



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



**ITEM**  
13.1  
(ID # 7261)

**MEETING DATE:**

Tuesday, July 17, 2018

**FROM :** REGIONAL PARK & OPEN SPACE DISTRICT:

**SUBJECT:** REGIONAL PARK & OPEN-SPACE DISTRICT: Resolution No. 2018-12, Resolution of the Board of Directors of the Riverside County Regional Park and Open-Space District to accept real property interests in land located in the County of Riverside, State of California, portions of Land Identified with Assessor's Parcel Numbers ("APNs") 258-190-002, 258-190-003, 258-130-006, 258-210-001, and 258-210-011 by grant deed from Rivers And Lands Conservancy; CEQA Exempt (Clerk to file Notice of Exemption); District 1

**RECOMMENDED MOTION:** That the Board of Directors:

1. Find that the acceptance of the transfers of land to acquire the fee interests in real property are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15325, 15316, and 15061(b)(3); and
2. Adopt Resolution No. 2018-12, Resolution of the Board of Directors of the Riverside County Regional Park and Open-Space District to accept real property interests in land located in the County of Riverside, State of California, portions of Land Identified with Assessor's Parcel Numbers ("APNs") 258-190-002, 258-190-003, 258-130-006, 258-210-001, and 258-210-011 by grant deed from Rivers And Lands Conservancy; and

**Continued on page 2**

**ACTION:** Policy

Scott Bangle, Director General Manager / Park Director 6/8/2018

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**MINUTES OF THE BOARD OF DIRECTORS**

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

Ayes: Jeffries, Washington, Perez and Ashley  
Nays: None  
Absent: Tavaglione  
Date: July 17, 2018  
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**

**RECOMMENDED MOTION:** That the Board of Directors:

3. Authorize the Chairman of the Board of Directors to execute the certificate of acceptance necessary for the conveyance of aforementioned interests in real property in favor of the District for the Grant Deed; and
4. Authorize the General Manager of Riverside County Regional Park and Open-Space District to execute any other necessary documents and administer all actions necessary to complete the conveyance; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) days of approval of this project;

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> None			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	18/19

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

In 1990, the Riverside County Regional Park and Open-Space District ("District") was formed. The Rivers and Lands Conservancy ("RLC") desires to donate parcels of land to the District. The District desires to accept such real property interests in land from RLC.

Pursuant to Public Resources Code section 5540, the District may take by grant, devise and hold title of any interest in real property to further its goals and objectives. Acceptance by the District of the conveyance of the following described fee simple interests in real property is recommended:

- a. An undivided five-sixths interest in vacant land, located in the County of Riverside, identified as portions of APNs 258-190-002, 258-190-003, and 258-130-006, more particularly legally described in Exhibit A, attached hereto and by this reference incorporated herein; and,
- b. Fee interests in vacant land, located in the County of Riverside, identified as portions of APN 258-210-001 and a portion of APN 258-210-011, as more particularly legally described in Exhibit A, attached hereto and by this reference incorporated herein.

Both conveyances will be granted by RLC by Grant Deed in favor of the District.

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

Pursuant to California Environmental Quality Act, the acceptance and acquisition of the fee simple interests in real property ("Project") from RLC was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15325(f), 15316, and 15061(b)(3). The Project commits the District to acquire the fee title interests in real property where preservation of the natural conditions of the land is intended for use by and to further the District's goals and objectives. This Project does not allow specific development or physical activities on any of the property; the Project is merely the acquisition of real property interests by the District for the purposes described herein. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Deeds conveying any interest in real property to a governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed in accordance with Government Code Section 27281. This action proposes the express acceptance of the aforementioned real property interests by the District in order for the Grant Deeds to be recorded.

District Resolution No. 2018-12 and the Certificates of Acceptance have been reviewed and approved as to legal form by County Counsel.

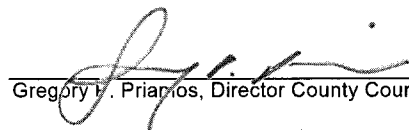
**IMPACT ON CITIZENS AND BUSINESSES**

There will be no foreseeable impact on citizens and local businesses.

**ATTACHMENTS:**

Resolution No. 2018-12  
Donation Agreement  
Grant Deed  
Notice of Exemption

  
Rohini Dasika, Principal Management Analyst 7/9/2018

  
Gregory L. Priamos, Director County Counsel 7/5/2018

2  
3 RESOLUTION NO. 2018-12

4 RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY  
5 REGIONAL PARK AND OPEN-SPACE DISTRICT TO ACCEPT REAL PROPERTY  
6 INTERESTS IN LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF  
7 CALIFORNIA, PORTIONS OF LAND IDENTIFIED WITH ASSESSOR'S PARCEL  
8 NUMBERS ("APNS") 258-190-002, 258-190-003, 258-130-006, 258-210-001, AND 258-210-  
9 011 BY GRANT DEED FROM RIVERS AND LANDS CONSERVANCY

10 **WHEREAS**, the Rivers and Lands Conservancy ("RLC") is the owner of certain real  
11 property located in the County of Riverside, State of California, and has requested to donate  
12 parcels of land to the Riverside County Regional Park and Open Space District as described and  
13 shown on **Exhibit A**, the Grant Deed, attached hereto and by this reference incorporated herein;  
14 and

15 **WHEREAS**, pursuant to Public Resources Code section 5540, the Riverside County  
16 Regional Park and Open Space District ("District") may take by grant, devise, and hold title of  
17 any interest in real property to further its goals and objectives; and

18 **WHEREAS**, the District desires to accept the following described interests in real  
19 property from RLC by grant deed:

- 20 a. An undivided five-sixths fee interest in vacant land, located in the County of  
21 Riverside, identified as portions of APNS 258-190-002, 258-190-003, AND 258-  
22 130-006, more particularly legally described in **Exhibit A**, attached hereto and by  
23 this reference incorporated herein; and
- 24 b. Fee interests in vacant land, located in the County of Riverside, identified as  
25 portions of APN 258-210-001 and a portion of APN 258-210-011, as more  
26 particularly legally described in **Exhibit A**, attached hereto and by this reference  
27 incorporated herein; and

28 **WHEREAS**, the District desires to acquire said interests in the property for the purpose  
of expanding the Box Springs Reserve which is maintained as open public space within Riverside

07.17.18 13.1D

FORM APPROVED COUNTY COUNSEL  
BY:  WESLEY W. STANFIELD  
6/21/2018  
DATE

1 County.

2       **WHEREAS**, the County has reviewed and determined the acceptance of the Properties as  
3 being categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant  
4 to State CEQA Guidelines Sections 15325, 15316, and 15061(b)(3) because the proposed project  
5 is the acceptance of fee title in real property in order to preserve open space and habitat, in its  
6 natural condition, and does not have the potential for causing a significant effect on the  
7 environment. This property will merely add to the existing holdings of Box Springs Reserve.

8       **BE IT RESOLVED, DETERMINED AND ORDERED** by a vote of the Board of  
9 Directors of the County of Riverside (“Board”), in regular session assembled on July 17, 2018 at  
10 9:00 a.m., or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st  
11 floor of the County Administration Center, 4080 Lemon Street, Riverside, California, based upon  
12 a review of the evidence and information presented on the matter, as it relates to the acceptance  
13 of real property interests, that this Board has determined that the proposed acceptance is  
14 categorically exempt from CEQA pursuant to State CEQA Guidelines sections 15325, 15316 and  
15 15061(b)(3) because the proposed project is the acceptance of fee title in real property in order to  
16 preserve open space and habitat, in its natural condition, and does not have the potential for  
17 causing a significant effect on the environment. This property will merely add to the existing  
18 holdings of Box Springs Reserve.

19       **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board of  
20 Directors (“Board”) for District accepts the following interests in real property:

- 21       a. An undivided five-sixths fee interest in vacant land, located in the County of  
22 Riverside, identified as portions of APNS 258-190-002, 258-190-003, AND 258-130-  
23 006 more particularly legally described in Exhibit A, attached hereto and by this  
24 reference incorporated herein; and
- 25       b. Fee interests in vacant land, located in the County of Riverside, identified as portions  
26 of APN 258-210-001 and a portion of APN 258-210-011, as more particularly legally  
27 described in Exhibit A, attached hereto and by this reference incorporated herein.

28       **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chairman

1 of the Board is hereby authorized to execute each certificate of acceptance on behalf of the District  
2 for attachment to the corresponding Grant Deed necessary for recordation thereof.

3 **BE IT FURTHER RESOLVED AND DETERMINED** that the General Manager of the  
4 District is authorized to execute any other necessary documents and administer all actions  
5 necessary to complete the conveyance of real property and this transaction.

6 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board of  
7 Supervisors is directed to file the Notice of Exemption with the County Clerk within five working  
8 days of approval by the Board.

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10  
11 ROLL CALL:

12 Ayes: Jeffries, Washington, Perez and Ashley  
13 Nays: None  
14 Absent: Tavaglione

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

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KECIA HARPER-IHEM, Clerk of said Board  
By K. Washington  
Deputy

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

[Attached]

### **Manfield Parcels**

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

#### **PARCEL A: (APN: 258-190-002)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

#### **PARCEL B: (APN: 258-190-003)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

#### **PARCEL C: (APN: 258-130-006)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE SOUTHERLY 30 ACRES OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ASSESSOR'S PARCEL NUMBER: portions of **258-190-002,3; 258-130-006**

### **Barto Parcels**

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

PARCEL 1: (PORTION APN: 258-210-001)



THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID WEST HALF; THENCE SOUTH ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 80 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 249 FEET; THENCE SOUTH AND PARALLEL WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY, 350 FEET; THENCE EAST AND PARALLEL WITH THE NORTHERLY LINE OF ABOVE DESCRIBED PROPERTY, 249 FEET; THENCE NORTH, 350 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID WEST HALF, 294 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 80 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 249 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 350 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 45 FEET TO THE EASTERLY LINE OF SAID WEST HALF; THENCE NORTH ON SAID EASTERLY LINE, 430 FEET TO THE POINT OF BEGINNING

PARCEL 1B: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID WEST HALF TO A POINT, 294 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 430 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF TO THE WESTERLY LINE THEREOF;

THENCE NORTHERLY ON SAID WESTERLY LINE 430 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 258-210-011)

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST.

EXCEPTING THEREFROM THE NORTH 430 FEET THEREOF.

APNs: 258-210-001  
258-210-011

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Riverside County Regional Park  
and Open Space District  
4600 Crestmore Road  
Riverside, CA 92509  
Attn: Don Craw  
Phone: (951) 955-4310

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The Undersigned Grantor(s) Declare(s)  
DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

- computed on full value of property conveyed, OR  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 unincorporated area;  City of \_\_\_\_\_

**RIVERS & LANDS CONSERVANCY**, a California nonprofit corporation ("**Grantor**"),

Does hereby grant to

**RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT**, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3,

all that certain real property in the County of Riverside, State of California, described on Exhibit "A", attached hereto and incorporated herein by reference ("**Property**").

SUCH CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF RECORD OR WHICH WOULD BE DISCOVERED BY A SURVEY OR INSPECTION OF THE PROPERTY, AND THE FOLLOWING RESTRICTIONS, WHICH SHALL BE BINDING ON GRANTEE AND ALL SUCCESSORS AND ASSIGNS OF GRANTEE:

The Property shall be kept in its undeveloped state in perpetuity; provided, that nothing contained herein shall restrict the construction of improvements that are consistent with the use of the Property for hiking and open spaces purposes (i.e. access roads, fire roads, public restrooms, etc), all of which improvements shall expressly be permitted. In addition, nothing contain herein shall prohibit the construction of a bridge or tunnel to access the Property from the other side of the adjoining railroad tracks.

The Property shall not be used as a replacement property or as mitigation property for another development in perpetuity.

(Signature Page To Follow)

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EXHIBIT "A"

LEGAL DESCRIPTION

**Manfield Parcels**

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

PARCEL A: (APN: 258-190-002)

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

PARCEL B: (APN: 258-190-003)

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL C: (APN: 258-130-006)

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE SOUTHERLY 30 ACRES OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ASSESSOR'S PARCEL NUMBER: portions of **258-190-002,3; 258-130-006**

**Barto Parcels**

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

PARCEL 1: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID WEST HALF; THENCE SOUTH ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 80 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 249 FEET; THENCE SOUTH AND PARALLEL WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY, 350 FEET; THENCE EAST AND PARALLEL WITH THE NORTHERLY LINE OF ABOVE DESCRIBED PROPERTY, 249 FEET; THENCE NORTH, 350 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID WEST HALF, 294 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 80 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 249 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 350 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 45 FEET TO THE EASTERLY LINE OF SAID WEST HALF; THENCE NORTH ON SAID EASTERLY LINE, 430 FEET TO THE POINT OF BEGINNING

PARCEL 1B: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID WEST HALF TO A POINT, 294 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 430 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ON SAID WESTERLY LINE 430 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 258-210-011)

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST.

EXCEPTING THEREFROM THE NORTH 430 FEET THEREOF.

APNs: 258-210-001; 258-210-011





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 7/17/18 from the RIVERS & LANDS CONSERVANCY, a California nonprofit corporation, 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: July 17, 2018

By: 

Chairman  
Board of Directors

ATTEST:

KECIA HARPER-IHEM, Clerk

By: 

DEPUTY

Attached to Grant Deed in favor of Riverside County Regional Park and Open-Space District  
APN(S): [258-190-002, 258-190-003, 258-130-006, 258-210-001, and 258-210-011]

## DONATION AGREEMENT

THIS DONATION AGREEMENT ("**Agreement**") is made this \_\_\_ day of June, 2018 by and between the RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3, ("**Parks**") and the RIVERS & LANDS CONSERVANCY, a California nonprofit corporation, ("**Donor**"). Parks and Donor are sometimes individually referred to as "Party" and collectively as "**Parties.**"

### RECITALS

WHEREAS, Donor is the owner of certain real property located in Riverside County, State of California, consisting of approximately 152.82 acres of vacant land, identified with Assessor Parcel Numbers 258-190-002, 258-190-003, 258-130-006, 258-210-001, and 258-210-011, and as more particularly described on Exhibit A, attached hereto and by this reference incorporated herein (the "**Property**");

WHEREAS, Donor has acquired the properties with the intent of donating them the described portions of interests in the Property to Parks whereby Parks desires to include said donated Property in the Box Springs Reserve; and

WHEREAS, Parks desires to acquire the interests in the Property for the purpose of expanding the Box Springs Reserve which is maintained as public open space within Riverside County.

### OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above facts and for the covenants and agreements contained herein, Parks and Donor agree as follows:

1. Dedication of Property. Donor shall offer to dedicate the Property to Parks and Parks shall accept the offer of dedication of the Property, or interest therein, upon the terms and conditions set forth in this Agreement. The Property shall be conveyed to Parks on \_\_\_\_\_, 2018 ("**Date of Transfer**"), by execution and delivery of a grant deed in the form attached hereto as Exhibit "B", and incorporated herein by reference. Parks shall pay the cost of recording the deed, and any title policy it elects to purchase.

2. Obligations of Donor.

2.1 Fee Interest. Upon acceptance by Parks, Donor shall convey, assign and transfer its fee interest in the Property to Parks, subject to all matters of record or which would be determined based on a survey or inspection of the Property. Parks obligation to accept the Property shall be subject to Parks' determination that the condition of the Property is acceptable to it, in Parks' sole discretion.

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2.2 Representations and Warranties of Donor. Donor represents and warrants to Parks that:

2.2.1 No Other Agreements, Undertakings or Tenancies. Donor will not enter into any agreements or undertake any new obligations prior to Close of Escrow which will in any way burden, encumber or otherwise affect the Property without the prior written consent of Parks, except as may be required to maintain the Property; and

2.2.2 Disclosure. Donor has disclosed to Parks all information, records, and studies in Donor's possession in connection with the Property, including any reports or studies concerning Hazardous Substances. Donor does not make any representation or warranty regarding the contents or findings of such materials.

2.2.10 Notice of Changes. Donor shall promptly notify Parks of any facts that would cause any of the representations contained in this Agreement to be untrue as of the Close of Escrow. If Parks reasonably concludes that a fact materially and adversely affects the Property, Parks shall have the option, as its sole remedy, to terminate this Agreement by delivering written notice to Donor and Escrow Agent. If Parks terminates this Agreement pursuant to this Section, Escrow Agent shall cancel the Escrow.

3. Real Estate Taxes, Bonds, and Assessments. To the extent that property taxes are assessed against the Property, real property taxes and assessments shall be prorated as of the Closing Date based on the most current real property tax bill available. Donor may seek reimbursement from the Riverside County Tax Assessor's office for any property taxes that have been paid by it, since it is exempt from payment of such taxes. Parks further agrees to cooperate with Donor to provide any necessary information to the Assessor's office in connection with such request for refund.

4. Possession. Possession of the Property shall be delivered to Parks at the Date of Transfer.

5. Acceptance. The acceptance of the Property by Parks and the Date of Transfer are subject to the satisfaction of the following prior to execution of this Agreement:

(i) Parks' approval of the condition of the Property and title to the Property;

(ii) The representations and warranties of Donor set forth in in this Agreement shall be true and accurate as of the Date of Transfer;

(iii) Donor's timely performance of all obligations under this Agreement;

(iv) No adverse material change shall have occurred with respect to the condition of the Property.

6. As used in this Agreement, notice includes but is not limited to, the communication of any notice, request, demand, approval, statement, report, acceptance, consent, waiver and appointment. All notices must be in writing. Notice is given either (i) when delivered in person to the person or company intended named below, (ii) when personally delivered; or (iii) when sent via reputable overnight courier (such as Federal Express), addressed by name and addressed to the party or persons intended, as follows:

To Parks: Riverside County Regional Park and Open Space District  
4600 Crestmore Road  
Riverside, CA 92509  
Attn: Don Crow  
Phone: (951) 955-4310

With copy to: Office of County Counsel  
Attn: Synthia M. Gunzel, Chief Deputy County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501  
Phone: (951) 955-6300

To Donor: Rivers & Lands Conservancy  
Attn: Executive Director  
4075 Mission Inn Avenue  
Riverside, CA 92501

With a copy to: Gresham Savage  
Attn: Matt Wilcox, Esq.  
550 East Hospitality Lane, Suite 300  
San Bernardino, CA 92408

Notices shall be deemed effective upon receipt or rejection only. Either party may change its address for notice by giving notice of the change of address in accordance with the terms of this section.

7. Amendment. This Agreement shall not be changed, modified or amended except upon the written consent of the Parties hereto.

8. Entire Agreement. This Agreement is the result of negotiations between the Parties and is intended by the Parties to be a final expression of their understanding with respect to the matters herein contained. This Agreement supersedes any and all

other prior agreements and understandings, oral or written, in connection therewith. No provision contained herein shall be construed against Parks solely because it prepared this Agreement in its executed form.

9. Binding Effect on Donor. This Agreement is not binding on Donor until Donor's board of directors has adopted a resolution approving the transaction contemplated hereby.

10. Binding Effect on Parks This Agreement is not binding until approved and executed by the Chairman of the Board of Directors of Parks.

11. No Obligation to Return Property. Notwithstanding any other provision of this Agreement or any other agreement between any of the Parties hereto, once the Property is conveyed to and accepted by Parks, Parks shall have no obligation to return the Property to the Donor under any circumstances, except in the sole and exclusive discretion of Parks.

12. Form 8283 Pursuant to Parks' Policies and Procedures for Execution of IRS Form 8283 for Bargain Sales and Donations, Parks agrees to cooperate with Donor to acknowledge receipt of the donation of the Property by signing Internal Revenue Form 8283 (Non-Cash Charitable Contributions and any other tax-related forms or documents reasonably requested by Donor and to return any such forms to Donor within thirty business (30) days after Parks' receipt of such forms from Donor. Notwithstanding the foregoing, Parks makes no representation or warranty to Donor regarding the tax attributes of this transaction, nor shall Parks endorse or otherwise acknowledge any valuation of the Property for tax purposes, it being understood that the Donor has obtained its own appraisals and tax advice for such purposes.

13. Counterparts. This Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

14. Authority. Subject to the terms and conditions herein, each individual executing this Agreement on behalf of his or her respective party represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of said entity in accordance with the governing documents of such entity, and that upon full execution and delivery this Agreement is binding upon said entity in accordance with its terms.

**[Signatures on the following pages]**

IN THE WITNESS THEREOF, the Parties have caused this Agreement to be executed by their duly-authorized representatives on the date and year set forth below.

Date: \_\_\_\_\_, 2018

**DONOR:**

RIVERS & LANDS CONSERVANCY, a California nonprofit corporation

By:   
Its: President


APPROVED AS TO FORM:

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

Date: July 17, 2018


**PARKS:**

RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3

By:   
Name: CHUCK WASHINGTON  
Its: CHAIRMAN, BOARD OF SUPERVISORS

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

By:   
Wesley B. Stedfield  
Deputy County Counsel

ATTEST:  
KECIA HARPER-IHEM, Clerk  
By:   
DEPUTY

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

[Attached]

## **Manfield Parcels**

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

### **PARCEL A: (APN: 258-190-002)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

### **PARCEL B: (APN: 258-190-003)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

### **PARCEL C: (APN: 258-130-006)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE SOUTHERLY 30 ACRES OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ASSESSOR'S PARCEL NUMBER: portions of **258-190-002,3; 258-130-006**

## **Barto Parcels**

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

PARCEL 1: (PORTION APN: 258-210-001)



THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID WEST HALF; THENCE SOUTH ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 80 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 249 FEET; THENCE SOUTH AND PARALLEL WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY, 350 FEET; THENCE EAST AND PARALLEL WITH THE NORTHERLY LINE OF ABOVE DESCRIBED PROPERTY, 249 FEET; THENCE NORTH, 350 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID WEST HALF, 294 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 80 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 249 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 350 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 45 FEET TO THE EASTERLY LINE OF SAID WEST HALF; THENCE NORTH ON SAID EASTERLY LINE, 430 FEET TO THE POINT OF BEGINNING

PARCEL 1B: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID WEST HALF TO A POINT, 294 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 430 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF TO THE WESTERLY LINE THEREOF;

THENCE NORTHERLY ON SAID WESTERLY LINE 430 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 258-210-011)

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST.

EXCEPTING THEREFROM THE NORTH 430 FEET THEREOF.

APNs: 258-210-001  
258-210-011

**EXHIBIT "B"**

**GRANT DEED**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Riverside County Regional Park  
and Open Space District  
4600 Crestmore Road  
Riverside, CA 92509  
Attn: Don Crow  
Phone: (951) 955-4310

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The Undersigned Grantor(s) Declare(s)

DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

- computed on full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of \_\_\_\_\_

RIVERS & LANDS CONSERVANCY, a California nonprofit corporation ("Grantor"),

Does hereby grant to

**RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT**, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3,

all that certain real property in the County of Riverside, State of California, described on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

SUCH CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF RECORD OR WHICH WOULD BE DISCOVERED BY A SURVEY OR INSPECTION OF THE PROPERTY, AND THE FOLLOWING RESTRICTIONS, WHICH SHALL BE BINDING ON GRANTEE AND ALL SUCCESSORS AND ASSIGNS OF GRANTEE:

The Property shall be kept in its undeveloped state in perpetuity; provided, that nothing contained herein shall restrict the construction of improvements that are consistent with the use of the Property for hiking and open spaces purposes (i.e. access roads, fire roads, public restrooms, etc), all of which improvements shall expressly be permitted. In addition, nothing contain herein shall prohibit the construction of a bridge or tunnel to access the Property from the other side of the adjoining railroad tracks.



EXHIBIT "A"

LEGAL DESCRIPTION

**Manfield Parcels**

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

**PARCEL A: (APN: 258-190-002)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

**PARCEL B: (APN: 258-190-003)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**PARCEL C: (APN: 258-130-006)**

AN UNDIVIDED FIVE-SIXTHS INTEREST IN THE FOLLOWING PROPERTY:

THE SOUTHERLY 30 ACRES OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF SAID RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY.

ASSESSOR'S PARCEL NUMBER: portions of **258-190-002,3; 258-130-006**

**Barto Parcels**

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

PARCEL 1: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID WEST HALF; THENCE SOUTH ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 80 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTHERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, 249 FEET; THENCE SOUTH AND PARALLEL WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY, 350 FEET; THENCE EAST AND PARALLEL WITH THE NORTHERLY LINE OF ABOVE DESCRIBED PROPERTY, 249 FEET; THENCE NORTH, 350 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID WEST HALF, 294 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 80 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 249 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 350 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF, 45 FEET TO THE EASTERLY LINE OF SAID WEST HALF; THENCE NORTH ON SAID EASTERLY LINE, 430 FEET TO THE POINT OF BEGINNING

PARCEL 1B: (PORTION APN: 258-210-001)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS;

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID WEST HALF TO A POINT, 294 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WEST HALF, 430 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ON SAID WESTERLY LINE 430 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 258-210-011)

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST.

EXCEPTING THEREFROM THE NORTH 430 FEET THEREOF.

APNs: 258-210-001; 258-210-011