

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



ITEM: 3.19
(ID # 21862)

MEETING DATE:
Tuesday, May 23, 2023

FROM : FACILITIES MANAGEMENT AND DEPARTMENT OF PUBLIC SOCIAL SERVICES :

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Resolution No. 2023-145 Notice of Intention to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside, State of California, Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003 by Grant Deed from CHILDHELP, INC., a California non-profit corporation; District 5. [\$0] (Clerk to file Notice of Intention)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2023-145, Notice of Intention to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside, State of California, Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from CHILDHELP, INC., a California non-profit corporation, at a price not-to-exceed Twenty-Six Million Six-Hundred Fifty Thousand Dollars (\$26,650,000);
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.

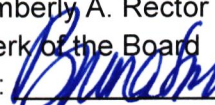
ACTION:Policy


Rose Salgado, Director of Facilities Management 5/9/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended for public meeting on or after June 27, 2023 at 9:30a.m. or soon thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: May 23, 2023
xc: FM, DPSS, COBcf

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 26,650,000	\$ 26,650,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% American Rescue Plan Act (ARPA)			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25350, the County of Riverside (County) must publish a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time that the Riverside County Board of Supervisors will meet to consummate the purchase.

Childhelp, Inc. who currently owns the property has operated and provided youth services at the site since 1978 through its non-profit operations. The County intends to use the property to provide similar programs and services for the community through the Department of Social Services (DPSS).

Through this action, the County intends to authorize Facilities Management – Real Estate Division (FM-RE) to pursue the purchase of the fee simple interests in certain real property located in the unincorporated area of Beaumont, County of Riverside, State of California. The property consists of four improved parcels with multiple facilities and located on approximately 119.60 acres, further identified as Assessor’s Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003, and more particularly depicted on the attached Aerial Map (Property).

The Property improvements include but are not limited to an administrative office building, residential cottages, classrooms, chapel, kitchen, dining area, recreation room, library, gymnasium, multi-purpose building, maintenance buildings, a barn, stable areas, and a covered arena. In addition, other constructed and existing features of the Property include access roads, walls, parking areas and utility improvements.

The acquisition price of twenty-six million six-hundred fifty thousand dollars (\$26,650,000) represents a fair market value based on a recent appraisal dated April 14, 2023. The price also represents a value for the County in the re-use of an existing and improved property when compared with the higher cost of constructing a new facility of similar design and purpose.

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

Facilities Management – Real Estate Division (FM-RE) expects to return to the Board of Supervisors with its Authorization to Purchase and consideration of a Purchase and Sales Agreement in June and once it has completed its required public noticing and due diligence.

Resolution No. 2023-145 has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The acquisition of the Property will provide the County with a centralized and improved location for providing youth programs and services for this growing region of the County. The residents and businesses of the County will be better served through this acquisition.

Additional Fiscal Information

There are no costs associated with this Form 11 other than staff time.

ATTACHMENTS:

- Aerial Image
- Resolution No. 2023-145



Aaron Gettis, Deputy County Counsel 5/17/2023

2 Resolution No. 2023-145

3 Notice of Intention to Purchase Real Property

4 in the Unincorporated Area of Beaumont, County of Riverside,

5 State of California, Assessor's Parcel Numbers 428-010-019,

6 428-010-020, 428-020-002, and 428-020-003

7
8 WHEREAS, CHILDHELP, INC., a California non-profit corporation, ("Seller"), is
9 the owner of certain real property located on in the Unincorporated Area of Beaumont,
10 County of Riverside, State of California, containing approximately 119.60 acres of land
11 and improvements, located at 14700 Manzanita Park Road, Beaumont, California,
12 92223, identified within Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-
13 020-002, and 428-020-003 ("Property");

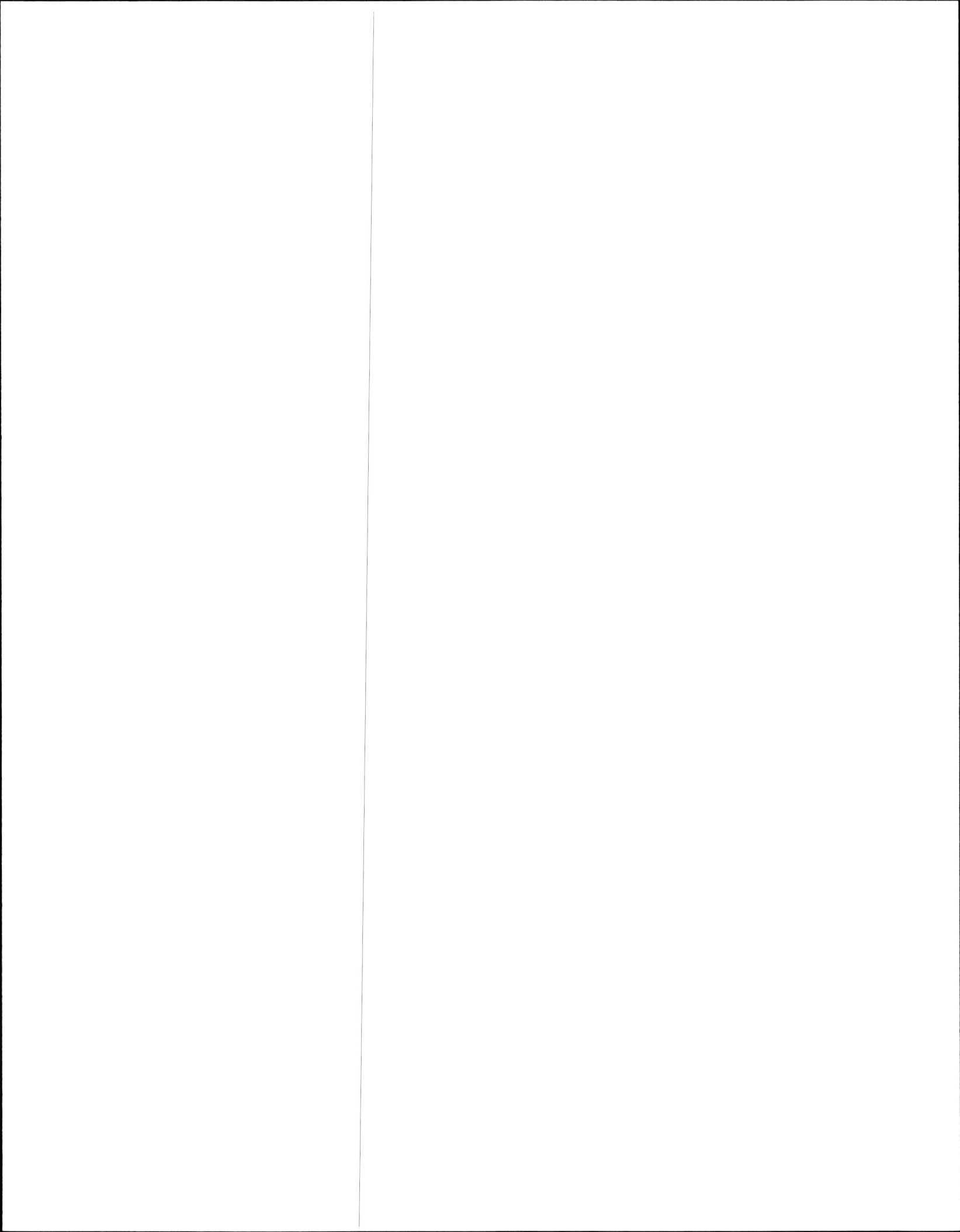
14 WHEREAS, the County of Riverside ("County"), on behalf of the Riverside
15 County Department of Public Social Services ("DPSS"), entered into a lease with the
16 Seller dated August 12, 2022, ("Lease"), to lease a portion of the Property for their
17 Welcome Center Project (Project);

18 WHEREAS, the Lease was amended on December 16, 2022, and again on
19 February 21, 2023, to extend the term and allow time to negotiate a long-term lease for
20 the Project;

21 WHEREAS, the County desires to purchase the Property from the Seller, and
22 Seller desires to sell the Property to County and move forward with the transaction;

23 WHEREAS, the Property includes land and improvements once used as a
24 residential treatment facility for abused children, with 14 buildings including but not
25 limited to a gymnasium, cafeteria, administration building, chapel, barn and
26 dormitories.

27 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by
28 the Board of Supervisors of the County of Riverside in regular session assembled on



1 May 23, 2023, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the
2 Government Code, that this Board, at its public meeting on or after June 27, 2023 at
3 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located
4 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
5 California, intends to authorize the purchase of the Property located in the
6 Unincorporated Area of Beaumont, County of Riverside, State of California, identified
7 with Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-
8 020-003 and consisting of approximately 119.60 acres of land, more particularly
9 described in Exhibit "A" Legal Description, attached hereto, in the amount not to
10 exceed Twenty-Six Million Six-Hundred Fifty-Thousand (\$26,650,000), pursuant to
11 terms and conditions in an Agreement of Purchase and Sale to be negotiated between
12 the County and Seller.

13 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of
14 the Board of Supervisors is directed to give notice hereof as provided in Section 6063
15 of the Government Code.

16 ROLL CALL:

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

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

22 KIMBERLY A. RECTOR, Clerk of said Board

23 By: 
24 _____

Deputy

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26 05.23.2023 3.19

27 DC:il/05172023/016DP/30.939

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EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside and described as follows:

PARCEL 'A' of Lot Line Adjustment No. 5039, recorded December 27, 2006, as Instrument Number 2006-0946387 of Official Records, in the County of Riverside, State of California, more fully described as follows:

BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF DEEDS, RECORDED JULY 13, 2005 AS INSTRUMENT NO. 0560092, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND AS SHOWN ON RECORDS OF SURVEYS, BOOK 39, PAGE 24, AND BOOK 21, PAGE 45 OF OFFICIAL MAPS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE CENTER ¼ CORNER OF SAID SECTION 15;

THENCE, ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 15 NORTH 00°01'58" EAST, A DISTANCE OF 661.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE, DEPARTING SAID WEST LINE ALONG THE NORTH LINE OF SAID PARCEL 1 SOUTH 89°20'00" EAST, A DISTANCE OF 1252.76 FEET TO A LINE PARALLEL WITH AND DISTANT 36.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 1 AS MEASURED AT RIGHT ANGLES;

THENCE, DEPARTING SAID NORTH ALONG SAID PARALLEL LINE SOUTH 00°04'19" WEST, A DISTANCE OF 381.72 FEET;

THENCE, DEPARTING SAID PARALLEL LINE SOUTH 03°25'05" WEST A DISTANCE OF 279.60' TO A POINT ON THE COMMON LINE OF SAID PARCELS 1 AND 2, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 86.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 2 AS MEASURED AT RIGHT ANGLES;

THENCE, ALONG SAID PARALLEL LINE SOUTH 01°56'41" EAST, A DISTANCE OF 781.10 FEET;

THENCE, DEPARTING SAID PARALLEL LINE SOUTH 83°52'12" WEST, A DISTANCE OF 276.64 FEET;

THENCE, NORTH 66°13'15" WEST, A DISTANCE OF 325.76 FEET;

THENCE, NORTH 82°57'26" WEST, A DISTANCE OF 153.91 FEET;

THENCE, SOUTH 80°19'04" WEST, A DISTANCE OF 102.19 FEET;

THENCE, SOUTH 75°47'51" WEST, A DISTANCE OF 111.59 FEET;

THENCE, SOUTH 46°08'05" WEST, A DISTANCE OF 72.01 FEET;

THENCE, SOUTH 00°03'18" EAST, A DISTANCE OF 128.87 FEET;

1
2
3
4 THENCE, SOUTH 28°15'58" EAST, A DISTANCE OF 142.31 FEET;

5 THENCE, SOUTH 11°59'09" EAST, A DISTANCE OF 138.21 FEET;

6 THENCE, SOUTH 13°14'59" WEST, A DISTANCE OF 256.40 FEET;

7 THENCE, SOUTH 07°33'52" WEST, A DISTANCE OF 118.83 FEET;

8 THENCE, SOUTH 11°04'43" WEST, A DISTANCE OF 158.94 FEET;

9 THENCE, SOUTH 06°13'09" WEST, A DISTANCE OF 203.59 FEET;

10 THENCE, SOUTH 62°39'55" WEST, A DISTANCE OF 120.77 FEET;

11 THENCE, SOUTH 69°20'12" WEST, A DISTANCE OF 104.83 FEET;

12 THENCE, SOUTH 73°49'47" WEST, A DISTANCE OF 113.53 FEET TO THE WEST LINE OF SAID
13 PARCEL 2 AND THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15 AS SHOWN ON
14 SAID RECORDS OF SURVEYS, SAID POINT ALSO BEING DISTANT AND NORTHERLY AS
MEASURED ALONG SAID WEST LINE 1101.87 FEET FROM THE SOUTHWEST CORNER OF SAID
PARCEL 2 AND SAID RECORDS OF SURVEYS;

15 THENCE, ALONG SAID WEST LINE NORTH 01°59'00" EAST, A DISTANCE OF 2009.24 FEET TO THE
16 POINT OF BEGINNING:

17
18 PARCEL 'B' of Lot Line adjustment no. 5038, recorded on December 27, 2006 as
19 Instrument Number 2006-0946387 of official Records, in the County of Riverside, State of
20 California, more full described as follows:

21 BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF DEEDS, RECORDED JULY 13, 2005 AS
22 INSTRUMENT NO. 0560092, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND AS SHOWN ON
23 RECORDS OF SURVEYS, BOOK 39, PAGE 24, AND BOOK 21, PAGE 45 OF OFFICIAL MAPS OF
RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 15, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, S.B.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

24 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2;

25 THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 NORTH
26 01°59'00" EAST, A DISTANCE OF 1101.87 FEET;

1 THENCE, DEPARTING SAID WEST LINE NORTH 73°49'47" EAST, A DISTANCE OF 113.53 FEET;

2 THENCE, NORTH 69°20'12" EAST, A DISTANCE OF 104.83 FEET;

3 THENCE, NORTH 62°39'55" EAST, A DISTANCE OF 120.77 FEET;

4 THENCE, NORTH 06°13'09" EAST, A DISTANCE OF 203.59 FEET;

5 THENCE, NORTH 11°04'43" EAST, A DISTANCE OF 158.94 FEET;

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9 THENCE, NORTH 28°15'58" WEST, A DISTANCE OF 142.31 FEET;

10 THENCE, NORTH 00°03'18" WEST, A DISTANCE OF 128.87 FEET;

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13 THENCE, NORTH 80°19'04" EAST, A DISTANCE OF 102.19 FEET;

14 THENCE, SOUTH 82°57'26" EAST, A DISTANCE OF 153.91 FEET;

15 THENCE, SOUTH 66°13'15" EAST, A DISTANCE OF 325.76 FEET;

16 THENCE, NORTH 83°52'12" EAST, A DISTANCE OF 276.64 FEET TO A LINE PARALLEL WITH AND
17 DISTANT 86.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 2 AS MEASURED AT
18 RIGHT ANGLES;

19 THENCE, ALONG SAID PARALLEL LINE NORTH 01°56'41" WEST, A DISTANCE OF 781.10 FEET TO
20 A POINT ON THE COMMON LINE OF SAID PARCELS 1 AND 2;

21 THENCE, DEPARTING SAID PARALLEL LINE AND SAID COMMON LINE NORTH 03°25'05" EAST, A
22 DISTANCE OF 279.60 FEET TO A LINE PARALLEL WITH AND DISTANT 36.00 FEET WESTERLY
23 FROM THE EAST LINE OF SAID PARCEL 1 AS MEASURED AT RIGHT ANGLES;

24 THENCE, ALONG SAID PARALLEL LINE NORTH 00°04'19" EAST A DISTANCE OF 381.72 FEET TO
25 THE NORTH LINE OF SAID PARCEL 1;

26 THENCE, ALONG SAID NORTH LINE SOUTH 89°20'00" EAST, A DISTANCE OF 36.00 FEET TO THE
27 NORTHEAST CORNER OF SAID PARCEL 1;

28 THENCE, DEPARTING SAID NORTH LINE ALONG THE EAST LINE OF SAID PARCEL 1 SOUTH
00°04'19" EAST, A DISTANCE OF 661.02 FEET TO A POINT ON THE COMMON LINE OF SAID
PARCELS 1 AND 2;

THENCE, ALONG SAID COMMON LINE SOUTH 89°20'00" EAST, A DISTANCE OF 33.76 FEET TO
THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE, DEPARTING SAID COMMON LINE ALONG THE EAST LINE OF SAID PARCEL 2 SOUTH
01°56'41" EAST, A DISTANCE OF 3004.05 FEET TO THE SOUTHEAST CORNER SAID PARCEL 2;

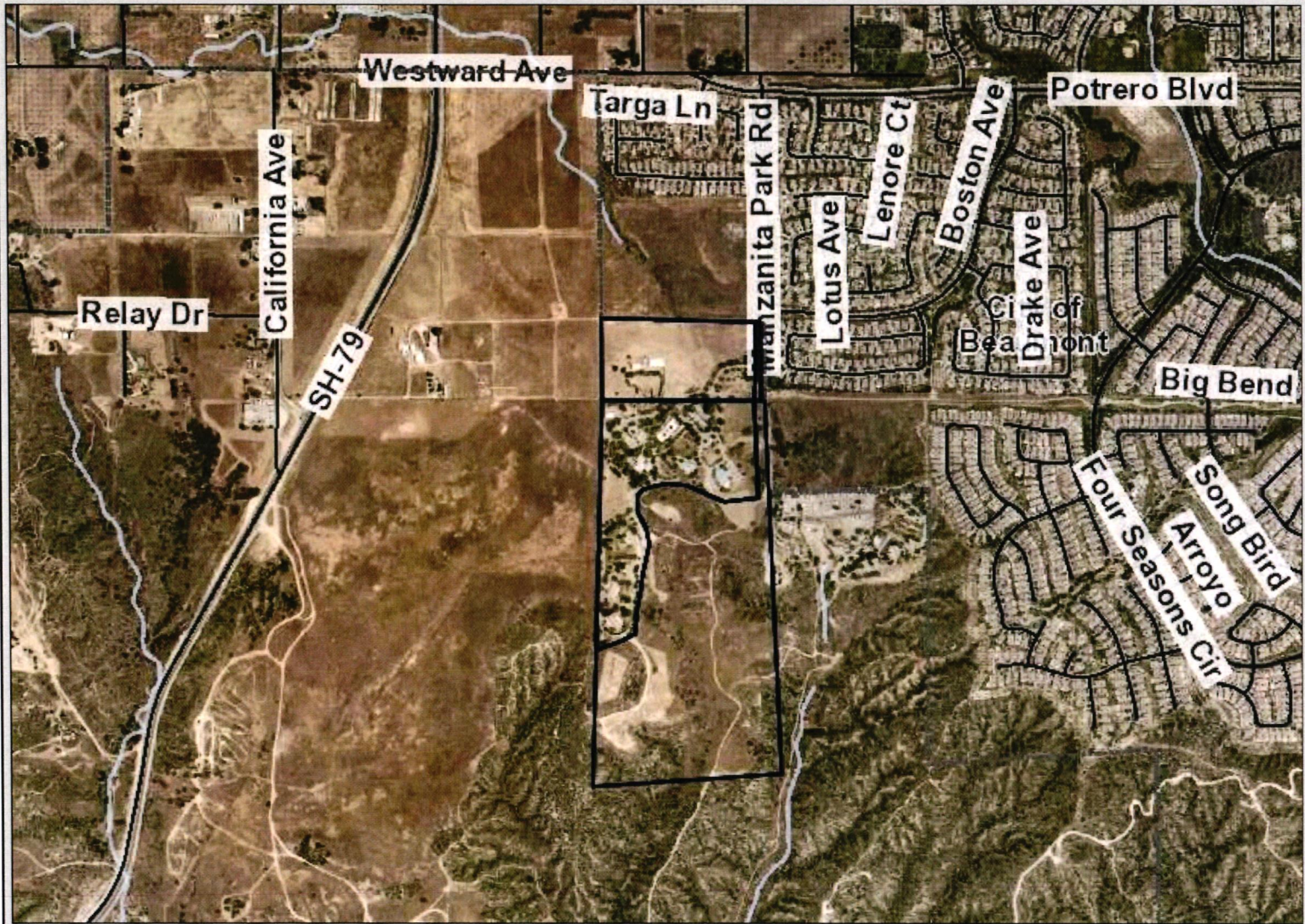
THENCE, DEPARTING SAID EAST LINE ALONG THE SOUTH LINE OF SAID PARCEL 2 SOUTH
86°34'45" WEST, A DISTANCE OF 1534.33 FEET TO THE POINT OF BEGINNING:

RESERVING THEREFROM ACCESS RIGHTS FOR THE BENEFIT OF SAID PARCEL 'A', TO
EXISTING MANZANITA ROAD, ALL THAT PORTION OF DESCRIBED PARCEL 'B', LYING
WITHIN PARCEL 1, AS SHOWN ON RECORDS OF SURVEYS, BOOK 29, PAGE 24, AND BOOK
21, PAGE 45, OF OFFICIAL MAPS OF RIVERSIDE COUNTY.

Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003

EXHIBIT A

APN 428-010-019, 428-010-020, 428-020-002 & 428-020-003



- Legend**
- County Centerline Names
 - County Centerlines
 - Blueline Streams
 - City Areas



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.

Notes



REPORT PRINTED ON... 5/12/2023 3:41:04 PM

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THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Resolution 2023-145 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/02, 06/08, 06/14/2023

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 14, 2023
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011605716-01

P.O. Number:

Ad Copy:

Resolution No. 2023-145
Notice of Intention to Purchase Real Property
in the Unincorporated Area of Beaumont, County of Riverside,
State of California, Assessor's Parcel Numbers 428-010-019,
428-010-020, 428-020-002, and 428-020-003

WHEREAS, CHILDEHELP, INC., a California non-profit corporation, ("Seller"), is the owner of certain real property located on in the Unincorporated Area of Beaumont, County of Riverside, State of California, containing approximately 119.60 acres of land and improvements, located at 14700 Manzanita Park Road, Beaumont, California, 92223, identified within Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of the Riverside County Department of Public Social Services ("DPSS"), entered into a lease with the Seller dated August 12, 2022, ("Lease"), to lease a portion of the Property for their Welcome Center Project (Project);

WHEREAS, the Lease was amended on December 16, 2022, and again on February 21, 2023, to extend the term and allow time to negotiate a long-term lease for the Project;

WHEREAS, the County desires to purchase the Property from the Seller, and Seller desires to sell the Property to County and move forward with the transaction;

WHEREAS, the Property includes land and improvements once used as a residential treatment facility for abused children, with 14 buildings including but not limited to a gymnasium, cafeteria, administration building, chapel, barn and dormitories.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on May 23, 2023, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after June 27, 2023 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the Unincorporated Area of Beaumont, County of Riverside, State of California, identified with Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003 and consisting of approximately 119.60 acres of land, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed Twenty-Six Million Six-Hundred Fifty-Thousand (\$26,650,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside and described as follows:

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BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE CENTER ¼ CORNER OF SAID SECTION 15;

THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 15 NORTH 89°20'00" EAST, A DISTANCE OF 1252.76 FEET TO A LINE PARALLEL WITH AND DISTANT 36.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 1 AS AS MEASURED AT RIGHT ANGLES;

THENCE, DEPARTING SAID NORTH ALONG SAID PARALLEL LINE SOUTH 00°04'19" WEST, A DISTANCE OF 381.72 FEET;

THENCE, DEPARTING SAID PARALLEL LINE SOUTH 03°25'05" WEST A DISTANCE OF 279.60' TO A POINT ON THE COMMON LINE OF SAID PARCELS 1 AND 2, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 86.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 2 AS MEASURED AT RIGHT ANGLES;

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THENCE, SOUTH 62°39'55" WEST, A DISTANCE OF 120.77 FEET;

THENCE, SOUTH 69°20'12" WEST, A DISTANCE OF 104.83 FEET;

THENCE, SOUTH 73°49'47" WEST, A DISTANCE OF 113.53 FEET TO THE WEST LINE OF SAID PARCEL 2 AND THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15 AS SHOWN ON SAID RECORDS OF SURVEYS, SAID POINT ALSO BEING DISTANT AND NORTHERLY AS MEASURED ALONG SAID WEST LINE 1101.87 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 2 AND SAID RECORDS OF SURVEYS;

THENCE, ALONG SAID WEST LINE NORTH 01°59'00" EAST, A DISTANCE OF 2009.24 FEET TO THE POINT OF BEGINNING:

PARCEL 'B' of Lot Line adjustment no. 5038, recorded on December 27, 2006 as Instrument Number 2006-0946387 of official Records, in the County of Riverside, State of California, more full described as follows:

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BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 NORTH 01°59'00" EAST, A DISTANCE OF 1101.87 FEET;

THENCE, DEPARTING SAID WEST LINE NORTH 73°49'47" EAST, A DISTANCE OF 113.53 FEET;

THENCE; NORTH 69°20'12" EAST, A DISTANCE OF 104.83 FEET;

THENCE, NORTH 62°39'55" EAST, A DISTANCE OF 120.77 FEET;

THENCE, NORTH 06°13'09" EAST, A DISTANCE OF 203.59 FEET;

THENCE, NORTH 11°04'43" EAST, A DISTANCE OF 158.94 FEET;

THENCE, NORTH 07°33'52" EAST, A DISTANCE OF 118.83 FEET;

THENCE, NORTH 13°14'59" EAST, A DISTANCE OF 256.40 FEET;

THENCE, NORTH 11°59'09" WEST, A DISTANCE OF 138.21 FEET;

THENCE, NORTH 28°15'58" WEST, A DISTANCE OF 142.31 FEET;

THENCE, NORTH 00°03'18" WEST, A DISTANCE OF 128.87 FEET;

THENCE, NORTH 46°08'05" EAST, A DISTANCE OF 72.01 FEET;

THENCE, NORTH 75°47'51" EAST, A DISTANCE OF 111.59 FEET;

THENCE, NORTH 80°19'04" EAST, A DISTANCE OF 102.19 FEET;

THENCE, SOUTH 82°57'26" EAST, A DISTANCE OF 153.91 FEET;

THENCE, SOUTH 66°13'15" EAST, A DISTANCE OF 325.76 FEET;

THENCE, NORTH 83°52'12" EAST, A DISTANCE OF 276.64 FEET TO A LINE PARALLEL WITH AND DISTANT 86.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 2 AS MEASURED AT RIGHT ANGLES;

THENCE, ALONG SAID PARALLEL LINE NORTH 01°56'41" WEST, A DISTANCE OF 781.10 FEET TO A POINT ON THE COMMON LINE OF SAID PARCELS 1 AND 2;

THENCE, DEPARTING SAID PARALLEL LINE AND SAID COMMON LINE NORTH 03°25'05" EAST, A DISTANCE OF 279.60 FEET TO A LINE PARALLEL WITH AND DISTANT 36.00 FEET WESTERLY FROM THE EAST LINE OF SAID PARCEL 1 AS MEASURED AT RIGHT ANGLES;

THENCE, ALONG SAID PARALLEL LINE NORTH 00°04'19" EAST A DISTANCE OF 381.72 FEET TO THE NORTH LINE OF SAID PARCEL 1;

THENCE, ALONG SAID NORTH LINE SOUTH 89°20'00" EAST, A DISTANCE OF 36.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE, DEPARTING SAID NORTH LINE ALONG THE EAST LINE OF SAID PARCEL 1 SOUTH 00°04'19" EAST, A DISTANCE OF 661.02 FEET TO A POINT ON THE COMMON LINE OF SAID PARCELS 1 AND 2;

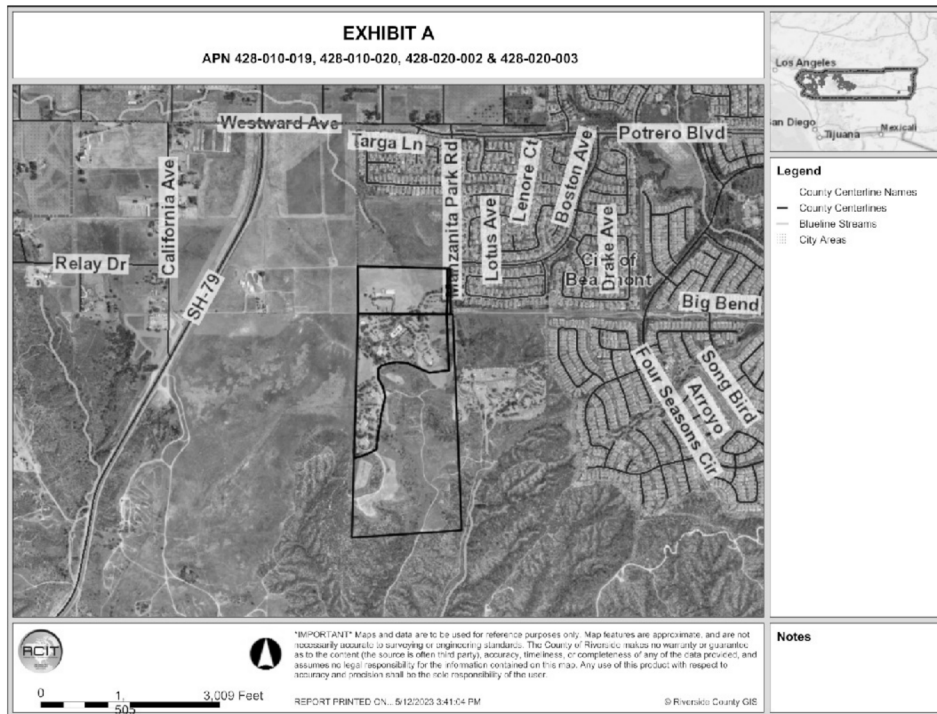
THENCE, ALONG SAID COMMON LINE 89°20'00" EAST, A DISTANCE OF 33.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE, DEPARTING SAID COMMON LINE ALONG THE EAST LINE OF SAID PARCEL 2 SOUTH 01°56'41" EAST, A DISTANCE OF 3004.05 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE, DEPARTING SAID EAST LINE ALONG THE SOUTH LINE OF SAID PARCEL 2 SOUTH 86°34'45" WEST, A DISTANCE OF 1534.33 FEET TO THE POINT OF BEGINNING:

RESERVING THEREFROM ACCESS RIGHTS FOR THE BENEFIT OF SAID PARCEL 'A', TO EXISTING MANZANITA ROAD, ALL THAT PORTION OF DESCRIBED PARCEL 'B', LYING WITHIN PARCEL 1, AS SHOWN ON RECORDS OF SURVEYS, BOOK 29, PAGE 24, AND BOOK 21, PAGE 45, OF OFICIAL MAPS OF RIVERSIDE COUNTY.

Assessor's Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003



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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on May 23, 2023.

KIMBERLY A. RECTOR, Clerk of said Board
 By: Cindy Fernandez, Clerk of the Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: May 25, 2023 Kimberly A. Rector, Clerk of the Board
 By: Cindy Fernandez, Clerk of the Board Assistant

Press-Enterprise
 Published: 6/2, 6/8, 6/14/23