

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



ITEM: 19.2  
(ID # 22013)

MEETING DATE:  
Tuesday, June 06, 2023

FROM : EXECUTIVE OFFICE:

SUBJECT: EXECUTIVE OFFICE: Public Hearing for the Adoption of Resolution No. 2023-158 Approving the Financing of Public Capital Improvements by the Western Riverside County Regional Conservation Authority. District 2. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Hold a public hearing on the Western Riverside County Regional Conservation Authority financing its proposed purchase of certain open space lands by issuing a notes payable;
2. At the close of the hearing, find that the Western Riverside County Regional Conservation Authority's proposed acquisition of open space lands is of significant public benefit in accordance with the criteria specified in Section 6586 of the Government Code; and
3. Adopt Resolution No. 2023-158, a Resolution of the Board of Supervisors of the County of Riverside to Approve the Financing of Public Capital Improvements by the Western Riverside Regional Conservation Authority.

ACTION: Policy

Juan C. Perez, Chief Operating Officer

6/1/2023

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez, and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: June 6, 2023  
xc: E.O.

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>For Fiscal Year: 23/24</b>	

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

**BACKGROUND:**

**Summary**

The Western Riverside County Regional Conservation Authority (the "Authority") is a joint exercise of powers authority. The County of Riverside and 18 cities in western Riverside County are member agencies of the Authority. One of the Authority's core activities is to acquire reserve lands that serve as habitat for native species, including endangered or threatened species, as required by the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"). The MSHCP provides coverage for County development and transportation projects to have incidental "take" of 146 covered species, while providing a consistent and streamlined review and approval process through state and federal agencies.

In furtherance of that activity, the Authority has approved the acquisition of property near Temescal Valley in Temescal Canyon, California. The property is identified as Assessor's Parcel Numbers 290-060-007, 290-060-017, 290-060-019, 290-080-012, 290-080-014, 290-080-015, 290-080-016, and 290-080-017, which is located entirely within unincorporated Riverside County boundaries. To finance the acquisition, the Authority is considering the issuance of a notes payable pursuant to the Marks-Roos Local Bond Pooling Act of 1985. Pursuant to Government Code Section 6586.5, the County must conduct a public hearing and grant approval in order for the Authority to issue the bonds.

Specifically, the Government Code requires that the Authority may finance the proposed acquisition only if the County (1) holds a noticed public hearing in accordance with Government Code Section 6586.5(a)(2), (2) makes a finding of significant public benefit in accordance with the criteria specified in Government Code Section 6586, and (3) approves the financing of the land purchase by the Authority. For this purpose, a significant public benefit means any of the following benefits to the citizens of Riverside County:

- a) Demonstrable savings in effective interest rate, bond preparation, bond underwriting, or bond issuance costs.
- b) Significant reductions in effective user charges levied by a local agency.
- c) Employment benefits from undertaking the project in a timely fashion.
- d) More efficient delivery of local agency services to residential and commercial development.

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Of note, the County itself is not borrowing funds through this action. Instead, it is approving that the Authority borrow funds for the acquisition of open space land as described herein.

**Impact on Residents and Businesses**

The Authority's proposed acquisition of the open space lands for habitat preservation implements the MSHCP, which provides coverage to development and transportation projects in the County under Section 7 of the federal Endangered Species Act and California Endangered Species Act. The incidental take coverage for County projects provides streamlined regulatory reviews and approvals, resulting in cost and quality of life benefits to residents and businesses. Additionally, acquiring open space and critical habitat improves the environmental sustainability of the County and is beneficial for its residents.

**ATTACHMENTS:**

- A. Resolution No. 2023-158
- B. Exhibit A - Legal Description of Property

  
Kristine Bell-Valdez, Supervising Deputy County Counsel

5/31/2023

2  
3 RESOLUTION NO. 2023-158

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5 RESOLUTION OF THE BOARD OF SUPERVISORS OF  
6 THE COUNTY OF RIVERSIDE TO APPROVE THE FINANCING OF PUBLIC CAPITAL  
7 IMPROVEMENTS BY THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION  
8 AUTHORITY  
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10 WHEREAS, the Western Riverside County Regional Conservation Authority (the  
11 "Authority") is a joint exercise of powers authority formed pursuant to a Joint Exercise of Powers  
12 Agreement originally executed by and among the County of Riverside (the "County") and its other city  
13 members, and authorized under said Agreement and under the laws of the State of California, specifically  
14 Article 4 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"),  
15 to finance the acquisition and construction of public capital improvements for open space within the County  
16 of Riverside (the "Project"); and

17 WHEREAS, the Authority wishes to issue its Notes Payable, 2023 Series A (the "2023  
18 Notes") for the purpose of funding the acquisition of new open space and habitat preservation within the  
19 County; and

20 WHEREAS, the Board of Supervisors has conducted a noticed public hearing pursuant to  
21 Section 6586.5 of the California Government Code, and published notice of the hearing was given in  
22 accordance with the terms of the Government Code;

23 NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors  
24 of the County of Riverside, in regular session assembled on June 6, 2023, as follows:

25 SECTION 1 – Approval; Findings and Determinations. Pursuant to the Act, the Board of  
26 Supervisors hereby approves the financing by the Authority of the Project and finds that the issuance of the  
27 2023 Notes by the Authority will result in significant public benefit in accordance with Section 6586 of the  
28

FORM APPROVED COUNTY COUNSEL  
BY MCT 22 MAY 23 DATE  
MICHAEL C. THOMAS



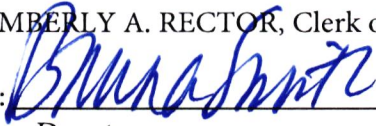
1 California Government Code and will provide more efficient delivery of open space and recreational  
2 services within the County of Riverside.

3                   SECTION 2 – Effective Date. This resolution shall take effect from and after the date of its  
4 passage and adoption.

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6 ROLL CALL:

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

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

12 KIMBERLY A. RECTOR, Clerk of said Board  
13 By:  \_\_\_\_\_  
14 Deputy

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16 06.06.2023 19.2

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**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 290-060-007**

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTH OF STRIP OF LAND, 80 FEET WIDE, DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867, PAGE 53 DEEDS, AND LYING NORTH OF THE NORTH LINE OF THE RIGHT OF WAY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, 100 FEET WIDE.

**PARCELS 290-060-017 AND 290-080-014**

PARCEL A OF NOTICE OF LOT LINE ADJUSTMENT 3555 RECORDED APRIL 09, 1992 AS INSTRUMENT NO. 1992-127454 OFFICIAL RECORDS, BEING A STRIP OF LAND 100 FEET IN WIDTH, LYING EQUALLY 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LOCATED CENTERLINE OF CORONA AND SANTA FE RAILWAY; COMMENCING AT THE EASTERLY QUARTER POINT OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION THAT BEARS SOUTH 00 DEGREES 09' 30" WEST AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 89 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 625.40 FEET (PREVIOUSLY RECORDED 624.2 FEET) TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 45' 30" WEST 540.62 FEET (PREVIOUSLY RECORDED NORTH 84 DEGREES 55' WEST 544.12 FEET) AS PER RECORD OF SURVEY; THENCE ALONG A SPIRAL CURVE CONCAVE NORTHEASTERLY EIGHT 19 FOOT CHORDS AND CONSUMING AN ANGLE OF 06 DEGREES 00' 00" AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 716.78 FEET (PREVIOUSLY RECORDED 716.779 FEET) FROM AN INITIAL TANGENT THAT BEARS NORTH 78 DEGREES 45' 30" WEST PER SAID RECORD OF SURVEY THROUGH A CENTRAL ANGLE OF 09 DEGREES 48' 58" AN ARC LENGTH OF 121.40 FEET TO A POINT ON THE CENTER LINE OF COUNTY HIGHWAY ROUTE NUMBER 15, 80 FEET WIDE; TOGETHER WITH A STRIP OF LAND 200 FEET IN WIDTH OVER AND ACROSS THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN LYING EQUALLY 100 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID CORONA AND SANTA FE RAILWAY; BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 1, 624.2

FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE SOUTHEASTERLY AT AN ANGLE OF 84 DEGREES 55 MINUTES WITH SAID WESTERN LINE 325.82 FEET; THENCE ALONG A TANGENT CURVE WITH A RADIUS OF 716.779 FEET CONCAVE TO THE SOUTHWEST 677.10 FEET; THENCE SOUTHEASTERLY ON A TANGENT TO SAID LAST MENTIONED CURVE 513.25 FEET; THENCE ALONG A TANGENT CURVE WITH A RADIUS OF 1432.69 FEET CONCAVE TO THE NORTHEAST 538.75 FEET; EXCEPTING THEREFROM THAT PORTION LYING WITHIN TEMESCAL CANYON ROAD (STATE HIGHWAY 71 - COUNTY ROUTE 15); EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING OR OTHERWISE REMOVING ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND RESERVES THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, BY DOCUMENT RECORDED NOVEMBER 27, 1985 AS INSTRUMENT NO. 1985-268350 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 290-080-015**

PARCEL B OF NOTICE OF LOT LINE ADJUSTMENT 3555 RECORDED APRIL 09, 1992 AS INSTRUMENT NO. 1992-127454 OFFICIAL RECORDS, BEING A STRIP OF LAND 200 FEET IN WIDTH OVER AND ACROSS THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN LYING QUALLY 100 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID CORONA AND SANTA FE RAILWAY; COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 1, 624.2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE SOUTHEASTERLY AT AN ANGLE OF 84 DEGREES 55 MINUTES WITH SAID WESTERN LINE 325.82 FEET; THENCE ALONG A TANGENT CURVE WITH A RADIUS OF 716.779 FEET CONCAVE TO SOUTHWEST 677.10 FEET; THENCE SOUTHEASTERLY ON A TANGENT TO SAID LAST MENTIONED CURVE 513.25 FEET; THENCE ALONG A TANGENT CURVE WITH A RADIUS OF 1432.69 FEET CONCAVE TO THE NORTHEAST 538.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY TANGENT TO SAID LAST MENTIONED CURVE 1311.13 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1 DISTANT WESTERLY 103.77 FEET FROM THE SOUTHEAST CORNER OF AFORESAID SOUTHWEST QUARTER OF SAID SECTION 1.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING OR OTHERWISE REMOVING ANY OF SAID MINERALS, SANTA FE MAY, HOWEVER, AND RESERVES THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, BY DOCUMENT RECORDED NOVEMBER 27, 1985 AS INSTRUMENT NO. 1985-268350 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCELS 290-060-019 AND 290-080-012**

PARCEL 1 OF NOTICE OF LOT LINE. ADJUSTMENT 3310, RECORDED SEPTEMBER 10, 1990 AS INSTRUMENT NO. 1990-335444 OFFICIAL RECORDS, BEING THAT PORTION OF SECTIONS 1 AND 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 1 AND THE NORTHERLY LINE OF THE STATE OF CALIFORNIA RIGHT OF WAY PER DEED RECORDED DECEMBER 30, 1974 AS INSTRUMENT NO. 1974-163735 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH  $70^{\circ} 01' 12''$  WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 345.95 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3790.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $11^{\circ} 08' 33''$  AN ARC LENGTH OF 737.06 FEET TO A POINT ON THE SOUTHERLY LINE OF HIGHWAY 71 (TEMESCAL CANYON ROAD) 80.00 FEET IN WIDTH; THENCE NORTH  $69^{\circ} 5' 42''$  EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 186.88 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY RIGHT OF WAY 100.00 FEET IN WIDTH, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 766.78 FEET THROUGH WHICH A RADIAL LINE BEARS SOUTH  $21^{\circ} 25' 10''$  WEST; THENCE ALONG SAID RIGHT OF WAY AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $90^{\circ} 21' 32''$  AN ARC LENGTH OF 126.5 FEET TO A POINT ON A NON-TANGENT LINE THROUGH WHICH A RADIAL LINE BEARS SOUTH  $11^{\circ} 57' 38''$  WEST; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH  $81^{\circ} 53' 05''$  EAST ALONG SAID LINE A DISTANCE OF 157.15 FEET;



THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 84° 02' 22" EAST A DISTANCE OF 545.42 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE SAID WEST LINE OF SECTION 1; THENCE SOUTH 00° 50' 01" WEST ALONG SAID WEST LINE A DISTANCE OF 50.19 FEET TO THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY 200.00 FEET IN WIDTH; THENCE SOUTH 84° 02' 22" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 316.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 616.78 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54° 10' 00" AN ARC LENGTH OF 583.10 FEET; THENCE SOUTH 29° 52' 22" EAST A DISTANCE OF 460.66 FEET TO A POINT ON THE NORTHERLY LINE OF THE STATE OF CALIFORNIA RIGHT OF WAY PER DEED RECORDED MARCH 16, 1977 AS INSTRUMENT NO. 1977-43640 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5000.00 FEET THROUGH WHICH A RADIAL LINE BEARS NORTH 26° 23' 43" EAST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6° 24' 55" AN ARC LENGTH OF 559.85 FEET; THENCE NORTH 70° 01' 12" WEST A DISTANCE OF 537.61 FEET TO THE POINT OF BEGINNING

**PARCELS 290-080-016 AND 017**

PARCELS A AND B OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. 3556 RECORDED APRIL 9, 1992 AS INSTRUMENT NO. 127456 OF OFFICIAL RECORDS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF ADJUSTED PARCEL "A" THE WEST 1,725.92 FEET OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID 1,725.92 FEET BEING MEASURED ON THE SOUTH LINE OF SAID SECTION 1. EXCEPT THAT PORTION LYING SOUTH OF THE NORTHERLY LINE OF THE STRIP OF LAND, 200.00 FEET WIDE, DESCRIBED BY DEED TO THE CORONA AND SANTA FE RAILWAY COMPANY RECORDED JANUARY 3, 1929 IN BOOK 792, PAGE 579 OF DEEDS. ALSO EXCEPT THAT PORTION LYING NORTH OF THE SOUTHERLY LINE OF THE STRIP OF LAND, 80.00 FEET WIDE, DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867, PAGE 55 OF DEEDS; EXCEPT ALL MINERALS, AND MINERAL DEPOSITS, INCLUDING FIRE AND POTTERS CLAY AS DESCRIBED BY DEED TO C.O. PERRINE RECORDED JANUARY 3, 1887 IN BOOK 54, PAGE 119 AND IN BOOK 54, PAGE 120 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 1 WITH THE CENTERLINE OF PARCEL 4 AS CONVEYED TO THE CORONA AND SANTA FE RAILWAY COMPANY PER DEED RECORDED JANUARY 3, 1929 IN

BOOK 792, PAGE 579 OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG SAID CENTERLINE NORTH 51 25' 22" WEST, 1311.13 FEET TO THE BEGINNING OF THAT CERTAIN CURVE DESCRIBED IN SAID DEED AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1432.69 FEET; THENCE AT RIGHT ANGLES TO SAID CENTERLINE NORTH 38 34' 38" EAST, 100.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL 4, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING NORTH 38 34' 38" EAST TO THE EAST LINE OF THE WEST 1725.92 FEET OF SAID SOUTHWEST QUARTER OF SECTION 1, SAID 1725.92 FEET BEING MEASURED ON THE SOUTH LINE OF SAID SECTION 1; THENCE SOUTHERLY ALONG SAID EAST LINE TO SAID NORTHERLY LINE OF PARCEL 4; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 1 WITH THE CENTERLINE OF PARCEL 4 AS CONVEYED TO THE CORONA AND SANTA FE RAILWAY COMPANY PER DEED RECORDED JANUARY 3, 1929 IN BOOK 792, PAGE 579 OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG SAID CENTERLINE NORTH 51 25' 22" WEST, 1311.13 FEET TO THE BEGINNING OF THAT CERTAIN CURVE DESCRIBED IN SAID DEED AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1432.69 FEET; THENCE AT RIGHT ANGLES TO SAID CENTERLINE NORTH 38 34' 38" EAST TO A POINT IN THE EAST LINE OF THE WEST 1725.92 FEET OF SAID SOUTHWEST QUARTER OF SECTION 1, SAID 1725.92 FEET BEING MEASURED ON THE SOUTH LINE OF SAID SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF THE STRIP OF LAND, 80.00 FEET WIDE DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867, PAGE 55 OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING OF NORTH 38 34' 38" EAST; THENCE ALONG SAID NORTHEASTERLY PROLONGATION SOUTH 38 34' 38" WEST TO THE TRUE POINT OF BEGINNING.

#### DESCRIPTION OF ADJUSTED PARCEL "B"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY AND THE EAST LINE OF SAID

SOUTHWEST QUARTER; THENCE NORTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF CALIFORNIA STATE HIGHWAY 71 AS IS PRESENTLY EXISTS; THENCE IN A NORTHWESTERLY DIRECTION ON THE SAID SOUTHERLY RIGHT OF WAY BOUNDARY TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED TO PALOONER E. CAMPBELL, ET AL, BY DOCUMENT RECORDED JUNE 4, 1957 IN BOOK 2098, PAGE 131 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHERLY ON THE EAST LINE OF SAID CAMPBELL LAND AND PARALLEL WITH THE WESTERLY BOUNDARY TO SECTION 1 TO A POINT ON THE NORTHERLY BOUNDARY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY; THENCE IN A SOUTHEASTERLY DIRECTION ON THE NORTHERLY BOUNDARY OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 1 WITH THE CENTERLINE OF PARCEL 4 AS CONVEYED TO THE CORONA AND SANTA FE RAILWAY COMPANY PER DEED RECORDED JANUARY 3, 1929 IN BOOK 792, PAGE 579 OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG SAID CENTERLINE NORTH 51 25' 22" WEST, 1311.13 FEET TO THE BEGINNING OF THAT CERTAIN CURVE DESCRIBED IN SAID DEED AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1432.69 FEET; THENCE AT RIGHT ANGLES TO SAID CENTERLINE NORTH 38 34' 38" EAST TO A POINT IN THE EAST LINE OF THE WEST 1725.92 FEET OF SAID SOUTHWEST QUARTER OF SECTION 1, SAID 1725.92 FEET BEING MEASURED ON THE SOUTH LINE OF SAID SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF THE STRIP OF LAND, 80.00 FEET WIDE DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867, PAGE 55 OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING OF NORTH 38 34' 38" EAST; THENCE ALONG SAID NORTHEASTERLY PROLONGATION SOUTH 38 34' 38" WEST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 1 WITH THE CENTERLINE OF PARCEL 4 AS CONVEYED TO THE CORONA AND SANTA FE RAILWAY COMPANY PER DEED RECORDED JANUARY 3, 1929 IN BOOK 792, PAGE 579 OF DEEDS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG SAID CENTERLINE NORTH 51 25' 22" WEST, 1311.13 FEET TO THE

BEGINNING OF THAT CERTAIN CURVE DESCRIBED IN SAID DEED AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1432.69 FEET; THENCE AT RIGHT ANGLES TO SAID CENTERLINE NORTH 38 34' 38" EAST, 100.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL 4, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 38 34' 38" EAST TO THE EAST LINE OF THE WEST 1725.92 FEET OF SAID SOUTHWEST QUARTER OF SECTION 1, SAID 1725.92 FEET BEING MEASURED ON THE SOUTH LINE OF SAID SECTION 1; THENCE SOUTHERLY ALONG SAID EAST LINE TO SAID NORTHERLY LINE OF PARCEL 4; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN PORTION OF 290-080-017)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CALIFORNIA STATE HIGHWAY 71. EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY.