

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



**ITEM: 3.6  
(ID # 12396)**

**MEETING DATE:**

Tuesday, June 23, 2020

**FROM:** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adopt Resolution No. 2020-111, Authorization to Convey Fee Simple Interests in Real Property to the City of Jurupa Valley, Located in the City of Jurupa Valley, County of Riverside, State of California, by Quitclaim Deeds, Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017, 181-052-018, 182-290-023, and 182-290-025; Approval of Transfer Agreement with City of Jurupa Valley for Said Property; Approval of Termination of Revenue Lease with Riverside County Regional Park & Open-Space District for Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017, and 181-052-018, CEQA Exempt, District 2 [\$12,600] Real Estate Division Budget 100%, 4/5 vote (Clerk to File CEQA Notice of Exemption)

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

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15061(b)(3), "Common Sense" Exemption;
2. Authorize the Director of Facilities Management, or designee, to terminate that certain Revenue Lease between the County of Riverside and Riverside County Regional Park & Open-Space District, dated December 8, 2015, for Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017, and 181-052-018, by written notice as set forth in Section 3 of said Revenue Lease, as approved by County Counsel;

**ACTION: Policy, 4/5 Vote Required**

  
Rose Salgado, Director of Facilities Management 5/13/2020


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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, 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: June 23, 2020  
xc: FM-RE

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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3. Adopt Resolution No. 2020-111, Authorization to Convey Fee Simple Interests in Real Property to the City of Jurupa Valley, Located in the City of Jurupa Valley, County of Riverside, State of California, by Quitclaim Deeds, Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017, 181-052-018, 182-290-023, and 182-290-025;
4. Approve the attached Transfer Agreement between the County of Riverside and the City of Jurupa Valley, and authorize the Chairman of the Board to execute the same on behalf of the County;
5. Authorize the Chairman of the Board to execute the Quitclaim Deeds on behalf of the County to complete the transfer of real property;
6. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete the transaction; and
7. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five working days of approval by the Board.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 12,600	\$ 0	\$ 12,600	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Real Estate Division Budget – 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2019/20	

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

**BACKGROUND:**

**Summary**

The County of Riverside (County) owns the following two properties (collectively, the Property): (1) The Jurupa Valley Boxing Club, located at 5626 Mission Blvd, Jurupa Valley, California, identified by Assessor Parcel Numbers 181-052-004, 181-052-016, 181-052-017 and 181-052-018 (Boxing Club), and (2) The Eddie Dee Smith Senior Center, located at 5888 Mission Blvd, Jurupa Valley, California, identified by Assessor Parcel Numbers 182-290-023 and 182-290-025 (Senior Center), both of which are more particularly described in Exhibit "A" attached to Resolution No. 2020-111.

The Boxing Club, located in the City, is improved with a 4,800 square foot boxing gymnasium and has been operated by Riverside County Regional Park and Open Space District (RivCoParks) since 2009 and has been occasionally funded by community grants and Net County Cost (NCC) Funds. All programming and training at the Boxing Club have been provided

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by volunteer coaches and trainers. The County, as lessor, and RivCoParks, as lessee, entered into that certain Revenue Lease, dated December 8, 2015, for Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017, and 181-052-018, for RivCoParks' continued operation of the Boxing Club. Termination of the Revenue Lease is required prior to the proposed transfer so that the City can take up operations of the Boxing Club once the transfer has been completed. Section 3 of Revenue Lease allows for either party to terminate the Revenue Lease by providing written notice to the other party prior to June 30 of any given year. Staff requests the Board to authorize the Director of Facilities Management, or designee, to terminate the Revenue Lease pursuant to Section 3 of the Revenue Lease, as approved by County Counsel.

The Senior Center, located in the City, is improved with a 9,120 square foot multi-purpose building and is open to the public with an emphasis on senior activities. Family Service Association (FSA) currently operates the Eddie Dee Smith Senior Center pursuant to a Master License Agreement dated May 9, 2017 entered between the County and FSA (License Agreement). The License Agreement is set to expire on June 30, 2020. Through this transfer the County will find cost savings and efficiencies.

Pursuant to Government Code Section 25365, the County, by four-fifths vote of the Board of Supervisors, may transfer real property, or any interest therein, belonging to the County to another city, upon the terms and conditions as agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for County use.

On June 9, 2020, the Board of Supervisors adopted Resolution 2020-110, Notice of Intention to Convey Fee Simple Interests in Real Property to the City of Jurupa Valley, Located in the City of Jurupa Valley, County of Riverside, State of California, by Quitclaim Deeds. The County intends to convey fee simple interests in the Property to the City of Jurupa Valley. Notice was published by the Clerk of the Board pursuant to Section 6061 of the Government Code.

The Property will be transferred to the City according to the consideration and mutual covenants set forth in the attached Transfer Agreement (Agreement). Under the Agreement, the City acknowledges that the County makes no warranties over the Property and will be transferring them in its "as-is" condition. Additionally, within ninety days of full execution of the Agreement, County shall convey and transfer to City the fee title to the Property in substantially the same form as the attached Quitclaim Deeds.

Pursuant to the California Environmental Quality (CEQA), the project was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption. The County's approval of this conveyance of the Property does not create any reasonably foreseeable physical change in the environment; it is merely a transfer in title to real property, and it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

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Resolution No. 2020-111, Transfer Agreement, and Quitclaim Deeds have been reviewed and approved by County Counsel as to legal form.

**Impact on Citizens and Businesses**

The transfer will enable the City to have a direct ownership and involvement in both the facilities and programming within the facilities and for the benefit of the community and families of Jurupa Valley.

**Supplemental:**

**Additional Fiscal Information**

No net County cost will be incurred and no budget adjustment are necessary; however, the Facilities Management - Real Estate (FM-RE) has absorbed all costs associated with this transaction. This transaction will provide efficiencies to both the County and City. FM-RE currently oversees the Community Center Budget and recommends this transfer as if pursues budget and operational savings.

Staff and Labor Costs	\$ 7,000
County Counsel Review	\$ 4,000
Preliminary Title Report (\$500*2)	\$ 1,000
CEQA NOE	\$ 600
Total	\$ 12,600

**Attachments:**

- Resolution No. 2020-111
- Transfer Agreement with the City of Jurupa Valley
- Aerial Map
- Quitclaim Deeds
- Notice of Exemption

CAO:ar/042020

  
Steven Atkeson 6/8/2020

  
Gregory E. Priarios, Director County Counsel 6/4/2020



County of Riverside  
Facilities Management  
3133 Mission Inn Avenue, Riverside, CA

FOR COUNTY CLERK USE ONLY

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

6/23/20  
Date

YRP  
Initial

## NOTICE OF EXEMPTION

May 7, 2020

**Project Name:** Conveyance of Jurupa Valley Boxing Club and Eddie Dee Smith Senior Center

**Project Number:** FM0417200368

**Project Location:**

Jurupa Valley Boxing Club: 5626 Mission Boulevard Assessor's Parcel Numbers (APNs): 181-052-004, 181-052-016, 181-052-017, 181-052-018; Jurupa Valley, California

Eddie Dee Smith Senior Center: 5888 Mission Boulevard, APNs: 182-290-023, 182-290-025; Jurupa Valley, California

**Description of Project:** Pursuant to Government Code Section 25365, the County of Riverside (County) may transfer interests in real property or interest therein, belonging to the County to another public agency, upon the terms and conditions as agreed upon and without complying with any other provisions of the government code, if the property or interest therein to be conveyed is not required for County use. Finding that the fee simple interest in both properties are no longer necessary for use by the County, the County intends to transfer its fee simple interest in real property, located in the City of Jurupa Valley, consisting of two properties; The Jurupa Valley Boxing Club, located at 5626 Mission Blvd, Jurupa Valley, California, identified by Assessor Parcel Numbers 181-052-004, 181-052-016, 181-052-017 and 181-052-018 (Boxing Club); and The Eddie Dee Smith Senior Center, located at 5888 Mission Blvd, Jurupa Valley, California, identified by Assessor Parcel Numbers 182-290-023 and 182-290-025 (Senior Center) as more particularly described in Exhibit A attached to Resolution No. 2020-111, by quitclaim deed to the City of Jurupa Valley.

The Boxing Club is improved with a 4,800 square footage boxing gymnasium and has been operated by Riverside County Regional Park and Open Space District since 2009 and has been occasionally been funded by community grants and NCC Funds. The original development/formation of the Boxing Club included a non-profit support foundation over the years, but their involvement has diminished and is now limited. All programming and training have been provided by volunteer coaches and trainers. The Senior Center is improved with a 9,120 square foot multi-purpose building and is open to the public with an emphasis on senior activities. Family Service Association currently operates the Eddie Dee Smith Senior Center pursuant to a Master License Agreement dated May 9, 2017 entered between the County and FSA (Operating Agreement). The Operating Agreement has a 3.5 year term that expires on June 30, 2020. The County provides \$150,000 in annual operating subsidies to FSA to operate the Senior Center under the Operating Agreement.

The Board of Supervisors adopted Resolution 2020-110, Notice of Intention to Convey Fee Simple interest in Real Property located in the City of Jurupa Valley. The properties will be transferred to the City under the consideration and mutual covenants set forth on the Transfer Agreement (Agreement). Under the Agreement the City acknowledges that the County makes no warranties over the properties and will be transferring them in "as-is" condition. Additionally, within ninety days of full execution of the Agreement, County shall convey and transfer to City the fee title to the Properties substantially in the form of Quitclaim Deeds.

The transfer and conveyance of the Boxing Club and Senior Center is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facilities will continue to provide public services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

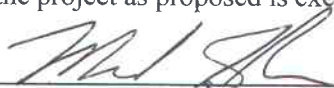
**Exempt Status:** State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**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 would the project involve unusual circumstances that could potentially have 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. No significant environmental impacts are anticipated to occur with the conveyance of property to the City of Jurupa Valley.

- **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 transfer of properties is an administrative function and would not result in any direct or indirect physical environmental impacts. 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.

Therefore, the County of Riverside Facilities Management 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:**

5/7/20

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Conveyance of Jurupa Valley Boxing Club and Eddie Dee Smith Senior Center**

**Accounting String: 524830-21830-7201200000 - FM0417200368**

DATE: May 7, 2020

AGENCY: Riverside County Facilities Management

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, Facilities Management

Signature:  \_\_\_\_\_

PRESENTED BY: Craig Olsen, Supervising Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # (S) \_\_\_\_\_

County of Riverside  
Facilities Management  
3133 Mission Inn Avenue, Riverside, CA 92507

Date: May 7, 2020  
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk  
From: Mike Sullivan, Senior Environmental Planner, Facilities Management  
Subject: **County of Riverside Facilities Management Project # FM0417200368**  
Conveyance of Jurupa Valley Boxing Club and Eddie Dee Smith Senior Center

The Riverside County's Facilities Management'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 #2600**

**Attention: Mike Sullivan, Senior Environmental Planner,**  
**Facilities Management,**  
**3133 Mission Inn Avenue, Riverside, CA 92507**

**If you have any questions, please contact Mike Sullivan at 955-8009 or email at [msullivan@rivco.org](mailto:msullivan@rivco.org).**

Attachment

cc: file



Jurupa Valley Boxing Club  
5626 Mission Boulevard, Riverside, CA 92509



APN: 181-052-004  
181-052-016  
181-052-017  
181-052-018

Eddie Dee Smith Senior Center  
5888 Mission Boulevard, Riverside, CA 92509



APN's: 182-290-023  
182-290-025



2 RESOLUTION NO. 2020-111

3 AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY TO THE  
4 CITY OF JURUPA VALLEY, LOCATED IN THE CITY OF JURUPA VALLEY, COUNTY OF  
5 RIVERSIDE, STATE OF CALIFORNIA, BY QUITCLAIM DEEDS

6 (Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017, 181-052-018, 182-  
7 290-023, and 182-290-025)

8  
9 WHEREAS, the County of Riverside is the owner of the following two properties: (1)  
10 The Jurupa Valley Boxing Club, located at 5626 Mission Blvd., Jurupa Valley, California,  
11 identified by Assessor's Parcel Numbers 181-052-004, 181-052-016, 181-052-017 and 181-  
12 052-018 ("Boxing Club"), and (2) The Eddie Dee Smith Senior Center, located at 5888 Mission  
13 Blvd., Jurupa Valley, California, identified by Assessor's Parcel Numbers 182-290-023 and  
14 182-290-025 ("Senior Center"), both of which are more particularly described in Exhibit "A",  
15 attached hereto and made apart hereof (collectively, the "Property"); and

16 WHEREAS, the Property is no longer required for County use or purposes;

17 WHEREAS, the County desires to convey the Property to the City of Jurupa Valley,  
18 ("City");

19 WHEREAS, the County of Riverside and the City of Jurupa Valley concur that it would  
20 be in both parties best interest to transfer the Property to the City;

21 WHEREAS, the County has reviewed and determined that the conveyance of the  
22 Property as being categorically exempt from the California Environmental Quality Act ("CEQA")  
23 pursuant to State CEQA Guidelines Section 15601(b)(3) as the proposed project is merely the  
24 conveyance of title to real property and does not involve construction or development, and  
25 therefore, no significant impact on the environmental will occur; and

26 WHEREAS, pursuant to Government Code Section 25365, the County may transfer  
27 interests in real property, or any interest therein, belonging to the County to another city, upon  
28 the terms and conditions as agreed upon and without complying with any other provisions of

Gregory F. Piliatmos, County Counsel  
Thomas Oh, Deputy County Counsel

1 the Government Code, if the property, or interest therein, to be conveyed is not required for  
2 County use; now, therefore,

3 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the  
4 County of Riverside, not less than four-fifths of all members concurring, in regular session  
5 assembled on June 23, 2020, in the meeting room of the Board of Supervisors located on the  
6 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that this  
7 Board, based upon a review of the evidence and information presented on the matter, as it  
8 relates to the conveyance has determined that the proposed conveyance is categorically  
9 exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be  
10 seen with certainty that there is no possibility that the activity in question will have a significant  
11 effect on the environment because it merely involves the conveyance of title to real property  
12 and no construction activities or development is to occur.

13 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board  
14 authorizes the conveyance of the Property, as more particularly described in Exhibit "A", Legal  
15 Description, attached hereto and made a part hereof, by Quitclaim Deeds to the City of Jurupa  
16 Valley.

17 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chairman of  
18 the Board is authorized to execute the Transfer Agreement between the County of Riverside  
19 and the City of Jurupa Valley on behalf of the County.

20 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chairman of  
21 the Board is authorized to execute the Quitclaim Deeds on behalf of the County to complete  
22 the conveyance of real property and this transaction.

23 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Director of  
24 Facilities Management or designee is authorized to execute any documents to complete this  
25 transaction.

26 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the  
27 Board of Supervisors is directed to file the Notice of Exemption with the County Clerk within  
28 five working dates of Board approval.





EXHIBIT "A"

Parcel A:

Lots 6 and 7 of First Addition to Fort Freemont, in the County of Riverside, State of California, as shown by Map on file in Book 13, Page 93 of Maps, Riverside County Records.

APN: 181-052-004

Parcel B :

Lot 5 of First Addition to Fort Freemont, as shown by Map on file in Book 13, Page 93 of Maps, Records of Riverside County, California.

APN: 181-052-016

Parcel C:

Lots 1, 2, 3 and 4 of First Addition to Fort Freemont, in the County of Riverside, State of California, as shown by Map recorded in Book 13, Page 93 in the Office of the Riverside County.

APN: 181-052-017 & 018

## EXHIBIT "A"

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

**PARCEL 1: APN 182-290-025**

Parcel B of Notice of Lot Line Adjustment for the Smith Center and adjacent land, recorded July 30, 2001 as Instrument No. 2001-354646 of Official Records of Riverside County, California, and more particularly described as follows:

That portion of Parcel 2 of Parcel Map No. 4932, in the City of Jurupa Valley, County of Riverside, State of California, on file in Book 8 of Parcel Maps, Page 60 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 2, said corner being a point in the southwesterly line of Mission Boulevard as shown by said Parcel Map No. 4932;

Thence S.29°37'42"W. along the southeasterly line of said Parcel 2, a distance of 150.68 feet;  
Thence N.60°22'18"W., a distance of 4.55 feet;  
Thence S.29°37'42"W., a distance of 62.94 feet;  
Thence N.60°22'18"W., a distance of 15.08 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 2.06 feet;  
Thence southerly along a tangent curve concave easterly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.60°22'18"E., a distance of 15.20 feet;  
Thence S.29°37'42"W., a distance of 53.97 feet;  
Thence N.60°22'18"W., a distance of 17.40 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 14.11 feet;  
Thence N.60°23'58"W., a distance of 56.03 feet, to the northwesterly line of said Parcel 2;  
Thence N.29°37'42"E. along said northwesterly line, a distance of 292.18 feet, to the most northerly corner of said Parcel 2, said corner being a point in the southwesterly line of said Mission Boulevard.  
Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 79.91 feet, to the Point of Beginning.

**PARCEL 2: APN 182-290-023**

Parcel C of Notice of Lot Line Adjustment for the Smith Center and adjacent land, recorded July 30, 2001 as Instrument No. 2001-354646 of Official Records of Riverside County, California, and more particularly described as follows:

That portion of Parcel 1 of Parcel Map No. 4932, in the City of Jurupa Valley, County of Riverside, State of California, on file in Book 8 of Parcel Maps, Page 60 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the most easterly corner of said Parcel 2 of said Parcel Map No. 4932, said corner being a point in the southwesterly line of Mission Boulevard as shown by said Parcel Map;  
Thence S.29°37'42"W. along the southeasterly line of said Parcel 2, a distance of 150.68 feet;  
Thence N.60°22'18"W., a distance of 4.55 feet;

Thence S.29°37'42"W., a distance of 62.94 feet;  
Thence N.60°22'18"W., a distance of 15.08 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 2.06 feet;  
Thence southerly along a tangent curve concave easterly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.60°22'18"E., a distance of 15.20 feet;  
Thence S.29°37'42"W. a distance of 53.97 feet;  
Thence N.60°22'18"W., a distance of 17.40 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 14.11 feet;  
Thence N.60°23'58"W., a distance of 56.03 feet, to the northwesterly line of said Parcel 2, also being the southeasterly line of said Parcel 1, being the True POINT OF BEGINNING;  
Thence continuing N.60°23'58"W., a distance of 118.01 feet;  
Thence N.28°37'21"E a distance of 15.63 feet;  
Thence northerly along a tangent curve concave westerly, having a radius of 2.00 feet, through an angle of 89°58'20", an arc length of 3.11 feet;  
Thence N.60°22'18"W., a distance of 29.05 feet, to the northwesterly line of said Parcel 1;  
Thence N.29°37'42"E. along said northwesterly line, a distance of 279.13 feet, to the most northerly corner of said Parcel 1, said corner being a point in the southwesterly line of said Mission Boulevard.  
Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 149.40 feet, to the Point of Beginning.

**TRANSFER AGREEMENT**  
BY AND BETWEEN  
THE COUNTY OF RIVERSIDE  
AND  
THE CITY OF JURUPA VALLEY

This TRANSFER AGREEMENT ("Agreement") is made and effective on June 23, 2020 ("Effective Date") by and between the County of Riverside ("COUNTY"), a political subdivision of the State of California, and the City of Jurupa Valley ("CITY"), a California municipal corporation. COUNTY and CITY may sometimes hereinafter collectively be referred to as the "Parties".

**RECITALS**

WHEREAS, the COUNTY is the owner of two properties consisting of the Eddie Dee Smith Senior Center located at 5888 Mission Boulevard, Jurupa Valley, CA 92509, identified with Assessor's Parcel Numbers 182-290-023 and 182-290-025, and the Jurupa Valley Boxing Club located at 5626 Mission Boulevard, Jurupa Valley, CA 92509, identified with Assessor Parcel Numbers 181-052-004, 181-052-016, 181-052-017, 181-052-018, as more particularly described in Exhibit "A", attached hereto and made apart hereof, located in the City of Jurupa Valley, State of California (collectively, the "Properties");

WHEREAS, pursuant to Government Code section 25365, the County may transfer real property, or any interest therein, belonging to the County to a city upon the terms and conditions as agreed upon and without complying with any other provisions of the California Government Code, if the property or interest therein to be conveyed is not required for County use;

WHEREAS, the Board of Supervisors of the County of Riverside has determined the Properties are not required for use by the COUNTY;

WHEREAS, the COUNTY and CITY desire to enter into this Agreement to provide the terms and conditions for the conveyance of the Properties from the COUNTY to the CITY; and

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

**AGREEMENT**

1. **Transfer of the Properties.** Within one hundred twenty (120) days of full execution of this Agreement, and for the consideration described herein, COUNTY shall convey and transfer to CITY the fee title to the Properties substantially in the form of the Quitclaim Deeds ("Deeds") attached hereto as Exhibit "B" and by this reference incorporated herein and shall convey and transfer to CITY the furniture, fixtures, and

equipment in each building on the Properties. The transfer of the Properties and the furniture, fixtures and equipment ("Transfer") shall be consummated pursuant to the terms and conditions of this Agreement.

2. **PROPERTIES TRANSFERED IN "AS-IS" CONDITION.**

2.1 CITY acknowledges that the Properties and the furniture, fixtures and equipment therein are being transferred in their "as-is" condition, as of the date of this Agreement, without warranty, and that COUNTY is not responsible for making corrections or repairs of any nature to the Properties. CITY further acknowledges that COUNTY has made no representations or warranties regarding the Properties and the furniture, fixtures and equipment therein, including, but not limited to, the following:

- A. Property lines and boundaries;
- B. Square footage, and lot size;
- C. Type, size, adequacy, capacity, and condition of sewer systems and components;
- D. Possible absence of required governmental permits, inspections, certificates, or other determinations affecting the Properties;
- E. Limitations, restrictions, and requirements affecting the use of the Properties, future development, zoning, building, and size;
- F. Governmental restrictions which may limit the amount of rent that can lawfully be charged and/or the maximum number of persons who can lawfully occupy the Properties;
- G. Water and utility availability and use restrictions;
- H. Potential environmental hazards, including asbestos, formaldehyde, radon, methane, other gases, lead-based paint, other lead contamination, fuel or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions;
- I. Neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, proximity to commercial, industrial, or agricultural activities, crime statistics, fire protection, other governmental services, existing and proposed transportation, construction, and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, or other nuisances, hazards, or circumstances;
- J. Geologic/seismic conditions, soil and terrain stability, suitability, and drainage; and
- K. Conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements, and preferences of CITY.



2.2 CITY represents and warrants to COUNTY that CITY and/or CITY's representatives and employees have made their own independent inspections, investigations, tests, surveys, and other studies of the Properties and the furniture, fixtures and equipment therein and agrees to accept the Properties in their "as-is" condition.

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

4. **COUNTY's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of the CITY, the Transfer shall be conditioned upon the timely performance by COUNTY of all obligations that are required, by the terms of this Agreement, to be satisfied by COUNTY in order for the Transfer to take place.

5. **CITY's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of COUNTY, the Transfer shall be conditioned upon the timely performance by CITY of all obligations that are required, by the terms of this Agreement, to be satisfied by CITY in order for the Transfer to take place.

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

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

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

If to the COUNTY:

County of Riverside  
Facilities Management  
Deputy Director of Real Estate  
3403 10<sup>th</sup> Street Suite 400  
Riverside, CA 92501

If to the CITY:

City of Jurupa Valley  
Deputy City Engineer  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

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

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

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

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

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

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

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

16. **Authority to Execute.** The individuals executing this Agreement and the instruments referenced herein each represent and warrant that they have the legal

power, right and actual authority to bind their respective Parties to the terms and conditions hereof and thereof.

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

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


[Signature Provisions on Following Page]

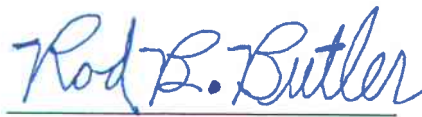
19. This Agreement will be null and void if not duly approved and executed by both Parties.

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

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

CITY OF JURUPA VALLEY, a  
California municipal corporation

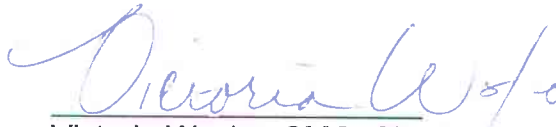
By:   
V. Manuel Perez, Chairman  
Board of Supervisors

By:   
Rod B. Butler, City Manager

ATTEST:  
CLERK OF THE BOARD  
Kecia R. Harper

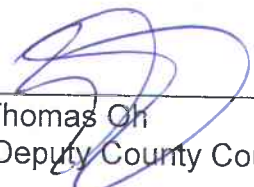
ATTEST:

By:   
Deputy

  
Victoria Wasko, CMC, City Clerk

APPROVED AS TO FORM:  
Gregory P. Priamos  
County Counsel

APPROVED AS TO FORM:

By:   
for Thomas Oh  
Deputy County Counsel

  
Peter M. Thorson, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTIES

[attached behind this page]



## EXHIBIT "A"

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

Lots 1, 2, 3, 4, 5, 6 and 7 of First Addition to Fort Freemont, in the City of Jurupa Valley, County of Riverside, State of California, as shown by map on file in Book 13, Page 93 of Maps, Riverside County Records.

APN: 181-052-04; 181-052-16; 181-052-17; 181-052-18

## EXHIBIT "A"

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

### **PARCEL 1: APN 182-290-025**

Parcel B of Notice of Lot Line Adjustment for the Smith Center and adjacent land, recorded July 30, 2001 as Instrument No. 2001-354646 of Official Records of Riverside County, California, and more particularly described as follows:

That portion of Parcel 2 of Parcel Map No. 4932, in the City of Jurupa Valley, County of Riverside, State of California, on file in Book 8 of Parcel Maps, Page 60 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 2, said corner being a point in the southwesterly line of Mission Boulevard as shown by said Parcel Map No. 4932;

Thence S.29°37'42"W. along the southeasterly line of said Parcel 2, a distance of 150.68 feet;  
Thence N.60°22'18"W., a distance of 4.55 feet;  
Thence S.29°37'42"W., a distance of 62.94 feet;  
Thence N.60°22'18"W., a distance of 15.08 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 2.06 feet;  
Thence southerly along a tangent curve concave easterly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.60°22'18"E., a distance of 15.20 feet;  
Thence S.29°37'42"W., a distance of 53.97 feet;  
Thence N.60°22'18"W., a distance of 17.40 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 14.11 feet;  
Thence N.60°23'58"W., a distance of 56.03 feet, to the northwesterly line of said Parcel 2;  
Thence N.29°37'42"E. along said northwesterly line, a distance of 292.18 feet, to the most northerly corner of said Parcel 2, said corner being a point in the southwesterly line of said Mission Boulevard.  
Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 79.91 feet, to the Point of Beginning.

### **PARCEL 2: APN 182-290-023**

Parcel C of Notice of Lot Line Adjustment for the Smith Center and adjacent land, recorded July 30, 2001 as Instrument No. 2001-354646 of Official Records of Riverside County, California, and more particularly described as follows:

That portion of Parcel 1 of Parcel Map No. 4932, in the City of Jurupa Valley, County of Riverside, State of California, on file in Book 8 of Parcel Maps, Page 60 thereof, Records of Riverside County, California, described as follows:

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Thence S.29°37'42"W., a distance of 14.11 feet;  
Thence N.60°23'58"W., a distance of 56.03 feet, to the northwesterly line of said Parcel 2, also being the southeasterly line of said Parcel 1, being the True POINT OF BEGINNING;  
Thence continuing N.60°23'58"W., a distance of 118.01 feet;  
Thence N.28°37'21"E a distance of 15.63 feet;  
Thence northerly along a tangent curve concave westerly, having a radius of 2.00 feet, through an angle of 89°58'20", an arc length of 3.11 feet;  
Thence N.60°22'18"W., a distance of 29.05 feet, to the northwesterly line of said Parcel 1;  
Thence N.29°37'42"E. along said northwesterly line, a distance of 279.13 feet, to the most northerly corner of said Parcel 1, said corner being a point in the southwesterly line of said Mission Boulevard.  
Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 149.40 feet, to the Point of Beginning.

EXHIBIT "B"

QUITCLAIM DEEDS

[attached behind this page]

# Exhibit "B"

Recorded at request of and return to:  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, California 92509

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

CAO:ar/060220/368FM/30.214

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

PROJECT: Jurupa Valley Boxing Club  
APN(s): 181-052-004, 181-052-016,  
181-052-017, 181-052-018

## QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, COUNTY OF RIVERSIDE ("Grantor"), a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a municipal corporation, all right, title, and interest Grantor has in the real property located in the County of Riverside, State of California, as more particularly described in Exhibit "A", attached hereto and made a part hereof.

Dated: \_\_\_\_\_

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

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

**ATTEST:**  
Kecia R. Harper  
Clerk of the Board

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

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

By: \_\_\_\_\_  
Deputy County Counsel



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

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

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 \_\_\_\_\_

[SEAL]

## EXHIBIT "A"

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

Lots 1, 2, 3, 4, 5, 6 and 7 of First Addition to Fort Freemont, in the City of Jurupa Valley, County of Riverside, State of California, as shown by map on file in Book 13, Page 93 of Maps, Riverside County Records.

APN: 181-052-04; 181-052-16; 181-052-17; 181-052-18

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Jurupa Valley, California 92509

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(Govt. Code 6103)

CAO:dr/06022020/368FM/30.215

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

PROJECT: Eddie Dee Smith Senior Center  
APN(s): 182-290-023 and 182-290-025

## QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, COUNTY OF RIVERSIDE ("Grantor"), a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a municipal corporation, all right, title, and interest Grantor has in the real property located in the County of Riverside, State of California, as more particularly described in Exhibit "A", attached hereto and made a part hereof.

Dated: \_\_\_\_\_

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subdivision of the State of California**

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

**ATTEST:**  
Kecia R. Harper  
Clerk of the Board

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

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

By: \_\_\_\_\_  
Deputy County Counsel

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COUNTY OF RIVERSIDE )ss

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\_\_\_\_\_ 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.

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[SEAL]

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Thence N.28°37'21"E a distance of 15.63 feet;  
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Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 149.40 feet, to the Point of Beginning.



COPY

Recorded at request of and return to:  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, California 92509

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

CAO:ar/060220/368FM/30.214

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

PROJECT: Jurupa Valley Boxing Club  
APN(s): 181-052-004, 181-052-016,  
181-052-017, 181-052-018

## QUITCLAIM DEED

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'JUN 23 2020

Dated: \_\_\_\_\_


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

By:   
V. Manuel Perez, Chairman  
Board of Supervisors

ATTEST:  
Kecia R. Harper  
Clerk of the Board

By: 

APPROVED AS TO FORM:  
Gregory P. Priamos  
County Counsel

By:   
Deputy County Counsel  
Wesley Stratfield for Thomas Oh



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

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

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 \_\_\_\_\_

[SEAL]

## EXHIBIT "A"

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

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APN: 181-052-04; 181-052-16; 181-052-17; 181-052-18

PROJECT: Jurupa Valley Boxing Club  
APN(s): 181-052-004, 181-052-016,  
181-052-017, 181-052-018

**CERTIFICATE OF ACCEPTANCE OF QUIT CLAIM DEED**

(Gov't Code § 27281)

This is to certify that the Quitclaim Deed grant to the City of Jurupa Valley of that certain real property, which is described more particularly in Exhibit "A" to the attached Quit Claim Deed is hereby accepted under the authority of the City Council of the City of Jurupa Valley, and the City of Jurupa Valley hereby consents to the recordation thereof by its duly authorized officer.

City of Jurupa Valley, a municipal  
corporation

Dated: 6/4/20

By: Rod B. Butler  
Rod B. Butler, City Manager

Attest:

By: Victoria Wasko  
Victoria Wasko, City Clerk

Approved as to form:

By: Peter M. Thorson  
Peter M. Thorson, City Attorney

COPY

Recorded at request of and return to:  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, California 92509

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

CAO:dr/06022020/368FM/30.215

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


PROJECT: Eddie Dee Smith Senior Center  
APN(s): 182-290-023 and 182-290-025

## QUITCLAIM DEED


FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, COUNTY OF RIVERSIDE ("Grantor"), a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a municipal corporation, all right, title, and interest Grantor has in the real property located in the County of Riverside, State of California, as more particularly described in Exhibit "A", attached hereto and made a part hereof.

Dated: JUN 23 2020


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

By:   
V. Manuel Perez, Chairman  
Board of Supervisors

**ATTEST:**  
Kecia R. Harper  
Clerk of the Board

By: 

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

By:   
Deputy County Counsel  
*Wesley Stanfield for Thomas Oh*



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

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On June 23, 2020, before me, Priscilla Rasso, Board Assistant, personally appeared V. Manuel Perez, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

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

WITNESS my hand and official seal

Kecia R. Harper  
Clerk of the Board of Supervisors

By: Priscilla Rasso  
Deputy Clerk

(SEAL)

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

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

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 \_\_\_\_\_

[SEAL]

## EXHIBIT "A"

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

### **PARCEL 1: APN 182-290-025**

Parcel B of Notice of Lot Line Adjustment for the Smith Center and adjacent land, recorded July 30, 2001 as Instrument No. 2001-354646 of Official Records of Riverside County, California, and more particularly described as follows:

That portion of Parcel 2 of Parcel Map No. 4932, in the City of Jurupa Valley, County of Riverside, State of California, on file in Book 8 of Parcel Maps, Page 60 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 2, said corner being a point in the southwesterly line of Mission Boulevard as shown by said Parcel Map No. 4932;

Thence S.29°37'42"W. along the southeasterly line of said Parcel 2, a distance of 150.68 feet;  
Thence N.60°22'18"W., a distance of 4.55 feet;  
Thence S.29°37'42"W., a distance of 62.94 feet;  
Thence N.60°22'18"W., a distance of 15.08 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 2.06 feet;  
Thence southerly along a tangent curve concave easterly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.60°22'18"E., a distance of 15.20 feet;  
Thence S.29°37'42"W., a distance of 53.97 feet;  
Thence N.60°22'18"W., a distance of 17.40 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 14.11 feet;  
Thence N.60°23'58"W., a distance of 56.03 feet, to the northwesterly line of said Parcel 2;  
Thence N.29°37'42"E. along said northwesterly line, a distance of 292.18 feet, to the most northerly corner of said Parcel 2, said corner being a point in the southwesterly line of said Mission Boulevard.  
Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 79.91 feet, to the Point of Beginning.

### **PARCEL 2: APN 182-290-023**

Parcel C of Notice of Lot Line Adjustment for the Smith Center and adjacent land, recorded July 30, 2001 as Instrument No. 2001-354646 of Official Records of Riverside County, California, and more particularly described as follows:

That portion of Parcel 1 of Parcel Map No. 4932, in the City of Jurupa Valley, County of Riverside, State of California, on file in Book 8 of Parcel Maps, Page 60 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the most easterly corner of said Parcel 2 of said Parcel Map No. 4932, said corner being a point in the southwesterly line of Mission Boulevard as shown by said Parcel Map;  
Thence S.29°37'42"W. along the southeasterly line of said Parcel 2, a distance of 150.68 feet;  
Thence N.60°22'18"W., a distance of 4.55 feet;

Thence S.29°37'42"W., a distance of 62.94 feet;  
Thence N.60°22'18"W., a distance of 15.08 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 2.06 feet;  
Thence southerly along a tangent curve concave easterly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.60°22'18"E., a distance of 15.20 feet;  
Thence S.29°37'42"W. a distance of 53.97 feet;  
Thence N.60°22'18"W., a distance of 17.40 feet;  
Thence westerly along a tangent curve concave southerly, having a radius of 2.00 feet, through an angle of 90°00'00", an arc length of 3.14 feet;  
Thence S.29°37'42"W., a distance of 14.11 feet;  
Thence N.60°23'58"W., a distance of 56.03 feet, to the northwesterly line of said Parcel 2, also being the southeasterly line of said Parcel 1, being the True POINT OF BEGINNING;  
Thence continuing N.60°23'58"W., a distance of 118.01 feet;  
Thence N.28°37'21"E a distance of 15.63 feet;  
Thence northerly along a tangent curve concave westerly, having a radius of 2.00 feet, through an angle of 89°58'20", an arc length of 3.11 feet;  
Thence N.60°22'18"W., a distance of 29.05 feet, to the northwesterly line of said Parcel 1;  
Thence N.29°37'42"E. along said northwesterly line, a distance of 279.13 feet, to the most northerly corner of said Parcel 1, said corner being a point in the southwesterly line of said Mission Boulevard.  
Thence S.58°39'15"E. along the northeasterly line of said Parcel 2, also being along said southwesterly line of Mission Boulevard, a distance of 149.40 feet, to the Point of Beginning.

PROJECT: Eddie Dee Smith Senior Center  
APN(s): 182-290-023 and 182-290-025

**CERTIFICATE OF ACCEPTANCE OF QUIT CLAIM DEED**

(Gov't Code § 27281)

This is to certify that the Quitclaim Deed grant to the City of Jurupa Valley of that certain real property, which is described more particularly in Exhibit "A" to the attached Quit Claim Deed is hereby accepted under the authority of the City Council of the City of Jurupa Valley, and the City of Jurupa Valley hereby consents to the recordation thereof by its duly authorized officer.

City of Jurupa Valley, a municipal corporation

Dated: 6/4/20

By: Rod B. Butler  
Rod B. Butler, City Manager

Attest:

By: Victoria Wasko  
Victoria Wasko, City Clerk

Approved as to form:

By: Peter M. Thorson  
Peter M. Thorson, City Attorney