

Recorded at request of and return to:  
Castle & Cooke Commercial-CA, Inc.  
10000 Stockdale Highway, Suite 300  
Bakersfield, CA 93311  
Attention: Laura Whitaker

With Copy to:

County of Riverside  
Economic Development Agency -  
Real Estate Division  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, CA 92501  
Attention: Vince Yzaguirre

**FREE RECORDING**

This instrument is for the benefit of the  
County of Riverside, and is entitled to be recorded  
without fee. (Govt. Code §§ 6103 & 27383)

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

PROPERTY: Tri Valley Land Exchange  
APNS: 390-200-013 and 390-130-037


**GRANT DEED**

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

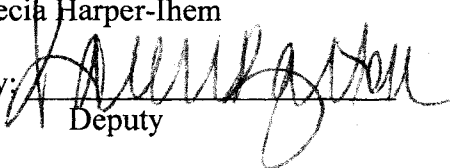
See Exhibits "A" and "B"  
attached hereto and made part hereof

Dated: June 12, 2018

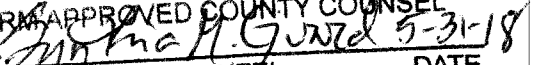
GRANTOR:  
COUNTY OF RIVERSIDE, a political  
subdivision of the State of California

  
\_\_\_\_\_  
Chuck Washington, Chairman  
Board of Supervisors

ATTEST:  
CLERK OF THE BOARD  
Kecia Harper-Ihem

By:   
\_\_\_\_\_  
Deputy

Attach Exhibits A and B  
Attach Acknowledgments

FORM APPROVED COUNTY COUNSEL  
BY:  5-31-18  
SYNTHIA M. GUNZEL DATE

JUN 12 2018 3.17

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

} §

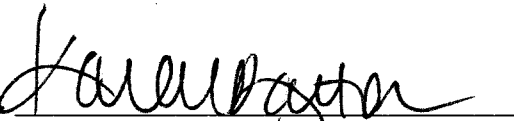
On June 12, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the 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)

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

**Parcel "A":** APN 390-200-013

Being portions of Parcel 1 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being Parcel A of a Grant Deed to County of Riverside, Recorded May 09, 2016 as Instrument No. 2016-0185856, of Official Records, also being more particularly described as follows:

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

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

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

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

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

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

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

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

Thence northeasterly along said tangent line, North  $61^{\circ}12'40''$  East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;

Thence northeasterly along said tangent curve, through a central angle of  $33^{\circ}59'25''$ , an arc distance of 183.31 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North  $27^{\circ}13'15''$  East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;

Thence northeasterly along said tangent curve, through a central angle of  $18^{\circ}02'11''$ , an arc distance of 91.60 feet to the beginning of a tangent line;

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

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

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

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

Excepting all oil, oil rights, minerals, mineral rights, coal and clay deposits, natural gas rights, other hydrocarbons, and geothermal deposits or resources by whatsoever name known, that may be within or under the said land and that have not heretofore been reserved of record by or conveyed of record to others, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels, and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore and operate through the surface or the upper five hundred (500) feet of the subsurface of the lands hereinabove described, as reserved in the Deed recorded September 29, 1989 as Instrument No. 337562, Official Records.

Containing 19.49 acres, more or less.

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

**PARCEL "B":** APN: 390-130-037

Being portions of Parcels 3 and 6 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being Parcel B of a Grant Deed to County of Riverside, Recorded May 09, 2016 as Instrument No. 2016-0185856, of Official Records, being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

Excepting all oil, oil rights, minerals, mineral rights, coal and clay deposits, natural gas rights, other hydrocarbons, and geothermal deposits or resources by whatsoever name known, that may be within or under the said land and that have not heretofore been reserved of record by or conveyed of record to others, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels, and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore and operate through the surface or the upper five hundred (500) feet of the subsurface of the lands hereinabove described, as reserved in the Deed recorded September 29, 1989 as Instrument No. 337562, Official Records.

Also excepting therefrom all minerals, including, without limiting the generality thereof, oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, without, however, the right to go upon or use the surface of said land, or any part thereof, for the purpose of drilling for, mining, or otherwise removing, any of said minerals. Together with the right to remove any of said minerals from said land by means of wells, shafts, tunnels, or other means of access to said minerals which may be constructed, drilled or dug from other land, provided that the exercise of such rights shall in no way interfere with or impair the use of the surface of said land or of any improvements thereon, as reserved by the Atchison, Topeka and Santa Fe Railway Company in the Deed recorded November 27, 1985 as Instrument No. 268350, Official Records.

Containing 20.49 acres, more or less.

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

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 5-10-18  
Thomas M. Caseldine                      Date  
P.L.S. 9029

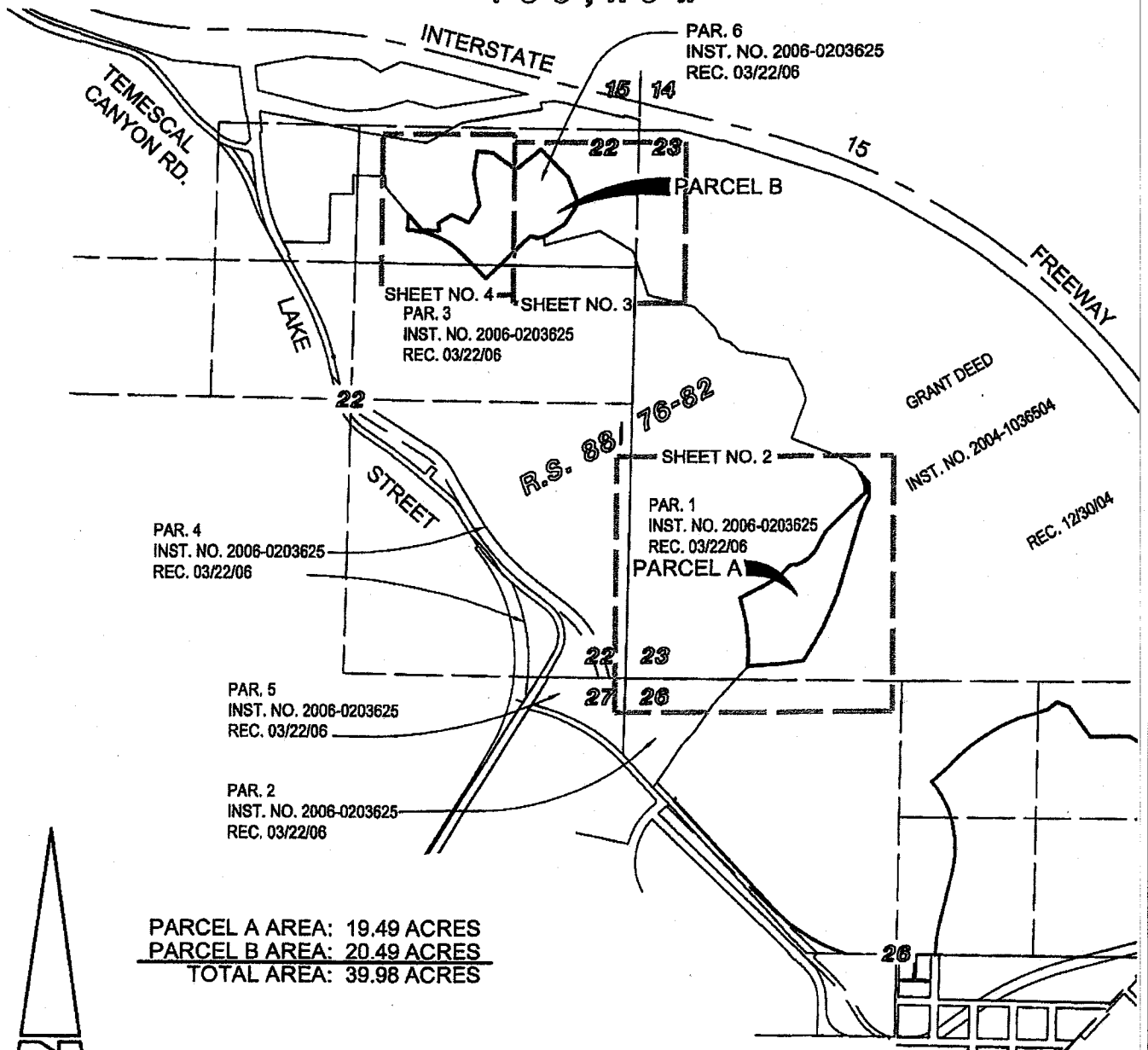


May 9, 2018  
TMC/KWC/tmc  
R:\07\1100\LEGALS\exchange reversal\Aquire\1100 RIV\_CC.docx

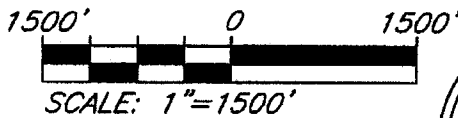


EXHIBIT "B"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

T 5 S , R 5 W



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



SHEET INDEX  
SCALE: 1"=1500'

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

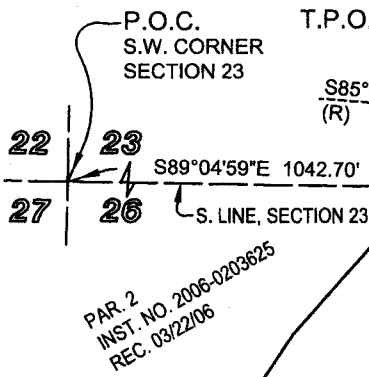
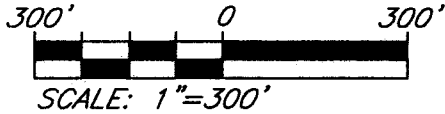
**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA 92881-3370 • 951-734-2130

*Thomas Caseldine* 5-10-18  
 THOMAS M. CASELDINE DATE  
 L.S. 9029

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

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

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



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

T 5 S , R 5 W

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

$\Delta=18^{\circ}30'20"$   
 $R=924.00'$   
 $L=298.43'$

PARCEL A  
 19.49 ACRES  
 APN: 390-200-013

PARCEL A  
 GRANT DEED,  
 INST. NO. 2016-0185856,  
 REC. 05/09/2016

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

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

LEGEND:

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

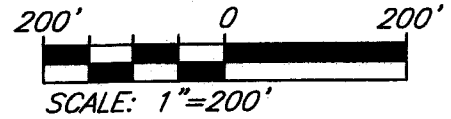
**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130

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

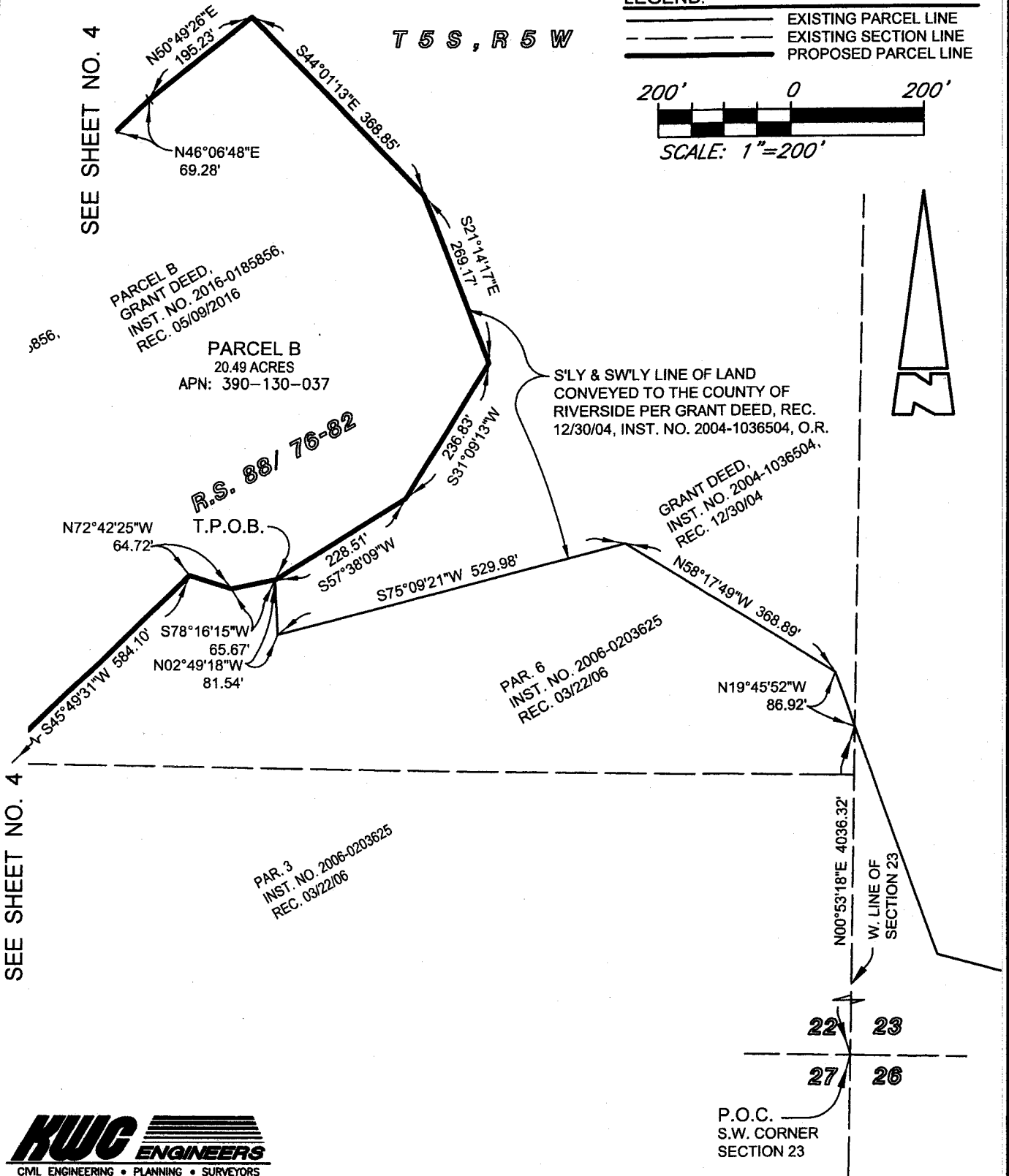
T 5 S , R 5 W

LEGEND:

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



SEE SHEET NO. 4



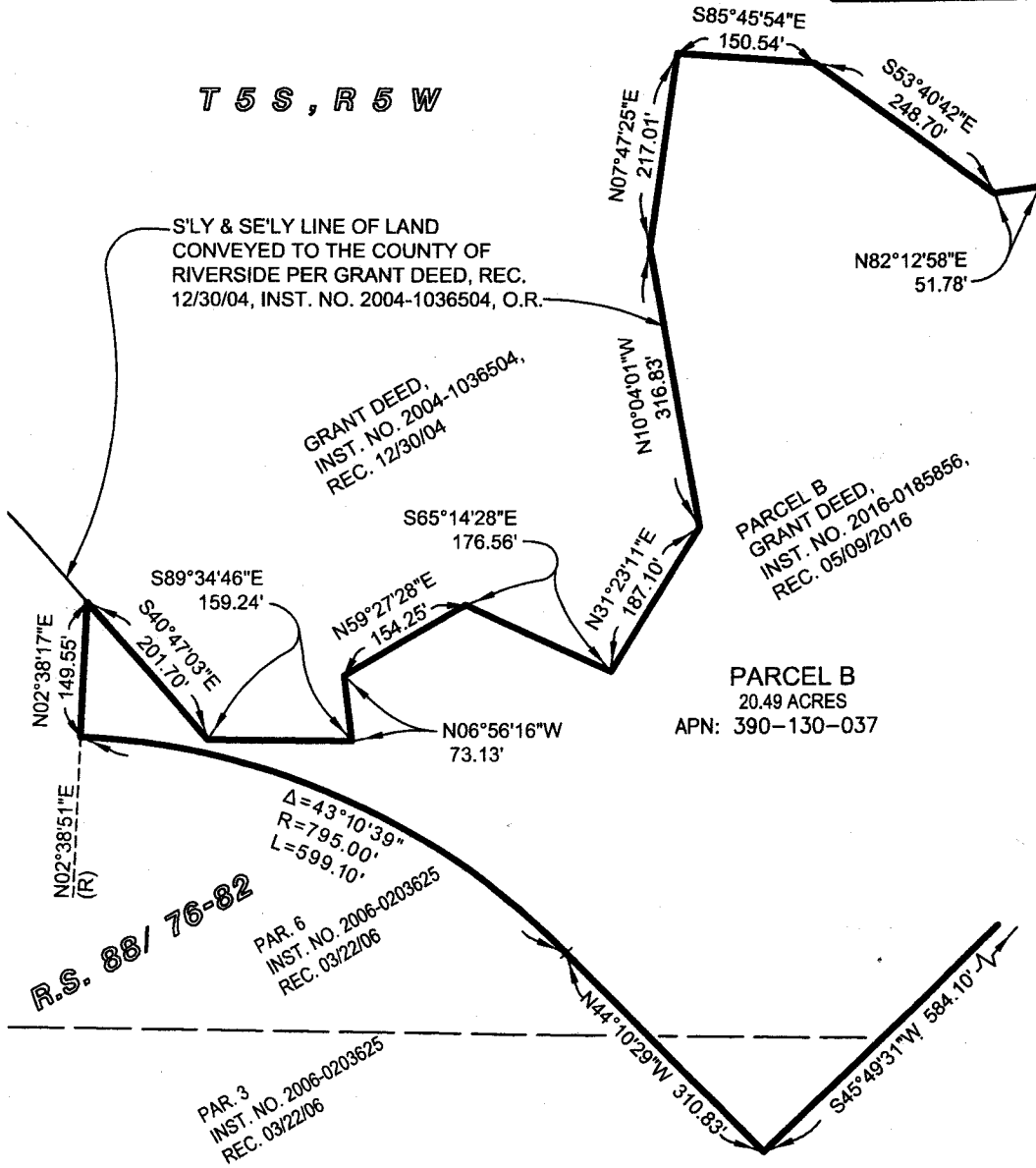
**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130

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

LEGEND:

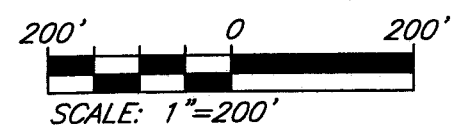
-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE

T 5 S , R 5 W



SEE SHEET NO. 3

SEE SHEET NO. 3



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

Recorded at request of and return to:  
Economic Development Agency  
Real Estate Division  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, California 92501  
FREE RECORDING  
This instrument is for the benefit of the  
County of Riverside, and is entitled to be recorded  
without fee. (Govt. Code §§ 6103 & 27383)

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

PROPERTY: Tri Valley Land Exchange  
APN: 390-130-046

### QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged, **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, as Grantor does hereby remise, release and forever quitclaim to **CASTLE & COOKE COMMERCIAL-CA, INC.**, a California corporation, as Grantee, all right, title, and interest of Grantor in and to that certain easement reserved by Grantor in that certain Grant Deed with Easement Reservation executed on April 5, 2016 and recorded originally on May 6, 2016, Instrument Number 2016-0185548, in the Official Records of Riverside County and re-recorded (due to omission of easement exhibits) on May 25, 2016, Instrument No. 2016-0213559 in the Official Records of Riverside County, over Parcel D as therein described, for the purpose of relocating the San Diego Ambrosia plants referenced as the Ambrosia Easement and Ambrosia Access Easements more particularly described and depicted in Exhibits A and B attached to the aforementioned Grant Deed with Easement Reservation. Said easement shall immediately and effectively merge into the fee interest of Grantee in the real property and shall no longer exist separately.

Dated: June 12, 2018

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

By: Chuck Washington  
Chuck Washington, Chairman  
Board of Supervisors

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

By: [Signature]  
Deputy  
(Seal)

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 5-31-18  
SYNTHIA M. GUNZEL DATE

JUN 12 2018 3.17



**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
AMBROSIA EASEMENT**

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

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

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

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

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

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

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

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

Containing 10,000 square feet, more or less

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

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      5-10-18  
Thomas M. Caseldine      Date  
P.L.S. 9029

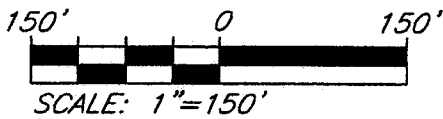
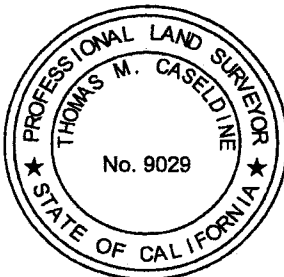


EXHIBIT "B"  
AMBROSIA EASEMENT

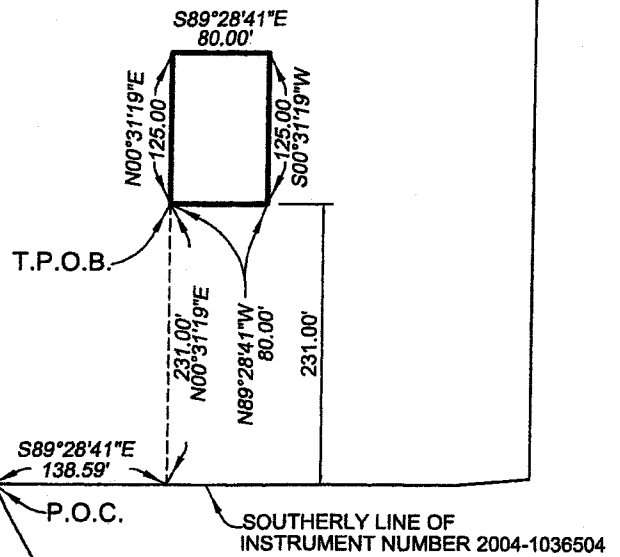
TEMESCAL CANYON ROAD

LAKE STREET

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



E'LY RIGHT OF WAY OF LAKE STREET



LEGEND:

- EXISTING PARCEL LINE
- PROPOSED EASEMENT

AREA: 10,000 S.F.

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

*Thomas Caseldine* 5-10-18  
THOMAS CASELDINE DATE  
L.S. 9029



**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
AMBROSIA ACCESS EASEMENT**

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

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

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

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

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

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

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

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

Containing 12,152 square feet, more or less

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

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 5-10-18  
Thomas M. Caseldine Date  
P.L.S. 9029



EXHIBIT "B"  
AMBROSIA ACCESS EASEMENT

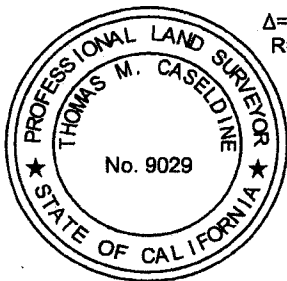
T5S, R5W

TEMESCAL CANYON ROAD

LAKE STREET

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

E'LY RIGHT OF WAY OF LAKE STREET



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

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

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

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

T.P.O.B.

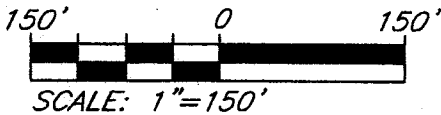
234.71'  
 $N89^{\circ}28'41''W$

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

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

P.O.C.

SOUTHERLY LINE OF  
INSTRUMENT NUMBER 2004-1036504



LEGEND:  
—— EXISTING PARCEL LINE  
—— PROPOSED EASEMENT

AREA: 12,152 S.F.



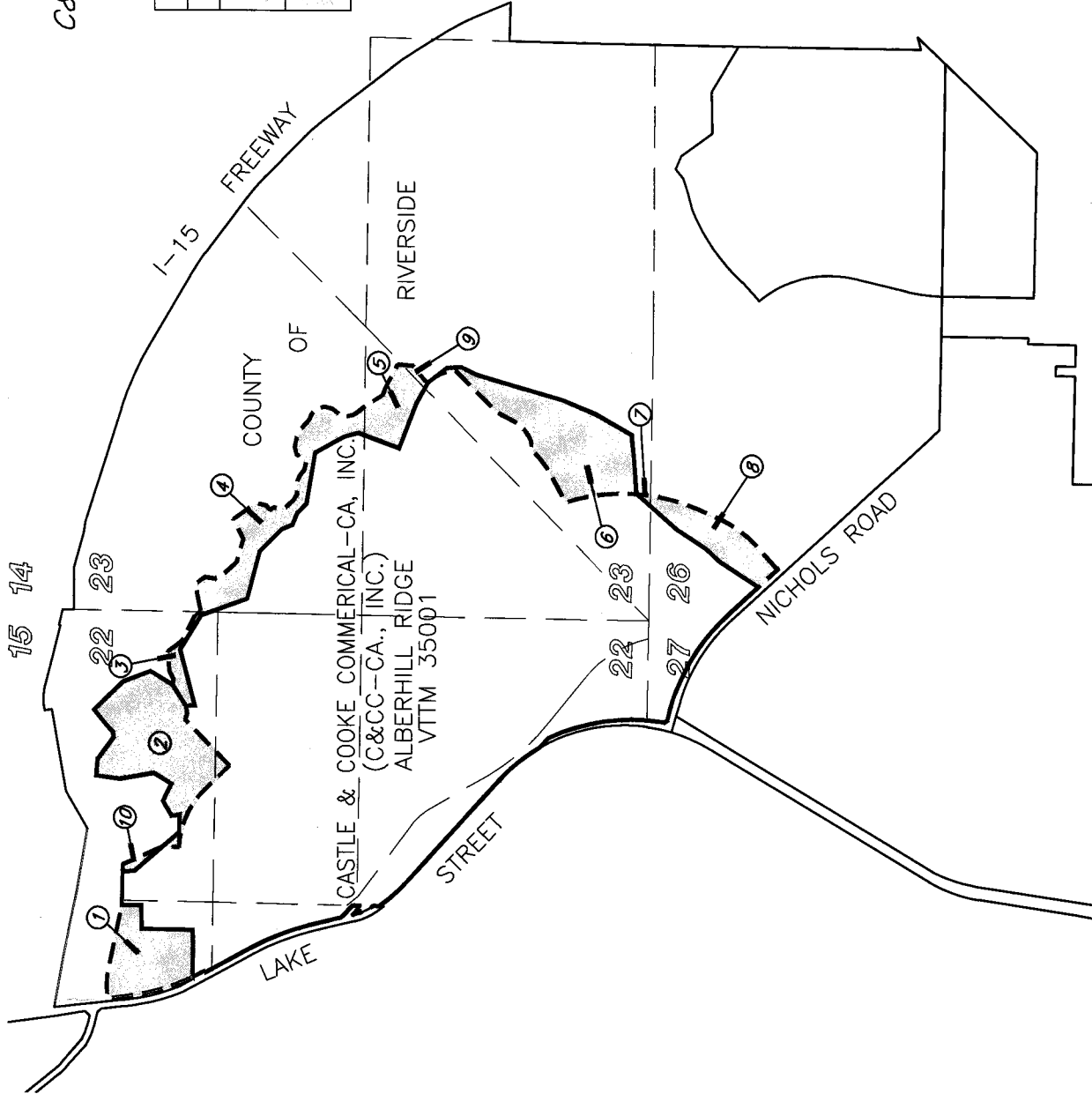
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92681-3370 • 951-734-2130  
R:\07\1100\LEGALS\EXCHANGE REVERSAL\AMBROSIA\1100 AMBROSIA ACCESS.DWG

*Thomas Caseldine* 5-10-18  
THOMAS CASELDINE DATE  
L.S. 9029

"APN" EXHIBIT

ALBERHILL RIDGE

C&CC-CA, INC./COUNTY OF RIVERSIDE  
APN EXHIBIT



AREA EXCHANGE SUMMARY	
AREA DESIGNATION	AREA IMPACT (AC)
C&C TRANSFERS TO COUNTY OF RIVERSIDE	39.78
COUNTY OF RIVERSIDE TRANSFERS TO C&C	39.98

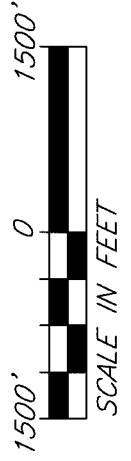
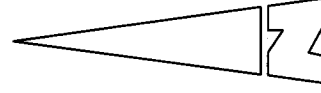
DATED: MAY 30, 2018

APN LIST:

- ① APN 390-130-046
- ② APN 390-130-037
- ③ APN 390-130-048
- ④ APN 390-210-024
- ⑤ APN 390-200-015
- ⑥ APN 390-200-013
- ⑦ APN 390-200-018
- ⑧ APN 389-080-060
- ⑨ APN 390-200-017
- ⑩ APN 390-130-047

LEGEND:

- EXISTING PARCEL LINE
- - - PROPOSED PARCEL LINE
- - - APN LIMITS



**RWC ENGINEERS**  
 CIVIL ENGINEERS • PLANNERS • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681-1370 • 951-734-2130

**FRIENDS OF THE NORTHERN SAN JACINTO VALLEY  
POST OFFICE BOX 4036  
IDYLLWILD, CALIFORNIA 92549**

June 11, 2018

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street - 5<sup>th</sup> Floor  
Riverside, California 92501


**Re: June 12, 2018 Board of Supervisors Public Hearing - Agenda Item 3.17  
[Policy Calendar]- Exchange Real Property in City of Lake Elsinore / Rescind  
Previous Approvals / Termination of TOPME Agreement.**


In the interest of public disclosure/transparency, the Board of Supervisors should disclose they are rescinding their prior approval of the land exchange in the City of lake Elsinore involving MSHCP Conservation lands and the translocation of the endangered *Ambrosia* plant species seeking to invoke the dismissal of a lawsuit. The lawsuit referenced is *Paulek v. County of Riverside* (RIC 1605515). The County approval of the initial land exchange was challenged under the California Environmental Quality Act (CEQA). Petitioners in that lawsuit believe the CEQA issues in the lawsuit will be subject to repetition by the County and therefore should not escape judicial scrutiny.

The Board of Supervisors (BOS) attention is directed to the Notice of Intention for this exchange of Real Property [April 10, 2018 BOS Meeting, Agenda Item 3.11, Resolution No. 2018-072]. The Resolution provided the Notice of Intention to Convey Fee Simple Interest in Real Property [548 acres] from the County of Riverside by Grant Deed to the Western Riverside Regional Conservation Authority (RCA). These lands were purchased in 2004 for MSHCP Conservation but were never transferred by the County to RCA for conservation in perpetuity.

The intention to transfer these Conservation lands to the RCA surprisingly has been deleted from the BOS consideration of Agenda Item 3.17 suggesting the BOS is once again unfavorably manipulating these MSHCP Conservation lands. We would urge the BOS to do what is right and transfer these MSHCP acquired lands to the RCA for wildlife conservation in perpetuity.

Thank you for your courtesy.

  
Tom Paulek,  
FNSJV, Conservation Chair

  
Susan Nash  
FNSJV, President

Cc: John Rose, Center for Biological Diversity

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

VIA EDA Initial

NOTICE OF EXEMPTION

TO: [ ] Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 [X] 4080 Lemon Street, 12th Floor [ ] 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
[X] County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: County of Riverside, Rescission of Real Property Exchange Between Castle & Cooke and the County of Riverside relating to Alberhill Ranch Specific Plan Amendment No. 1 and Vested Tentative Tract Map No. 35001, SCH#1988090517

Project Location: City of Lake Elsinore, I-5, Lake Street, Nichols Rd.

Project Description: Rescission of County's April 5, 2016 approvals of Resolution Nos. 2016-102 and 2016-103, which authorized the exchange of approximately 40 acres between the County and Castle & Cooke; exchange back of fee simple interests in the real property; termination of the Temporary Operations and Permanent Maintenance Easement Agreement, and extinguishment of easements on the property being exchanged back to the County.

Name of Public Agency Approving Project: County of Riverside

Project Applicant & Address: County of Riverside

Exempt Status: (Check one)

- [ ] Ministerial (Sec. 21080(b)(1); 15268) [X] Categorical Exemption (15301, 15308, 15325)
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a)) [X] Statutory Exemption (15270)
[ ] Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) [X] Other: 15061(b)(3)

Reasons why project is exempt: Public Resources Code section 20180(b)(5) and State CEQA Guidelines section 15270: CEQA "does not apply to projects which a public agency rejects . . ." Therefore, a public agency's rejection of a project is statutorily exempt from CEQA. (Pub. Res. Code, § 21080(b)(5); State CEQA Guidelines, § 15270.) Rescission and termination of approvals is rejection of a proposed project and is therefore exempt under Public Resources Code section 20180(b)(5) and State CEQA Guidelines section 15270. (See City of National City v. State (1983) 140 Cal.App.3d 598, 603.) Accordingly, the project is statutorily exempt from CEQA.

Section 15301 - Class 1 - Existing Facilities Exemption. The Existing Facilities Exemption includes the routine maintenance of an existing use. The maintenance of the existing topographical features of the property and other maintenance of the status quo fall under the Class 1 exemption.

Section 15308 - Class 8 - Actions by Regulatory Agencies for Protection of the Environment. Class 8 exempts actions taken by regulatory agencies, including counties, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The project includes transfer of Castle & Cooke's interests in land to the County for the protection and maintenance of the habitat and other environmental aspects of the transferred property. No construction activities or relaxation of standards are included in such transfer or otherwise in the project. Therefore, transfer of interests in land is exempt under the Class 8 exemption.

Section 15325 - Class 25 - Transfer of Ownership of Interest in Land to Preserve Existing Natural Conditions. Class 25 exempts transfers of ownership of interests in land in order to preserve open space or habitat, including transfer of areas to preserve the existing natural conditions, including plant or animal habitats. Castle & Cooke is transferring interests in the above-described property to the County, and certain easement interests are being extinguished, in order to preserve plant and animal habitat and therefore such transfer is exempt under the Class 25 exemption.

Section 15061 - "Catchall" or "Common Sense" Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (Ibid.) This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. (See Muzzy Ranch Co. v Solano County Airport Land Use Comm'n (2007) 41 Cal.4th 372.) The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The rescission and termination of project approvals and exchange back of real property will merely maintain the status quo as it previously existed. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact, and the project is exempt from further CEQA analysis.

Michael Sullivan
County Contact Person

Phone Number

Signature

Title

Date

FOR COUNTY CLERK'S USE ONLY

**FRIENDS OF THE NORTHERN SAN JACINTO VALLEY  
POST OFFICE BOX 4036  
IDYLLWILD, CALIFORNIA 92549**

June 11, 2018

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street - 5<sup>th</sup> Floor  
Riverside, California 92501

**Re: June 12, 2018 Board of Supervisors Public Hearing - Agenda Item 3.17  
[Policy Calendar]- Exchange Real Property in City of Lake Elsinore / Rescind  
Previous Approvals / Termination of TOPME Agreement.**

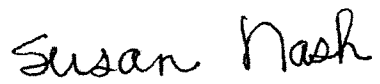
In the interest of public disclosure/transparency, the Board of Supervisors should disclose they are rescinding their prior approval of the land exchange in the City of lake Elsinore involving MSHCP Conservation lands and the translocation of the endangered *Ambrosia* plant species seeking to invoke the dismissal of a lawsuit. The lawsuit referenced is *Paulek v. County of Riverside* (RIC 1605515). The County approval of the initial land exchange was challenged under the California Environmental Quality Act (CEQA). Petitioners in that lawsuit believe the CEQA issues in the lawsuit will be subject to repetition by the County and therefore should not escape judicial scrutiny.

The Board of Supervisors (BOS) attention is directed to the Notice of Intention for this exchange of Real Property [April 10, 2018 BOS Meeting, Agenda Item 3.11, Resolution No. 2018-072]. The Resolution provided the Notice of Intention to Convey Fee Simple Interest in Real Property [548 acres] from the County of Riverside by Grant Deed to the Western Riverside Regional Conservation Authority (RCA). These lands were purchased in 2004 for MSHCP Conservation but were never transferred by the County to RCA for conservation in perpetuity.

The intention to transfer these Conservation lands to the RCA surprisingly has been deleted from the BOS consideration of Agenda Item 3.17 suggesting the BOS is once again unfavorably manipulating these MSHCP Conservation lands. We would urge the BOS to do what is right and transfer these MSHCP acquired lands to the RCA for wildlife conservation in perpetuity.

Thank you for your courtesy.

  
Tom Paulek,  
FNSJV, Conservation Chair

  
Susan Nash  
FNSJV, President

Cc: John Rose, Center for Biological Diversity

6/12/2018  
3.17