

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



ITEM: 3.14
(ID # 20969)

MEETING DATE:
Tuesday, May 02, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2023-042, Authorization 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 Deeds to the City of Jurupa Valley, CEQA Exempt per State CEQA Guidelines Section 15061(b)(3); District 2. [\$0](4/5 Vote Required) (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that this conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), "Common Sense" Exemption;

Continued on Page 2

ACTION:Policy, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 4/10/2023

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: May 2, 2023
xc: FM, Recorder

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt Resolution No. 2023-042, Authorization to Convey Fee Simple Interests in Real Property located in the City of Jurupa Valley, County of Riverside, identified with 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 Deeds to the City of Jurupa Valley;
3. Approve the Transfer Agreement between the County of Riverside and the City of Jurupa Valley and authorize the Chair of the Board to execute the Agreement on behalf of the County;
4. Authorize the Chair of the Board of Supervisors to execute the Quitclaim Deeds to complete the conveyance of real property and this transaction;
5. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete the conveyance of real property and this transaction; and
6. Direct the Clerk of the Board to file the Notice of Exemption to the County Clerk for posting within five (5) working days of approval of this project.

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:	22/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 7, 2023, the Riverside County Board of Supervisors adopted Resolution No. 2023-034, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in City of Jurupa Valley ("City"), identified with 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"), by Quitclaim Deed to the City.

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

Through this current action, and pursuant to Government Code Sections 25365 and 54221(f)(1)(D), the County of Riverside ("County") seeks authorization to convey its fee simple interest in the Property. The properties listed above are road project remnants that can be used by the City for right-of-way and safety improvements.

This conveyance is exempt, as discussed in detail in the attached Notice of Exemption, from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), "Common Sense" Exemption.

Resolution No. 2023-042, the Transfer Agreement, and the Quitclaim Deeds have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The transfer of this Property will assist the City in their efforts to maintain and improve the public road system in their community.

Attachments:

- Resolution 2023-042
- Transfer Agreement
- Quitclaim Deeds
 - Quitclaim Deed, Van Buren, Limonite Remnants
 - Quitclaim Deed, Valley Way & Armstrong
 - Quitclaim Deed, Limonite Frontage Surplus
 - Quitclaim Deed, Valley & Jurupa Excess
 - Quitclaim Deed, Bellegrave & Mission Remnant
 - Quitclaim Deed, Etiwanda, Van Buren ROW
- Notice of Exemption
- Aerial Map

JM:kt/01042023/426FM/30.877


Veronica Santillan, Principal Management Analyst 4/25/2023


Aaron Gettis, Deputy County Counsel 4/18/2023



Lead Agency: County of Riverside TLMA
ATTN: Jan Bulinski
Address: 3525 14th Street
Riverside, CA, 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300485
05/04/2023 03:01 PM Fee: \$ 50.00
Page 1 of 4

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Project Title

SYCAMORE CANYON BOULEVARD RESURFACING

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☒ Notice of Exemption
- ☐ Other:

Notes



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Mark Lancaster, P.E.
Director of Transportation

Transportation Department NOTICE OF EXEMPTION

Mojahed Salama, P.E.
Deputy for Transportation/Capital

March 28, 2023

PROJECT TITLE: Sycamore Canyon Boulevard Resurfacing
Work Order# ZD10058 Task Code #Z1530

PROJECT SPONSOR: County of Riverside Transportation Department

PROJECT LOCATION: Community of University City, Riverside County

SUPERVISORIAL DISTRICT: I

PROJECT DESCRIPTION: The County of Riverside Transportation Department (CRTD) proposes to resurface approximately 3,200 feet (0.60 mile) of Sycamore Canyon Boulevard (Blvd). Sycamore Canyon Blvd is a secondary arterial road that travels in the north-south direction between Central Ave to south of College Blvd. Sycamore Canyon Blvd currently varies between a four lane and two-lane facility with a road width of 34-75 feet.

The proposed project will include but is not limited to the following:

- One weekend road closure
- Seal cracks and apply tack coat prior to overlaying with rubberized hot-mix asphalt and/or hot mix asphalt
- Reconstruction of concrete curb and gutter, and sidewalk
- Adjust utility manholes
- Installation of detector loops
- Placement of traffic striping, retroreflective pavement markers, and thermoplastic pavement markings
- Salvage/removal and installation of new signs
- Any other work as may be required

ENVIRONMENTAL ANALYSIS:

This proposed project is subject to compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). In accordance with Section 7.3.4 of the Western Riverside County MSHCP, necessary operation and maintenance along existing roadways are considered a covered activity within cell criteria areas. This project is within a cell criteria area and is a safety improvement project under operation and maintenance, therefore it is a covered activity under the Western Riverside County MSHCP. The project will comply with the construction guidelines provided in Section 7.5.3, as well as Best Management Practices (BMPs) outlined in Appendix C.

If tree and/or vegetation removal takes place during the migratory bird breeding season (February 1 – September 1), a preconstruction nesting survey will be conducted pursuant to the Migratory Bird Treaty Act of 1918 (MBTA) and California Fish and Game Codes Section 3503, 3503.5, 3513, and 3800.

The Riverside County Transportation Department has found that the above-described project is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

Section 15301 (c) – Existing Facilities – The proposed project will resurface approximately 3,200 feet (0.60 mile) of Sycamore Canyon Blvd between Central Ave and College Blvd. The project in its entirety is consistent with Section 15301(c) because the project is repair and maintenance of an existing road and associated facilities (e.g., signage) with negligible or no expansion of use.

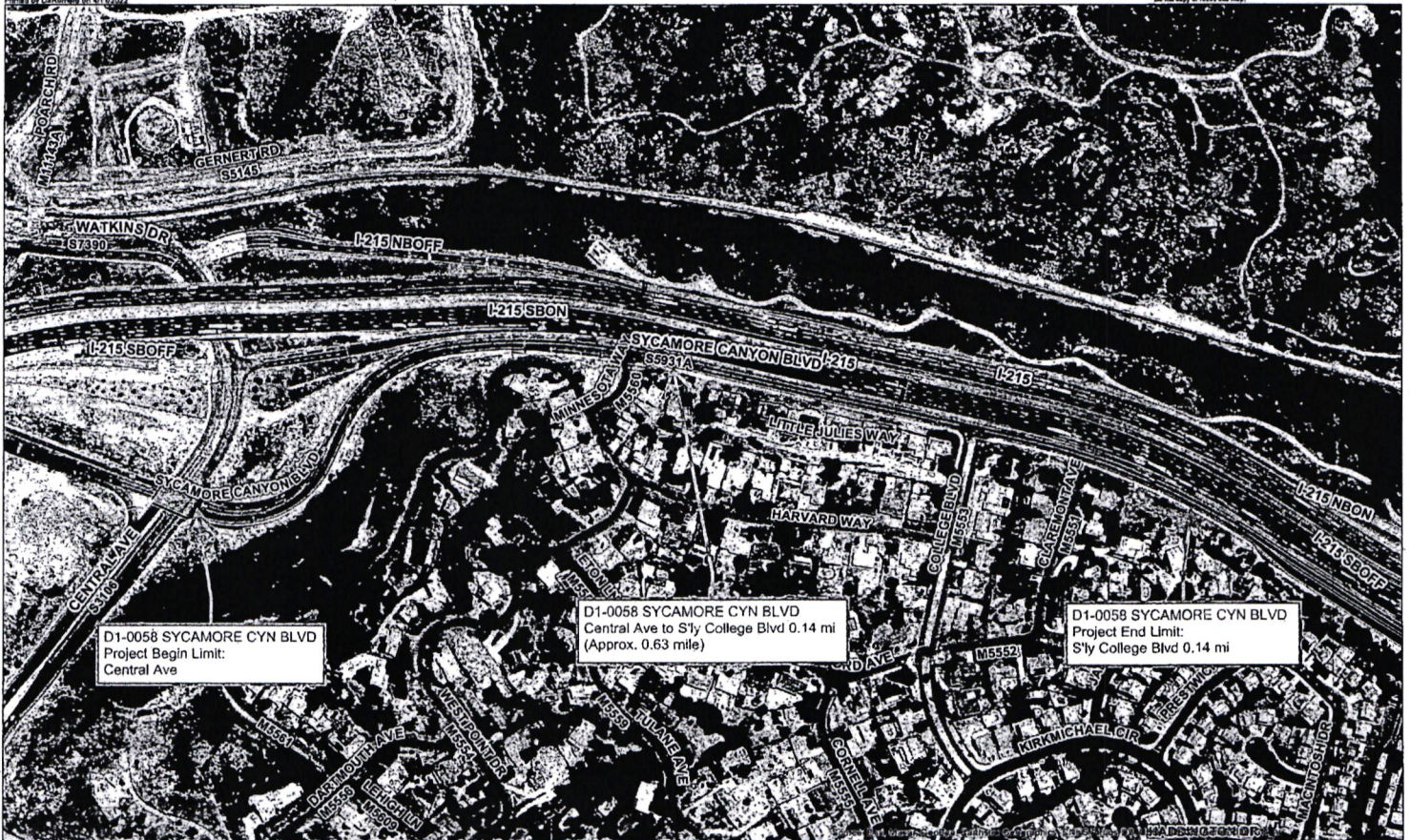
By: Lisa Wadley, Associate Transportation Planner


Signed: Jan Bulinski
Jan Bulinski, Environmental Project Manager

0 125 250 500 Feet
1 inch = 255 feet
Orthophoto File: 2016
Created by: G:\Projects\01-0058\01-0058.dwg

D1-0058 SYCAMORE CYN BLVD
CENTRAL AVE TO S'LY COLLEGE BLVD 0.14 mi

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or representative for all purposes. County GIS and other sources should be consulted for the most current information. Do not rely on or use this map.



FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202300476		
05/03/2023 03:36 PM Fee: \$ 50.00		
Page 1 of 8		
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NOTICE OF EXEMPTION

March 16, 2023

Project Name: Conveyance of Jurupa Valley Property to City of Jurupa Valley

Project Number: FM0417200426

Project Location: eleven locations within the City including 5 parcels near Van Buren Boulevard/Limonite Avenue, three parcels along Valley Way near State Route 60, one parcel along Limonite Avenue near Horizon Lane, , one parcel along Van Buren Boulevard east of Etiwanda Avenue, and one parcel near Mission Boulevard and Belgrave Avenue, consisting of Assessor's Parcel Numbers (APNs) 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

Description of Project: On March 7, 2023, the Riverside County Board of Supervisors (Board) adopted Resolution No. 2023-034, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in City of Jurupa Valley, identified with 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), by Quitclaim Deed to the City of Jurupa Valley (City).

Through this current action, and pursuant to Government Code Sections 25365 and 54221(f)(1)(D), the County of Riverside (County) seeks authorization to convey its fee simple interest in the Property. For the County, this Property is unusable remnant road parcels. The conveyance of Property to the City of Jurupa Valley is identified as the proposed project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

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

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

MAY 2 2023 3.14

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with conveyance of the vacant remanent Property to the City of Jurupa Valley.

Section 15061 (b) (3) – “Common Sense” Exemption: In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or ‘it can be seen with certainty that the activity in question will not have a significant effect on the environment’, no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The conveyance of Property to the City of Jurupa Valley is an administrative function and would not result in direct effects. Indirect effects of the transfer would provide the City of Jurupa Valley, control of remnant vacant parcels within the City. The Property would provide the City with more flexibility in land use development in areas where the vacant remnant parcels could be used to infill and integrate use. The City would act as the Lead Agency for any development of the parcels to ensure that CEQA compliance is satisfied. The approval of development is contingent on obtaining all required environmental and land use permits, including CEQA compliance with any applicable public agencies. The identification of future known additional discretionary actions provides a mechanism to address these indirect effects in more meaningful and detailed way when plans become available and when more meaningful disclosure can be provided to the public. The conveyance would not result in any direct or indirect physical environmental impacts. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside 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.

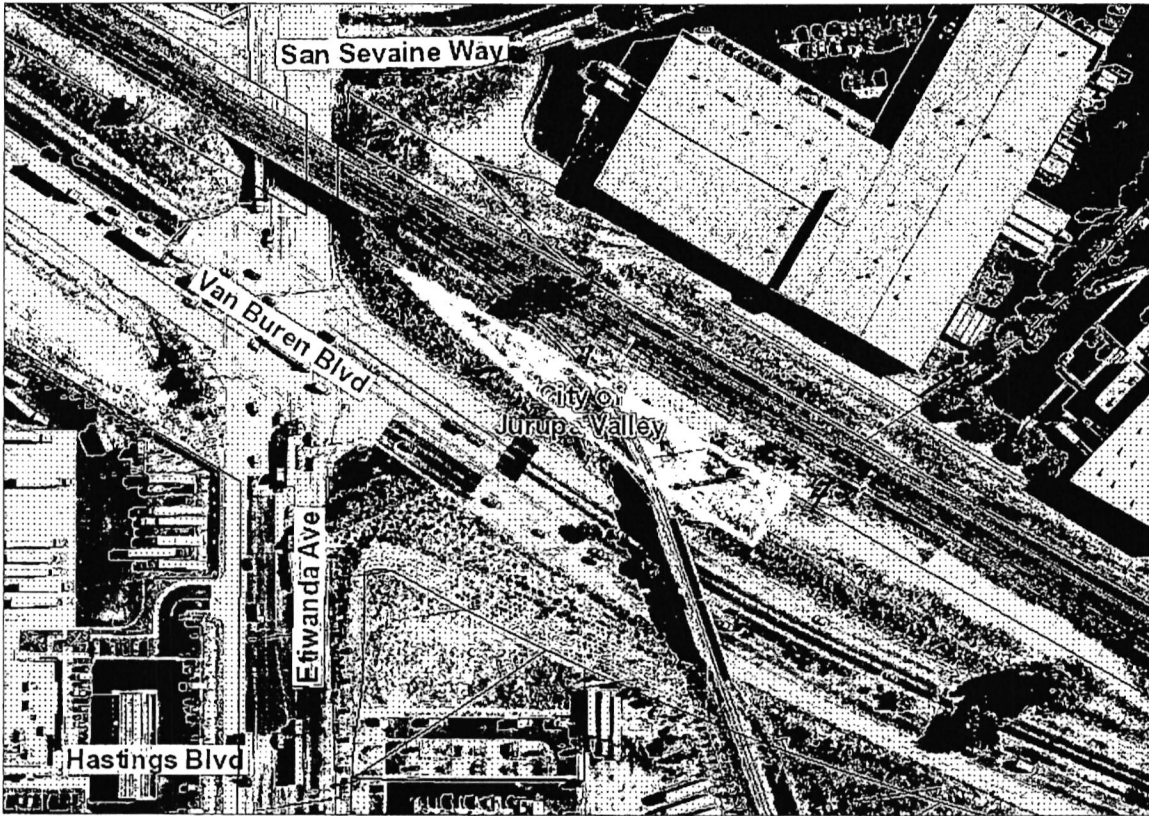
Signed: _____






Date: 3-16-2023

Mike Sullivan, Senior Environmental Planner
County of Riverside

Aerial Map
County of Riverside



Legend

-  Parcels
-  County Centerline Names
-  City Areas



0 188 376 Feet

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

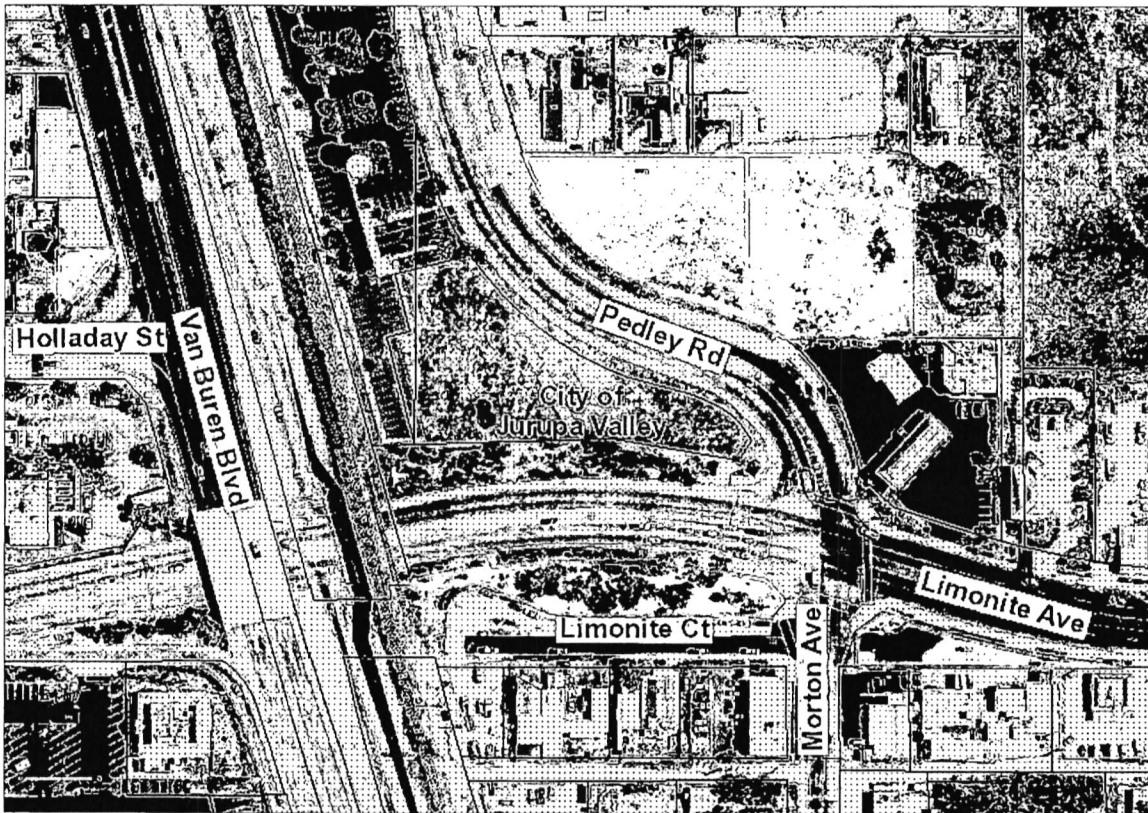
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Notes

APN: 156-200-004

Aerial Map
County of Riverside



Legend

- Parcels
- County Centerline Names
- City Areas



0 188 376 Feet

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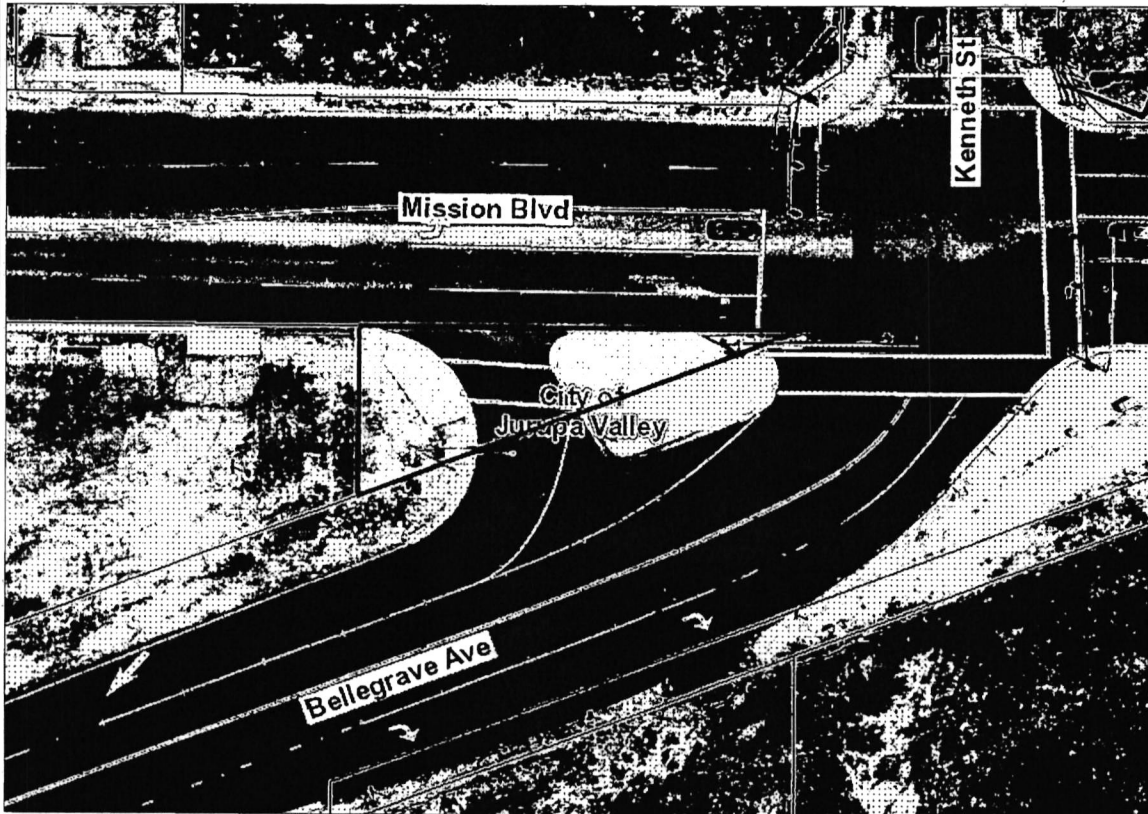
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Notes

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

Aerial Map
County of Riverside



Legend

- Parcels
- County Centerline Names
- City Areas



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



0 94 188 Feet

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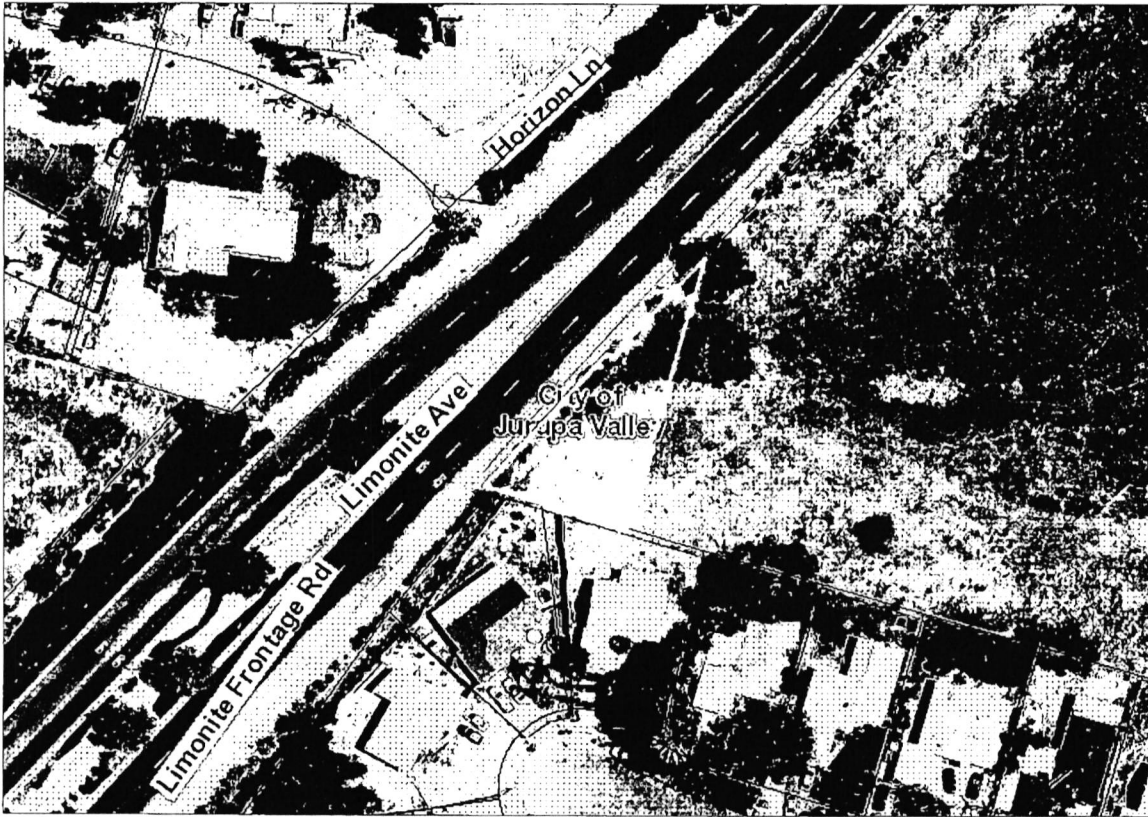
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APNs: 174-320-021 & 174-320-022

Aerial Map
County of Riverside



Legend

- Parcels
- County Centerline Names
- City Areas



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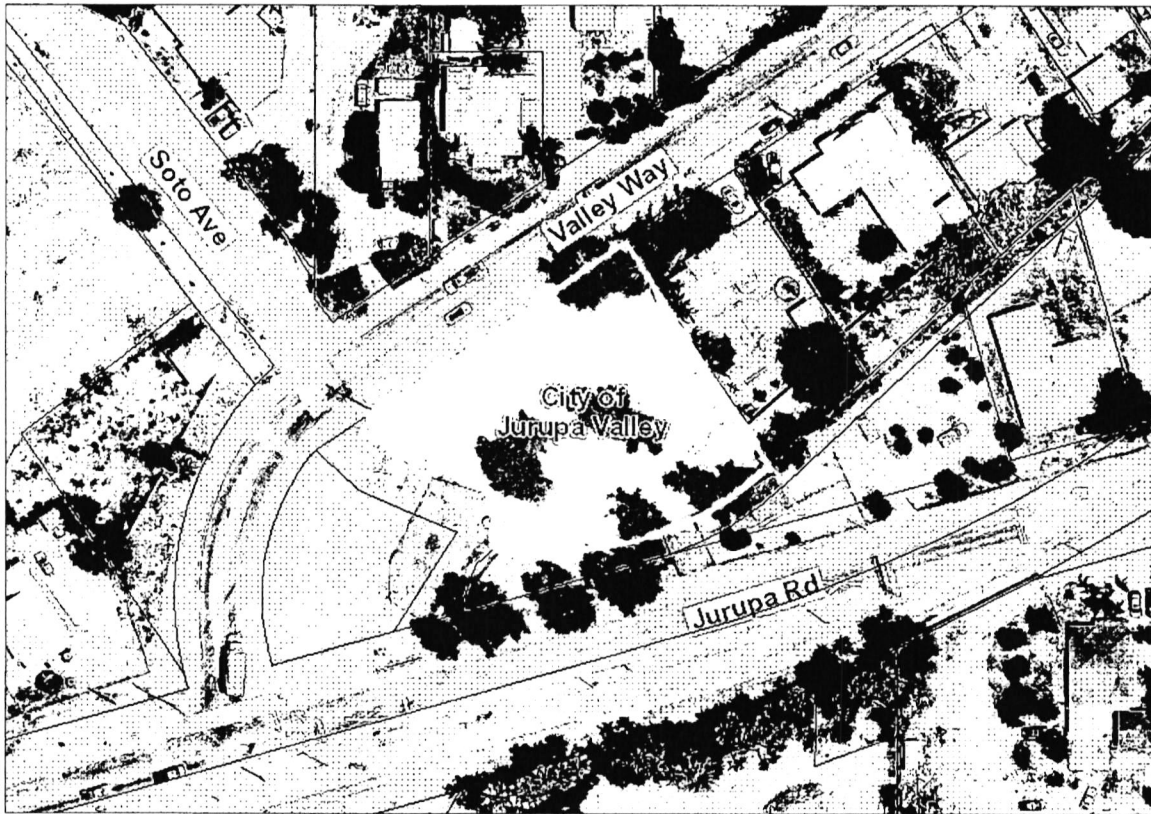
APN: 182-210-007

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Aerial Map
County of Riverside



Legend

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



0 94 188 Feet

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Notes

APN: 183-122-004

FORM APPROVED COUNTY COUNSEL
BY: RYAN D. YABKO DATE: 4/13/23

1 Board of Supervisors

County of Riverside

2 Resolution No. 2023-042

3 Authorization to Convey Fee Simple Interest in

4 Real Property in the City of Jurupa Valley, County of Riverside, California,

5 identified as unimproved parcels consisting of approximately 4.03 acres

6 within the City of Jurupa Valley, identified as Assessor's

7 Parcel Numbers 156-200-004, 163-152-025, 165-183-013, 165-190-034,

8 165-190-043, 165-190-045, 170-270-024, 174-320-021, 174-320-022,

9 182-210-007, & 183-122-004 by Quitclaim Deeds to the City of Jurupa Valley

10
11 WHEREAS, the County of Riverside, a political subdivision of the State of
12 California, is the owner of certain real property in the City of Jurupa Valley, County of
13 Riverside, State of California, identified as Assessor's Parcel Numbers 156-200-004,
14 163-152-025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-270-024,
15 174-320-021, 174-320-022, 182-210-007, & 183-122-004 (the "Property");

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

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

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

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

25 WHEREAS, on March 7, 2023, the Board of Supervisors declared the Property
26 to be exempt surplus land pursuant to Government Code Section 54221(f)(1)(D) and
27 provided notice of intention to convey the Property to the City of Jurupa Valley; and

28 WHEREAS, the County has reviewed and determined that the purchase of the

1 Property is categorically exempt from the California Environmental Quality Act
2 ("CEQA") pursuant to State CEQA Guidelines Section 15301, Class 1, Existing
3 Facilities Exemption; Section 15312, Surplus Government Property Sales; and Section
4 15061(b)(3), General Rule or "Common Sense" Exemption; now, therefore,

5 BE IT RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
6 Board of Supervisors of the County of Riverside ("Board"), in regular session
7 assembled on May 2, 2023, at 9:30 a.m. or soon thereafter, in the meeting room of the
8 Board of Supervisors located on the 1st floor of the County Administrative Center, 4080
9 Lemon Street, Riverside, California, based upon a review of the evidence and
10 information presented on the matter, as it relates to this acquisition, this Board:

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

15 2. Authorizes the conveyance to the City of Jurupa Valley the following
16 described real property: Certain real property located in the City of Jurupa Valley, State
17 of California, identified as unimproved parcels consisting of approximately 4.03 acres
18 within the City of Jurupa Valley, identified as Assessor's Parcel Numbers 156-200-004,
19 163-152-025, 165-183-013, 165-190-034, 165-190-043, 165-190-045, 170-270-024,
20 174-320-021, 174-320-022, 182-210-007, & 183-122-004 by Quitclaim Deeds, as
21 more particularly described in Exhibit "A", attached hereto and thereby made a part
22 hereof.

23 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that this Board
24 hereby approves the Transfer Agreement between the County of Riverside and the City
25 of Jurupa Valley ("Agreement") and authorizes the Chair of the Board of Supervisors of
26 the County of Riverside to execute the Agreement on behalf of the County.

27 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chair of
28 the Board of Supervisors of the County of Riverside is authorized to execute the
Quitclaim Deeds.

1 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Director
2 of Facilities Management or designee, is authorized to execute any other documents
3 and administer all actions necessary to complete the conveyance of real property.

4 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of
5 the Board to submit the Notice of Exemption to the County Clerk for posting within five
6 (5) days of approval of this project.

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

10
11 ROLL CALL:

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

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

17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

Deputy

20
21 05.02.2023 3.14
22
23
24
25

26 JM:kt/01042023/426FM/30.877
27
28

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 thereof 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 Sparmland 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 $00^{\circ}31'30''$ West a distance of 45.00 feet along the centerline of said Morton Avenue;

Thence South $89^{\circ}28'52''$ 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 $89^{\circ}28'52''$ East a distance of 14.00 feet along said Northerly line of Lot 1 to the True Point of Beginning;

Thence North $00^{\circ}31'30''$ 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 $57^{\circ}03'36''$ East a distance of 4.33 feet to the Centerline of said Limonite Avenue;

Thence South $89^{\circ}28'52''$ 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 $18^{\circ}16'18''$ 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 $12^{\circ}09'33''$, to a point of cusp and the Southerly Right-of-Way Line of Limonite Avenue as shown on said Sparrland Map;

Thence North $89^{\circ}28'52''$ 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, 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.

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

This **May 2nd** 2023 **TRANSFER AGREEMENT** ("Agreement") is made and effective on May 2nd, 2023 ("Effective Date") by and between the County of Riverside ("COUNTY"), a political subdivision of the State of California, and the City of Jurupa Valley ("CITY"), a California municipal corporation. COUNTY and CITY may sometimes hereinafter collectively be referred to as the "PARTIES".

RECITALS

WHEREAS, the COUNTY is the owner of vacant properties consisting of approximately 4.03 acres within the City of Jurupa Valley, identified by 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, as more particularly described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made apart hereof, located in the City of Jurupa Valley, State of California (the "Property");

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

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

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

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

AGREEMENT

1. **Transfer of the Property.** Within sixty (60) days of full execution of this Agreement, and for the consideration described herein, COUNTY shall convey and transfer to CITY all of the County's right, title, and interest to the Property substantially in the form of the Quitclaim Deeds ("Deeds") attached hereto as Exhibit "C" and by this reference incorporated herein. The transfer of the Property ("Transfer") shall be consummated pursuant to the terms and conditions of this Agreement.

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

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

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

2.2 CITY represents and warrants to COUNTY that CITY and/or CITY's representatives and employees have made their own independent inspections,

investigations, tests, surveys, and other studies of the Property and agrees to accept the Property in their "as-is" condition.

3. **Closing Date.** This transaction set forth in this Agreement shall close when the PARTIES have timely performed their respective obligations within Sixty (60) days following the full approval and execution of this Agreement ("Closing Date").

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

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

6. **Mutual Obligations.** The terms and conditions of this Agreement are part of the consideration and material to the Transfer of the 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.

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

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

If to the COUNTY:

County of Riverside
Facilities Management
Deputy Director of Real Estate
3450 14th Street, Suite 200
Riverside, CA. 92501

If to the CITY:

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

9. **Conflict of Interest.** No member, official or employee of the COUNTY or the CITY shall have any personal interest, direct or indirect, in this Agreement nor shall any

such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interest of any corporation, partnership or association in which he or she is directly or indirectly interested.

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

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

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

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

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

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

16. **Authority to Execute.** The individuals executing this Agreement and the instruments referenced herein each represent and warrant that they have the legal power, right and actual authority to bind their respective PARTIES to the terms and conditions hereof and thereof.

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

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

[Signature Provisions on Following Page]

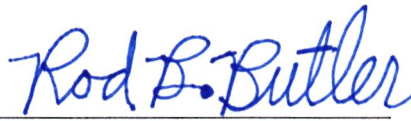
19. This Agreement will be null and void if not duly approved and executed by both PARTIES.

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


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

CITY:
CITY OF JURUPA VALLEY, a
California municipal corporation

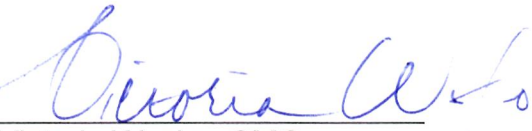
By: 
Kevin Jeffries, Chair
Board of Supervisors

By: 
Rod B. Butler
City Manager

ATTEST:
CLERK OF THE BOARD
Kimberly Rector

By: 
Deputy


ATTEST:

By: 
Victoria Wasko, CMC
City Clerk

APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: 
Ryan Yabko
Deputy County Counsel

APPROVED AS TO FORM:

By: 
Peter M. Thorson
City Attorney

JM:rh/122122/426FM/30.873

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 thereof 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 Sparmland 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 $00^{\circ}31'30''$ West a distance of 45.00 feet along the centerline of said Morton Avenue;

Thence South $89^{\circ}28'52''$ 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 $89^{\circ}28'52''$ East a distance of 14.00 feet along said Northerly line of Lot 1 to the True Point of Beginning;

Thence North $00^{\circ}31'30''$ 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 $57^{\circ}03'36''$ East a distance of 4.33 feet to the Centerline of said Limonite Avenue;

Thence South $89^{\circ}28'52''$ 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 $18^{\circ}16'18''$ 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 $12^{\circ}09'33''$, to a point of cusp and the Southerly Right-of-Way Line of Limonite Avenue as shown on said Sparrland Map;

Thence North $89^{\circ}28'52''$ 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;

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 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:

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;

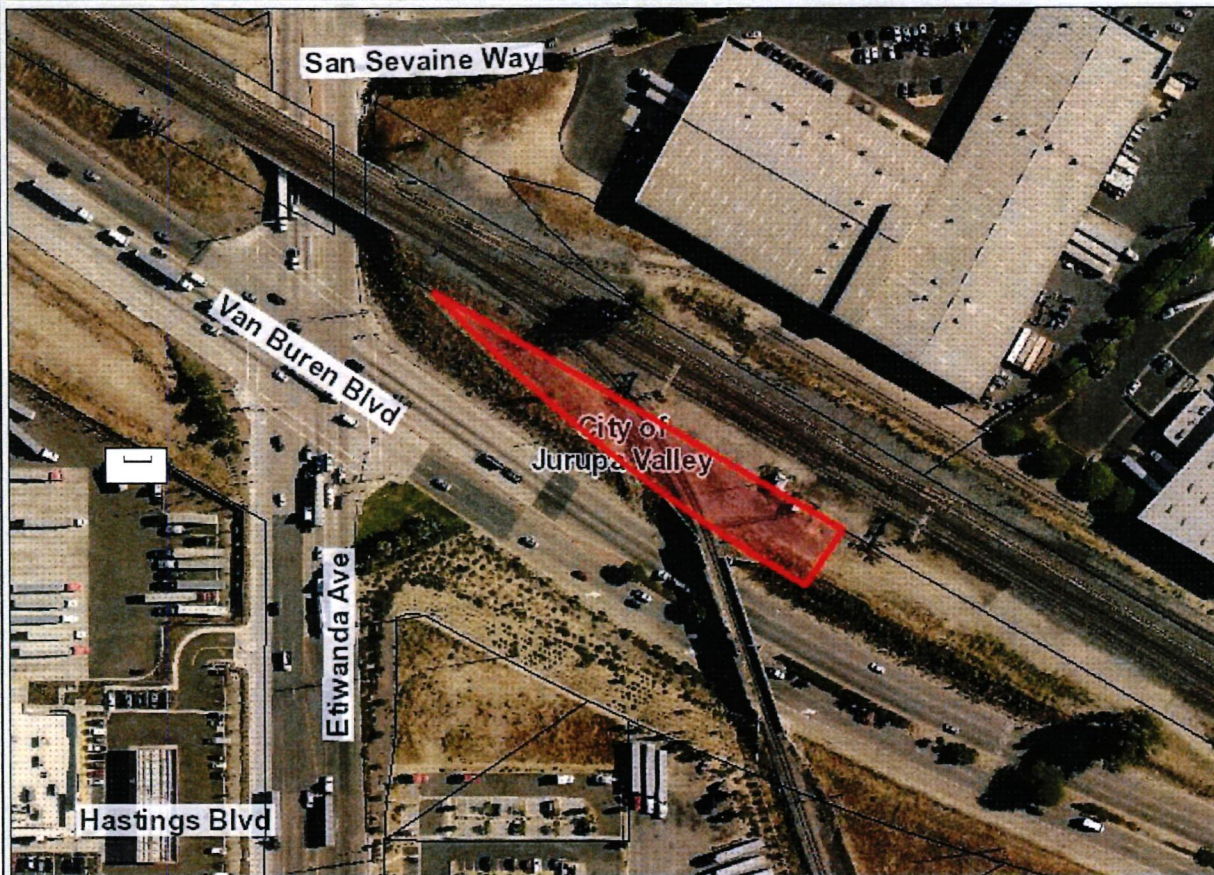
Thence Northeast 179.36 feet;

Thence Southeast to North line of Riverside & Jurupa Canal;

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

EXHIBIT "B"
Etiwanda/Van Buren ROW
Aerial Map #1

Aerial Map
County of Riverside



Legend

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



0 188 376 Feet

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

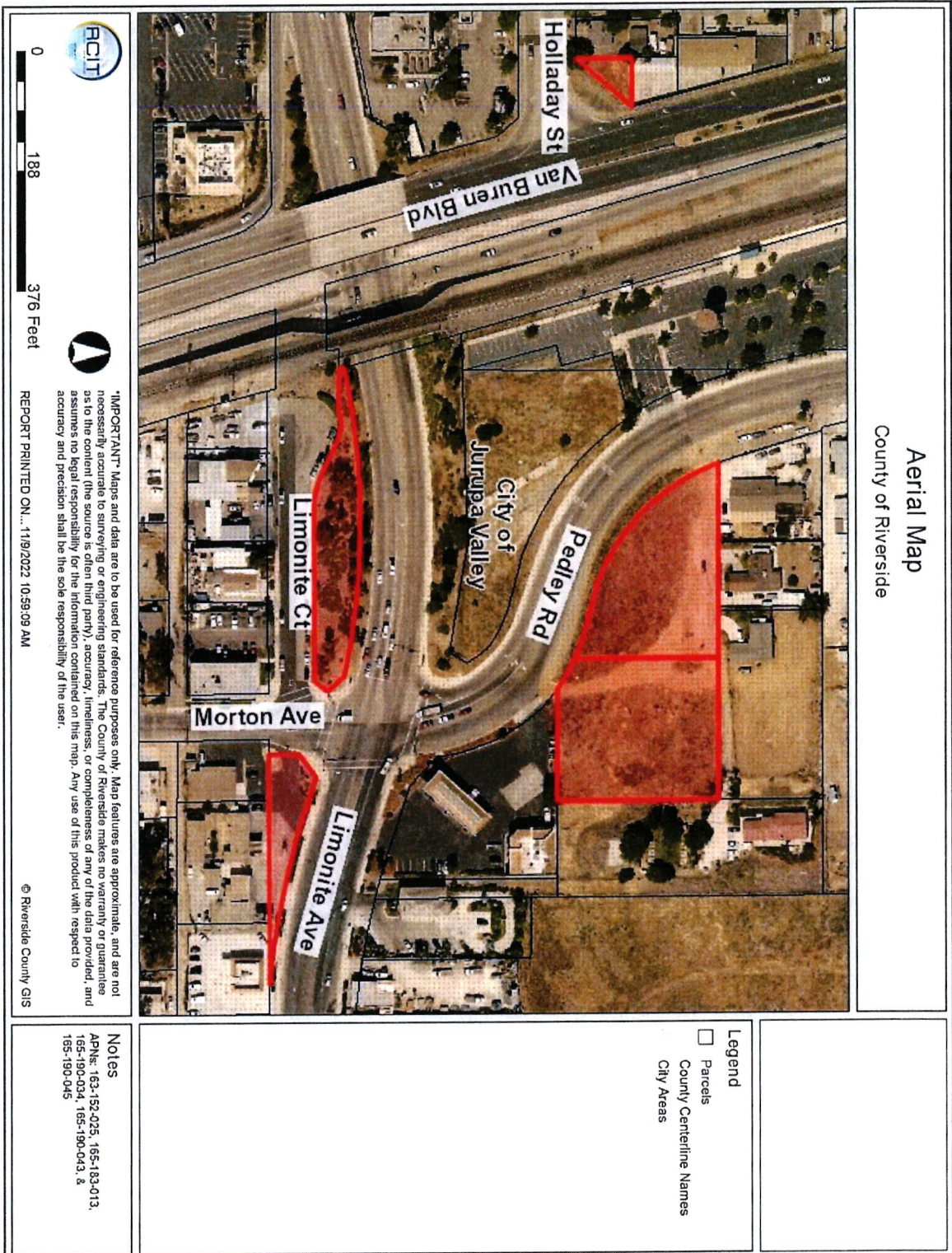
REPORT PRINTED ON... 11/9/2022 11:16:56 AM

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Notes

APN: 156-200-004

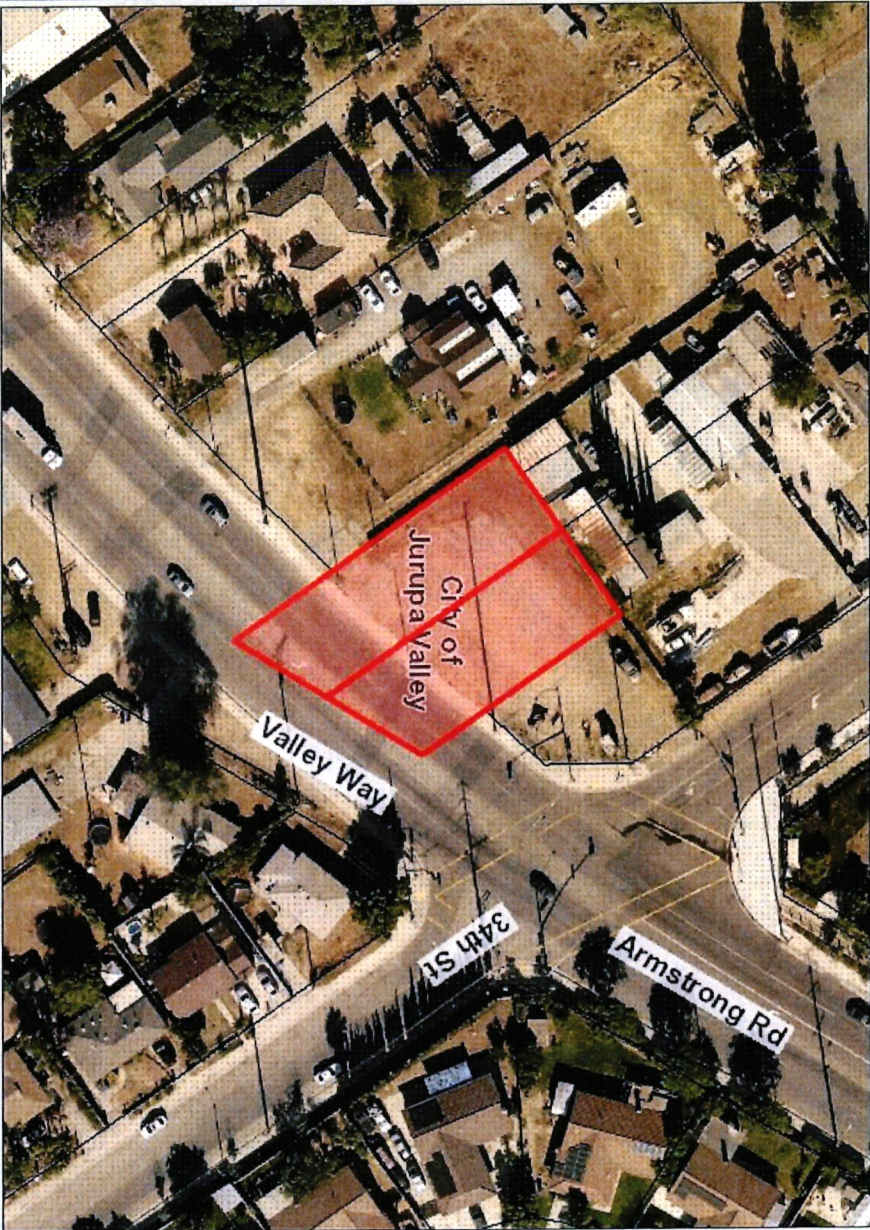
Van Buren/Limonite Remnants Aerial Map #2





Notes
APN: 170-270-024

Valley Way & Armstrong
Aerial Map #4

Aerial Map
County of Riverside





0 94 188 Feet

REPORT PRINTED ON... 11/9/2022 11:06:21 AM

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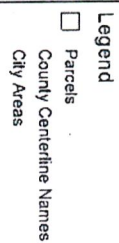
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- Legend
- ☐ Parcels
 - ☐ County Centerline Names
 - ☐ City Areas

Notes

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

Aerial Map
County of Riverside



Notes
APN: 182-210-007



Valley & Jurupa Excess Aerial Map #6

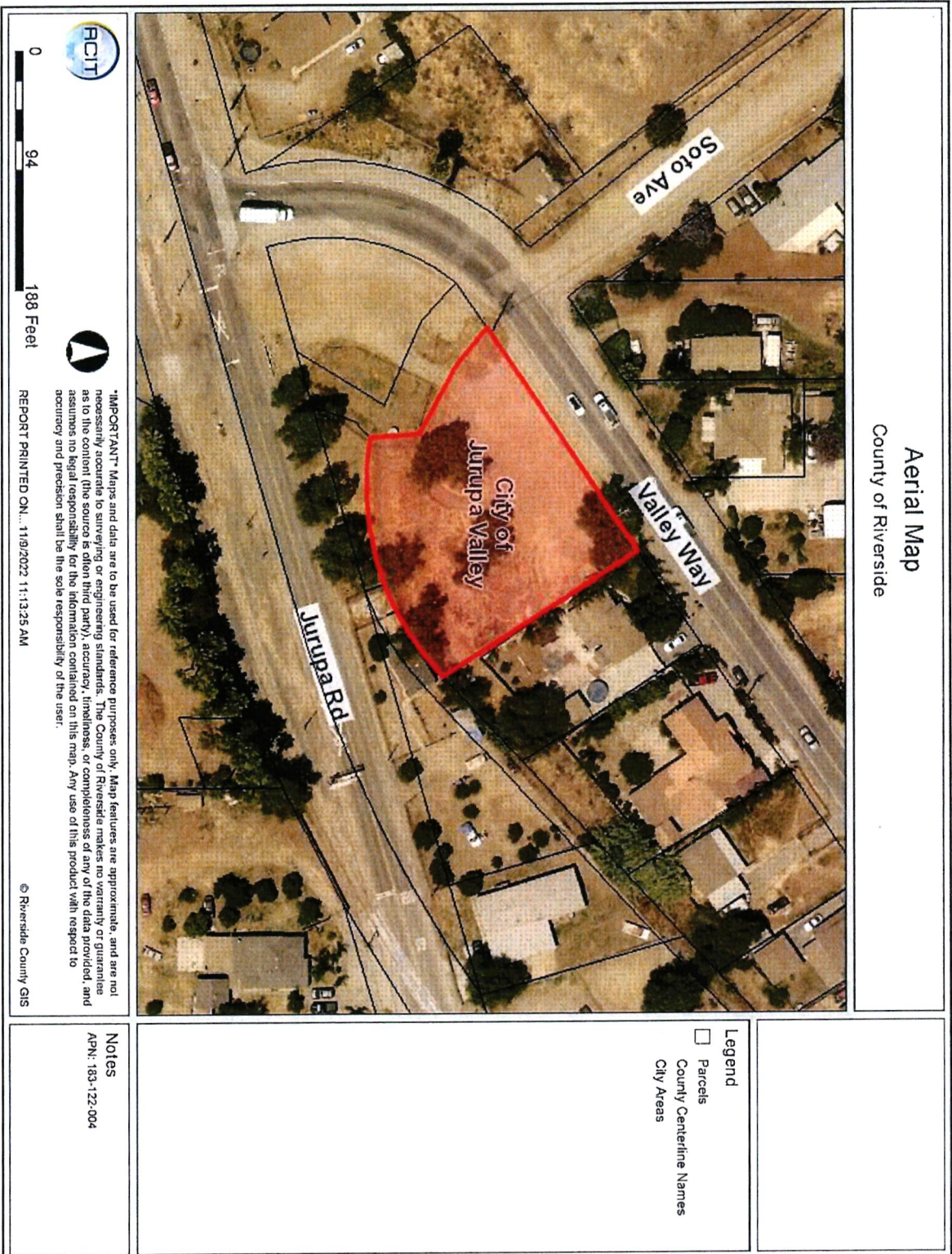


EXHIBIT "C"
QUITCLAIM DEEDS

City of Jurupa Valley
Certificate of Acceptance

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.901

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

PROJECT: Jurupa Valley Transfer

APN(s): 163-152-025, 165-183-013, 165-190-034,
165-190-043, & 165-190-045

REFERENCE: VAN BUREN/LIMONITE REMNANTS

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: _____

GRANTOR:

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

By: _____

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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 $00^{\circ}31'30''$ West a distance of 45.00 feet along the centerline of said Morton Avenue;

Thence South $89^{\circ}28'52''$ 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 $89^{\circ}28'52''$ East a distance of 14.00 feet along said Northerly line of Lot 1 to the True Point of Beginning;

Thence North $00^{\circ}31'30''$ 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 $57^{\circ}03'36''$ East a distance of 4.33 feet to the Centerline of said Limonite Avenue;

Thence South $89^{\circ}28'52''$ 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 $18^{\circ}16'18''$ 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 $12^{\circ}09'33''$, to a point of cusp and the Southerly Right-of-Way Line of Limonite Avenue as shown on said Sparrland Map;

Thence North $89^{\circ}28'52''$ 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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.902

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

PROJECT: Jurupa Valley Transfer
APN(s): 174-320-021 & 174-320-022
REFERENCE: VALLEY WAY & ARMSTRONG

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: _____

GRANTOR:

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

By: _____

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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 $31^{\circ} 32'$ WEST, ALONG THE NORTHWESTERLY LINE OF ARMSTRONG ROAD 65 FEET, TO THE TRUE POINT OF BEGINNING;

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

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

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

THENCE ALONG THE NORTHWESTERLY LINE OF ARMSTRONG ROAD NORTH $31^{\circ} 32'$ 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 $31^{\circ} 32'$ WEST, ALONG THE NORTHWESTERLY LINE OF SAID ARMSTRONG ROAD 127 FEET;

THENCE NORTH $34^{\circ} 48'$ WEST, (FORMERLY NORTH $34^{\circ} 47'$ WEST), PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, 140 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $34^{\circ} 48'$ EAST, (FORMERLY SOUTH $34^{\circ} 47'$ EAST) PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, 140 FEET TO THE SOUTHWESTERLY LINE OF ARMSTRONG ROAD;

THENCE SOUTH $31^{\circ} 32'$ WEST, ALONG THE SOUTHWESTERLY LINE OF ARMSTRONG ROAD, 62 FEET;

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

THENCE NORTH $55^{\circ} 13'$ 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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.903

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

PROJECT: Jurupa Valley Transfer
APN: 182-210-007
REFERENCE: LIMONITE FRONTAGE SURPLUS

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: _____

GRANTOR:

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

By: _____

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.904

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

PROJECT: Jurupa Valley Transfer

APN: 183-122-004

REFERENCE: VALLEY & JURUPA EXCESS

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: _____

GRANTOR:

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

By: _____

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.905

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

PROJECT: Jurupa Valley Transfer
APN: 170-270-024
REFERENCE: BELLEGRAVE & MISSION REMNANT

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: _____

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

By: _____
Kevin Jeffries, Chair
Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: _____

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.906

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

PROJECT: Jurupa Valley Transfer

APN: 156-200-004

REFERENCE: ETIWANDA/VAN BUREN ROW

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: _____

GRANTOR:

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

By: _____

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.901

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

PROJECT: Jurupa Valley Transfer

APN(s): 163-152-025, 165-183-013, 165-190-034,
165-190-043, & 165-190-045

REFERENCE: VAN BUREN/LIMONITE REMNANTS

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: 5/2/23

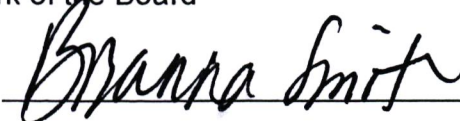
GRANTOR:

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

By: 
Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: 

FORM APPROVED COUNTY COUNSEL
BY  4/18/23
RYAN D YABKO DATE

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 May 2, 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: 05/02/2023

Signature: Breanna Smith

Print Name: Breanna Smith, Clerk of the Board Assistant

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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 $00^{\circ}31'30''$ West a distance of 45.00 feet along the centerline of said Morton Avenue;

Thence South $89^{\circ}28'52''$ 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 $89^{\circ}28'52''$ East a distance of 14.00 feet along said Northerly line of Lot 1 to the True Point of Beginning;

Thence North $00^{\circ}31'30''$ 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 $57^{\circ}03'36''$ East a distance of 4.33 feet to the Centerline of said Limonite Avenue;

Thence South $89^{\circ}28'52''$ 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 $18^{\circ}16'18''$ 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 $12^{\circ}09'33''$, to a point of cusp and the Southerly Right-of-Way Line of Limonite Avenue as shown on said Sparrland Map;

Thence North $89^{\circ}28'52''$ 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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.902

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

PROJECT: Jurupa Valley Transfer

APN(s): 174-320-021 & 174-320-022

REFERENCE: VALLEY WAY & ARMSTRONG

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: 5/2/23

GRANTOR:

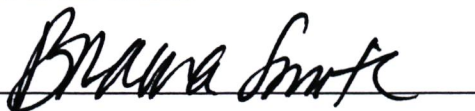
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: 

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: 

FORM APPROVED COUNTY COUNSEL
BY  4/18/23
RYAN D YABKO DATE

MAY 2 2023 3.14

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 May 2, 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

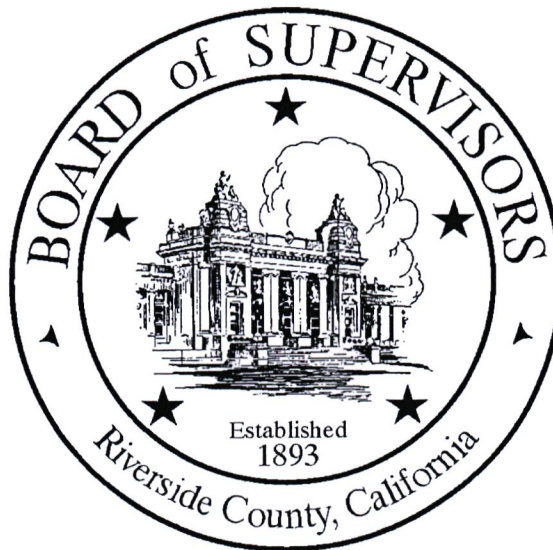
www.riversideacr.com

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: 05/02/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Clerk of the Board Assistant

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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 $31^{\circ} 32'$ WEST, ALONG THE NORTHWESTERLY LINE OF SAID ARMSTRONG ROAD 127 FEET;

THENCE NORTH $34^{\circ} 48'$ WEST, (FORMERLY NORTH $34^{\circ} 47'$ WEST), PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, 140 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $34^{\circ} 48'$ EAST, (FORMERLY SOUTH $34^{\circ} 47'$ EAST) PARALLEL WITH THE SOUTHWESTERLY LINE OF 34TH STREET, 140 FEET TO THE SOUTHWESTERLY LINE OF ARMSTRONG ROAD;

THENCE SOUTH $31^{\circ} 32'$ WEST, ALONG THE SOUTHWESTERLY LINE OF ARMSTRONG ROAD, 62 FEET;

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

THENCE NORTH $55^{\circ} 13'$ 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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.903

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

PROJECT: Jurupa Valley Transfer
APN: 182-210-007
REFERENCE: LIMONITE FRONTAGE SURPLUS

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: 5/2/23

GRANTOR:

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

By: 

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: 

FORM APPROVED COUNTY COUNSEL

BY 

RYAN D. YABKO

4/18/23
DATE

MAY 2 2023 3.14

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 May 2, 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

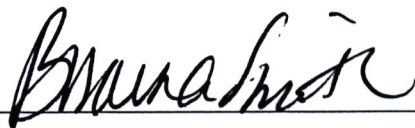
Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

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

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



Date: 05/02/2023

Signature: 

Print Name: Breanna Smith, Clerk of the Board Assistant

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.904

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

PROJECT: Jurupa Valley Transfer

APN: 183-122-004

REFERENCE: VALLEY & JURUPA EXCESS

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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


does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: 5/2/23

GRANTOR:

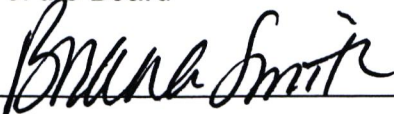
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: 

Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: 

FORM APPROVED COUNTY COUNSEL

BY  4/18/23
RYAN D. YABKO DATE

MAY 2 2023 3.14

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 May 2, 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: Breanna Smith
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: 05/02/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Clerk of the Board Assistant

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.905

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

PROJECT: Jurupa Valley Transfer
APN: 170-270-024
REFERENCE: BELLEGRAVE & MISSION REMNANT

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: 5/2/23

GRANTOR:

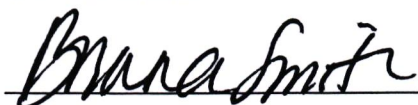
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: 

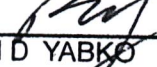
Kevin Jeffries, Chair
Board of Supervisors

ATTEST:

Kimberly Rector
Clerk of the Board

By: 

FORM APPROVED COUNTY COUNSEL

BY  4/18/23
RYAN D YABKO DATE

MAY 2 2023 3.14

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

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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}

On May 2, 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

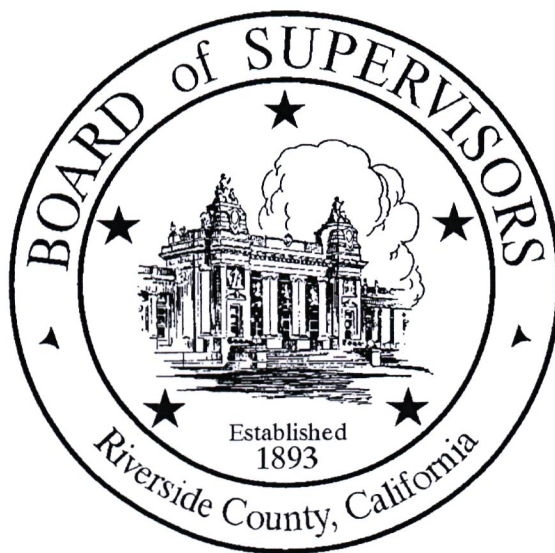
www.riversideacr.com

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: 05/02/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Clerk of the Board Assistant

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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.

Recorded at request of and return to:

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

FREE RECORDING

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

JM:sc/03062023/426FM/30.906

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

PROJECT: Jurupa Valley Transfer
APN: 156-200-004
REFERENCE: ETIWANDA/VAN BUREN ROW

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF JURUPA VALLEY, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: 5/2/23

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

By: 
Kevin Jeffries, Chair
Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: 

FORM APPROVED COUNTY COUNSEL
BY  4/18/23
RYAN D. YABKO DATE

MAY 2 2023 3.14

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

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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WITNESS my hand and official seal

Kimberly A. Rector
Clerk of the Board of Supervisors

By: Breanna Smith
Deputy Clerk

(SEAL)

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
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CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 05/02/2023

Signature: Breanna Smith

Print Name: Breanna Smith, Clerk of the Board Assistant

City of Jurupa Valley
Certificate of Acceptance

EXHIBIT "A"

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 1, of said Land Resources land, distant thereon South 59° 20' 40" East., 83.33 feet from the most northerly corner of said Parcel 1; 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 thereof by the GRANTEE.