

Thence South 32°29'56" East, a distance of 194.06 feet;

Thence South 68°55'29" East, a distance of 80.42 feet;

Thence South 62°26'58" East, a distance of 234.40 feet;

Thence South 03°48'43" West, a distance of 137.89 feet;

Thence South 49°17'06" West, a distance of 212.87 feet, to a point lying on the southerly line of said Instrument No. 2004-1036504;

The following twelve (12) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:

1. Thence North 61°05'29" West, a distance of 211.00 feet;
2. Thence North 68°50'06" West, a distance of 440.81 feet;
3. Thence North 19°59'07" East, a distance of 397.34 feet;
4. Thence North 14°46'29" West, a distance of 134.01 feet;
5. Thence North 28°33'43" West, a distance of 306.17 feet;
6. Thence North 80°13'05" West, a distance of 472.02 feet;
7. Thence North 46°52'49" West, a distance of 124.75 feet;
8. Thence North 66°32'19" West, a distance of 110.04 feet;
9. Thence North 24°32'42" West, a distance of 109.26 feet;
10. Thence North 45°15'05" West, a distance of 282.27 feet;
11. Thence North 75°01'37" West, a distance of 447.21 feet;
12. Thence North 19°45'52" West, a distance of 363.48 feet to the **TRUE POINT OF BEGINNING**

Containing 20.62 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "C":

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line of Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence easterly along said southerly line of Instrument No. 2004-1036504, leaving said easterly line, South 88°44'12" East, a distance of 257.04 feet to the **TRUE POINT OF BEGINNING**;

Thence easterly along the prolongation of said last course, leaving said southerly line of said Instrument No. 2004-1036504, South 88°44'12" East, a distance of 68.26 feet;

Thence South 24°12'55" East, a distance of 400.86 feet to a point lying on said southerly line of said Instrument No. 2004-1036504, of Official Records of said County;

Thence northwesterly along said southerly line North 40°47'03" West, a distance of 340.93;

Thence northwesterly, continuing along said southerly line, North 05°13'20" West, a distance of 109.40 feet to said **TRUE POINT OF BEGINNING**.

Containing 0.53 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "D":

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence westerly along the southerly line of said Instrument No. 2004-1036504, leaving said easterly line North 88°44'12" West, a distance of 46.17 feet to the **TRUE POINT OF BEGINNING**;

The following five (5) courses are along the southerly line of Instrument No. 2004-1036504:

1. Thence South 00°07'21" West, a distance of 179.56 feet;
2. Thence South 88°54'45" West, a distance of 216.92 feet;
3. Thence South 00°45'26" West, a distance of 464.53 feet;
4. Thence South 85°30'18" West, a distance of 59.88 feet;
5. Thence North 89°28'41" West, a distance of 374.19 feet to a point lying on the easterly right of way of said Lake Street, said point also being the beginning of a non-tangent curve, concave easterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 64°15'46" West;

Thence northwesterly and northerly along said easterly right of way and said non-tangent curve, through a central angle of 19°20'14", an arc distance of 660.15 feet to the beginning of a tangent line;

Thence northerly along said tangent line, continuing along said easterly right of way, North 06°24'00" West, a distance of 152.46 feet;

Thence easterly leaving said easterly right of way, North 88°38'01" East, a distance of 122.61 feet to the beginning of a tangent curve, concave southerly and having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 13°05'32", an arc distance of 137.10 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 78°16'24" East, a distance of 610.03 feet to said **TRUE POINT OF BEGINNING.**

Containing 10.74 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

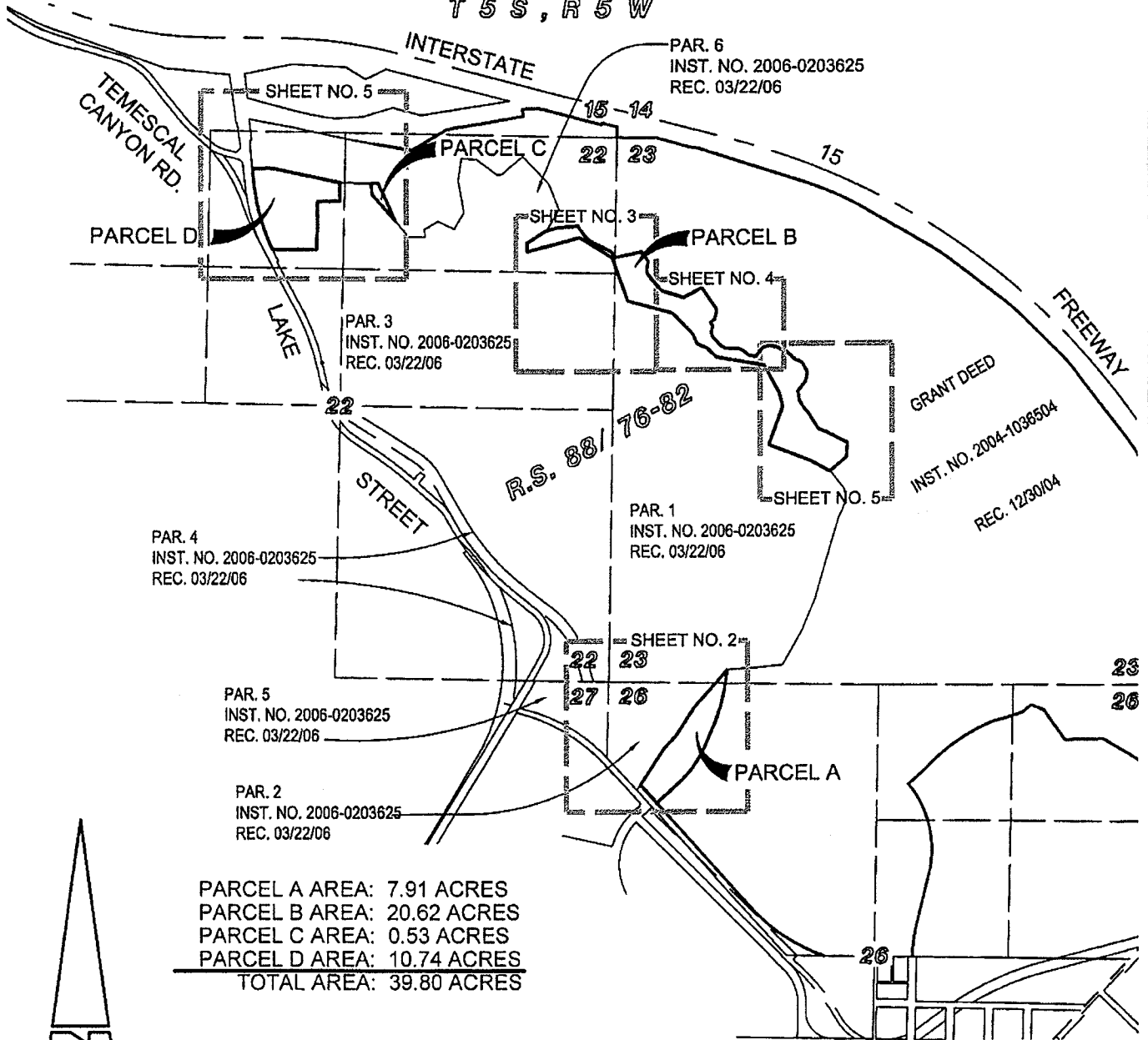
Thomas Caseldine 3-4-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



March 7, 2016
TMC/KWC/tmc
R:\07\1100\LEGALS\land exchange\AQUIRE\1100 AQUIRE PARCELS.docx

EXHIBIT "A1"
COUNTY OF RIVERSIDE TO
CASTLE & COOKE COMMERCIAL-CA, INC.

T 5 S , R 5 W



PAR. 6
INST. NO. 2006-0203625
REC. 03/22/06

PAR. 3
INST. NO. 2006-0203625
REC. 03/22/06

PAR. 4
INST. NO. 2006-0203625
REC. 03/22/06

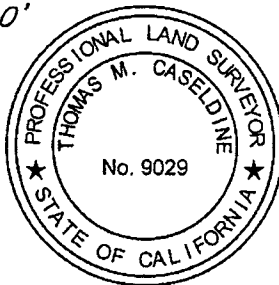
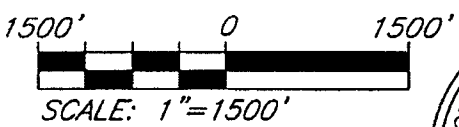
PAR. 5
INST. NO. 2006-0203625
REC. 03/22/06

PAR. 2
INST. NO. 2006-0203625
REC. 03/22/06

GRANT DEED
INST. NO. 2004-1036504
REC. 12/30/04

PARCEL A AREA: 7.91 ACRES
 PARCEL B AREA: 20.62 ACRES
 PARCEL C AREA: 0.53 ACRES
 PARCEL D AREA: 10.74 ACRES
 TOTAL AREA: 39.80 ACRES

SHEET INDEX
SCALE: 1"=1500'



- LEGEND:
- EXISTING PARCEL LINE
 - - - EXISTING SECTION LINE
 - PROPOSED PARCEL LINE
 - - - - - DETAIL SHEET BOUNDARY

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-4-16
 THOMAS M. CASELDINE DATE
 L.S. 9029 Exp. 09-30-17

EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 2 OF 6 SHEETS

T 5 S , R 5 W

PAR. 1
 INST. NO. 2006-0203625
 REC. 03/22/06

P.O.C.
 S.W. CORNER SECTION 23

W'LY LINE OF LAND CONVEYED TO THE
 COUNTY OF RIVERSIDE PER GRANT DEED,
 REC. 12/30/04, INST. NO. 04-1036504, O.R.

22 23
 27 26

S89°04'59"E 1042.70'

S. LINE, SECTION 23

T.P.O.B.

R.S. 88/ 76-82

PAR. 2
 INST. NO. 2006-0203625
 REC. 03/22/06

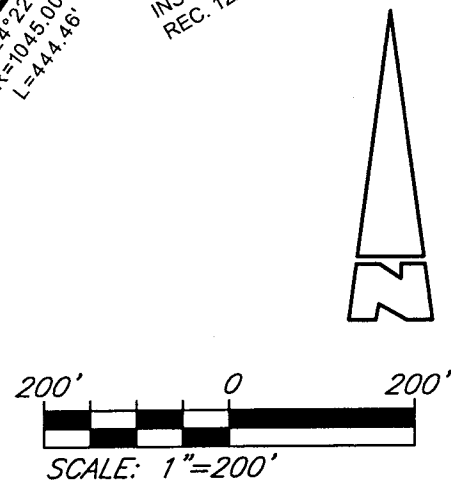
PARCEL A
 7.91 ACRES

GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04




NE'LY LINE OF NICHOLS ROAD,
 PER INST. NO. 2008-0482210,
 REC. 09/02/08, O.R.

ALBERHILL
 RANCH ROAD

NICHOLS ROAD



LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE

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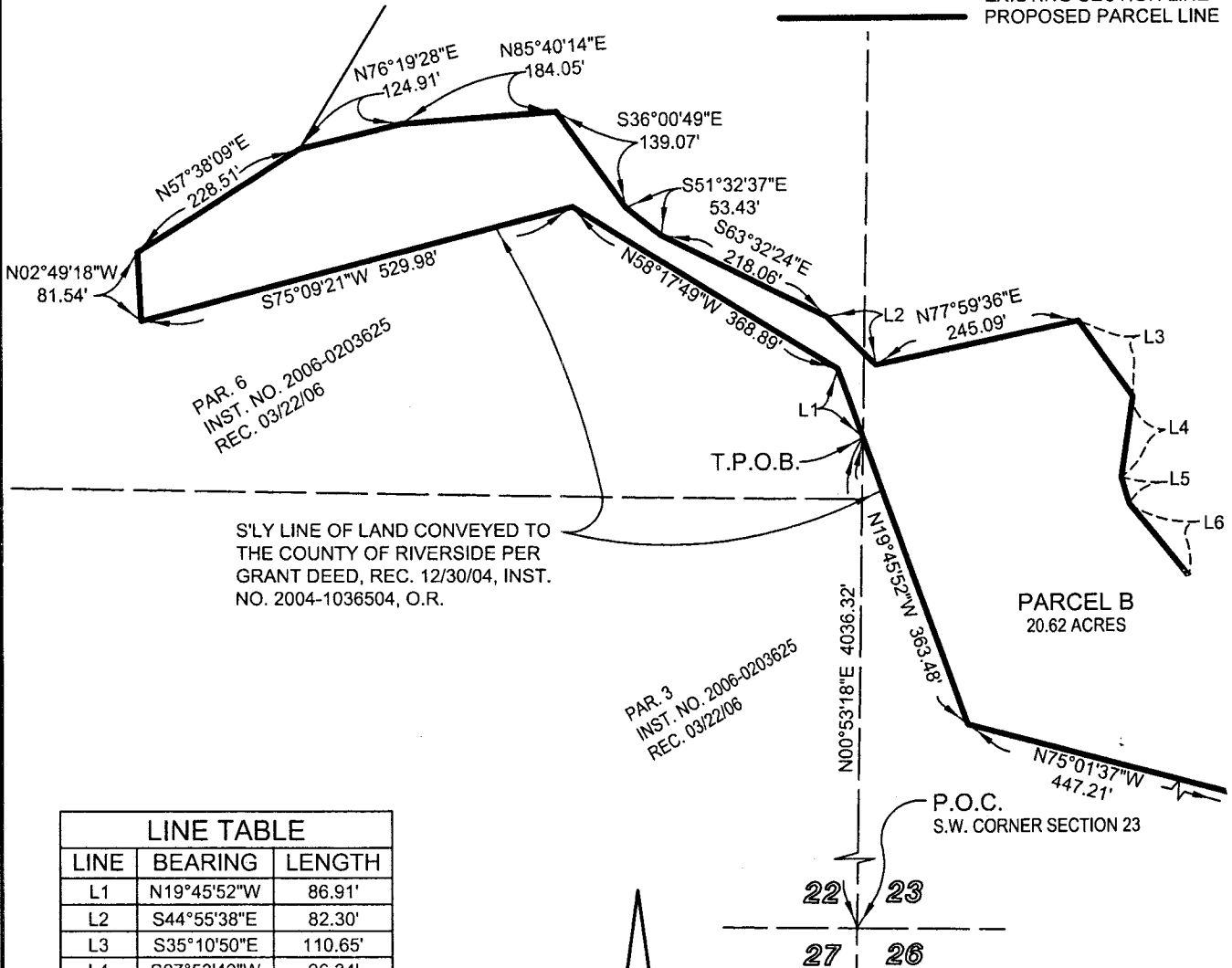
EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 3 OF 6 SHEETS

T 5 S , R 5 W

LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



S'LY LINE OF LAND CONVEYED TO
 THE COUNTY OF RIVERSIDE PER
 GRANT DEED, REC. 12/30/04, INST.
 NO. 2004-1036504, O.R.

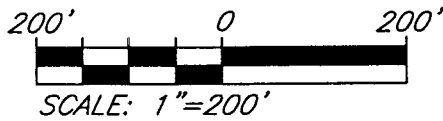
PAR. 6
 INST. NO. 2006-0203625
 REC. 03/22/06

PAR. 3
 INST. NO. 2006-0203625
 REC. 03/22/06

PARCEL B
 20.62 ACRES

P.O.C.
 S.W. CORNER SECTION 23

LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°45'52"W	86.91'
L2	S44°55'38"E	82.30'
L3	S35°10'50"E	110.65'
L4	S07°53'49"W	96.34'
L5	S15°59'38"E	33.14'
L6	S38°50'02"E	111.07'



R.S. 88/76-82

PAR. 1
 INST. NO. 2006-0203625
 REC. 03/22/06

SEE SHEET NO. 4





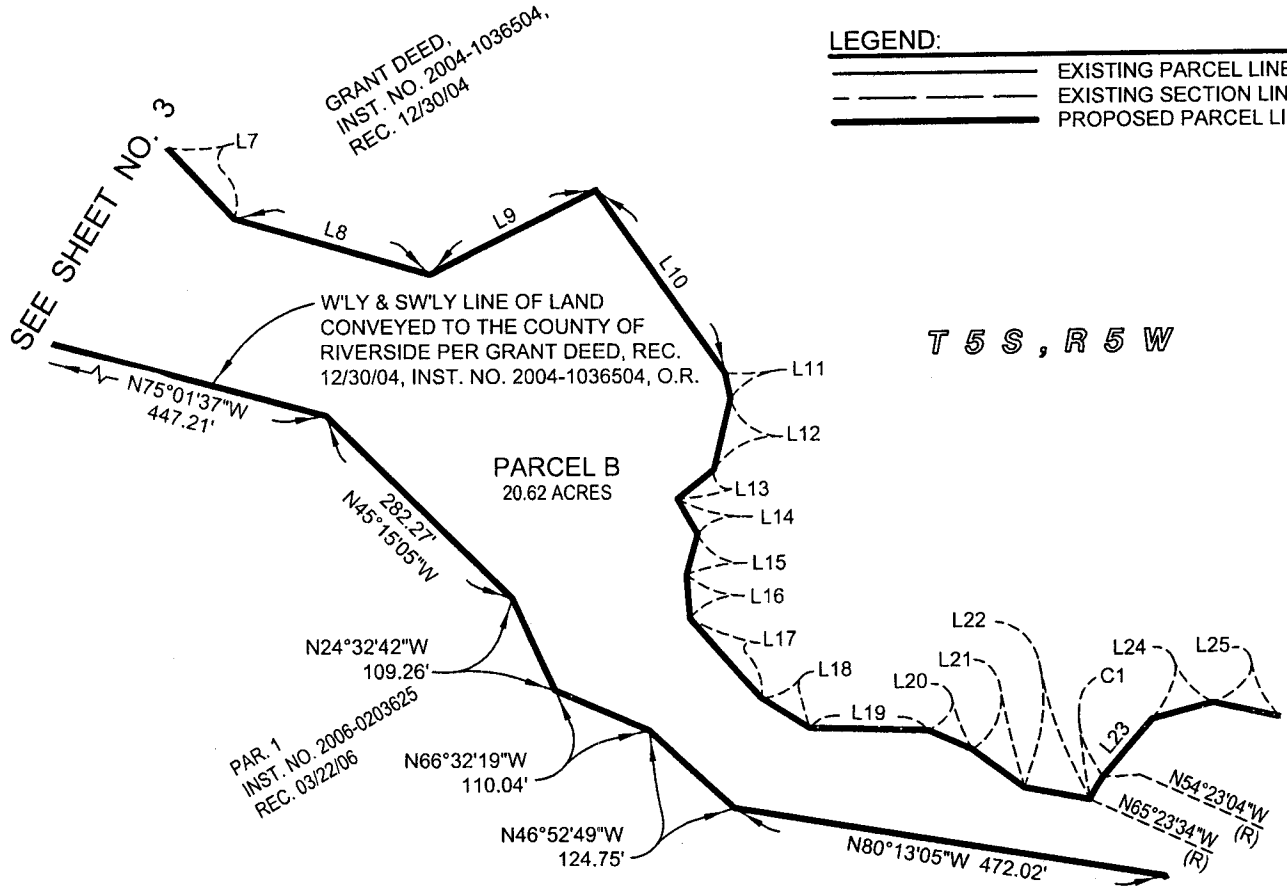
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EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 4 OF 6 SHEETS

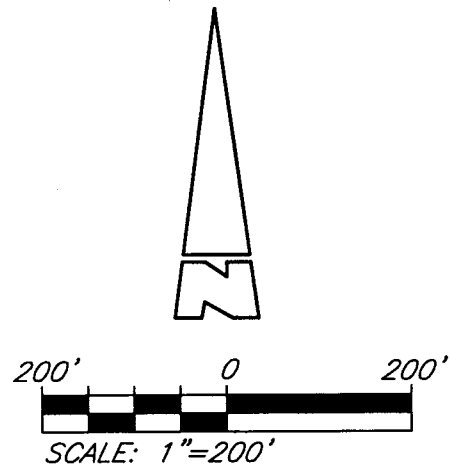
LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



LINE TABLE		
LINE	BEARING	LENGTH
L7	S43°11'43"E	105.85'
L8	S73°49'28"E	220.27'
L9	N63°19'46"E	201.76'
L10	S34°50'22"E	241.54'
L11	S11°13'33"E	28.41'
L12	S13°24'24"W	78.25'
L13	S51°43'14"W	50.50'
L14	S29°18'07"E	43.81'
L15	S15°16'44"W	45.58'
L16	S03°59'40"E	48.14'
L17	S41°14'50"E	115.25'
L18	S57°34'43"E	61.68'
L19	S88°05'18"E	127.48'
L20	S65°50'34"E	52.57'
L21	S52°53'46"E	70.10'
L22	S79°01'11"E	72.19'
L23	N40°54'08"E	83.38'
L24	N75°30'08"E	67.11'
L25	S77°32'51"E	74.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°00'30"	145.00'	27.86'



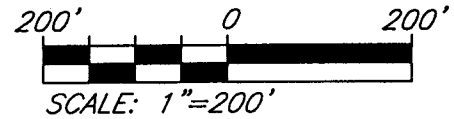
SEE SHEET NO. 5

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EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

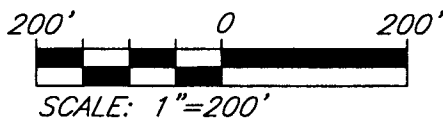
SHEET 5 OF 6 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L26	S64°39'54"E	104.95'
L27	S47°28'14"E	97.29'
L28	S57°00'34"E	26.28'
L29	S27°52'35"E	49.28'
L30	S11°45'13"W	64.96'
L31	S38°41'11"W	121.29'
L32	S10°40'02"E	96.80'
L33	S32°18'15"E	70.72'
L34	S41°24'37"E	63.10'
L35	S32°29'56"E	194.06'
L36	S68°55'29"E	80.42'
L37	S62°26'58"E	234.40'
L38	S03°48'43"W	137.89'

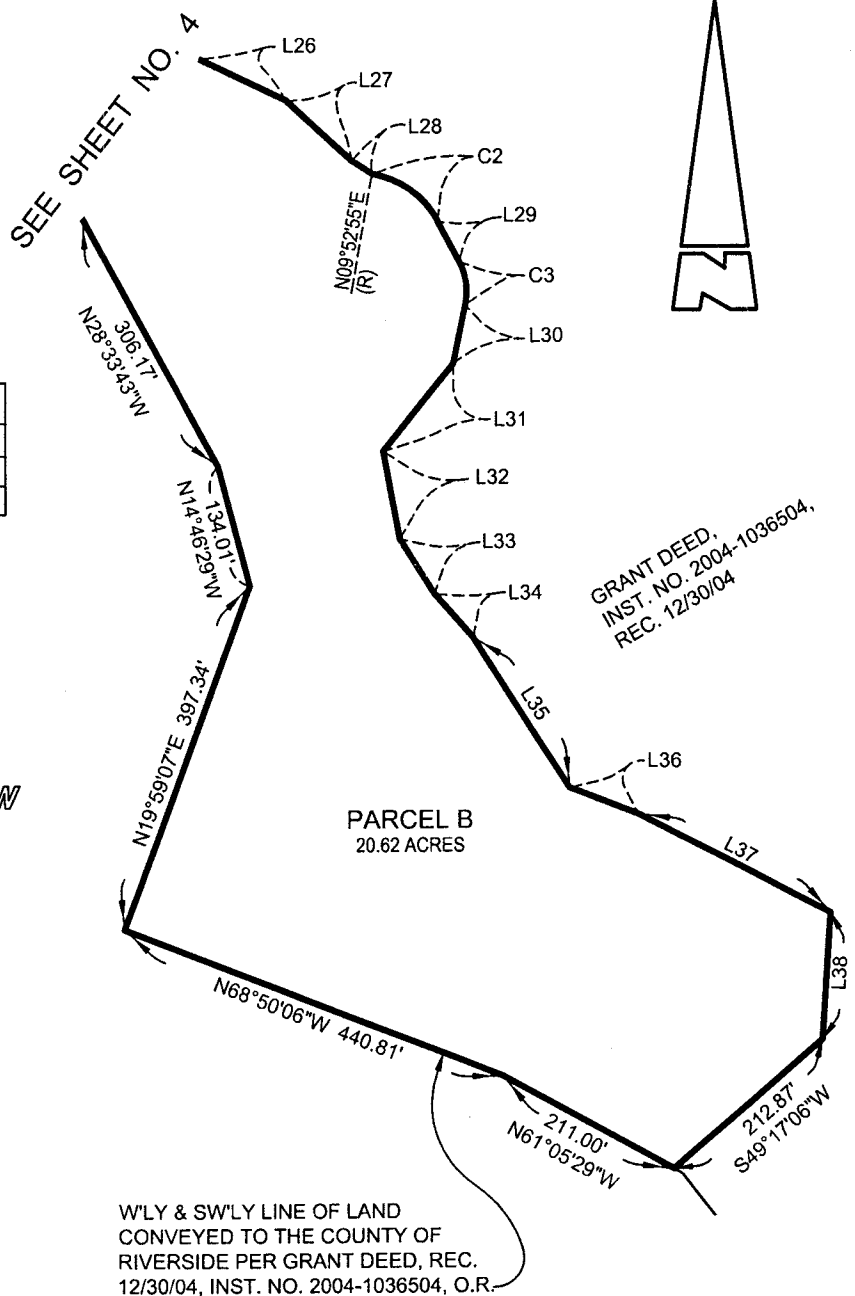


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	52°14'27"	100.00'	91.18'
C3	39°37'48"	70.00'	48.42'

T 5 S , R 5 W



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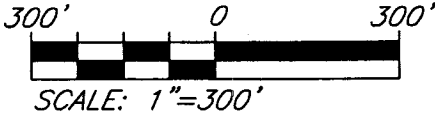
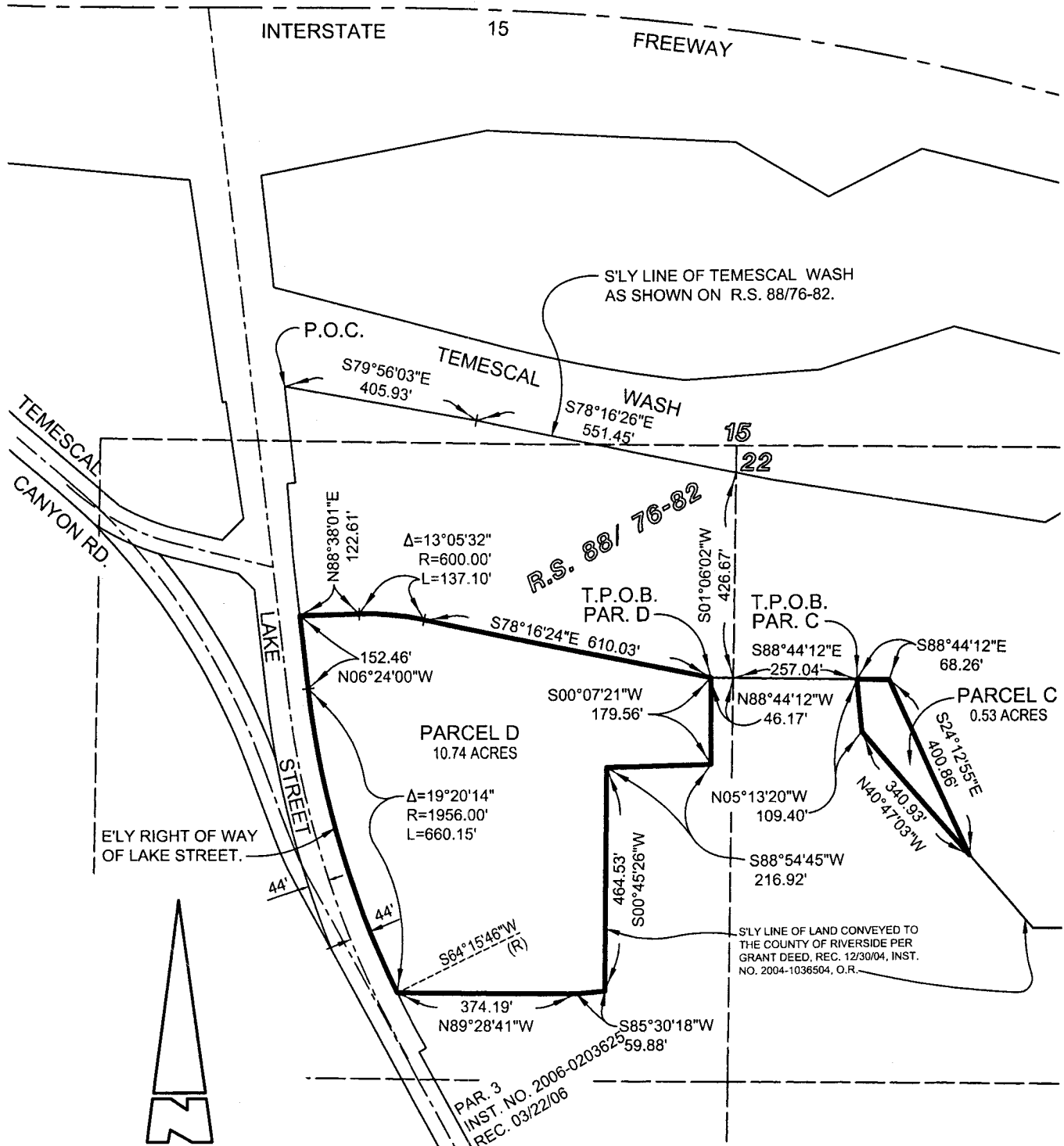


LEGEND:
 ————— EXISTING PARCEL LINE
 - - - - - EXISTING SECTION LINE
 ————— PROPOSED PARCEL LINE

EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 6 OF 6 SHEETS

T 5 S , R 5 W



LEGEND:

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED PARCEL LINE

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ATTACHMENT A

AMBROSIA EASEMENT – EXHIBIT A AND B (2 PAGES)

AMBROSIA ACCESS EASEMENT – EXHIBIT A AND B (2 PAGES)

EXHIBIT "A"

**LEGAL DESCRIPTION FOR
AMBROSIA EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence northerly, leaving said parallel line, North 00°31'19" East, a distance of 125.00 feet to an angle point;

Thence South 89°28'41" East, a distance of 80.00 feet to an angle point;

Thence South 00°31'19" West, a distance of 125.00 feet to a point lying on said parallel line;

Thence westerly along said parallel line, South 89°28'41" West, a distance of 80.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 10,000 square feet, more or less

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

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-21-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17

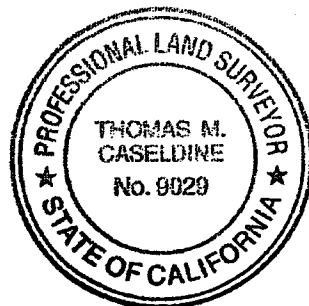


EXHIBIT "B"
AMBROSIA EASEMENT

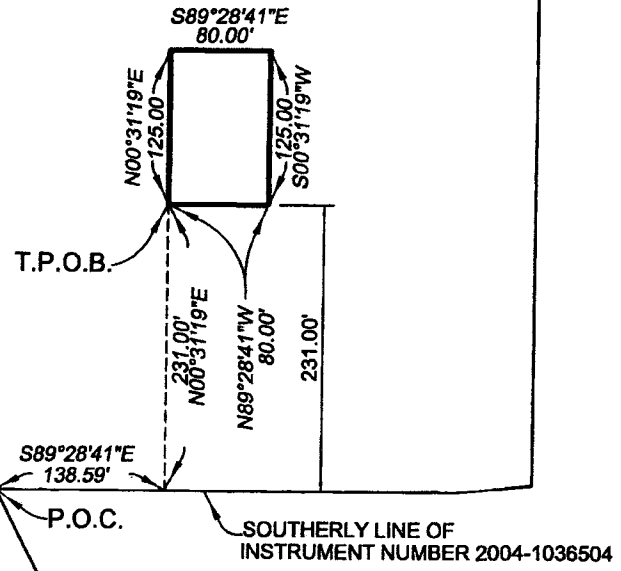
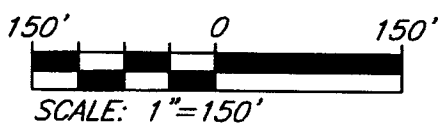
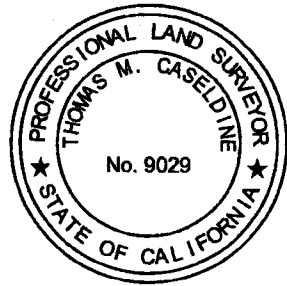
SHEET 1 OF 1 SHEETS

TEMESCAL CANYON ROAD

LAKE STREET

R.S. 123/43-48
GRANT DEED
INST. NO. 2004-1036504
REC. 12/30/04

E'LY RIGHT OF WAY OF LAKE STREET



LEGEND:
 ——— EXISTING PARCEL LINE
 - - - PROPOSED EASEMENT

AREA: 10,000 S.F.

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-21-16
 THOMAS CASELDINE DATE
 L.S. 9029 Exp. 09-30-17

EXHIBIT "A"

**LEGAL DESCRIPTION FOR
AMBROSIA ACCESS EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence westerly along said parallel line, North 89°28'41" West, a distance of 234.71 feet to a point lying on said easterly right of way of Lake Street, said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 71°35'48" West;

Thence northerly along said curve and said easterly right of way of Lake Street, through a central angle of 01°32'29", a distance of 52.62 feet to the beginning of a non-tangent line;

Thence easterly along said non-tangent line, leaving said easterly right of way, South 89°28'41" East, a distance of 251.11 feet to an angle point;

Thence South 00°31'19" West, a distance of 50.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 12,152 square feet, more or less

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

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-7-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



EXHIBIT "B"
AMBROSIA ACCESS EASEMENT

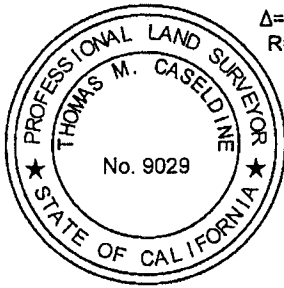
T5S, R5W

TEMESCAL CANYON ROAD

LAKE STREET

R.S. 123/43-48
GRANT DEED
INST. NO. 2004-1036504
REC. 12/30/04

E'LY RIGHT OF WAY OF LAKE STREET



$\Delta=01^{\circ}32'29''$
 $R=1956.00'$
 $L=52.62'$

$S71^{\circ}35'48''W$
(R)

$S89^{\circ}28'41''E$
251.11'

$S00^{\circ}31'19''W$
50.00'

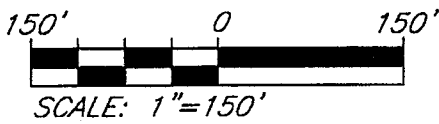
50'
234.71'
 $N89^{\circ}28'41''W$

T.P.O.B.

231.00'
 $N00^{\circ}31'19''E$

$S89^{\circ}28'41''E$
138.59'
P.O.C.

SOUTHERLY LINE OF
INSTRUMENT NUMBER 2004-1036504



LEGEND:

- EXISTING PARCEL LINE
- PROPOSED EASEMENT

AREA: 12,152 S.F.



CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA. 92881-3370 • 951-734-2130
R:\07\1100\LEGALS\1100 AMBROSIA ACCESS.DWG

Thomas Caseldine 3-7-16
THOMAS CASELDINE DATE
L.S. 9029 Exp. 09-30-17

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EXHIBIT B2
LEGAL DESCRIPTION AND MAP
FOR CASTLE & COOKE COMMERCIAL-CA, INC. TO COUNTY OF RIVERSIDE

EXHIBIT "B1"
LEGAL DESCRIPTION
OF
CASTLE & COOKE COMMERCIAL-CA, INC.
TO COUNTY OF RIVERSIDE

Parcel "A":

Being portions of Parcel 1 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South 89°04'59" East, a distance of 1042.16 feet to a point lying on the westerly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

Thence northeasterly along said westerly line, North 41°37'29" East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South 85°30'24" East, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly along said non-tangent curve, leaving said westerly line, through a central angle of 21°57'23", an arc distance of 668.70 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 72°32'13" East;

Thence North 62°02'43" East, a distance of 268.17 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 924.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°30'20", an arc distance of 298.43 feet to the beginning of a reverse curve, concave southerly and having a radius of 41.00 feet, a radial bearing through said point bears North 46°27'36" West;

Thence northeasterly along said reverse curve, through a central angle of 57°01'37", an arc distance of 40.81 feet to the beginning of a reverse curve, concave northerly and having a radius of 109.00 feet, a radial bearing through said point bears South 10°34'00" West;

Thence northeasterly along said reverse curve, through a central angle of 39°21'21", an arc distance of 74.87 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 61°12'40" East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 33°59'25", an arc distance of 183.31 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 27°13'15" East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°02'11", an arc distance of 91.60 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 45°15'26" East, a distance of 495.50 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 354.00 feet, a radial bearing to said point bears North 89°13'22" East;

Thence northerly and northwesterly along said non-tangent curve, through a central angle of 31°41'14", an arc distance of 195.78 feet to a point lying on the southwesterly line of said Instrument No. 2004-1036504, said point also being the beginning of a non-tangent line, a radial bearing to said point bears North 57°32'08" East;

The following nine (9) course are along the southwesterly and westerly line of said Instrument No. 2004-1036504:

1. Thence South 37°52'55" East, a distance of 132.83 feet;
2. Thence South 02°44'53" East, a distance of 126.72 feet;
3. Thence South 24°50'47" West, a distance of 164.28 feet;
4. Thence South 16°21'18" West, a distance of 814.59 feet;
5. Thence South 22°47'57" West, a distance of 343.25 feet;
6. Thence South 29°38'22" West, a distance of 375.65 feet;
7. Thence South 84°08'08" West, a distance of 215.58 feet;
8. Thence South 86°03'32" West, a distance of 322.53 feet;
9. Thence South 41°37'29" West, a distance of 8.78 feet to the **TRUE POINT OF BEGINNING.**

Containing 19.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "B":

Being portions of Parcels 3 and 6 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North 00°53'18" East, a distance of 4036.32 feet to a point lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

The following four (4) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:

1. Thence North 19°45'52" West, a distance of 86.92 feet;
2. Thence North 58°17'49" West, a distance of 368.89 feet;
3. Thence South 75°09'21" West, a distance of 529.98 feet;
4. Thence North 02°49'18" West, a distance of 81.54 feet to the **TRUE POINT OF BEGINNING**;

Thence southwesterly, leaving said southwesterly line, South 78°16'15" West, a distance of 65.67 feet;

Thence North 72°42'25" West, a distance of 64.72 feet;

Thence South 45°49'31" West, a distance of 584.10 feet;

Thence North 44°10'29" West, a distance of 310.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 795.00 feet;

Thence northwesterly along said tangent curve, through a central angle of 43°10'39", an arc distance of 599.10 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 02°38'51" East;

Thence northerly along said non-tangent line North 02°38'17" East, a distance of 149.55 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

The following seventeen (17) courses are along the southerly, southeasterly and southwesterly line of said Instrument No. 2004-1036504:

1. Thence South 40°47'03" East, a distance of 201.70 feet;
2. Thence South 89°34'46" East, a distance of 159.24 feet;
3. Thence North 06°56'16" West, a distance of 73.13 feet;
4. Thence North 59°27'28" East, a distance of 154.25 feet;
5. Thence South 65°14'28" East, a distance of 176.56 feet;
6. Thence North 31°23'11" East, a distance of 187.10 feet;
7. Thence North 10°04'01" West, a distance of 316.83 feet;
8. Thence North 7°47'25" East, a distance of 217.01 feet;
9. Thence South 85°45'54" East, a distance of 150.54 feet;
10. Thence South 53°40'42" East, a distance of 248.70 feet;
11. Thence North 82°12'58" East, a distance of 51.78 feet;
12. Thence North 46°06'48" East, a distance of 69.28 feet;
13. Thence North 50°49'26" East, a distance of 195.23 feet;
14. Thence South 44°01'13" East, a distance of 368.85 feet;
15. Thence South 21°14'17" East, a distance of 269.17 feet;
16. Thence South 31°09'13" West, a distance of 236.83 feet;
17. Thence South 57°38'09" West, a distance of 228.51 feet to the **TRUE POINT OF BEGINNING.**

Containing 20.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

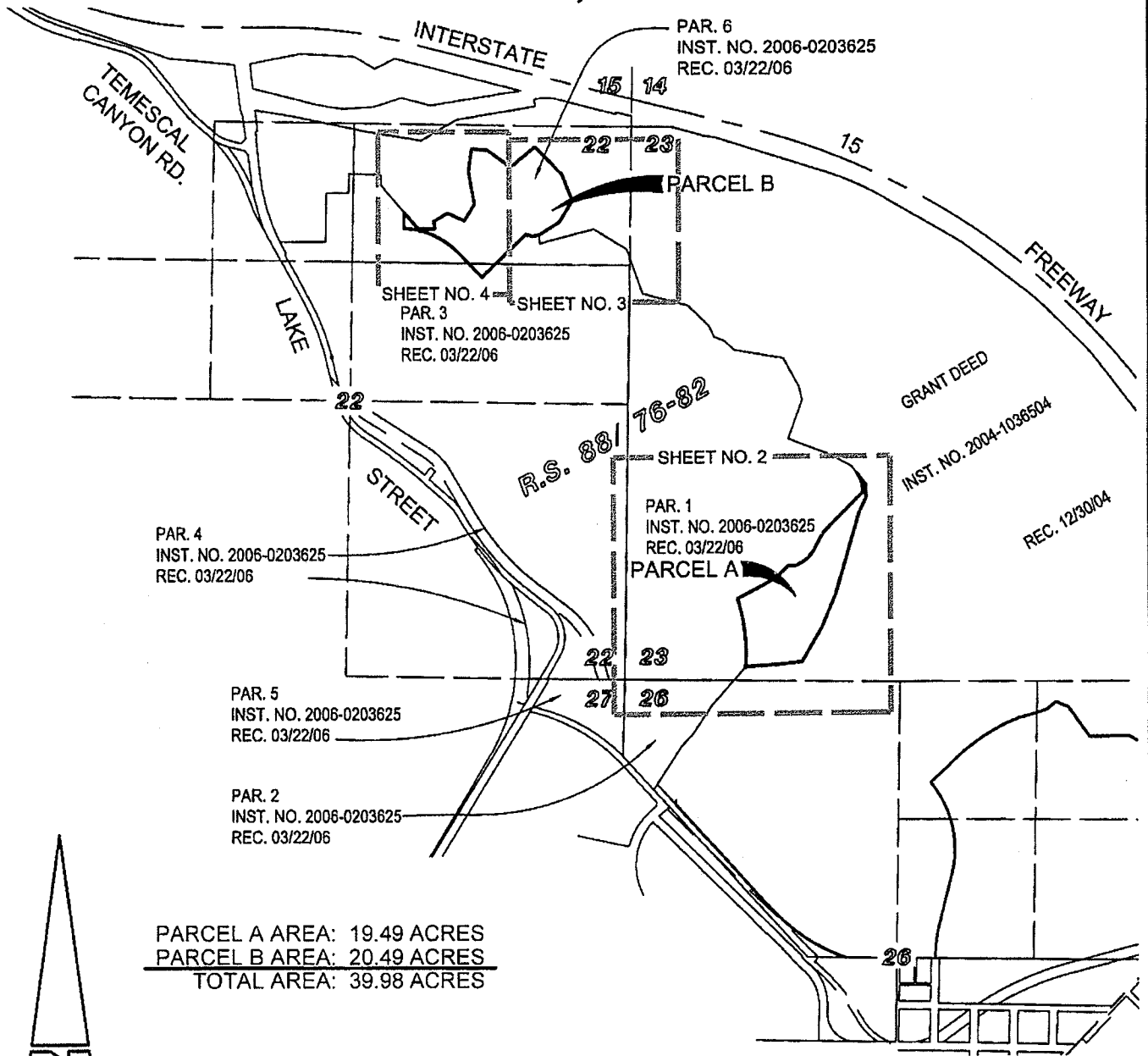
Thomas Caseldine 3-4-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



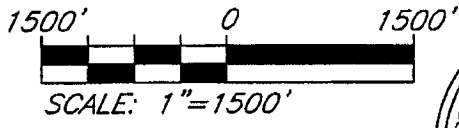
March 7, 2016
TMC/KWC/tmc
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EXHIBIT "B1"
CASTLE & COOKE COMMERCIAL-CA, INC.
TO COUNTY OF RIVERSIDE

T 5 S , R 5 W



PARCEL A AREA: 19.49 ACRES
PARCEL B AREA: 20.49 ACRES
TOTAL AREA: 39.98 ACRES



SHEET INDEX
SCALE: 1"=1500'

- LEGEND:
- EXISTING PARCEL LINE
 - - - EXISTING SECTION LINE
 - PROPOSED PARCEL LINE
 - - - - - DETAIL SHEET BOUNDARY

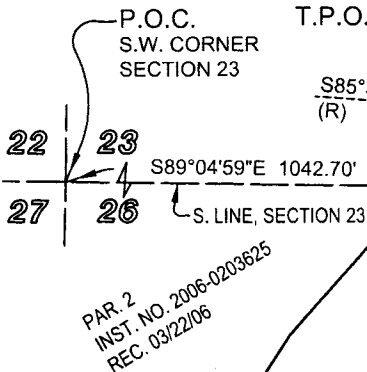
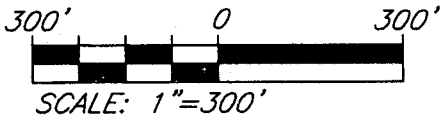
KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-4-16
THOMAS M. CASELDINE DATE
L.S. 9029 Exp. 09-30-17

EXHIBIT "B1"
 CASTLE & COOKE COMMERCIAL-CA, INC.
 TO COUNTY OF RIVERSIDE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°01'37"	41.00'	40.81'
C2	39°21'21"	109.00'	74.87'
C3	33°59'25"	309.00'	183.31'
C4	18°02'11"	291.00'	91.60'
C5	31°41'14"	354.00'	195.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°12'40"E	32.36'
L2	N27°13'15"E	127.89'
L3	S37°52'55"E	132.83'
L4	S02°44'53"E	126.72'
L5	S24°50'47"W	164.28'



S'LY & SW'LY LINE OF LAND
 CONVEYED TO THE COUNTY OF
 RIVERSIDE PER GRANT DEED, REC.
 12/30/04, INST. NO. 2004-1036504, O.R.

T 5 S , R 5 W

R.S. 88/ 76-82

PARCEL A
 19.49 ACRES

GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

W'LY LINE OF LAND CONVEYED TO THE
 COUNTY OF RIVERSIDE PER GRANT DEED,
 REC. 12/30/04, INST. NO. 2004-1036504, O.R.

LEGEND:

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED PARCEL LINE

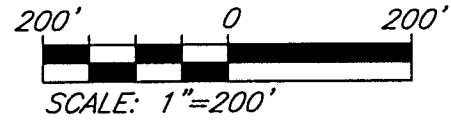
KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "B1"
 CASTLE & COOKE COMMERCIAL-CA, INC.
 TO COUNTY OF RIVERSIDE

SHEET 3 OF 4 SHEETS

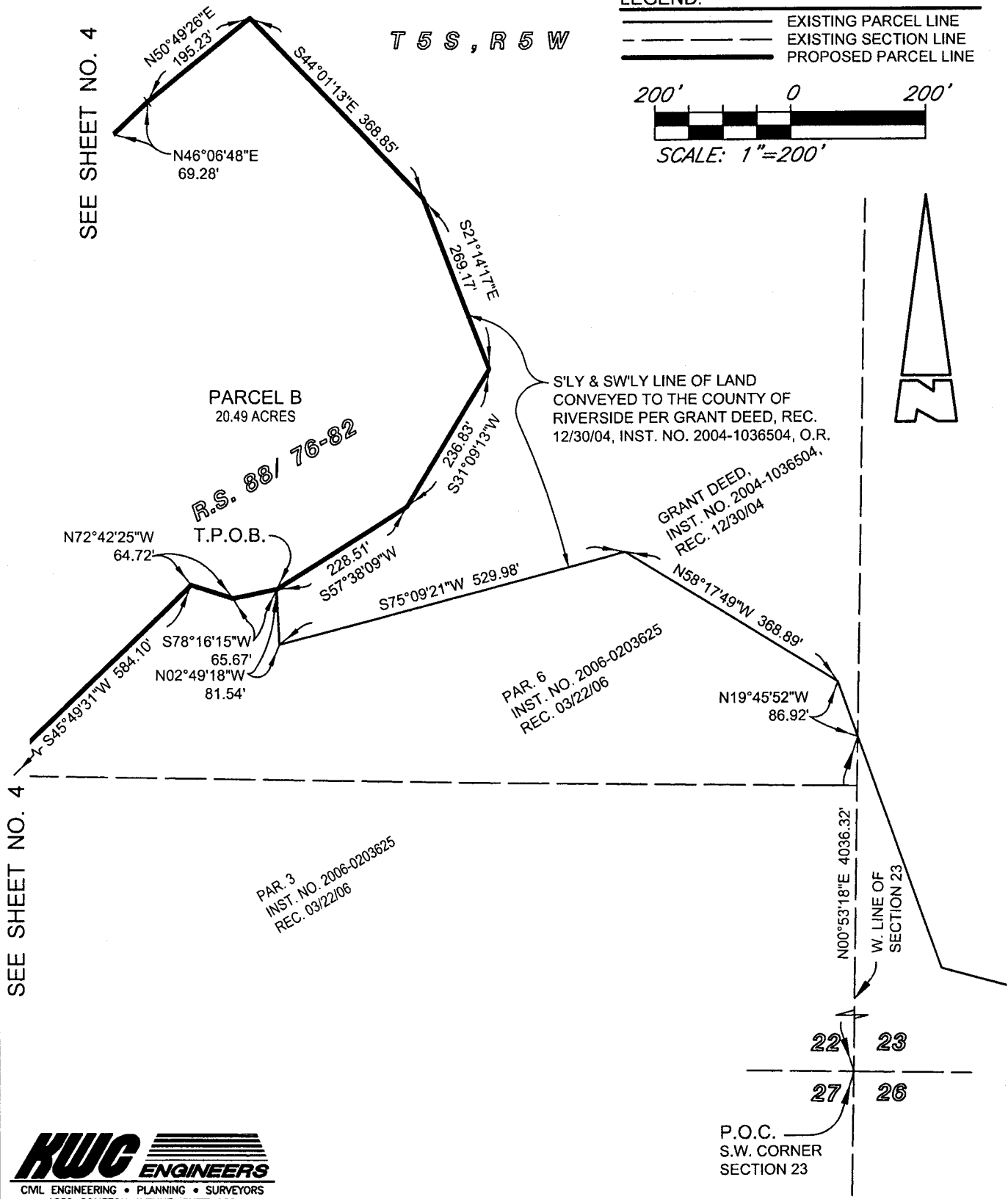
LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



SEE SHEET NO. 4

T 5 S , R 5 W



SEE SHEET NO. 4


KUC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

P.O.C.
 S.W. CORNER
 SECTION 23

EXHIBIT "B1"
 CASTLE & COOKE COMMERCIAL-CA, INC.
 TO COUNTY OF RIVERSIDE

SHEET 4 OF 4 SHEETS

LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE

T 5 S , R 5 W

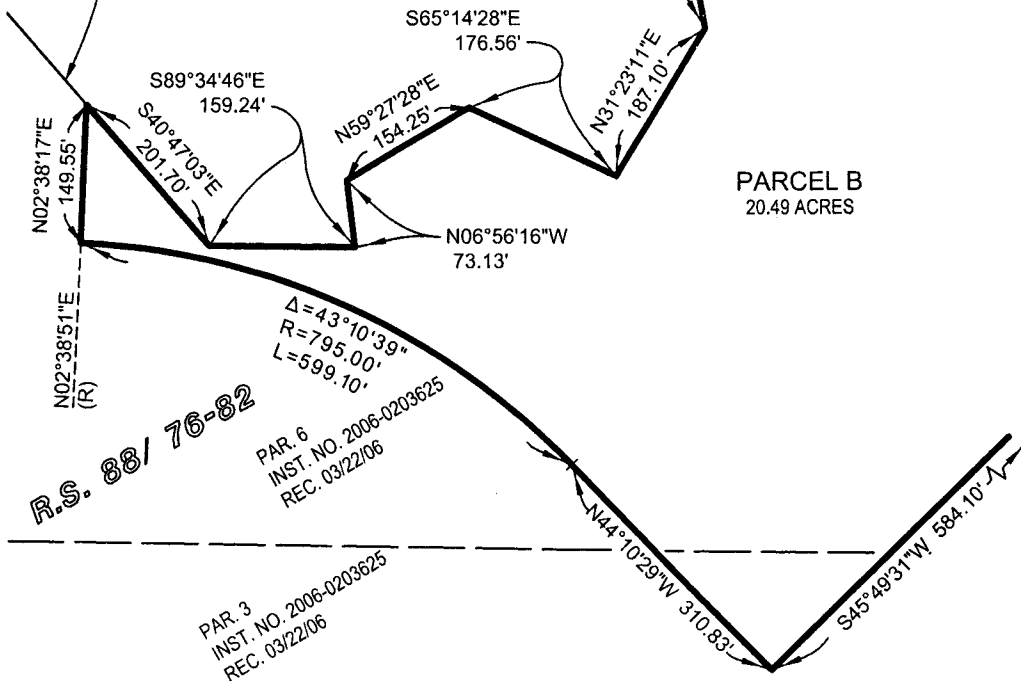
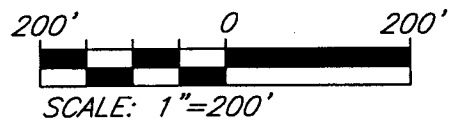
S'LY & SE'LY LINE OF LAND
 CONVEYED TO THE COUNTY OF
 RIVERSIDE PER GRANT DEED, REC.
 12/30/04, INST. NO. 2004-1036504, O.R.

GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

PARCEL B
 20.49 ACRES

SEE SHEET NO. 3

SEE SHEET NO. 3



$\Delta = 43^\circ 10' 39''$
 $R = 795.00'$
 $L = 599.10'$

R.S. 88/ 76-82

PAR. 3
 INST. NO. 2006-0203625
 REC. 03/22/06

PAR. 6
 INST. NO. 2006-0203625
 REC. 03/22/06

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EXHIBIT C1
LEGAL DESCRIPTION AND MAP
FOR TEMPORARY OPERATIONS AND PERMANENT MAINTENANCE EASEMENT

EXHIBIT "C1"
LEGAL DESCRIPTION
FOR
TEMPORARY OPERATIONS AND
PERMANENT MAINTENANCE EASEMENT

That portion of Sections 15, 22, 23 and 26, Township 5 South, Range 5 West, San Bernardino Meridian, of Riverside County, State of California, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South $89^{\circ}04'59''$ East, a distance of 1042.16 feet to the beginning of a non-tangent curve concave westerly and having a radius of 1745.00 feet, said point also lying on the easterly line of Parcel "A" of that land conveyed as Parcel "A", "B", "C" and "D" to Castle & Cooke Commercial-Ca, Incorporated, Recorded _____, as Instrument No. _____, of Official Records of said County, a radial bearing to said point bears South $81^{\circ}20'34''$ East, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly along said easterly line and said non-tangent curve, through a central angle of $04^{\circ}09'50''$, an arc distance of 126.82 feet to a point lying on the westerly line of Parcel "A" of that land conveyed as Parcel "A" and "B" to the County of Riverside, Recorded _____, as Instrument No. _____, of Official Records of said County;

The following eleven (11) courses are along the westerly and northwesterly line of said Parcel "A" of land conveyed to the County of Riverside:

1. Thence northerly along said westerly line, continuing along said curve, through a central angle of $21^{\circ}57'23''$, an arc distance of 668.70 feet to the beginning of a non-tangent line, a radial bearing to said point bears North $72^{\circ}32'13''$ East;
2. Thence northeasterly along said non-tangent line, North $62^{\circ}02'43''$ East, a distance of 268.17 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 924.00 feet;
3. Thence northeasterly along said tangent curve, through a central angle of $18^{\circ}30'20''$, an arc distance of 298.43 feet to the beginning of a reverse curve, concave southerly and having a radius of 41.00 feet, a radial bearing through said point bears North $46^{\circ}27'36''$ West;

4. Thence northeasterly and easterly along said reverse curve, through a central angle of 57°01'37", an arc distance of 40.81 feet to the beginning of a reverse curve, concave northerly and having a radius of 109.00 feet, a radial bearing through said point bears North 10°34'00" East;
5. Thence easterly and northeasterly along said reverse curve, through a central angle of 39°21'21", an arc distance of 74.87 feet to the beginning of a tangent line;
6. Thence northeasterly along said tangent line, North 61°12'40" East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;
7. Thence northeasterly along said tangent curve, through a central angle of 33°59'25", an arc distance of 183.31 feet to the beginning of a tangent line;
8. Thence northeasterly along said tangent line, North 27°13'15" East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;
9. Thence northeasterly along said tangent curve, through a central angle of 18°02'11", an arc distance of 91.60 feet to the beginning of a tangent line;
10. Thence northeasterly along said tangent line, North 45°15'26" East, a distance of 495.50 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 354.00 feet, a radial bearing to said point bears North 89°13'22" East;
11. Thence northwesterly along said non-tangent curve, through a central angle of 31°41'14", an arc distance of 195.78 feet to the beginning of a non-tangent line, said point also lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records of said County, a radial bearing to said point bears North 57°32'08" East;

Thence northwesterly along said southwesterly line and said non-tangent line, North 37°52'55" West, a distance of 87.47 feet;

Thence northwesterly, continuing along said southwesterly line, North 61°05'29" West, a distance of 10.76 feet, to a point lying on the northeasterly line of said Parcel "B" of land conveyed to Castle & Cooke Commercial-Ca, Incorporated, Recorded _____, as Instrument No. _____, of Official Records of said County;

The following forty-seven (47) courses are along the northeasterly and northerly line of said Parcel "B" of land conveyed to Castle & Cooke Commercial-Ca, Incorporated:

1. Thence northeasterly, leaving said southwesterly line, North 49°17'06" East, a distance of 212.87 feet;

2. Thence North $03^{\circ}48'43''$ East, a distance of 137.89 feet;
3. Thence North $62^{\circ}26'58''$ West, a distance of 234.40 feet;
4. Thence North $68^{\circ}55'29''$ West, a distance of 80.42 feet;
5. Thence North $32^{\circ}29'56''$ West, a distance of 194.06 feet;
6. Thence North $41^{\circ}24'37''$ West, a distance of 63.10 feet;
7. Thence North $32^{\circ}18'15''$ West, a distance of 70.72 feet;
8. Thence North $10^{\circ}40'02''$ West, a distance of 96.80 feet;
9. Thence North $38^{\circ}41'11''$ East, a distance of 121.29 feet;
10. Thence North $11^{\circ}45'13''$ East, a distance of 64.96 feet to the beginning of a tangent curve, concave westerly and having a radius of 70.00 feet;
11. Thence northwesterly along said curve, through a central angle of $39^{\circ}37'49''$, an arc distance of 48.42 feet to the beginning of a tangent line;
12. Thence northwesterly along said tangent line, North $27^{\circ}52'35''$ West, a distance of 49.28 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 100.00 feet;
13. Thence northwesterly along said curve, through a central angle of $52^{\circ}14'27''$, an arc distance of 91.18 feet to the beginning of a non-tangent line, a radial bearing to said point bears North $09^{\circ}52'55''$ East;
14. Thence northwesterly along said non-tangent line, North $57^{\circ}00'29''$ West, a distance of 26.29 feet;
15. Thence North $47^{\circ}28'14''$ West, a distance of 97.29 feet;
16. Thence North $64^{\circ}39'54''$ West, a distance of 104.95 feet;
17. Thence North $77^{\circ}32'51''$ West, a distance of 74.84 feet;
18. Thence South $75^{\circ}30'08''$ West, a distance of 67.11 feet;
19. Thence South $40^{\circ}54'08''$ West, a distance of 83.38 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 145.00 feet, a radial bearing to said point bears North $54^{\circ}23'04''$ West;

20. Thence southwesterly along said non-tangent curve, through a central angle of $11^{\circ}00'30''$, an arc distance of 27.86 feet to the beginning of a non-tangent line, a radial bearing to said point bears North $65^{\circ}23'34''$ West;
21. Thence westerly along said non-tangent line, North $79^{\circ}01'11''$ West, a distance of 72.19 feet;
22. Thence North $52^{\circ}53'46''$ West, a distance of 70.10 feet;
23. Thence North $65^{\circ}50'34''$ West, a distance of 52.57 feet;
24. Thence North $88^{\circ}05'18''$ West, a distance of 127.48 feet;
25. Thence North $57^{\circ}34'43''$ West, a distance of 61.68 feet;
26. Thence North $41^{\circ}14'50''$ West, a distance of 115.25 feet;
27. Thence North $03^{\circ}59'40''$ West, a distance of 48.14 feet;
28. Thence North $15^{\circ}16'44''$ East, a distance of 45.58 feet;
29. Thence North $29^{\circ}18'07''$ West, a distance of 43.81 feet;
30. Thence North $51^{\circ}43'14''$ East, a distance of 50.50 feet;
31. Thence North $13^{\circ}24'24''$ East, a distance of 78.25 feet;
32. Thence North $11^{\circ}13'33''$ West, a distance of 28.41 feet;
33. Thence North $34^{\circ}50'22''$ West, a distance of 241.54 feet;
34. Thence South $63^{\circ}19'46''$ West, a distance of 201.76 feet;
35. Thence North $73^{\circ}49'28''$ West, a distance of 220.27 feet;
36. Thence North $43^{\circ}11'43''$ West, a distance of 105.85 feet;
37. Thence North $38^{\circ}50'02''$ West, a distance of 111.07 feet;
38. Thence North $15^{\circ}59'38''$ West, a distance of 33.14 feet;
39. Thence North $07^{\circ}53'49''$ East, a distance of 96.34 feet;
40. Thence North $35^{\circ}10'50''$ West, a distance of 110.65 feet;

41. Thence South 77°59'36" West, a distance of 245.09 feet;
42. Thence North 44°55'38" West, a distance of 82.30 feet;
43. Thence North 63°32'24" West, a distance of 218.06 feet;
44. Thence North 51°32'37" West, a distance of 53.43 feet;
45. Thence North 36°00'49" West, a distance of 139.07 feet;
46. Thence South 85°40'14" West, a distance of 184.05 feet;
47. Thence South 76°19'36" West, a distance of 124.89 feet to a point lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

Thence South 57°38'08" West, a distance of 228.51 to a point lying on the southerly line of said land conveyed to the County of Riverside;

The following six (6) courses are along the southerly line of said Parcel "B" of that land conveyed to the County of Riverside:

1. Thence leaving said southerly line of said Instrument No. 04-1036504 southwesterly, South 78°16'15" West, a distance of 65.67 feet;
2. Thence North 72°42'25" West, a distance of 64.73 feet;
3. Thence South 45°49'31" West, a distance of 584.10 feet;
4. Thence North 44°10'29" West, a distance of 310.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 795.00 feet;
5. Thence northwesterly along said tangent curve, through a central angle of 43°10'39", an arc distance of 599.10 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 02°38'51" East;
6. Thence along said non-tangent line North 02°38'17" East, a distance of 149.55 feet to the southerly line of said Instrument No. 2004-1036504 that point also lying on the easterly line of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated, Recorded _____, as Instrument No. _____, of Official Records of said County;

The following two (2) courses are along the easterly line of said Parcel "C" of that land conveyed to Castle & Cooke Commercial-Ca, Incorporated:

1. Thence North 24°12'55" West, a distance of 400.86 feet;
2. Thence North 88°44'12" West, a distance of 371.47 feet to the northeasterly corner of said Parcel "D" of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated;

The following three (3) courses are along the northerly line of said Parcel "D" of that land conveyed to Castle & Cooke Commercial-Ca, Incorporated:

1. Thence westerly along said northerly line, North 78°16'26" West, a distance of 610.03 feet to the beginning of a tangent curve, concave southerly and having a radius of 600.00 feet;
2. Thence westerly along said curve, through a central angle of 13°05'32", an arc distance of 137.10 feet to the beginning of a tangent line;
3. Thence westerly along said tangent line, South 88°38'01" West, a distance of 122.61 feet to a point lying on the easterly right of way of Lake Street as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

The following four (4) courses are along the easterly right of way of said Lake Street

1. Thence North 06°24'00" West, a distance of 123.34 feet;
2. Thence North 04°08'23" West, a distance of 152.12 feet;
3. Thence North 83°36'00" East, a distance of 17.00 feet;
4. Thence North 06°06'49" West, a distance of 200.14 feet, to a point lying on the southerly line of Temescal Wash as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 52.06 feet;

Thence southerly leaving said southerly line of Temescal Wash, South 06°06'49" East, a distance of 235.38 feet;

Thence South 83°36'00" West, a distance of 18.69 feet;

Thence South 04°08'23" East, a distance of 103.07 feet;

Thence South 06°24'00" East, a distance of 76.56 feet;

Thence North 88°38'01" East, a distance of 76.82 feet to the beginning of a tangent curve, concave southerly and having a radius of 650.00 feet;

Thence easterly along said tangent curve, through a central angle of 13°05'32", an arc distance of 148.53 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 78°16'26" East, a distance of 605.46 feet;

Thence South 88°44'12" East, a distance of 453.82 feet;

Thence South 24°12'59" East, a distance of 432.48 feet;

Thence South 02°38'17" West, a distance of 79.05 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 895.00 feet, a radial bearing to said point bears North 09°03'42" East;

Thence southeasterly along said non-tangent curve, through a central angle of 36°45'48", an arc distance of 574.27 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 44°10'29" East, a distance of 110.83 feet;

Thence North 45°49'31" East, a distance of 603.01 feet;

Thence South 72°42'25" East, a distance of 187.07 feet;

Thence North 57°38'08" East, a distance of 215.90 feet;

Thence North 85°40'14" East, a distance of 390.34 feet;

Thence South 36°00'49" East, a distance of 202.30 feet;

Thence South 51°32'37" East, a distance of 17.21 feet;

Thence South 63°32'24" East, a distance of 261.03 feet;

Thence North 77°59'36" East, a distance of 391.20 feet;

Thence South 35°10'50" East, a distance of 268.81 feet;

Thence South 7°53'49" West, a distance of 108.41 feet;

Thence South 38°50'02" East, a distance of 58.99 feet;

Thence South 43°11'43" East, a distance of 59.06 feet;

Thence South 73°49'28" East, a distance of 120.34 feet;

Thence North 63°19'46" East, a distance of 272.91 feet;

Thence South 34°50'22" East, a distance of 402.90 feet;

Thence South 11°13'33" East, a distance of 92.51 feet;

Thence South 13°24'24" West, a distance of 188.77 feet;

Thence South 41°14'50" East, a distance of 29.57 feet;

Thence South 88°05'18" East, a distance of 115.77 feet;

Thence South 65°50'34" East, a distance of 103.49 feet;

Thence North 40°54'08" East, a distance of 48.26 feet;

Thence North 75°30'08" East, a distance of 149.77 feet;

Thence South 77°32'51" East, a distance of 127.72 feet;

Thence South 64°39'54" East, a distance of 144.56 feet;

Thence South 23°20'26" East, a distance of 122.71 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 200.00 feet a radial bearing to said point bears North 16°28'37" East;

Thence southeasterly along said non-tangent curve, through a central angle of 45°38'47", an arc distance of 159.34 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 27°52'35" East, a distance of 49.28 feet to the beginning of a tangent curve, concave westerly and having a radius of 170.00 feet;

Thence southeasterly and southerly along said tangent curve, through a central angle of 39°37'49", an arc distance of 117.59 feet to the beginning of a tangent line;

Thence southerly along said tangent line, South 11°45'13" West, a distance of 89.13 feet;

Thence South 38°41'11" West, a distance of 99.13 feet;

Thence South 10°40'02" East, a distance of 31.74 feet;

Thence South 32°18'16" East, a distance of 43.54 feet;

Thence South 41°24'37" East, a distance of 62.93 feet;

Thence South 32°29'56" East, a distance of 168.95 feet;

Thence South 68°55'29" East, a distance of 53.18 feet;

Thence South 62°26'58" East, a distance of 305.32 feet;

Thence South 03°48'43" West, a distance of 245.06 feet;

Thence South 49°17'06" West, a distance of 145.63 feet;

Thence South 22°42'12" East, a distance of 91.52 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 454.00 feet;

Thence southeasterly and southerly along said tangent curve, through a central angle of 32°42'38", an arc distance of 259.19 feet to the beginning of a non-tangent line, a radial bearing to said point bears South 79°59'34" East;

Thence southwesterly along said non-tangent line, South 45°15'26" West, a distance of 502.73 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 166.00 feet;

Thence southwesterly along said tangent curve, through a central angle of 18°02'11", an arc distance of 52.26 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 27°13'15" West, a distance of 127.89 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 434.00 feet;

Thence southwesterly along said tangent curve, through a central angle of 33°59'25", an arc distance of 257.47 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 61°12'40" West, a distance of 32.36 feet to the beginning of a tangent curve, concave northerly and having a radius of 234.00 feet;

Thence southwesterly and westerly along said tangent curve, through a central angle of 27°32'06", an arc distance of 112.45 feet to the beginning of a non-tangent compound curve, concave northwesterly and having a radius of 1049.00 feet, a radial bearing to said point bears South 44°15'46" East;

Thence southwesterly along said non-tangent compound curve, through a central angle of 16°18'29", an arc distance of 298.58 feet to the beginning of a tangent line;

Thence southwesterly along said non-tangent line, South 62°02'43" West, a distance of 141.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1895.00 feet, a radial bearing to said point bears North 75°33'25" East;

Thence southerly along said non-tangent curve, through a central angle of 17°06'44", an arc distance of 565.97 feet to the beginning of a non-tangent line, a radial bearing to said point bears South 87°19'51" East;

Thence southeasterly along said non-tangent line, South 37°18'51" East, a distance of 76.44 feet;

Thence South 06°15'22" West, a distance of 126.36 feet;

Thence South 52°37'41" West, a distance of 72.32 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1895.00 feet, a radial bearing to said point bears South 80°19'22" East;

Thence southwesterly along said non-tangent curve, through a central angle of 13°45'24", an arc distance of 454.99 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 23°26'02" West, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1195.00 feet;

Thence southwesterly along said tangent curve, through a central angle of 24°22'08", an arc distance of 508.25 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 47°48'10" West, a distance of 291.41 feet to a point lying on the northeasterly right of way of Nichols Road as dedicated per Instrument No. 2008-0482210, recorded September 02, 2008, of Official Records of said County;

Thence northwesterly along said northeasterly right of way, North 42°11'50" West, a distance of 133.00 feet to a point lying on the easterly line of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated;

The following five (5) courses are along said easterly line of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated:

1. Thence northerly, leaving said northeasterly right of way, North 11°20'01" East, a distance of 28.60 feet;
2. Thence North 47°48'10" East, a distance of 268.41 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1045.00 feet;
3. Thence northeasterly along said tangent curve, through a central angle of 24°22'08", an arc distance of 444.46 feet to the beginning of a tangent line;
4. Thence northeasterly along said tangent line, North 23°26'02" East, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1745.00 feet;

5. Thence northeasterly and northerly along said tangent curve, through a central angle of 14°46'36", an arc distance of 450.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 37.74 acres more or less.

As shown on the attached exhibit hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

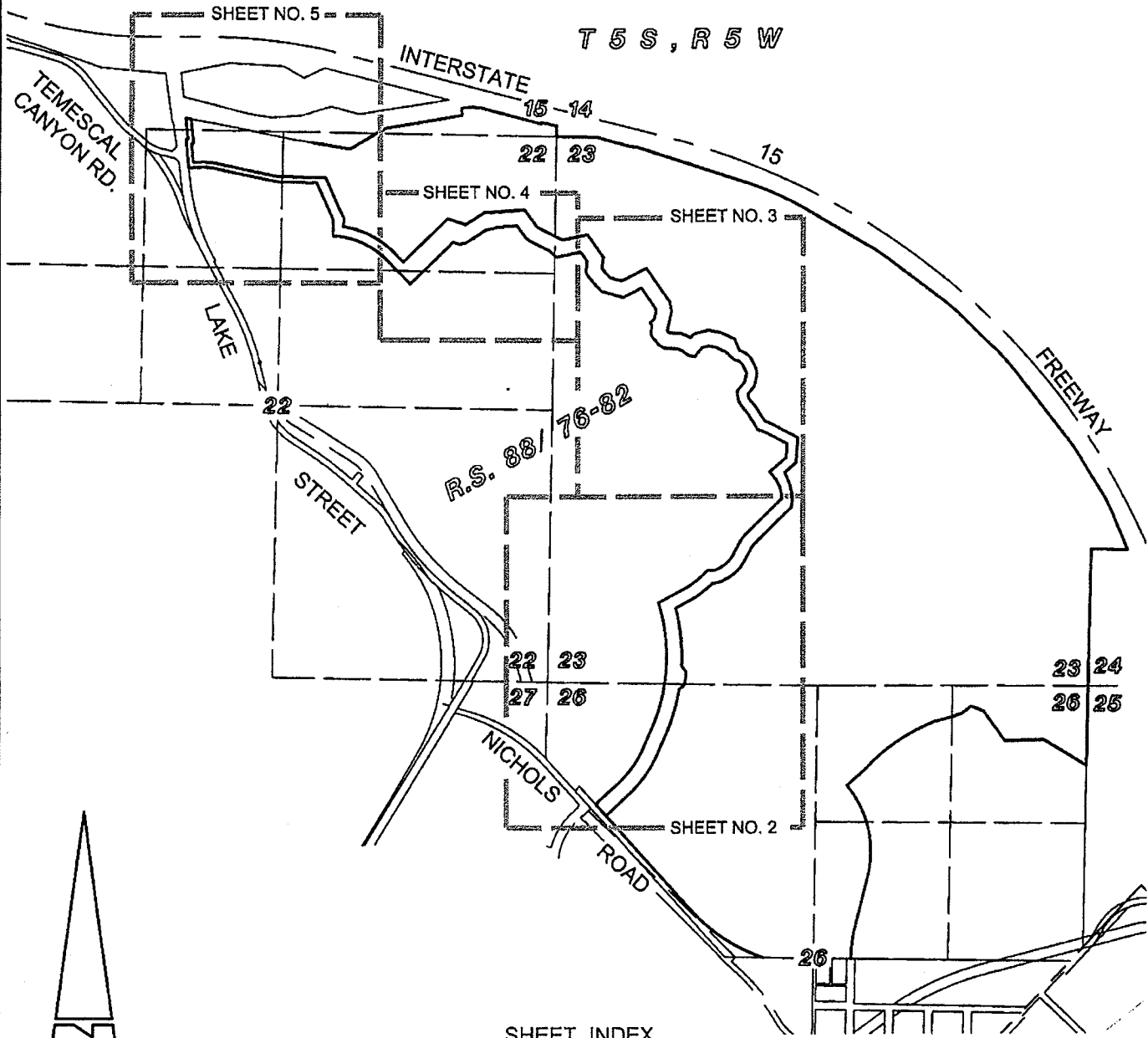
Thomas Caseldine 3-4-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



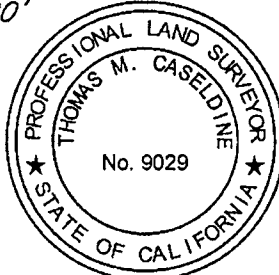
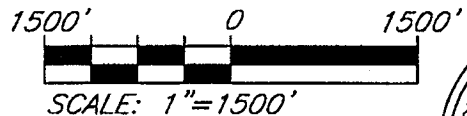
March 4, 2016
TMC/KWC/tmc
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EXHIBIT "C1" TEMPORARY OPERATIONS AND PERMANENT MAINTENANCE EASEMENT

T 5 S , R 5 W



SHEET INDEX
SCALE: 1"=1500'



LEGEND:

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED EASEMENT LINE
- - - DETAIL SHEET BOUNDARY

EASEMENT "A" AREA: 37.74 ACRES

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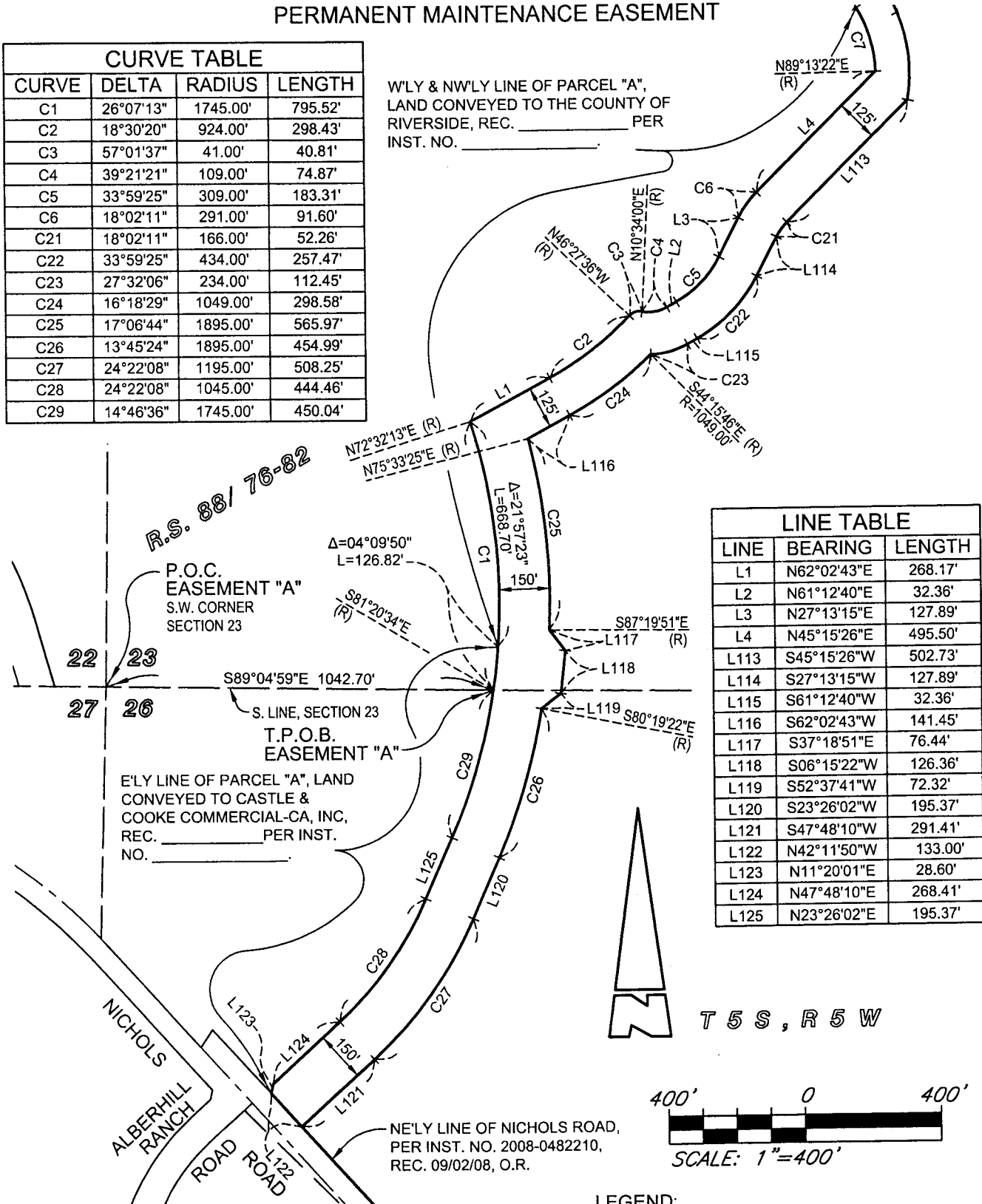
Thomas Caseldine 3-4-16
 THOMAS M. CASELDINE DATE
 L.S. 9029 Exp. 09-30-17

EXHIBIT "C1"
 TEMPORARY OPERATIONS AND
 PERMANENT MAINTENANCE EASEMENT

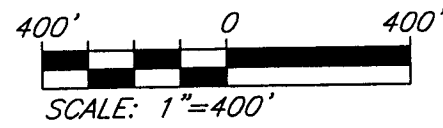
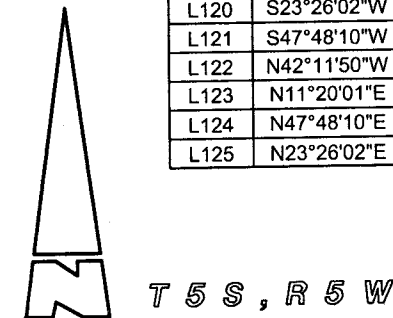
SEE SHEET NO. 3

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°07'13"	1745.00'	795.52'
C2	18°30'20"	924.00'	298.43'
C3	57°01'37"	41.00'	40.81'
C4	39°21'21"	109.00'	74.87'
C5	33°59'25"	309.00'	183.31'
C6	18°02'11"	291.00'	91.60'
C21	18°02'11"	166.00'	52.26'
C22	33°59'25"	434.00'	257.47'
C23	27°32'06"	234.00'	112.45'
C24	16°18'29"	1049.00'	298.58'
C25	17°06'44"	1895.00'	565.97'
C26	13°45'24"	1895.00'	454.99'
C27	24°22'08"	1195.00'	508.25'
C28	24°22'08"	1045.00'	444.46'
C29	14°46'36"	1745.00'	450.04'

W'LY & NW'LY LINE OF PARCEL "A",
 LAND CONVEYED TO THE COUNTY OF
 RIVERSIDE, REC. _____ PER
 INST. NO. _____



LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°02'43"E	268.17'
L2	N61°12'40"E	32.36'
L3	N27°13'15"E	127.89'
L4	N45°15'26"E	495.50'
L113	S45°15'26"W	502.73'
L114	S27°13'15"W	127.89'
L115	S61°12'40"W	32.36'
L116	S62°02'43"W	141.45'
L117	S37°18'51"E	76.44'
L118	S06°15'22"W	126.36'
L119	S52°37'41"W	72.32'
L120	S23°26'02"W	195.37'
L121	S47°48'10"W	291.41'
L122	N42°11'50"W	133.00'
L123	N11°20'01"E	28.60'
L124	N47°48'10"E	268.41'
L125	N23°26'02"E	195.37'



LEGEND:

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED EASEMENT LINE

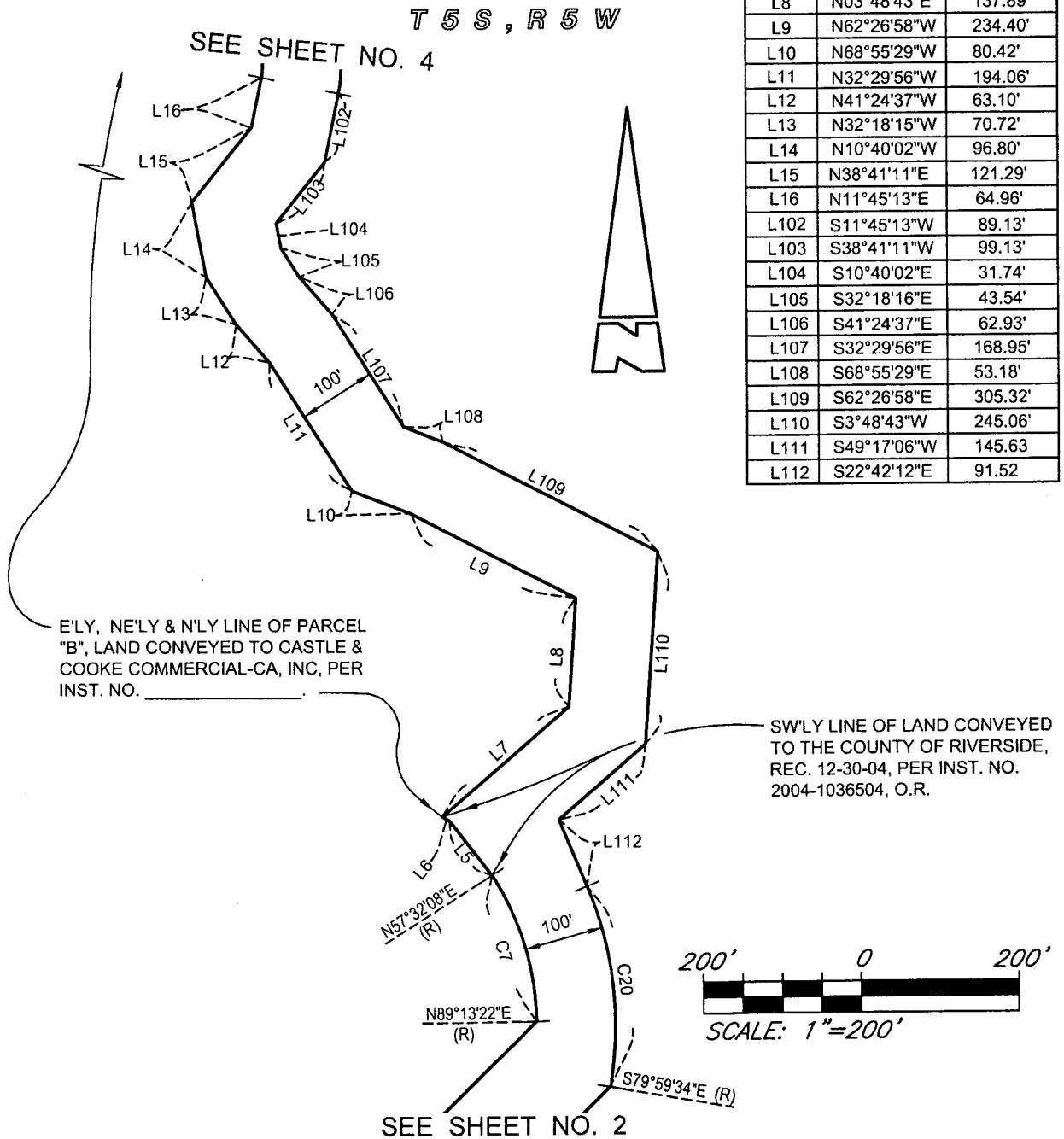
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EXHIBIT "C1"
 TEMPORARY OPERATIONS AND
 PERMANENT MAINTENANCE EASEMENT

SHEET 3 OF 5 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	31°41'14"	354.00'	195.78'
C20	32°42'38"	454.00'	259.19'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N37°52'55"W	87.47'
L6	N61°05'29"W	10.76'
L7	N49°17'06"E	212.87'
L8	N03°48'43"E	137.89'
L9	N62°26'58"W	234.40'
L10	N68°55'29"W	80.42'
L11	N32°29'56"W	194.06'
L12	N41°24'37"W	63.10'
L13	N32°18'15"W	70.72'
L14	N10°40'02"W	96.80'
L15	N38°41'11"E	121.29'
L16	N11°45'13"E	64.96'
L102	S11°45'13"W	89.13'
L103	S38°41'11"W	99.13'
L104	S10°40'02"E	31.74'
L105	S32°18'16"E	43.54'
L106	S41°24'37"E	62.93'
L107	S32°29'56"E	168.95'
L108	S68°55'29"E	53.18'
L109	S62°26'58"E	305.32'
L110	S3°48'43"W	245.06'
L111	S49°17'06"W	145.63'
L112	S22°42'12"E	91.52'



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LEGEND:
 ————— EXISTING PARCEL LINE
 - - - - - EXISTING SECTION LINE
 ———— PROPOSED EASEMENT LINE

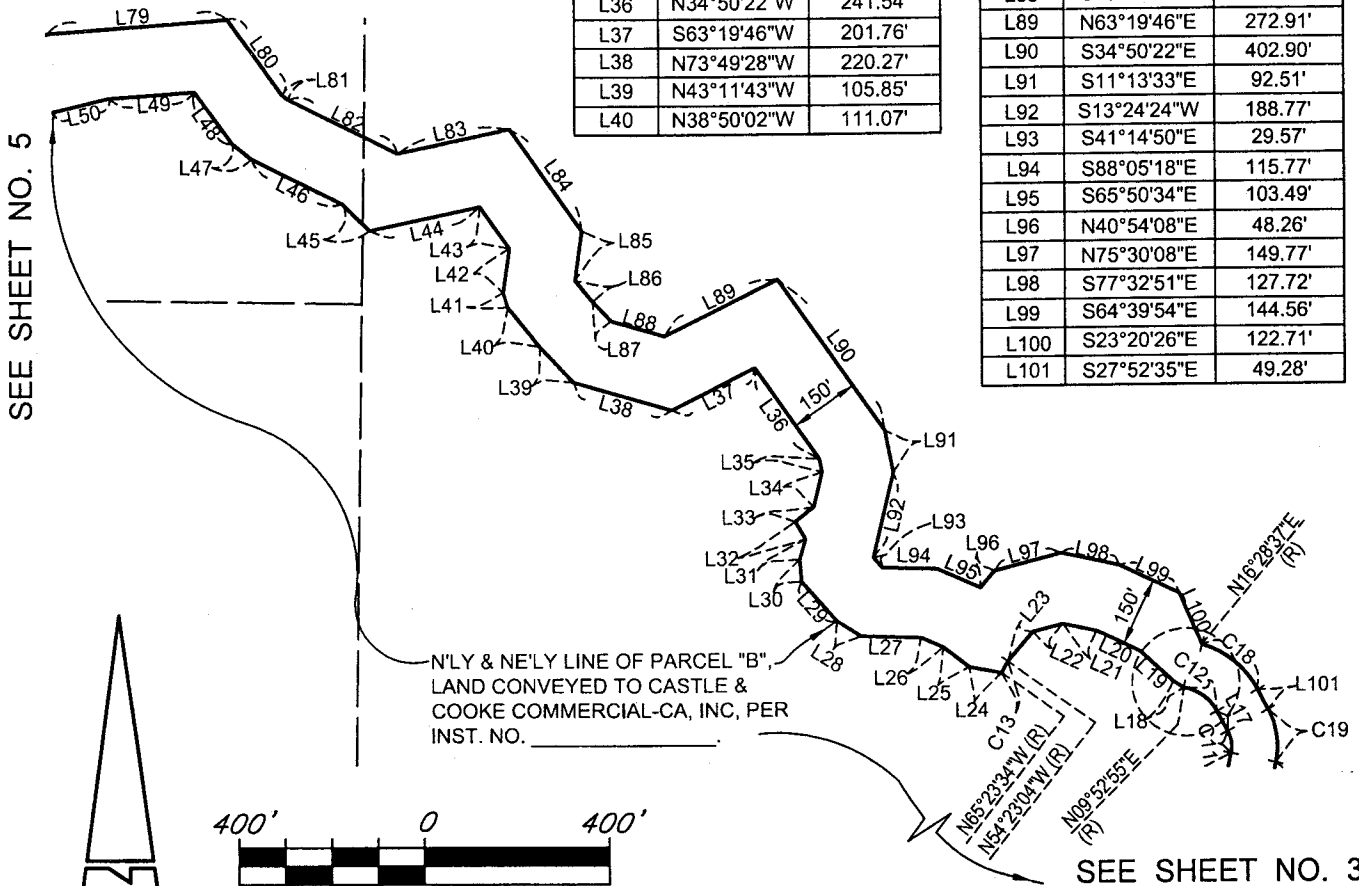
EXHIBIT "C1"
TEMPORARY OPERATIONS AND
PERMANENT MAINTENANCE EASEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	39°37'49"	70.00'	48.42'
C12	52°14'27"	100.00'	91.18'
C13	11°00'30"	145.00'	27.86'
C18	45°38'47"	200.00'	159.34'
C19	39°37'49"	170.00'	117.59'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N27°52'35"W	49.28'
L18	N57°00'29"W	26.29'
L19	N47°28'14"W	97.29'
L20	N64°39'54"W	104.95'
L21	N77°32'51"W	74.84'
L22	S75°30'08"W	67.11'
L23	S40°54'08"W	83.38'
L24	N79°01'11"W	72.19'
L25	N52°53'46"W	70.10'
L26	N65°50'34"W	52.57'
L27	N88°05'18"W	127.48'
L28	N57°34'43"W	61.68'
L29	N41°14'50"W	115.25'
L30	N03°59'40"W	48.14'
L31	N15°16'44"E	45.58'
L32	N29°18'07"W	43.81'
L33	N51°43'14"E	50.50'
L34	N13°24'24"E	78.25'
L35	N11°13'33"W	28.41'
L36	N34°50'22"W	241.54'
L37	S63°19'46"W	201.76'
L38	N73°49'28"W	220.27'
L39	N43°11'43"W	105.85'
L40	N38°50'02"W	111.07'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N15°59'38"W	33.14'
L42	N07°53'49"E	96.34'
L43	N35°10'50"W	110.65'
L44	S77°59'36"W	245.09'
L45	N44°55'38"W	82.30'
L46	N63°32'24"W	218.06'
L47	N51°32'37"W	53.43'
L48	N36°00'49"W	139.07'
L49	S85°40'14"W	184.05'
L50	S76°19'36"W	124.89'
L79	N85°40'14"E	390.34'
L80	S36°00'49"E	202.30'
L81	S51°32'37"E	17.21'
L82	S63°32'24"E	261.03'
L83	N77°59'36"E	391.20'
L84	S35°10'50"E	268.81'
L85	S07°53'49"W	108.41'
L86	S38°50'02"E	58.99'
L87	S43°11'43"E	59.06'
L88	S73°49'28"E	120.34'
L89	N63°19'46"E	272.91'
L90	S34°50'22"E	402.90'
L91	S11°13'33"E	92.51'
L92	S13°24'24"W	188.77'
L93	S41°14'50"E	29.57'
L94	S88°05'18"E	115.77'
L95	S65°50'34"E	103.49'
L96	N40°54'08"E	48.26'
L97	N75°30'08"E	149.77'
L98	S77°32'51"E	127.72'
L99	S64°39'54"E	144.56'
L100	S23°20'26"E	122.71'
L101	S27°52'35"E	49.28'

T 5 S , R 5 W



LEGEND:

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED EASEMENT LINE

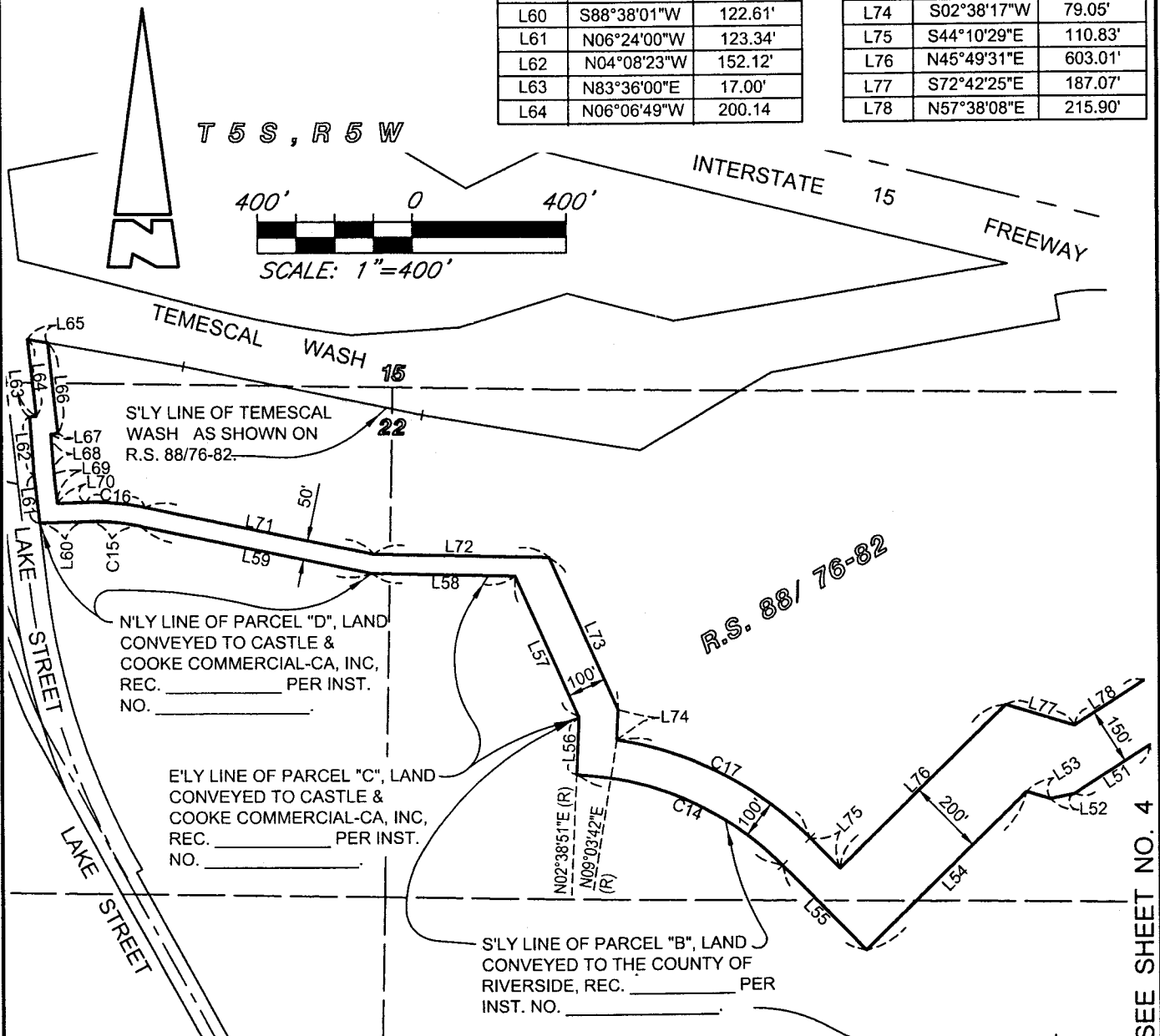
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 CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "C1"
TEMPORARY OPERATIONS AND
PERMANENT MAINTENANCE EASEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	43°10'39"	795.00'	599.10'
C15	13°05'32"	600.00'	137.10'
C16	13°05'32"	650.00'	148.53'
C17	36°45'48"	895.00'	574.27'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S57°38'08"W	228.51'
L52	S78°16'15"W	65.67'
L53	N72°42'25"W	64.73'
L54	S45°49'31"W	584.10'
L55	N44°10'29"W	310.83'
L56	N02°38'17"E	149.55'
L57	N24°12'55"W	400.86'
L58	N88°44'12"W	371.47'
L59	N78°16'26"W	610.03'
L60	S88°38'01"W	122.61'
L61	N06°24'00"W	123.34'
L62	N04°08'23"W	152.12'
L63	N83°36'00"E	17.00'
L64	N06°06'49"W	200.14'

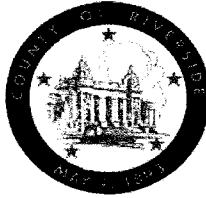
LINE TABLE		
LINE	BEARING	LENGTH
L65	S79°56'03"E	52.06'
L66	S06°06'49"E	235.38'
L67	S83°36'00"W	18.69'
L68	S04°08'23"E	103.07'
L69	S06°24'00"E	76.56'
L70	N88°38'01"E	76.82'
L71	N78°16'26"W	605.46'
L72	S88°44'12"E	453.82'
L73	S24°12'59"E	432.48'
L74	S02°38'17"W	79.05'
L75	S44°10'29"E	110.83'
L76	N45°49'31"E	603.01'
L77	S72°42'25"E	187.07'
L78	N57°38'08"E	215.90'



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LEGEND:
 ————— EXISTING PARCEL LINE
 - - - - - EXISTING SECTION LINE
 ———— PROPOSED EASEMENT LINE

SEE SHEET NO. 4



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

4/6/16
Date

KB
Initial

Notice of Determination

To: Office of Planning and Research
For U.S Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St.
Sacramento, CA 95814

From: Public
Agency: County of Riverside
Address: 4080 Lemon Street
Riverside, CA 92501
Contact: Clerk of the Board
Phone: (951) 955-0911

County Clerk
County of: Riverside
Address: 4080 Lemon Street, 1st Floor
Riverside, CA 92501

Lead Agency (if different from above): City of Lake Elsinore
Address: 130 South Main Street
Lake Elsinore, CA 92530
Contact: City Clerk
Phone: (951)674-3124

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 88090517

Project Title: Resolution No. 2016-103 Authorizing the Exchange of Real Property and Related Agreements

Project Location (include county): City of Lake Elsinore, County of Riverside

Project Description: In 2004, the County of Riverside purchased 598 acres of unimproved land for conservation purposes from Tri-Valley I. Additionally, the County entered into an MOU with the City of Lake Elsinore and Tri-Valley I concerning the finalization of the boundaries of the property purchased (through further mapping to be submitted) and other MSHCP compliance issues. As part of the acquisition, a temporary operations and permanent maintenance easement agreement benefiting the adjoining developable property was also entered into. In 2012, the City of Lake Elsinore approved Vested Tentative Tract Map No. 35001 (VTTM No. 35001) and certified EIR Addendum No. IV. to the Alberhill Ranch Specific Plan Final EIR No. 89-2 following disclosure and assessment of the environmental impacts related to the subdivision map. VTTM No. 35001 also established final boundaries for this exchange transaction pursuant to the terms of the MOU.

This is to advise that the Riverside County Board of Supervisors approved the above project on

Lead agency or Responsible Agency

April 5, 2016
(Date)

and has made the following determinations regarding the above described project:

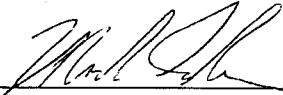
Based on the considerations noted above, no new or significant environmental impacts as a result of the approval of VTTM No. 35001 or the exchange transaction would occur. It has been determined that the exchange transaction is within the scope of EIR Addendum No. IV and therefore, preparation of a subsequent environmental impact report is not required. The County of Riverside has determined that EIR Addendum No. IV is appropriate because none of the conditions described in Section 15162 have occurred.

- 1. The project will will not have a significant effect on the environment.
- 2. An Environmental Impact Report and Addendum were prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were were not made a condition of the approval of the project.
- 4. A Mitigation reporting or monitoring plan was was not adopted for this project.

5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Alberhill Ranch Specific Plan Final EIR No. 89-2 and a EIR Addendum No. IV together with any comments, responses and record of project approval is available to the General Public at:

County of Riverside
Clerk of the Board
2080 Lemon Street, 1st Floor
Riverside, CA 92501

Signature: (Public Agency)  Title: Senior Environmental Planner
Date: 3/22/16 Date received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

1 Recorded at request of and return to:
2 Economic Development Agency
3 Real Estate Division
4 On behalf of the County of Riverside
5 3403 10th Street, Suite 500
6 Riverside, California 92501

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

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

PROPERTY: Tri Valley Land Exchange
APNS: Portions of 390-130-029, 390-210-022,
390-200-009, 390-200-011 and 389-080-054

GRANT DEED WITH EASEMENT RESERVATIONS

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, as Grantor, Grants to CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation, as Grantee, the real property in the County of Riverside, State of California, described as:

See **Exhibit "A-1"** attached hereto
and made part hereof

Grantor reserves an Easement, including access to and from, over Parcel D for the purpose of relocating the San Diego Ambrosia plants, referenced as the Ambrosia Easement and Ambrosia Access Easements, more particularly legally described and depicted in **Exhibits A and B**, for each easement interest respectively, attached hereto and made a part hereof. Grantee, its successors-in-interests and assigns, are prohibited and restricted from developing the Ambrosia Easement area until such time it has been determined by the Grantor and the Western Riverside County Regional Conservation Authority ("RCA"), after consultation with the US Fish and Wildlife and the California Department of Fish & Wildlife, that the translocation of the San Diego Ambrosia has been successfully relocated. RCA, or another entity approved by the Grantor, will perform the translocation of the San Diego Ambrosia plants pursuant to success criteria established prior to the relocation of said plants. Release and relinquishment of the Ambrosia Easement and Ambrosia Access Easement by the Grantor shall be subject to the satisfaction of the aforementioned conditions and will be effected by a quitclaim deed executed and recorded by Grantor.

Grantee shall conserve and not disturb the identified Munz's Onion population located on the southerly Parcel A.

This grant is made expressly subject to the following permitted exceptions: easements, rights, covenants, and all matters, encumbrances of record affecting the property.

APR 05 2016 3-1

1 GRANT DEED WITH EASEMENT RESERVATIONS

2 PROPERTY: Tri Valley Land Exchange

3 APN: Portions of 390-130-029, 390-210-022, 390-200-009, 390-200-011 and 389-080-054

4 Dated: April 5, 2016

GRANTOR:

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

8 John J. Benoit
9 John J Benoit, Chairman
10 Board of Supervisors

11 ATTEST:
12 KECIA HARPER-IHEM, Clerk
13 By: Kallie Patton
14 DEPUTY

15 ACCEPTANCE BY GRANTEE:
16 CASTLE & COOKE COMMERCIAL-CA, INC

17 By: Laura Whitaker
18 Laura Whitaker
19 President

20 By: Darlene Mohlke
21 Darlene Mohlke
22 Vice President and Assistant Secretary

23 Attach Exhibits A and B for Ambrosia Easement,
24 Exhibits A and B for Ambrosia Access Easement, and
25 Exhibit A-1

26 Attach Acknowledgements
27
28

EXHIBIT "A1"
LEGAL DESCRIPTION
OF
COUNTY OF RIVERSIDE TO
CASTLE & COOKE COMMERCIAL-CA, INC.

Parcel "A":

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Sections 23 and 26, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South 89°04'59" East, a distance of 1042.70 feet to a point lying on the westerly line of said Instrument No. 2004-1036504, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said westerly line, North 41°37'29" East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South 85°30'24" East;

Thence southerly along said non-tangent curve, leaving said westerly line of said Instrument No. 2004-1036504, through a central angle of 18°56'26", an arc distance 576.86 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 23°26'02" West, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1045.00 feet;

Thence southwesterly along said tangent curve, through a central angle of 24°22'08", an arc distance of 444.46 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 47°48'10" West, a distance of 268.41 feet;

Thence South 11°20'01" West, a distance of 28.60 feet to a point lying on the northeasterly right of way of Nichols Road as dedicated per Instrument No. 2008-0482210, recorded September 02, 2008, of Official Records of said County;

Thence northwesterly along said northeasterly right of way, North 42°11'50" West, a distance of 254.20 feet to a point lying on said westerly line of Instrument No. 2004-1036504;

The following four (4) courses are along the westerly line of said Instrument No. 2004-1036504:

1. Thence northeasterly, leaving said northeasterly right of way, North 32°56'52" East, a distance of 425.57 feet;
2. Thence North 43°06'11" East, a distance of 169.95 feet;
3. Thence North 33°14'54" East, a distance of 320.81 feet;
4. Thence North 41°37'29" East, a distance of 322.66 feet to the **TRUE POINT OF BEGINNING**.

Containing 7.91 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "B":

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Sections 22 and 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North 00°53'18" East, a distance of 4036.32 feet to a point lying on the southwesterly line said Instrument No. 2004-1036504, said point also being the **TRUE POINT OF BEGINNING**;

The following five (5) courses are along the southerly, southwesterly and westerly lines of said Instrument No. 2004-1036504:

1. Thence North 19°45'52" West, a distance of 86.91 feet;
2. Thence North 58°17'49" West, a distance of 368.89 feet;
3. Thence South 75°09'21" West, a distance of 529.98 feet;
4. Thence North 02°49'18" West, a distance of 81.54 feet;
5. Thence North 57°38'09" East, a distance of 228.51 feet;

Thence northeasterly, leaving said westerly line of Instrument No. 2004-1036504, North 76°19'28" East, a distance of 124.91 feet;

Thence North 85°40'14" East, a distance of 184.05 feet;

Thence South 36°00'49" East, a distance of 139.07 feet;

Thence South 51°32'37" East, a distance of 53.43 feet;

Thence South 63°32'24" East, a distance of 218.06 feet;

Thence South 44°55'38" East, a distance of 82.30 feet;

Thence North 77°59'36" East, a distance of 245.09 feet;

Thence South 35°10'50" East, a distance of 110.65 feet;

Thence South 07°53'49" West, a distance of 96.34 feet;

Thence South 15°59'38" East, a distance of 33.14 feet;

Thence South 38°50'02" East, a distance of 111.07 feet;

Thence South 43°11'43" East, a distance of 105.85 feet;

Thence South 73°49'28" East, a distance of 220.27 feet;

Thence North 63°19'46" East, a distance of 201.76 feet;

Thence South 34°50'22" East, a distance of 241.54 feet;

Thence South 11°13'33" East, a distance of 28.41 feet;

Thence South 13°24'24" West, a distance of 78.25 feet;

Thence South 51°43'14" West, a distance of 50.50 feet;

Thence South 29°18'07" East, a distance of 43.81 feet;

Thence South 15°16'44" West, a distance of 45.58 feet;

Thence South 03°59'40" East, a distance of 48.14 feet;

Thence South 41°14'50" East, a distance of 115.25 feet;

Thence South 57°34'43" East, a distance of 61.68 feet;

Thence South 88°05'18" East, a distance of 127.48 feet;

Thence South 65°50'34" East, a distance of 52.57 feet;

Thence South 52°53'46" East, a distance of 70.10 feet;

Thence South 79°01'11" East, a distance of 72.19 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 145.00 feet, a radial bearing to said point bears North 65°23'34" West;

Thence northeasterly along said non-tangent curve, through a central angle of 11°00'30", an arc distance of 27.86 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 54°23'04" West;

Thence northeasterly along said non-tangent line, North 40°54'08" East, a distance of 83.38 feet;

Thence North 75°30'08" East, a distance of 67.11 feet;

Thence South 77°32'51" East, a distance of 74.84 feet;

Thence South 64°39'54" East, a distance of 104.95 feet;

Thence South 47°28'14" East, a distance of 97.29 feet;

Thence South 57°00'34" East, a distance of 26.28 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 100.00 feet, a radial bearing to said point bears North 09°52'55" East;

Thence southeasterly along said non-tangent curve, through a central angle of 52°14'29", an arc distance of 91.18 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 27°52'35" East, a distance of 49.28 feet to the beginning of a tangent curve, concave westerly and having a radius of 70.00 feet;

Thence southeasterly along said tangent curve, through a central angle of 39°37'49", an arc distance of 48.42 feet to the beginning of a tangent line;

Thence southerly along said tangent line, South 11°45'13" West, a distance of 64.96 feet;

Thence South 38°41'11" West, a distance of 121.29 feet;

Thence South 10°40'02" East, a distance of 96.80 feet;

Thence South 32°18'15" East, a distance of 70.72 feet;

Thence South 41°24'37" East, a distance of 63.10 feet;

Thence South 32°29'56" East, a distance of 194.06 feet;

Thence South 68°55'29" East, a distance of 80.42 feet;

Thence South 62°26'58" East, a distance of 234.40 feet;

Thence South 03°48'43" West, a distance of 137.89 feet;

Thence South 49°17'06" West, a distance of 212.87 feet, to a point lying on the southerly line of said Instrument No. 2004-1036504;

The following twelve (12) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:

1. Thence North 61°05'29" West, a distance of 211.00 feet;
2. Thence North 68°50'06" West, a distance of 440.81 feet;
3. Thence North 19°59'07" East, a distance of 397.34 feet;
4. Thence North 14°46'29" West, a distance of 134.01 feet;
5. Thence North 28°33'43" West, a distance of 306.17 feet;
6. Thence North 80°13'05" West, a distance of 472.02 feet;
7. Thence North 46°52'49" West, a distance of 124.75 feet;
8. Thence North 66°32'19" West, a distance of 110.04 feet;
9. Thence North 24°32'42" West, a distance of 109.26 feet;
10. Thence North 45°15'05" West, a distance of 282.27 feet;
11. Thence North 75°01'37" West, a distance of 447.21 feet;
12. Thence North 19°45'52" West, a distance of 363.48 feet to the **TRUE POINT OF BEGINNING**

Containing 20.62 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "C":

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line of Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence easterly along said southerly line of Instrument No. 2004-1036504, leaving said easterly line, South 88°44'12" East, a distance of 257.04 feet to the **TRUE POINT OF BEGINNING**;

Thence easterly along the prolongation of said last course, leaving said southerly line of said Instrument No. 2004-1036504, South 88°44'12" East, a distance of 68.26 feet;

Thence South 24°12'55" East, a distance of 400.86 feet to a point lying on said southerly line of said Instrument No. 2004-1036504, of Official Records of said County;

Thence northwesterly along said southerly line North 40°47'03" West, a distance of 340.93;

Thence northwesterly, continuing along said southerly line, North 05°13'20" West, a distance of 109.40 feet to said **TRUE POINT OF BEGINNING**.

Containing 0.53 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "D":

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence westerly along the southerly line of said Instrument No. 2004-1036504, leaving said easterly line North 88°44'12" West, a distance of 46.17 feet to the **TRUE POINT OF BEGINNING**;

The following five (5) courses are along the southerly line of Instrument No. 2004-1036504:

1. Thence South 00°07'21" West, a distance of 179.56 feet;
2. Thence South 88°54'45" West, a distance of 216.92 feet;
3. Thence South 00°45'26" West, a distance of 464.53 feet;
4. Thence South 85°30'18" West, a distance of 59.88 feet;
5. Thence North 89°28'41" West, a distance of 374.19 feet to a point lying on the easterly right of way of said Lake Street, said point also being the beginning of a non-tangent curve, concave easterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 64°15'46" West;

Thence northwesterly and northerly along said easterly right of way and said non-tangent curve, through a central angle of 19°20'14", an arc distance of 660.15 feet to the beginning of a tangent line;

Thence northerly along said tangent line, continuing along said easterly right of way, North 06°24'00" West, a distance of 152.46 feet;

Thence easterly leaving said easterly right of way, North 88°38'01" East, a distance of 122.61 feet to the beginning of a tangent curve, concave southerly and having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 13°05'32", an arc distance of 137.10 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 78°16'24" East, a distance of 610.03 feet to said **TRUE POINT OF BEGINNING.**

Containing 10.74 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

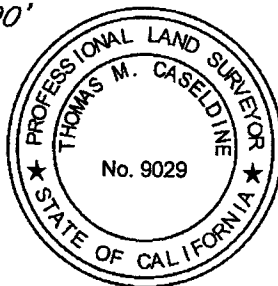
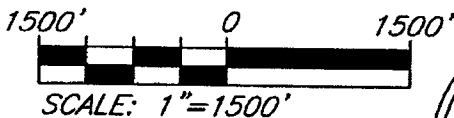
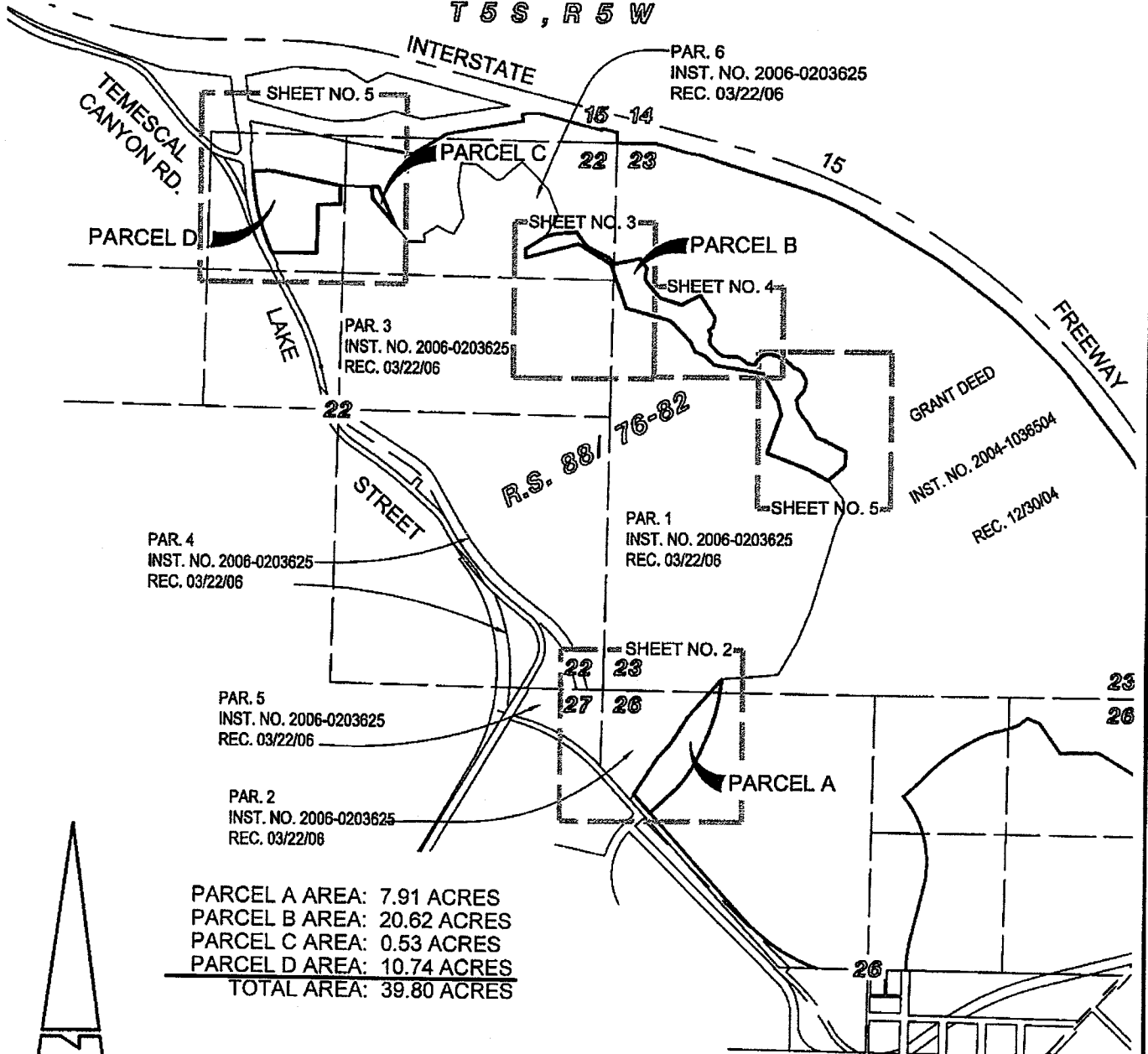
Thomas Caseldine 3-4-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



March 7, 2016
TMC/KWC/tmc
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EXHIBIT "A1"
COUNTY OF RIVERSIDE TO
CASTLE & COOKE COMMERCIAL-CA, INC.

T 5 S , R 5 W



SHEET INDEX
SCALE: 1"=1500'

- LEGEND:
- EXISTING PARCEL LINE
 - - - EXISTING SECTION LINE
 - PROPOSED PARCEL LINE
 - - - - - DETAIL SHEET BOUNDARY

KUC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-4-16
THOMAS M. CASELDINE DATE
L.S. 9029 Exp. 09-30-17

EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 2 OF 6 SHEETS

T 5 S , R 5 W

PAR. 1
 INST. NO. 2006-0203625
 REC. 03/22/06

P.O.C.
 S.W. CORNER SECTION 23

W'LY LINE OF LAND CONVEYED TO THE
 COUNTY OF RIVERSIDE PER GRANT DEED,
 REC. 12/30/04, INST. NO. 04-1036504, O.R.

22 23
 27 26

S89°04'59"E 1042.70'

S. LINE, SECTION 23

T.P.O.B.

R.S. 88/76-82

PAR. 2
 INST. NO. 2006-0203625
 REC. 03/22/06

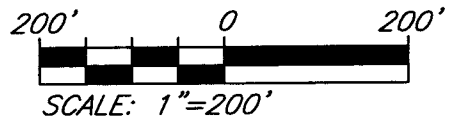
PARCEL A
 7.91 ACRES

GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

NE'LY LINE OF NICHOLS ROAD,
 PER INST. NO. 2008-0482210,
 REC. 09/02/08, O.R.

ALBERHILL
 RANCH ROAD

NICHOLS ROAD



LEGEND:

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED PARCEL LINE

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

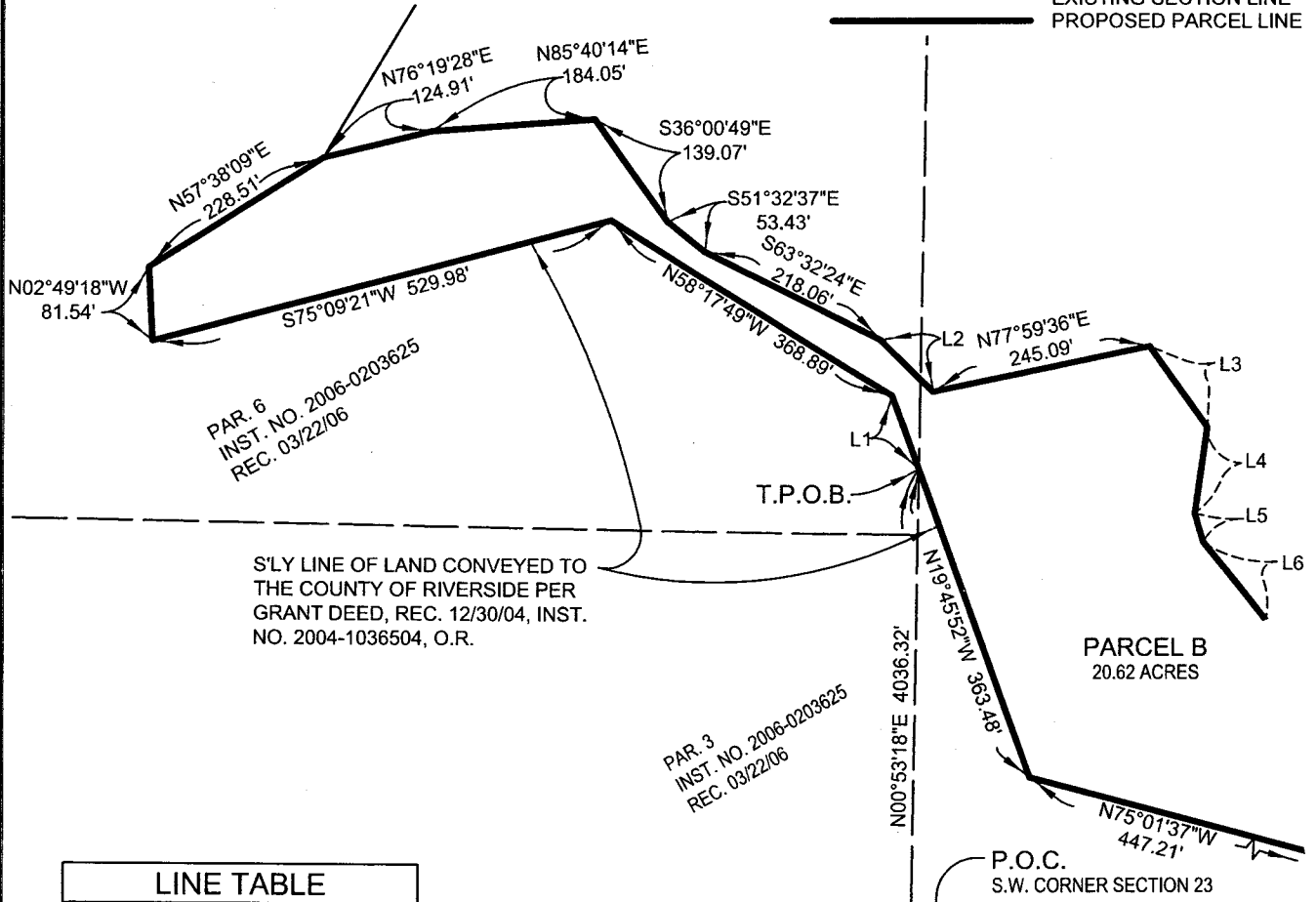
EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 3 OF 6 SHEETS

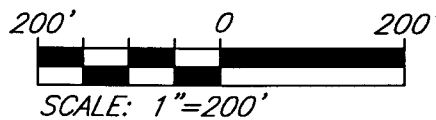
T 5 S , R 5 W

LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION PARCEL LINE
-  PROPOSED PARCEL LINE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°45'52"W	86.91'
L2	S44°55'38"E	82.30'
L3	S35°10'50"E	110.65'
L4	S07°53'49"W	96.34'
L5	S15°59'38"E	33.14'
L6	S38°50'02"E	111.07'



SEE SHEET NO. 4

R.S. 88/ 76-82




PAR. 1
 INST. NO. 2006-0203625
 REC. 03/22/06

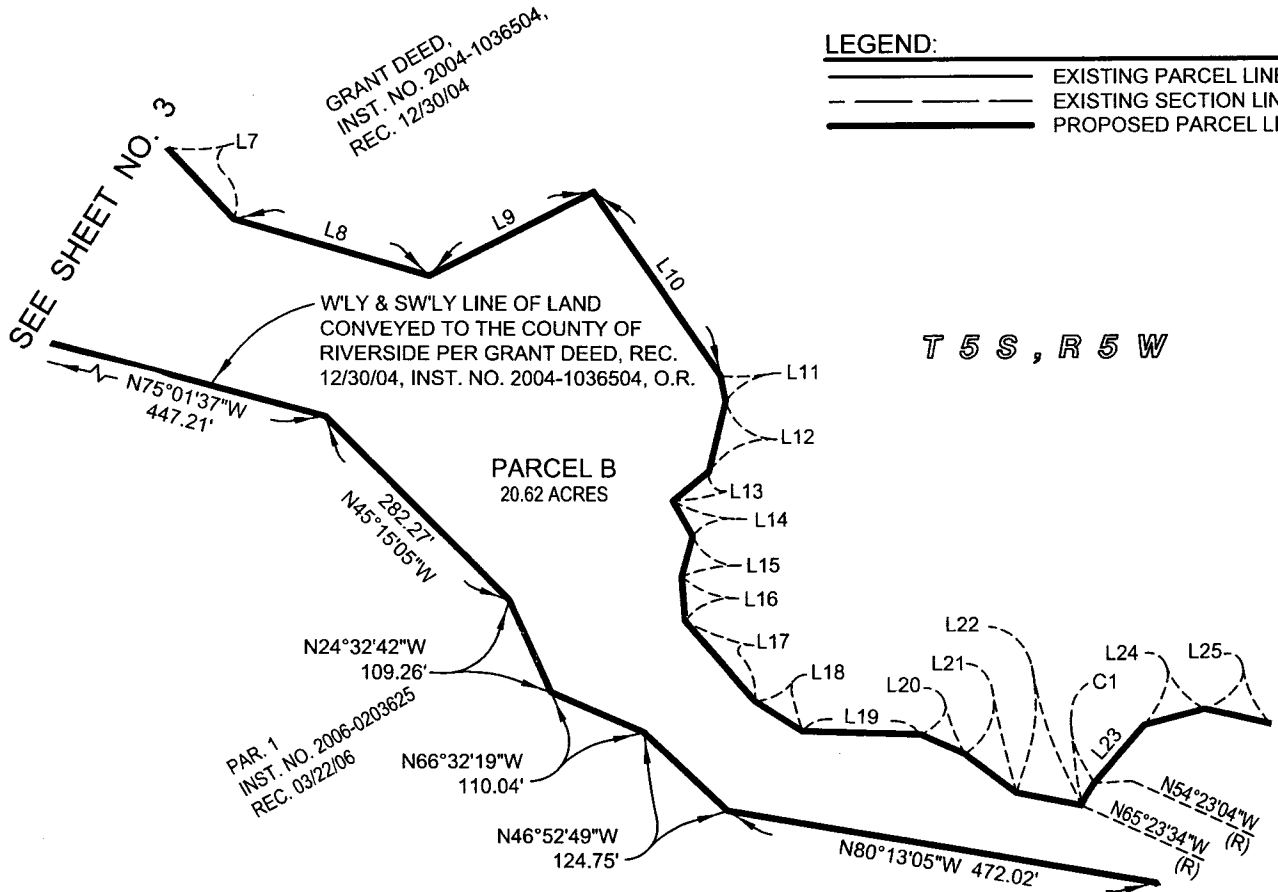
KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "A1"
COUNTY OF RIVERSIDE TO
CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 4 OF 6 SHEETS

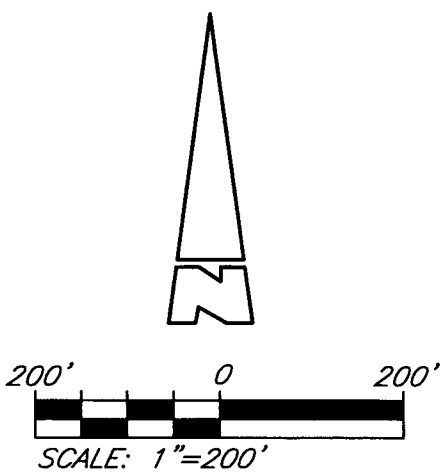
LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



LINE TABLE		
LINE	BEARING	LENGTH
L7	S43°11'43"E	105.85'
L8	S73°49'28"E	220.27'
L9	N63°19'46"E	201.76'
L10	S34°50'22"E	241.54'
L11	S11°13'33"E	28.41'
L12	S13°24'24"W	78.25'
L13	S51°43'14"W	50.50'
L14	S29°18'07"E	43.81'
L15	S15°16'44"W	45.58'
L16	S03°59'40"E	48.14'
L17	S41°14'50"E	115.25'
L18	S57°34'43"E	61.68'
L19	S88°05'18"E	127.48'
L20	S65°50'34"E	52.57'
L21	S52°53'46"E	70.10'
L22	S79°01'11"E	72.19'
L23	N40°54'08"E	83.38'
L24	N75°30'08"E	67.11'
L25	S77°32'51"E	74.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°00'30"	145.00'	27.86'

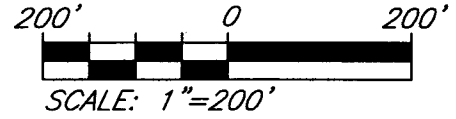


KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

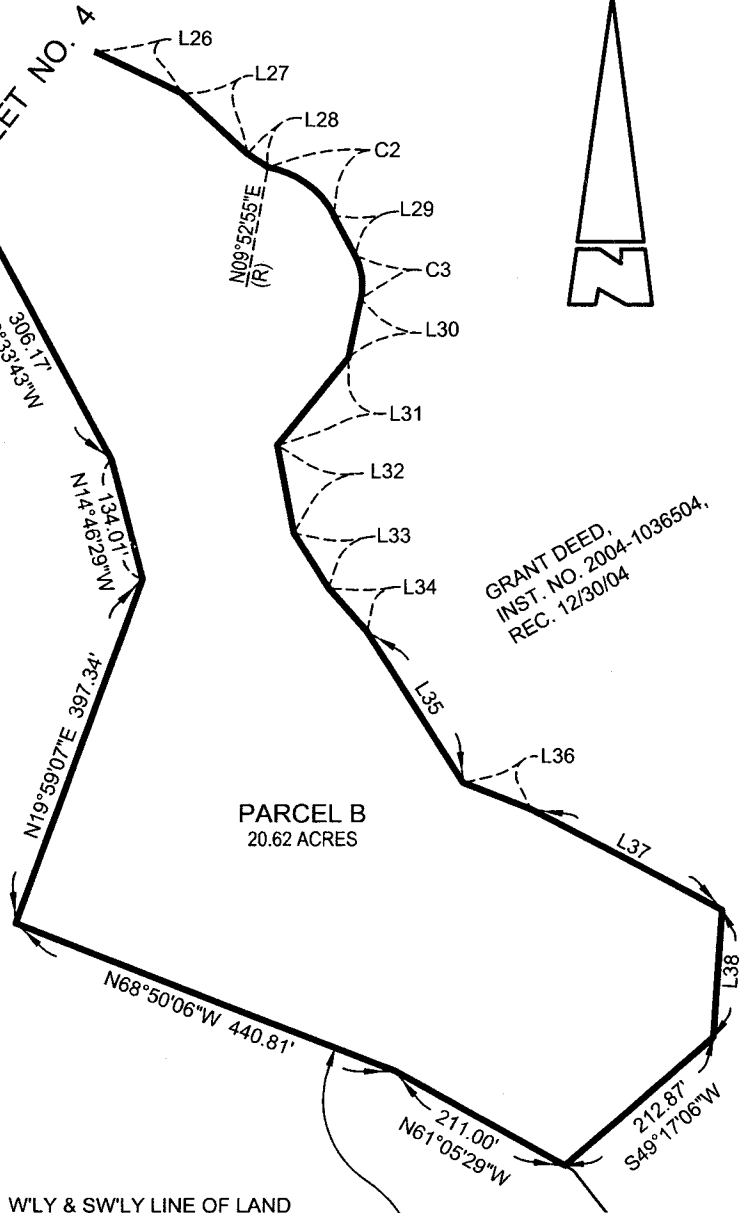
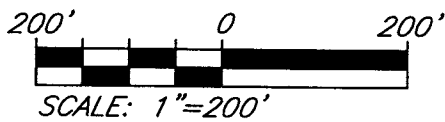
SHEET 5 OF 6 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L26	S64°39'54"E	104.95'
L27	S47°28'14"E	97.29'
L28	S57°00'34"E	26.28'
L29	S27°52'35"E	49.28'
L30	S11°45'13"W	64.96'
L31	S38°41'11"W	121.29'
L32	S10°40'02"E	96.80'
L33	S32°18'15"E	70.72'
L34	S41°24'37"E	63.10'
L35	S32°29'56"E	194.06'
L36	S68°55'29"E	80.42'
L37	S62°26'58"E	234.40'
L38	S03°48'43"W	137.89'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	52°14'27"	100.00'	91.18'
C3	39°37'48"	70.00'	48.42'

T 5 S, R 5 W



GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

PARCEL B
 20.62 ACRES

W'LY & SW'LY LINE OF LAND
 CONVEYED TO THE COUNTY OF
 RIVERSIDE PER GRANT DEED,
 REC. 12/30/04, INST. NO. 2004-1036504, O.R.

LEGEND:

- EXISTING PARCEL LINE
- EXISTING SECTION LINE
- PROPOSED PARCEL LINE

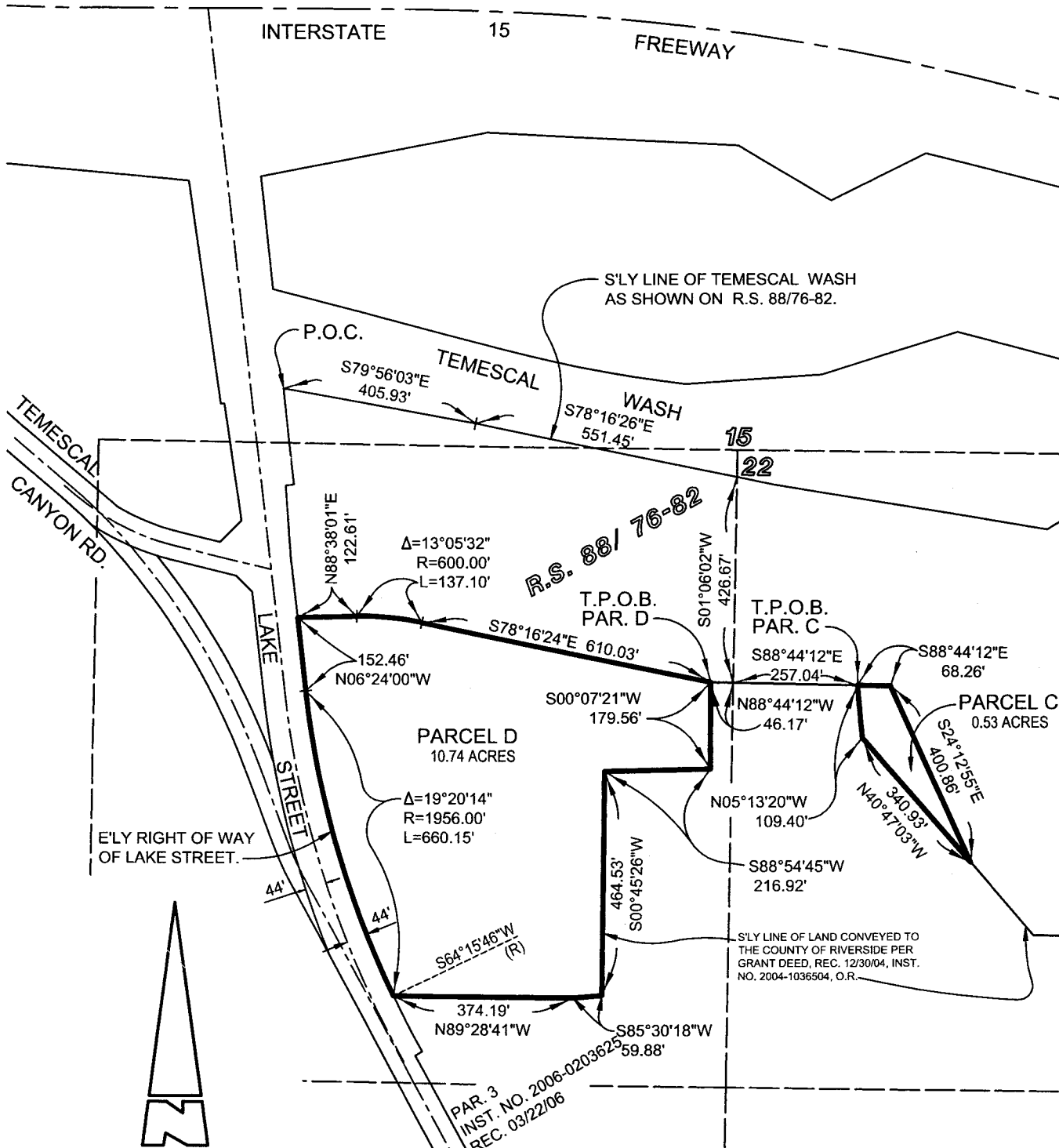


CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "A1"
 COUNTY OF RIVERSIDE TO
 CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 6 OF 6 SHEETS

T 5 S , R 5 W



KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

300' 0 300'
 SCALE: 1"=300'

LEGEND:
 ——— EXISTING PARCEL LINE
 - - - EXISTING SECTION LINE
 ——— PROPOSED PARCEL LINE

EXHIBIT "A"

**LEGAL DESCRIPTION FOR
AMBROSIA EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence northerly, leaving said parallel line, North 00°31'19" East, a distance of 125.00 feet to an angle point;

Thence South 89°28'41" East, a distance of 80.00 feet to an angle point;

Thence South 00°31'19" West, a distance of 125.00 feet to a point lying on said parallel line;

Thence westerly along said parallel line, South 89°28'41" West, a distance of 80.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 10,000 square feet, more or less

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

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-21-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17

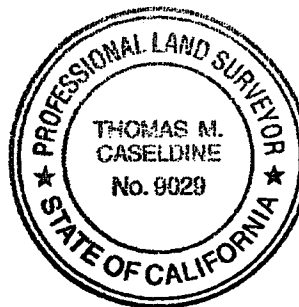


EXHIBIT "B"
AMBROSIA EASEMENT

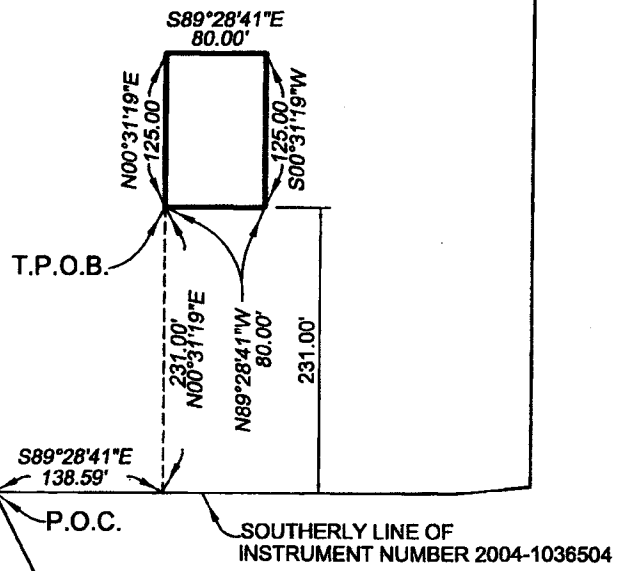
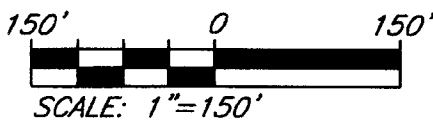
SHEET 1 OF 1 SHEETS

TEMESCAL CANYON ROAD

LAKE STREET

E'LY RIGHT OF WAY OF LAKE STREET

R.S. 123/43-48
GRANT DEED
INST. NO. 2004-1036504
REC. 12/30/04



LEGEND:
 EXISTING PARCEL LINE
 PROPOSED EASEMENT

AREA: 10,000 S.F.

KUC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-21-16
 THOMAS CASELDINE DATE
 L.S. 9029 Exp. 09-30-17

EXHIBIT "A"

**LEGAL DESCRIPTION FOR
AMBROSIA ACCESS EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence westerly along said parallel line, North 89°28'41" West, a distance of 234.71 feet to a point lying on said easterly right of way of Lake Street, said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 71°35'48" West;

Thence northerly along said curve and said easterly right of way of Lake Street, through a central angle of 01°32'29", a distance of 52.62 feet to the beginning of a non-tangent line;

Thence easterly along said non-tangent line, leaving said easterly right of way, South 89°28'41" East, a distance of 251.11 feet to an angle point;

Thence South 00°31'19" West, a distance of 50.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 12,152 square feet, more or less

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

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-7-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



EXHIBIT "B"
AMBROSIA ACCESS EASEMENT

SHEET 1 OF 1 SHEETS

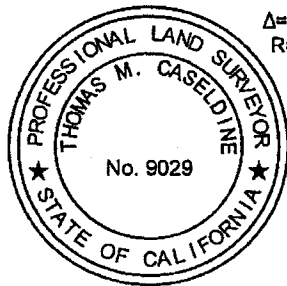
T5S, R5W

R.S. 123/43-48
GRANT DEED
INST. NO. 2004-1036504
REC. 12/30/04

TEMESCAL CANYON ROAD

LAKE STREET

E/LY RIGHT OF WAY OF LAKE STREET



$\Delta=01^{\circ}32'29''$
 $R=1956.00'$
 $L=52.62'$

$S71^{\circ}35'48''W$
(R)

$S89^{\circ}28'41''E$
251.11'

$S00^{\circ}31'19''W$
50.00'

234.71'
 $N89^{\circ}28'41''W$

T.P.O.B.

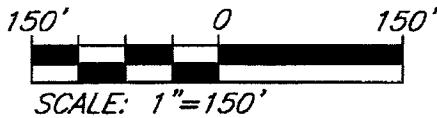
231.00'

$N00^{\circ}31'19''E$
231.00'

$S89^{\circ}28'41''E$
138.59'

P.O.C.

SOUTHERLY LINE OF
INSTRUMENT NUMBER 2004-1036504



LEGEND:

- EXISTING PARCEL LINE
- PROPOSED EASEMENT

AREA: 12,152 S.F.

KWG ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1680 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370 • 951-734-2130
R:\07\1100\LEGALS\1100 AMBROSIA ACCESS.DWG

Thomas Caseldine 3-7-16
THOMAS CASELDINE DATE
L.S. 9029 Exp. 09-30-17

1 Recorded at request of and return to:
2 Economic Development Agency
3 Real Estate Division
4 On behalf of the County of Riverside
5 3403 10th Street, Suite 500
6 Riverside, California 92501

7 FREE RECORDING

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

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

11 PROPERTY: Tri Valley Land Exchange
12 APNS: Portions of 390-200-010, 390-160-006, and 390-130-028

13 GRANT DEED

14 FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

15
16 CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation

17
18 Grants to COUNTY OF RIVERSIDE, a political subdivision of the State of California, the real property
19 in the County of Riverside, State of California, described as:

20
21 See Exhibit "B-1" attached hereto
22 and made part hereof

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APR 05 2016 31

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GRANT DEED

PROPERTY: Tri Valley Land Exchange

APNS: Portions of 390-200-010, 390-160-006, and 390-130-028

Dated: _____

GRANTOR:

CASTLE & COOKE COMMERCIAL-CA, INC.,
a California corporation

By: *Laura Whitaker*
Laura Whitaker
President

By: *Darlene Mohlke*
Darlene Mohlke
Vice President and Assistant Secretary

Attach Exhibit B-1

Attach Acknowledgements

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 Kern)

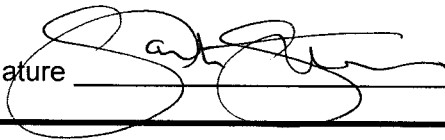
On February 18, 2016 before me, Sarah Stamboolian, Notary Public,
(insert name and title of the officer)

personally appeared Laura Whitaker and Darlene Mohlke,
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)



CERTIFICATE OF ACCEPTANCE
COUNTY OF RIVERSIDE

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This is to certify that the interest in real property conveyed by the deed or grant dated _____ from the CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation, to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors for the County of Riverside pursuant to authority conferred by Resolution No. 2016-103 of the Board of Supervisors adopted on April 5, 2016 and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 2016.

By _____
Robert Field
Assistant County Executive Officer/EDA

GRANT DEED
PROPERTY: Tri Valley Land Exchange
APNS: Portions of 390-200-010, 390-160-006, and 390-130-028

EXHIBIT "B1"
LEGAL DESCRIPTION
OF
CASTLE & COOKE COMMERCIAL-CA, INC.
TO COUNTY OF RIVERSIDE

Parcel "A":

Being portions of Parcel 1 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South 89°04'59" East, a distance of 1042.16 feet to a point lying on the westerly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

Thence northeasterly along said westerly line, North 41°37'29" East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South 85°30'24" East, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly along said non-tangent curve, leaving said westerly line, through a central angle of 21°57'23", an arc distance of 668.70 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 72°32'13" East;

Thence North 62°02'43" East, a distance of 268.17 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 924.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°30'20", an arc distance of 298.43 feet to the beginning of a reverse curve, concave southerly and having a radius of 41.00 feet, a radial bearing through said point bears North 46°27'36" West;

Thence northeasterly along said reverse curve, through a central angle of 57°01'37", an arc distance of 40.81 feet to the beginning of a reverse curve, concave northerly and having a radius of 109.00 feet, a radial bearing though said point bears South 10°34'00" West;

Thence northeasterly along said reverse curve, through a central angle of 39°21'21", an arc distance of 74.87 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 61°12'40" East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 33°59'25", an arc distance of 183.31 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 27°13'15" East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°02'11", an arc distance of 91.60 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 45°15'26" East, a distance of 495.50 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 354.00 feet, a radial bearing to said point bears North 89°13'22" East;

Thence northerly and northwesterly along said non-tangent curve, through a central angle of 31°41'14", an arc distance of 195.78 feet to a point lying on the southwesterly line of said Instrument No. 2004-1036504, said point also being the beginning of a non-tangent line, a radial bearing to said point bears North 57°32'08" East;

The following nine (9) course are along the southwesterly and westerly line of said Instrument No. 2004-1036504:

1. Thence South 37°52'55" East, a distance of 132.83 feet;
2. Thence South 02°44'53" East, a distance of 126.72 feet;
3. Thence South 24°50'47" West, a distance of 164.28 feet;
4. Thence South 16°21'18" West, a distance of 814.59 feet;
5. Thence South 22°47'57" West, a distance of 343.25 feet;
6. Thence South 29°38'22" West, a distance of 375.65 feet;
7. Thence South 84°08'08" West, a distance of 215.58 feet;
8. Thence South 86°03'32" West, a distance of 322.53 feet;
9. Thence South 41°37'29" West, a distance of 8.78 feet to the **TRUE POINT OF BEGINNING.**

Containing 19.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

PARCEL "B":

Being portions of Parcels 3 and 6 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

COMMENCING at the southwest corner of Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North $00^{\circ}53'18''$ East, a distance of 4036.32 feet to a point lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

The following four (4) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:

1. Thence North $19^{\circ}45'52''$ West, a distance of 86.92 feet;
2. Thence North $58^{\circ}17'49''$ West, a distance of 368.89 feet;
3. Thence South $75^{\circ}09'21''$ West, a distance of 529.98 feet;
4. Thence North $02^{\circ}49'18''$ West, a distance of 81.54 feet to the **TRUE POINT OF BEGINNING**;

Thence southwesterly, leaving said southwesterly line, South $78^{\circ}16'15''$ West, a distance of 65.67 feet;

Thence North $72^{\circ}42'25''$ West, a distance of 64.72 feet;

Thence South $45^{\circ}49'31''$ West, a distance of 584.10 feet;

Thence North $44^{\circ}10'29''$ West, a distance of 310.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 795.00 feet;

Thence northwesterly along said tangent curve, through a central angle of $43^{\circ}10'39''$, an arc distance of 599.10 feet to the beginning of a non-tangent line, a radial bearing to said point bears North $02^{\circ}38'51''$ East;

Thence northerly along said non-tangent line North $02^{\circ}38'17''$ East, a distance of 149.55 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

The following seventeen (17) courses are along the southerly, southeasterly and southwesterly line of said Instrument No. 2004-1036504:

1. Thence South 40°47'03" East, a distance of 201.70 feet;
2. Thence South 89°34'46" East, a distance of 159.24 feet;
3. Thence North 06°56'16" West, a distance of 73.13 feet;
4. Thence North 59°27'28" East, a distance of 154.25 feet;
5. Thence South 65°14'28" East, a distance of 176.56 feet;
6. Thence North 31°23'11" East, a distance of 187.10 feet;
7. Thence North 10°04'01" West, a distance of 316.83 feet;
8. Thence North 7°47'25" East, a distance of 217.01 feet;
9. Thence South 85°45'54" East, a distance of 150.54 feet;
10. Thence South 53°40'42" East, a distance of 248.70 feet;
11. Thence North 82°12'58" East, a distance of 51.78 feet;
12. Thence North 46°06'48" East, a distance of 69.28 feet;
13. Thence North 50°49'26" East, a distance of 195.23 feet;
14. Thence South 44°01'13" East, a distance of 368.85 feet;
15. Thence South 21°14'17" East, a distance of 269.17 feet;
16. Thence South 31°09'13" West, a distance of 236.83 feet;
17. Thence South 57°38'09" West, a distance of 228.51 feet to the **TRUE POINT OF BEGINNING.**

Containing 20.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

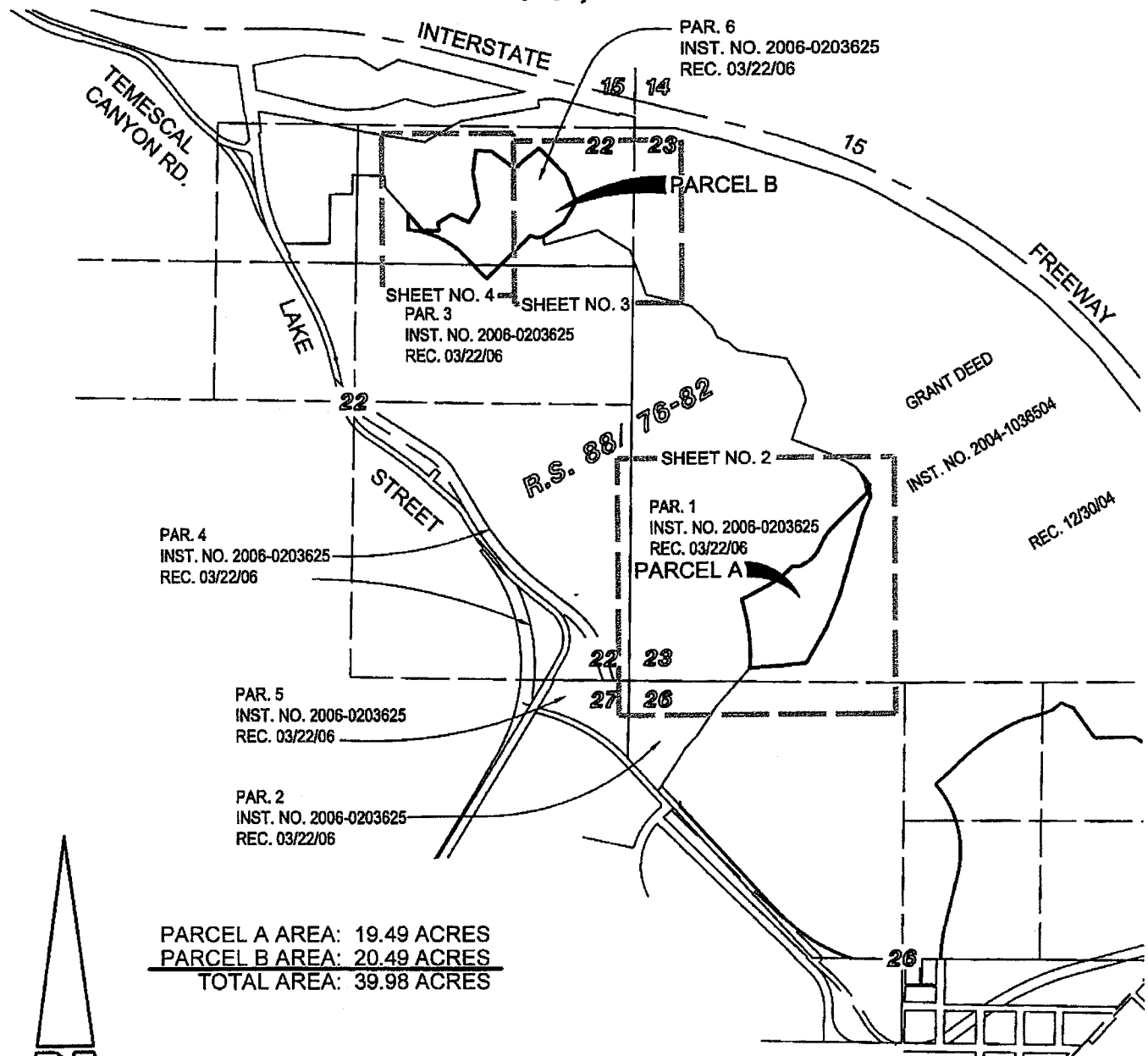
Thomas Caseldine 3-4-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17



March 7, 2016
TMC/KWC/tmc
R:\07\1100\LEGALS\land exchange\GRANT\1100 GRANT PARCELS.docx

CASTLE & COOKE COMMERCIAL-CA, INC.
TO COUNTY OF RIVERSIDE

T 5 S , R 5 W



PAR. 4
INST. NO. 2006-0203625
REC. 03/22/06

PAR. 6
INST. NO. 2006-0203625
REC. 03/22/06

SHEET NO. 4
PAR. 3
INST. NO. 2006-0203625
REC. 03/22/06

PAR. 1
INST. NO. 2006-0203625
REC. 03/22/06

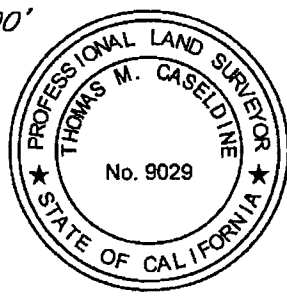
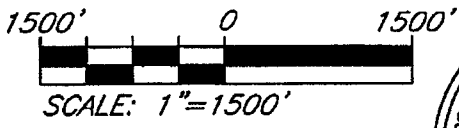
PAR. 5
INST. NO. 2006-0203625
REC. 03/22/06

PAR. 2
INST. NO. 2006-0203625
REC. 03/22/06

PARCEL A AREA: 19.49 ACRES
PARCEL B AREA: 20.49 ACRES
TOTAL AREA: 39.98 ACRES



SHEET INDEX
SCALE: 1"=1500'



- LEGEND:
- EXISTING PARCEL LINE
 - EXISTING SECTION LINE
 - PROPOSED PARCEL LINE
 - DETAIL SHEET BOUNDARY

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

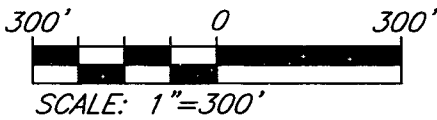
Thomas Caseldine 3-4-16
 THOMAS M. CASELDINE DATE
 L.S. 9029 Exp. 09-30-17

EXHIBIT "B1"
CASTLE & COOKE COMMERCIAL-CA, INC.
TO COUNTY OF RIVERSIDE

SHEET 2 OF 4 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°01'37"	41.00'	40.81'
C2	39°21'21"	109.00'	74.87'
C3	33°59'25"	309.00'	183.31'
C4	18°02'11"	291.00'	91.60'
C5	31°41'14"	354.00'	195.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°12'40"E	32.36'
L2	N27°13'15"E	127.89'
L3	S37°52'55"E	132.83'
L4	S02°44'53"E	126.72'
L5	S24°50'47"W	164.28'



S'LY & SW'LY LINE OF LAND
 CONVEYED TO THE COUNTY OF
 RIVERSIDE PER GRANT DEED, REC.
 12/30/04, INST. NO. 2004-1036504, O.R.

T 5 S , R 5 W

R.S. 88/ 76-82

PARCEL A
 19.49 ACRES

GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

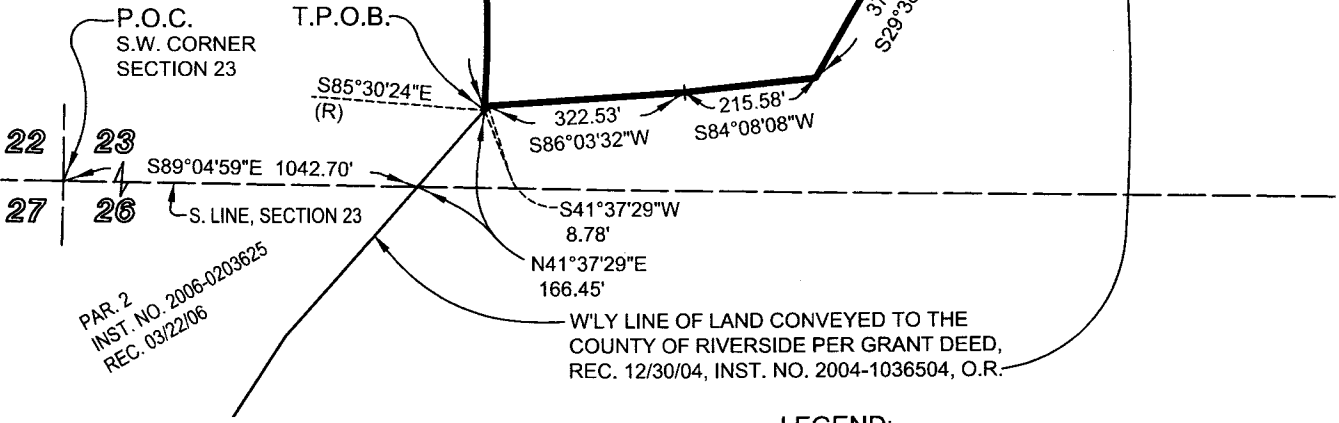
PAR. 1
 INST. NO. 2006-0203625
 REC. 03/22/06

PAR. 2
 INST. NO. 2006-0203625
 REC. 03/22/06

Δ=18°30'20"
 R=924.00'
 L=298.43'

Δ=21°57'23"
 R=1745.00'
 L=668.70'

W'LY LINE OF LAND CONVEYED TO THE
 COUNTY OF RIVERSIDE PER GRANT DEED,
 REC. 12/30/04, INST. NO. 2004-1036504, O.R.



LEGEND:

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED PARCEL LINE

KUC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

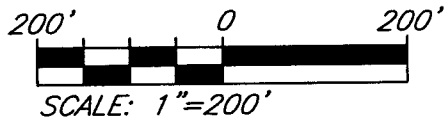
EXHIBIT "B1"
 CASTLE & COOKE COMMERCIAL-CA, INC.
 TO COUNTY OF RIVERSIDE

SHEET 3 OF 4 SHEETS

T 5 S , R 5 W

LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



SEE SHEET NO. 4



PARCEL B
 20.49 ACRES

R.S. 88/76-82
 T.P.O.B.

S'LY & SW'LY LINE OF LAND
 CONVEYED TO THE COUNTY OF
 RIVERSIDE PER GRANT DEED, REC.
 12/30/04, INST. NO. 2004-1036504, O.R.

GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

PAR. 6
 INST. NO. 2006-0203625
 REC. 03/22/06

PAR. 3
 INST. NO. 2006-0203625
 REC. 03/22/06

N72°42'25"W
 64.72'

S78°16'15"W
 65.67'
 N02°49'18"W
 81.54'

228.51'
 S57°38'09"W

S75°09'21"W 529.98'

236.83'
 S37°09'13"W

N58°17'49"W 368.89'

N19°45'52"W
 86.92'

N00°53'18"E 4036.32'

W. LINE OF
 SECTION 23

22 23
 27 26

P.O.C.
 S.W. CORNER
 SECTION 23

SEE SHEET NO. 4

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "B1"
 CASTLE & COOKE COMMERCIAL-CA, INC.
 TO COUNTY OF RIVERSIDE

SHEET 4 OF 4 SHEETS

T 5 S , R 5 W

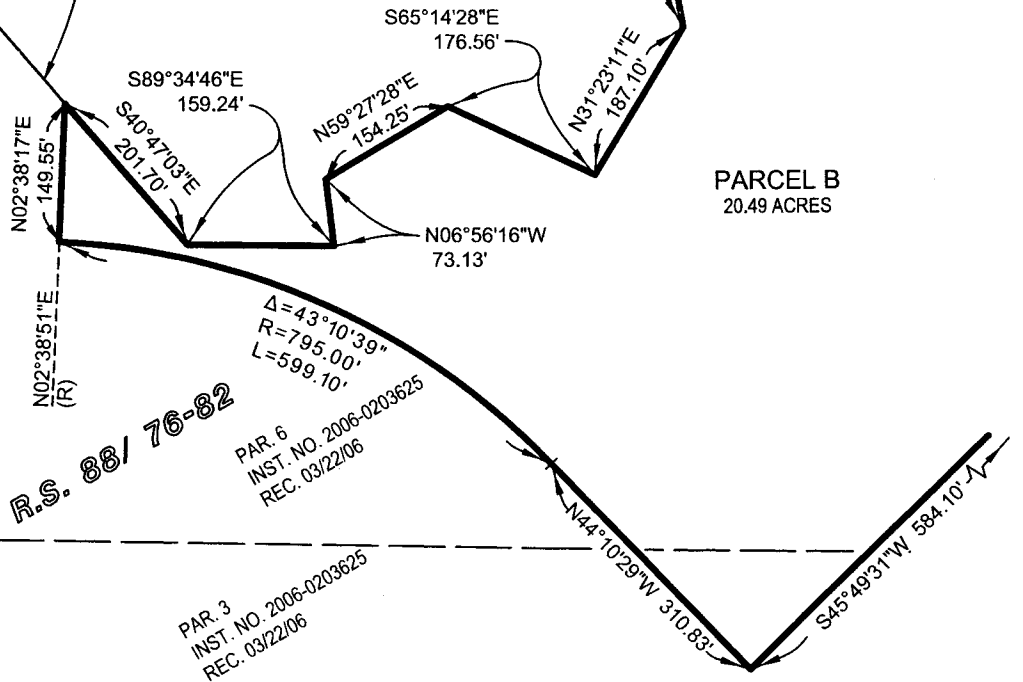
LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE

S'LY & SE'LY LINE OF LAND
 CONVEYED TO THE COUNTY OF
 RIVERSIDE PER GRANT DEED, REC.
 12/30/04, INST. NO. 2004-1036504, O.R.

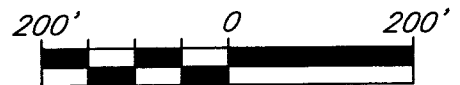
GRANT DEED,
 INST. NO. 2004-1036504,
 REC. 12/30/04

PARCEL B
 20.49 ACRES



SEE SHEET NO. 3

SEE SHEET NO. 3



SCALE: 1"=200'

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

1 **REAL ESTATE EXCHANGE AGREEMENT**
2 **AND ESCROW INSTRUCTIONS**
3

4 This REAL ESTATE EXCHANGE AGREEMENT AND ESCROW INSTRUCTIONS,
5 (“Agreement”) is made and entered into as of this 1st day of March, 2016 (“Effective Date”) by and
6 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereinafter
7 described as "County", and CASTLE & COOKE COMMERCIAL-CA, INC., a California corporation,
8 hereinafter described as "C&C". County and C&C are sometimes hereinafter collectively referred to as
9 the “Parties”.

10 **RECITALS**

11 **WHEREAS**, pursuant to Government Code Section 25365, the County may exchange real
12 property with any person, firm, or corporation, where the real property to be exchanged is not required
13 for county use and the property to be acquired is required for county use provided the value of any
14 private real property exchanged shall be equal to, or greater than, seventy-five percent (75%) of the value
15 of the county property offered in exchange; and,

16 **WHEREAS**, County is the owner of certain real property located southerly of Interstate 15,
17 westerly of Lake Street and northerly of Nichols Road in the City of Lake Elsinore, County of Riverside,
18 State of California, identified with Assessor’s Parcel Numbers 390-130-029, 390-210-022, 390-200-009,
19 390-200-011 and 389-080-054, consisting of approximately 555.77 acres of unimproved vacant land
20 (“County Property”); and,

21 **WHEREAS**, the County Property is subject to that certain Temporary Operations and Permanent
22 Maintenance Easement Agreement (“TOPMEA”) dated December 30, 2004 between the County and
23 T.T. Group, Inc. whereby the County granted an access easement across County Property for purposes
24 associated with developing its land adjacent to County Property; for protection of, routine maintenance,
25 repair and replacement of slopes; and for restoration or enhancement of habitats in satisfaction of certain
26 restoration and management plans (“Work”) approved by state and federal regulatory agencies; and,

27 **WHEREAS**, under the TOPMEA, the County was obligated to maintain and repair the easement
28 area upon completion of the Work by T.T. Group, Inc. or its successors-in-interest, as “Work” is defined

1 in the TOPMEA and the Parties shall be entering into that certain Amended and Restated Temporary
2 Operations and Permanent Maintenance Easement Agreement concurrently herewith whereby C&C will
3 assume from County and County will assign to C&C the maintenance obligations; and,

4 **WHEREAS**, a portion thereof County Property consisting of approximately 40 acres of land,
5 more particularly described and depicted in **Exhibit “A-1”**, attached hereto and by this reference
6 incorporated herein (“County Exchange Property”), is to be conveyed by County to C&C in fee with an
7 easement reservation with access in favor of the County over the northerly 10.74 acres parcel labeled as
8 “Parcel D” in **Exhibit “A-1”**. The easement reservation with access in favor of the County referenced as
9 the “Ambrosia Easement” and “Ambrosia Access Easement” over Parcel D, more particularly legally
10 described and depicted in **Exhibits “A and B”**, respectively, consisting of approximately 22,152 square
11 feet collectively, is made with certain conditions imposed upon C&C, including a restriction on the
12 development within the easement area until such time the successful translocation of San Diego
13 Ambrosia plants located thereon shall occur pursuant to success criteria established by or on behalf of the
14 County; and,

15 **WHEREAS**, Castle & Cooke Lake Elsinore West, Inc. acquired from T.T. Group. Inc. that
16 certain real property, located southerly of interstate 15, westerly of Lake Street and northerly of Nichols
17 Road in the City of Lake Elsinore, State of California, with Assessor’s Parcel Numbers 390-210-021,
18 390-160-003, 390-190-015, 390-200-008, 390-200-010, 389-080-055, 390-190-018, 390-020-064, 390-
19 160-006, 390-190-014, 390-130-026, and 390-130-028, adjacent to County Property, consisting of
20 approximately 402.37 acres of unimproved vacant land (C&C Property) which was referenced in the
21 TOPMEA; and,

22 **WHEREAS**, in 2014, Castle & Cooke Lake Elsinore West, Inc. and Castle & Cooke
23 Commercial-Ca, Inc. merged whereby Castle & Cooke Commercial-Ca, Inc. was declared as the
24 surviving corporate entity and the successor-in-interest to the C&C Property; and,

25 **WHEREAS**, a portion thereof C&C Property, consisting of approximately 40 acres of land,
26 identified with Assessor’s Parcel Numbers 390-200-010, 390-160-006 and 390-130-028, more
27 particularly legally described and depicted in **Exhibit “B-1,”** attached hereto and by this reference
28 incorporated herein, (“C&C Exchange Property”), is to be conveyed by C&C to County in fee; and,

1 and restrictions to conserve the Munz's Onion population located on the southerly parcel
2 consisting of approximately 7.91 acres of land. C&C agrees to accept County Exchange Property
3 in an "as-is" condition with all faults and expressly without any other warranties, representation
4 or guarantees, either express or implied of any kind, nature or type whatsoever from or on behalf
5 of County except those provided herein Section 7 and subject to all easements, matters and
6 encumbrances of record affecting the property.

7 1.2.2 C&C shall convey to County fee title to the C&C Exchange Property free and
8 clear of all liens (mechanics' or monetary), encumbrances, assessments, mortgages, deeds of
9 trust, leases, (recorded and unrecorded) and taxes due and payable at the close of escrow. C&C
10 shall remove all unpermitted exceptions, including the Deed of Trust and Assignment of Rents
11 listed in Schedule B of the Preliminary Title Report for the C&C Property, from title prior to
12 Close of Escrow. C&C shall not, after full execution of this Exchange Agreement, cause or
13 permit any new liens, covenants, conditions, restrictions, or any other matter to encumber title to
14 the C&C Exchange Property by record or otherwise except for such matters that have been
15 expressly approved in writing by County. County agrees to accept C&C Exchange Property in an
16 "as-is" condition with all faults and expressly without any other warranties, representation or
17 guarantees, either express or implied of any kind, nature or type whatsoever from or on behalf of
18 C&C except those provided herein Section 7 and subject to only the permitted non-monetary
19 matters, easements and encumbrances of record, such as utility or public easements, affecting the
20 property.

21 1.2.3 The exchange of the real properties described herein is expressly conditioned upon
22 1) C&C assuming the maintenance and repair obligations in the TOPMEA and releasing the
23 County from any further responsibilities or obligations associated therewith; and 2) C&C
24 indemnify, defend and hold harmless the County for third party actions asserted, claimed or filed
25 against the County for its approval actions relating to this exchange transaction and this
26 Agreement as further described in that certain Indemnification Agreement to be entered into
27 concurrently with this Agreement, attached as **Exhibit "E"** and by this reference incorporated
28 herein. In addition, currently with this Agreement, the Parties shall enter into that certain

1 Amended and Restated Temporary Operations and Permanent Maintenance Easement Agreement
2 to effect that assignment and assumption to relieve the County of the maintenance and repair
3 obligations provided in the TOPMEA, attached as **Exhibit "F"** and by this reference incorporated
4 herein.

5 **2. CONSIDERATION**

6 2.1 Value of Exchange Properties. The Parties agree that the values of the Exchange
7 Properties are approximately the same value.

8 2.2 Consideration. Consideration for this exchange transaction is comprised of the value of
9 each of the Exchange Properties described herein shall be consideration for acquisition of the other, C&C
10 shall assume the maintenance and repair obligations described in the TOPMEA pursuant to the Amended
11 and Restated Temporary Operations and Permanent Maintenance Easement Agreement and C&C shall
12 indemnify the County as provided in the Indemnification Agreement, both of which will be entered into
13 concurrently with this Agreement.

14 **3. CONDITION OF TITLE**

15 3.1 Updated Title Report. C&C shall provide to County, prior to the Close of Escrow, an
16 updated title report ("TR") on the respective Exchange Properties reflecting the current status of title on
17 each Exchange Property, together with all underlying documents referred to therein.

18 3.2 Title Insurance. Upon the County's request and at C&C's expense, the title insurer shall
19 issue or commit to issuing a CLTA Owner's Title Insurance Policy for the C&C Exchange Property, in the
20 amount of the value of the C&C Exchange Property ("Title Policy") and subject only to the permitted
21 exceptions ("Permitted Exceptions") approved by County in writing prior to close of escrow. At C&C'S
22 option and expense, the title insurer shall issue or commit to issuing a CLTA Owner's Title Insurance
23 Policy for County Exchange Property, upon C&C's request in the amount of the value of the County
24 Exchange Property ("Title Policy").

25 3.3 Grant Deed. Prior to Close of Escrow, each party shall respectively execute, acknowledge
26 and deliver to escrow the Grant Deeds for the appropriate Exchange Property, in the form attached hereto
27 as **Exhibit "C"** (County to C&C) or **Exhibit "D"** (C&C to County), attached hereto and by this reference
28 incorporated herein, as applicable, conveying the Exchange Property to the appropriate party subject only

1 to any other matters approved in writing by the appropriate party and as described herein in this
2 Agreement.

3 **4. ESCROW**

4 4.1 Opening Escrow. Within ten (10) days of execution of this Agreement by all Parties, for
5 the purpose of consummating the conveyances and transfers of the County Exchange Property and C&C
6 Exchange Property, County shall open an Escrow with the Escrow Holder listed below:

7
8 Escrow: Colleen Graves, Sr. Escrow Officer (“Escrow Holder”)

9 Lawyers Title Company

10 Address: 625 E. Carnegie Drive, #105

11 San Bernardino, CA 92408

12 Telephone: (909) 963-5570

13 Fax: (866) 696-3389

14 Email: cgraves@ltic.com

15 Title: Peggy Jones, Title Officer

16 Lawyers Title Company

17 Address: 3480 Vine Street, Suite 300

18 Riverside, CA 92507

19 Office Telephone: (951) 774-0825

20 Toll Free Phone Number: (800) 950-0557

21 Fax: (866) 657-1033

22 Email: Tu67@ltic.com

23 Upon opening Escrow, County shall deposit the executed Agreement with Escrow Holder and the
24 Amended and Restated Temporary Operations and Permanent Maintenance Agreement and both Parties
25 shall deposit the respective executed Deeds with Escrow Holder within the time specified herein.

26 4.2 Escrow Instructions. This executed Agreement shall constitute as the escrow instructions
27 to Escrow Holder. The Parties agree to execute such additional instructions as may be required by
28 Escrow Holder or otherwise in order to complete this transaction, provided however that such

1 instructions shall not conflict with any provisions of this Agreement. If there is any inconsistency
2 between such additional instructions and this Agreement, this Agreement shall control unless the Parties
3 express agree in writing otherwise.

4 4.3 Close of Escrow. This conveyance and exchange of the County Exchange Property and
5 C&C Exchange Property shall take place no later than the date that is sixty (60) days after this
6 Agreement is delivered to Escrow Holder (“Closing Date,” “Close of Escrow,” or the “Closing”). The
7 “Closing Date,” “Close of Escrow,” or the “Closing” shall mean the date Escrow Holder concurrently
8 records the two Grant Deeds concerning the Exchange Properties described herein. The escrow period
9 may be extended in writing by mutual agreement of the Parties. The Escrow Holder shall be notified in
10 writing by C&C and County if an extension is in effect.

11 4.4 Closing, Recording, and Disbursements. On or before the Closing Date, each condition or
12 obligation provided in this Agreement shall have been satisfied or waived in writing. Upon receipt of
13 such satisfaction or waiver of all conditions/obligations, Escrow Holder shall take the following actions
14 to close escrow:

15 4.4.1 Recording. Escrow Holder shall cause the Deeds to be recorded concurrently in
16 Office of the County Recorder of Riverside, California.

17 4.4.2 Disbursement. Escrow Holder shall disburse the funds deposited by the C&C to
18 settle all its charges to be paid by or on behalf of C&C and on behalf of County. Escrow Holder
19 shall prepare a final accounting and closing statement and refund any excess funds deposited by
20 C&C as provided in such final accounting and closing statement for this transaction.

21 4.4.3 Title Policy. Escrow Holder shall deliver or cause to be delivered the Title Policy
22 to County from the title company selected by County to issue the title policy, if County opted to
23 obtain a title policy. Escrow Holder shall deliver or cause to be delivered to C&C from the title
24 company selected by C&C to issue the title policy, if C&C opted to obtain a title policy.

25 4.4.4 Delivery of Documents to County. Escrow Holder shall deliver or cause to be
26 delivered to County conformed copies of the Deed and any other documents (or copies thereof)
27 deposited by C&C with Escrow Holder under this Agreement.

28 4.4.5 Delivery of Documents to C&C. Escrow Holder shall deliver or cause to be

1 delivered to C&C conformed copies of the Deed and any other documents (or copies thereof)
2 deposited by County with Escrow Holder under this Agreement.

3 4.6 Tax Exempt Agency. All parties hereto acknowledge that the County is a public entity
4 and exempt from payment of any real property taxes. There will be no proration of taxes through
5 Escrow. C&C will be responsible for payment of any real property taxes to the extent due prior to the
6 Close of Escrow. In the event any real property taxes are due and unpaid at the Close of Escrow, Escrow
7 Holder is hereby authorized and instructed to pay such taxes from funds deposited by C&C. C&C
8 understands that the Tax Collector will not accept partial payment of any installment of the real property
9 taxes due at the Close of Escrow. After the Close of Escrow, the County will file any necessary
10 documentation with the County Tax Collector/Assessor for the property tax exemption for the property
11 that County acquires and concurrently provide C&C with a copy of such filing. C&C shall have the
12 right, after the Close of Escrow, to apply for a refund, to the County Tax Collector/Assessor outside of
13 Escrow if eligible to receive such refund and Escrow Holder shall have no liability and/or responsibility
14 in connection therewith.

15 **5. PAYMENT OF FEES**. Prior to the Close of Escrow and when prompted by the Escrow Holder,
16 the following shall occur:

17 5.1 Deposit. C&C shall deposit an amount sufficient for all costs associated with taxes if due
18 and payable, expenses, title insurance, if desired, and prorations, if any, as required under this Agreement
19 with Escrow Holder, in the form of a cashier's check or other immediately available funds.

20 5.2 Payment. C&C shall deposit and pay all costs and fees associated with this transaction,
21 including escrow, title, recording, and trust deed clearance fees incurred in this transaction. In the event
22 that a party opts to obtain a title policy on the property it is acquiring, Escrow Holder shall charge C&C
23 for the cost of such title policy. For purposes of this transaction, trust deed clearance fees are defined as
24 forwarding fees, trustee's fees, and reconveyance fees.

25 **6. CONDITIONS PRECEDENT TO CLOSE OF ESCROW**.

26 6.1 Title to the County Exchange Property is free and clear of all liens, encumbrances,
27 assessments, leases (recorded and unrecorded), except any Permitted Exceptions not required to be
28 cleared from the title to said County Exchange Property consistent with Section 1 and as described

1 herein.

2 6.2 Title to the C&C Exchange Property is free and clear of all liens, encumbrances,
3 assessments, easements, leases (recorded and unrecorded) and taxes, except any Permitted Exceptions
4 not required to be cleared from the title to said C&C Exchange Property consistent with Section 1 and as
5 described herein. C&C shall remain liable for payment of any taxes allocable to a period prior to the
6 time title is vested to County except that proration of taxes through Escrow will not be done and handled
7 as it is further described in Section 4.6 of this Agreement. C&C shall remove the monetary liens and
8 encumbrances from C&C Exchange Property prior to close of escrow.

9 6.3 Prior to the Closing Date, each party shall timely deposit to Escrow Holder all funds and
10 documents required to complete the Closing under the terms of this Agreement.

11 **7. WARRANTIES.**

12 County and C&C both warrants that:

13 7.1 No Subsequent Encumbrances. The Parties will not enter into any agreements or
14 undertake any new obligations prior to Close of Escrow which will in any way burden, encumber or
15 otherwise affects its respective interests in the Exchange Properties without the prior written consent of
16 the Party to acquire such Exchange Property, such consent may be granted or withheld at its sole
17 discretion.

18 7.2 Authority. Each party represents and warrants, as of the date of execution of this
19 Exchange Agreement and as of Close of Escrow (i) that it has full legal right, power and authority to
20 execute and fully perform its obligations under this Exchange Agreement and (ii) that the persons
21 executing this Exchange Agreement and other documents required hereunder are authorized to do so.

22 7.3 Real Estate Commissions. Each party warrants and represents to the other party that no
23 brokers or finders have been employed, have brought about this exchange, or are entitled to a commission
24 or compensation in connection with this transaction and that this exchange was negotiated by and made
25 directly between them. Each party shall indemnify, hold harmless, protect and defend the other party
26 (including its elected officials, officers, agents and employees) from and against any claims, obligations
27 or liabilities whatsoever by a third party asserting the right to be paid for such commission or
28 compensation arising from the acts or omissions of the indemnifying party or in any way related to this

1 Exchange Agreement.

2 **8. ACCESS AND POSSESSION.**

3 8.1 Access to Exchange Properties. Upon approval by the governing body of each party of
4 this Agreement, each party shall allow the other party, its employees, agents, representatives and
5 contractors reasonable access to the Exchange Properties during normal business hours, upon reasonable
6 notice, for performing all studies, tests, evaluations and all other engineering studies, surveys, geological
7 work or other studies reasonably desired by either party. Each party shall indemnify, protect, hold
8 harmless and defend the other party from and against any and all liabilities, liens, claims, damages, costs,
9 expenses, suits or judgments (including reasonable attorneys' fees and court costs) for personal injury,
10 death or property damage, arising out of the acts or omissions of the entering party or its employees,
11 agents, representatives or contractors.

12 8.2 Possession. Possession and use of each Exchange Property shall be delivered on the
13 Closing Date after recordation of the Grant Deeds and disbursement of all funds. All risk of loss and
14 damage occurring after the Close of Escrow to the Exchange Properties from whatever source shall be
15 the sole responsibility of the new fee owner.

16 **9. REMOVAL OF PERSONAL PROPERTY.**

17 It is understood and agreed by and between the Parties that the conveyance and transfer of
18 Exchange Properties does not include personal property, unless abandoned under this Section. It shall be
19 the responsibility of both Parties to determine the ownership of any personal property located on the
20 respective Exchange Properties and arrange for the removal thereof at the personal property owner's
21 expense. Both Parties assumes no liability for the enforcement of any agreement between any third
22 Parties pertaining to any matter of personal property disposition. Should both Parties fail to remove any
23 items of personal property upon the conveyance and vacation of possession of their respective Exchange
24 Properties, the right to remove such items shall terminate and such items shall be considered as
25 abandoned and may be disposed as each Party sees fit without any liability.

26 **10. GENERAL TERMS AND CONDITIONS.**

27 10.1 Notice. As used in this Agreement, notice includes but is not limited to, the
28 communication of any notice, request, demand, approval, statement, report, acceptance, consent, waiver

1 and appointment. All notices must be in writing. Notice is given either (i) when delivered in person to
2 the person or company intended named below, (ii) when delivered via facsimile with confirmation from
3 the receiving Party via return fax; or (iii) when sent via reputable overnight courier (such as Federal
4 Express), addressed by name and addressed to the Party or persons intended, as follows:

5 If to County: County of Riverside
6 Economic Development Agency - Real Estate Division
7 3403 10th Street, Suite 400
8 Riverside, CA 92501
9 Attention: James Force, Supervising Real Property Agent
10 Telephone: (951) 955-4822
11 Fax: (951) 955-4837

12 With Copy to: Office of County Counsel
13 3960 Orange St., Suite 500
14 Riverside, CA 92501
15 Attention: Gregory P. Priamos, County Counsel
16 Telephone: (951) 955-6300

18 If to Castle & Cooke: Castle & Cooke Commercial-CA, Inc.
19 One Dole Drive
20 Westlake Village, CA 91362
21 Attention: Merlin Tomlinson
22 Telephone: (951) 245-0476

23 With Copies to: The Giardinelli Law Group
24 31594 Railroad Canyon Road
25 Canyon Lake, CA 92587
26 Attention: John V. Giardinelli
27 Telephone: (951) 244-1856
28 Fax: (951) 246-2400

1 And: Miles Law Group, PC
2 3151 Airway Avenue, Suite R1
3 Costa Mesa, CA 92626
4 Attention: Steve Miles
5 Telephone: (714) 393-3389
6 Fax: (714) 556-3905

7 Until such time as a Party gives notice of the change of address in accordance with the terms of this
8 section.

9 10.2 Time of the Essence. Time is of the essence with respect to this Agreement.

10 10.3 Assignment. Neither this Agreement nor any interest herein shall be assignable by any
11 Party without prior written consent of the other party.

12 10.4 Governing Law/Venue. All questions with respect to this Agreement and the rights and
13 liabilities of the Parties hereto shall be governed by the laws of the State of California and shall be heard
14 in a court of competent jurisdiction in the County of Riverside.

15 10.5 Entire Agreement. This Agreement contains the entire agreement of the Parties hereto
16 with reference to the subject matter hereof, and supersedes all negotiations or previous agreements
17 between the Parties with respect to all or any portion of the subject matter hereof.

18 10.6 Default. If either Party is unable to convey title thereto in accordance with the terms of this
19 Agreement, the defaulting Party shall reimburse the other Party for any sums theretofore paid by the Party
20 for performance of this Agreement together with the net costs of title examination (not to exceed standard
21 Board of Title Underwriters rates) and the net cost of any survey made in connection therewith incurred
22 by the Party, and thereupon this Agreement shall be terminated. The non-defaulting party shall have the
23 right to seek any other available remedies, either at law or in equity.

24 10.7 Headings. Any headings contained in this Agreement are solely for the purposes of
25 convenience of reference and shall not constitute a part hereof nor shall they be utilized to interpret any
26 term or condition contained in this Agreement and the actions to be performed herein.

27 10.8 Changes or Modifications. No part of this may be modified, altered, amended, waived, or
28 changed without the express written consent of the Parties hereto.

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Exhibit B-1: Legal Descriptions and Plat Maps for C&C Exchange Property to be conveyed to County (9 pages) And For Reference Only - Closure Calculations for Exhibit B-1 (5 pages)

Exhibit C-1: Legal Description for Temporary Operations and Permanent Maintenance Easement (16 pages) And For Reference Only - Closure Calculations for Exhibit C-1 (12 pages)

Exhibit C: Form of Grant Deed With Easement Reservations – Grant of Fee in favor of C&C with reservation of easements in favor of County – Grant of Fee in favor of the County

Exhibit D: Form of Grant Deed in favor of County - Grant of Fee by C&C in favor of County

Exhibit E: Indemnification Agreement

Exhibit F: Amended and Restated Temporary Operations and Permanent Maintenance Easement Agreement

[Signature Provisions on Following Page(s)]

1 IN WITNESS WHEREOF, the Parties hereto have executed this REAL ESTATE EXCHANGE
2 AGREEMENT AND ESCROW INSTRUCTIONS as of the day and year first above written.

3
4 COUNTY OF RIVERSIDE, a political
subdivision of the State of California

CASTLE & COOKE COMMERCIAL-CA, INC.,
a California corporation

5
6 By: John J. Benoit
John J Benoit, Chairman
7 Board of Supervisors

By: Laura Whitaker
Laura Whitaker
President

8 Dated: APR 05 2016

Dated: 2/18/16

9
10
11
12 **ATTEST:**
13 Kecia Harper-Ihem
Clerk of the Board

By: Darlene Mohlke
Darlene Mohlke
Vice President and Assistant Secretary

Dated: 2/18/16

14 By: [Signature]
15
16 Deputy

17
18 (Seal)

19
20 **APPROVED AS TO FORM:**
21 Gregory P. Priamos
County Counsel

22 By: Synthia M. Gunzel
23 Cynthia M. Gunzel
24 Deputy County Counsel

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 Kern)

On February 18, 2016 before me, Sarah Stambolian, Notary Public,
(insert name and title of the officer)

personally appeared Laura Whitaker and Darlene Mohlke,
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)





EXHIBITS A AND B

Legal Descriptions and Plat Maps

for Ambrosia Easement and Ambrosia Access Easement, respectively

reserved in favor of the County (4 pages)

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EXHIBIT "A"

**LEGAL DESCRIPTION FOR
AMBROSIA EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence northerly, leaving said parallel line, North 00°31'19" East, a distance of 125.00 feet to an angle point;

Thence South 89°28'41" East, a distance of 80.00 feet to an angle point;

Thence South 00°31'19" West, a distance of 125.00 feet to a point lying on said parallel line;

Thence westerly along said parallel line, South 89°28'41" West, a distance of 80.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 10,000 square feet, more or less

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

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-21-16
Thomas M. Caseldine Date
P.L.S. 9029 Expires 09-30-17

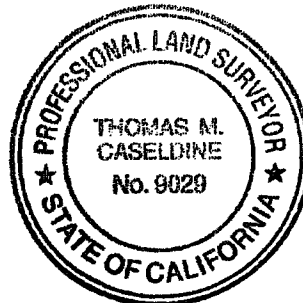


EXHIBIT "B"
AMBROSIA EASEMENT

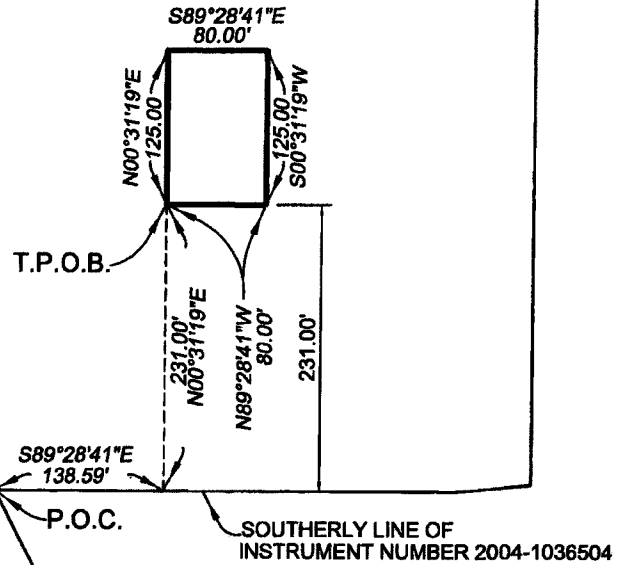
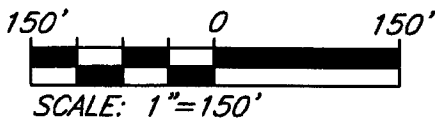
SHEET 1 OF 1 SHEETS

TEMESCAL CANYON ROAD

LAKE STREET

E'LY RIGHT OF WAY OF LAKE STREET

R.S. 123/43-48
GRANT DEED
INST. NO. 2004-1036504
REC. 12/30/04



LEGEND:

- EXISTING PARCEL LINE
- PROPOSED EASEMENT

AREA: 10,000 S.F.



CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-21-16
THOMAS CASELDINE DATE
L.S. 9029 Exp. 09-30-17