



**SUBMITTAL TO THE BOARD OF DIRECTORS
RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
13.4
(ID # 4127)

MEETING DATE:
Tuesday, May 2, 2017

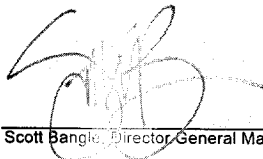
FROM : REGIONAL PARK & OPEN SPACE DISTRICT:

SUBJECT: REGIONAL PARK AND OPEN-SPACE DISTRICT: Resolution No. 2017-3, Authorization To Convey Fee Simple Interest and Trail Easement Interest In Real Property, identified with Assessor's Parcel Number 290-660-024, To The County Of Riverside by Quitclaim Deed; CEQA Exempt; District 1; [\$0] (Clerk to Post Notice of Exemption)

RECOMMENDED MOTION: That the Board of Directors:

1. Finds that the conveyance of real property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15325(f) and Section 15061(b)(3) "Common Sense" Exemption; and
2. Adopt Resolution No. 2017-3, Authorization to Convey Fee Simple Interest and Trail Easement Interest in real property, identified by APN 290-660-024, to the County of Riverside by Quitclaim Deed; and
3. Approve the Transfer Agreement between the Riverside County Regional Park and Open Space District and the County of Riverside and authorize the Chairman of the Board of Directors to execute the Transfer Agreement on behalf of the District; and
4. Authorize the Chairman of the Board of Directors to execute the Quitclaim Deed(s) on behalf of the District to complete the transfer of real property; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

ACTION: Consent

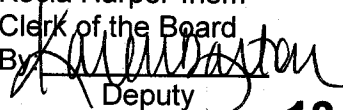


Scott Bangla, Director, General Manager / Park Director 4/19/2017

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Tavaglione, seconded by Director Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
 Nays: None
 Absent: None
 Date: May 2, 2017
 xc: Parks, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By: 
 Deputy

**SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS:			Budget Adjustment:	No
			For Fiscal Year:	2016-17

BACKGROUND:

Summary (continued)

The Riverside County Regional Park and Open-Space District ("District") acquired the subject parcel to be used in conjunction with the Deleo Sports Park and for the development of a portion of the Temescal Valley Regional Trail system. At the time of acquisition, the District was operating the Deleo Sports Park on behalf of the County of Riverside ("County"). The District has since relinquished operational control of the Deleo Sports Park back to the County Economic Development Agency ("EDA").

In accordance with California Public Resources Code Section 5540, a district may grant or dispose of an interest in real property not actually dedicated for park and open-space purposes, within or without the district, necessary to the full exercise of its powers.

Pursuant to the California Environmental Quality Act (CEQA), the action was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15325(i) and Section 15061(b)(3) "Common Sense" Exemption. The District's approval of this conveyance of real property does not create any reasonably foreseeable physical change in the environment, it is a conveyance of land for park purposes and it can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment because the use will be substantially the same as it is currently.

Finding that the fee simple interest and trail easement interest in no longer necessary for use by the District, the District intends to transfer its fee simple interest and easement interest in real property located in the Temescal Valley Area of Unincorporated Western Riverside County, consisting of approximately 14.35 acres of land adjacent to the Deleo Sports Park ("Property"), identified by Assessor Parcel Number 290-660-024, more particularly described in Exhibit "A" attached to Resolution No. 2017-2, by Quitclaim Deed to the County of Riverside.

The Transfer Agreement, Quitclaim Deeds and Resolution No. 2017-3 have been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

By transferring this property to the County, it will have the opportunity to better utilize the property, in conjunction with the existing Deleo Sports Park adjacent to the property, to serve the community.

SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA


Attachments:

Resolution No. 2017-3

Transfer Agreement

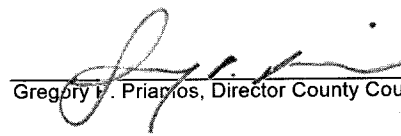
Quitclaim Deeds

Notice of Exemption



Alex Sam

4/25/2017



Gregory J. Priamos, Director County Counsel

4/20/2017

1 Board of Directors

Riverside County
Regional Park & Open-Space District

3 RESOLUTION NO. 2017-3

4 AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST AND TRAIL EASEMENT INTEREST
5 IN REAL PROPERTY, IDENTIFIED WITH ASSESSOR'S PARCEL NUMBER 290-660-024 TO
6 THE COUNTY OF RIVERSIDE BY QUITCLAIM DEED

7
8 WHEREAS, the Riverside County Regional Park and Open-Space District ("District") is
9 the owner of certain real property located in the Temescal Valley Area of Unincorporated
10 Western Riverside County, State of California, consisting of approximately 14.35 acres of land
11 adjacent to the Deleo Sports Park ("Property"), identified with Assessor's Parcel Number 290-
12 660-024, more particularly described in Attachment A, attached hereto and by this reference
13 incorporated herein; and

14 WHEREAS, the DISTRICT is owner of a certain trail easement ("Easement") on the
15 Property, more particularly described in Attachment B, and attached hereto and by reference
16 incorporated herein; and;

17 WHEREAS, in accordance with California Public Resources Code Section 5540, a
18 district may grant or dispose of an interest in real property not actually dedicated for park and
19 open-space purposes, within or without the district, necessary to the full exercise of its powers:

20 WHEREAS, the DISTRICT may convey to the County of Riverside, and real or personal
21 property belonging to the DISTRICT; and

22 WHEREAS, it has been determined that the Property and Easement are not required for
23 District use or purposes; and

24 WHEREAS, the District does not intend for the conveyance of both the Property and the
25 Easement to the County of Riverside to cause or result in a merger of estates for the Property
26 and the Easement shall remain separate despite common ownership by the County of Riverside
27 once it has accepted such interests; and

28 ///

FORM APPROVED COUNTY COUNSEL
BY: Synthiam Gunzel 4-20-17
DATE
SYNTHIAM GUNZEL

1 WHEREAS, the DISTRICT has found the proposed conveyance to be
2 categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State
3 CEQA Guidelines Section 15325(f) and Section 15061(b)(3) as the proposed action is merely
4 the conveyance of title to real property for park purposes, does not involve construction or
5 development; therefore, it can be seen with certainty that there is no possibility that the activity
6 in question will have a no significant impact on the environment because the use will be
7 substantially the same as it is currently; and

8 WHEREAS, the DISTRICT desires to convey the Property and the Easement to the
9 County of Riverside ("County") to be utilized in conjunction with the Deleo Sports Park; and

10 WHEREAS, the Riverside County Regional Park and Open-Space District and the
11 County of Riverside concur that it would be in both parties best interest to transfer the property
12 to the County; now, therefore,

13 BE IT RESOLVED, DETERMINED AND ORDERED that the Board of Directors of the
14 Riverside County Regional Park & Open-Space District:

- 15 1. Finds that the conveyance of real property is categorically exempt from CEQA pursuant
16 to State CEQA Guidelines Section 15325(f) and Section 15061(b)(3).
- 17 2. Authorizes the conveyance of the Property and Easement by Quitclaim Deeds to the
18 County of Riverside the following described real property: Certain fee interests in real
19 property located in the Temescal Valley Area of Unincorporated Western Riverside
20 County, State of California, identified with Assessor's Parcel Number 290-660-024, as
21 more particularly described in Attachment A and the certain trail easement on Property
22 as more particularly described in Attachment B.

23 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board is
24 authorized to execute the Quitclaim Deeds to complete the conveyance of the real property and
25 this transaction.

26 BE IT FURTHER RESOLVED AND DETERMINED that the General Manager of the
27 Regional Park and Open-Space District is authorized to execute any documents to complete
28 this transaction.

1 **BOARD OF DIRECTORS**

**RIVERSIDE COUNTY REGIONAL
PARK AND OPEN-SPACE DISTRICT**

2
3 **RESOLUTION NO. 2017 – 3**

4 **AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST AND TRAIL EASEMENT INTEREST**
5 **IN REAL PROPERTY, IDENTIFIED WITH ASSESSOR'S PARCEL NUMBER 290-660-024 TO**
6 **THE COUNTY OF RIVERSIDE BY QUITCLAIM DEED**

7 **ADOPTED** by Riverside County Board of Supervisors on May 2, 2017.

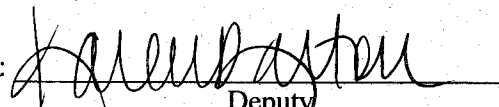
8 **ROLL CALL:**

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

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

15 **KECIA HARPER-IHEM, Clerk of said Board**

16 **By:**


17
18
19
20
21
22
23
24
25
Deputy

05.02.17 13.4D

Attachment A

Legal Description and Plat Map of Fee Property

All that certain real property situated in the County of Riverside, State of California, legally described and depicted in the attached Exhibits "A" and "B" for the Fee Property

EXHIBIT "A"

SHEET 1 OF 3

PARCEL 1

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.;

THENCE SOUTH 89°06'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 135.50 FEET;

THENCE NORTH 0°53'02" EAST, A DISTANCE OF 19.86 FEET;

THENCE NORTH 8°17'01" WEST, A DISTANCE OF 49.76 FEET;

THENCE NORTH 13°52'41" WEST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 2°19'00" WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 51°34'38" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 6°53'10" WEST, A DISTANCE OF 132.30 FEET;

THENCE NORTH 2°52'16" WEST, A DISTANCE OF 30.79 FEET;

THENCE NORTH 5°19'39" WEST, A DISTANCE OF 155.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°09'41", AN ARC LENGTH OF 67.79 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 0°22'05" WEST, A DISTANCE OF 49.41 FEET;

THENCE NORTH 5°27'17" WEST, A DISTANCE OF 163.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'38", AN ARC LENGTH OF 164.45 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 86°55'21" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 0°40'12" WEST, A DISTANCE OF 36.95 FEET;

THENCE SOUTH 76°51'10" EAST, A DISTANCE OF 100.79 FEET;

THENCE NORTH 39°42'45" EAST, A DISTANCE OF 36.33 FEET;

THENCE SOUTH 68°17'30" EAST, A DISTANCE OF 36.53 FEET;

THENCE SOUTH 3°42'15" WEST, A DISTANCE OF 45.75 FEET;

THENCE SOUTH 45°11'20" EAST, A DISTANCE OF 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC LENGTH OF 58.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°22'45" WEST, A DISTANCE OF 49.77 FEET;

THENCE SOUTH 7°59'57" WEST, A DISTANCE OF 33.40 FEET;

THENCE SOUTH 0°35'51" WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 7.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 80°18'03" EAST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°35'35", AN ARC LENGTH OF 127.39 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°53'38" WEST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 0°35'50" WEST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 272.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'38", AN ARC LENGTH OF 115.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°39'48" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'00" AN ARC LENGTH OF 140.54 FEET TO A POINT OF CUSP WITH A TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°06'48" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.71 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°39'50" WEST ALONG THE SOUTHWESTERLY LINE SAID RIVERSIDE COUNTY PROPERTY, A DISTANCE 332.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 24°39'50" WEST, A DISTANCE OF 751.02 FEET TO AN ANGLE POINT;

THENCE ALONG THE WESTERLY LINE OF SAID RIVERSIDE COUNTY PROPERTY, NORTH 7°32'47" EAST, A DISTANCE OF 621.58 FEET TO THE SOUTHERLY LINE OF PARCEL "G" OF SAID LOT LINE ADJUSTMENT NO. 4416;

THENCE SOUTH 78°36'52" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.08 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 47°46'11" WEST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 392.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "G", SAID CORNER BEING A POINT IN THE WEST LINE OF SAID SECTION 12;

THENCE SOUTH 1°08'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 2188.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.35 ACRES, MORE OR LESS.

SEE EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

Gordon D. Edwards

12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"

S'LY LINE PARCEL "G",
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.



1" = 300'



COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PARCEL 1
14.35 ACRES

POR. PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE DETAIL
SHEET 2

PORTION PARCEL "D" LOT
LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

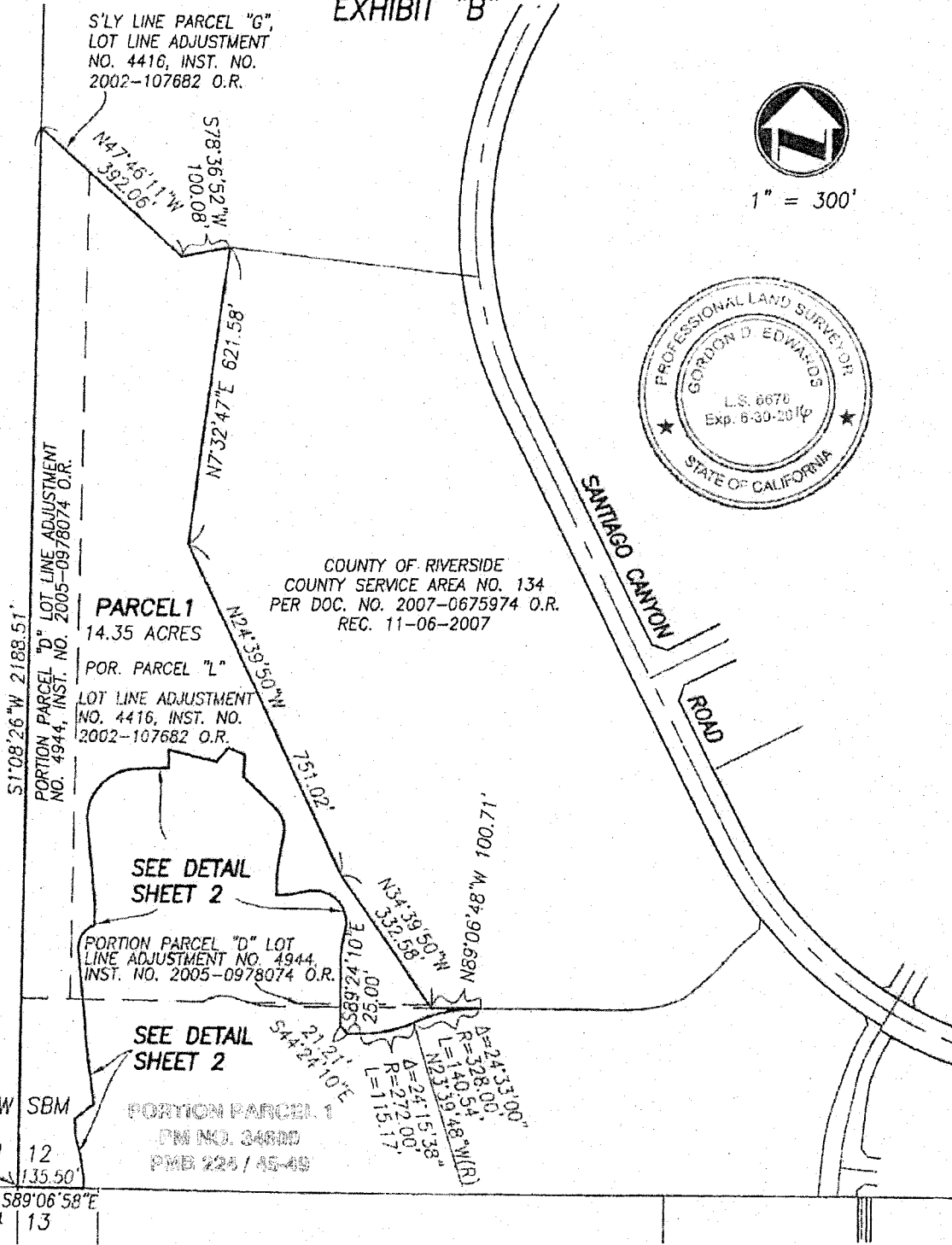
SEE DETAIL
SHEET 2

PORTION PARCEL 1
PM NO. 34600
PMB 228 / 45-49

T5S R6W SBM

POB 11 12
135.50'

589°06'58"E
14 13



PLAT PREPARED BY:
adkan
ENGINEERS
Civil Engineers • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

Gordon D. Edwards

GORDON D EDWARDS, PLS 6678

OPEN SPACE AREA
PLAT TO ACCOMPANY LEGAL
DESCRIPTION

SEE SHEET 1

PARCEL 14.35 AC.

PORTION PARCEL "D" LOT LINE ADJUSTMENT NO. 4944, INST. NO. 2005-0978074 O.R.

N1°08'26"E 2079.00'

EXHIBIT "B"

SHEET 2 OF 2

SEE SHEET 1
COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D"
LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

PARCEL 1

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



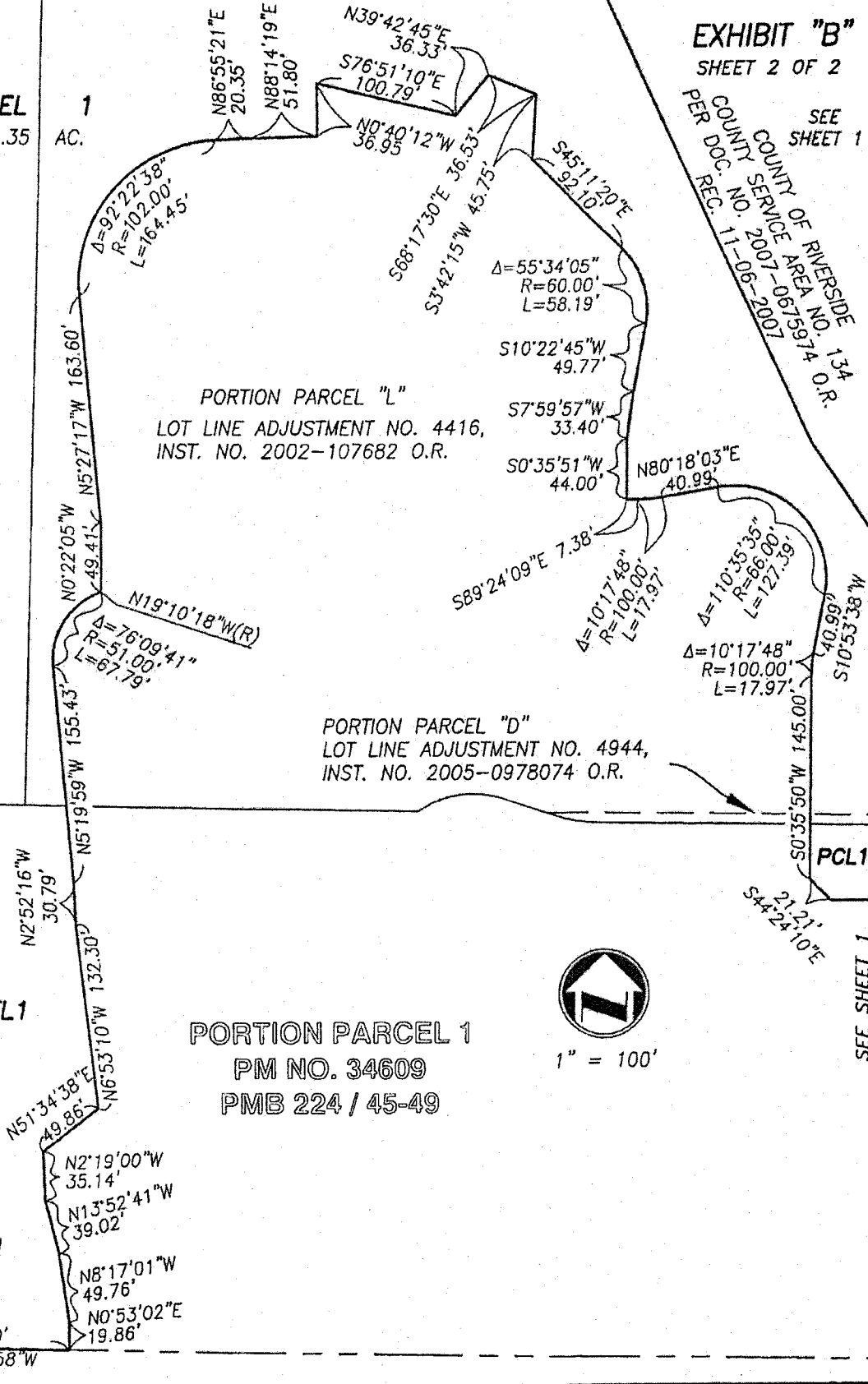
1" = 100'

T5S R6W SBM

POB
135.50'

14 13

N89°06'58"W



Attachment B

Legal Description and Plat Map of the Trail Easement Property

All that certain real property situated in the County of Riverside, State of California,
Legally described and depicted in the attached Exhibits "A" and "B"

EXHIBIT "A"

SHEET 1 OF 2

SYCAMORE CREEK COMMUNITY TRAIL EASEMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEING A 15.00 FOOT WIDE EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOW DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DISTANT SOUTH 7°32'47" WEST, A DISTANCE OF 30.95 FEET FROM THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 29°37'47" WEST, A DISTANCE OF 68.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 157.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°56'37" AN ARC LENGTH OF 60.32 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 7°41'10" WEST, A DISTANCE OF 404.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 87.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'00" AN ARC LENGTH OF 49.40 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 24°39'50" EAST, A DISTANCE OF 771.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 27.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'44" AN ARC LENGTH OF 9.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 45°40'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°55'55" AN ARC LENGTH OF 99.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 19°23'39" EAST, A DISTANCE OF 18.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 84.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 32°04'54" AN ARC LENGTH OF 48.99 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 51°28'32" EAST, 9.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 162.50 FEET;


THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 21°32'48" AN ARC LENGTH OF 61.11 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 29°55'45" EAST, A DISTANCE OF 108.93 FEET TO THE END OF SAID 15.00 FOOT WIDE STRIP.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE IN SAID WESTERLY LINE OF THE RIVERSIDE COUNTY PARCEL AND TERMINATE IN NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID END OF 15.00 WIDE STRIP BEARS NORTH 18°14'21" WEST.

CONTAINING 25,661 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:


12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016

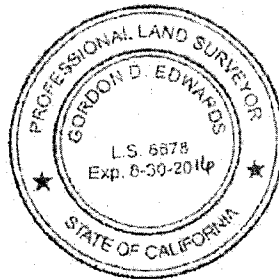


EXHIBIT "B"



1" = 300'



SEE SHEET 2

15' WIDE SYCAMORE CREEK COMMUNITY TRAIL EASEMENT. AREA = 25661 SQUARE FEET, MORE OR LESS.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION
PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE SHEET 3

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34604
PMB 226 / 45-60

T5S R6W SBM
11 12
14 13

Santiago Canyon Road

PLAT PREPARED BY:

adkan
ENGINEERS

CM Engineering, Surveying, Planning
8879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PLAT OF SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT

EXHIBIT "B"



1" = 100'

POB
 $\Delta=21^{\circ}56'37''$
 $R=157.50'$
 $L=60.32'$

$S28^{\circ}37'41''W$
 $68.87'$

$N73^{\circ}47'E$
 $30.95'$

NW'LY CORNER COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

$S7^{\circ}41'10''W$ 404.80'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

15.00' WIDE SYCAMORE CREEK COMMUNITY TRAIL
EASEMENT. AREA = 25,661 SQUARE FEET, MORE OR LESS.

$\Delta=32^{\circ}21'00''$
 $R=87.50'$
 $L=49.40'$

$S2^{\circ}39'50''E$ 711.71'

SEE SHEET 3

EXHIBIT "B"

SEE SHEET 2



1" = 100'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

15.00' WIDE SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT.
AREA = 25,661 SQUARE FEET, MORE
OR LESS.

PORTION PARCEL "L"

LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

S24°39'50"E 771.71'

Δ=19°39'44"
R=27.50'
L=9.44'

N45°40'26"E (R)
Δ=24°55'55"
R=227.50'
L=99.00'

S19°23'39"E
18.14'

Δ=32°04'54"
R=87.50'
L=48.99'

S51°28'32"E 9.92'
Δ=21°32'48"
R=162.50'
L=61.11'

108.93'
S29°55'45"E

N18°14'21"W (R)
R=328.00'

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

TRANSFER AGREEMENT
BY AND BETWEEN
THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT
AND
THE COUNTY OF RIVERSIDE

This TRANSFER AGREEMENT ("Agreement") is made and effective on _____ ("Effective Date") by and between The Riverside County Regional Park and Open-Space District, a Special District ("DISTRICT"), and The County of Riverside ("COUNTY"). DISTRICT and COUNTY may sometimes hereinafter collectively be referred to as the "Parties".

RECITALS

WHEREAS, the DISTRICT is the owner of certain real property located in the Temescal Valley Area of Unincorporated Western Riverside County, State of California, consisting of approximately 14.35 acres of land adjacent to the Deleo Sports Park ("Property"), identified by Assessor Parcel Number 290-660-024, more particularly described in Attachment A, attached hereto and by this reference incorporated herein; and

WHEREAS, the DISTRICT is owner of a certain trail easement ("Easement") on the Property, more particularly described in Attachment B, and attached hereto and by reference incorporated herein; and

WHEREAS, the DISTRICT is authorized to exercise its powers to hold, use, or dispose of real property, in particular pursuant to the California Public Resources Code Section 5540, whereby the DISTRICT may dispose of real property of every kind, not actually dedicated by resolution for park and open-space purposes, necessary to the full exercise of its powers; and

WHEREAS, the DISTRICT obtained the property to be utilized in conjunction with the Deleo Sports Park at such time that the DISTRICT was operating and maintaining the Deleo Sports Park whereby the original plans of the DISTRICT included the development of a portion of a regional trail on the Property; and

WHEREAS, operational control of the Deleo Sports Park has been reverted to the COUNTY under its Economic Development Agency; and

WHEREAS, the DISTRICT received a twenty-five thousand dollar (\$25,000) credit on the purchase of the property for the construction of the trail; and

WHEREAS, the COUNTY and DISTRICT desire to enter into this Agreement to provide the terms and conditions for the conveyance of the Property and the Easement; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereby agree as follows:

AGREEMENT

1. **Transfer of the Property.** Within sixty (60) days of full execution of this Agreement, DISTRICT shall convey and transfer to COUNTY the fee title to the Property and the Easement substantially in the form Quitclaim Deeds, attached as Attachment C and by this reference incorporated herein, for the consideration described herein. The transfer of Property shall be consummated pursuant to the terms and conditions of this Agreement. The conveyance of the Property and the Easement shall not result in a merger of estates; for they shall remain separate despite the common ownership by the COUNTY once accepted.

2. **Valuation of the Property and Consideration.** The Parties agree that the value of the Property is One Hundred Sixty-One Thousand One Hundred Seventy-Four dollars (\$161,174) as was the amount paid by the DISTRICT in acquiring the property May 12, 2015. The Property is to be conveyed from the DISTRICT to the COUNTY for no cash consideration but for valuable consideration in the COUNTY'S accepting the interests in real property, including the management and maintenance of such interests.

3. **Funds Available for Trail Construction.** The DISTRICT will reimburse the COUNTY up to Twenty-Five Thousand dollars (\$25,000) for actual expenses incurred in the development and construction of a regional trail on the Property as allocated from the Western Trails DIF funds. Reimbursement will not be made until trail improvements are complete.

4. **Closing Date.** This transaction shall close when the Parties have timely performed their respective obligations within One Hundred Twenty days (120) following the full approval and execution of this Agreement ("Closing Date").

5. **COUNTY'S Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of the COUNTY, the close of this transaction shall be conditioned upon the timely performance by DISTRICT of all obligations required of DISTRICT by the terms of this Agreement.

6. **DISTRICIT'S Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of DISTRICT, the close of this transaction shall be conditioned upon the timely performance by COUNTY of all obligations required of COUNTY by the terms of this Agreement.

7. **Mutual Obligations.** The following terms and conditions are part of the consideration and material to the transfer of this Property. The Parties shall be due the benefit of the consideration and rights created herein until such time full performance of the all the obligations is complete.

8. **Right of First Refusal.** COUNTY shall not sell the property described on Attachments A and B, attached hereto (Property) except in accordance with the provisions of this Agreement. In the event that COUNTY desires to dispose of the Property, or desires to significantly alter the intended use and purpose of the Property, COUNTY shall notify the DISTRICT within thirty (30) days of the occurrence of any of the above described events and DISTRICT shall have the first right on whether to acquire the Property back from the COUNTY or refuse such acquisition.

8.1 The right of first refusal set forth in this section may not be assigned or transferred by DISTRICT except to the County of Riverside.

8.2 This Right of First Refusal shall terminate on June 30, 2027.

9. **Cooperation.** The Parties agree to cooperate with each other in the implementation of this Agreement and perform any and all acts necessary to carry out the intent of the transfer. Without limiting the foregoing, the Parties agree to provide necessary approvals, and execute, acknowledge, and deliver any and all additional papers, documents and other assurances as may be necessary to carry out the intent of the Agreement. The Parties intend that execution and delivery of the Deeds by the DISTRICT to the COUNTY will occur within the times described herein Section 3 and after the Parties have performed all the necessary activities to proceed with the conveyance and have obtained authorization from its respective governing bodies.

10. **Notice.** Any notice to be given or other document(s) to be delivered to either party by the other hereunder may be delivered in person or may be deposited in the United States Mail in the State of California, duly registered or certified, with postage prepaid, and addressed as follows:

If to the DISTRICT:

Regional Park and
Open-Space District
General Manager
4600 Crestmore Rd.
Jurupa Valley, CA 92509
951-955-4398

If to the COUNTY:

County of Riverside, EDA
Assistant County Executive Officer / EDA
3403 10th Street Suite 400
Riverside, CA 92501
951-955-4820

11. **Conflict of Interest.** No member, official or employee of the DISTRICT or the COUNTY shall have any personal interest, direct or indirect, in this Agreement nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interest of any corporation, partnership or association in which he or she is directly or indirectly interested.

12. **No Third Party Beneficiaries.** This Agreement is made and entered into for the sole interests and benefit of the Parties hereto. No other person or entity shall have any right of action based upon the provisions of this Agreement.

13. **Assignment.** This Agreement shall not be assigned by either Party, either in whole or in part, without the prior written consent of the non-assigning Party. Any assignment or purported assignment of this Agreement without the prior written consent of the non-assigning Party will be deemed void and of no force or effect.

14. **Governing Law and Jurisdiction.** The Parties agree that in the exercise of this Agreement, the Parties shall comply with all applicable federal, state, county and local laws, and regulations in connection with this transaction. The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions shall be determined in accordance with the laws of the State of California. Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

15. **Paragraph Titles.** The paragraph titles of this Agreement are (i) inserted only for the convenience of the Parties, (ii) are not intended to describe, define, limit, or otherwise affect the provisions in the portions of the Agreement to which they pertain, and (iii) in no way describe, define, limit, or otherwise affect the scope or intent of this Agreement or in any way affect the agreement of the Parties set out in this Agreement.

16. **Ambiguities.** Each party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

17. **Entire Agreement.** This Agreement embodies the entire agreement between the Parties hereto in relation to the subject matter hereof, and no other agreement or understanding, verbal or otherwise, relative to this subject matter exists between the Parties at the time of execution of this Agreement. This Agreement may only be modified or amended by the mutual consent of the Parties in writing.

18. **Authority to Execute.** The individuals executing this Agreement and the instruments referenced herein each represent and warrant that they have the legal power, right and actual authority to bind their respective Parties to the terms and conditions hereof and thereof.

19. **Counterparts.** The Parties may execute duplicate originals (counterparts) of the Agreement or any other documents that they are required to sign or furnish pursuant to the Agreement.

20. **Survival.** The rights and obligations created in this Agreement shall survive the consummation of transfer of the Property until full performance of the respective obligations under this Agreement have been performed by the parties.


[Signature Provisions on Following Page]

21. This Agreement will be null and void if not duly approved and executed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year first written above.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT

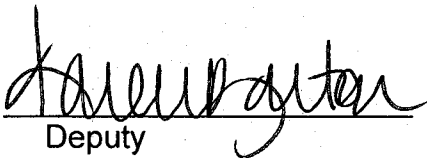
COUNTY OF RIVERSIDE

By: 
Kevin Jeffries
Chairman, Board of Directors

By: _____
John Tavaglione
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD
Kecia Harper-Ihem

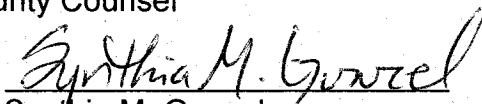
ATTEST:
CLERK OF THE BOARD
Kecia Harper-Ihem

By: 
Deputy

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: 
Cynthia M. Gunzel
Supervising Deputy County Counsel

By: _____
Marsha Victor
Chief Deputy County Counsel

Attachment A

Legal Description and Plat Map of Fee Property

All that certain real property situated in the County of Riverside, State of California, legally described and depicted in the attached Exhibits "A" and "B" for the Fee Property

PARCEL 1

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.;

THENCE SOUTH 89°06'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 135.50 FEET;

THENCE NORTH 0°53'02" EAST, A DISTANCE OF 19.86 FEET;

THENCE NORTH 8°17'01" WEST, A DISTANCE OF 49.76 FEET;

THENCE NORTH 13°52'41" WEST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 2°19'00" WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 51°34'38" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 6°53'10" WEST, A DISTANCE OF 132.30 FEET;

THENCE NORTH 2°52'16" WEST, A DISTANCE OF 30.79 FEET;

THENCE NORTH 5°19'39" WEST, A DISTANCE OF 155.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°09'41", AN ARC LENGTH OF 67.79 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 0°22'05" WEST, A DISTANCE OF 49.41 FEET;

THENCE NORTH 5°27'17" WEST, A DISTANCE OF 163.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'38', AN ARC LENGTH OF 164.45 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 86°55'21" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 0°40'12" WEST, A DISTANCE OF 36.95 FEET;

THENCE SOUTH 76°51'10" EAST, A DISTANCE OF 100.79 FEET;

THENCE NORTH 39°42'45" EAST, A DISTANCE OF 36.33 FEET;

THENCE SOUTH 68°17'30" EAST, A DISTANCE OF 36.53 FEET;

THENCE SOUTH 3°42'15" WEST, A DISTANCE OF 45.75 FEET;

THENCE SOUTH 45°11'20" EAST, A DISTANCE OF 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC LENGTH OF 58.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°22'45" WEST, A DISTANCE OF 49.77 FEET;

THENCE SOUTH 7°59'57" WEST, A DISTANCE OF 33.40 FEET;

THENCE SOUTH 0°35'51" WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 7.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 80°18'03" EAST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°35'35", AN ARC LENGTH OF 127.39 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°53'38" WEST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 0°35'50" WEST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 272.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'38", AN ARC LENGTH OF 115.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°39'48" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'00" AN ARC LENGTH OF 140.54 FEET TO A POINT OF CUSP WITH A TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°06'48" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.71 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°39'50" WEST ALONG THE SOUTHWESTERLY LINE SAID RIVERSIDE COUNTY PROPERTY, A DISTANCE 332.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 24°39'50" WEST, A DISTANCE OF 751.02 FEET TO AN ANGLE POINT;

THENCE ALONG THE WESTERLY LINE OF SAID RIVERSIDE COUNTY PROPERTY, NORTH 7°32'47" EAST, A DISTANCE OF 621.58 FEET TO THE SOUTHERLY LINE OF PARCEL "G" OF SAID LOT LINE ADJUSTMENT NO. 4416;

THENCE SOUTH 78°36'52" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.08 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 47°46'11" WEST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 392.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "G", SAID CORNER BEING A POINT IN THE WEST LINE OF SAID SECTION 12;

THENCE SOUTH 1°08'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 2188.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.35 ACRES, MORE OR LESS.

SEE EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

Gordon D. Edwards

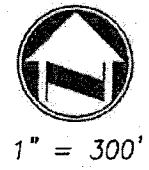
12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"

S'LY LINE PARCEL "G",
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.



COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PARCEL 1
14.35 ACRES

POR. PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

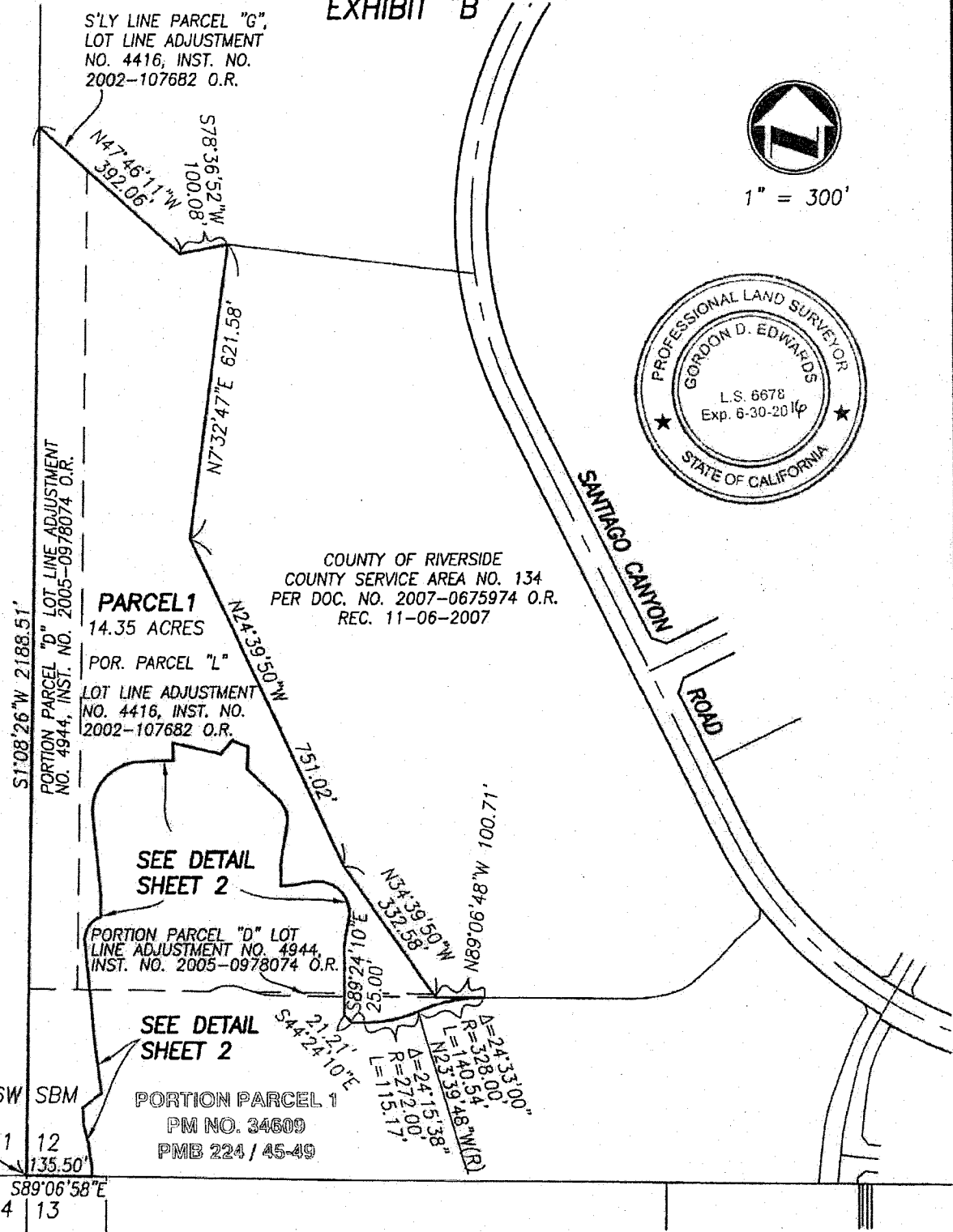
SEE DETAIL
SHEET 2

PORION PARCEL "D" LOT
LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

SEE DETAIL
SHEET 2

PORION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

T5S R6W SBM
POB 11 12
135.50'
14 13
589°06'58"E



PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering, Surveying, Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

JOB NO. 8613
DATE: 12-8-2014
APPROVED BY:
Gordon D. Edwards
GORDON D. EDWARDS, PLS 6678

CLIENT: FORESTAR MANAGEMENT
OPEN SPACE AREA
PLAT TO ACCOMPANY LEGAL
DESCRIPTION

SEE SHEET 1

PARCEL 1
14.35 AC.

PORTION PARCEL "D" LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

N1°08'26"E 2079.00'

EXHIBIT "B"
SHEET 2 OF 2

SEE SHEET 1
COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D"
LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

PARCEL 1

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



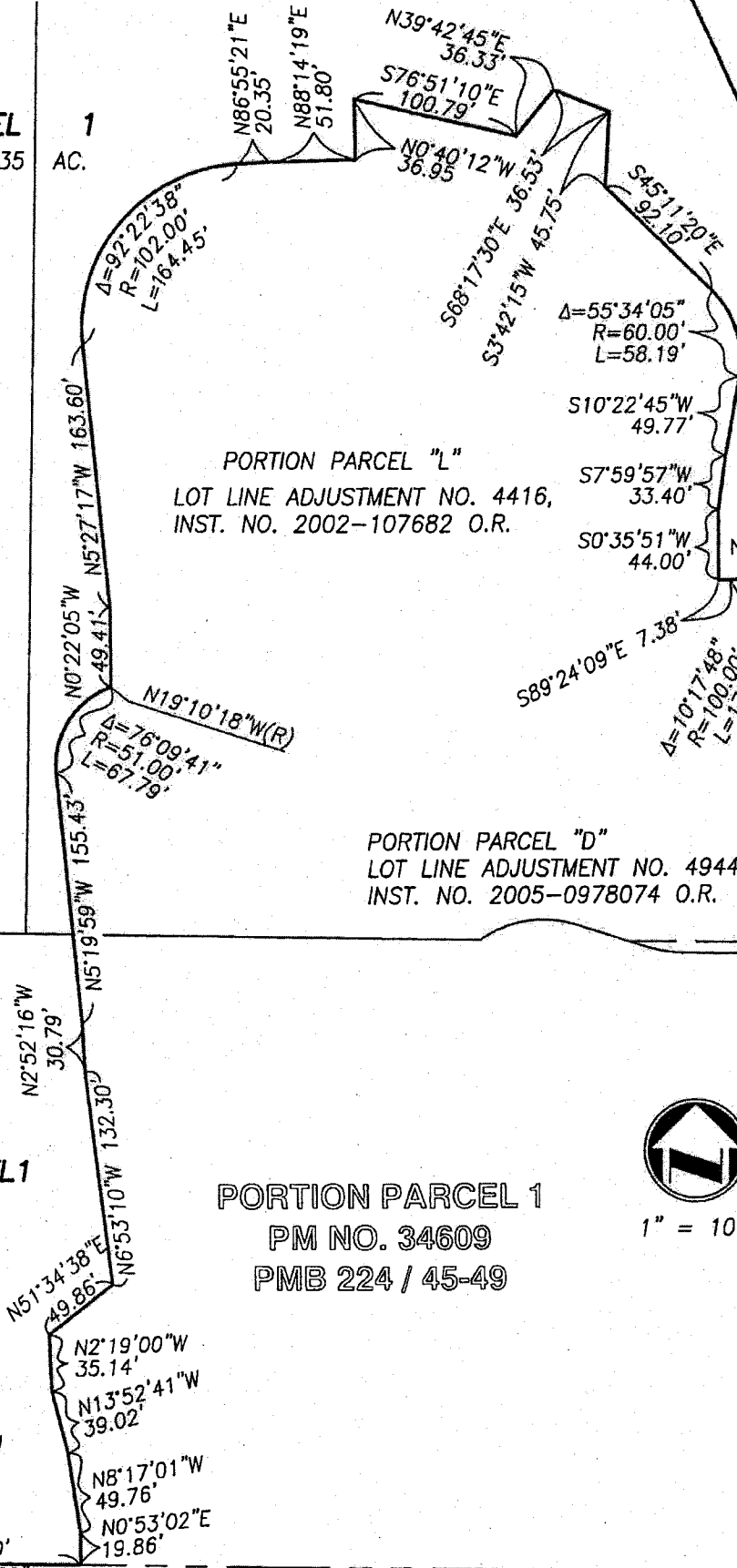
1" = 100'

T5S R6W SBM

11 12 POB
135.50'

14 13

N89°06'58"W



PCL1

SEE SHEET 1

Attachment B

Legal Description and Plat Map of the Trail Easement Property

All that certain real property situated in the County of Riverside, State of California,
Legally described and depicted in the attached Exhibits "A" and "B"

EXHIBIT "A"

SHEET 1 OF 2

SYCAMORE CREEK COMMUNITY TRAIL EASEMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEING A 15.00 FOOT WIDE EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOW DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DISTANT SOUTH 7°32'47" WEST, A DISTANCE OF 30.95 FEET FROM THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 29°37'47" WEST, A DISTANCE OF 68.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 157.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°56'37" AN ARC LENGTH OF 60.32 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 7°41'10" WEST, A DISTANCE OF 404.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 87.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'00" AN ARC LENGTH OF 49.40 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 24°39'50" EAST, A DISTANCE OF 771.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 27.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'44" AN ARC LENGTH OF 9.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 45°40'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°55'55" AN ARC LENGTH OF 99.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 19°23'39" EAST, A DISTANCE OF 18.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 84.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 32°04'54" AN ARC LENGTH OF 48.99 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 51°28'32" EAST, 9.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 162.50 FEET;

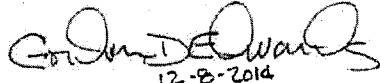
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 21°32'48" AN ARC LENGTH OF 61.11 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 29°55'45" EAST, A DISTANCE OF 108.93 FEET TO THE END OF SAID 15.00 FOOT WIDE STRIP.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE IN SAID WESTERLY LINE OF THE RIVERSIDE COUNTY PARCEL AND TERMINATE IN NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID END OF 15.00 WIDE STRIP BEARS NORTH 18°14'21" WEST.

CONTAINING 25,661 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:



12-8-2014
GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"



1" = 300'



SEE SHEET 2

15' WIDE SYCAMORE CREEK COMMUNITY TRAIL EASEMENT. AREA = 25661 SQUARE FEET, MORE OR LESS.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE SHEET 3

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

T5S R6W SBM
11 12
14 13

Santiago Canyon Road

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PLAT OF SYCAMORE CREEK COMMUNITY TRAIL EASEMENT

EXHIBIT "B"



1" = 100'

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

POB
 $\Delta=21^{\circ}56'37''$
 $R=157.50'$
 $L=60.32'$
 $S29^{\circ}37'47''W$
 $88.97'$

NW'LY CORNER COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

$N73^{\circ}47'E$ 30.95'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

$S74^{\circ}1'10''W$ 404.80'

15.00' WIDE SYCAMORE CREEK COMMUNITY TRAIL
EASEMENT. AREA = 25,661 SQUARE FEET, MORE OR LESS.

$\Delta=32^{\circ}21'00''$
 $R=87.50'$
 $L=49.40'$

$S24^{\circ}39'50''E$ 771.71'

SEE SHEET 3

EXHIBIT "B"

SEE SHEET 2



1" = 100'

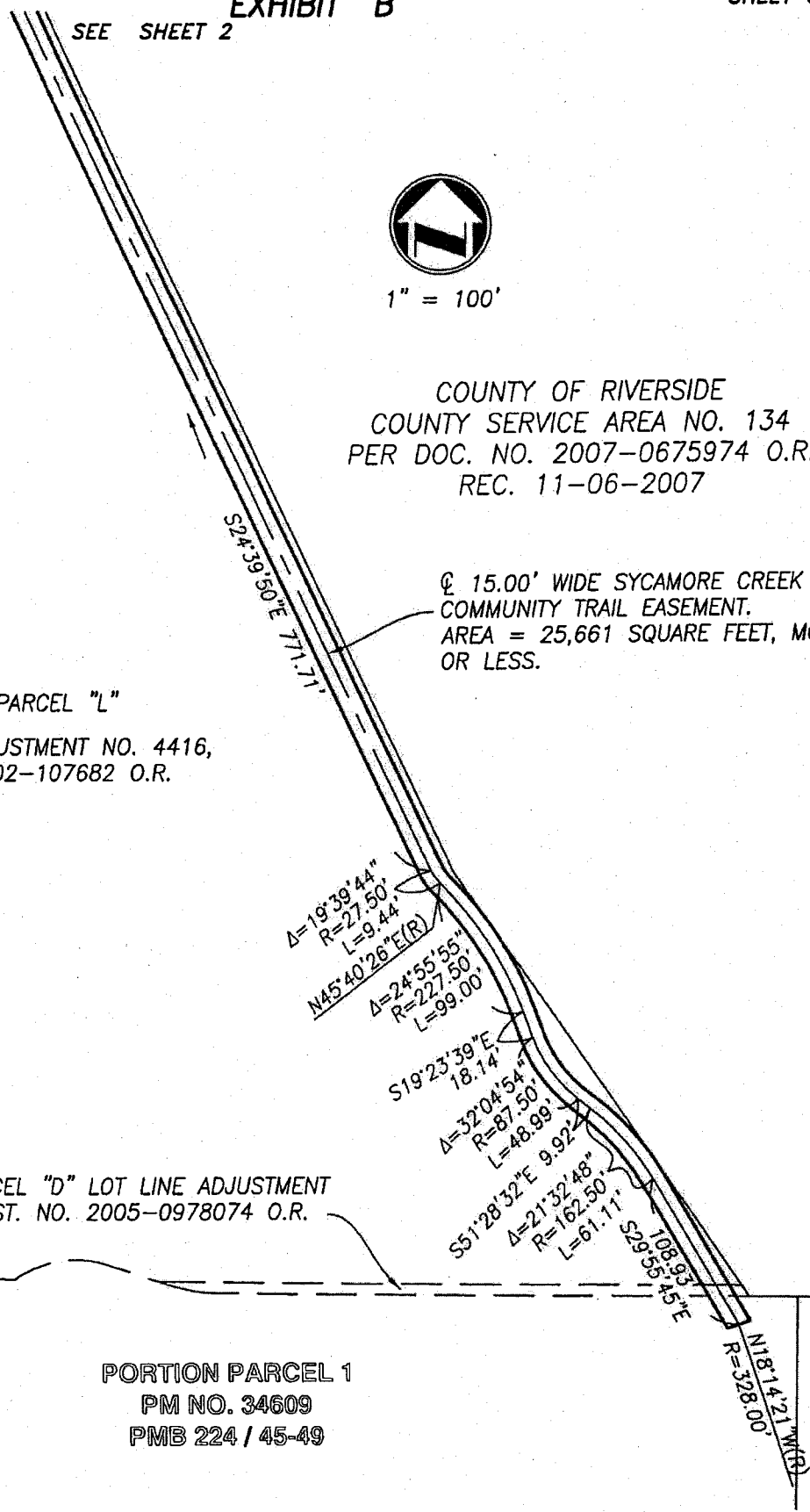
COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

15.00' WIDE SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT.
AREA = 25,661 SQUARE FEET, MORE
OR LESS.

PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



Recorded at request of and return to:
Economic Development Agency
Real Estate Division
3403 Tenth Street, Suite 400
Riverside, CA, 92501

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

APN : 290-660-024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383
NO DOCUMENTARY TRANSFER TAX PURSUANT TO CALIFORNIA REVENUE & TAXATION CODE § 11922


QUITCLAIM DEED

FOR VALUE RECEIVED, receipt of which is hereby acknowledged, Riverside County Regional Park and Open-Space District, a park and open-space district (hereinafter referred to as "**Grantor**"), hereby remises, releases and forever quitclaims to, COUNTY OF RIVERSIDE, a political subdivision of the State of California (hereinafter referred to as "**Grantee**"), its successors and assigns, all Grantor's right, title and interest as conveyed in the Grant Deed document recorded on August 6, 2015, as Document No. 2015-0349324, Official Records of Riverside County, attached hereto as **EXHIBIT A**, recorded in the Official Records of Riverside County, in and to that certain real property situated in the County of Riverside, State of California, more fully described and fully depicted in **ATTACHMENT "A"** attached hereto and incorporated herein ("**Property**"). To have and to hold all and singular the above-described Property together with the appurtenances belonging to such Property, to Grantee.

GRANTOR:

Dated: MAY 02 2017

Riverside County Regional Park and Open-Space
District, a park and open-space district

By: 
-KEVIN JEFFRIES

Its: Chairman

ATTEST:

KECIA HARPER-IHEM, Clerk

By: 
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY: Synthia M. Gunzel 4-19-17
SYNTHIA M. GUNZEL DATE

MAY 02 2017 13.4D

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

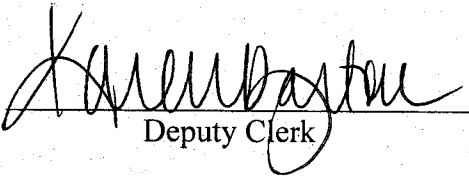
} §

On May 2, 2017, before me, Karen Barton, Board Assistant, personally appeared Kevin Jeffries, Chairman of the Board of Directors of the Regional Park and Open-Space District, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: 
Deputy Clerk

(SEAL)

**CERTIFICATE OF ACCEPTANCE OF
QUITCLAIM DEED**
[APN 260-660-024]
Pursuant to Government Code Section 27281

This is to certify that the interest in real property conveyed by Quitclaim Deed dated _____ from Riverside County Regional Park and Open-Space District, a park and open-space district, 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. 99-099 of the Board of Supervisors adopted on April 20, 1999, and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 20_____.

By _____
Robert Field
Assistant County Executive Officer/EDA

**EXHIBIT A TO
QUITCLAIM DEED**

Grant Deed
APN: 260-660-024

[attached behind this page]

Recording Requested By:
First American Title Company
National Homebuilder Services
Subdivision Department

DOC # 2015-0349324
08/06/2015 10:22 AM Fees: \$0.00
Page 1 of 11
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Recorded at request of and return to:

Riverside County Regional Park
& Open-Space District
Attn: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509-6858

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CARAGON

FREE RECORDING

This instrument is for the benefit of the Riverside
County Regional Park & Open-Space District and is
entitled to be recorded without fee.(Govt. Code 6103)

469 4527 (21) R+T 27383

APN: 290-670-007 and portions of 290-670-006, 290-660-002 and 290-660-003 (Space
above this line reserved for Recorder's use)

TRA 059-126

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
STARFIELD SYCAMORE INVESTORS, LLC, a Delaware limited liability company,
GRANTS to the RIVERSIDE COUNTY REGIONAL PARK and OPEN SPACE
DISTRICT, a park and open-space district, the fee simple interest in real property in the
County of Riverside, State of California, as described and depicted in Exhibits "A" and "B",
attached hereto and made part hereof:

SUBJECT TO:

1. Non-delinquent general and special real property taxes and assessments and
supplemental assessments, if any, for the current fiscal year.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-
way, dedications, offers of dedication and easements whether or not of record or apparent
that have been approved as permitted exceptions pursuant to Paragraph 7 of that certain
Purchase and Sale Agreement and Joint Escrow Instructions, dated as May 12, 2015.

3. Those covenants, conditions, and restrictions, Instrument No. 242353,
recorded June 30, 1992, ("1992 CC&Rs") and that certain Grant of Easement, Instrument
No. 242352, recorded June 30, 1992, ("1992 Easement") both of which are recorded in the
official Records of Riverside County, California. Grantee has read, understands, and agrees
to be bound by each and every term, condition and covenant described in the 1992 CC&Rs
and 1992 Easement. The foregoing statement (i.e. the first two sentences of this paragraph 3)
has been included herein solely to satisfy the condition contained in Section 20.2 of the 1992
CC&Rs. Section 20.2 of the 1992 CC&Rs generally provides that, upon any transfer of the
property subject to the 1992 CC&Rs (i.e., the Land), if the foregoing statement is included in
the appropriate document transferring such property (i.e. this Grant Deed), the 1992 CC&Rs
shall cease to apply to such property transferred except that Paragraphs 4, 5, 6, and 7 shall
continue in full force and effect and applicable to the lot or portion of such property
transferred. Consequently, by agreeing to the foregoing statement, Grantee is hereby

agreeing to be bound by the terms, covenants, conditions, and restrictions contained in Paragraphs 4, 5, 6, and 7 of the 1992 CC&Rs. All other terms, covenants, conditions, and restrictions contained in the 1992 CC&Rs shall cease to apply to Grantee or the Land.

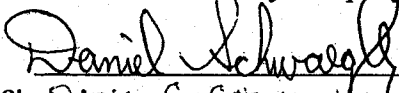
4. Those covenants, conditions, and restrictions, Instrument No. 451567, recorded November 12, 1993, ("1993 CC&Rs") and that certain Grant of Easement, Instrument No. 451566, recorded November 12, 1993, ("1993 Easement") both of which are recorded in the official Records of Riverside County, California. Grantee has read, understands, and agrees to be bound by each and every term, condition and covenant described in the 1993 CC&Rs and 1993 Easement. The foregoing statement (i.e. the first two sentences of this paragraph 4) has been included herein solely to satisfy the condition contained in Section 21.2 of the 1993 CC&Rs. Section 21.2 of the 1993 CC&Rs generally provides that, upon any transfer of the property subject to the 1993 CC&Rs the Land), if the foregoing statement is included in the appropriate document transferring such property (i.e. this Grant Deed), the 1993 CC&Rs shall cease to apply to such property transferred except that Paragraphs 4, 5, 6, and 7 shall continue in full force and effect and applicable to the lot or portion of such property transferred. Consequently, by agreeing to the foregoing statement, Grantee is hereby agreeing to be bound by the terms, covenants, conditions, and restrictions contained in Paragraphs 4, 5, 6, and 7 of the 1993 CC&Rs. All other terms, covenants, conditions, and restrictions contained in the 1993 CC&Rs shall cease to apply to Grantee or the Land.

Dated: 7/23/15

GRANTOR:

**STARFIELD SYCAMORE INVESTORS,
L.L.C., a Delaware limited liability company**

By: SOF-VI Sycamore Creek Holdings, L.L.C.,
a Delaware limited liability company

By: 
Name: Daniel S. Schwagerl
Title: Senior Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)
On July 23rd, 2015 before me, Sakura Davenport, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Daniel S. Schwaegler
Name(s) of Signer(s)

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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: SAKURA DAVENPORT

Date Commission Expires: September 3, 2017

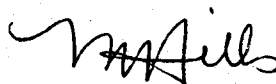
Notary Commission No: 2035979

County Where Bond Filed: Los Angeles

Manufacturer/Vendor Identification No: MMI1

Place of Execution of the Declaration: Corona, CA

Date: 7-31-15

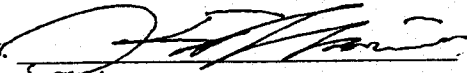


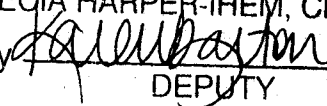
First American Title Company

CERTIFICATE OF ACCEPTANCE
RIVERSIDE COUNTY REGIONAL PARK and OPEN SPACE DISTRICT


This is to certify that the interest in real property conveyed by the Grant Deed dated May 12, 2015 from the STARFIELD SYCAMORE INVESTORS, LLC to the RIVERSIDE COUNTY REGIONAL PARK and OPEN-SPACE DISTRICT (District), a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3, is hereby accepted by order of the Board of Directors on the date below and the District, as Grantee, consents to the recordation thereof by its duly authorized officer.

Dated: MAY 12 2015

By: 
Chairman
Board of Directors **KEVIN JEFFRIES**

ATTEST:
KECIA HARPER-IHEM, Clerk
By: 
DEPUTY

Attached to Grant Deed in favor of Riverside County Regional Park and Open-Space District APN: 290-670-007 and portions of 290-670-006, 290-660-002 and 290-660-003

FORM APPROVED COUNTY COUNSEL
BY:  7-30-15
SYNTHIA M. GUNZEL DATE

Attachment A

Legal Description and Plat Map of Fee Property

All that certain real property situated in the County of Riverside, State of California, legally described and depicted in the attached Exhibits "A" and "B" for the Fee Property

EXHIBIT "A"

SHEET 1 OF 3

PARCEL 1

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.;

THENCE SOUTH 89°06'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 135.50 FEET;

THENCE NORTH 0°53'02" EAST, A DISTANCE OF 19.86 FEET;

THENCE NORTH 8°17'01" WEST, A DISTANCE OF 49.76 FEET;

THENCE NORTH 13°52'41" WEST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 2°19'00" WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 51°34'38" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 6°53'10" WEST, A DISTANCE OF 132.30 FEET;

THENCE NORTH 2°52'16" WEST, A DISTANCE OF 30.79 FEET;

THENCE NORTH 5°19'39" WEST, A DISTANCE OF 155.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°09'41", AN ARC LENGTH OF 67.79 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 0°22'05" WEST, A DISTANCE OF 49.41 FEET;

THENCE NORTH 5°27'17" WEST, A DISTANCE OF 163.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'38", AN ARC LENGTH OF 164.45 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 86°55'21" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 0°40'12" WEST, A DISTANCE OF 36.95 FEET;

THENCE SOUTH 76°51'10" EAST, A DISTANCE OF 100.79 FEET;

THENCE NORTH 39°42'45" EAST, A DISTANCE OF 36.33 FEET;

THENCE SOUTH 68°17'30" EAST, A DISTANCE OF 36.53 FEET;

THENCE SOUTH 3°42'15" WEST, A DISTANCE OF 45.75 FEET;

THENCE SOUTH 45°11'20" EAST, A DISTANCE OF 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC LENGTH OF 58.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°22'45" WEST, A DISTANCE OF 49.77 FEET;

THENCE SOUTH 7°59'57" WEST, A DISTANCE OF 33.40 FEET;

THENCE SOUTH 0°35'51" WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 7.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 80°18'03" EAST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°35'35", AN ARC LENGTH OF 127.39 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°53'38" WEST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 0°35'50" WEST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 272.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'38", AN ARC LENGTH OF 115.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°39'48" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'00" AN ARC LENGTH OF 140.54 FEET TO A POINT OF CUSP WITH A TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°06'48" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.71 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°39'50" WEST ALONG THE SOUTHWESTERLY LINE SAID RIVERSIDE COUNTY PROPERTY, A DISTANCE 332.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 24°39'50" WEST, A DISTANCE OF 751.02 FEET TO AN ANGLE POINT;

THENCE ALONG THE WESTERLY LINE OF SAID RIVERSIDE COUNTY PROPERTY, NORTH 7°32'47" EAST, A DISTANCE OF 621.58 FEET TO THE SOUTHERLY LINE OF PARCEL "G" OF SAID LOT LINE ADJUSTMENT NO. 4416;

THENCE SOUTH 78°36'52" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.08 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 47°46'11" WEST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 392.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "G", SAID CORNER BEING A POINT IN THE WEST LINE OF SAID SECTION 12;

THENCE SOUTH 1°08'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 2188.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.35 ACRES, MORE OR LESS.

SEE EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

Gordon D. Edwards

12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"

S'LY LINE PARCEL "G",
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.



1" = 300'



COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PARCEL 1
14.35 ACRES

POR. PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE DETAIL
SHEET 2

PORTION PARCEL "D" LOT
LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

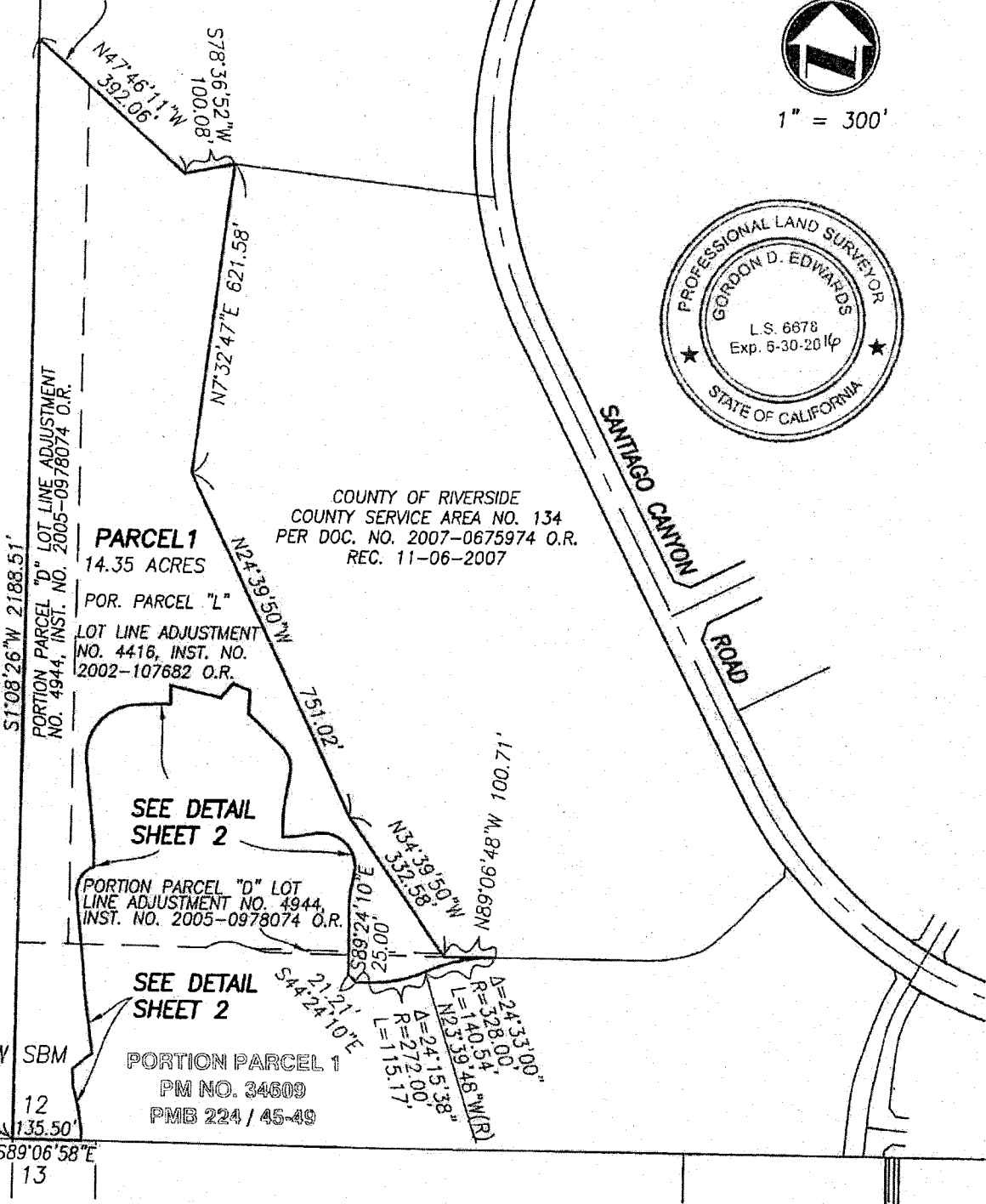
SEE DETAIL
SHEET 2

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

T5S R6W SBM

POB 11 12
135.50'

589°06'58"E
14 | 13



PLAT PREPARED BY:

adkan
ENGINEERS

CM Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678

OPEN SPACE AREA
PLAT TO ACCOMPANY LEGAL
DESCRIPTION

SEE SHEET 1

PARCEL 1
14.35 AC.

PORTION PARCEL "D" LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

N1°08'26"E 2079.00'

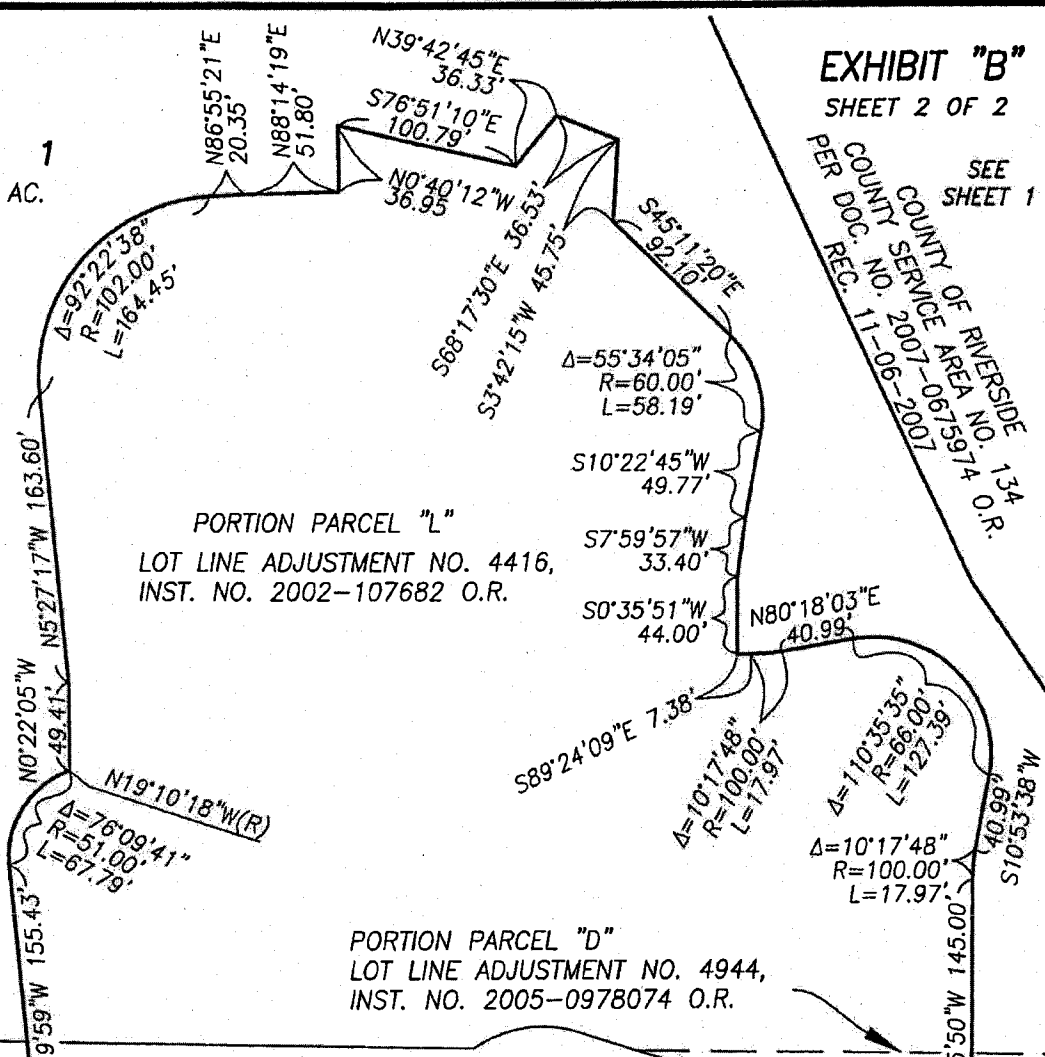


EXHIBIT "B"

SHEET 2 OF 2

SEE SHEET 1
COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D"
LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

PARCEL 1

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



1" = 100'

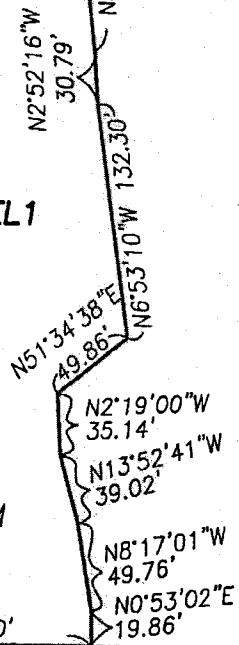
SEE SHEET 1

T5S R6W SBM

11 12 POB
135.50'

14 13

N89°06'58"W



Recorded at request of and return to:
Economic Development Agency
Real Estate Division
3403 Tenth Street, Suite 400
Riverside, CA, 92501

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

APN : 290-660-024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383
NO DOCUMENTARY TRANSFER TAX PURSUANT TO CALIFORNIA REVENUE & TAXATION CODE § 11922

QUITCLAIM EASEMENT

FOR VALUE RECEIVED, receipt of which is hereby acknowledged, Riverside County Regional Park and Open-Space District, a park and open-space district (hereinafter referred to as "**Grantor**"), hereby remises, releases and forever quitclaims to, COUNTY OF RIVERSIDE, a political subdivision of the State of California (hereinafter referred to as "**Grantee**"), its successors and assigns, all Grantor's right, title and interest as conveyed in the Easement Deed document recorded on August 6, 2015, as Document No. 2015-0349325, Official Records of Riverside County, attached hereto as **EXHIBIT A**, recorded in the Official Records of Riverside County, in and to that certain real property situated in the County of Riverside, State of California, more fully described and fully depicted in **ATTACHMENT B** attached hereto and incorporated herein ("**Easement**"). To have and to hold all and singular the above-described Easement together with the appurtenances belonging to such Easement, to Grantee forever.

GRANTOR:

Dated: MAY 02 2017

Riverside County Regional Park and Open-Space
District, a park and open-space district

By: 
KEVIN JEFFRIES

Its: Chairman

ATTEST:

KECIA HARPER-IHEM, Clerk

By: 
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 4-19-17
SYNTHIA M. GUNZEL DATE

MAY 02 2017 13.40

**CERTIFICATE OF ACCEPTANCE OF
QUITCLAIM EASEMENT**

[APN 260-660-024]

Pursuant to Government Code Section 27281

This is to certify that the interest in real property conveyed by Quitclaim Easement dated _____ from Riverside County Regional Park and Open-Space District, a park and open-space district, 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. 99-099 of the Board of Supervisors adopted on April 20, 1999, and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 20____.

By _____
Robert Field
Assistant County Executive Officer/EDA

**EXHIBIT A TO
QUITCLAIM EASEMENT**

Easement Deed
APN: 260-660-024

[attached behind this page]

Recording Requested By:
First American Title Company
National Homebuilder Services
Subdivision Department

DOC # 2015-0349325
08/06/2015 10:22 AM Fees: \$0.00
Page 1 of 11
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Recorded at request of and return to:

Riverside County Regional Park
& Open-Space District
Attn: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509-6858

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CARAGON

FREE RECORDING

This instrument is for the benefit of the Riverside
County Regional Park & Open-Space District and is
entitled to be recorded without fee.(Govt. Code 6103)

4694527 (2a) RPT 27383

APN: Portions of 290-670-006 and 290-660-002 (Space above
this line reserved for Recorder's use)

TTTA 059-126

EASEMENT DEED

For a valuable consideration, receipt of which is hereby acknowledged, STARFIELD SYCAMORE INVESTORS, LLC, a Delaware limited liability company, Grantor, hereby grants to the RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT, a park and open-space district, Grantee, an easement interest for a public recreational trail purposes and purposes incidental thereto, including certain trail improvements constructed thereon by Grantor, in, on, over and across the real property located in the unincorporated area of Riverside County, State of California, described in Exhibit "A" and as depicted on Exhibit "B", attached hereto and made a part hereof.

It is the expressed intent of the parties that the doctrine of merger shall not apply to this grant of easement, and no merger will occur by reason of the fact that the same person or entity may own or hold, at any time, both the interest created by this Easement Deed and the fee estate.

Dated: 7/23/15

GRANTOR:

STARFIELD SYCAMORE INVESTORS,
L.L.C., a Delaware limited liability company

By: SOF-VI Sycamore Creek Holdings, L.L.C.,
a Delaware limited liability company

By: Daniel S. Schwab
Name: Daniel S. Schwab
Title: Senior Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

On July 23rd, 2015 before me, Sakura Davenport, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Daniel S. Schwaegler
Name(s) of Signer(s)

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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: SAKURA DAVENPORT

Date Commission Expires: September 3, 2017

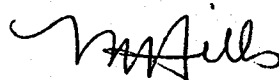
Notary Commission No: 2035979

County Where Bond Filed: Los Angeles

Manufacturer/Vendor Identification No: MMI1

Place of Execution of the Declaration: Corona, CA

Date: 7-31-15



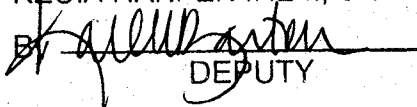
First American Title Company

CERTIFICATE OF ACCEPTANCE
RIVERSIDE COUNTY REGIONAL PARK and OPEN SPACE DISTRICT

This is to certify that the interest in real property conveyed by the Grant Deed dated May 12, 2015 from the STARFIELD SYCAMORE INVESTORS, LLC to the RIVERSIDE COUNTY REGIONAL PARK and OPEN-SPACE DISTRICT (District), a park and open-space district is hereby accepted by order of the Board of Directors on the date below and the District, as Grantee, consents to the recordation thereof by its duly authorized officer.

Dated: MAY 12 2015

By: 
Chairman **KEVIN JEFFRIES**
Board of Directors

ATTEST:
KECIA HARPER-IHEM, Clerk

DEPUTY

Attached to Easement Deed in favor of Riverside County Regional Park and Open-Space District APN: Portions of 290-670-006 and 290-660-002

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 4-20-15
SYNTHIA M. GUNZEL DATE

Attachment B

Legal Description and Plat Map of the Trail Easement Property

All that certain real property situated in the County of Riverside, State of California,
Legally described and depicted in the attached Exhibits "A" and "B"

EXHIBIT "A"

SHEET 1 OF 2

SYCAMORE CREEK COMMUNITY TRAIL EASEMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEING A 15.00 FOOT WIDE EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOW DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DISTANT SOUTH 7°32'47" WEST, A DISTANCE OF 30.95 FEET FROM THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 29°37'47" WEST, A DISTANCE OF 68.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 157.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°56'37" AN ARC LENGTH OF 60.32 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 7°41'10" WEST, A DISTANCE OF 404.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 87.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'00" AN ARC LENGTH OF 49.40 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 24°39'50" EAST, A DISTANCE OF 771.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 27.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'44" AN ARC LENGTH OF 9.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 45°40'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°55'55" AN ARC LENGTH OF 99.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 19°23'39" EAST, A DISTANCE OF 18.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 84.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 32°04'54" AN ARC LENGTH OF 48.99 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 51°28'32" EAST, 9.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 162.50 FEET;

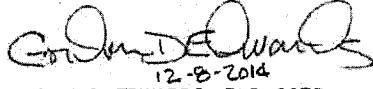
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 21°32'48" AN ARC LENGTH OF 61.11 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 29°55'45" EAST, A DISTANCE OF 108.93 FEET TO THE END OF SAID 15.00 FOOT WIDE STRIP.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE IN SAID WESTERLY LINE OF THE RIVERSIDE COUNTY PARCEL AND TERMINATE IN NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID END OF 15.00 WIDE STRIP BEARS NORTH 18°14'21" WEST.

CONTAINING 25,661 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:


12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016

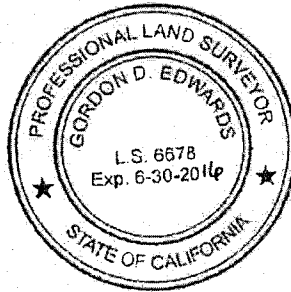


EXHIBIT "B"

SHEET 1 OF 3



1" = 300'



SEE SHEET 2

15' WIDE SYCAMORE CREEK COMMUNITY TRAIL EASEMENT. AREA = 25661 SQUARE FEET, MORE OR LESS.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

Santiago Canyon Road

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE SHEET 3

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

T5S R6W SBM

11 12

14 13

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

PLAT PREPARED BY:

adkan
ENGINEERS

CM Engineering, Surveying, Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PLAT OF SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT

EXHIBIT "B"



1" = 100'

POB

$\Delta=21^{\circ}56'37''$
 $R=157.50'$
 $L=60.32'$

$N73^{\circ}47'17''E$ 30.98'

NW'LY CORNER COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

$S74^{\circ}1'10''W$ 404.80'

⊕ 15.00' WIDE SYCAMORE CREEK COMMUNITY TRAIL
EASEMENT. AREA = 25,661 SQUARE FEET, MORE OR LESS.

$\Delta=32^{\circ}21'00''$
 $R=87.50'$
 $L=49.40'$

$S24^{\circ}39'50''E$ 771.71'

SEE SHEET 3

EXHIBIT "B"

SEE SHEET 2



1" = 100'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

€ 15.00' WIDE SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT.
AREA = 25,661 SQUARE FEET, MORE
OR LESS.

PORTION PARCEL "L"

LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

S24°39'50"E 771.71'

Δ=19°39'44"
R=27.50'
L=9.44'

N45°40'26"E(R)
Δ=24°55'55"
R=227.50'
L=99.00'

S19°23'39"E
18.14'

Δ=32°04'54"
R=87.50'
L=48.99'

S51°28'32"E 9.92'
Δ=21°32'48"
R=162.50'
L=61.11'

108.93'
S29°55'45"E

N18°14'21"W(R)
R=328.00'

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Riverside County Regional Park
Open Space District

County Clerk
County of: Riverside
4080 Lemon Street
Riverside CA 92501

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

4600 Crestmore Road, Jurupa Valley CA 92509

5/10/17
Date

KB
Initial

Project Title: Conveyance of Property to County of Riverside - APN 290-660-024

Project Applicant: Riverside County Regional Park and Open-Space District

Project Location - Specific:

Deleo Sports Park - Temescal Canyon Area - Unincorporated Riverside County

Project Location - City: Temescal Canyon Area Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:
Convey property to County of Riverside by Quitclaim Deed

Name of Public Agency Approving Project: Riverside County Regional Park and Open-Space District

Name of Person or Agency Carrying Out Project: Same As Above

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: Section 15325(f) and 15061(b)(3)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Action was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA
Guidelines Section 15325(f) and Section 15061(b)(3) "Common Sense" Exemption. The District's approval of
this conveyance of real property does not create any reasonably foreseeable physical change in the
environment, it is a conveyance of land for park purposes and it can be seen with certainty that there is no poss

Lead Agency
Contact Person: Marc Brewer Area Code/Telephone/Extension: 951-955-4316

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 4-17-17 Title: Sr. Park Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

MAY 02 2017 13.4D



SCOTT BANGLE Parks Director/General Manager
KYLA BROWN Chief - Parks & Recreation
KEITH HERRON Chief - Resources & Planning
BRANDE HUNE Chief - Business Operations

Riverside County
Regional Park and Open-Space District

MEMORANDUM

DATE: April 20, 2017
TO: Mary Ann Meyer
FROM: Jeanne McLeod, Contracts and Grants Analyst
RE: Accounting String for Internal Charges

Please utilize the accounting string below to charge the Park District for any administrative expenses in connection with the attached request:

<u>FUND</u>	<u>DEPTID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>
25400	931210	536780	PK-9674

Please provide a copy of the posted journal via email to Parks-Finance@rivcoparks.org

If you have any questions or experience any difficulties in using the above accounting string, please do not hesitate to contact me.

Thanks!

Jeanne McLeod

Contracts and Grants Analyst



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 13, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2017-2

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, April 18, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, April 12, 2017 4:24 PM
To: Barton, Karen
Cc: Gil, Cecilia
Subject: Re: Publication for resolution request

Received for publication on 4/18. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Please Note: **Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes****
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Wed, Apr 12, 2017 at 4:18 PM, Barton, Karen <KLBARTON@rivco.org> wrote:

Hi!

Please see the attached Publication request. If you need anything further please let me know.

Best Wishes,

Karen Lynn Barton

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

(951)955-1047 Fax (951)955-1071

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

RESOLUTION NO. 2017-2

**NOTICE OF INTENTION TO CONVEY FEE SIMPLE INTEREST
IN REAL PROPERTY, IDENTIFIED WITH ASSESSOR'S PARCEL NUMBER 290-660-024,
TO THE COUNTY OF RIVERSIDE BY QUITCLAIM DEED
(CLERK OF THE BOARD TO ADVERTISE NOTICE)**

WHEREAS, the Riverside County Regional Park and Open-Space District ("District") is the owner of certain real property located in the Temescal Valley Area of Unincorporated Western Riverside County, State of California, consisting of approximately 14.35 acres of land adjacent to the Deleo Sports Park ("Property"), identified by Assessor Parcel Number 290-660-024, more particularly described in Attachment "A", attached hereto and by this reference incorporated herein; and

WHEREAS, the DISTRICT is owner of a certain trail easement ("Easement") on the Property, more particularly described in Attachment "B", and attached hereto and by reference incorporated herein; and;

WHEREAS, it has been determined that the Property and Easement are not required for District use or purposes; and

WHEREAS, the DISTRICT desires to convey the Property and the Easement to the County of Riverside ("County") to be utilized in conjunction with the Deleo Sports Park; and

WHEREAS, the District does not intend for the conveyance of both the Property and the Easement to the County of Riverside to cause or result in a merger of estates for the Property and the Easement shall remain separate despite common ownership by the County of Riverside once it has accepted such interests; and

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

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Riverside County Regional Park & Open-Space District, in regular session assembled on April 11, 2017, in the meeting room of the Board of Directors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, finds that this Property is no longer needed for the District's use and purposes.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Directors of the Riverside County Regional Park & Open-Space District, in regular session assembled on April 11, 2017, intends to convey on or after April 25, 2017, to the County of Riverside the following described real property: Certain fee interests in real property located in the Temescal Valley Area of Unincorporated Western Riverside County, State of California, identified with Assessor's Parcel Number (APN) 290-660-024, as more particularly described in Exhibit "A" and the certain trail easement on Property as more particularly described in Exhibit "B" by Quitclaim Deed and pursuant to terms and conditions agreed upon between the parties.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board of Directors intend to meet to conclude the proposed transaction on or after **April 25th, 2017, at 9:00 a.m.** or thereafter, at the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on April 11, 2017.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

Dated: April 13, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Attachment A

Legal Description and Plat Map of Fee Property

All that certain real property situated in the County of Riverside, State of California, legally described and depicted in the attached Exhibits "A" and "B" for the Fee Property

EXHIBIT "A"

SHEET 1 OF 3

PARCEL 1

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.;

THENCE SOUTH 89°06'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 135.50 FEET;

THENCE NORTH 0°53'02" EAST, A DISTANCE OF 19.86 FEET;

THENCE NORTH 8°17'01" WEST, A DISTANCE OF 49.76 FEET;

THENCE NORTH 13°52'41" WEST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 2°19'00" WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 51°34'38" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 6°53'10" WEST, A DISTANCE OF 132.30 FEET;

THENCE NORTH 2°52'16" WEST, A DISTANCE OF 30.79 FEET;

THENCE NORTH 5°19'39" WEST, A DISTANCE OF 155.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°09'41", AN ARC LENGTH OF 67.79 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 0°22'05" WEST, A DISTANCE OF 49.41 FEET;

THENCE NORTH 5°27'17" WEST, A DISTANCE OF 163.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'38", AN ARC LENGTH OF 164.45 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 86°55'21" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 0°40'12" WEST, A DISTANCE OF 36.95 FEET;

THENCE SOUTH 76°51'10" EAST, A DISTANCE OF 100.79 FEET;

THENCE NORTH 39°42'45" EAST, A DISTANCE OF 36.33 FEET;

THENCE SOUTH 68°17'30" EAST, A DISTANCE OF 36.53 FEET;

THENCE SOUTH 3°42'15" WEST, A DISTANCE OF 45.75 FEET;

THENCE SOUTH 45°11'20" EAST, A DISTANCE OF 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC LENGTH OF 58.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°22'45" WEST, A DISTANCE OF 49.77 FEET;

THENCE SOUTH 7°59'57" WEST, A DISTANCE OF 33.40 FEET;

THENCE SOUTH 0°35'51" WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 7.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 80°18'03" EAST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°35'35", AN ARC LENGTH OF 127.39 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°53'38" WEST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 0°35'50" WEST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 272.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'38", AN ARC LENGTH OF 115.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°39'48" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'00" AN ARC LENGTH OF 140.54 FEET TO A POINT OF CUSP WITH A TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°06'48" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.71 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°39'50" WEST ALONG THE SOUTHWESTERLY LINE SAID RIVERSIDE COUNTY PROPERTY, A DISTANCE 332.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 24°39'50" WEST, A DISTANCE OF 751.02 FEET TO AN ANGLE POINT;

THENCE ALONG THE WESTERLY LINE OF SAID RIVERSIDE COUNTY PROPERTY, NORTH 7°32'47" EAST, A DISTANCE OF 621.58 FEET TO THE SOUTHERLY LINE OF PARCEL "G" OF SAID LOT LINE ADJUSTMENT NO. 4416;

THENCE SOUTH 78°36'52" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.08 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 47°46'11" WEST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 392.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "G", SAID CORNER BEING A POINT IN THE WEST LINE OF SAID SECTION 12;

THENCE SOUTH 1°08'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 2188.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.35 ACRES, MORE OR LESS.

SEE EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

Gordon D. Edwards

12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"

S'LY LINE PARCEL "G",
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.



1" = 300'



COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PARCEL 1
14.35 ACRES

POR. PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE DETAIL
SHEET 2

PORTION PARCEL "D" LOT
LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

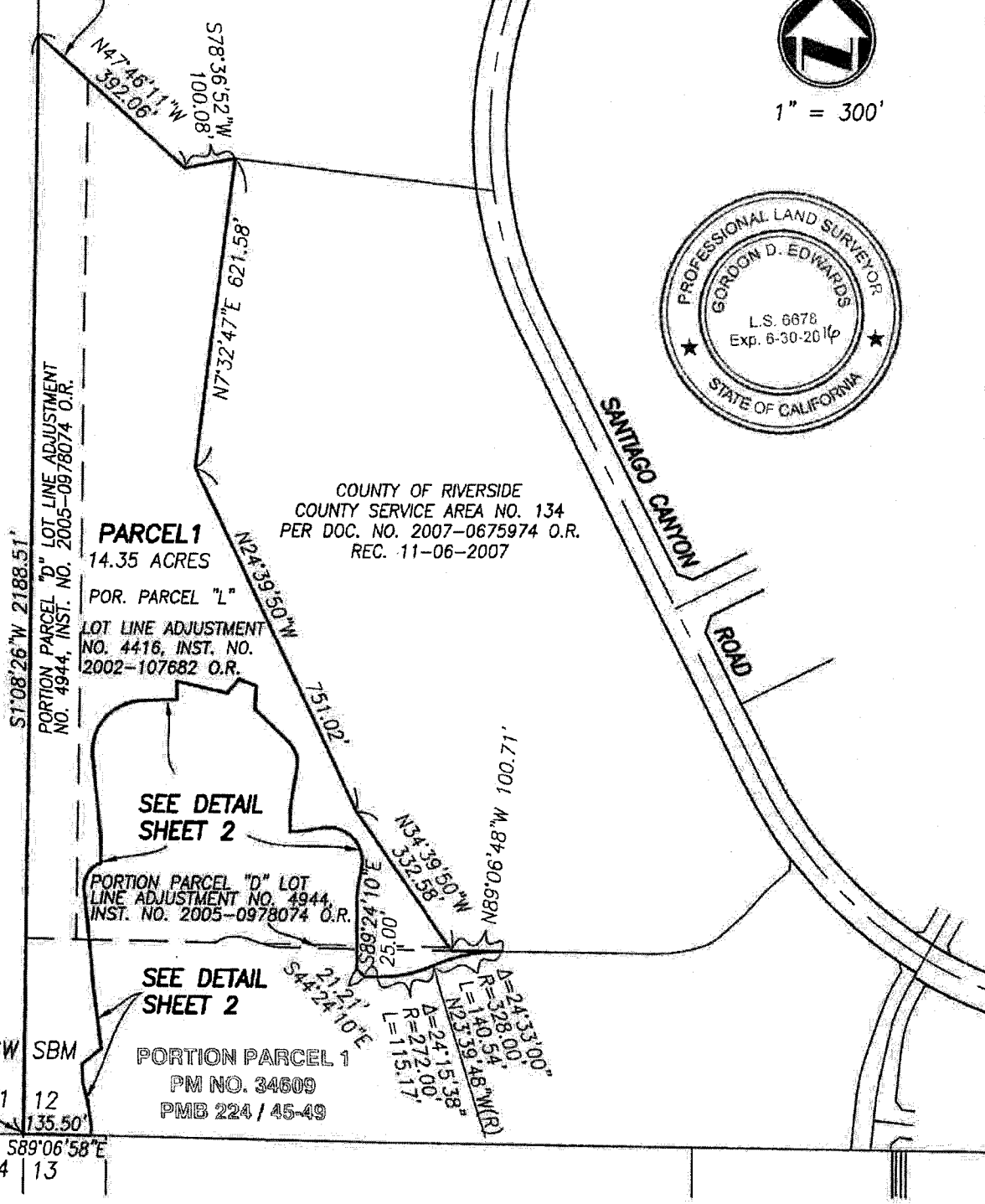
SEE DETAIL
SHEET 2

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

T5S R6W SBM

POB 11 12

135.50'
589°06'58"E
14 13



PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 888-0241 • Fax: (951) 888-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678

OPEN SPACE AREA
PLAT TO ACCOMPANY LEGAL
DESCRIPTION

SEE SHEET 1

PARCEL 1
14.35 AC.

PORTION PARCEL "D" LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

N1°08'26"E 2079.00'

EXHIBIT "B"
SHEET 2 OF 2

SEE SHEET 1
COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D"
LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

PARCEL 1

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



1" = 100'

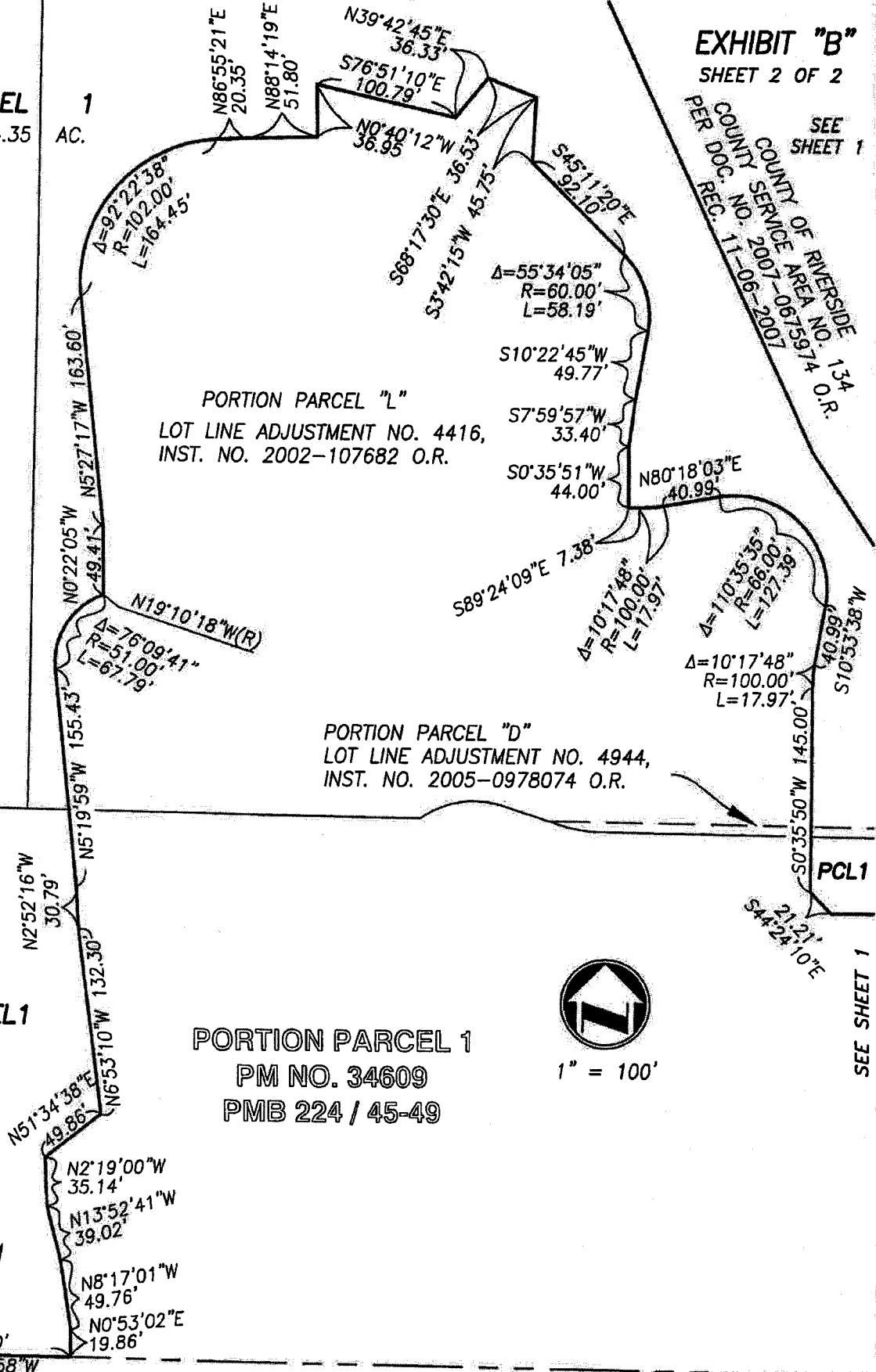
SEE SHEET 1

T5S R6W SBM

11 12 POB

135.50'
N89°06'58"W

14 13



Attachment B

Legal Description and Plat Map of the Trail Easement Property

All that certain real property situated in the County of Riverside, State of California,
Legally described and depicted in the attached Exhibits "A" and "B"

EXHIBIT "A"

SHEET 1 OF 2

SYCAMORE CREEK COMMUNITY TRAIL EASEMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEING A 15.00 FOOT WIDE EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOW DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DISTANT SOUTH 7°32'47" WEST, A DISTANCE OF 30.95 FEET FROM THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 29°37'47" WEST, A DISTANCE OF 68.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 157.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°56'37" AN ARC LENGTH OF 60.32 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 7°41'10" WEST, A DISTANCE OF 404.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 87.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'00" AN ARC LENGTH OF 49.40 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 24°39'50" EAST, A DISTANCE OF 771.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 27.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'44" AN ARC LENGTH OF 9.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 45°40'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°55'55" AN ARC LENGTH OF 99.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 19°23'39" EAST, A DISTANCE OF 18.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 84.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 32°04'54" AN ARC LENGTH OF 48.99 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 51°28'32" EAST, 9.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 162.50 FEET;

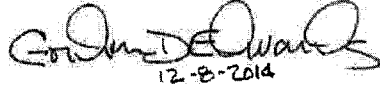
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 21°32'48" AN ARC LENGTH OF 61.11 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 29°55'45" EAST, A DISTANCE OF 108.93 FEET TO THE END OF SAID 15.00 FOOT WIDE STRIP.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE IN SAID WESTERLY LINE OF THE RIVERSIDE COUNTY PARCEL AND TERMINATE IN NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID END OF 15.00 WIDE STRIP BEARS NORTH 18°14'21" WEST.

CONTAINING 25,661 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:



12-8-2014
GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"

SHEET 1 OF 3



1" = 300'



SEE SHEET 2

15' WIDE SYCAMORE CREEK COMMUNITY TRAIL EASEMENT. AREA = 25661 SQUARE FEET, MORE OR LESS.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION
PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE SHEET 3

Santiago Canyon Road

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

T5S R6W SBM
11 12
14 13

PLAT PREPARED BY:

adkan
ENGINEERS

CM Engineering - Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

GORDON D. EDWARDS, PLS 6678

PLAT OF SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT

EXHIBIT "B"



1" = 100'

POB

$\Delta=21^{\circ}56'37''$
 $R=157.50'$
 $L=60.32'$

$N73^{\circ}47'E$ 30.95'

NW'LY CORNER COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

$S74^{\circ}1'10''W$ 404.80'

15.00' WIDE SYCAMORE CREEK COMMUNITY TRAIL
EASEMENT. AREA = 25,661 SQUARE FEET, MORE OR LESS.

$\Delta=32^{\circ}21'00''$
 $R=87.50'$
 $L=49.40'$

$S24^{\circ}39'50''E$ 771.71'

SEE SHEET 3

EXHIBIT "B"

SEE SHEET 2



1" = 100'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

⊕ 15.00' WIDE SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT.
AREA = 25,661 SQUARE FEET, MORE
OR LESS.

PORTION PARCEL "L"

LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

S24°39'50"E 771.71'

Δ=19°39'44"
R=27.50'
L=9.44'

N45°40'26"E(R)
Δ=24°55'55"
R=227.50'
L=99.00'

S19°23'39"E
18.14'

Δ=32°04'54"
R=87.50'
L=48.99'

S51°28'32"E 9.92'
Δ=21°32'48"
R=162.50'
L=61.11'

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

108.93'
S29°55'45"E

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

N18°14'21"W(R)
R=328.00'



**SUBMITTAL TO THE BOARD OF DIRECTORS
RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
13.2
(ID # 3929)

MEETING DATE:

Tuesday, April 11, 2017

FROM : REGIONAL PARK & OPEN SPACE DISTRICT:

SUBJECT: REGIONAL PARK AND OPEN-SPACE DISTRICT: Resolution No. 2017-2, Notice Of Intention To Convey Fee Simple Interest and Trail Easement Interest In Real Property, identified with Assessor's Parcel Number 290-660-024, To The County Of Riverside by Quitclaim Deed; (Clerk of the Board to Advertise Notice); District 1; [\$0]

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2017-2, Notice of Intention to Convey Fee Simple Interest and Trail Easement Interest in real property, identified with Assessor's Parcel Number 290-660-024, to the County of Riverside by Quitclaim Deed; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

ACTION: Policy, Clerk to Advertise

Scott Bangle, Director General Manager / Park Director

3/29/2017

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Tavaglione, seconded by Director Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public meeting on or after April 25, 2017 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington and Ashley
 Nays: None
 Absent: None
 Abstain: None
 Date: April 11, 2017
 xc: Parks, COBcg

Kecia Harper-Ihem
 Clerk of the Board

By:
 Deputy

**SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	No
			For Fiscal Year:	16/17

BACKGROUND:

Summary (continued)

In accordance with California Public Resources Code Section 5540, a district may grant or dispose of an interest in real property not actually dedicated for park and open-space purposes, within or without the district, necessary to the full exercise of its powers.

The Riverside County Regional Park and Open-Space District ("District") acquired the subject parcel to be used in conjunction with the Deleo Sports Park and for the development of a portion of the Temescal Valley Regional Trail system. At the time of acquisition, the District was operating the Deleo Sports Park on behalf of the County of Riverside ("County"). The District has since relinquished operational control of the Deleo Sports Park back to the County Economic Development Agency ("EDA").

Finding that the fee simple interest is no longer necessary for use by the District, the District intends to transfer its fee simple interest in real property and the trail easement on the property, located in the Temescal Valley Area of Unincorporated Western Riverside County, consisting of approximately 14.35 acres of land adjacent to the Deleo Sports Park ("Property"), identified by Assessor Parcel Number 290-660-024, more particularly described in Attachments "A" and "B" attached to Resolution No. 2017-2, by Quitclaim Deed to the County of Riverside. The District does not intend to cause a merger of estates when the conveyance of the fee interest and trail easement are consummated. It is the intention of the District to keep the trail easement separate from the fee interest despite the common ownership by the County of Riverside once accepted.

The Resolution No. 2017-2 has been reviewed and approved by County Counsel as to legal form.


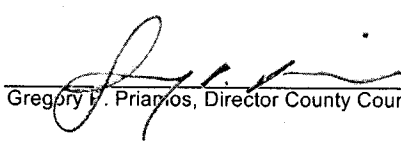
Impact on Citizens and Businesses

By transferring this property to the County, it will have the opportunity to better utilize the property, in conjunction with the existing Deleo Sports Park adjacent to the property, to serve the community.

SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Attachments:

Resolution No. 2017-2


Alex Gann 4/4/2017 
Gregory V. Priarios, Director County Counsel 3/29/2017