

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



ITEM: 3.5
(ID # 20941)

MEETING DATE:
Tuesday, March 07, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2023-034, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property Located in the City of Jurupa Valley, County of Riverside, California, Assessor's Parcel Numbers 156-200-004, 163-152-025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-270-024, 174-320-021, 174-320-022, 182-210-007, & 183-122-004 by Quitclaim Deed to the City of Jurupa Valley, Districts 1 & 2. [\$0] (Clerk of the Board to give notice) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2023-034, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in the City of Jurupa Valley, County of Riverside, California, Assessor's Parcel Numbers 156-200-004, 163-152-025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-270-024, 174-320-021, 174-320-022, 182-210-007, & 183-122-004 by Quitclaim Deed to the City of Jurupa Valley; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

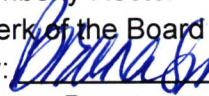
ACTION:Policy, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 2/22/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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: March 7, 2023
xc: FM, COBAB/CF

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: N/A			Budget Adjustment:	No
			For Fiscal Year:	2022/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) owns certain real property located in the City of Jurupa Valley (City) and consisting of approximately 4.03 acres of unimproved land referred to as Assessor's Parcel Numbers 156-200-004, 163-152-025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-270-024, 174-320-021, 174-320-022, 182-210-007, & 183-122-004 (Property). The Property is no longer required for County's use or purpose. Through this action, the County seeks to convey fee simple interest in the Property by Quitclaim Deed, to the City.

The Property consists of various small road remnant parcels that are vacant and situated along the City's road system. For the County the Property is unusable remnant road parcels that are better served for City right-of-way safety and improvement purposes and to enhance the road system.

Pursuant to California Government Code Section 54221(f)(1)(D) and the Surplus Land Act Guidelines Section 103(b)(3)(D), surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use is exempt from the requirements of the Surplus Land Act. The State of California Department of Housing and Community Development ("HCD") has preliminarily determined that County has met all of the requirements under the Surplus Land Act for the purpose of declaring the Properties exempt surplus. Accordingly, County recommends that the Property be declared as exempt surplus land, as the Property is being conveyed to another local agency for the transferee agency's use and is no longer needed to be owned in fee for the County or public purpose. Government Code Section 54221(f)(1)(D).

Therefore, County recommends the adoption of Resolution No. 2023-034 to declare the Property exempt surplus land and provide County's notice of intent to convey the Property to City, a local agency.

Resolution No. 2023-034 has been reviewed and approved by County Counsel as to legal form.

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

Impact on Citizens and Businesses

The transfer of this Property will assist City in its efforts to provide improved safety and road improvements to the citizens and businesses within the City.

ATTACHMENTS:

- Aerial Maps
- Resolution No. 2023-034 AATF
- Email from HCD

JM:rh/122822/426FM/30.875


Veronica Santillan, Principal Management Analyst 2/28/2023


Aaron Gettis, Deputy County Counsel 2/23/2023

Board of Supervisors

County of Riverside

Resolution No. 2023-034

Declaration of Exempt Surplus Land and Notice of
Intention to Convey Fee Simple Interest in Real Property in the
City of Jurupa Valley, County of Riverside, California, Identified as Assessor's Parcel
Numbers 156-200-004, 163-152-025, 165-183-013, 165-190-034,
165-190-043, 165-190-045, 170-270-024, 174-320-021, 174-320-022,
182-210-007, & 183-122-004 by Quitclaim Deed to the City of Jurupa Valley

WHEREAS, the County of Riverside is the owner of certain real property in the
City of Jurupa Valley, County of Riverside, State of California, identified as Assessor's
Parcel Numbers 156-200-004, 163-152-025, 165-183-013, 165-190-034, 165-190-043,
165-190-045, 170-270-024, 174-320-021, 174-320-022, 182-210-007, & 183-122-004
(the "Property"); and

WHEREAS, the Property consists of approximately 4.03 acres of unimproved
land and is found throughout the City of Jurupa Valley; and

WHEREAS, the County of Riverside deems the Property an uneconomical
remnant, which is no longer required for County uses or purposes; and

WHEREAS, the Property is exempt surplus land under the Surplus Land Act
(SLA) pursuant to California Government Code Section 54221(f)(1)(D) because the
Property is being transferred to another local agency for the transferee agency's use;
and

WHEREAS, the County of Riverside desires to transfer the Property to the City
of Jurupa Valley; and

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

1 WHEREAS, pursuant to Government Code Section 25365, the Board of
2 Supervisors may, by a vote of not less than four-fifths, transfer or sell real property or
3 any interest therein, belonging to the County to another public agency, upon the terms
4 and conditions as are agreed upon and without complying with any other provisions of
5 Government Code if the property or interest therein to be conveyed is not required for
6 County use; now, therefore,

7 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
8 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular
9 session assembled on March 7, 2023, the County of Riverside declares the Property
10 exempt surplus land pursuant to California Government Code Section 54221(f)(1)(D)
11 because the Property is being transferred to another local agency for the transferee
12 agency's use, and intends to convey to the City of Jurupa Valley on or after April 4,
13 2023, the Property by Quitclaim Deed as more particularly described in Exhibit "A"
14 attached hereto and made a part hereof.

15 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board
16 has evaluated and determined that the Property intended to be conveyed to City of
17 Jurupa Valley is no longer necessary to be retained for the County's uses and
18 purposes.

19 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of
20 the Board of Supervisors is directed to give notice hereof as provided in Section 6061
21 of the Government Code.

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26 JM:rh/122822/426FM/30.875
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3 RESOLUTION NO. 2023-034

4 DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENTION TO CONVEY

5 FEE SIMPLE INTEREST IN REAL PROPERTY IN THE CITY OF JURUPA VALLEY,

6 COUNTY OF RIVERSIDE, CALIFORNIA, IDENTIFIED AS ASSESSOR'S PARCEL

7 NUMBERS 156-200-004, 163-152-025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-
8 270-024, 174-320-021, 174-320-022, 182-210-007, & 183-122-004 BY QUITCLAIM DEED TO THE

9 CITY OF JURUPA VALLEY

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11 ROLL CALL:

12
13 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez

14 Nays: None

15 Absent: None

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

20
21 KIMBERLY A. RECTOR, Clerk of said Board

22
23 By:  _____

24 Deputy

EXHIBIT "A"

Etiwanda/Van Buren ROW Legal Description

APN 156-200-004

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

That portion within Section 9, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California.

Said parcel being a portion of those three certain parcels of land described in deed to Union Pacific Land Resources Corporation recorded in Book 1972, Page 89633 of official records, as shown in records of said County, said parcel lying northeasterly and contiguous to the following described line:

Beginning at a point on the northeasterly line of Parcel I, of said Land Resources land, distant thereon South 59° 20' 40" East., 83.33 feet from the most northerly corner of said Parcel I; said point of beginning also being a point on a circular curve from which the center bears North 46° 12' 52" East., 2000.00 feet; thence leaving said northeasterly line and southeasterly along said curve an arc distance of 523.33 feet to a point on the southeasterly line of Parcel 3 of the hereinabove mentioned deed, said point being North 30° 39' 20" East, 1.81 feet from the most southerly corner of said Parcel 3.

EXCEPTING from this grant and reserving onto the GRANTOR, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the GRANTOR, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use there of by the GRANTEE.

Van Buren/Limonite Remnants Legal Descriptions

APN 163-152-025

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

A portion of land lying in the Right-of-Way of Limonite Avenue as shown on the Sparrland Unit No. 6 Subdivision Map recorded in Map 15, Book 64 of said records, also lying in Section 26, Township 2 South, Range 6 West, San Bernardino Baseline

and Meridian, in the City of Jurupa Valley, County of Riverside, State of California, more particularly described as follows:

Commencing at the Centerline Intersection of Morton Avenue and Limonite Avenue as shown on said Sparrland Map;

Thence South 00°31'30" West a distance of 45.00 feet along the centerline of said Morton Avenue;

Thence South 89°28'52" East a distance of 30.00 feet to the Easterly Right-of-Way of said Morton Avenue and a point on the Northerly line of Lot 1 of said Sparrland Map;

Thence continuing South 89°28'52" East a distance of 14.00 feet along said Northerly line of Lot 1 to the True Point of Beginning;

Thence North 00°31'30" East a distance of 42.61 feet along a line parallel with and distant 44.00 feet Easterly of said centerline of Morton Avenue;

Thence North 57°03'36" East a distance of 4.33 feet to the Centerline of said Limonite Avenue;

Thence South 89°28'52" East a distance of 77.93 feet along said Centerline of Limonite Avenue to a non-tangent curve, concave Northeasterly, of radius 1050.00 feet, having a radial bearing of South 18°16'18" West, said non-tangent curve being also parallel with and 50.00 feet southerly of the Centerline of the Limonite Re-alignment of 1990;

Thence Southerly and Easterly along said non tangent curve a distance of 222.83 feet, thru a central angle of 12° 09'33", to a point of cusp and the Southerly Right-of-Way Line of Limonite Avenue as shown on said Sparrland Map;

Thence North 89°28'52" West a distance of 299.35 feet along the said Southerly Right-of-Way being also the Northerly lines of Lots 1 - 8 of said Sparrland Map to the True Point of Beginning.

APN 165-183-013

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

All that portion of that certain parcel of land as conveyed to James L. Burnett and Pauline C. Burnett by deed Recorded June 13, 1961, in Book 2925, Page 6 of Official Records, said records of the Recorder of Riverside County, California, more particularly described as follows:

Beginning at the Southwest corner of Lot 54, Block "B", of the Map of Townsite of Fairhaven, on file in Book 6, Page 1 of Maps, Records of the Recorder of Riverside

County, California, said corner also being a point in the Northerly Right of Way Line of Holladay Street (60 feet wide);

Thence North 00° 35' 45" East, along the Westerly line of said Lot 54, a distance of 73.45 feet;

Thence South 89° 25' 55" East, parallel with the Southerly line of said Lot 54, and Lots 55, 56 and 57 of said Block "B", a distance of 65.84 feet to the Westerly Right of Way line of Van Buren Boulevard;

Thence South 14° 18' 07" East, along said Westerly Right of Way line, a distance of 76.00 feet to the aforementioned Northerly Right of Way line of Holladay Street;

Thence North 89° 25' 55" West, along said Northerly Right of Way line, a distance of 85.38 feet to the Point of Beginning.

APN 165-190-034

PARCEL A:

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

THAT PORTION OF LOT 1 OF AMENDED MAP OF PORTIONS OF FAIRHAVEN AND FAIRHAVEN FARMS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 00° 08' 15" WEST, 509.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 45' 45" EAST, 331.98 FEET;

THENCE SOUTH 00° 08' 20" EAST, 209.07 FEET;

THENCE NORTH 89° 45' 45" EAST, 312.53 FEET; TO A POINT WHICH BEARS SOUTH 89° 45' 45" WEST, 414.86 FEET FROM THE EAST LINE OF SAID LOT;

THENCE NORTH 00° 20' 00" WEST, 345.07 FEET;

THENCE SOUTH 89° 45' 45" WEST, 644.54 FEET TO A POINT ON THE WEST LINE OF SAID LOT;

THENCE SOUTH 00° 08' 15" EAST 136.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 00° 08' 15" WEST, 645.07 FEET;

THENCE NORTH 89° 45' 45" EAST, 518.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 45' 45" EAST, 126.24 FEET;

THENCE SOUTH 00° 08' 15" EAST, 345.07 FEET;

THENCE SOUTH 89° 45' 45" WEST, 126.24 FEET;

THENCE NORTH 00° 08' 15" WEST, 345.07 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE NORTH 136.00 FEET.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 29, 1988 AS INSTRUMENT NO. 347985, OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 63, PAGE 24 OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 00° 36' 32" E, (FORMERLY RECORDED AS N 00° 36' 55" E), A DISTANCE OF 509.07 FEET;

THENCE S 89° 28' 52" E, (FORMERLY RECORDED AS S 89° 29' 11" E), A DISTANCE OF 332.06 FEET, (FORMERLY RECORDED AS 331.98 FEET);

THENCE S 00° 36' 32" W, A DISTANCE OF 209.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 89° 28' 52" E, A DISTANCE OF 40.24 FEET TO A POINT IN A CURVE CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 249.21 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM AN INITIAL RADIAL LINE BEARING N 37° 40' 30" E, THROUGH A CENTRAL ANGLE OF 10° 52' 51", A DISTANCE OF 47.33 FEET;

THENCE S 00° 36' 32", A DISTANCE OF 24.84 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER THAT PORTION OF LOT 1, OF THE AMENDED MAP OF FAIRHAVEN AND FAIRHAVEN FARMS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00° 36' 55" EAST 509.07 FEET ON THE EAST LINE OF PEDLEY ROAD, 60.00 FEET WIDE, TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN AN INSTRUMENT RECORDED MAY 10, 1976 AS INSTRUMENT NO. 78391 OF OFFICIAL RECORDS;

THENCE SOUTH 89° 29' 11" EAST, 74.63 FEET ON THE SOUTH LINE OF THE NORTH 136.00 FEET OF LAST SAID LAND TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 29' 11" EAST, 257.55 FEET;

THENCE SOUTH 00° 36' 55" WEST, 30.00 FEET;

THENCE NORTH 89° 39' 11" WEST, 245.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 950.00 FEET, A RADIAL TO SAID BEGINNING BEARS SOUTH 68° 10' 11" WEST;

THENCE NORTHWESTERLY 32.22 FEET ON SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 55' 51" TO THE TRUE POINT OF BEGINNING.

APN 165-190-043

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

THAT PORTION OF LOT 1 OF AMENDED MAP OF PORTIONS OF FAIRHAVEN AND FAIRHAVEN FARMS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 WHICH BEARS NORTH 00°36'55" EAST (FORMERLY RECORDED NORTH 00°08'15" WEST) ON SAID WESTERLY LINE, A DISTANCE OF 509.07 FEET FROM THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF THE LAND AS DESCRIBED AS PARCEL 1 IN THE DEED TO ROBERT O. NELSON, ET AL., RECORDED JUNE 10, 1963 AS INSTRUMENT NO. 59763;

THENCE SOUTH 89°29'11" EAST (FORMERLY RECORDED NORTH 89°45'45" EAST) ON THE NORTHERLY LINE OF SAID NELSON LAND, A DISTANCE OF 74.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 956.00 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED AUGUST 9, 1976 AS INSTRUMENT NO. 116767 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF SAID COUNTY OF RIVERSIDE LAND ON AN ARC OF SAID CURVE, FROM AN INITIAL RADIAL LINE BEARING NORTH 79°06'02" EAST, THROUGH A CENTRAL ANGLE OF 09°00'04" A DISTANCE OF 150.18 FEET;

THENCE SOUTH 28°54'02" EAST, A DISTANCE OF 152.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 344.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ON THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 21°18'34" A DISTANCE OF 127.94 FEET TO A POINT ON THE NORTHERLY LINE OF LAND AS DESCRIBED IN THE DEED TO JOE THOMPSON NOE, RECORDED DECEMBER 30, 1968, AS INSTRUMENT NO. 126349;

THENCE SOUTH 89°29'11" EAST (FORMERLY RECORDED NORTH 89°45'45" EAST) ON THE NORTHERLY LINE OF SAID NOE LAND A DISTANCE OF 57.44 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND AS DESCRIBED IN THE DEED TO ROY OTIS GARDNER AND WANDA LEE GARDNER, HIS WIFE, RECORDED DECEMBER 9, 1949 IN BOOK 1130, PAGE 283 OF OFFICIAL RECORDS, RIVERSIDE COUNTY;

THENCE NORTH 0°08'20" WEST, ON SAID WESTERLY LINE, A DISTANCE OF 180 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE NORTH 89°45'45" EAST, ON THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 20.47 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND AS DESCRIBED IN THE DEED TO AMASA W. JONES RECORDED AUGUST 12, 1955 IN BOOK 1780, PAGE 221 OF OFFICIAL RECORDS, RIVERSIDE COUNTY;

THENCE NORTH 0°08'10" WEST, ON THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 209.07 FEET TO THE NORTHWESTERLY CORNER THEREOF; SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF PARCEL 2 AS DESCRIBED IN THE DEED TO WASHINGTON PORTER WHITE AND DOSSER WHITE, HIS WIFE, RECORDED MAY 22, 1950 IN BOOK 1174, PAGE 215 OF OFFICIAL RECORDS, RIVERSIDE COUNTY;

THENCE SOUTH 89°45'45" WEST, ON SAID SOUTHERLY LINE, A DISTANCE OF 257.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF AS DESCRIBED AS PARCEL 2 IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED AUGUST 9, 1976 AS INSTRUMENT NO. 116767, (APN 165-190-016) (PEDLEY PROPERTY).

ALSO EXCEPTING THAT PORTION OF PEDLEY ROAD AS SHOWN ON RECORD OF SURVEY IN BOOK 94 PAGES 54 AND 55 OF RECORD OF SURVEY MAPS SHOWN AS COUNTY OF RIVERSIDE, RIGHT-OF-WAY MAP NO. 892-Y.

APN 165-190-045

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

A PORTION OF LOT 1 AS SHOWN PER "AMENDED MAP OF FAIRHAVEN AND FAIRHAVEN FARMS", IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 19, PAGE 40 OF MAPS, RECORDS OF RIVERSIDE COUNTY, AND A PORTION OF LIMONITE STREET PER "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH", RECORDED IN THE COUNTY OF SAN BERNARDINO, RECORDED UNDER BOOK 9, PAGE 26, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE SE 1/4 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, ALL WITHIN THE COUNTY OF RIVERSIDE, CALIFORNIA. ALSO BEING A PORTION OF THE FOLLOWING RECORDED DEEDS: DEED RECORDED IN BOOK 1256, PAGE 192, OF OFFICIAL RECORDS, ON MARCH 27, 1951; GRANT DEED RECORDED IN BOOK 1856, PAGE 279, OF OFFICIAL RECORDS, ON FEBRUARY 1, 1956; GRANT DEED RECORDED IN BOOK 2085, PAGE 162, OF OFFICIAL RECORDS, ON MAY 9, 1957; GRANT DEED RECORDED IN BOOK 2941, PAGE 543, OF OFFICIAL RECORDS, ON JULY 11, 1961, GRANT DEED RECORDED AS INSTRUMENT NO. 116767, ON AUGUST 9, 1976; GRANT DEED RECORDED AS INSTRUMENT NO. 38380, ON MARCH 8, 1977; GRANT DEED RECORDED AS INSTRUMENT NO. 193516, ON SEPTEMBER 30, 1977, ALL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF REALIGNED PEDLEY ROAD AND LIMONITE AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK

94, PAGES 54 AND 55, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 89°28'51" W, A DISTANCE OF 207.83 FEET ALONG THE CENTERLINE OF SAID LIMONITE AVENUE TO THE INTERSECTION OF PEDLEY ROAD AS SHOWN PER RIGHT-OF-WAY MAP 836-YY DATED 1/27/75, ON FILE IN THE COUNTY SURVEYORS' OFFICE OF RIVERSIDE COUNTY;

THENCE N 00°36'32" E, A DISTANCE OF 76.37 FEET ALONG THE CENTERLINE OF SAID PEDLEY ROAD TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 950 FEET, BEING CONCENTRIC WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF REALIGNED LIMONITE AVENUE AS SHOWN PER RIGHT-OF-WAY MAP 892-Y DATED 11/22/88, ON FILE IN THE COUNTY SURVEYORS' OFFICE OF RIVERSIDE COUNTY, A RADIAL TO SAID POINT BEARS N 04°04' 18" E, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 44.16 FEET, THROUGH A CENTRAL ANGLE OF 02°39'48" TO THE EASTERLY RIGHT-OF-WAY LINE OF PEDLEY ROAD AS DESCRIBED PER SAID DEED RECORDED AS INSTRUMENT NO. 193516, SAID LINE BEING 44 FEET EASTERLY, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID CENTERLINE OF PEDLEY ROAD;

THENCE S 00°36'32" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 29.61 FEET;

THENCE S 44°26'10" E, A DISTANCE OF 14.13 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE PER SAID DEED RECORDED IN BOOK 2941, PAGE 543, OF OFFICIAL RECORDS;

THENCE N 89°28'51" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.78 FEET TO A POINT ON A LINE WHICH IS 44 FEET WESTERLY, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE CENTERLINE OF SAID REALIGNED PEDLEY ROAD AS SHOWN PER SAID RIGHT-OF-WAY MAP 892-Y;

THENCE S 41°26'09" W, A DISTANCE OF 19.85 FEET;

THENCE N 89°28'51" W, A DISTANCE OF 225.54 FEET TO A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 44.56 FEET, THROUGH A CENTRAL ANGLE OF 25°31'48";

THENCE N 63°57'04" W, A DISTANCE OF 37.67 FEET TO A POINT ON THE
AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE
PER SAID DEED RECORDED IN BOOK 1256, PAGE 192, OF OFFICIAL RECORDS;

THENCE S 89°28'51" E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 107.87
FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PEDLEY ROAD PER
SAID DEED RECORDED AS INSTRUMENT NO. 38380, SAID LINE BEING 44 FEET
WESTERLY, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID
CENTERLINE OF PEDLEY ROAD;

THENCE N 00°36'32" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 39.37
FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH,
HAVING A RADIUS OF 950 FEET, BEING CONCENTRIC WITH AND 50 FEET
SOUTHERLY OF THE CENTERLINE OF REALIGNED LIMONITE AVENUE AS
SHOWN PER SAID RIGHT-OF-WAY MAP 892-Y DATED 11/22/88, OF WHICH A
RADIAL TO SAID POINT BEARS N 01°24'57" E;

THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 44.04 FEET,
THROUGH A CENTRAL ANGLE OF 02°39'21" TO THE TRUE POINT OF BEGINNING.

**Bellegrave & Mission Remnant
Legal Description**

APN 170-270-024

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

Being a portion of Government Lot 4 of Fractional Section 11 of Township 2 South,
Range 6 West, in the County of Riverside, State of California, being more particularly
described as follows:

Commencing at the Southwest corner of that certain parcel of land as conveyed to the
Riverside County, by Grant Deed recorded April 3, 1975, as Instrument No. 37701
records of the Recorder, Riverside County, California, said corner also being in the
Southerly line of Mission Boulevard (having a Southerly half width of 35.00 feet);

Thence South 89°05'00" East, along said Southerly line of Mission Boulevard, a
distance of 207.31 feet to the point of beginning;

Thence continuing South 89°05'00" East, along said Southerly line of Mission
Boulevard, a distance of 125.00 feet to a point of intersection in the Northwesterly line of
Bellegrave Avenue as described in deed to the County of Riverside, recorded
September 7, 1956 in Book 1968, Page 67 of Official Records of the Recorder,
Riverside County, California;

Thence South 69°12'00" West, along said Northwesterly line of Bellegrave Avenue a distance of 134.55 feet;

Thence North 00°55'00" East, a distance of 49.79 feet to the point of beginning.

Said land is a portion of Parcel 4 as shown on Record of Survey on file in Book 24, Page 52, of Record of Surveys, Records of Riverside County, California.

**Valley Way & Armstrong
Legal Descriptions**

APN 174-320-021

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

THAT PORTION OF TRACT NO. 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF RESUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO THE A.C. ARMSTRONG ESTATES ON FILE IN BOOK 6, PAGE 31 OF MAPS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF 34TH STREET AND THE NORTHWESTERLY LINE OF ARMSTRONG ROAD;

THENCE SOUTH 31° 32' WEST, ALONG THE NORTHWESTERLY LINE OF ARMSTRONG ROAD 65 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 34° 48' WEST, (FORMERLY RECORDED NORTH 34° 47' WEST) PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, TO A POINT THAT BEARS SOUTH 55° 13' WEST FROM A POINT THAT LIES NORTH 34° 48' WEST (FORMERLY RECORDED NORTH 34° 47' WEST) 103.60 FEET FROM THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF 34TH STREET AND NORTHWESTERLY OF ARMSTRONG ROAD;

THENCE SOUTH 55° 13' WEST TO A POINT THAT BEARS NORTH 34° 48' WEST (FORMERLY RECORDED NORTH 34° 47' WEST) FROM A POINT ON THE NORTHWESTERLY LINE OF ARMSTRONG ROAD, THAT IS SOUTH 31° 32' WEST 62 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 34° 48' EAST (FORMERLY SOUTH 34° 47' EAST) PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET TO SAID POINT ON THE NORTHWESTERLY LINE OF ARMSTRONG ROAD THAT IS SOUTH 31° 32' WEST 62 FEET FROM SAID TRUE POINT OF BEGINNING ;

THENCE ALONG THE NORTHWESTERLY LINE OF ARMSTRONG ROAD NORTH 31° 32' EAST 62 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 3, 1986 AS INSTRUMENT NO. 275896 OF OFFICIAL RECORDS.

APN 174-320-022

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

THAT PORTION OF TRACT NO. 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF RESUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO A.C. ARMSTRONG ESTATES, ON FILE IN BOOK 6, PAGE 31 OF MAPS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF 34TH STREET AND THE NORTHWESTERLY LINE OF ARMSTRONG ROAD;

THENCE SOUTH 31° 32' WEST, ALONG THE NORTHWESTERLY LINE OF SAID ARMSTRONG ROAD 127 FEET;

THENCE NORTH 34° 48' WEST, (FORMERLY NORTH 34° 47' WEST), PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, 140 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 34° 48' EAST, (FORMERLY SOUTH 34° 47' EAST) PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, 140 FEET TO THE SOUTHWESTERLY LINE OF ARMSTRONG ROAD;

THENCE SOUTH 31° 32' WEST, ALONG THE SOUTHWESTERLY LINE OF ARMSTRONG ROAD, 62 FEET;

THENCE NORTH 34° 48' WEST, (FORMERLY NORTH 34° 47' WEST) PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET TO A POINT ON A LINE THAT BEARS SOUTH 55° 13' WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 55° 13' EAST, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 3, 1986 AS INSTRUMENT NO. 275896 OFFICIAL RECORDS.

**Limonite Frontage Surplus
Legal Description**

APN 182-210-007

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

All that portion of Lot 3, Block 2 of West Riverside, in the City of Jurupa Valley, County of Riverside, State of California, as shown on map filed in Map Book 9, page 34, Records of San Bernardino County, California, as conveyed to Jack R. Frost and Don Cole by deed recorded October 23, 1959 in Book 2368, page 348, Riverside County Records, and lying Southeasterly of the following described line;

Beginning at a point on the Southwesterly line of said Lot 3 from which the most Southerly corner thereof, being on the Northwesterly line of Pacific Avenue, bears S. 73°51'32" E. a distance of 190 feet;

Thence N. 46°03'07" E. a distance of 380.81 feet to the most Easterly corner of that parcel conveyed by said deed, being a point on the Southeasterly line of said Lot 3 from which the most Easterly corner thereof bears N. 16°07'20" E., a distance of 330.08 feet.

EXCEPTING THEREFROM any portion lying within Limonite Avenue.

**Valley & Jurupa Excess
Legal Description**

APN 183-122-004

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

All that portion of Tract No. 2 of the A. C. Armstrong Estate as shown by Map of Resubdivision of a portion of lands formerly belonged to the A. C. Armstrong Estate on file in Book 6, Page 31 of Maps, records of Riverside County, California, being in a portion of Section 7 Township 2 South Range 5 West of the San Bernardino Base and Meridian, in the City of Jurupa Valley, County of Riverside, State of California.

Begin at the intersection of the Southeast line of Valley Way and West Riverside & Jurupa Canal;

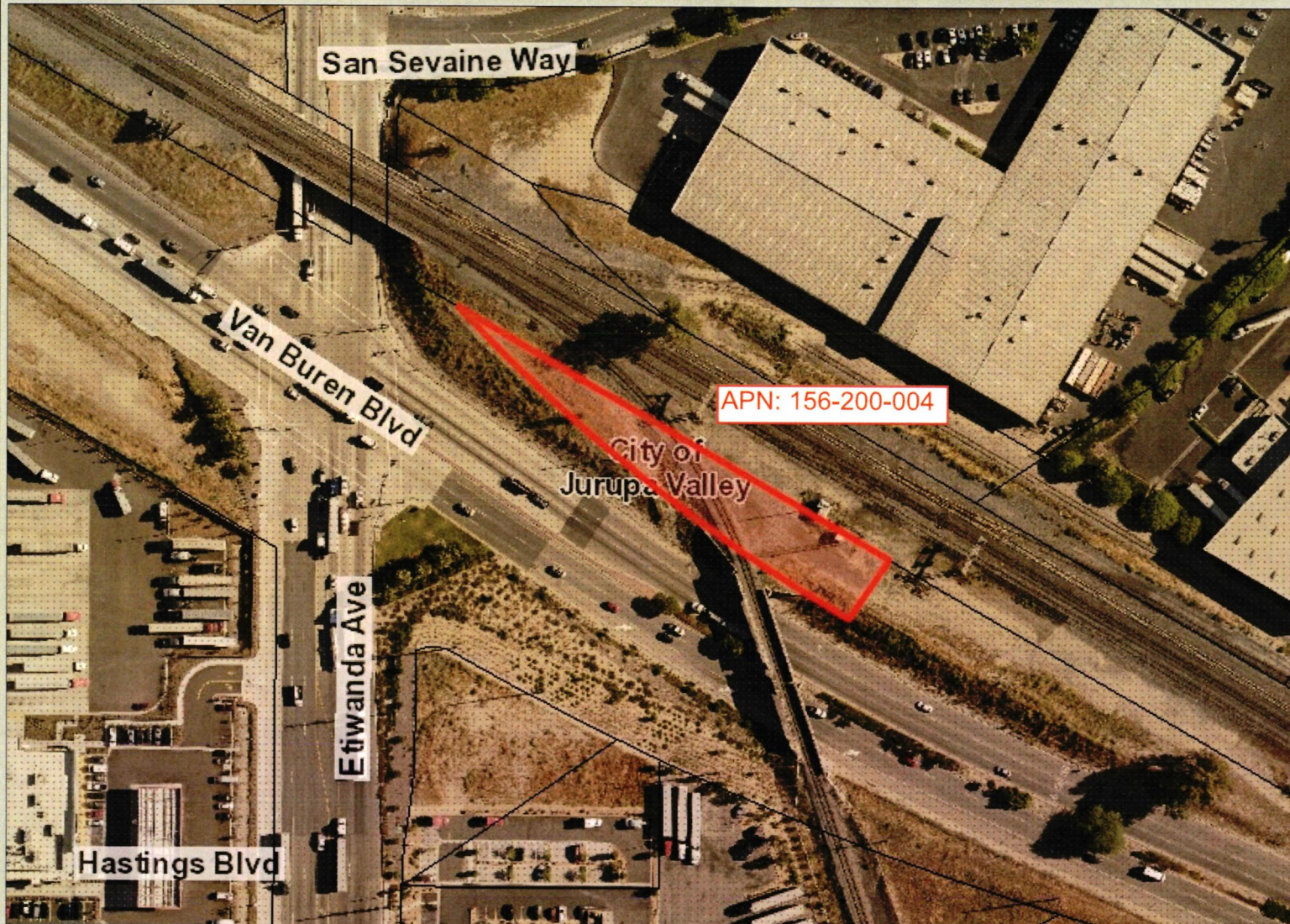
Thence Northeast 179.36 feet;

Thence Southeast to North line of Riverside & Jurupa Canal;

Thence Southwest and West along said Canal to Point of beginning.

Aerial Map

County of Riverside



Legend

- ☐ Parcels
- County Centerline Names
- ☐ City Areas

Notes

APN: 156-200-004



0 188 376 Feet

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Aerial Map

County of Riverside



Legend

- Parcels
- County Centerline Names
- City Areas

Notes

APNs: 163-152-025, 165-183-013, 165-190-034, 165-190-043, & 165-190-045



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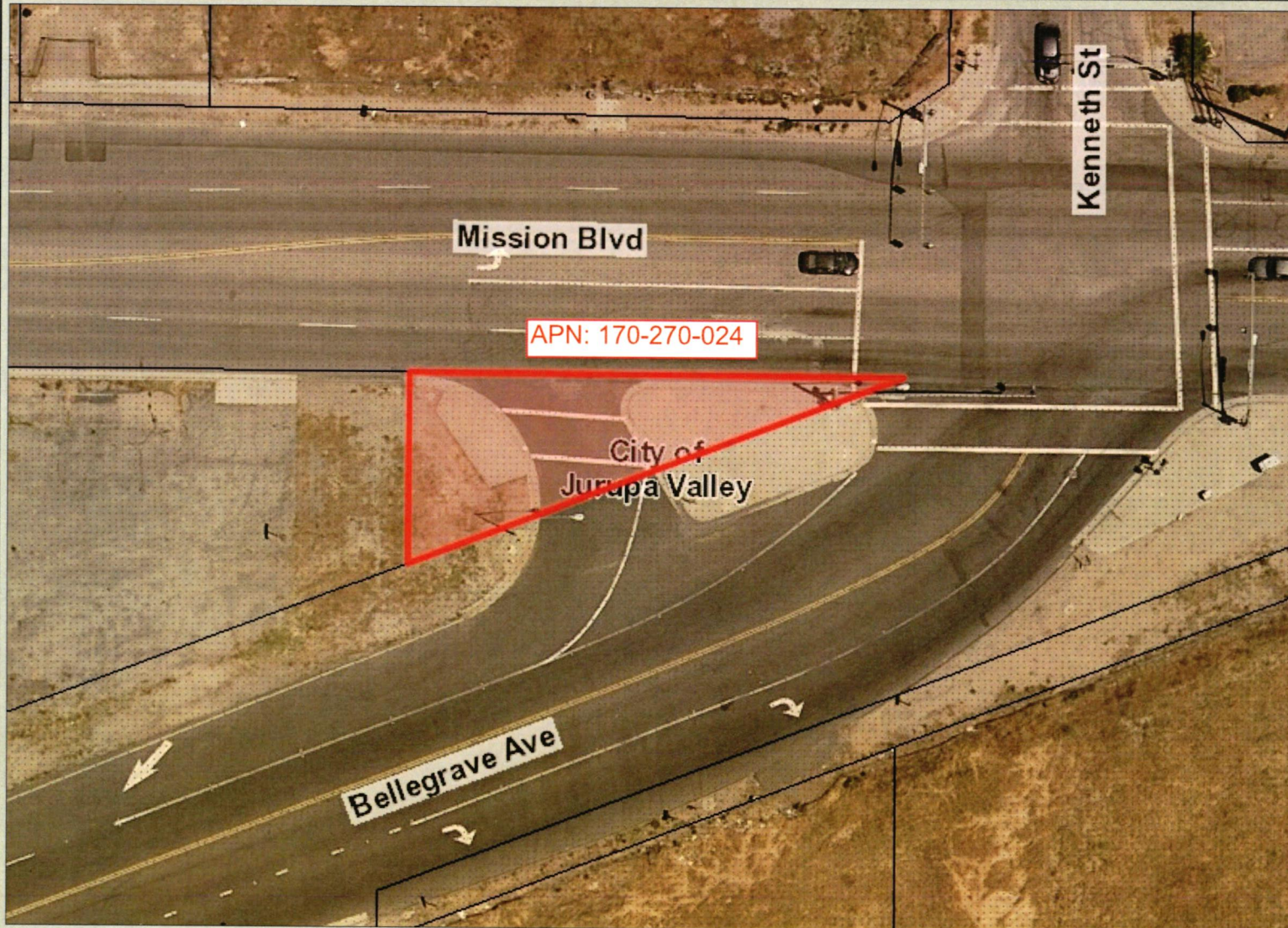
0 188 376 Feet

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Aerial Map

County of Riverside



Legend

- ☐ Parcels
- ☐ County Centerline Names
- ☐ City Areas



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0 47 94 Feet

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Notes

APN: 170-270-024

Aerial Map

County of Riverside



Legend

- ☐ Parcels
- County Centerline Names
- ☐ City Areas



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0 94 188 Feet

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Notes

APNs: 174-320-021 & 174-320-022

Aerial Map

County of Riverside



Legend

- ☐ Parcels
- County Centerline Names
- ☒ City Areas



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0 94 188 Feet

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Notes

APN: 182-210-007

Aerial Map

County of Riverside



Legend

- Parcels
- County Centerline Names
- City Areas

Notes

APN: 183-122-004



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0 94 188 Feet

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From: Krause, Lisa@HCD <Lisa.Krause@hcd.ca.gov>
Sent: Wednesday, February 15, 2023 2:05 PM
To: Morgan, James <JaMorgan@Rivco.org>
Cc: PublicLands@HCD <publiclands@hcd.ca.gov>
Subject: RE: Notification of Exempt Surplus Lands, County of Riverside

Good afternoon James,

Thank you for following up to the draft resolution review status. I've reviewed the document and wanted to clarify that this is a draft resolution (see line 9, page 2). With the correct date, the resolution appears to meet the requirements for an agency transfer exemption in Gov. Code Section 54221(f)(1)(D). Please submit a final adopted and signed resolution once it is available and HCD will provide a formal findings letter. Thank you.

Best regards,



Lisa Krause
Senior Housing Policy Specialist
Housing Accountability Unit
Housing Policy Development Division
Cell: (916) 820-1283