 562.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: (APN'S: 181-190-014-3 AND 181-190-017-6)

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 52 THROUGH 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 5 OF EVANS RIO RANCHO, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN A DEED TO CHARLES M. FISCHER, ET AL, RECORDED AUGUST 02, 1944 IN BOOK 639, PAGE 19 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 76° 54' 18" EAST ALONG THE SOUTHERLY LINE OF SAID LAND DEEDED TO FISCHER 1420 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 54° 32' 15" EAST, 150.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 54° 32' 15" EAST, 710.49 FEET; THENCE SOUTH 35° 27' 45" WEST, 850.50 FEET; THENCE NORTH 54° 32' 15" WEST, 369.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1205 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 27' 00", AN ARC LENGTH OF 345.96 FEET; THENCE LEAVING SAID CURVE, NORTH 35° 27' 45" EAST, 899.93 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C: (APN: 181-220-023-3)

PARCEL 1 OF PARCEL MAP NO. 22894 ON FILE IN BOOK 157 PAGES 47 THROUGH 50' INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

181-190-015-4 and 181-190-019-8 and 181-190-014-3 and 181-190-017-6 and 181-220-023-3

LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 257-230-001-8

PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-230-002-9

PARCEL 3:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-230-003-0

PARCEL 4:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666,

PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ONA F. SANDERS BY DOCUMENT RECORDED FEBRUARY 24, 1965 AS INSTRUMENT NO. 21088, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 257-230-005-2

PARCEL 5:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 257-220-002-8

PARCEL 6:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-220-003-9

PARCEL 7:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

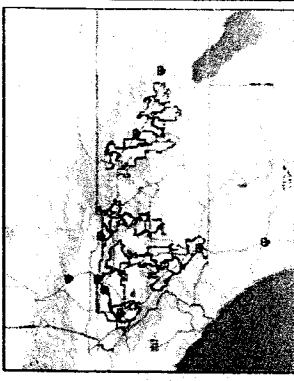
ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-220-004-0

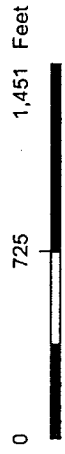
APN(s): 257-230-001-8, 257-230-002-9, 257-230-003-0, 257-230-005-2, 257-220-002-8, 257-220-003-9 and 257-220-004-0

JURUPA VALLEY SOCCER FIELDS

JURUPA VALLEY



Legend



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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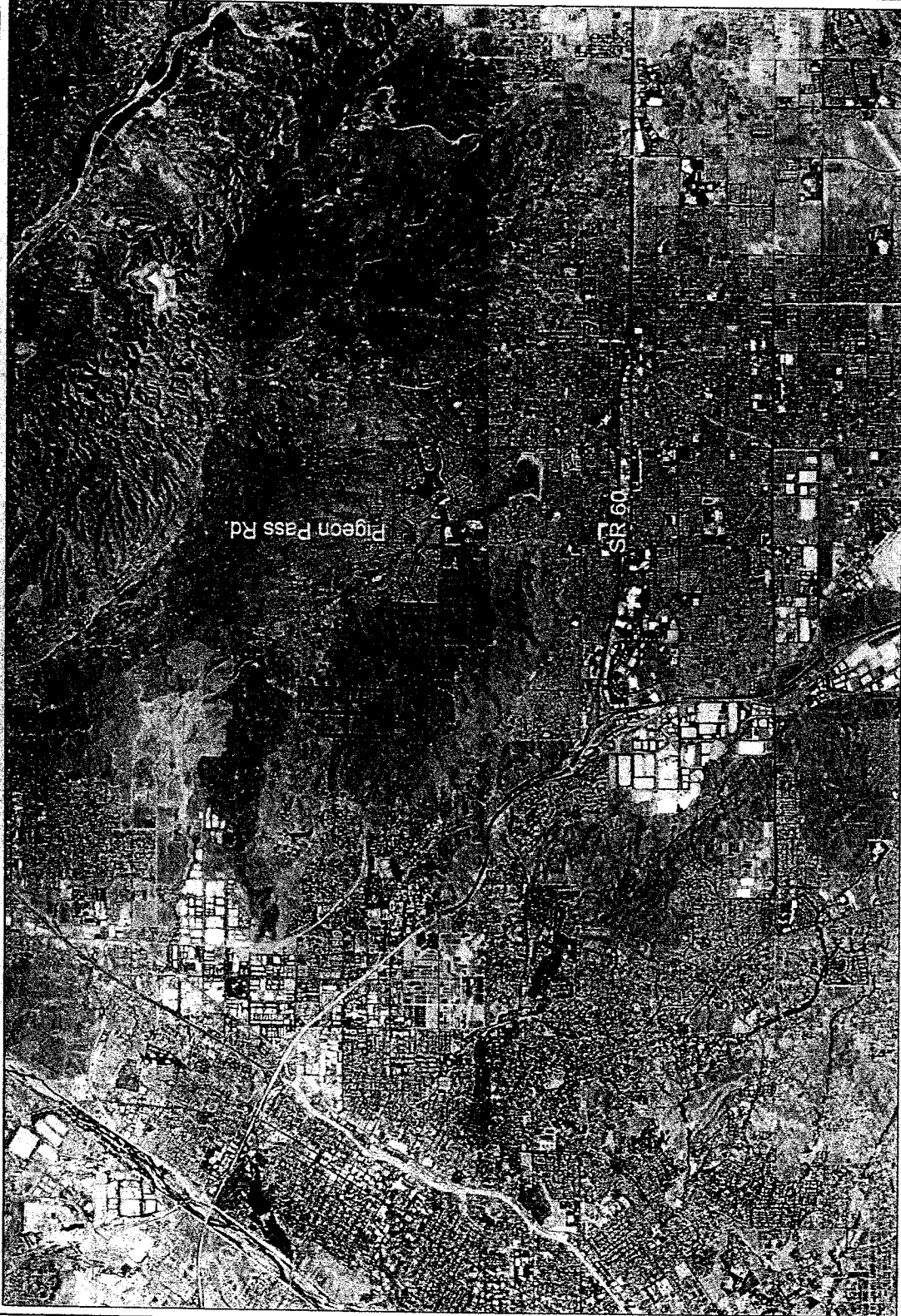
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Notes

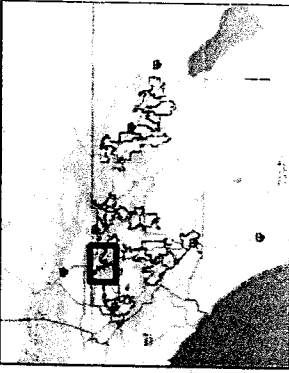
APN's:
 181-190-014, 181-190-015, 181-191-017,
 181-191-019,
 181-220-023
 District 2

BOX SPRINGS PARK

Moreno Valley, California



Legend



0 10,204 20,408 Feet



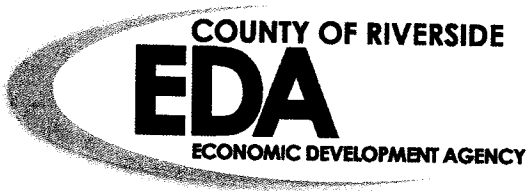
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Notes

District 5
APN's: 257-230-001, 002, 003, 005
257-230-002, 003, 004, 260-030-003,
004, 005, 007, 260-020-001, 006

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

3/16/16
Date

KB
Initial

NOTICE OF EXEMPTION

January 12, 2016

Project Name: County of Riverside, Box Springs Regional Park and Jurupa Valley Sports Park Transfer to Riverside County Regional Park and Open Space District

Project Number: FM0419310059

Project Location (2 locations):

Box Springs Regional Park: Generally along or surrounding Box Springs Mountain Road, approximately 1.2 miles north of the Moreno Valley Freeway between the Cities of Moreno Valley and Riverside unincorporated area of Riverside County, California; Assessor's Parcel Numbers (APN): 257-230-001, 257-230-002, 257-230-003, 257-230-005, 257-220-002, 257-220-003, 257-220-004, 260-030-003, 260-030-004, 260-030-005, 260-030-007, 260-020-001, 260-020-006 (See attached exhibits)

Jurupa Regional Sports Park: North along 46th Street/Crestmore Road, west of Loring Ranch Road, adjacent to the south of Flabob Airport, City of Jurupa Valley, California; Assessor's Parcel Numbers (APN): 181-190-014, 181-190-015, 181-190-017, 181-190-019, 181-220-023 (See attached exhibits)

Description of Project: The County of Riverside (County) is the owner of land in Box Springs Regional Park identified with APNs 257-230-001, 257-230-002, 257-230-003, 257-230-005, 257-220-002, 257-220-003, 257-220-004, 260-030-003, 260-030-004, 260-030-005, 260-030-007, 260-020-001, 260-020-006, located in an unincorporated area of Riverside County, between the Cities of Riverside and Moreno Valley and of land at the Jurupa Valley Regional Sports Park with APNs 181-190-014, 181-190-015, 181-190-017, 181-190-019, 181-220-023, located in the City of Jurupa Valley. All of the aforementioned properties were originally acquired by Riverside County Park Facilities Corporation (RCPFC), an entity that was formed on August 29, 1973. Article IV in the Articles of Incorporation for RCPFC requires that the assets of the corporation are to be distributed to the County upon dissolution of the corporation. The corporation was dissolved on January 27, 2005. The Riverside County Regional Park and Open Space District (District) has initiated a request to convey the subject parcels from County to District. Transferring ownership of the land to the District would be in both parties best interest as the District has already been managing these properties since its formation.

Pursuant to Government Code 25521.5, the County may convey, quitclaim, or otherwise transfer real or personal property to the District. Pursuant to Government Code Section 25365, a county may transfer real property or any interest therein, belonging to a county to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property therein to be transferred is not required for county use.

MAR 15 2016 3-5

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

www.rivcoeda.org

Administration
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Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

Finding that the land is no longer necessary for use by the County, the County intends to transfer its fee simple interest in real property, located at Box Springs Regional Park, consisting of 592.06 acres, and at Jurupa Valley Sports Park, consisting of 36.54 acres. The County has been asked, and is willing, to convey the parcels of land to the District. The conveyance of the parcels does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require California Environmental Quality Act (CEQA) review from the District, acting as the appropriate lead agency, for any changes to these parcels of property. Any attempt at evaluating physical impacts related to future development at this time would be wholly speculative and would provide no meaningful input or analysis for consideration of the discretionary action by the County Board of Supervisors to convey the land to the District.

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; Riverside County Regional Park and Open Space District

Exempt Status: State CEQA Guidelines, 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

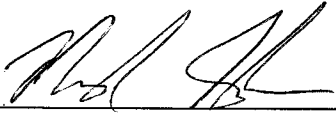
Reasons Why Project is Exempt: The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project is the conveyance of real property that is no longer needed for the use by or purposes of the County. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in physical changes to the existing site. The potential indirect effects from subsequent unforeseeable development resulting from this conveyance would be analyzed as part of the District's obligation as a Lead Agency to provide full environmental review under CEQA. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed conveyance of real property will not have an effect on the environment and the mere transfer of ownership interests will not allow for any development, construction, or change of use that may create any future direct or indirect physical environmental impact; 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 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 *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required.

With certainty, there is no possibility that the conveyance of this property may have a significant physical effect on the environment. The conveyance would be limited to the transfer of land from the County to the District and would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. The Project is merely the conveyance of existing property. The conveyance of the property does not facilitate an increase in the intensity of use of the site. The conveyance of this property to the District does not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts to the existing site.

Any future activity or development on either parcel which had the potential to result in environmental impacts, would require further a future discretionary action by the District, and this action would provide a mechanism to trigger additional CEQA review. Therefore, in no way, would the mere transfer of property between the County and the District, as proposed, have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

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

Signed:  Date: 1/12/16

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Box Springs and Jurupa Valley Parks Transfer to Riverside County Regional Park and Open Space District

Accounting String: 524830-47220-7200400000- FM0419310059

DATE: January 12, 2016

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: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Lorie Houghlan, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: January 12, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0419310059**
Box Springs and Jurupa Valley Parks Transfer to Riverside County Regional Park and Open Space District

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: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

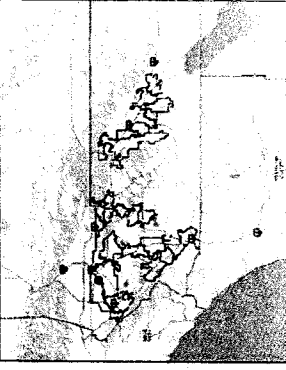
If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

JURUPA VALLEY SOCCER FIELDS

JURUPA VALLEY



Legend



REPORT PRINTED ON... 1/6/2016 11:38:31 AM

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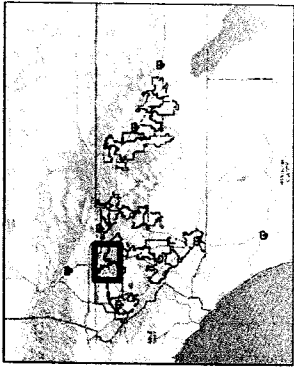
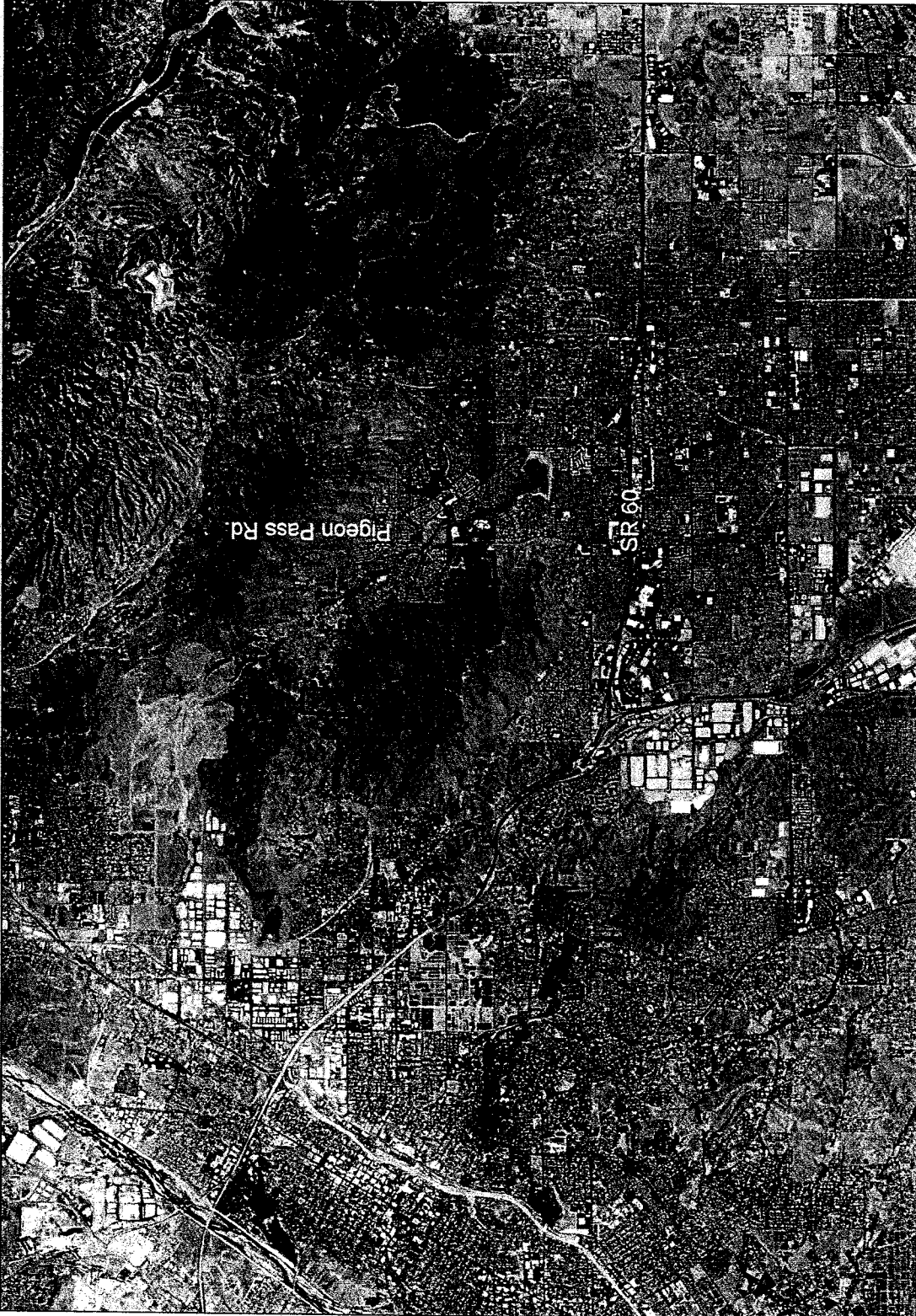
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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's:
 181-190-014, 181-190-015, 181-191-017,
 181-191-019,
 181-220-023
 District 2

BOX SPRINGS PARK

Moreno Valley, California



Legend



0 10,204 20,408 Feet



REPORT PRINTED ON... 1/7/2016 8:28:19 AM

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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

District 5
APN's: 257-230-001, 002, 003, 005
257-230-002, 003, 004, 260-030-003,
004, 005, 007, 260-020-001, 006

Recorded at request of and return to:
Riverside County Regional Park and
Open Space District
4600 Crestmore road
Jurupa Valley, California 92509

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

LGH:tg/020316/059PD/18.031

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

PROJECT: JURUPA SOCCER FIELDS
APN(s): 181-190-014, 181-190-015,
181-191-017, 181-191-019,
and 181-220-023

GRANT DEED

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

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

Grants to the COUNTY REGIONAL PARK & OPEN SPACE DISTRICT, 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

MAR 15 2016 3-5

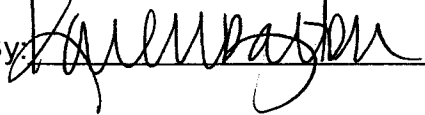
PROJECT: JURUPA SOCCER FIELDS
APN: 181-190-014, 181-190-015,
181-191-017, 181-191-019,
And 181-220-023

Dated: MAR 15 2016


GRANTOR:
**COUNTY OF RIVERSIDE, a political
subdivision of the State of California**

By: 
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 

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

By: 
Todd Frahm
Deputy County Counsel

LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL A: (APN'S: 181-190-015-4 AND 181-190-019-8)

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 52 THROUGH 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 5 OF EVANS RIO RANCHO, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN A DEED TO CHARLES M. FISCHER, ET AL, RECORDED AUGUST 02, 1944 IN BOOK 639, PAGE 19 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 76° 54' 18" EAST ALONG THE SOUTHERLY LINE OF SAID LAND DEEDED TO FISCHER 520.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 76° 54' 18" EAST, 900.00 FEET; THENCE LEAVING SAID LINE SOUTH 54° 32' 15" EAST, 150.37 FEET; THENCE SOUTH 35° 27' 45" WEST, 899.93 FEET TO A POINT IN A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1205 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 19° 00' 45" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 36' 38", AN ARC LENGTH OF 370.37 FEET; THENCE LEAVING SAID CURVE NORTH 11° 41' 09" WEST, 562.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: (APN'S: 181-190-014-3 AND 181-190-017-6)

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 52 THROUGH 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 5 OF EVANS RIO RANCHO, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN A DEED TO CHARLES M. FISCHER, ET AL, RECORDED AUGUST 02, 1944 IN BOOK 639, PAGE 19 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 76° 54' 18" EAST ALONG THE SOUTHERLY LINE OF SAID LAND DEEDED TO FISCHER 1420 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 54° 32' 15" EAST, 150.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 54° 32' 15" EAST, 710.49 FEET; THENCE SOUTH 35° 27' 45" WEST, 850.50 FEET; THENCE NORTH 54° 32' 15" WEST, 369.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1205 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 27' 00", AN ARC LENGTH OF 345.96 FEET; THENCE LEAVING SAID CURVE, NORTH 35° 27' 45" EAST, 899.93 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C: (APN: 181-220-023-3)

PARCEL 1 OF PARCEL MAP NO. 22894 ON FILE IN BOOK 157 PAGES 47 THROUGH 50 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

181-190-015-4 and 181-190-019-8 and 181-190-014-3 and 181-190-017-6 and 181-220-023-3

Recorded at request of and return to:
Riverside County Regional Park and
Open Space District
4600 Crestmore road
Jurupa Valley, California 92509

FREE RECORDING

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

LGH:tg/020316/059PD/18.030

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

PROJECT: BOX SPRINGS PARK
APN(s): 257-220-002, 257-220-003,
257-220-004, 257-230-001,
257-230-002, 257-230-003,
257-230-005, 260-020-001,
260-020-006, 260-030-003,
260-030-004, 260-030-005,
and 260-030-007

GRANT DEED

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

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

Grants to the COUNTY REGIONAL PARK & OPEN SPACE DISTRICT, 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

MAR 15 2016

35

PROJECT: BOX SPRINGS PARK
APN: 257-220-002, 257-220-003,
257-220-004, 257-230-001,
257-230-002, 257-230-003,
257-230-005, 260-020-001,
260-020-006, 260-030-003,
260-030-004, 260-030-005,
and 260-030-007

Dated: MAR 15 2016


GRANTOR:
**COUNTY OF RIVERSIDE, a political
subdivision of the State of California**

By: 
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 

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

By: 
Todd Frahm
Deputy County Counsel

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL A:

THE SOUTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 260-030-003-6; 260-030-004-7; 260-030-005-8; PORTION OF 260-030-007-0

PARCEL B:

THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 26.

APN: PORTION OF 260-030-007-0

PARCEL C:

THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: PORTION OF 260-020-001-3

PARCEL D:

THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 260-020-006-8

PARCEL E:

THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 660 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE, AT A RIGHT ANGLE, SOUTH 363 FEET; THENCE, AT A RIGHT ANGLE, EAST 132 FEET; THENCE, AT A RIGHT ANGLE, NORTH 363 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ALONG SAID NORTH LINE 132 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE EAST 44 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 25, 1959 AS INSTRUMENT NO. 91389 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE WATER SPRING LOCATED THEREON.

APN: PORTION OF 260-020-001-3

PARCEL F:

THE NORTH $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: PORTION OF 260-030-007-0

LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 257-230-001-8

PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-230-002-9

PARCEL 3:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-230-003-0

PARCEL 4:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666,

PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ONA F. SANDERS BY DOCUMENT RECORDED FEBRUARY 24, 1965 AS INSTRUMENT NO. 21088, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 257-230-005-2

PARCEL 5:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 257-220-002-8

PARCEL 6:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-220-003-9

PARCEL 7:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF BOX SPRINGS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1945, IN BOOK 666, PAGE 516 AND MAY 23, 1945 IN BOOK 681, PAGE 92, BOTH OF OFFICIAL RECORDS.

APN: 257-220-004-0

APN(s): 257-230-001-8, 257-230-002-9, 257-230-003-0, 257-230-005-2, 257-220-002-8, 257-220-003-9 and 257-220-004-0