

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



**ITEM: 3.30
(ID # 21102)**

MEETING DATE:

FROM : TLMA-TRANSPORTATION:

Tuesday, January 31, 2023

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Adoption of Resolution No. 2023-141 Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area, CEQA Exempt per State CEQA Guidelines sections 15061(b)(3) and not a project per 15060(c), District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation is exempt from CEQA pursuant to Sections 15060 (c), and 15061 (b)(3) of the State CEQA Guidelines;
2. Adopt Resolution No. 2023-141, Declaration of Exempt Surplus Land and Summarily Vacating a portion of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area;
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board hearing;
4. Authorize the Chair of the Board to execute the Quitclaim Deed and direct the Clerk of the Board to cause a certified copy of this resolution and quitclaim deed to be recorded in the office of the Recorder of the County of Riverside, California;
5. Approve the Transfer Agreement between the County of Riverside and Duke Realty Rider & Harvill LP and authorize the Chair of the Board of Supervisors to execute the Agreement on behalf of the County; and
6. Authorize the Director of Transportation, or designee, to execute any other documents and administer all actions necessary to complete the conveyance of real property and this transaction.

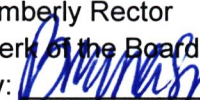
ACTION:Policy


Mark Lancaster, Director of Transportation 1/24/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 31, 2023
xc: Transp., Recorders

Kimberly Rector
Clerk of the Board
By: 

Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100% No General Fund will be used.			Budget Adjustment: N/A	
			For Fiscal Year: 2023/2024	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The applicant for Plot Plan 190039 is requesting a vacation of portions of Rider Street within the Mead Valley Area. The portions of Rider Street were dedicated for public use by Declaration of Dedication recorded March 18, 1992, as Instrument No. 094010, and accepted for the purposes of vesting title in the County of Riverside, and as shown in Parcel Map 24737 on file in Book 177, Pages 85 and 86 of Parcel Maps, all records of the Recorder of the County of Riverside, California.

Plot Plan 190039 is a proposal for the construction and operation of a 334,922 square foot warehouse facility. The applicant owns and has merged by Certificate of Parcel Merger No. 20020 the two (2) parcels within the project area into one (1) parcel. This portion of Rider Street is not part of the Circulation Element of the General Plan. Due to existing utilities within this portion of Rider Street, Resolution 2023-141 will reserve an easement for any existing public utilities and public service facilities. It has been determined that the value of the quitclaim portion has been fairly compensated by the right-of-way dedications and street improvements that will be constructed by this project. The Transportation Department has reviewed this vacation and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to State CEQA Guidelines sections 15060(c) (not a project under CEQA) and 15061(b)(3) (Common Sense exemption). The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

Portions of Rider Street being conveyed is exempt surplus land pursuant to the Surplus Land Act Section 103(E) as it is being conveyed to the adjacent property owner.

County Counsel has approved resolution Number 2023-141, the Transfer Agreement, and the Quitclaim deed as to form.

Impact on Residents and Businesses

The vacation of portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, will not impact residents or businesses.

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

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

Resolution No. 2023-141

Transfer Agreement

Resolution Exhibits "A" and "B" (Legal Description and Plat)

Quitclaim Deed with Exhibits "C" and "D" (Legal Description and Plat)

Attachment "A" (Vicinity Map)

Notice of Exemption

Authorization to Bill



Jason Farin, Principal Management Analyst 1/25/2023



Aaron Gettis, Deputy County Counsel 1/25/2023

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY R. RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2023-0030161

02/01/2023 10:17 AM Fee: \$ 0.00

Page 1 of 9

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY 3036

RESOLUTION NO. 2023-141

DECLARATION OF EXEMPT SURPLUS LAND AND SUMMARILY VACATING A
PORTION OF RIDER STREET AND THE EXECUTION OF A QUITCLAIM DEED
OVER THE ABOVE-REFERENCED VACATION, IN THE MEAD VALLEY AREA

(ABS21114)

(FIRST SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY-TRANSPORTATION ~ Item 3.30 of
01/31/2023)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2
3
4 **RESOLUTION NO. 2023-141**

5 DECALARATION OF EXEMPT SURPLUS LAND AND SUMMARILY VACATING A
6 PORTION OF RIDER STREET AND THE EXECUTION OF A QUITCLAIM DEED
7 OVER THE ABOVE-REFERENCED VACATION,
8 IN THE MEAD VALLEY AREA
9 (ABS21114)
10 (First Supervisorial District)

FORM APPROVED COUNTY COUNSEL
BY: *Stephanie K. Nelson* / 1/24/23 DATE
STEPHANIE K. NELSON

11
12 **WHEREAS**, the hereinafter described portions of Rider Street were dedicated for
13 public use by Declaration of Dedication recorded March, 18, 1992 as Instrument No.
14 094010, and accepted for the purposes of vesting title in the County of Riverside, and as
15 shown in Parcel Map 24737 on file in Book 177, Pages 85 and 86 of Parcel Maps, all
16 records of the Recorder of the County of Riverside, California, and;

17
18 **WHEREAS**, the hereinafter-described portions of Rider Street are excess right-of-
19 way, and are not required for public street or highway purposes, and;

20
21 **WHEREAS**, the applicant for Plot Plan 190039 is requesting a vacation of portions
22 of Rider Street and the County has no objections to the vacation, and;

23
24 **WHEREAS**, applicable procedures pertaining to vacations were followed pursuant
25 to the County's adopted "Resolution for Fixing Procedures to Vacate and Accept County
26 Highways and Property Offered for Dedication," and;

1 **RESOLUTION NO. 2023-141**

2
3 **WHEREAS**, the applicant for Plot Plan 190039 is requesting a vacation of portions
4 of Rider Street and the County has no objections to the vacation, and;

5
6 **WHEREAS**, that portion of Rider Street, referenced in Grant Deed recorded
7 August 4, 1992, as Instrument Number 287672 is owned by the County in Fee Title,

8
9 **WHEREAS**, pursuant to the Surplus Land Act (SLA), surplus land means land
10 owned in fee simple for which a local agency's governing body takes formal action at a
11 regular public meeting declaring land to be surplus and not necessary for local agency's
12 use. Land must be declared either "surplus" or "exempt surplus" as supported by written
13 findings before a local agency may take any action to dispose of it, and;

14
15 **WHEREAS**, pursuant to SLA Section 103 (E), surplus land that is a former street,
16 right of way, or easement, and is conveyed to an owner of an adjacent property is
17 considered exempt surplus, and;

18
19 **WHEREAS**, the portions of Rider Street are being conveyed to the adjacent
20 property owner and thus is exempt surplus under the SLA.

21
22
23 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of
24 the County of Riverside, State of California, in regular session assembled on
25 January 31st, 2023, as follows:
26
27
28

1 **RESOLUTION NO. 2023-141**

- 2
- 3 1. The vacation of portions of Rider Street are categorically exempt from
- 4 CEQA pursuant to Section 15060(c) and Section 15061(b)(3) of the State
- 5 CEQA Guidelines.
- 6 2. The Board of Supervisors declares portions of Rider Street as exempt
- 7 surplus land pursuant to SLA Section 103 (E).
- 8
- 9 3. Pursuant to Division 9, Part 3, Chapter 4, Section 8334(a) of the Streets and
- 10 Highways Code, the hereinafter-described portions of Rider Street are
- 11 excess right-of-way and are not required for public street or highway
- 12 purposes and are hereby summarily vacated.
- 13

14 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO

15 AS EXHIBITS "A" & "B" AND MADE A PART HEREOF.

16

- 17 4. That the hereinafter-described portions of Rider Street are unnecessary for
- 18 present or prospective public use.
- 19
- 20 5. From and after the date this resolution is recorded the hereinafter-described
- 21 portions of Rider Street are hereby vacated and no longer constitutes a
- 22 public street or County highway.
- 23

24 **EXCEPTING AND RESERVING** from the vacation an easement for any existing

25 public utilities and public service facilities, together with the right to maintain, operate,

26 replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5,

27 Section 8340 of the Streets and Highways Code.

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RESOLUTION NO. 2023-141

BE IT RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to file with the Office of the County Clerk the Notice of Exemption within five (5) working days of the Board hearing date.

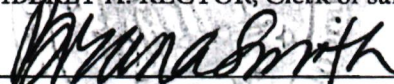
BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chair of the Board is authorized to execute one (1) Quitclaim Deed to Duke Realty Rider & Harvill LP, a Delaware limited liability company, and that the Clerk of the Board is directed to cause a certified copy of this resolution and one (1) Quitclaim Deed to be to be recorded in the office of the Recorder of the County of Riverside, California.

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

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

KIMBERLY A. RECTOR, Clerk of said Board

By:  _____
Deputy

01.31.2023 3.30

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 1/31/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Board Assistant

EXHIBIT "A"
VACATION
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN DECLARATION OF DEDICATION RECORDED MARCH 18, 1992 AS INSTRUMENT NO. 1992-094010, A PORTION OF GRANT DEED RECORDED ON AUGUST 04, 1992 AS INSTRUMENT NO. 1992-287672 OFFICIAL RECORDS OF RIVERSIDE COUNTY AND A PORTION OF LOT "C", IN PARCEL MAP NO. 24737, AS SHOWN BY MAP ON FILE IN BOOK 177, AT PAGE 85 AND 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, LYING IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 12 AND THE CENTERLINE OF HARVILL AVENUE (44.00 FEET NORTHEASTERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE NORTH 19°20'22" WEST, ALONG SAID CENTERLINE OF HARVILL AVENUE, A DISTANCE OF 29.18 FEET TO A POINT THEREON;

THENCE NORTH 70°39'38" EAST, A DISTANCE OF 59.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HARVILL AVENUE BEING A POINT ON THE WESTERLY LINE OF PARCEL 1 OF THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 200020 RECORDED DECEMBER 1, 2020 AS DOCUMENT NO. 2020-0600753, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID LOT "C", AS SHOWN ON SAID PARCEL MAP NO. 24737 FOR THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°59'55" EAST ALONG THE NORTHERLY LINE OF SAID LOT "C", A DISTANCE OF 99.04 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT "C";

THENCE SOUTH 0°39'36" WEST ALONG THE EASTERLY LINE OF SAID LOT "C", A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 39.00 FEET, MEASURED AT A RIGHT ANGLE, TO SAID SOUTHERLY LINE OF SECTION 12, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID DECLARATION OF DEDICATION;

THENCE NORTH 88°59'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 514.39 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY AS REFERENCED IN DOCUMENT NO. 2001-293960 RECORDED JUNE 27, 2001;

EXHIBIT "A"
VACATION
LEGAL DESCRIPTION

THENCE SOUTH 19°21'18" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 4.10 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 3.89 FEET, MEASURED AT A RIGHT ANGLE, TO THE SOUTHERLY LINE OF SAID PARCEL 1;


THENCE SOUTH 88°59'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 610.48 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT "C";

THENCE NORTH 20°28'07" WEST, A DISTANCE OF 12.08 FEET TO THE **TRUE POINT OF BEGINNING**;

EXCEPTING AND RESERVING FROM THE VACATION AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT OT MAINTAIN, OPERATE, REPLACE, REMOVE, OR RENEW SUCH FACILITIES, PURSUANT TO DIVISION 9, PART 3, CHAPTER5, SECTION 8340 OF THE STREETS AND HIGHWAYS CODE.

CONTAINING 3105 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673

04/19/22

Date

Prepared by: AI
Checked by: mf



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Joseph Martinez
DATE: 8/1/2022

CAJALCO RD MORGAN ST

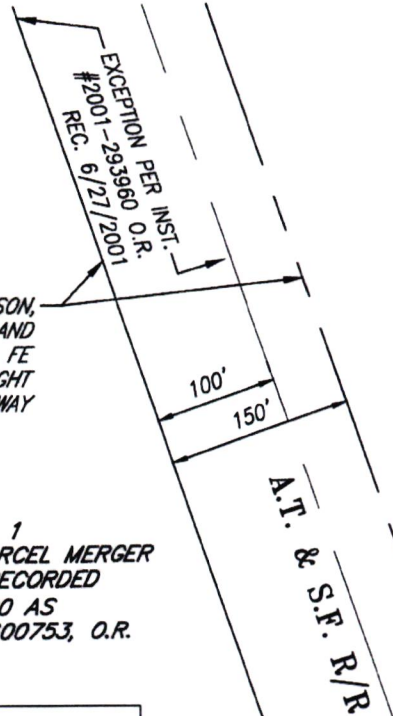
EXHIBIT "B" VACATION



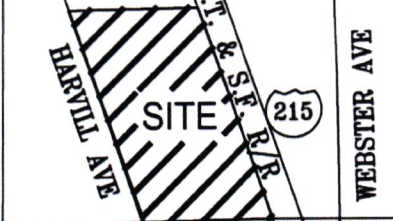
04/19/22



THE ATCHISON,
TOPEKA AND
SANTA FE
RAILROAD RIGHT
OF WAY



PATTERSON AVE

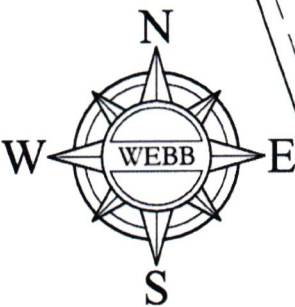


VICINITY MAP
NOT TO SCALE

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Joseph Martinez*
DATE: 8/1/2022

PARCEL 1
CERTIFICATE OF PARCEL MERGER
NO. 200020 RECORDED
12/01/2020 AS
DOC. # 2020-0600753, O.R.

1" = 150'



SOUTH LINE SEC. 12 N70°39'38"E 59.76'
& C/L OF RIDER
PER PM 171/8-9 N19°20'22"W 29.18'

PER INST.
#1992-287672 O.R.
REC. 8/4/1992

TPOB
N88°59'55"E 99.04'
VACATION
3105 SF

INST. #92-094010
REC. 3/18/1992
& INST. #1992-287672
REC. 8/04/1992

POC
N20°28'07"W 12.08'

N88°59'55"E 514.39'
S88°59'55"W 610.48'

Q RIDER STREET
PER PM 177/85-86
SOUTHERLY LINE PARCEL 1
NORTHERLY LINE
INST. #1992-287672
DOC. #2020-0600753

(A) EASEMENT FOR POLE LINES
TO SO. CA. EDISON REC.
7/30/1968 AS INST. NO.
73664, O.R.

(B) RESTRICTED ACCESS PER
PMB 177/85-86

RECORD DATA PER CERTIFICATE OF PARCEL
MERGER NO. 200020 RECORDED 12/01/2020
AS DOC. NO. 2020-0600753 O.R.

SEC. 12 T4S, R4W, SBM



COUNTY OF RIVERSIDE

H:\2019\19-0126\Drawings\Mapping\Legals & Plats\VACATION\19-0126-VACATION.dwg 4/19/2022
11:14 AM

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

SHEET 1 OF 1 W.O. 19-0126

SCALE: 1"=150' DRWN BY ALR DATE 8/26/21
CHKD BY MJ DATE 8/26/21 SUBJECT: VACATION

REGORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Michael Weber
Duke Realty, Limited Partnership
NAME
2000 Spectrum Center Drive, Suite
STREET 1600
ADDRESS Irvine, CA 92618

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

2023-0030162

02/01/2023 10:17 AM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



3036

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: 317-170-045 (portion)

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We The COUNTY OF RIVERSIDE,
a political subdivision of the State of California,

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to Duke Realty Rider & Harvill LP,
a Delaware limited partnership

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA.

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "C" AND "D" AND MADE A PART HEROF

DATED: 1/31/23

Name KEVIN JEFFRIES

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.

CHAIR, BOARD OF SUPERVISORS

Name _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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)

ATTEST:
KIMBERLY A. RECTOR, Clerk

By Debra Smith
DEPUTY

MAIL TAX STATEMENT AS DIRECTED ABOVE

JAN 31 2023 3 30

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 31 2023, before me, Breanna Smith, Board Assistant, personally appeared Kevin Jeffries, Chair 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 she executed the same in her authorized capacity, and that by her 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

Kimberly A. Rector,
Clerk of the Board of Supervisors

By: 
Deputy Clerk

(SEAL)

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 1/31/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Board Assistant

EXHIBIT "C"
QUITCLAIM
LEGAL DESCRIPTION

BEING A PORTION OF GRANT DEED, RECORDED ON AUGUST 04, 1992 AS INSTRUMENT NO. 1992-287672 OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 12 AND THE CENTERLINE OF HARVILL AVENUE (44.00 FEET NORTHEASTERLY HALF WIDTH), AS SHOWN ON PARCEL MAP 24737, AS SHOWN BY MAP ON FILE IN BOOK 177, AT PAGE 85 AND 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 19°20'22" WEST, ALONG SAID CENTERLINE OF HARVILL AVENUE, A DISTANCE OF 41.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID NORTHERLY LINE, NORTH 88°59'55" EAST, A DISTANCE OF 158.71 FEET TO A POINT ON THE EASTERLY LINE OF LOT "C" OF SAID PARCEL MAP NO. 24737 FOR THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 88°59'55" EAST, A DISTANCE OF 514.39 FEET TO A POINT ON THE EASTERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID EASTERLY LINE SOUTH 19°21'18" EAST, A DISTANCE OF 4.10 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 3.89 FEET, MEASURED AT A RIGHT ANGLE, TO SAID NORTHERLY LINE;


THENCE SOUTH 88°59'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 515.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT "C";

EXHIBIT "C"
QUITCLAIM
LEGAL DESCRIPTION

THENCE LEAVING SAID PARALLEL LINE NORTH 0°39'36" EAST, A DISTANCE OF 3.89 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2002 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "D" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673

04/19/22

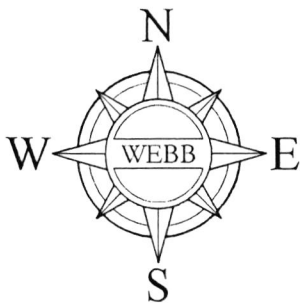
Date



Prepared by: AL
Checked by: ML

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Joseph Martinez
DATE: 8/1/2022

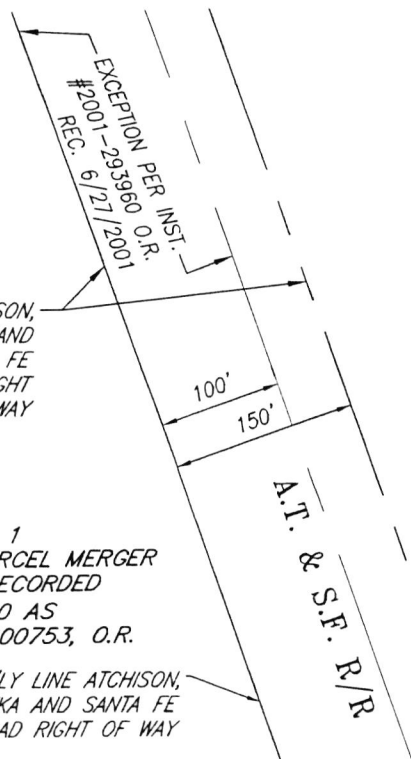
EXHIBIT "D"
QUITCLAIM



04/19/22

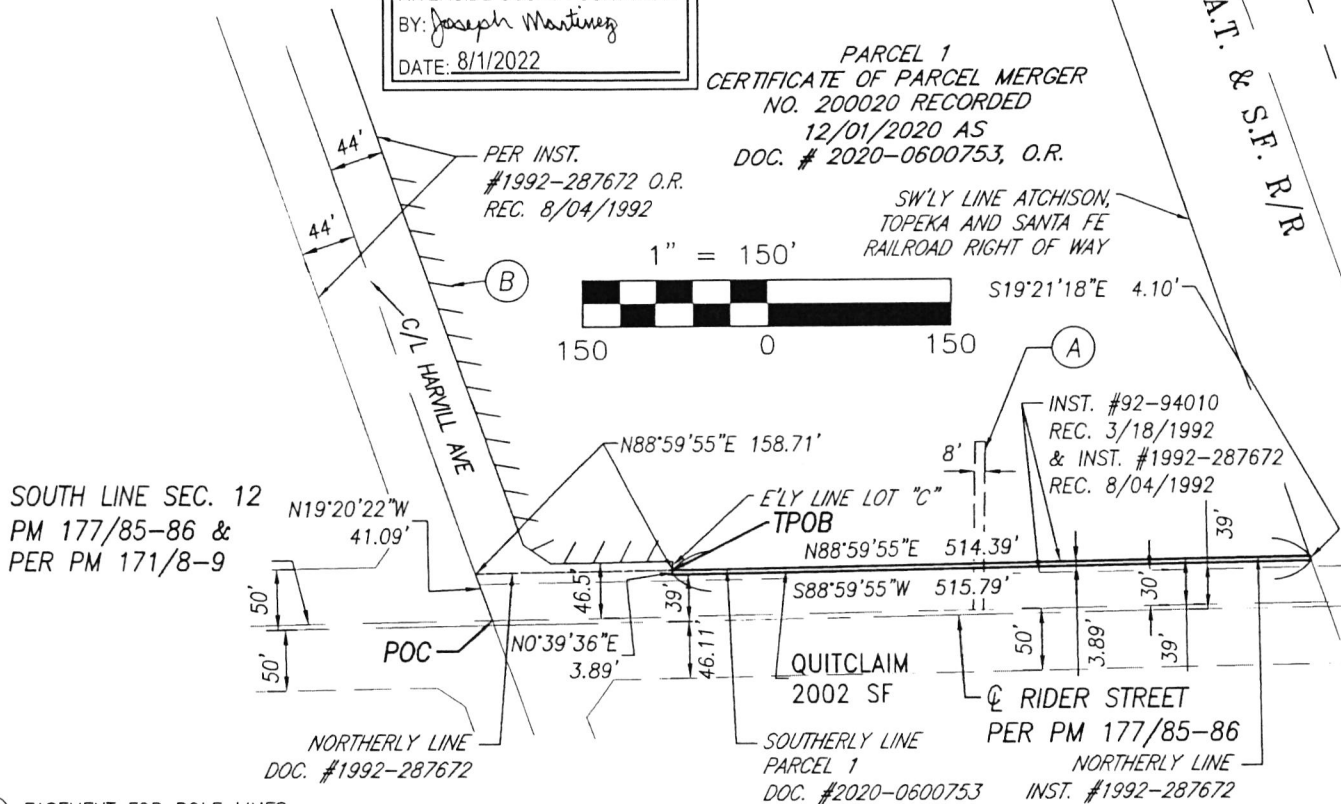
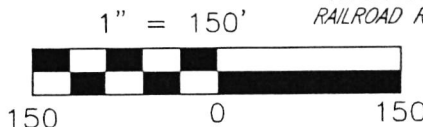
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Joseph Martinez*
DATE: 8/1/2022

THE ATCHISON,
TOPEKA AND
SANTA FE
RAILROAD RIGHT
OF WAY



PARCEL 1
CERTIFICATE OF PARCEL MERGER
NO. 200020 RECORDED
12/01/2020 AS
DOC. # 2020-0600753, O.R.

SW'LY LINE ATCHISON,
TOPEKA AND SANTA FE
RAILROAD RIGHT OF WAY



(A) EASEMENT FOR POLE LINES
TO SO. CA. EDISON REC.
7/30/1968 AS INST. NO.
73664, O.R.

(B) RESTRICTED ACCESS PER
PMB 177/85-86

SEC. 12 T4S, R4W, SBM

RECORD DATA PER CERTIFICATE OF PARCEL
MERGER NO. 200020 RECORDED 12/01/2020
AS DOC. NO. 2020-0600753 O.R.

ALBERT A.
WEBB
ASSOCIATES

COUNTY OF RIVERSIDE

H:\2019\19-0126\Drawings\Mapping\Legals & Plats\QUITCLAIM\19-0126-QUITCLAIM.dwg 4/19/2022
11:59 AM

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

SHEET 1 OF 1

W.O.
19-0126

SCALE: 1"=150'

DRWN BY ALR
CHKD BY MJ

DATE 8/26/21
DATE 8/26/21

SUBJECT: QUITCLAIM

FILING REQUESTED BY AND WHEN FILED
RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300117
01/31/2023 02:12 PM Fee: \$ 50.00
Page 1 of 2

Removed: _____ By: _____ Deputy


NOTICE OF EXEMPTION

Project Name: Resolution No. 2023-141, Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area

Project Location- See Exhibits "A" & "B" and "C" & "D"

Description of Project: Resolution No. 2023-141, Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area.

Name of Public Agency Approving Project: Riverside County Transportation Department, Survey Division, County of Riverside.

Name of Person or Agency Carrying Out Project: David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule "Common Sense" Exemption. Not a "project" as defined under State CEQA Guidelines, Section 15060(c).

Reasons Why Project is Exempt: The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway 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 any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of these streets will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur.


- Section 15061(b)(3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating these streets will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would vacating these streets have the potential to cause a

01.31.23 3.30

significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Vacating these streets is not a “project” under CEQA pursuant to Section 15060(c). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating these streets increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside 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: 8/31/2022
David L. McMillan, Riverside County Surveyor

TRANSFER AGREEMENT
BY AND BETWEEN
THE COUNTY OF RIVERSIDE
AND DUKE REALTY RIDER & HARVILL LP

This TRANSFER AGREEMENT (“Agreement”) is made and effective on January 31st, 2023 (“Effective Date”) by and between THE COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA (COUNTY) and DUKE REALTY RIDER & HARVILL, A DELAWARE LIMITED PARTNERSHIP, (“REALTY”). County and Realty may sometimes hereinafter collectively be referred to as the “Parties”.

RECITALS

WHEREAS, County is the owner of a portion of certain real property located in the County of Riverside, State of California, consisting of approximately 2002 square feet of land, commonly known as “Rider Street”, (“Property”), currently with Assessor Parcel Number 317-170-045, more particularly described in Attachment “A”, attached hereto and by this reference incorporated herein; and

WHEREAS, the COUNTY desires to convey the Property to Realty and Realty desires to accept the Property so they may integrate it into their warehouse facility project.

WHEREAS, Under Section 8355 of the California Streets and Highway Code, if the legislative body of a public entity determines that property previously subject to a street, highway, or public service easement, title to which is owned by the public entity, is no longer needed by the public, in the case of property owned by a local agency, the legislative body may sell or exchange the property in the manner, and upon the terms and conditions approved by the legislative body; and

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

AGREEMENT

1. **Transfer of the Property.** Within sixty (60) days of full execution of this Agreement, COUNTY shall convey and transfer to Realty the fee title to the Property substantially in the Quitclaim Deed, attached as Attachment “B” and by this reference incorporated herein, for the consideration described herein. The transfer of Property shall be consummated pursuant to the terms and conditions of this Agreement.

2. **Consideration.** It has been determined that the value of the quitclaim portion has been fairly compensated by the right-of-way dedications and street improvements that will be constructed during this project.

3. **Escrow Instructions.** Parties shall open an escrow (“Escrow”) for the

conveyance of the Property with First American Title Company ("Escrow Holder"). Escrow shall be deemed open on the date Escrow Holder shall have received a copy of this Agreement, fully executed by the Parties. Escrow Holder shall notify Parties, in writing, of the date Escrow is opened.

4. **Closing Date.** This transaction shall close when the Parties have timely performed their respective obligations within sixty days (60) following the full approval and execution of this Agreement ("Closing Date").

5. **COUNTY's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of Realty, the close of this transaction shall be conditioned upon the timely performance by COUNTY of all obligations required of COUNTY by the terms of this Agreement.

6. **Realty's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of COUNTY, the close of this transaction shall be conditioned upon the timely performance by Realty of all obligations required of Realty by the terms of this Agreement.

7. **Mutual Obligations.** The following terms and conditions are part of the consideration and material to the transfer of this Property. 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.

8. **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 Quitclaim Deed by COUNTY to the Realty will occur within the times described herein Section 3 and after the Parties have performed all the necessary activities to proceed with the conveyance and have obtained authorization from its respective governing bodies.

9. **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
Transportation Department
Survey Division
Chris Trinidad
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Telephone: 951-655-6700

If to Realty:

Duke Realty Rider & Harvill, LP
Christian Cochrun
3546 Concoors Street,
Suite 100
Ontario, CA 91764
Telephone: 949-370-9470

10. **Conflict of Interest.** No member, official or employee of COUNTY or Realty 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.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. **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.

17. **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.

18. **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.

19. **Language for Use of Electronic (Digital) Signatures.** This Second Amendment may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this Second Amendment agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Second Amendment. The Parties further agree that the electronic signatures of the Parties included in this Transfer Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.”

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

[Signature Provisions on Following Page]

20. 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:

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

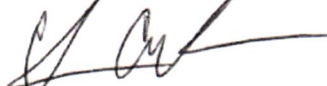
By: 

KEVIN JEFFRIES

CHAIR, BOARD OF SUPERVISORS

REALTY:

DUKE REALTY RIDER &
HARVILL LP, a Delaware limited
partnership


By: 

Name: Christian Cochran
Title: V.P. DEVELOPMENT OFFICER

ATTEST:
CLERK OF THE BOARD
KIMBERLY A. RECTOR

By: 
Deputy

APPROVED AS TO FORM:
Minh Tran
COUNTY COUNSEL

By: 
Stephanie Nelson
Deputy County Counsel

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Bernardino)

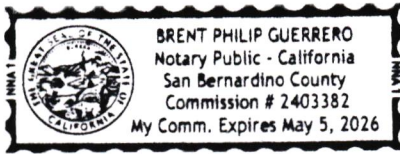
On 1/17/23 before me, Brent Philip Guerrero, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Christian Cochran
Name(s) of Signer(s)

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 Brent Philip Guerrero
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



ATTACHMENT "A"

EXHIBIT "C"
QUITCLAIM
LEGAL DESCRIPTION

BEING A PORTION OF GRANT DEED, RECORDED ON AUGUST 04, 1992 AS INSTRUMENT NO. 1992-287672 OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 12 AND THE CENTERLINE OF HARVILL AVENUE (44.00 FEET NORTHEASTERLY HALF WIDTH), AS SHOWN ON PARCEL MAP 24737, AS SHOWN BY MAP ON FILE IN BOOK 177, AT PAGE 85 AND 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 19°20'22" WEST, ALONG SAID CENTERLINE OF HARVILL AVENUE, A DISTANCE OF 41.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID NORTHERLY LINE, NORTH 88°59'55" EAST, A DISTANCE OF 158.71 FEET TO A POINT ON THE EASTERLY LINE OF LOT "C" OF SAID PARCEL MAP NO. 24737 FOR THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 88°59'55" EAST, A DISTANCE OF 514.39 FEET TO A POINT ON THE EASTERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID EASTERLY LINE SOUTH 19°21'18" EAST, A DISTANCE OF 4.10 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 3.89 FEET, MEASURED AT A RIGHT ANGLE, TO SAID NORTHERLY LINE;

THENCE SOUTH 88°59'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 515.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT "C";

**EXHIBIT "C"
QUITCLAIM
LEGAL DESCRIPTION**

THENCE LEAVING SAID PARALLEL LINE NORTH 0°39'36" EAST, A DISTANCE OF 3.89 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2002 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "D" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673

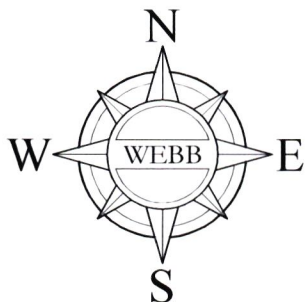
04/19/22
Date



Prepared by: AL
Checked by: My

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Joseph Martinez*
DATE: 8/1/2022

EXHIBIT "D"
QUITCLAIM



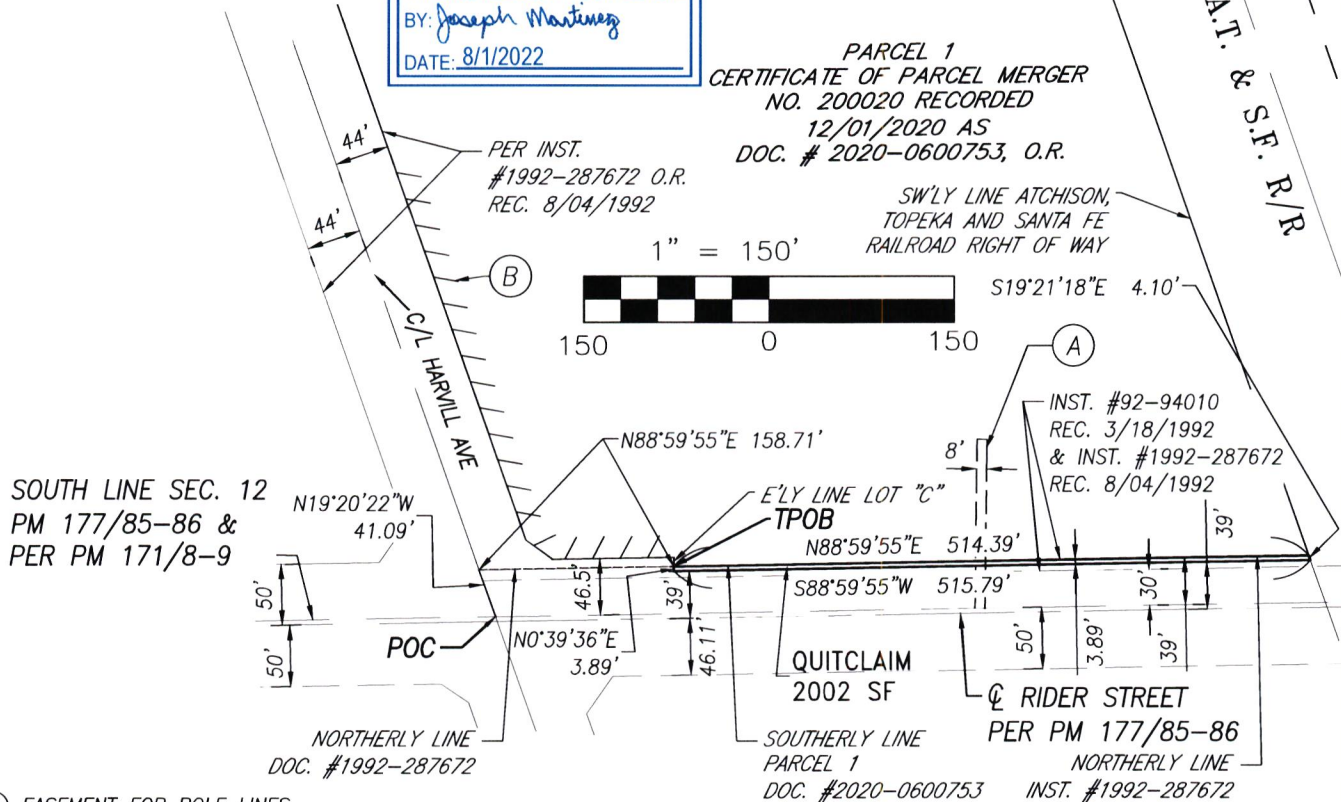
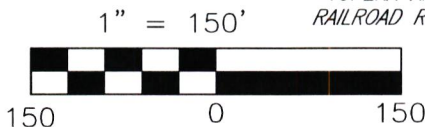
04/19/22

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Joseph Martinez*
DATE: 8/1/2022

THE ATCHISON,
TOPEKA AND
SANTA FE
RAILROAD RIGHT
OF WAY

PARCEL 1
CERTIFICATE OF PARCEL MERGER
NO. 200020 RECORDED
12/01/2020 AS
DOC. # 2020-0600753, O.R.

SW'LY LINE ATCHISON,
TOPEKA AND SANTA FE
RAILROAD RIGHT OF WAY



(A) EASEMENT FOR POLE LINES
TO SO. CA. EDISON REC.
7/30/1968 AS INST. NO.
73664, O.R.

(B) RESTRICTED ACCESS PER
PMB 177/85-86

SEC. 12 T4S, R4W, SBM

QUITCLAIM
2002 SF

SOUTHERLY LINE
PARCEL 1
DOC. #2020-0600753

PER PM 177/85-86
NORTHERLY LINE
INST. #1992-287672

RECORD DATA PER CERTIFICATE OF PARCEL
MERGER NO. 200020 RECORDED 12/01/2020
AS DOC. NO. 2020-0600753 O.R.

ALBERT A.
WEBB
ASSOCIATES

COUNTY OF RIVERSIDE

H:\2019\19-0126\Drawings\Mapping\Legals & Plats\QUITCLAIM\19-0126-QUITCLAIM.dwg 4/19/2022
11:59 AM

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

SHEET 1 OF 1

W.O.
19-0126

SCALE: 1"=150'

DRWN BY ALR
CHKD BY MJ

DATE 8/26/21
DATE 8/26/21

SUBJECT: QUITCLAIM

ATTACHMENT "B"

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Michael Weber
Duke Realty, Limited Partnership

NAME

STREET 2000 Spectrum Center Drive, Suite
ADDRESS 1600
Irvine, CA 92618

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: 317-170-045 (portion)

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We The COUNTY OF RIVERSIDE,
a political subdivision of the State of California,

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to Duke Realty Rider & Harvill LP,
a Delaware limited partnership

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA.

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "C" AND "D" AND MADE A PART HEROF

DATED: _____

Name _____

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.

Name _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

ATTACHMENT "A"

Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area



 INDICATES AREAS TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.77
(MT 20978)

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation and Land Management Agency/Transportation to Adopt Resolution No. 2023-141 Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area, CEQA Exempt per State CEQA Guidelines sections 15061(b)(3) and not a project per 15060(c), District 1, is continued to Tuesday, January 31, 2023, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 10, 2023, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: January 10, 2023
Kimberly Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Cindy Jandy Deputy

AGENDA NO.
3.77

xc: Trans., COB

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



**ITEM: 3.77
(ID # 20978)**

MEETING DATE:
Tuesday, January 10, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2023-141 Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area, CEQA Exempt per State CEQA Guidelines sections 15061(b)(3) and not a project per 15060(c), District 1. [Applicant Fees 100%] (CONTINUED TO JANUARY 31, 2023)

RECOMMENDED MOTION: That the Board of Supervisors:

Continue Resolution 2023-141 Declaration of Exempt Surplus Land and Summarily vacation portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation to a date certain of January 31, 2023.

ACTION:Policy


Mark Lancaster, Director of Transportation 1/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100% No General Fund will be used.			Budget Adjustment: N/A	
			For Fiscal Year: 2022/2023	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The applicant for Plot Plan 190039 is requesting a vacation of portions of Rider Street within the Mead Valley Area. The portions of Rider Street were dedicated for public use by Declaration of Dedication recorded March 18, 1992, as Instrument No. 094010, and accepted for the purposes of vesting title in the County of Riverside, and as shown in Parcel Map 24737 on file in Book 177, Pages 85 and 86 of Parcel Maps, all records of the Recorder of the County of Riverside, California.

Plot Plan 190039 is a proposal for the construction and operation of a 334,922 square foot warehouse facility. The applicant owns and has merged by Certificate of Parcel Merger No. 20020 the two (2) parcels within the project area into one (1) parcel. This portion of Rider Street is not part of the Circulation Element of the General Plan. Due to existing utilities within this portion of Rider Street, Resolution 2023-141 will reserve an easement for any existing public utilities and public service facilities. It has been determined that the value of the quitclaim portion has been fairly compensated by the right-of-way dedications and street improvements that will be constructed by this project. The Transportation Department has reviewed this vacation has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15060(c) and 15061(b)(3) of the State CEQA Guidelines. The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

Portions of Rider Street being conveyed is exempt surplus land pursuant to the Surplus Land Act Section 103(E) as it is being conveyed to the adjacent property owner. As a part of the approval process, a Transfer Agreement between the County of Riverside and the applicant (Duke Realty Rider & Harvill LP) has been developed.

The applicant, representatives, and Staff are requesting further continuance of Resolution 2022-171 (New Resolution No. 2023-141) Declaration of Exempt Surplus Land and Summarily vacation portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, to a date certain of January 31, 2023 for the applicant to review and address

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

issues related to the Transfer Agreement. Therefore, staff requests further continuance of 2023-141 Declaration of Exempt Surplus Land and Summarily vacation portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, to a date certain of January 31, 2023

Impact on Residents and Businesses

The vacation of portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, will not impact residents or businesses.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

Resolution No. 2023-141

Transfer Agreement


Resolution Exhibits "A" and "B" (Legal Description and Plat)

Quitclaim Deed with Exhibits "C" and "D" (Legal Description and Plat)

Attachment "A" (Vicinity Map)

Notice of Exemption

Authorization to Bill



Jason Farin, Principal Management Analyst 1/5/2023



Aaron Gettis, Deputy County Counsel 1/5/2023

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.53
(MT 20738)

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the recommendation from Transportation and Land Management Agency/Transportation to Adopt Resolution No. 2022-171 Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area, CEQA Exempt per State CEQA Guidelines sections 15061(b)(3) and not a project per 15060(c), District 1, is continued to Tuesday, January 10, 2023, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, and Hewitt
Nays: None
Absent: Perez

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 13, 2022, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 13, 2022
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Cindy J. [Signature] Deputy

AGENDA NO.
3.53

xc: Trans., COB

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



ITEM: 3.53
(ID # 20738)

MEETING DATE:
Tuesday, December 13, 2022

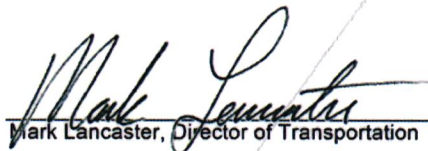
FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2022-171 Declaration of Exempt Surplus Land and Summarily vacating portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area, CEQA Exempt per State CEQA Guidelines sections 15061(b)(3) and not a project per 15060(c), District 1. [Applicant Fees 100%] (CONTINUED TO JANUARY 10, 2023)

RECOMMENDED MOTION: That the Board of Supervisors:

Continue Resolution 2022-171 Declaration of Exempt Surplus Land and Summarily vacation portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation to a date certain of January 10, 2023

ACTION:Policy


Mark Lancaster, Director of Transportation 12/7/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100% No General Fund will be used.			Budget Adjustment: N/A	
			For Fiscal Year: 2022/2023	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The applicant for Plot Plan 190039 is requesting a vacation of portions of Rider Street within the Mead Valley Area. The portions of Rider Street were dedicated for public use by Declaration of Dedication recorded March 18, 1992, as Instrument No. 094010, and accepted for the purposes of vesting title in the County of Riverside, and as shown in Parcel Map 24737 on file in Book 177, Pages 85 and 86 of Parcel Maps, all records of the Recorder of the County of Riverside, California.

Plot Plan 190039 is a proposal for the construction and operation of a 334,922 square foot warehouse facility. The applicant owns and has merged by Certificate of Parcel Merger No. 20020 the two (2) parcels within the project area into one (1) parcel. This portion of Rider Street is not part of the Circulation Element of the General Plan. Due to existing utilities within this portion of Rider Street, Resolution 2022-171 will reserve an easement for any existing public utilities and public service facilities. It has been determined that the value of the quitclaim portion has been fairly compensated by the right-of-way dedications and street improvements that will be constructed by this project. The Transportation Department has reviewed this vacation has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15060(c) and 15061(b)(3) of the State CEQA Guidelines. The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

Portions of Rider Street being conveyed is exempt surplus land pursuant to the Surplus Land Act Section 103(E) as it is being conveyed to the adjacent property owner. As a part of the approval process, a Transfer Agreement between the County of Riverside and the applicant (Duke Realty Rider & Harvill LP) has been developed.

The applicant, representatives, and Staff are requesting further continuance of Resolution 2022-171 Declaration of Exempt Surplus Land and Summarily vacation portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, to a date certain of January 10, 2023 for the applicant to review and address issues related to the Transfer Agreement.

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

Therefore, staff requests further continuance of 2022-171 Declaration of Exempt Surplus Land and Summarily vacation portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, to a date certain of January 10, 2023

Impact on Residents and Businesses

The vacation of portions of Rider Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, will not impact residents or businesses.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

Resolution No. 2022-171

Transfer Agreement

Resolution Exhibits "A" and "B" (Legal Description and Plat)

Quitclaim Deed with Exhibits "C" and "D" (Legal Description and Plat)

Attachment "A" (Vicinity Map)

Notice of Exemption

Authorization to Bill



Jason Farin, Principal Management Analyst 12/8/2022



Aaron Gettis, Deputy County Counsel 12/8/2022