

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



ITEM: 3.18
(ID # 9981)

MEETING DATE:

Tuesday, March 10, 2020

FROM: FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT (FM) AND TRANSPORTATION LAND MANAGEMENT AGENCY - TRANSPORTATION DEPARTMENT: Approval of the Acquisition and Loss of Goodwill Agreement and Approval of the Settlement Agreement for a portion of Assessor's Parcel Number 282-140-021, for the Temescal Canyon Road Widening Project - Dos Lagos segment, in the unincorporated area of Temescal Canyon, CEQA, Finding of Nothing Further is Required, District 1: [\$648,000]: RCTC Measure A Discretionary - 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required for the approval of the Acquisition and Loss of Goodwill Agreement and Settlement Agreement as it has been adequately analyzed in the Final Initial Studies with Mitigated Negative Declaration adopted by the Board on November 14, 2017, for the Temescal Canyon Road Widening Project Dos Lagos segments;
2. Approve the attached Acquisition and Loss of Goodwill Agreement of the Titan Advertising Inc. Display between the County of Riverside and Titan Advertising, Inc., a California Corporation for a double faced illuminated billboard in the real property identified as Parcel 0066-010A, located within a portion of Assessor's Parcel Number 282-140-021 and authorize the Chairman of the Board to execute the agreement on behalf of the County;

ACTION: Policy


Heidi Marshall, Managing Director of EDA 2/10/2020


Patricia Romo, Director of Transportation 2/24/2020

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.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 10, 2020
xc: FM

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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STATE OF CALIFORNIA**

3. Approve the attached Settlement Agreement between the County of Riverside and Temescal Leroy, LLC, a California limited liability company for the leased fee interests over real property identified as Parcel 0066-010A, located within a portion of Assessor's Parcel Number 282-140-021 and authorize the Chairman of the Board to execute the agreement on behalf of the County;
4. Authorize the Interim Director or his/her designee to execute any other documents and administer all actions necessary to complete this transaction;
5. Authorize and allocate the amount of \$501,438 for the acquisition, including loss of goodwill and removal cost of the billboard located within a Survey Parcel no. 0066-010A;
6. Allocate the sum of \$9,562 which includes reserves for any unforeseen and reasonable increases to billboard removal costs;
7. Authorize and allocate the settlement amount of \$106,500 for the leased fee interest located within Survey Parcel No. 0066-010A; and
8. Ratify and authorize reimbursement to EDA-Real Estate (RE) in the amount not-to-exceed \$30,500 for due diligence, appraisal costs and staff expenses.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 648,000	\$ 0	\$ 648,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RCTC Measure A Discretionary - 100%			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

Temescal Canyon Road is a critical roadway and serves as the only north-south arterial and alternate to Interstate 15 in the Temescal Valley. Severe congestion along Interstate 15 is causing traffic to back up from SR-91 to Lake Street in Lake Elsinore and is impacting the quality of life due to additional commute time. Widening Temescal Canyon Road between Dawson Canyon Road and Dos Lagos Drive is expected to provide some relief to the commute in the Temescal Valley.

The Riverside County Transportation Department (RCTD) is currently widening Temescal Canyon Road from a two-lane facility to a four-lane facility between Dawson Canyon Road and

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Dos Lagos Drive. The Dos Lagos Segment of the Temescal Canyon Road Widening Project begins at Leroy Road and continues 0.6 mile northerly to Dos Lagos Drive and the Dawson Canyon Segment of the Temescal Canyon Road Widening Project begins at Dawson Canyon Road and continues 0.7 mile northerly in the Temescal Valley community (Project).

As the lead agency under the California Environmental Quality Act (CEQA), the County of Riverside prepared an Initial Study (IS) with proposed Mitigated Negative Declarations (MND) for the Dos Lagos Segment of the Temescal Canyon Road Widening Projects in order to analyze the proposed projects' impacts to the environment. On November 14, 2017, the Board of Supervisors approved Minute Order 3.24 and adopted a Final Initial Studies with Mitigated Negative Declaration and Approve the Temescal Canyon Road Widening Project. Therefore, CEQA compliance has been completed and no further action is required.

The Board of Supervisors approved the Temescal Canyon Road Widening Project by Minute Order 3.14 on March 27, 2018. Temescal Leroy granted a permanent easement for road purposes for the Project identified as Parcel Number 0066-010A and an Easement Deed was recorded on June 20, 2018, Document Number 0248872.

Temescal Leroy, LLC, and Titan Advertising, Inc., as successors-in-interest, are parties to a Ground Lease entered on February 1, 1999 for a 10-year term, and extended until February 1, 2029. Titan Advertising, Inc., (Titan) owns and operates a double-faced illuminated billboard located with a portion of Parcel Number 0066-010A. The billboard is unable to be relocated from its current location to the remainder of Temescal Leroy's property. Therefore, the County real estate division negotiated the acquisition of the structure and complete loss of goodwill in the amount \$453,629 from Titan and \$47,809 for costs to remove the billboard. Staff recommends an additional \$9,562 in reserves for unforeseen increased costs to remove the billboard. Titan will execute a Quitclaim Deed to release and remit leasehold interests within Parcel No. 0066-010A.

The settlement agreement between the County and Temescal Leroy in the amount of \$106,500 is for the leased fee interest held by Temescal Leroy within Parcel No. 0066-010A. Temescal Leroy will execute a Quitclaim Deed to release and remit any leased fee interests within Parcel No. 0066-010A.

There are costs of \$17,000 associated with this transaction which includes estimated title and escrow charges, appraisals, and EDA Real Property staff time.

The Acquisition and Loss of Goodwill Agreement and Settlement Agreement have been reviewed and approved by County of Counsel as to legal form.

Project No. C6-0066

Impact on Residents and Businesses

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The addition of one travel lane in each direction along Temescal Canyon Road will provide congestion relief for the residents of Temescal Valley and commuters traveling through the I-15 corridor.

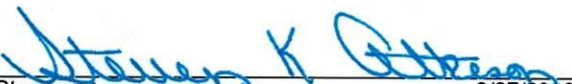
Additional Fiscal Information

The following summarizes the funding necessary for the acquisition and loss of goodwill for Titan's billboard (leasehold interest) and Temescal Leroy's leased fee interest on a portion of Assessor's Parcel Number 282-140-021:

Acquisition and Loss of Goodwill (Titan)	\$453,629
Billboard Removal (Titan)	\$47,809
Reserves for Billboard Removal (Temescal Leroy)	\$9,562
Settlement Agreement (Temescal Leroy)	\$106,500
County Appraisal Cost	\$8,500
Owner Appraisal Cost	\$5,000
Title and Escrow Charges	\$2,000
EDA Real Property Staff Time	\$15,000
Total Estimated Acquisition Costs (Not-to-Exceed)	\$648,000

Attachments:

- Vicinity Map
- Acquisition and Loss of Goodwill Agreement of the Titan Advertising Inc Display
- Settlement Agreement
- Quitclaim Deed - Titan Advertising
- Quitclaim Deed - Temescal Leroy


Steven Atkeson 2/27/2020


Gregory F. Priamos, Director County Counsel 2/27/2020

SETTLEMENT AGREEMENT
FOR THE TEMESCAL CANYON ROAD WIDENING PROJECT (DOS LAGOS SEGMENT)

This Settlement Agreement (“Agreement”) is made and entered into as of March 10, 2020, by and between, the County of Riverside, a political subdivision of the State of California, (“County”) , and TEMESCAL-LEROY, LLC, a California limited liability company (“Temescal Leroy”). Hereafter County and Temescal Leroy are sometimes referred to as “Party” or collectively as “Parties.”

This Agreement is made for the following purposes and with respect to the following facts, which the County and Temescal Leroy agree to be true and correct.

RECITALS

WHEREAS, the County is improving Temescal Canyon Road from Dos Lagos Drive to Dawson Canyon Road (“Project Area”) known as Temescal Canyon Road Widening Project located in the unincorporated area of Temescal Valley;

WHEREAS, Temescal Leroy is the underlying fee owner of that certain real property located within the Project Area in the County of Riverside, State of California, commonly known as Assessor’s Parcel Number (“APN”) 282-140-021, depicted in Attachment “A” (“Property”), attached hereto and by this reference incorporated herein;

WHEREAS, the Temescal Leroy granted County a portion of the Property a permanent easement for road purposes for the Project identified as Parcel No. 0066-010A, as legally described more particularly depicted on Attachment “B” (Parcel 0066-010A) and recorded Easement Deed on June 20, 2018, Document No. 0248874;

WHEREAS, Titan Advertising, Inc., a California corporation (“Titan”) owns and operates a double-faced illuminated billboard located within a portion of Parcel No. 0066-010A under a ground lease with Temescal Leroy and grant of easement to Titan by Temescal Leroy as more particularly described and depicted on Attachment “C” (respectively, “Ground Lease” and “Sign Easement”);

WHEREAS, Titan and Temescal-Leroy are successors-in-interest to a Ground Lease dated February 1, 1999 and which was extended on May 14, 2018 for an additional 10-year term, expiring on February 1, 2029;

WHEREAS, as a result of the Project, Titan’s billboard will be impacted and cannot be relocated from its current location to the remainder of the Temescal Leroy’s Property; and

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals.

All of the above recitals are true and correct and by this reference are incorporated herein.

MAR 10 2020 3.10

2. Consideration.

Temescal Leroy agrees to terminate the Ground Lease and Sign Easement for a portion of Parcel No. 0066-010A described herein, under the terms and conditions set forth in this Agreement. The County shall pay Temescal Leroy an amount not to exceed One Hundred Six Thousand Five Hundred Dollars (\$106,500) for the Temescal Leroy's termination of the remaining lease term of the Ground Lease and quitclaim of any interest in the Ground Lease and Sign Easement to County.

3. County Responsibilities.

a. Upon the mutual execution of this Agreement, County will open escrow ("Escrow" with Lawyers Title Company ("Escrow Holder")). Promptly on the Escrow Holder's request the Parties shall execute additional Escrow instructions as are reasonably required to consummate the transaction contemplated by this Agreement and are not inconsistent with this Agreement. In the event of any conflict between the terms of this Agreement and any additional Escrow instructions, the terms of this Agreement shall control.

b. The Escrow Holder will hold all funds deposited by the County in an escrow account ("Escrow Account") that is interest bearing and at a bank approved by County with interest accruing for the benefit of County. The Escrow Account shall remain open until all charges due and payable have been paid and settled, any remaining funds shall be refunded to the County.

i. Upon the opening of Escrow, the County shall deposit the Consideration as follows:

a.. Purchase Price. Deposit into Escrow the Purchase Price in the amount of One Hundred Six Thousand Five Hundred Dollars (\$106,500) (the "Deposit").

ii. On or before the date that Escrow is to close ("Close of Escrow"):

a. Closing Costs. County will deposit to Escrow Holder amounts sufficient for any escrow, recording and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore. Said escrow and recording charges shall not include documentary transfer tax as County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code section 11922.

b. County will deposit all other such documents consistent with this Agreement as are reasonably required by Escrow Holder or otherwise to close escrow.

iii. County will authorize the Escrow Holder to close Escrow and release the Purchase Price, in accordance with the provisions herein, to Temescal-Leroy conditioned only upon the satisfaction by County.

4. Temescal Leroy's Responsibilities.

a. Execute and acknowledge, substantially in the form attached hereto as Attachment "D" ("Deed"), a Quitclaim Deed in favor of the County dated _____ identified as Parcel Number 0066-010A and deliver deed to the Escrow Holder. Upon close of Escrow, Escrow Holder will deliver Deed to

County. County will record Deed subsequent to Escrow Holder's recording of Titan's quitclaim of the Ground Lease interest and Sign Easement interest to Temescal Leroy.

b. Execute and acknowledge a Lease Termination Agreement, substantially in the form attached hereto as Attachment "E" ("Lease Termination Agreement") and deliver the Lease Termination Agreement to the Escrow Holder for recordation in the Official Records of the County Recorder of Riverside County ("Official Records") upon Close of Escrow.

c. Temescal Leroy shall indemnify, defend, protect, and hold the County of Riverside, its Agencies, Districts, Departments, their respective directors, Board of Supervisors, elected and appointed officials, employees, agents, representatives, successors, and assigns free and harmless from and against any and all claims, demands, causes of action, judgements, losses, liabilities, costs or expenses which County may suffer, sustain, incur or otherwise become subject to (either directly or indirectly) to the extent the same results from or arises out of any breach of Temescal Leroy's representations, warranties, or covenants provided in this Agreement or any action or omission by Temescal-Leroy, its affiliates, agents, employees or representatives, or in connection with Grantor's ownership and operation of the Parcel 0066-010A. Temescal-Leroy warrants and covenants to County that Temescal-Leroy owns all right, title, and interest in Parcel 0066-010A, free and clear of all liens, mortgages, encumbrances, security interests, and adverse claims, except for those set forth in Section Five (5) of that certain Notice of Entry of Final Judgment in Condemnation, Case No. RIC 1805223, and has the right to terminate any interest under the Ground Lease and Sign Easement. Grantor further agrees that Temescal-Leroy will defend County's rights, title, and interest in Parcel 0066-010A against the demands of anyone claiming through Temescal-Leroy and any person who may lawfully claim the same.

5. Binding Effect: Unless terminated earlier as provided in this Agreement, this Agreement shall continue in full force and effect for so long as any obligation is owed by either Party pursuant to the terms of this Agreement.

6. Notices: All notices and other communications required or permitted to be given hereunder shall be in writing and shall be deemed valid and effective five (5) calendar days following deposit in the United States mail, postage prepaid, by certified and/or registered mail, and shall be addressed as follows:

If to Temescal-Leroy:

Temescal-Leroy, LLC
Attn: Grant Destache
7825 E Redfield Road
Suite 106A
Scottsdale, AZ 85260

If to County:

County of Riverside
Economic Development Agency
Attn: Monica Tlaxcala
3403 10th Street, Suite 400
Riverside, CA 92501

With a Copy to:

Deputy County Counsel
Attn: Wesley W. Stanfield
3960 Tenth Street, 5th floor
Riverside, CA 92501

7. Governing Law: This Agreement shall be constructed in accordance with the laws of the State of California.
8. Others Affected: Each and all of the provisions of this Agreement shall inure to the benefit of and shall be binding upon the Parties, their successors-in-interest, agents, representatives, assignees, and transferees.
9. No Third Party Beneficiaries. No person or entity shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either expressed or implied) is intended, nor shall it be construed to confer upon any person or entity, other than Temescal-Leroy and the County, any rights, remedies, obligations or liabilities under or by reason of this Agreement. This Section 9 shall not be construed to compromise in any way the rights of successors-in-interest, agents, representatives, assignees and transferees, as described in Section 8 above.
10. This Agreement embodies all of the considerations agreed upon between the County and Temescal-Leroy. This Agreement was obtained without coercion, promises other than those provided herein, or threats of any kind whatsoever by or to either party.
11. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquired any right by virtue of this Agreement.
12. This Agreement shall not be changed, modified, or amended except upon the written consent of the Parties hereto.
13. This Agreement shall be governed by the laws of the State of California. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.
14. Temescal-Leroy and its assigns and successors in interests shall be bound by all the terms and conditions contained in this Agreement, and all the Parties thereto shall be jointly and severally liable thereunder.
15. This Agreement may be signed in counterpart or duplicate copies and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.


(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year last below written.

Dated: 1/31/2020

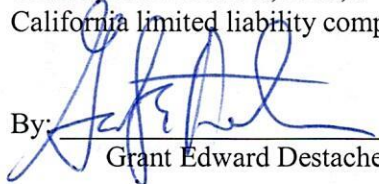
COUNTY:

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

By: 
V. Manuel Perez, Chairman,
Board of Supervisors

TEMESCAL-LEROY, LLC:

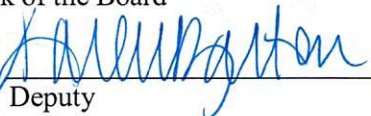
TEMESCAL-LEROY, LLC, a
California limited liability company

By: 
Grant Edward Destache

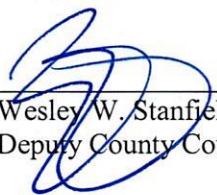
Its: Manager

ATTEST:

Kecia R. Harper
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
County Counsel

By: 
Wesley W. Stanfield
Deputy County Counsel

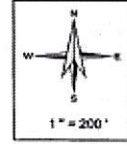
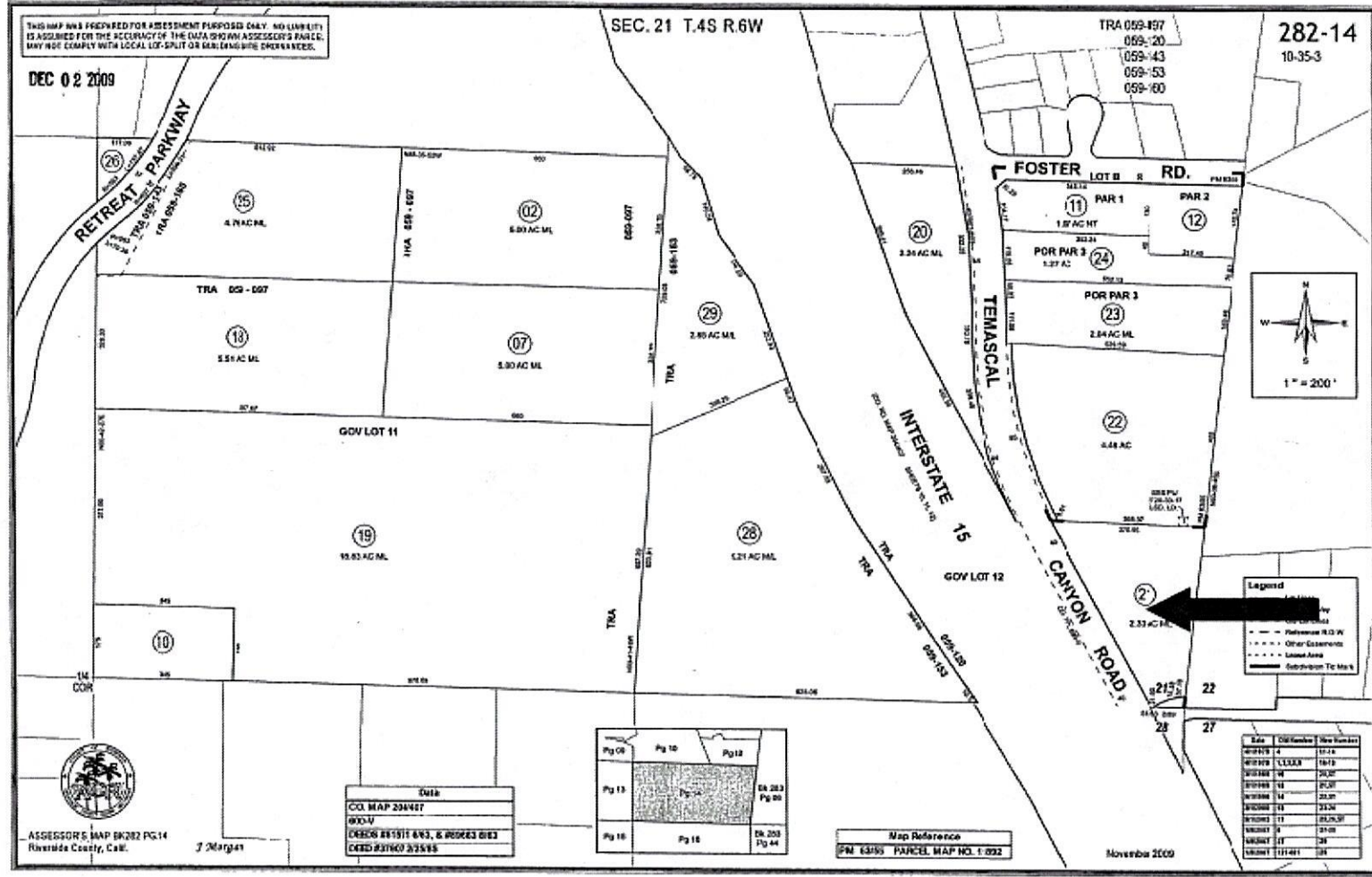
ATTACHMENT "A"
Assessor's Plat Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA OR FOR ASSESSOR'S PARCEL. MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR MEASUREMENT REGULATIONS.

DEC 02 2009

SEC. 21 T.4S R.6W

282-14
10-35-3



Legend

- Parcel Boundary
- Plat Boundary
- Plat Boundary R.O.W.
- Other Easements
- Utility Lines
- Subdivision Top Mark



ASSESSOR'S MAP 282 PG.14
Riverside County, Cal.

J. Morgan

Data

CO. MAP 284487
900-M
DEEDS #81911 & 81, & #80623 B1E3
DEED #31960 3/25/88

Pg 08	Pg 10	Pg 12	
Pg 13	Pg 14	Pg 15	282-14 Pg 16
Pg 16	Pg 18		282-14 Pg 19

Map Reference
SM 63190 PARCEL MAP NO. 1-202

Date	Old Number	New Number
2/15/04	10-14	10-14
2/15/04	10-15	10-15
2/15/04	10-16	10-16
2/15/04	10-17	10-17
2/15/04	10-18	10-18
2/15/04	10-19	10-19
2/15/04	10-20	10-20
2/15/04	10-21	10-21
2/15/04	10-22	10-22
2/15/04	10-23	10-23
2/15/04	10-24	10-24
2/15/04	10-25	10-25
2/15/04	10-26	10-26
2/15/04	10-27	10-27
2/15/04	10-28	10-28
2/15/04	10-29	10-29

November 2009

ATTACHMENT "B"
Legal Description and Plat Map
Parcel No. 0066-010A

EXHIBIT "A"
LEGAL DESCRIPTION
0066-010A

THAT PORTION OF GOVERNMENT LOT 12 LYING WITHIN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH $06^{\circ}38'18''$ WEST A DISTANCE OF 870.95 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 4 AS SHOWN ON PARCEL MAP NUMBER 11892 RECORDED IN BOOK 63, PAGE 55 OF PARCEL MAPS, RECORDS OF THE RECORDER RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $88^{\circ}36'13''$ WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, A DISTANCE 370.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TEMESCAL CANYON ROAD (40.00 FOOT EASTERLY HALF WIDTH) AS DESCRIBED BY RELINQUISHMENT NUMBER 143R, RECORDED SEPTEMBER 21, 1966, AS INSTRUMENT NUMBER 98305, OFFICIAL RECORDS OF SAID RECORDER, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH $27^{\circ}42'32''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.77 FEET TO THE SOUTH LINE OF SAID LOT 12;

THENCE SOUTH $88^{\circ}39'19''$ EAST ALONG SAID SOUTH LINE, A DISTANCE OF 16.22 FEET TO THE WESTERLY-MOST CORNER OF THAT CERTAIN PUBLIC ROAD, DRAINAGE, AND UTILITY EASEMENT, RECORDED FEBRUARY 17, 1989 AS INSTRUMENT NUMBER 51263, SAID OFFICIAL RECORDS;

THENCE NORTH $62^{\circ}14'58''$ EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INSTRUMENT NUMBER 51263, A DISTANCE OF 15.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 179.99 FEET;

THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}56'02''$, AN ARC DISTANCE OF 9.22 FEET;

THENCE NORTH $69^{\circ}20'57''$ WEST, A DISTANCE OF 24.89 FEET;

THENCE NORTH $27^{\circ}59'31''$ WEST, A DISTANCE OF 490.13 FEET TO SAID SOUTHERLY LINE OF PARCEL 4;

EXHIBIT "A"
LEGAL DESCRIPTION
0066-010A

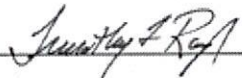
THENCE NORTH 88°36'13" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE
OF 22.91 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 11,021 SQUARE FEET, OR 0.253 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY
DISTANCES SHOWN BY 1.000052527 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF, BY THIS
REFERENCE.

PREPARED UNDER MY SUPERVISION:



TIMOTHY F. RAYBURN, P.L.S. 8455

1/4/2018

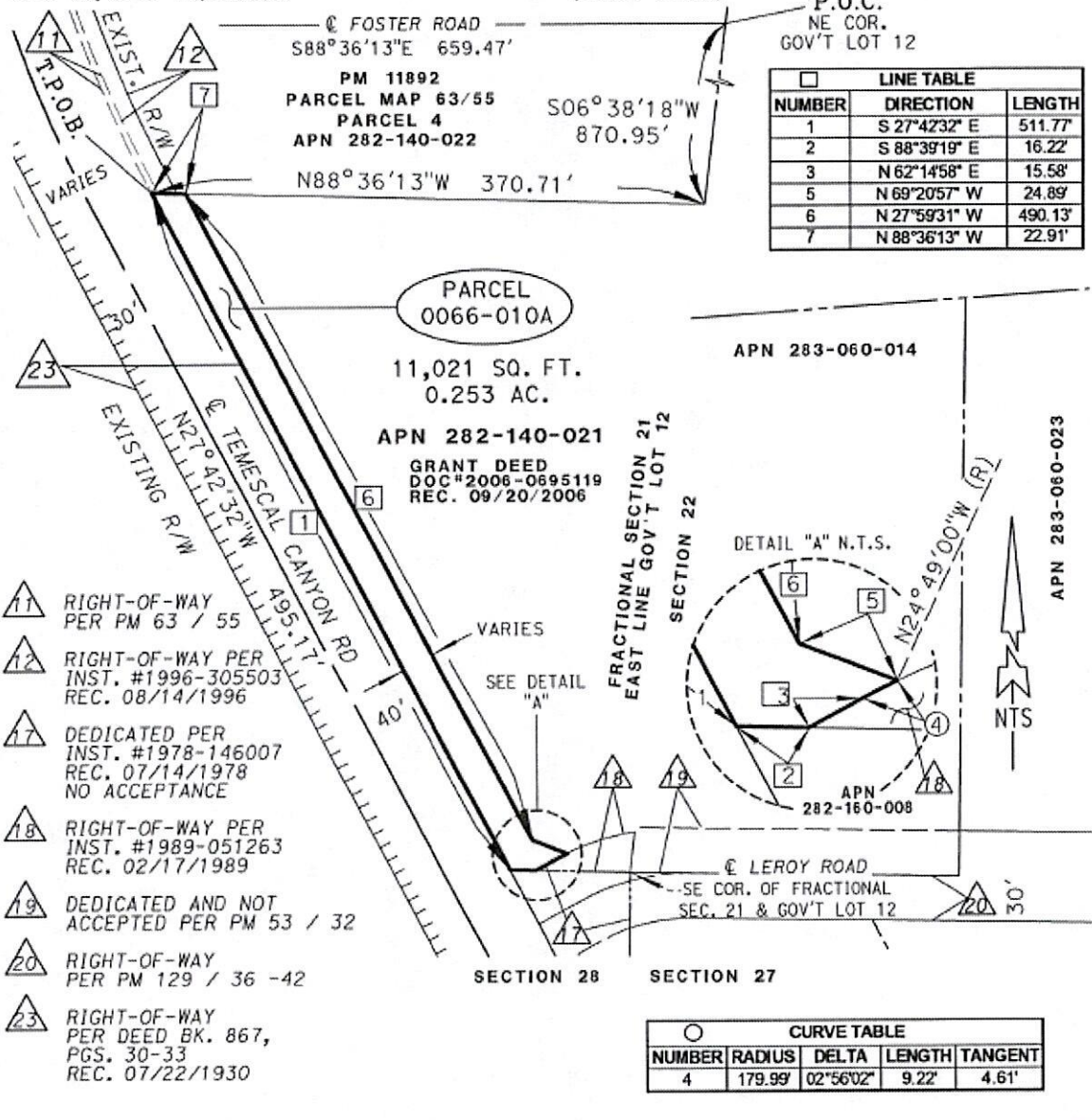
DATED:



FRACTIONAL SEC. 21,
T. 4 S., R. 6 W., S.B.M.

EXHIBIT "B"

(0066-010A)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0066-010A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C6-0066

PROJECT: TEMESCAL CANYON ROAD WIDENING

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: HF/DK

DATE: JANUARY, 2018

APPROVED BY:

DATE: 1/4/2018

SHEET 1 OF 1



ATTACHMENT "C"
Sign Easement and Ground Lease between Temescal Leroy and Titan

Exhibit "A"
SIGN EASEMENT

Being a portion of the land described in Grant Deed recorded February 6, 1998 as Document No. 1998-044244 in the office of the County Recorders of Riverside County, also a portion of Section 21, Township 4 South, Range 6 West, San Bernardino Base and Meridian, Riverside County, State of California, described as follows:

COMMENCING at the Southeast corner of said Section 21, as shown on Parcel Map No. 11892, said Easterly line of said Section 21 being North 05°59'47" East, with all bearings herein relative thereto; Thence North 49°38'19" West, a distance of 139.83 feet to the **POINT OF BEGINNING**; Thence the following four (4) courses:

- 1) West, a distance of 5.00 feet; thence
- 2) North, a distance of 5.00 feet; thence
- 3) East, a distance of 5.00 feet; thence
- 4) South, a distance of 5.00 feet to the point of beginning.

Said easement is to center itself around an existing sign pole 2.5' in diameter.


CONTAINING 25 square feet, more or less.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared By:
Floyd Surveying, Inc.





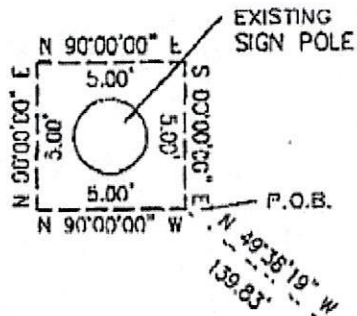
David A. Floyd PLS 7676 Exp. 12/31/2004

4/29/04
Date

PARCEL 4
PARCEL MAP NO. 11892

DOCUMENT NO.
1998 44244
APN: 282 140 021 2

TEMESCAL CANYON ROAD



S 89°15'55" E 370.99'

N 28°19'25" W 511.57'

S 05°39'47" W 449.03'

N 49°38'19" W 139.83'
N 89°17'43" W 81.34'

P.O.C.
SE CORNER
SECTION 21
T4S, R6W
S.B.B.M.

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

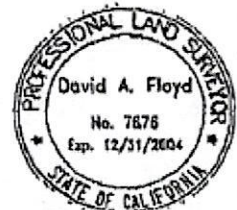
SIGN EASEMENT

SHEET 1 OF 1 SCALE 1" = 100'

FLOYD SURVEYING, INC.

"A P.S. Every Step of The Way"

2553 WAGON WHEEL RD
NORCO, CA 92090
(909) 270-1171



David A. Floyd
Signature Date 4/28/04

improvements at any time during the term of this Lease, or upon the expiration of this Lease. Property tax for Lessee's sign shall be Lessee's sole expense.

8. This Lease shall constitute the sole agreement of the parties relating to the Lease of the above described premises. Neither party will be bound by any statements, warranties, or promises, oral or written, unless such statements, warranties or promises are set forth specifically in the Lease.

9. The word "Lessor" as used herein shall include Lessors. This Lease is binding upon, and inures to the benefit of the heirs, executors, successors, and assignee's of Lessee and Lessor.

10. Lessor represents that he is the Owner of the property covered by this Lease and has the authority to execute this Lease. Lessor shall indemnify Lessee as to interference with or breach of any agreement between Lessor and any third party. All rents paid pursuant to this Lease, and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature.

11. In the event of any litigation to determine the rights of either party under this Lease or the construe said Lease, or the obligations of either party in regard thereto, the prevailing party shall be entitled to such reasonable attorney's fees and court costs as awarded by a court of competent jurisdiction.

12. Lessee shall at its sole cost and expense obtain and be responsible for all of the necessary permits to construct and operate this sign.

EXECUTED by the Lessor in the presence of Keith Stephens who is hereby requested to sign as a witness.

LESSEE:

Valley Outdoor, Inc.

By: J. Wall

Title: Vice-President

8826 Sunset Boulevard, 2nd Floor
West Hollywood, CA 90069

Date: 2/16/99

Witness: [Signature]
Keith Stephens

LESSOR:

David Smith

By: [Signature]

Title: Director

187 Magnolia Avenue, # 102-842
Corona, CA 91718

Date: 2/12/99

Tax I.D. 556-848229



P.O. BOX 963
PALM SPRINGS, CA 92283
(760) 322-9623

DRAFT

April 23, 2018

Grant Destache
Temescal Leroy, LLC
P.O. Box 1062
Corona, CA 92878

RE: Billboard Sign
21960 Temescal Canyon Rd.
APN: 282-140-021

Dear Grant:

It was a pleasure meeting with you today.

This letter shall serve to confirm our mutual agreement that the Lease for the Billboard Sign on the above referenced property dated February 1, 1999 shall be extended with a new expiration date of February 1, 2029. All other terms and conditions of the lease shall remain the same.

If you find this satisfactory, please sign and return a copy of this letter to me. Thank you for your time and attention to this matter.

Best regards,

Gregory Walker
President

ACCEPTED:

Grant Destache, Manager

Date: May 14, 2018

GW:bc

ATTACHMENT "D"
Form of Quitclaim Deed

Recorded at request of and return to:
Economic Development Agency
On behalf of Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

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

Space above this line reserved for Recorder's Use

PROJECT: TEMESCAL CANYON-DOS
LAGOS
PARCEL: 0066-010A
APN: 282-140-021 (portion)

QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,
TEMESCAL-LEROY, LLC, a California limited liability company

does hereby remise, release and forever quitclaim to COUNTY OF RIVERSIDE, a political
subdivision of the State of California, all rights and interest under sign easement attached hereto
and made a part hereof the real property located in Riverside County, California, described in
Exhibit "A" and shown on Exhibit "B" and incorporated by reference and the Ground Lease and
extension thereto attached as Exhibit "C" and by this reference incorporated herein.

Dated: _____

GRANTOR:

**TEMESCAL-LEROY, LLC, a California
limited liability company**

By: _____

Grant Edward Destache

Its: Manager

Exhibit "A"
SIGN EASEMENT

Being a portion of the land described in Grant Deed recorded February 6, 1998 as Document No. 1998-044244 in the office of the County Recorders of Riverside County, also a portion of Section 21, Township 4 South, Range 6 West, San Bernardino Base and Meridian, Riverside County, State of California, described as follows:

COMMENCING at the Southeast corner of said Section 21, as shown on Parcel Map No. 11892, said Easterly line of said Section 21 being North 05°59'47" East, with all bearings herein relative thereto; Thence North 49°38'19" West, a distance of 139.83 feet to the **POINT OF BEGINNING**; Thence the following four (4) courses:

- 1) West, a distance of 5.00 feet; thence
- 2) North, a distance of 5.00 feet; thence
- 3) East, a distance of 5.00 feet; thence
- 4) South, a distance of 5.00 feet to the point of beginning.

Said easement is to center itself around an existing sign pole 2.5' in diameter.

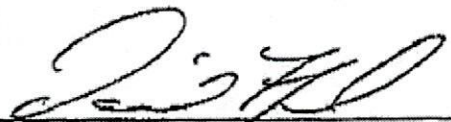
CONTAINING 25 square feet, more or less.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared By:
Floyd Surveying, Inc.





David A. Floyd PLS 7676 Exp. 12/31/2004

4/25/04
Date

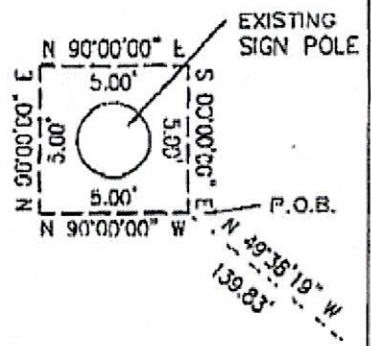
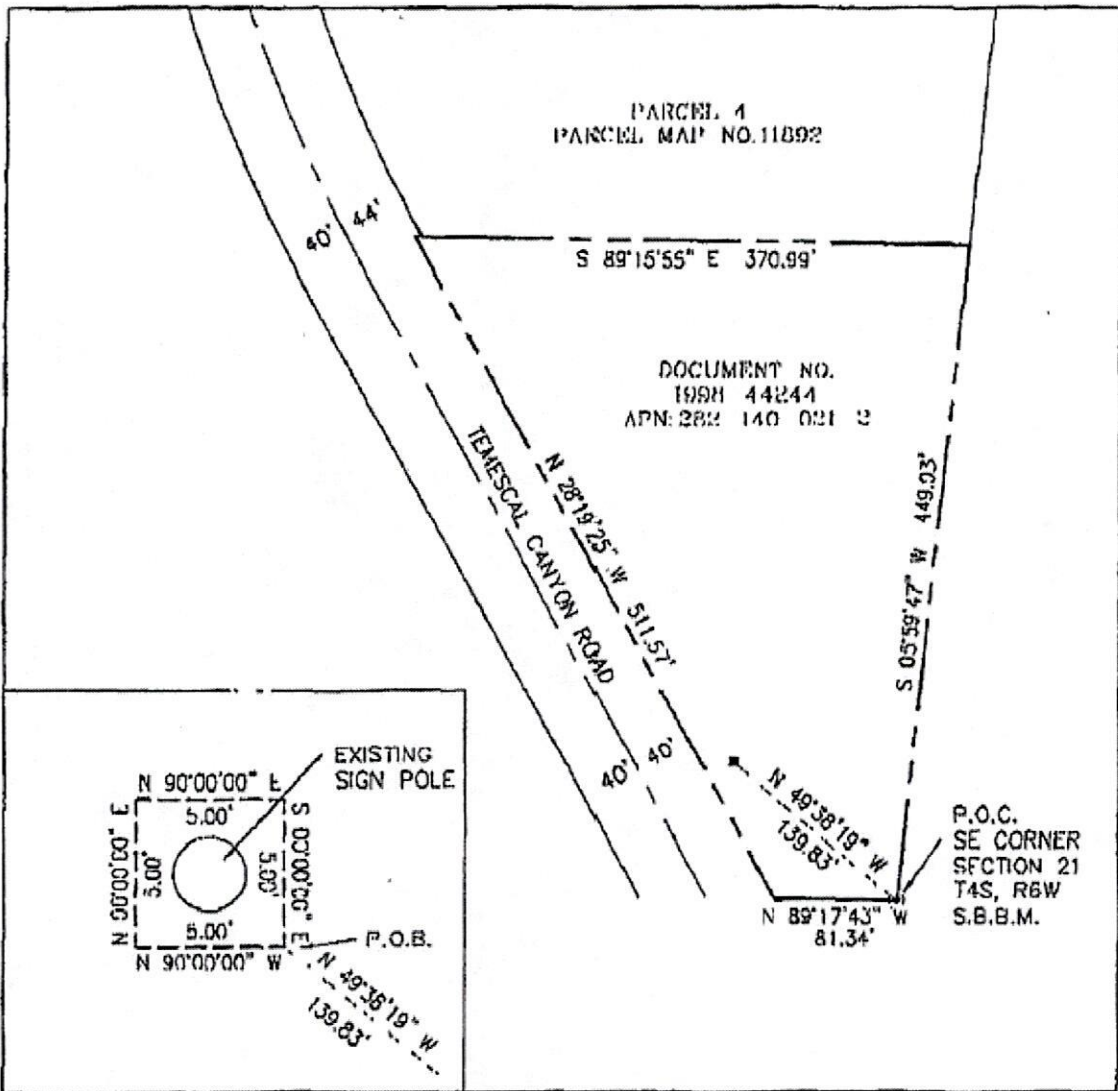


EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

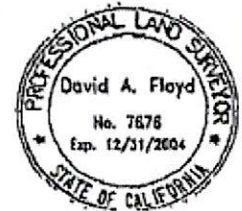
SIGN EASEMENT

SHEET 1 OF 1 SCALE 1" = 100'

FLOYD SURVEYING, INC.

"A PLS Every Step of The Way"

2553 WAGON WHEEL RD
MORCO, CA 92540
(909) 278-1371



David A. Floyd 4/28/04
Signature Date

improvements at any time during the term of this Lease, or upon the expiration of this Lease. Property tax for Lessee's sign shall be Lessee's sole expense.

8. This Lease shall constitute the sole agreement of the parties relating to the Lease of the above described premises. Neither party will be bound by any statements, warranties, or promises, oral or written, unless such statements, warranties or promises are set forth specifically in the Lease.

9. The word "Lessor" as used herein shall include Lessors. This Lease is binding upon, and inures to the benefit of the heirs, executors, successors, and assignee's of Lessee and Lessor.

10. Lessor represents that he is the Owner of the property covered by this Lease and has the authority to execute this Lease. Lessor shall indemnify Lessee as to interference with or breach of any agreement between Lessor and any third party. All rents paid pursuant to this Lease, and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature.

11. In the event of any litigation to determine the rights of either party under this Lease or the construe said Lease, or the obligations of either party in regard thereto, the prevailing party shall be entitled to such reasonable attorney's fees and court costs as awarded by a court of competent jurisdiction.

12. Lessee shall at its sole cost and expense obtain and be responsible for all of the necessary permits to construct and operate this sign.

EXECUTED by the Lessor in the presence of Keith Stephens who is hereby requested to sign as a witness.

LESSEE:

Valley Outdoor, Inc.

By: J. Wall

Title: Vice-President

8826 Sunset Boulevard, 2nd Floor
West Hollywood, CA 90069

Date: 2/16/99

Witness: [Signature]
Keith Stephens

LESSOR:

David Smith

[Signature]

Title: President

187 Magnolia Avenue, # 102-842
Corona, CA 91719

Date: 2/12/99

Tax I.D. 556-84-8229



P.O. BOX 963
PALM SPRINGS, CA 92263
(760) 322-9623

DRAFT

April 23, 2018

Grant Destache
Temescal Leroy, LLC
P.O. Box 1062
Corona, CA 92878

RE: Billboard Sign
21960 Temescal Canyon Rd.
APN: 282-140-021

Dear Grant:

It was a pleasure meeting with you today.

This letter shall serve to confirm our mutual agreement that the Lease for the Billboard Sign on the above referenced property dated February 1, 1999 shall be extended with a new expiration date of February 1, 2029. All other terms and conditions of the lease shall remain the same.

If you find this satisfactory, please sign and return a copy of this letter to me. Thank you for your time and attention to this matter.

Best regards,

Gregory Walker
President

ACCEPTED:

Grant Destache, Manager

Date: May 14, 2018

GW:bc

PROJECT: TEMESCAL CANYON – DOS LAGOS

PARCEL: 0066-010A

APN: 282-140-021 (portion)

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally _____ appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by TEMESCAL-LEROY, LLC, a California limited liability company, on the Quitclaim Deed dated _____, 2020 to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE

Patricia Romo, Director of Transportation

By: _____, Deputy

David McMillan

ATTACHMENT "E"

Lease Termination Agreement

Lease Termination Agreement

This Lease Termination Agreement is made this ____ day of _____ 2020 between Temescal Leroy, LLC, a California limited liability company ("Landlord") and Titan Advertising, Inc., a California corporation ("Tenant").

WITNESSETH:

The Landlord and Tenant do hereby covenant, promise, and agree as follows:

1. That certain Real Estate Lease dated February 1, 1999 ("Ground Lease") between Landlord and Tenant as successors-in -interest for the use of a portion of the Landlord's property for an outdoor double-faced illuminated billboard located within Assessor's Parcel Number 282-140-021 ("Property") is hereby terminated.
2. Tenant gives possession of the Property to the Landlord. The Landlord accepts possession of the Property in the condition delivered.
3. Tenant has removed the billboard sign from Landlord's Property and has done nothing which would give anyone a claim against the Property.
4. Landlord releases Tenant and Tenant releases Landlord from the obligations of the Lease.
5. The conditions, covenants, and agreements contained in this instrument shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, and assigns.
6. This Agreement may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

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

LANDLORD:
TEMESCAL LEROY, LLC, a
California limited liability company

Date: _____

By: _____

Grant Edward Destache, Manager

TENANT:
TITAN ADVERTISING, INC.,
A California corporation

Date: _____

By: _____

Gregory Walker, President

ACQUISITION AND LOSS OF GOODWILL
AGREEMENT OF THE TITAN ADVERTISING INC. DISPLAY
FOR THE TEMESCAL CANYON ROAD WIDENING PROJECT (DOS LAGOS SEGMENT)

This Outdoor Advertising Display Acquisition Agreement (“Agreement”) is made and entered into as of March 10, 2020, by and between, the County of Riverside, a political subdivision of the State of California, (“County”) and Titan Advertising, Inc., a California Corporation (“Titan”). Hereafter County and Titan are sometimes referred to individually as “Party” or collectively as “Parties.”

This Agreement is made for the following purposes and with respect to the following facts, which the County and Titan agree to be true and correct.

RECITALS

WHEREAS, the County is improving Temescal Canyon Road from Dos Lagos Drive to Dawson Canyon Road (“Project Area”) known as Temescal Canyon Road Widening Project located in the unincorporated area of Temescal Valley;

WHEREAS, Temescal Leroy, LLC, a limited liability company (“Owner”) is the underlying fee owner of that certain real property located within the Project Area in the County of Riverside, State of California, commonly known as Assessor’s Parcel Number (“APN”) 282-140-021, depicted in Attachment “A” (“Property”), attached hereto and by this reference incorporated herein;

WHEREAS, the Owner granted County a permanent easement for road purposes over a portion of the property for the Project identified as Parcel No. 0066-010A, as legally described more particularly depicted on Attachment “B” (Parcel 0066-010A) and recorded Easement Deed on June 20, 2018, Document No. 2018-0248874;

WHEREAS, Titan owns and operates a double faced illuminated billboard located within a portion of Parcel No. 0066-010A (“Billboard”) under a ground lease with Temescal Leroy and a grant of an easement from Temescal Leroy to Titan, as more particularly depicted on Attachment “C” (respectively “Ground Lease” and “Sign Easement”);

WHEREAS, Titan and Temescal-Leroy are successors-in-interest to a Ground Lease dated February 1, 1999 and which was extended on May 14, 2018 for an additional 10-year term, expiring on February 1, 2029;

WHEREAS, as a result of the Project, Titan’s billboard will be impacted and cannot be relocated from its current location to the remainder of the Owner’s Property; and

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

///
///

MAR 10 2020 3.18

AGREEMENT

1. Recitals.

All of the above recitals are true and correct and by this reference are incorporated herein.

2. Consideration.

a. Titan agrees to terminate the Ground Lease and Sign Easement with Temescal Leroy for a portion of Parcel No. 0066-010A described herein, under the terms and conditions set forth in this Agreement. As consideration, the County shall pay Titan Five Hundred Eleven Thousand Dollars (\$511,000) for the leasehold interest which includes, but is not limited to, loss of goodwill, structure value, and removal cost of the Billboard.

3. County Responsibilities.

a. Upon the mutual execution of this Agreement, County will open escrow ("Escrow") with Lawyers Title ("Escrow Holder"). Promptly on the Escrow Holder's request the Parties shall execute additional Escrow instructions as are reasonably required to consummate the transaction contemplated by this Agreement and are not inconsistent with this Agreement. In the event of any conflict between the terms of this Agreement and any additional Escrow instructions, the terms of this Agreement shall control.

b. The Escrow Holder will hold all funds deposited by the County in an escrow account ("Escrow Account") that is interest bearing and at a bank approved by County with interest accruing for the benefit of County. The Escrow Account shall remain open until all charges due and payable have been paid and settled, any remaining funds shall be refunded to the County.

i. Upon the opening of Escrow, the County shall deposit the Consideration as follows:

a. Purchase Price. Deposit into Escrow the Purchase Price in the amount of Five Hundred Eleven Thousand Dollars (\$511,000) (the "Purchase Price").

ii. On or before the date that Escrow is to close ("Close of Escrow"):

a. Closing Costs. County will deposit to Escrow Holder amounts sufficient for all escrow, recording and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore. Said escrow and recording charges shall not include documentary transfer tax as County is exempt pursuant to Cal. Govt. Code section 6103 and Cal. Revenue and Taxation Code section 11922.

b. County will deposit all other such documents consistent with this Agreement as are reasonably required by Escrow Holder or otherwise to close escrow.

iii. Upon or following the Opening of and during Escrow, County shall authorize disbursements from the Purchase Price as follows:

a. Titan shall apply for and obtain all necessary permits including a demolition permit for the billboard and improvements associated therewith. Titan shall deposit into Escrow, the receipt for all required permits, and upon deposit of said receipts, County shall immediately authorize escrow to release to Titan the amount paid by Titan for permits. Said amount shall be paid from the Purchase Price on deposit by County.

b. Authorize the Escrow Holder to disburse to Titan from the Purchase Price twenty-five percent (25%) of the Purchase Price or One Hundred Twenty-Seven Thousand Seven Hundred Fifty Dollars (\$127,750) upon Titan's written documentation of contractor's commencement of work.

c. Titan shall have its Contractor perform the demolition of the billboard and existing concrete footing under the demolition permit and call for all necessary inspections. Upon completion of the demolition, Titan shall have its Contractor obtain County's "sign-off" on the permit and County shall have its representative perform a final inspection within five (5) business days of Titan's Contractor calling for the final inspection. Titan shall then deposit the "signed-off" permit with escrow, with a copy of same to County.

d. County shall authorize escrow to pay any additional necessary and proper expenses in connection with performance of this Agreement incurred by Titan from the Purchase Price.

iv. Upon completion of the demolition and County's representatives "signing-off" of the demolition permit, County will authorize the Escrow Holder to close Escrow and release the balance of the Purchase Price, in accordance with the provisions herein, to Titan. Said County authorization to close escrow shall be provided by County within five (5) business days of (a) the deposit of the County's "signed-off" demolition permit or (b) the execution of all documents by Titan, set forth in Paragraph 4, whichever is later. It is the intention of the Parties that Escrow shall close no later than 10 days following the removal of the billboard to County's satisfaction and approval which shall not be unreasonably withheld.

4. Titan's Responsibilities.

a. Execute and acknowledge, substantially in the form attached hereto as Attachment "D" ("Deed"), a Quitclaim Deed in favor of Owner any interest in the County identified as Parcel Number 0066-010A and deliver deed to the Escrow Holder for recordation in the Official Records of the County Recorder of Riverside County ("Official Records") prior to the Close of Escrow.

b. Execute and acknowledge a Lease Termination Agreement, substantially in the form attached hereto as Attachment "E" ("Lease Termination Agreement") and deliver the Lease Termination Agreement to the Escrow Holder for recordation in the Official Records of the County Recorder of Riverside County ("Official Records") prior to the Close of Escrow.

c. Retain the contractor(s) to completely remove the existing Billboard, including concrete footings in its entirety, posts and electrical facilities including power poles and underground services if any located on a portion of Assessor's Parcel Number 282-140-021 (Parcel No. 0066-010A) and protect in place the street improvements (curbs, gutters and paved roadway) along the Property frontage and

directly compensate contractor for all costs, fees, and expenses. The County is not responsible for any payment to the contractor(s) selected by Titan (other than as set forth herein and to the extent contractor(s) is/are to and shall be paid from Seller's proceeds upon County's approval) and Titan shall indemnify, defend, and hold harmless the County, its officers, employees, officials, representatives or agents free from and against any and all claims, liabilities, penalties, forfeitures, losses or expenses, including reasonable attorneys' fees, whatsoever arising from or caused by any actions or omissions of Titan in connection with Titan's selection and use of any of the contractor(s).

d. In the event that Titan does not remove the Billboard from the portion of Owner's Property, County shall have the right but not the obligation to complete all removal work and deduct the removal costs from the Titan's Purchase Price.

5. Binding Effect. Unless terminated earlier as provided in this Agreement, this Agreement shall continue in full force and effect for so long as any obligation is owed by either Party pursuant to the terms of this Agreement.

6. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be deemed valid and effective five (5) calendar days following deposit in the United States mail, postage prepaid, by certified and/or registered mail, and shall be addressed as follows:

If to Titan:
Titan Advertising, Inc.
Attn: Gregory Walker
PO BOX 963
Palm Springs, CA 92263

If to County:
County of Riverside
Economic Development Agency
Attn: Monica Tlaxcala
3403 10th Street, Suite 400
Riverside, CA 92501

With a Copy to:
Blasdel Guinan
Attn: Diane C. Blasdel
PO BOX 1747
Palm Springs, CA 92263

With a Copy to:
County Counsel
Attn: Wesley Stanfield
3960 Tenth Street, 5th floor
Riverside, CA 92501

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

8. No Third-Party Beneficiaries. No person or entity shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either expressed or implied) is intended, nor shall it be construed to confer upon any person or entity, other than Titan and the County, any rights, remedies, obligations or liabilities under or by reason of this Agreement. This Section 8 shall not be construed to compromise in any way the rights of successors-in-interest, agents, representatives, assignees and transferees, as described in Section 11 below. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquired any right by virtue of this Agreement.

9. Entire Agreement. This Agreement embodies all of the considerations agreed upon between the County and Titan. This Agreement was obtained without coercion, promises other than those provided herein, or threats of any kind whatsoever by or to either party.

10. Changes in Writing. This Agreement shall not be changed, modified, or amended except upon the written consent of the Parties hereto.

11. Successors. All rights and obligations given to, or imposed upon, County and Titan shall extend to and bind the several respective heirs, executors, administrators, successors, and permitted assigns of the said parties; their assigns and successors in interests shall be bound by all the terms and conditions contained in this Agreement, and all the Parties thereto shall be jointly and severally liable thereunder.

12. Severability. If any portion of this Agreement is determined by a court or arbitrator to be unenforceable or invalid, such determination shall have no affect upon any remaining portions of this Agreement, which shall remain enforceable and valid.

13. Exhibits. All exhibits referred to in this Agreement are attached hereto and incorporated herein by reference.

14. Consents or Approvals. Except as expressly provided in this Agreement or in any Exhibit attached hereto, whenever a Party is entitled to consent to or approve of any matter herein or in any Exhibit attached hereto, such consent or approval may not be unreasonably withheld, conditioned or delayed. All consents and approvals under this Agreement shall be in writing and shall not be effective unless in writing

15. Time is of the Essence. Time is of the essence with respect to each provision in this Agreement.

16. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

ATTACHMENT "A"
Assessor's Plat Map

ATTACHMENT "B"
Legal Description and Plat Map
Parcel 0066-010A

EXHIBIT "A"
LEGAL DESCRIPTION
0066-010A

THAT PORTION OF GOVERNMENT LOT 12 LYING WITHIN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH $06^{\circ}38'18''$ WEST A DISTANCE OF 870.95 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 4 AS SHOWN ON PARCEL MAP NUMBER 11892 RECORDED IN BOOK 63, PAGE 55 OF PARCEL MAPS, RECORDS OF THE RECORDER RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $88^{\circ}36'13''$ WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, A DISTANCE 370.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TEMESCAL CANYON ROAD (40.00 FOOT EASTERLY HALF WIDTH) AS DESCRIBED BY RELINQUISHMENT NUMBER 143R, RECORDED SEPTEMBER 21, 1966, AS INSTRUMENT NUMBER 98305, OFFICIAL RECORDS OF SAID RECORDER, AND THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH $27^{\circ}42'32''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.77 FEET TO THE SOUTH LINE OF SAID LOT 12;

THENCE SOUTH $88^{\circ}39'19''$ EAST ALONG SAID SOUTH LINE, A DISTANCE OF 16.22 FEET TO THE WESTERLY-MOST CORNER OF THAT CERTAIN PUBLIC ROAD, DRAINAGE, AND UTILITY EASEMENT, RECORDED FEBRUARY 17, 1989 AS INSTRUMENT NUMBER 51263, SAID OFFICIAL RECORDS;

THENCE NORTH $62^{\circ}14'58''$ EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INSTRUMENT NUMBER 51263, A DISTANCE OF 15.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 179.99 FEET;

THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}56'02''$, AN ARC DISTANCE OF 9.22 FEET;

THENCE NORTH $69^{\circ}20'57''$ WEST, A DISTANCE OF 24.89 FEET;

THENCE NORTH $27^{\circ}59'31''$ WEST, A DISTANCE OF 490.13 FEET TO SAID SOUTHERLY LINE OF PARCEL 4;

EXHIBIT "A"
LEGAL DESCRIPTION
0066-010A

THENCE NORTH 88°36'13" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE
OF 22.91 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 11,021 SQUARE FEET, OR 0.253 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY
DISTANCES SHOWN BY 1.000052527 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF, BY THIS
REFERENCE.

PREPARED UNDER MY SUPERVISION:



TIMOTHY F. RAYBURN, P.L.S. 8455

1/4/2018

DATED:

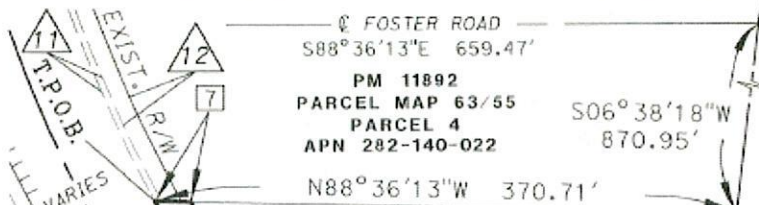


FRACTIONAL SEC. 21,
T. 4 S., R. 6 W., S.B.M.

EXHIBIT "B"

(0066-010A)

P.O.C.
NE COR.
GOV'T LOT 12



LINE TABLE		
NUMBER	DIRECTION	LENGTH
1	S 27°42'32\" E	511.77'
2	S 88°39'19\" E	16.22'
3	N 62°14'58\" E	15.58'
5	N 69°20'57\" W	24.89'
6	N 27°59'31\" W	490.13'
7	N 88°36'13\" W	22.91'

PARCEL
0066-010A

11,021 SQ. FT.
0.253 AC.

APN 282-140-021

GRANT DEED
DOC #2006-0695119
REC. 09/20/2006

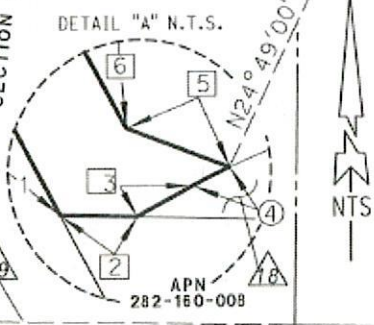
APN 283-060-014

APN 283-060-023

- ▲1 RIGHT-OF-WAY PER PM 63 / 55
- ▲2 RIGHT-OF-WAY PER INST. #1996-305503 REC. 08/14/1996
- ▲7 DEDICATED PER INST. #1978-146007 REC. 07/14/1978 NO ACCEPTANCE
- ▲18 RIGHT-OF-WAY PER INST. #1989-051263 REC. 02/17/1989
- ▲19 DEDICATED AND NOT ACCEPTED PER PM 53 / 32
- ▲20 RIGHT-OF-WAY PER PM 129 / 36 -42
- ▲23 RIGHT-OF-WAY PER DEED BK. 867, PGS. 30-33 REC. 07/22/1930

FRACTIONAL SECTION 21
EAST LINE GOV'T LOT 12

SECTION 22



LERoy ROAD

-SE COR. OF FRACTIONAL SEC. 21 & GOV'T LOT 12

SECTION 28 SECTION 27

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	TANGENT
4	179.99'	02°56'02"	9.22'	4.61'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0066-010A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0066	PROJECT: TEMESCAL CANYON ROAD WIDENING
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: HF/DK	APPROVED BY: <i>Justin A. Raaf</i>
DATE: JANUARY, 2018	DATE: 1/4/2018
SHEET 1 OF 1	



ATTACHMENT "C"
Sign Easement and Ground Lease between Temescal Leroy and Titan

Exhibit "A"
SIGN EASEMENT

Being a portion of the land described in Grant Deed recorded February 6, 1998 as Document No. 1998-044244 in the office of the County Recorders of Riverside County, also a portion of Section 21, Township 4 South, Range 6 West, San Bernardino Base and Meridian, Riverside County, State of California, described as follows:

COMMENCING at the Southeast corner of said Section 21, as shown on Parcel Map No. 11892, said Easterly line of said Section 21 being North 05°59'47" East, with all bearings herein relative thereto; Thence North 49°38'19" West, a distance of 139.83 feet to the **POINT OF BEGINNING**; Thence the following four (4) courses:

- 1) West, a distance of 5.00 feet; thence
- 2) North, a distance of 5.00 feet; thence
- 3) East, a distance of 5.00 feet; thence
- 4) South, a distance of 5.00 feet to the point of beginning.

Said easement is to center itself around an existing sign pole 2.5' in diameter.


CONTAINING 25 square feet, more or less.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared By:
Floyd Surveying, Inc.





David A. Floyd PLS 7676 Exp. 12/31/2004

4/29/04
Date

improvements at any time during the term of this Lease, or upon the expiration of this Lease. Property tax for Lessee's sign shall be Lessee's sole expense.

8. This Lease shall constitute the sole agreement of the parties relating to the Lease of the above described premises. Neither party will be bound by any statements, warranties, or promises, oral or written, unless such statements, warranties or promises are set forth specifically in the Lease.

9. The word "Lessor" as used herein shall include Lessors. This Lease is binding upon, and inures to the benefit of the heirs, executors, successors, and assignee's of Lessee and Lessor.

10. Lessor represents that he is the Owner of the property covered by this Lease and has the authority to execute this Lease. Lessor shall indemnify Lessee as to interference with or breach of any agreement between Lessor and any third party. All rents paid pursuant to this Lease, and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature.

11. In the event of any litigation to determine the rights of either party under this Lease or the construe said Lease, or the obligations of either party in regard thereto, the prevailing party shall be entitled to such reasonable attorney's fees and court costs as awarded by a court of competent jurisdiction.

12. Lessee shall at its sole cost and expense obtain and be responsible for all of the necessary permits to construct and operate this sign.

EXECUTED by the Lessor in the presence of Keith Stephens who is hereby requested to sign as a witness.

LESSEE:

Valley Outdoor, Inc.

By: J. Wall

Title: Vice-President

8826 Sunset Boulevard, 2nd Floor
West Hollywood, CA 90069

Date: 2/16/99

Witness: [Signature]
Keith Stephens

LESSOR:

David Smith

By: [Signature]

Title: Owner

187 Magnolia Avenue, # 102-842
Corona, CA 91719

Date: 2/12/99

Tax I.D. 556-84-8229



P.O. BOX 963
PALM SPRINGS, CA 92263
(760) 322-9623

DRAFT

April 23, 2018

Grant Destache
Temescal Leroy, LLC
P.O. Box 1062
Corona, CA 92878

RE: Billboard Sign
21960 Temescal Canyon Rd.
APN: 282-140-021

Dear Grant:

It was a pleasure meeting with you today.


This letter shall serve to confirm our mutual agreement that the Lease for the Billboard Sign on the above referenced property dated February 1, 1999 shall be extended with a new expiration date of February 1, 2029. All other terms and conditions of the lease shall remain the same.

If you find this satisfactory, please sign and return a copy of this letter to me. Thank you for your time and attention to this matter.

Best regards,

Gregory Walker
President

ACCEPTED:



Grant Destache, Manager

Date: May 14, 2018

GW:bc

ATTACHMENT "D"
Form of Quitclaim Deed

Recorded at request of and return to:
Economic Development Agency
On behalf of Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

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

Space above this line reserved for Recorder's Use

PROJECT: TEMESCAL CANYON-DOS
LAGOS
PARCEL: 0066-010A
APN: 282-140-021 (portion)

QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,
TITAN ADVERTISING, INC., a California Corporation

does hereby remise, release and forever quitclaim to Temescal Leroy, LLC, a California limited liability company all rights and interest under sign easement attached hereto and made a part hereof the real property located in Riverside County, California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference and under the lease agreement and extension thereto attached hereto as Exhibit "C" and by this reference incorporated herein.

Dated: _____

GRANTOR:

TITAN ADVERTISING, INC., a California Corporation

By: _____

Its: _____

Exhibit "A"
SIGN EASEMENT

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COMMENCING at the Southeast corner of said Section 21, as shown on Parcel Map No. 11892, said Easterly line of said Section 21 being North 05°59'47" East, with all bearings herein relative thereto; Thence North 49°38'19" West, a distance of 139.83 feet to the **POINT OF BEGINNING**; Thence the following four (4) courses:

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- 3) East, a distance of 5.00 feet; thence
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Said easement is to center itself around an existing sign pole 2.5' in diameter.


CONTAINING 25 square feet, more or less.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared By:
Floyd Surveying, Inc.





David A. Floyd PLS 7676 Exp. 12/31/2004

4/29/04
Date

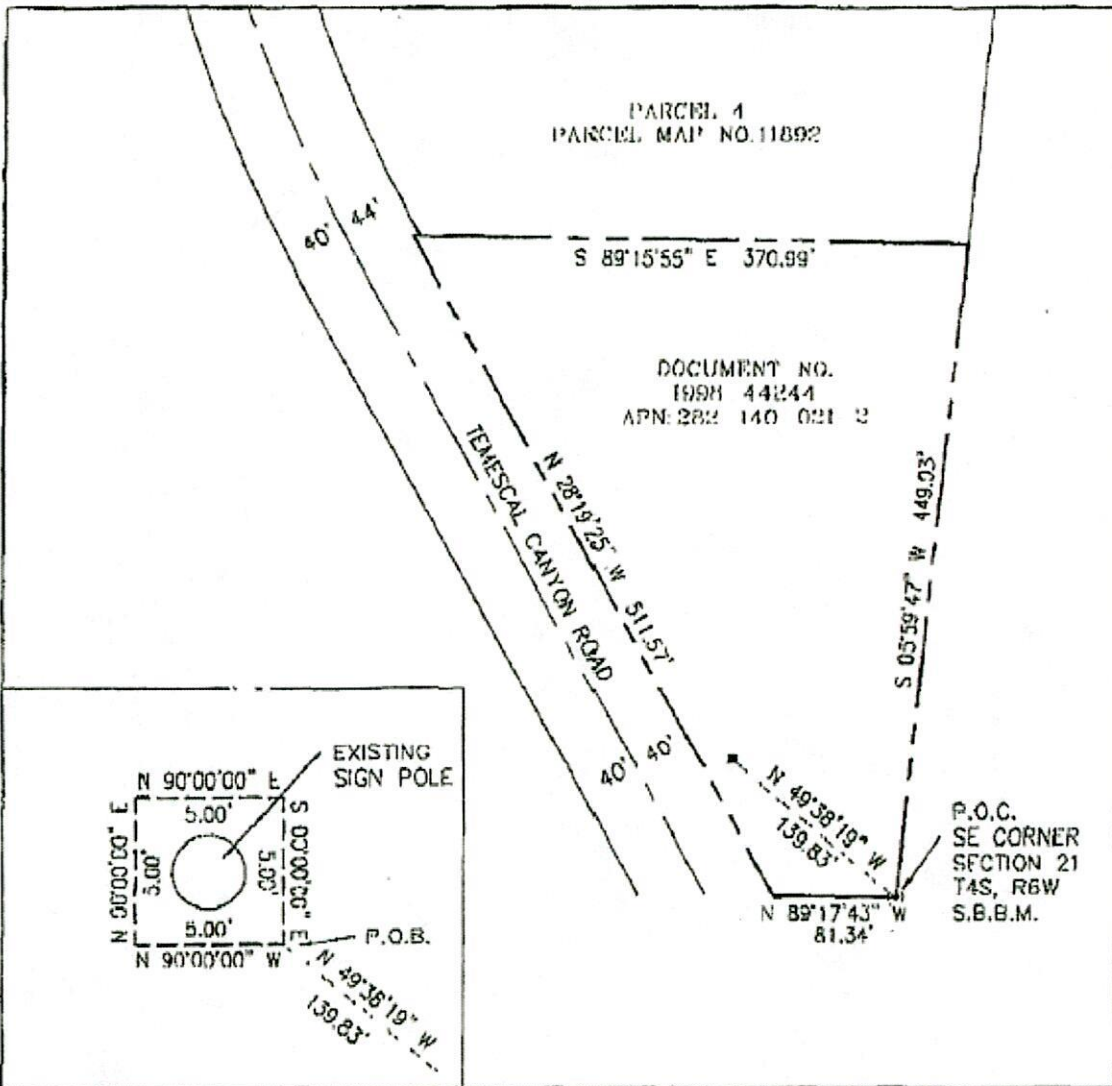


EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

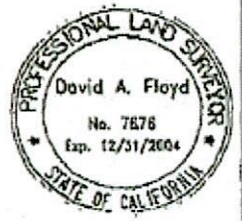
SIGN EASEMENT

SHEET 1 OF 1 SCALE 1"=100'

FLOYD SURVEYING, INC.

"A PLS Every Step of The Way"

2553 WAGON WHEEL RD
NORCO, CA 95060
(909) 276-1371



David A. Floyd

Signature

4/25/04

Date

improvements at any time during the term of this Lease, or upon the expiration of this Lease. Property tax for Lessee's sign shall be Lessee's sole expense.

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12. Lessee shall at its sole cost and expense obtain and be responsible for all of the necessary permits to construct and operate this sign.

EXECUTED by the Lessor in the presence of Keith Stephens who is hereby requested to sign as a witness.

LESSEE:

Valley Outdoor, Inc.

By: J. Wall

Title: Vice-President

8826 Sunset Boulevard, 2nd Floor
West Hollywood, CA 90069

Date: 2/16/99

Witness: [Signature]
Keith Stephens

LESSOR:

David Smith

By: [Signature]

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187 Magnolia Avenue, # 102-842
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Date: 2/12/99

Tax I.D. 556-84-8229



P.O. BOX 963
PALM SPRINGS, CA 92263
(760) 322-9623

DRAFT

April 23, 2018

Grant Destache
Temescal Leroy, LLC
P.O. Box 1062
Corona, CA 92878

RE: Billboard Sign
21960 Temescal Canyon Rd.
APN: 282-140-021

Dear Grant:

It was a pleasure meeting with you today.


This letter shall serve to confirm our mutual agreement that the Lease for the Billboard Sign on the above referenced property dated February 1, 1999 shall be extended with a new expiration date of February 1, 2029. All other terms and conditions of the lease shall remain the same.

If you find this satisfactory, please sign and return a copy of this letter to me. Thank you for your time and attention to this matter.

Best regards,

Gregory Walker
President

ACCEPTED:



Grant Destache, Manager

Date: May 14, 2018

GW:bc

PROJECT: TEMESCAL CANYON-DOS LAGOS

PARCEL: 0066-010A

APN: 282-140-021 (portion)

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally _____ appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the TITAN ADVERTISING, INC., a California Corporation, on the Quitclaim Deed dated _____, 2020 to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE

Patricia Romo, Director of Transportation

By: _____, Deputy

David McMillan

ATTACHMENT "E"
Lease Termination Agreement

Lease Termination Agreement

This Lease Termination Agreement is made this ____ day of _____ 2020 between Temescal Leroy, LLC, a California limited liability company ("Landlord") and Titan Advertising, Inc., a California corporation ("Tenant").

WITNESSETH:

The Landlord and Tenant do hereby covenant, promise, and agree as follows:

1. That certain Real Estate Lease dated February 1, 1999 ("Ground Lease") between Landlord and Tenant as successors-in-interest for the use of a portion of the Landlord's property for an outdoor double-faced illuminated billboard located within Assessor's Parcel Number 282-140-021 ("Property") is hereby terminated.
2. Tenant gives possession of the Property to the Landlord. The Landlord accepts possession of the Property in the condition delivered.
3. Tenant has removed the billboard sign from Landlord's Property and has done nothing which would give anyone a claim against the Property.
4. Landlord releases Tenant and Tenant releases Landlord from the obligations of the Lease.
5. The conditions, covenants, and agreements contained in this instrument shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, and assigns.
6. This Agreement may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

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

LANDLORD:
TEMESCAL LEROY, LLC, a
California limited liability company

Date: _____

By: _____

Grant Edward Destache, Manager

TENANT:
TITAN ADVERTISING, INC.,
A California corporation

Date: _____

By: _____

Gregory Walker, President

Recorded at request of and return to:
Economic Development Agency
On behalf of Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

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

Space above this line reserved for Recorder's Use

PROJECT: TEMESCAL CANYON-DOS
LAGOS
PARCEL: 0066-010A
APN: 282-140-021 (portion)

QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,
TITAN ADVERTISING, INC., a California Corporation

does hereby remise, release and forever quitclaim to Temescal Leroy, LLC, a California limited liability company all rights and interest under sign easement attached hereto and made a part hereof the real property located in Riverside County, California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference and under the lease agreement and extension thereto attached hereto as Exhibit "C" and by this reference incorporated herein.

Dated: 01/16/20

QC original
Titan

GRANTOR:

TITAN ADVERTISING, INC., a California Corporation

By: *[Signature]*

Its: President

MAR 10 2020 3.18

PROJECT: TEMESCAL CANYON-DOS LAGOS

PARCEL: 0066-010A

APN: 282-140-021 (portion)

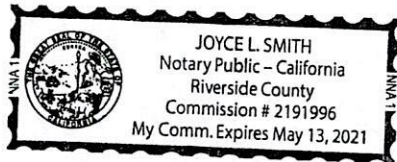
ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On January 16, 2020, before me, Joyce L. Smith, a Notary Public, personally appeared Gregory Allen Walker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal:

Signature Joyce L. Smith

Exhibit "A"
SIGN EASEMENT

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CONTAINING 25 square feet, more or less.

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Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared By:
Floyd Surveying, Inc.





David A. Floyd PLS 7676 Exp. 12/31/2004

4/25/04
Date

PARCEL 4
PARCEL MAP NO. 11892

DOCUMENT NO.
199H 44244
APN: 282 140 021 2

TEJESCAL CANYON ROAD
N 28°19'25" W 511.57'

S 05°59'47" W 449.03'

S 89°15'55" E 370.99'

40' 44'

40' 40'

N 49°38'19" W
139.83'
N 89°17'43" W
81.34'

P.O.C.
SE CORNER
SECTION 21
T4S, R6W
S.B.M.

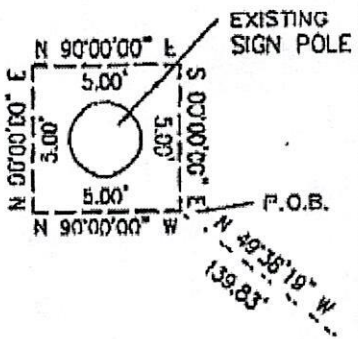


EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

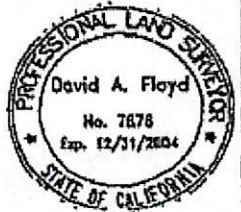
SIGN BASEMENT

SHEET 1 OF 1 SCALE 1"=100'

FLOYD SURVEYING, INC.

"A Mile Every Step of The Way"

2553 WAGON WHEEL RD
MORCO, CA 92860
(951) 279-1371



David A. Floyd 4/28/04
 Signature Date

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12. Lessee shall at its sole cost and expense obtain and be responsible for all of the necessary permits to construct and operate this sign.

EXECUTED by the Lessor in the presence of Keith Stephens who is hereby requested to sign as a witness.

LESSEE:

Valley Outdoor, Inc.

By: J. Wall

Title: Vice-President

8826 Sunset Boulevard, 2nd Floor
West Hollywood, CA 90069

Date: 2/16/99

Witness: [Signature]
Keith Stephens

LESSOR:

David Smith

[Signature]

Title: President

187 Magnolia Avenue, # 102-842
Corona, CA 91718

Date: 2/12/99

Tax I.D. 556-84-8229



P.O. BOX 963
PALM SPRINGS, CA 92283
(760) 322-9623

DRAFT

April 23, 2018

Grant Destache
Temescal Leroy, LLC
P.O. Box 1062
Corona, CA 92878

RE: Billboard Sign
21960 Temescal Canyon Rd.
APN: 282-140-021

Dear Grant:

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If you find this satisfactory, please sign and return a copy of this letter to me. Thank you for your time and attention to this matter.

Best regards,

Gregory Walker
President

ACCEPTED:

A handwritten signature in black ink, appearing to read "Grant Destache", is written over a horizontal line.

Grant Destache, Manager

Date: May 14, 2018

GW:bc

Recorded at request of and return to:
Economic Development Agency
On behalf of Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

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

Space above this line reserved for Recorder's Use

PROJECT: TEMESCAL CANYON-DOS
LAGOS
PARCEL: 0066-010A
APN: 282-140-021 (portion)

QUITCLAIM DEED


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and made a part hereof the real property located in Riverside County, California, described in
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extension thereto attached as Exhibit "C" and by this reference incorporated herein.

Dated: 1/31/2020

GRANTOR:

TEMESCAL-LEROY, LLC, a California
limited liability company

By: 
Grant Edward Destache

Its: Manager

QC original
Temescal

MAR 10 2020 3.18

PROJECT: TEMESCAL CANYON – DOS LAGOS

PARCEL: 0066-010A

APN: 282-140-021 (portion)

ACKNOWLEDGEMENT

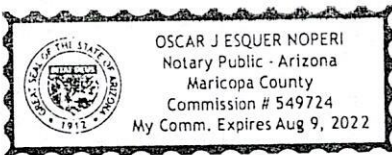
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ ARIZONA)
COUNTY OF MARICOPA)

On January 31st, 2020, before me, Oscar J Esquer Noperi, a Notary Public, Grant Edward Destache personally appeared Grant Edward Destache, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:



Signature Oscar J Esquer Noperi

Place Notary Seal Above

Exhibit "A"
SIGN EASEMENT

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Prepared By:
Floyd Surveying, Inc.





David A. Floyd PLS 7676 Exp. 12/31/2004

4/29/04
Date

PARCEL 1
PARCEL MAP NO. 11092

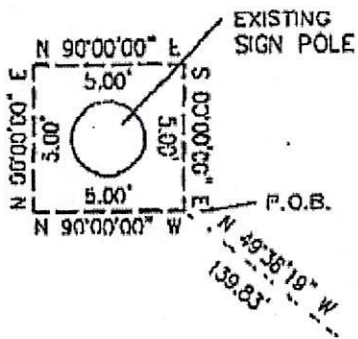
DOCUMENT NO.
199H 44244
APN: 282 140 021 2

40' 44'

S 89°15'55" E 370.69'

TEMESCAL CANYON ROAD
N 28°19'25" W 511.57'

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N 49°36'19" W 139.83'

N 89°17'43" W 81.34'

P.O.C.
SE CORNER
SECTION 21
T4S, R6W
S.B.B.M.

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

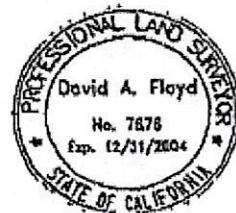
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SHEET 1 OF 1 SCALE 1"=100'

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"A N.S. Every Step of The Way"

2553 WAGON WHEEL RD
MORRO, CA 92050
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David A. Floyd 4/28/04
Signature Date

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By: J. Wall

Title: Vice-President

8828 Sunset Boulevard, 2nd Floor
West Hollywood, CA 90069

Date: 2/16/99

Witness: [Signature]
Keith Stephens

LESSOR:

David Smith

By: [Signature]

Title: Owner

187 Magnolia Avenue, # 102-842
Corona, CA 91718

Date: 2/12/99

Tax I.D. 556-84-8229

TITAN
Titan Advertising, Inc.

P.O. BOX 963
PALM SPRINGS, CA 92263
(760) 322-9623

DRAFT

April 23, 2018

Grant Destache
Temescal Leroy, LLC
P.O. Box 1062
Corona, CA 92878

RE: Billboard Sign
21960 Temescal Canyon Rd.
APN: 282-140-021

Dear Grant:

It was a pleasure meeting with you today.

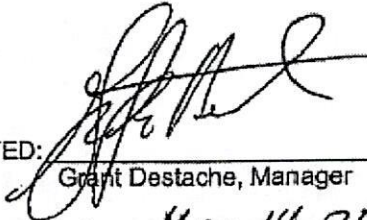
This letter shall serve to confirm our mutual agreement that the Lease for the Billboard Sign on the above referenced property dated February 1, 1999 shall be extended with a new expiration date of February 1, 2029. All other terms and conditions of the lease shall remain the same.

If you find this satisfactory, please sign and return a copy of this letter to me. Thank you for your time and attention to this matter.

Best regards,

Gregory Walker
President

ACCEPTED:



Grant Destache, Manager

Date: May 14, 2018

GW:bc


CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by TEMESCAL-LEROY, LLC, a California limited liability company, on the Quitclaim Deed dated 1-31, 2020 to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: 2-5-2020

COUNTY OF RIVERSIDE

Patricia Romo, Director of Transportation

By:  _____, Deputy

David McMillan