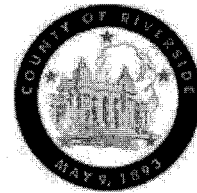


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.9
(ID # 8952)

MEETING DATE:

Tuesday, February 26, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Resolution No. 2019-018, Authorization to Convey Fee Simple Interests in Real Property in the City of San Jacinto, California, Assessor's Parcel Numbers: 433-110-035, 433-110-018, and 433-110-030 by Grant Deed to the Eastern Municipal Water District, CEQA Exempt, District 3, [\$32,000], 100% Sale Proceeds, 4/5 vote (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that this conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15312, Surplus Government Property Sales; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Adopt Resolution No. 2019-018, Authorization to Convey Fee Simple Interests in Real Properties located in the City of San Jacinto, County of Riverside, identified with Assessor's Parcel Numbers 433-110-035, 433-110-018 and 433-110-030 by Grant Deed to the Eastern Municipal Water District;
3. Approve the Agreement of Purchase and Sale and Joint Escrow Instructions between the County of Riverside and the Eastern Municipal Water District and authorize the Chairman of the Board to execute the Agreement on behalf of the County;

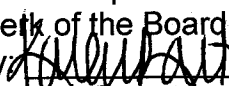
ACTION: Policy, 4/5 Vote Required

Robert Field, Assistant County Executive Officer/ECD 2/7/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 26, 2019
xc: EDA, Recorder

Kecia Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed to complete the conveyance of real property and this transaction;
5. Authorize the Assistant County Executive Officer/ECD, or his designee, to execute any other documents and administer all actions necessary to complete the conveyance of real property and this transaction;
6. Ratify and authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$32,000; and
7. Direct the Clerk of the Board to file the Notice of Exemption to the County Clerk for posting within five days of approval of this project.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 32,000	\$ 0	\$ 32,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Sale Proceeds			Budget Adjustment:	No
			For Fiscal Year:	2018/19

C.E.O. RECOMMENDATION: Approved

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County published a notice of intention to transfer that contained a description of the property proposed to be sold, the price, the buyer, and a statement of the time that the Board would meet to consider the transfer. Through this action, the County intends to convey Fee Simple Interests in real property located in the City of San Jacinto, County of Riverside, identified with Assessor's Parcel Numbers 433-110-035, 433-110-018 and 433-110-030 by Grant Deed to the Eastern Municipal Water District (EMWD).

The subject properties are vacant and situated adjacent to Ramona Boulevard. For the County, these parcels are unusable, remnant parcels. EMWD is in the midst of constructing a sewer line extension for the new Soboba Hotel and needs these parcels for the sewer extension project. In addition, this land will be used to develop groundwater resources through new infrastructure that conveys and recharges imported water for use and water banking, as well as facilities to capture and recharge storm water from the nearby Meridian Channel. The future EMWD project will include additional groundwater production wells to recover the recharged water.

The property was recently appraised by an independent Appraiser at a value of \$310,000 and EMWD has agreed to pay this amount to the County to purchase said property.

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

On February 5, 2019, the Board adopted Resolution No. 2019-013, Notice of Intention to Convey Fee Simple Interests in Real Property located in The City of San Jacinto, identified with Assessor's Parcel Numbers 433-110-035, 433-110-018 and 433-110-030 by Grant Deed to the Eastern Municipal Water District.

This conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15312, Surplus Government Property Sales; and Section 15061(b)(3), General Rule or "Common Sense" Exemption.

Resolution No. 2019-018, the Agreement of Purchase and Sale and Joint Escrow Instructions and the Grant Deed have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The sale and transfer of this property will assist EMWD in their efforts to provide improved service to the citizens and businesses in this area of the County.

SUPPLEMENTAL:

Additional Fiscal Information

No net County cost will be incurred and no budget adjustment is necessary, however the Economic Development Agency's Real Estate Division has incurred costs associated with this transaction. Real Estate Division transactional costs in the approximate amount of \$32,000 will be reimbursed from the sale proceeds. The balance of the sales proceeds will be deposited into Sub-Fund 11183.

Estimated Escrow and Title Charges	\$ 3,000
EDA Staff & Labor	\$ 25,000
County Counsel Review	\$ 4,000
Total Estimated Acquisition Costs:	\$ 32,000

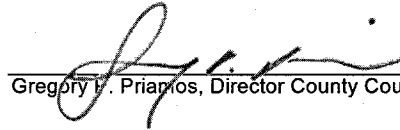
Attachments:

- Resolution 2019-018
- Exhibit A Legal Description
- Agreement of Purchase and Sale and Joint Escrow Instructions
- Grant Deed
- Notice of Exemption
- Aerial Map

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

RF:HM:VY:CAO:mc 233FM 20.277 13938
MinuteTrak: 8952


Romina Lasina, Principal Management Analyst 2/19/2019


Gregory H. Priamos, Director County Counsel 2/13/2019

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2
3 Resolution No. 2019-018

4 Authorization to Convey Fee Simple Interests in
5 Real Property in the City of San Jacinto, California
6 Assessor's Parcel Numbers 433-110-035, 433-110-018, and 433-110-030
7 by Grant Deed to Eastern Municipal Water District
8

9 WHEREAS, the County of Riverside is the owner of certain real properties in the City
10 of San Jacinto, State of California, identified as Assessor's Parcel Numbers 433-110-035,
11 433-110-018, and 433-110-030 (the "Property");

12 WHEREAS, the Property consisting of 4.48 acres was acquired by the County of
13 Riverside for the Ramona Expressway.

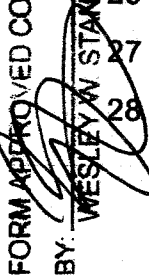
14 WHEREAS, the County of Riverside deems the Property an uneconomical remnant;

15 WHEREAS, the County of Riverside desires to transfer the Property to the Eastern
16 Municipal Water District for the consideration of \$310,000 (Three Hundred Ten Thousand
17 Dollars);

18 WHEREAS, the Eastern Municipal Water District and the County of Riverside concur
19 that it would be in both parties' best interest to transfer ownership of the Property to the
20 Eastern Municipal Water District; and

21 WHEREAS, the County has reviewed and determined that the purchase of the
22 Property is categorically exempt from the California Environmental Quality Act ("CEQA")
23 pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption;
24 Section 15312, Surplus Government Property Sales; and Section 15061(b)(3), General Rule
25 or "Common Sense" Exemption: now, therefore,

26 BE IT RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the Board
27 of Supervisors of the County of Riverside ("Board"), in regular session assembled on February
28 26, 2019, at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Supervisors
located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,

FORM APPROVED COUNTY COUNSEL
BY:  WESLEY W. STANFIELD
DATE: 2/11/2019

1 California, based upon a review of the evidence and information presented on the matter, as it
2 relates to this acquisition, this Board:

3 1. Has determined that the proposed acquisition project is categorically exempt
4 from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities
5 Exemption; Section 15312, Surplus Government Property Sales; and Section 15061(b)(3),
6 General Rule or "Common Sense" Exemption; and

7 2. Authorizes the conveyance to the Eastern Municipal Water District the following
8 described real properties: Certain real properties located in the City of San Jacinto, State of
9 California, identified as Assessor's Parcel Numbers 433-110-035, 433-110-018, and 433-110-
10 030 by Grant Deed, as more particularly described in Exhibit "A" Legal Description, attached
11 hereto and thereby made a part hereof.

12 BE IT RESOLVED, DETERMINED AND ORDERED that this Board hereby approves
13 the Agreement of Purchase and Sale and Joint Escrow Instructions between the County of
14 Riverside and the Eastern Municipal Water District ("Agreement") and authorizes the
15 Chairman of the Board of Supervisors of the County of Riverside to execute the Agreement on
16 behalf of the County.

17 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chairman of
18 the Board of Supervisors of the County of Riverside is authorized to execute the Grant Deed.

19 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Assistant
20 County Executive Officer/ECD or his designee, is authorized to execute any other documents
21 and administer all actions necessary to complete the conveyance of real property.

22 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
23 Board to submit the Notice of Exemption to the County Clerk for posting within five days of
24 approval of this project.

25 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
26 Board of Supervisors has given notice hereof pursuant to California Government Code
27 Section 6061.

28

CAO:jb/021119/233FM/20.278

2 **RESOLUTION 2019-018**

3 **AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN**
4 **REAL PROPERTY IN THE CITY OF SAN JACINTO, CALIFORNIA**
5 **ASSESSOR'S PARCEL NUMBERS 433-110-035, 433-110-018 AND 433-110-030**
6 **BY GRANT DEED TO EASTERN MUNICIPAL WATER DISTRICT**

7 ADOPTED by Riverside County Board of Supervisors on February 26, 2019.

8 **ROLL CALL:**

9 **Ayes:** Jeffries, Spiegel, Washington, Perez and Hewitt
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
Supervisors on the date therein set forth.

14 **KECIA R. HARPER, Clerk of said Board**

15
16 By: 

Deputy

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23 02.26.19 3.9
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25

Exhibit "A"

LEGAL DESCRIPTION

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

PARCEL 1: (APN: 433-110-035)

THAT PORTION OF SECTION 25, T. 4 S., R. 1 W., S.B.M., AS SHOWN ON RECORD OF SURVEY RECORDED IN MAP BOOK 33, PAGES 48-62, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25;
THENCE S. 89° 44' 55" W., ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 164.87 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4020-111A AS SHOWN ON SAID RECORD OF SURVEY;
THENCE N. 23° 53' 44" W., ALONG SAID WESTERLY LINE OF PARCEL 4020-111A, A DISTANCE OF 2745.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2471.00 FEET, AND THROUGH WHICH A RADIAL LINE BEARS S. 60° 13' 28" W., SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY, THROUGH A CURVE WHOSE CENTRAL ANGLE IS 15° 18' 38" AN ARC LENGTH OF 660.30 FEET TO A POINT OF THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
THENCE N. 89° 44' 22" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 168.20 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 4020-111A;
THENCE S. 23° 53' 44" E., ALONG SAID WESTERLY LINE, A DISTANCE OF 512.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2A: (PORTION APN: 433-110-018)

THAT PORTION OF LOT 236 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;
THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;
THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S. 45° 22' 44" E., A DISTANCE OF 54.17 FEET TO THE BEGINNING ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE SOUTHEASTERLY THROUGH A CURVE WHOSE CENTRAL ANGLE IS 0° 27' 24", AN ARC LENGTH OF 12.63 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC. RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.57 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

THENCE N. 44° 47' 59" E., ALONG SAID CENTERLINE OF BATH AVENUE, A DISTANCE OF 66.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2B: (PORTION APN: 433-110-018)

THAT PORTION OF LAND LYING IN LOT 236 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND THE SOUTHEASTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE), LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BATH AVENUE, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 33, PAGE 48 THRU 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 199.22 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SAN JACINTO SPICE RANCH, INC., BY DEED AS INSTRUMENT NO. 131001, RECORDED NOVEMBER 16, 1971, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 89° 44' 22" W. ALONG SAID NORTHERLY LINE A DISTANCE OF 168.20 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY, (142.00 FEET WIDE), SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 0° 17' 34" AN ARC LENGTH OF 12.63 FEET;
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.17 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID BATH AVENUE;
THENCE N. 44° 47' 59" E. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3A: (PORTION APN: 433-110-030)

THAT PORTION OF LAND LYING IN LOTS 228 AND 229 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND NORTHWESTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE) LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BATH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 33, PAGES 48 THROUGH 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 44° 47' 59" W. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY (142.00 FEET WIDE);
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 228;
THENCE N. 44° 47' 59" E. ALONG THE NORTHWESTERLY LINE OF SAID LOTS 228 AND 229, A DISTANCE OF 329.19 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9930.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00° 04' 27" AN ARC LENGTH OF 12.85 FEET;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF

362.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3B: (PORTION APN: 433-110-030)

THAT PORTION OF LOTS 227 AND 228 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;

THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;

THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

THENCE S. 44° 47' 59" W., ALONG SAID CENTERLINE OF BATH AVENUE, A DISTANCE OF 66.76 FEET TO THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;

THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 106.62 FEET TO A POINT 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16;

THENCE N. 45° 22' 44" W., PARALLEL WITH AND 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16, A DISTANCE OF 274.69 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13;

THENCE N. 44° 47' 59" E., ALONG SAID SOUTHEASTERLY LINE OF LOT 13, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

**AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS**

BY AND BETWEEN

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

AS SELLER

AND

**EASTERN MUNICIPAL WATER DISTRICT,
a public agency organized and existing under and
by virtue of the Municipal Water District Law of 1911**

AS BUYER

RELATING TO

**Assessor's Parcel Numbers 433-110-018, 433-110-030 and 433-110-035
San Jacinto, CA**

FEB 26 2019 3.9

**AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS**

THIS AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS ("Agreement") is made and entered into this _____ day of _____, 2019, by and between the EASTERN MUNICIPAL WATER DISTRICT, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911 ("Buyer") and COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Seller"); sometimes collectively hereinafter referred to as the "Parties" or individually as a "Party".

Buyer and Seller agree as follows:

1. **Definitions.** For the purposes of this Agreement, the following terms will be defined as follows:

(a) **Effective Date:** The Effective Date is the date on which this Agreement is fully executed by Buyer and Seller as listed on the signature page of this Agreement;

(b) **Property:** Seller is the owner of certain real property located in the City of San Jacinto, County of Riverside, State of California, consisting of approximately 4.48 acres of land, commonly known as Assessor's Parcel Numbers 433-110-018, 433-110-030 and 433-110-035 which are more particularly described in Exhibit "A", attached hereto and incorporated herein. ("Property");

(c) **Purchase Price:** The Purchase Price for the Property is Three Hundred Ten Thousand Dollars (\$310,000.00);

(d) **Escrow Holder:** First American Title Company at the address set forth in subparagraph (h) below. The escrow has been assigned to Kelly Simoneau as the Escrow Officer;

(e) **Title Company:** First American Title Company at the address set forth in subparagraph (h) below, Josh Guzman/ Porscha Peterson is assigned as the Title Officer;

(f) **Closing and Close of Escrow:** Are terms used interchangeably in this Agreement. The Closing or the Close of Escrow will be deemed to have occurred when the Grant Deed (as defined in Paragraph 5.1) is recorded in the Official Records of the County of Riverside;

(g) **Closing Date:** The Closing Date shall be no later than thirty (30) calendar days after the date of approval of this Agreement by the Board of Supervisors for the County of Riverside, and Seller shall grant Buyer one 30-day extension to close Escrow, if requested by Buyer, or as otherwise agreed to by both parties;

(h) **Notices:** Will be sent as follows:

If to Seller:

County of Riverside
Attn: Vincent Yzaguirre
3403 10th Street, Suite 300
Riverside, CA 92501
Telephone: (951) 955-9011
Email: vyzaguirre@rivcoeda.org

If to Buyer:

Eastern Municipal Water District
Attn:
2270 Trumble Road
P.O. Box 8300
Perris, CA 92572
Telephone: (951) 928-3777 x4235
Email:

If to Escrow Holder:

Escrow Holder: First American Title Company
Attn: Kelly Simoneau
Address: 3281 E. Guasti Rd Suite 490
City: Ontario, CA 91761
Telephone: 909-510-6206
Email: ksinomeau@firstam.com

Title Company: First American Title Company
Attn: Josh Guzman/ Porscha Peterson
Address: 3400 Central Avenue, Suite 100
City: Riverside, CA 92506
Telephone: (951)787-1762
Email: fahq-ra-rvtitle@firstam.com

(i) **Exhibits:**
Exhibit A - Legal Description of Property
Exhibit B - Form of Deed

2. **Purchase and Sale.** Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell the Property to Buyer and Buyer agrees to buy the Property from Seller, together with all easements, appurtenances thereto, and all improvements and fixtures situated thereon.

3. **Purchase Price.** The Purchase Price for the Property is Three Hundred Ten Thousand Dollars (\$310,000.00) and will be paid as follows:

Two (2) business days prior to the Close of Escrow, Buyer shall deposit an amount equal to the sum of the purchase price plus a good faith estimate of Buyer's share of all costs, and expenses under this Agreement with Escrow Holder, in the form of a wire transfer or other immediately available funds. Escrow Holder shall deposit said funds in an

interest bearing account which shall be applied against the Purchase Price at closing and any overages including the interest shall be returned to Buyer at close of escrow.

4. **Escrow.** Buyer and Seller shall open an escrow (the "**Escrow**") with Escrow Holder within five (5) business days after the Effective Date by delivery to Escrow Holder, fully executed original or originally executed counterparts of this Agreement which date shall be the official Opening Date of Escrow referenced herein. This Purchase shall be contingent upon the approval of the Board of Supervisors of the Authorization to Purchase and the approval of the Purchase and Sale Agreement and Joint Escrow Instructions document. This contingency will be removed from escrow upon the receipt of the executed Purchase and Sale Agreement and Joint Escrow Instructions document signed by the Board of Supervisors. Buyer and Seller agree to execute any additional instructions, reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern.

5. **Deliveries to Escrow Holder.**

5.1 By Seller. On or prior to the Closing Date, Seller will deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant Deed ("**Grant Deed**"), in the form attached to this Agreement as Exhibit "B," duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer.

5.2 By Buyer. On or prior to the Closing Date (and in any event in a manner sufficient to allow Escrow to close not later than the Closing Date), Buyer will deliver or cause to be delivered to Escrow Holder the following items:

(a) The Purchase Price in accordance with Paragraph 3, above;
and

(b) The amount due Seller and any third parties, if any, after the prorations are computed in accordance with Paragraph 12 below.

5.3 By Buyer and Seller. Buyer and Seller will each deposit such other instruments consistent with this Agreement and are reasonably required by Escrow Holder or otherwise required to close escrow. In addition, Seller and Buyer will designate the Title Company as the "**Reporting Person**" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

6. **Condition of Title.** At the Close of Escrow, free and clear fee simple title to the Property will be conveyed to Buyer by the Seller by Grant Deed, subject only to the following matters ("**Permitted Exceptions**"):

(a) Matters of title respecting the Property approved or deemed approved by Buyer in accordance with this Agreement; and

(b) Matters affecting the condition of title to the Property created by or with the written consent of Buyer.

7. Conditions to the Close of Escrow.

7.1 Conditions Precedent to Buyer's Obligations. The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below:

(a) Title. Buyer has obtained Preliminary Report # 0625-5036494 dated December 23, 2015, for the Property prepared by First American Title Company together with copies of the exceptions to title described in the Preliminary Report.

(b) Title Insurance. As of the Close of Escrow, the Title Company will issue, or have committed to issue, the Title Policy to Buyer with only the Permitted Exceptions.

(c) Delivery of Information. Within ten (10) days after the Opening of Escrow, Seller shall deliver to Buyer the original or true copies of all surveys, plans and specifications, residential disclosure statements (as required), building conditions audits, past hazardous material studies, as-built drawings, building permits, certificates of occupancy, certificates of completion, soil reports, engineers' reports, other contracts, but not limited to, studies and similar information which Seller may have in its possession relating to the Property, except as specifically set forth herein, Seller makes no warranty regarding the contents of such items. If the Escrow shall fail to close for any reason, all such items shall be immediately returned to Seller.

The conditions set forth in this Paragraph 7.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any condition. Such waiver or waivers must be in writing to Seller and Escrow Holder.

The Close of Escrow and Buyer's obligations with respect to this transaction are subject to Seller's delivery to Escrow Holder on or before the Closing Date the items described in Paragraph 5.1 and 5.3 above and the removal or waiver of the items described in this Paragraph 7.1.

7.2 Conditions Precedent to Seller's Obligations. The following shall be conditions precedent to Seller's obligation to consummate the purchase and sale transaction contemplated herein:

(a) Buyer shall have delivered to Escrow Holder, prior to the Closing, for disbursement as directed hereunder, an amount equal to the Purchase Price and any other funds in accordance with this Agreement;

(b) Buyer shall have delivered to Escrow Holder the items described in Paragraphs 5.2 and 5.3 above; and

The conditions set forth in Paragraph 7.2 are solely for the benefit of Seller and may be waived only by the Seller. At all times Seller has the right to waive any condition. Such waiver or waivers must be in writing to Buyer and Escrow Holder.

7.3 Termination of Agreement. Buyer will have until the time period provided in this Agreement to approve or disapprove of the condition of the property. During this contingency period Buyer may cancel escrow for any reason whatsoever, by providing written notice to Seller and Escrow of its intention to cancel said escrow.

8. **Due Diligence by Buyer.** SELLER hereby grants to BUYER, or its authorized agents, permission to enter upon the Property at all reasonable times prior to close of this transaction for the purpose of conducting due diligence, including making necessary or appropriate inspections. BUYER will give SELLER reasonable notice before going on the Property.

8.1 Matters To Be Reviewed. Within thirty (30) days of the Effective Date, Buyer must complete its due diligence investigation of and approve each of the following matters with the cooperation of Seller:

(a) The physical condition of the Property, including without limitation, any structural components, mechanical system, electrical system, plumbing or any irrigation system, paving, soil conditions, the status of the Property with respect to hazardous and toxic materials, if any, and in compliance with all applicable laws including any laws relating to hazardous and toxic materials and all applicable laws;

(b) All applicable government ordinances, rules and regulations of Seller's compliance therewith including, but not limited to, zoning and building regulations; and

(c) All licenses, permits and other governmental approvals and/or authorizations relating to the Property which shall remain in effect after the Close of Escrow.

8.2 Material New Matters. If Buyer discovers any new matter prior to close of Escrow which was:

(a) Not disclosed by Seller prior to the Close of Escrow; or

(b) Not reasonably discoverable prior to the Effective Date and that matter is one which:

(i) would appear as an exception to the Title Policy; or

(ii) is materially inconsistent with a disclosure by Seller or with any representations or warranties contained in Paragraph 15.2 below; and

(iii) Such new matter is of such a nature that, in Buyer's reasonable judgment, it would materially and adversely, affect the acquisition, development, sale or use of the Property for Buyer's intended purpose, and then Buyer shall be entitled to treat such new matter as a failure of condition to the Close of Escrow. If Buyer elects to treat such new matter as a failure of condition to the Close of Escrow, then Buyer shall give notice to Seller of Buyer's election to terminate this Agreement within fifteen (15) days of Buyer's obtaining knowledge of such new matter, but in no event later than the Closing Date.

(c) However, if Buyer gives Seller notice of its election to terminate this Agreement, under this Paragraph 8.2, Seller may elect, in its sole and absolute discretion by written notice to Buyer and to Escrow Holder within five (5) business days following Seller's receipt of Buyer's notice, to correct the new matter prior to the Close of Escrow. If Seller elects to correct the new matter, Seller will be entitled to extend the Close of Escrow for not more than twenty (20) days in order to correct the new matter and, in such event, this Agreement will not terminate. If Seller fails to correct the new matter by the Closing Date as extended, Buyer may terminate this Agreement.

8.3 Condition & Delivery of Premises. The property will be purchased subject to the conditions set forth in this Agreement, with free and clear title delivered by Seller.

9. **Conditions Precedent to Sellers Obligation.** The Close of Escrow and Seller's obligations with respect to this transaction are subject to Buyer's delivery to Escrow Holder on or before the Closing Date of the Purchase Price and items described in Paragraphs 5.2 and 5.3.

10. **Title Insurance.** At the Close of Escrow, Seller will cause the Title Company to issue to Buyer a CLTA standard coverage owner's policy in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("**Title Policy**") and the standard printed exceptions and conditions in the policy of title insurance. If Buyer elects to obtain any endorsements or an ALTA Extended Policy of Title, the additional premium and costs of the policy survey for the ALTA Extended policy of title and the cost of any endorsements will be at Buyer's sole cost and expense; however, Buyer's election to obtain an ALTA extended policy of title will not delay the Closing. Further, Buyer's inability to obtain an ALTA extended policy of title or any such endorsements will not be deemed to be a failure of any condition to Closing.

11. **Costs and Expenses.** Seller and Buyer shall deposit or provide for with Escrow Holder sufficient funds to pay for their respective share of costs and expenses.

11.1 Seller will pay:

- (a) CLTA standard coverage policy;
- (b) Documentary transfer taxes;
- (c) One half of the escrow and recording fees;
- (d) All costs associated with removing any debt or liens encumbering the Property, if applicable; and
- (e) Seller's share of prorations, if applicable;

11.2 Buyer will pay:

- (a) One half of the escrow and recording fees;
- (b) Sum difference in the amount between the CLTA policy and the ALTA Extended Owner's Policy and any title endorsements, if requested by the Buyer; and
- (c) Buyers share of prorations, if applicable.

12. **Disbursements and Other Actions by Escrow Holder.** At the Close of Escrow, Escrow Holder will promptly undertake all of the following:

12.1 Funds. Promptly upon Close of Escrow, disburse all funds deposited with Escrow Holder by Buyer in payment of the Purchase Price as follows: (a) deduct or credit all items chargeable to the account of Seller and Buyer pursuant to Paragraph 11 and disburse

the balance of the Purchase Price to the Seller and (b) disburse any excess proceeds deposited by Buyer to Buyer.

12.2 Recording. Cause the Grant Deed to be recorded with the County Recorder and obtain conformed copies thereof for distribution to Buyer and Seller.

12.3 Title Policy. Direct the Title Company to issue the Title Policy to Buyer.

12.4 Delivery of Documents to Buyer and Seller. Deliver to Buyer any documents (or copies thereof) deposited into Escrow by Seller. Deliver to Seller any documents (or copies thereof) deposited into Escrow by Buyer. Deliver a complete final closing packet including all fully executed documents and recorded documents, and a final settlement statement to Buyer and Seller.

13. **Joint Representations and Warranties**. In addition to any express agreements of the Parties contained herein, the following constitute representations and warranties of the Parties each to the other:

13.1 Each Party has the legal power, right and authority to enter into this Agreement and the instruments referenced herein.

13.2 All requisite action (corporate, trust, partnership or otherwise) has been taken by each Party in connection with entering into of this Agreement, the instruments referenced herein, and the consummation of this transaction. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority or other Party is required.

13.3 The individuals executing this Agreement and the instruments referenced herein on behalf of each Party and the partners, officers or trustees of each Party, if any, have the legal power, right, and actual authority to bind each Party to the terms and conditions of those documents.

13.4 This Agreement and all other documents required to close this transaction are and will be valid, legally binding obligations of and enforceable against each Party in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.

13.5 At Closing, Seller shall convey the Property to Buyer with clear and marketable title, free and clear of any and all liens, encumbrances, easements, restrictions, rights and conditions of any kind whatsoever, except those which are approved by Buyer in accordance with section 7 above.

14. **Indemnification.**

14.1 Indemnification by Seller. Seller agrees to indemnify, defend and hold Buyer, Eastern Municipal Water District, their respective directors, officers, elected and appointed officials, employees, agents and representatives harmless for, from and against any and all claims, demands, liens, liabilities, costs, expenses, including reasonable attorneys' fees and costs, damages and losses, cause or causes of action and suit or suits, arising from any misrepresentation or breach of warranty or covenant by Seller in this Agreement.

14.2 Indemnification by Buyer. Buyer agrees to indemnify, defend and hold Seller, County of Riverside, Board of Supervisors for the County of Riverside, County of Riverside Departments, and their respective officers, directors, and employees and their successors and assigns harmless for, from, and against any and all claims, demands, liabilities, costs, expenses, including reasonable attorneys' fees and costs, damages and losses, cause or causes of action and suit or suits arising out of any misrepresentation or breach of warranty or covenant by Buyer in this Agreement.

15. **Hazardous Substances.**

15.1 Definitions. For the purposes of this Agreement, the following terms have the following meanings:

(a) "Environmental Law" means any law, statute, ordinance or regulation pertaining to health, industrial hygiene or the environment including, without limitation CERCLA (Comprehensive Environmental Response, Compensation and Liability Act of 1980) and RCRA (Resources Conservation and Recovery Act of 1976);

(b) "Hazardous Substances" and "Environmental Matters". The term "Hazardous Substances" shall mean all substances, materials, wastes and emissions that are or become regulated as hazardous or toxic under applicable local, state, administrative agency or federal laws, statutes, rules, regulations, covenants, permits, decrees, licenses, deed restrictions, ordinances or orders, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, and the regulations promulgated thereunder. The term "Environmental Claim" means any claim, action, cause of action, or notice by any person or entity alleging potential liability (including, without limitation, potential liability for investigatory costs, cleanup costs, governmental response costs, natural resources damages, property damages, personal injuries, or penalties) arising out of, based on or resulting from (i) the manufacture, treatment, processing, distribution, use, transport, handling, deposit, storage, disposal, leaking or other presence, or release into the environment of any Hazardous Substances in, at, on, under, from or about the Property, or (ii) circumstances forming the basis of any violation or alleged violation of any federal, state, or local law, statute, rule, regulation, ordinance, or code, or any judicial or administrative interpretation thereof or requirement thereunder, relating to the regulation or protection of human health, safety, the environment and natural resources ("Environmental Laws"); and

(c) "Environmental Audit" means an environmental audit, review or testing of the Property performed by Buyer or, any third Party or consultant engaged by Buyer to conduct such study.

15.2 Seller's Representations and Warranties. Buyer acknowledges that with the exception of those representations and warranties expressly made by Seller in this Article 15, Buyer is acquiring the Property and every portion thereof "**AS-IS, WHERE-IS, IN ITS CURRENT CONDITION, WITH ALL FAULTS**" and in reliance upon its own Studies, investigations and due diligence and that no person acting on behalf of Seller is authorized to make and Seller has not made and does not make any representations or warranties of any kind or character whatsoever with regard to the Property.

15.3 Notices Regarding Hazardous Substances. During the term of this Agreement, Seller will promptly notify Buyer if it obtains knowledge that Seller or the Property may be subject to any threatened or pending investigation by any governmental agency under any law, regulation or ordinance pertaining to any Hazardous Substance.

15.4 Environmental Audit. Buyer may order, at its sole cost and expense, an Environmental Audit, and it shall do so prior to the end of the Due Diligence Period and may quit this transaction if Buyer identifies problems in its sole and subjective judgment that would preclude continuing with this transaction:

(a) The Environmental Audit shall be conducted pursuant to standard quality control/quality assurance procedures. Buyer shall give Seller at least two (2) business days' prior notice of any on-site testing of soil or subsurface conditions;

(b) Any groundwater, soil or other samples taken from the Property will be properly disposed of by Buyer at Buyer's sole cost and in accordance with all applicable laws. Buyer shall promptly restore the Property to the condition in which it was found immediately prior to Buyer's Environmental Audit; and

(c) Buyer hereby agrees to protect, indemnify, defend and hold harmless Seller from and against any and all losses, liabilities, claims, liens, stop notices, actions, obligations, damages and/or expenses caused by reason of Buyer's (or its agent's, employee's or independent contractor's) entry onto the Property prior to the Close of Escrow pursuant to the foregoing. Buyer shall keep the Property free of mechanic's liens related to the activities of Buyer.

16. **Notices**. All notices or other communications required or permitted hereunder must be in writing, and be (i) personally delivered (including by means of professional messenger service), or (ii) sent by registered or certified mail, postage prepaid, return receipt requested, or (iii) deposited with either FedEx or United Parcel Service to be delivered by overnight delivery. All notices sent by mail will be deemed received three (3) days after the date of mailing; and all notices sent by overnight delivery shall be deemed received one (1) business day after the notice has been deposited with such courier (provided that, the sending Party receives a confirmation of actual delivery from the courier).

17. **Miscellaneous.**

17.1 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken to be one and the same instrument, for the same effect as if the Parties hereto had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more additional signature pages.

17.2 Partial Invalidity. If any term or provision of this Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected thereby and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

17.3 Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or other provision contained herein. No extension of time for performance or any obligation or act will be deemed an extension of the time for performance of any other

obligation or act except those of the waiving Party which will be extended by a period of time equal to the period of the delay.

17.4 Successors and Assigns. Neither Party shall transfer or assign its rights or responsibilities under this Agreement without the express written consent of the other Party.

17.5 Entire Agreement. This Agreement (including all Exhibits attached hereto) constitutes the entire understanding between the Parties and may not be modified except by an instrument in writing signed by the Party to be charged.

17.6 Time of Essence. Seller and Buyer hereby acknowledge and agree that time is of the essence with respect to each and every term, condition, obligation and provision hereof.

17.7 Governing Law. The parties hereto expressly agree that this Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Venue for any proceeding related to this Agreement shall be in the County of Riverside.

17.8 No Recordation. No memorandum or other document relating to this Agreement shall be recorded without the prior written consent of Seller and Buyer.

17.9 Survival. Sections 14, 15, 16 and 17 and any other provisions of this Agreement which by their terms require performance by either Party after the Close of Escrow shall survive the Close of Escrow, until the statute of limitations period has run for such claims.

17.10 Broker's Fees. EASTERN MUNICIPAL WATER DISTRICT is not represented by a real estate broker and does not request a commission be paid by SELLER.

17.11 Exhibits. Each exhibit attached hereto is incorporated herein by this reference as if set forth in full in the body of this Agreement.

[Signature Provisions on the Following Page]

THIS AGREEMENT IS OF NO FORCE OR EFFECT UNTIL APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AND EXECUTED BY BOTH PARTIES.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Purchase and Sale and Joint Escrow Instructions as of the date and year signed by the Board of Supervisors of the County of Riverside.

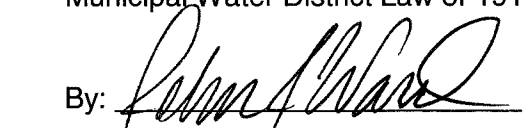
SELLER:

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

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

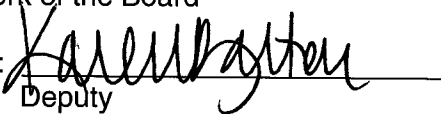
BUYER:

EASTERN MUNICIPAL WATER DISTRICT, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911

By: 
Name: John J. Ward
Director of Engineering
Its. Services


ATTEST:

~~Kecia Harper-Hern~~
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:

Gregory P. Priamos
County Counsel

By: 
Wesley W. Stanford
Deputy County Counsel

CAO:ra/121318/233FM/20.374

Exhibit "A"

LEGAL DESCRIPTION

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

PARCEL 1: (APN: 433-110-035)

THAT PORTION OF SECTION 25, T. 4 S., R. 1 W., S.B.M., AS SHOWN ON RECORD OF SURVEY RECORDED IN MAP BOOK 33, PAGES 48-62, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25;
THENCE S. 89° 44' 55" W., ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 164.87 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4020-111A AS SHOWN ON SAID RECORD OF SURVEY;
THENCE N. 23° 53' 44" W., ALONG SAID WESTERLY LINE OF PARCEL 4020-111A, A DISTANCE OF 2745.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2471.00 FEET, AND THROUGH WHICH A RADIAL LINE BEARS S. 60° 13' 28" W., SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY, THROUGH A CURVE WHOSE CENTRAL ANGLE IS 15° 18' 38" AN ARC LENGTH OF 660.30 FEET TO A POINT OF THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
THENCE N. 89° 44' 22" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 168.20 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 4020-111A;
THENCE S. 23° 53' 44" E., ALONG SAID WESTERLY LINE, A DISTANCE OF 512.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2A: (PORTION APN: 433-110-018)

THAT PORTION OF LOT 236 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;
THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;
THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S. 45° 22' 44" E., A DISTANCE OF 54.17 FEET TO THE BEGINNING ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE SOUTHEASTERLY THROUGH A CURVE WHOSE CENTRAL ANGLE IS 0° 27' 24", AN ARC LENGTH OF 12.63 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC. RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.57 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

THENCE N. 44° 47' 59" E., ALONG SAID CENTERLINE OF BATH AVENUE, A DISTANCE OF 66.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2B: (PORTION APN: 433-110-018)

THAT PORTION OF LAND LYING IN LOT 236 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND THE SOUTHEASTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE), LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BATH AVENUE, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 33, PAGE 48 THRU 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 199.22 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SAN JACINTO SPICE RANCH, INC., BY DEED AS INSTRUMENT NO. 131001, RECORDED NOVEMBER 16, 1971, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 89° 44' 22" W. ALONG SAID NORTHERLY LINE A DISTANCE OF 168.20 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY, (142.00 FEET WIDE), SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 0° 17' 34" AN ARC LENGTH OF 12.63 FEET;
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.17 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID BATH AVENUE;
THENCE N. 44° 47' 59" E. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3A: (PORTION APN: 433-110-030)

THAT PORTION OF LAND LYING IN LOTS 228 AND 229 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND NORTHWESTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE) LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BATH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 33, PAGES 48 THROUGH 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 44° 47' 59" W. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY (142.00 FEETWIDE);
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 228;
THENCE N. 44° 47' 59" E. ALONG THE NORTHWESTERLY LINE OF SAID LOTS 228 AND 229, A DISTANCE OF 329.19 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9930.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00° 04' 27" AN ARC LENGTH OF 12.85 FEET;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF

362.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3B: (PORTION APN: 433-110-030)

THAT PORTION OF LOTS 227 AND 228 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;

THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;

THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

THENCE S. 44° 47' 59" W., ALONG SAID CENTERLINE OF BATH AVENUE, A DISTANCE OF 66.76 FEET TO THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;

THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 106.62 FEET TO A POINT 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16;

THENCE N. 45° 22' 44" W., PARALLEL WITH AND 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16, A DISTANCE OF 274.69 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13;

THENCE N. 44° 47' 59" E., ALONG SAID SOUTHEASTERLY LINE OF LOT 13, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

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

Eastern Municipal Water District
2270 Trumble Road
P.O. Box 8300
Perris, CA 92572

FREE RECORDING

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

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

PROJECT: Ramona Remnants Acquisition
APNs: 433-110-018, 433-110-030 and
433-110-035

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned
GRANTOR,

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

hereby GRANTS to GRANTEE,

**EASTERN MUNICIPAL WATER DISTRICT, a public agency organized and
existing under and by virtue of the Municipal Water District Law of 1911,**

the real property in the County of Riverside, State of California, as more particularly described in
Exhibit "A" attached hereto and incorporated herein by this reference.

THIS GRANT DEED IS EXECUTED by Grantor on the date indicated below.

Dated: _____

Grantor:

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

Chairman
Board of Supervisors

Exhibit "A"

LEGAL DESCRIPTION

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

PARCEL 1: (APN: 433-110-035)

THAT PORTION OF SECTION 25, T. 4 S., R. 1 W., S.B.M., AS SHOWN ON RECORD OF SURVEY RECORDED IN MAP BOOK 33, PAGES 48-62, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25;
THENCE S. 89° 44' 55" W., ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 164.87 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4020-111A AS SHOWN ON SAID RECORD OF SURVEY;
THENCE N. 23° 53' 44" W., ALONG SAID WESTERLY LINE OF PARCEL 4020-111A, A DISTANCE OF 2745.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2471.00 FEET, AND THROUGH WHICH A RADIAL LINE BEARS S. 60° 13' 28" W., SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY, THROUGH A CURVE WHOSE CENTRAL ANGLE IS 15° 18' 38" AN ARC LENGTH OF 660.30 FEET TO A POINT OF THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
THENCE N. 89° 44' 22" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 168.20 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 4020-111A;
THENCE S. 23° 53' 44" E., ALONG SAID WESTERLY LINE, A DISTANCE OF 512.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2A: (PORTION APN: 433-110-018)

THAT PORTION OF LOT 236 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;
THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;
THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S. 45° 22' 44" E., A DISTANCE OF 54.17 FEET TO THE BEGINNING ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE SOUTHEASTERLY THROUGH A CURVE WHOSE CENTRAL ANGLE IS 0° 27' 24", AN ARC LENGTH OF 12.63 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC. RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.57 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

THENCE N. 44° 47' 59" E., ALONG SAID CENTERLINE OF BATH AVENUE, A DISTANCE OF 66.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2B: (PORTION APN: 433-110-018)

THAT PORTION OF LAND LYING IN LOT 236 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND THE SOUTHEASTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE), LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BATH AVENUE, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 33, PAGE 48 THRU 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 199.22 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SAN JACINTO SPICE RANCH, INC., BY DEED AS INSTRUMENT NO. 131001, RECORDED NOVEMBER 16, 1971, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 89° 44' 22" W. ALONG SAID NORTHERLY LINE A DISTANCE OF 168.20 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY, (142.00 FEET WIDE), SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 0° 17' 34" AN ARC LENGTH OF 12.63 FEET;
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.17 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID BATH AVENUE;
THENCE N. 44° 47' 59" E. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3A: (PORTION APN: 433-110-030)

THAT PORTION OF LAND LYING IN LOTS 228 AND 229 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND NORTHWESTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE) LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BATH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 33, PAGES 48 THROUGH 62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE S. 44° 47' 59" W. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY (142.00 FEET WIDE);
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 228;
THENCE N. 44° 47' 59" E. ALONG THE NORTHWESTERLY LINE OF SAID LOTS 228 AND 229, A DISTANCE OF 329.19 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9930.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00° 04' 27" AN ARC LENGTH OF 12.85 FEET;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF

362.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3B: (PORTION APN: 433-110-030)

THAT PORTION OF LOTS 227 AND 228 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;

THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;

THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

THENCE S. 44° 47' 59" W., ALONG SAID CENTERLINE OF BATH AVENUE, A DISTANCE OF 66.76 FEET TO THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;

THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 106.62 FEET TO A POINT 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16;

THENCE N. 45° 22' 44" W., PARALLEL WITH AND 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16, A DISTANCE OF 274.69 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13;

THENCE N. 44° 47' 59" E., ALONG SAID SOUTHEASTERLY LINE OF LOT 13, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Eastern Municipal Water District
2270 Trumble Road
P.O. Box 8300
Perris, CA 92572

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

CAO:ra/122018/233FM/20.416

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

PROJECT: Ramona Remnants Acquisition
APNs: 433-110-018, 433-110-030 and
433-110-035

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned
GRANTOR,

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

hereby GRANTS to GRANTEE,

**EASTERN MUNICIPAL WATER DISTRICT, a public agency organized and
existing under and by virtue of the Municipal Water District Law of 1911,**

the real property in the County of Riverside, State of California, as more particularly described in
Exhibit "A" attached hereto and incorporated herein by this reference.

THIS GRANT DEED IS EXECUTED by Grantor on the date indicated below.

Dated: February 26, 2019

Grantor:

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


Chairman **KEVIN JEFFRIES**
Board of Supervisors

ATTEST:

KECIA R. HARPER, Clerk

By 
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY:  2/13/2019
WESLEY W. STANFIELD DATE

FEB 26 2019

3.9

Exhibit "A"

LEGAL DESCRIPTION

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

PARCEL 1: (APN: 433-110-035)

THAT PORTION OF SECTION 25, T. 4 S., R. 1 W., S.B.M., AS SHOWN ON RECORD OF SURVEY RECORDED IN MAP BOOK 33, PAGES 48-62, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

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THENCE S. 89° 44' 55" W., ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 164.87 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4020-111A AS SHOWN ON SAID RECORD OF SURVEY;
THENCE N. 23° 53' 44" W., ALONG SAID WESTERLY LINE OF PARCEL 4020-111A, A DISTANCE OF 2745.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2471.00 FEET, AND THROUGH WHICH A RADIAL LINE BEARS S. 60° 13' 28" W., SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY, THROUGH A CURVE WHOSE CENTRAL ANGLE IS 15° 18' 38" AN ARC LENGTH OF 660.30 FEET TO A POINT OF THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC., RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
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THENCE S. 23° 53' 44" E., ALONG SAID WESTERLY LINE, A DISTANCE OF 512.61 FEET TO THE POINT OF BEGINNING.

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THAT PORTION OF LOT 236 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHUR SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;
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THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO A POINT ON THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S. 45° 22' 44" E., A DISTANCE OF 54.17 FEET TO THE BEGINNING ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,471.00 FEET;
THENCE SOUTHEASTERLY THROUGH A CURVE WHOSE CENTRAL ANGLE IS 0° 27' 24", AN ARC LENGTH OF 12.63 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE SAN JACINTO SPICE RANCH, INC. RECORDED ON NOVEMBER 16, 1971 AS INSTRUMENT NO. 131001, RECORDS OF THE RECORDER, RIVERSIDE COUNTY;
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PARCEL 2B: (PORTION APN: 433-110-018)

THAT PORTION OF LAND LYING IN LOT 236 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND THE SOUTHEASTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE), LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N. 44° 47' 59" E. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3A: (PORTION APN: 433-110-030)

THAT PORTION OF LAND LYING IN LOTS 228 AND 229 OF MAP OF THE HOT SULPHUR SPRINGS TRACT, AS SHOWN ON MAP BOOK, ON FILE IN BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND NORTHWESTERLY ONE-HALF WIDTH OF BATH AVENUE (60.00 FEET WIDE) LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 25, T. 4 S., R. 1 W., S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S. 44° 47' 59" W. ALONG SAID CENTERLINE, A DISTANCE OF 191.62 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAMONA EXPRESSWAY (142.00 FEET WIDE);
THENCE N. 45° 22' 44" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 228;
THENCE N. 44° 47' 59" E. ALONG THE NORTHWESTERLY LINE OF SAID LOTS 228 AND 229, A DISTANCE OF 329.19 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LEVEE, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9930.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00° 04' 27" AN ARC LENGTH OF 12.85 FEET;
THENCE S. 23° 53' 44" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF

362.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3B: (PORTION APN: 433-110-030)

THAT PORTION OF LOTS 227 AND 228 AND BATH AVENUE AS SHOWN ON THE "MAP OF THE HOT SULPHER SPRINGS TRACT" RECORDED IN MAP BOOK 14, PAGE 649, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY LOT CORNER COMMON TO LOTS 13 AND 16 AS SHOWN ON THE "MAP OF OLMSTEDS SUBDIVISION OF TRACT 6" RECORDED IN MAP BOOK 4, PAGE 261, RECORDS OF SAN DIEGO COUNTY;

THENCE N. 44° 47' 59" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 71.00 FEET;

THENCE S. 45° 22' 44" E., PARALLEL WITH AND 71.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROJECTION OF THE LOT LINE BETWEEN SAID LOTS 13 AND 16, A DISTANCE OF 350.00 FEET TO THE CENTERLINE OF BATH AVENUE AS SHOWN ON SAID MAP BOOK 14, PAGE 649;

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THENCE S. 89° 44' 22" W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 106.62 FEET TO A POINT 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16;

THENCE N. 45° 22' 44" W., PARALLEL WITH AND 71.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID PROJECTION SOUTHEASTERLY OF THE LOT LINE BETWEEN LOTS 13 AND 16, A DISTANCE OF 274.69 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13;

THENCE N. 44° 47' 59" E., ALONG SAID SOUTHEASTERLY LINE OF LOT 13, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.



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

2/26/19
Date

eb
Initial

NOTICE OF EXEMPTION

February 11, 2019

Project Name: County of Riverside, Conveyance of Property in the City of San Jacinto to the Eastern Municipal Water District

Project Number: FM0417200233

Project Location: Ramona Expressway at eastern end of Camino Los Banos, Assessor's Parcel Numbers (APNs): 433-110-018, 433-110-030 and 433-110-035, City of San Jacinto, County of Riverside, California 92583 (See attached exhibit)

Description of Project: The County of Riverside (County) owns property consisting of 4.48 acres of vacant land along the Ramona Expressway, in the City of San Jacinto. The County intends to convey a Fee Simple Interest in Real Property to the Eastern Municipal Water District (EMWD) by Grant Deed. The EMWD is in the middle of constructing a sewer line for the new Soboba Hotel and needs these parcels to complete the line. In addition this land will be used to develop groundwater resources through new infrastructure that conveys and recharges imported water for conjunctive use and water banking, as well as facilities to capture and recharge storm water from the nearby Meridan Channel. The subject site will also be developed with a future well. Pursuant to Government Code Section 25365, the County published a notice of intention to transfer that contained a description of the property proposed to be sold, the price, the buyer, and a statement of the time the Board will meet to consummate the transfer. The conveyance of the property does not require any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. The transfer of ownership of the property from the County to EMWD is the proposed project under the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, Eastern Municipal Water District

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15312, Class 12, Sale of Surplus Government Property Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301 and 15312.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor does the project involve unusual circumstances would have the possibility of a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. The sale of the property would allow EMWD to support its existing infrastructure and any additional potential indirect effects of the conveyance of property would not result in physical changes to the environment. Therefore, no significant environmental impacts would occur as a result in the conveyance of property.

FEB 26 2019 3.9

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

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

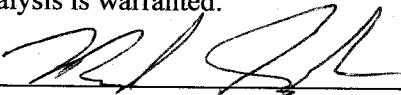
Housing
Housing Authority
Information Technology
Maintenance
Marketing

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

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

- **Section 15301 – Existing Facilities Exemption:** The project, as proposed, is the sale of real property consisting of approximately 4.48 acres of vacant land. While the property is vacant and there are no existing facilities, the indirect effects of the property transfer would result in the development of the site with a well, to support the existing EMWD infrastructure. The development of a well by the municipal water district to continue the operation of their existing facilities would fall within the Existing Facilities Exemptions, as these future indirect changes would be minor in nature, would continue the on-going operations of the water district and would not result in significant environmental effects. Therefore, the potential indirect effects of the project would be exempt as they meet the scope and intent of the Class I Exemption identified in Section 15301, Article 119, Categorical Exemptions of the CEQA Guidelines.
- **Section 15312 (a)(b)(3)– Sale of Surplus Government Property Exemption:** The project, as proposed, is the sale of real property consisting of approximately 4.48 acres of vacant land. The property does not have significant value for wildlife habitat or other environmental purposes, and the property is considered remnant property to the County which has no independent development potential other than to support existing infrastructure. The sale of the property would allow EMWD to support its existing infrastructure and continue the provision of water services to residents of the County. The action does not provide for an increase in use and would not result in any physical environmental impacts under CEQA.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed conveyance of property will not result in any physical environmental impacts. The indirect effects of the sale would lead to the future development; however, the existing size and shape of the property constrains the potential use of the site and is limited to the creation of a well to support existing infrastructure. The effects of a new well would be minor in nature and would support the on-going operations for EMWD. 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.

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

Signed:  Date: 2/11/19

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Conveyance of Property in the City of San Jacinto to the Eastern
Municipal Water District

Accounting String: 528500-47220-7200400000-FM0417200233

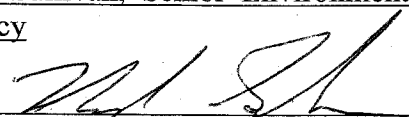
DATE: February 11, 2019

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development
Agency

Signature: 

PRESENTED BY: Craig Olsen, Supervising Real Property Agent, Economic Development
Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: February 11, 2019

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

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

Subject: **County of Riverside Economic Development Agency Project # FM0417200233**
Conveyance of Property in the City of San Jacinto to the Eastern Municipal Water District

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

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

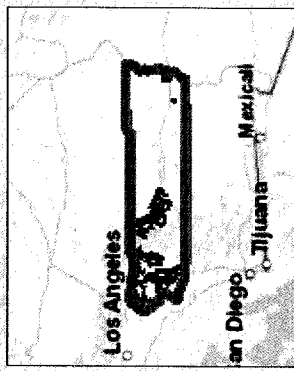
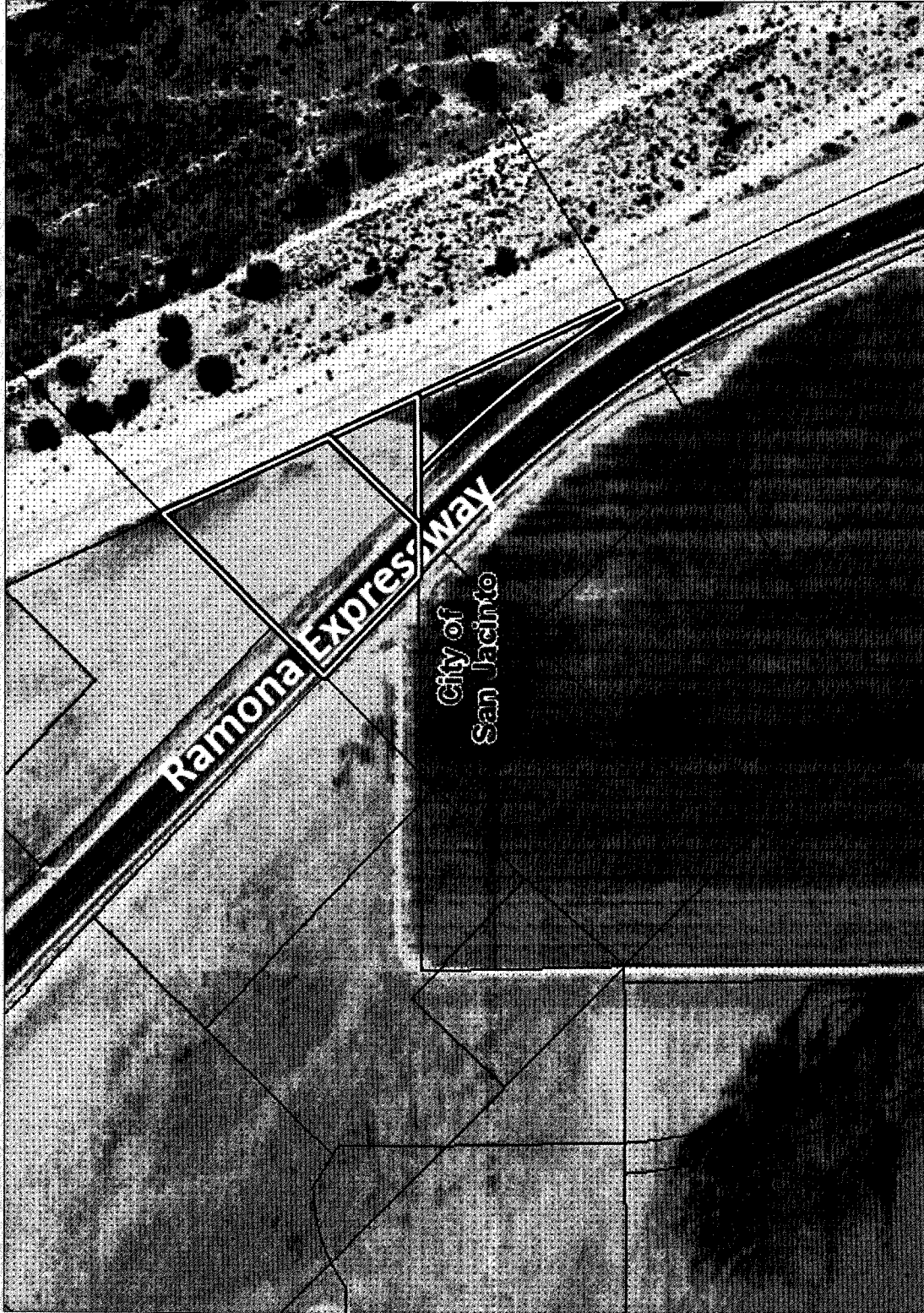
If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

Aerial Map

Ramona Expressway Surplus



- Legend**
- Parcels
 - Blueline Streams
 - City Areas

Notes
 433-110-035, 433-110-018 and
 433-110-030

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 1/24/2019 8:43:55 AM
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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.12
(ID # 8863)

MEETING DATE:

Tuesday, February 5, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Resolution No. 2019-013, Notice of Intention to Convey Fee Simple Interests in Real Property in the City of San Jacinto, California, Assessor's Parcel Numbers 433-110-035, 433-110-018, and 433-110-030 by Grant Deed to the Eastern Municipal Water District, District 3, [\$0] (Clerk of the Board to give notice)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2019-013, Notice of Intention to Convey Fee Simple Interests in Real Property located in the City of San Jacinto, identified with Assessor's Parcel Numbers 433-110-035, 433-110-018, and 433-110-030 by Grant Deed to the Eastern Municipal Water District; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

ACTION: 4/5 Vote Required, Policy

Robert Perez, Assistant County Executive Officer/ECD 1/15/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt 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 February 26, 2019 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: February 5, 2019
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

3.12

**SUBMITTAL TO THE BOARD OF SUPERVISORS 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: N/A			Budget Adjustment:	No
			For Fiscal Year:	2018/19

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County may, by a vote of not less than four-fifths, transfer real property or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of Government Code, if the property or interest therein to be conveyed is not required for county use. The County intends to convey fee simple Interests in Real Property located in the City of San Jacinto, Assessor's Parcel Numbers 433-110-035, 433-110-018, and 433-110-030 by Grant Deed, to the Eastern Municipal Water District (EMWD.)

The subject properties are vacant and situated adjacent to Ramona Boulevard. For the County, these parcels are unusable, remnant parcels. EMWD is in the midst of constructing a sewer line for the new Soboba Hotel and need these parcels for its sewer project. In addition this land will be used to develop groundwater resources through new infrastructure that conveys and recharges imported water for use and water banking, as well as facilities to capture and recharge storm water from the nearby Meridian Channel. The project will include additional groundwater production wells to recover the recharged water.

The property was recently appraised by an independent Appraiser at a value of \$310,000. EMWD has agreed to pay this amount to the County to purchase the property.

This resolution has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The transfer of this property will assist EMWD in their efforts to provide improved service to the citizens and businesses in this area of the County.

SUPPLEMENTAL:

Additional Fiscal Information

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

There are no net County costs associated with this transaction, and no budget adjustments are necessary at this time.

Attachments:

- Aerial Image
- Resolution No. 2019-013

RF:HM:VY:CAO:jb 233FM 20.275 13937
MinuteTrak: 8863


Nehini Basika, Principal Management Analyst 1/28/2019


Gregory V. Priamos, Director County Counsel 1/23/2019