

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



ITEM: 3.29
(ID # 25149)

MEETING DATE:
Tuesday, July 09, 2024

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Purchase of Mitigation Property for Future Four-lane Improvements to Gilman Springs Road. CEQA Exempt pursuant to Section 15313(a). District 5. [\$2,091,300 Total Cost - Local Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the purchase of real property for mitigation purposes for the Gilman Springs Road four-lane highway project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15313(a) of the State CEQA Guidelines;
2. Approve the Right of Way Acquisition Agreement for expenditure of \$2,091,300 for real property to be used for mitigation purposes; and
3. Direct the Clerk of the Board of Supervisors to file the Notice of Exemption and Journal Voucher with the County Clerk and the State Clearinghouse for posting within five (5) working days of approval by the Board.

ACTION:Policy


Dennis Acuna, Director of Transportation 6/21/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: July 9, 2024
xc: Trans., Recorder/State Clearinghouse

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	\$ 2,091,300	\$0	\$ 2,091,300	\$ 0
NET COUNTY COST	\$ 0	\$0	\$ 0	\$ 0
Source of Funds: Gas Tax/HUTA (100%) There are no general funds used on this project			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside Transportation Department desires to purchase property for mitigation purposes for the future four-lane improvements to Gilman Springs Road in the Moreno Valley area of unincorporated Riverside County. Segments of the roadway parallel the San Jacinto Wildlife Refuge, which is managed by the California Department of Fish and Wildlife (CDFW). Widening of the existing roadway will require mitigation and replacement property for impacts to environmental resources and CDFW lands.

It is difficult to find replacement property for acquisition of CDFW Wildlife Area land, as it must be adjacent to the existing Wildlife Area. The real property is 65.94 gross acres situated next to the Wildlife Refuge and Mystic Lake.

An Agreement has been prepared between the County and Property Owner for the purchase. It has been approved as to form by County Counsel.

Project number D10025

Property Summary

The properties identified as APNs 423-140-006 and a portion of 423-140-008, lots 7, 8, 9, 11, 12, 13, 14 and 15, are owned by Greenlaw AG Holdings, LLC, a California limited liability company. The land is vacant and unimproved, located approximately 1.5 miles northwest of Bridge Street and approximately 1.3 miles southwest of Gilman Springs Road in the San Jacinto Valley.

The agreed upon purchase price of \$2,091,300 was determined to be acceptable by the County based on comparable sales data.

Environmental Findings

The Transportation Department is requesting that the Board approve the Notice of Exemption which documents that the project is exempt under Section 15313(a) of the CEQA Guidelines Acquisition of Lands for Wildlife Conservation Purposes. The purchase is consistent with

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

Section 15313(a) because the land will be used solely for the purpose of restoration and preservation of fish and wildlife habitat.

Impact on Residents and Businesses

The purchase would have no impact on citizens or businesses as it is strictly to restore and preserve wildlife habitat.

Additional Fiscal Information

The purchase will be initially funded by Gas Tax/HUTA in the amount of \$2,091,300. \$2,000,000 will be reimbursed through an agreement with the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) program.

ATTACHMENTS (if any, in this order):

- Vicinity Map
- Notice of Exemption
- Journal Voucher
- Right of Way Acquisition Agreement



Jason Farin, Principal Management Analyst 7/2/2024



Dennis Acuna, P. E., T. E.
Director of Transportation

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Hector Davila, P.E.
Deputy for Transportation/Capital
Projects

Russell Williams
Deputy for Transportation/Planning and
Development

Transportation Department

NOTICE OF EXEMPTION

May 28, 2024

PROJECT TITLE: Gilman Springs Parcel Purchase for Mitigation
Work Order# ZD10025D Task Code #Z2065

PROJECT SPONSOR: County of Riverside Transportation Department

PROJECT LOCATION: Community of Eden Hot Springs

PROJECT DESCRIPTION: The County of Riverside Transportation Department is proposing to purchase 65.94 acres of property in the Community of Eden Hot Springs for mitigation for the future four-lane improvements to Gilman Springs Road. The properties identified as APNs 423-140-006 and a portion of 423-140-008, lots 7, 8, 9, 11, 12, 13, 14 and 15, are owned by Greenlaw AG Holdings, LLC. The property is vacant and unimproved, located approximately 1.5 miles northwest of Bridge Street and approximately 1.3 miles southwest of Gilman Springs Road in the San Jacinto Valley. The property will eventually be restored and conserved, then transferred to the California Department of Fish and Wildlife. There will be no other use of this parcel other than habitat restoration and conservation.

The County of Riverside 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 15313(a) – Acquisition of Lands for Wildlife Conservation Purposes

The Project proposes to purchase acreage for future mitigation for the proposed four-lane improvements to Gilman Springs Road. The Project in its entirety is consistent with Section 15313(a) because the land will be used solely for the purpose of restoration and preservation of fish and wildlife habitat.

Signed: Jan Bulinski
Jan Bulinski, Environmental Project Manager

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400738
07/10/2024 08:56 AM Fee: \$ 50.00
Page 1 of 1

Removed: By: Deputy

4080 Lemon Street, 8th Floor · Riverside, CA 92501 ·
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3198



1 PROJECT: Gilman Springs Road
2 ZD10025D/Z2095
3 APN(S): 423-140-006 and a portion of 423-140-008
4
5

6 **RIGHT OF WAY ACQUISITION AGREEMENT**

7 This Right of Way Acquisition Agreement, ("Agreement"), dated, for reference
8 purposes only, April 16, 2024, is made by and between the COUNTY OF RIVERSIDE,
9 a political subdivision of the State of California ("County"), and GREENLAW AG
10 HOLDINGS, LLC, a California limited liability company, ("Grantor"). County and
11 Grantor are sometimes collectively referred to as "Parties."

12 **RECITALS**

13 WHEREAS, Grantor owns that certain real property located along and on either
14 side of Raymond Avenue generally between Gilman Springs Road and East Contour
15 Road in an unincorporated area of the County of Riverside, State of California, as
16 depicted on the Plat Map identified as Attachment "1," attached hereto and made a part
17 hereof. The real property consisting of approximately 65.94 gross acres of land is also
18 known as lots 7, 8, 9, 11, 12, 13, 14 and 15 of Tract No. 2 of Tryon-Brownland
19 Company's Subdivision, located in the County of Riverside, State of California
20 (Assessor's Parcel Number(s): 423-140-006 and a portion of 423-140-008) (the
21 "Property"); and

22 WHEREAS, Grantor desires to sell to the County and the County desires to
23 purchase a fee simple interest in the Property, for mitigation purposes for the future
24 four-lane improvements to Gilman Springs Road by the County ("Project"); and

25 WHEREAS, the County completed an environmental Notice of Exemption and
26 proposes to restore and conserve the Property and use the Property for habitat and
27 conservation purposes; and

28 53958v5

1 Escrow Account shall remain open until all charges due and payable have been paid
2 and settled, any remaining funds shall be refunded to the party entitled thereto.

3 i. On the first business day following the opening of
4 Escrow, the County shall deposit with the Escrow Holder: the Purchase Price.

5 B. On or before the date which is thirty (30) days after the expiration
6 of the Due Diligence Period (the "Close of Escrow"), the following shall occur:

7 i. Closing Costs. County will deposit with Escrow
8 Holder amounts sufficient for all Escrow and recording fees incurred in this transaction,
9 and if title insurance is desired by County, the premium charged therefore. Said
10 Escrow and recording charges shall not include documentary transfer tax as County is
11 exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code
12 section 11922.

13 ii. County will deposit all other such documents
14 consistent with this Agreement as are reasonably required by Escrow Holder or
15 otherwise to close Escrow.

16 C. County will authorize the Escrow Holder to close Escrow and
17 release the Purchase Price, subject to adjustments, charges and prorations set forth on
18 the settlement statement, to Grantor, in accordance with the provisions herein, upon
19 the satisfaction of the following:

20 i. The deposit of the following document by Grantor
21 into Escrow for recordation in the Official Records of the County of Riverside County
22 ("Official Records") upon the Close of Escrow:

23 ii. The original Grant Deed executed and acknowledged
24 substantially in the form attached hereto as Attachment "3," (the "Deed") granting the
25 Property to the County.

26 1. The Property shall be conveyed free and clear
27 of all liens, encumbrances, easements, leases (recorded or unrecorded), and taxes
28

1 except those encumbrances and easements which, in the sole discretion of the
2 County, are acceptable, except:

3 2. The proration of taxes for the current fiscal
4 year, including personal property tax, if any, and any further assessment thereto under
5 Chapter 3.5 of Revenue and Taxation Code of the State of California;

6 3. Easements or rights of way of record over said
7 land for public or quasi-public utility or public street purposes, if any;

8 4. Any items on the Preliminary Title Report
9 (PTR) not objected to by County in a writing provided to Escrow Holder before the
10 Close of Escrow; provided, however, Grantor may, but shall not be obligated, to cure
11 any title objections made by County; provided, further, however, notwithstanding the
12 foregoing, Grantor shall remove any monetary lien recorded against the Property by
13 Grantor.

14 5. Any other taxes owed whether current or
15 delinquent are to be made current and shall be prorated.

16 D. At closing or Close of Escrow, County is authorized to deduct and
17 pay from amount shown in the Deposit, any amount necessary to satisfy and handle all
18 real property taxes, bonds, and assessments in the following manner:

19 i. All real property taxes which are due and payable as of
20 the closing shall be prorated, paid, and canceled
21 pursuant to the provisions of section 5081 et. seq., of
22 the Revenue and Taxation Code.

23 ii. Pay any unpaid liens or taxes together with penalties,
24 cost and interest thereon, and any bonds or
25 assessments that are due and payable on the date title
26 is transferred.

27 4. Grantor Responsibilities.
28

1 A. Grantor shall execute and acknowledge and deposit with Escrow
2 Holder on or before the date for the Close of Escrow the Deed.

3 B. County may perform environmental testing prior to expiration of
4 the due diligence period and if such testing discloses the presence of hazardous
5 materials, toxic substances, or hazardous substances in, within, or under, the Property
6 solely as a result of Grantor's use, storage, or generation of such materials or
7 substances or (b) Grantor's failure to comply with any federal, state, or local laws
8 relating to such materials or substances County and Grantor shall negotiate in good
9 faith to resolve the presence of such materials or substances. By proceeding with the
10 Close of Escrow, County is acknowledging that Grantor is not responsible for any such
11 materials or substances on the Property and County releases Grantor of any such
12 liability or claims related thereto. For the purpose of this Agreement, such materials or
13 substances shall include without limitation hazardous substances, hazardous
14 materials, or toxic substances as defined in the Comprehensive Environmental
15 Response Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section
16 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to
17 5128; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87
18 (1988); and those substances defined as hazardous wastes in section 25117 of the
19 California Health and Safety Code or hazardous substances in section 25316 of the
20 California Health and Safety Code; and in the regulations adopted in publications
21 promulgated pursuant to said laws.

22 C. Grantor shall indemnify, defend, protect, and hold the County of
23 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
24 Supervisors, elected and appointed officials, employees, agents, representatives,
25 successors, and assigns free and harmless from and against any and all claims,
26 demands, causes of action, judgements, losses, liabilities, costs or expenses which
27 County may suffer, sustain, incur or otherwise become subject to (either directly or
28 indirectly) to the extent the same results from or arises out of any breach of Grantor's

1 representations, warranties, or covenants provided in this Agreement. Grantor
2 warrants and covenants to County that Grantor owns, to the best of Grantor's
3 knowledge, all right, title and interest in the Property free and clear of all liens,
4 mortgages, encumbrances, security interests and adverse claims, except for those set
5 forth in Section 3(c)(ii)(4) of Article 1.

6
7 **Article II. MISCELLANEOUS**

8 1. During the period beginning with the complete execution of this
9 Agreement and ending upon the date which is one (1) business day prior to the Escrow
10 Closing Date (the "Due Diligence Period"), Grantor hereby grants to County or its
11 authorized agents permission to enter upon Grantor's property at all reasonable times
12 prior to close of this transaction for the purpose of conducting due diligence, including
13 making necessary or appropriate inspections. County agrees that if County proceeds
14 with the transaction following the expiration of the due diligence period, County will be
15 deemed to have performed all due diligence to its satisfaction. County will give Grantor
16 reasonable oral, written or electronic notice prior to entering Grantor's property. County
17 does hereby indemnify and hold harmless Grantor, Grantor's heirs, successors,
18 assigns, officers, employees, agents and representatives free and harmless from and
19 against any all liability, loss, damages and costs and expenses, demands, causes of
20 action, claims or judgments arising from or that in any way connected with County's
21 inspections or non-permanent improvements involving entrance onto Grantor's
22 property pursuant to this Article II. If County fails to acquire the property due to
23 County's default, this Agreement will terminate upon the termination of County's right to
24 purchase the property. If County does not remove all of County's personal property,
25 facilities, tools, and equipment from Grantor's property within ten (10) business days
26 from the date, this Agreement is terminated, Grantor has the right to remove said
27 personal property, facilities, tools and equipment from Grantor's property. In the event
28 County fails to remove County's personal property, facilities, tools and equipment from

1 the property after entering Grantor's property to perform due diligence including to
2 make necessary or appropriate inspections as specified in this Article II. County is
3 responsible for all reasonable costs incurred by Grantor in any such removal by
4 Grantor. It is anticipated that the due diligence period will end upon final review and
5 acceptance by the County Board of Supervisors.

6 2. It is mutually understood and agreed by and between the Parties hereto
7 that the right of possession and use of the subject property by County, including the
8 right to remove and dispose of improvements, shall commence upon the Close of
9 Escrow.

10 3. It is mutually understood and agreed by and between the Parties hereto
11 that Grantor does not have any personal property, facilities, tools and equipment
12 located on the property. Any personal property, facilities, tools and equipment located
13 on the Property and not removed by Grantor by Close of Escrow shall become the
14 personal property of County.

15 4. County expressly acknowledges and agrees and represents and warrants
16 to Grantor that County is purchasing the Property "AS-IS" "WHERE IS" and "WITH ALL
17 FAULTS", after such inspection, analysis, examination and investigation County cares
18 to make and expressly without Grantor's covenant, warranty or representation as to the
19 physical condition, title, zoning or other regulation, compliance with law, suitability for
20 particular purposes or any other matter whatsoever. County further acknowledges and
21 agrees that having been given the opportunity to inspect the Property and having
22 obtained and examined such information and documentation affecting the Property as
23 County has deemed necessary or appropriate, County is relying solely on its own
24 investigations and review.

25 5. County hereby completely releases and forever discharges Grantor and
26 its directors, officers, members, employees, agents and representatives, (individually
27 and collectively) from all past, present, or future claims, rights, damages, costs, losses
28 of services, expenses and compensation of any nature whatsoever, whether based on

1 a tort, contract, or other theory of recovery, arising prior to the Effective Date which the
2 County has, including, without limitation, any and all known or unknown claims, which
3 have resulted or may result from the alleged acts or omissions of the Grantor.

4 6. This release, on the part of the County, shall be fully binding and
5 complete settlement among the County, on behalf or itself, its officers, directors,
6 officials, agents, departments, subsidiaries, parent organizations, agencies, insurers,
7 attorneys, employers, employees, representatives, successors and assigns of each
8 person or entity.

9 7. County acknowledges and agrees that the release and discharge set
10 forth above is a general release. County expressly waives and assumes the risk of any
11 and all claims for damages which exist as of the Effective Date, but of which the
12 claimant does not know or suspect to exist, whether through ignorance, oversight,
13 error, negligence, or otherwise, and which, if known, would materially affect the
14 County's decision to enter into this Agreement.

15 8. This Agreement was obtained without coercion, promises other than
16 those provided herein, or threats of any kind whatsoever by or to either party.

17 9. This Agreement is made solely for the benefit of the Parties to this
18 Agreement and their respective successors and assigns, and no other person or entity
19 may have or acquired any right by virtue of this Agreement.

20 10. This Agreement shall not be changed, modified, or amended except upon
21 the written consent of the Parties hereto.

22 11. This Agreement is the result of negotiations between the Parties and is
23 intended by the Parties to be a final expression of their understanding with respect to
24 the matters herein contained. This Agreement supersedes any and all other prior
25 agreements and understandings, oral or written, in connection therewith. No provision
26 contained herein shall be construed against the County solely because it prepared this
27 Agreement in its executed form.

28

1 12. This Agreement shall be governed by the laws of the State of California.
2 Any action at law or in equity brought by either of the Parties for the purpose of
3 enforcing a right or rights provided for by this Agreement shall be tried in a court of
4 competent jurisdiction in the County of Riverside, State of California, and the Parties
5 hereby waive all provisions of law providing for a change of venue in such proceedings
6 to any other county.

7 13. Grantor and its assigns and successors in interest shall be bound by all
8 the terms and conditions contained in this Agreement, and all the Parties thereto shall
9 be jointly and severally liable thereunder.

10 14. This Agreement may be signed in counterpart or duplicate copies, and
11 any signed counterpart or duplicate copy shall be equivalent to a signed original for all
12 purposes.

13 (SIGNATURE PROVISIONS ON FOLLOWING PAGE.
14 REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

1
2 In Witness Whereof, the Parties have executed this Agreement the day and year
3 last below written.

4
5 Dated: July 09, 2024
6

7 COUNTY:

GRANTOR:

8
9 COUNTY OF RIVERSIDE, a Political
Subdivision of the State of California

GREENLAW AG HOLDINGS, LLC,
a California limited liability company


10
11 By: 
12 Chair **CHUCK WASHINGTON**
Board of Supervisors

By: Greenlaw Partners, LLC,
a California limited liability company

13
14 By: 
15 Name: Wilbur H. Smith, III
Title: Principal

16 Attest:
KIMBERLY A. RECTOR

17 Clerk of the Board

18 By: 
19 Deputy

20
21 APPROVED AS TO FORM:

Minh C. Tran
22 County Counsel

23 By: 
24 Stephanie K. Nelson
25 Deputy County Counsel

ATTACHMENT "1"
Assessor's Plat Map

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ATTACHMENT "2"
LEGAL DESCRIPTION AND PLAT MAP

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 0025-001B

LOTS 7 THROUGH 9, INCLUSIVE, AND LOTS 11 THROUGH 15, INCLUSIVE, AS SHOWN BY TRACT NO. 2 OF TRYON-BROWNLAND COMPANY'S SUBDIVISION, ON FILE IN BOOK 8, PAGE 61 OF MAPS, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

SUBJECT TO ROAD RIGHT-OF-WAY SHOWN AS RAYMOND AVENUE (LOT "B") AND EAST CONTOUR ROAD (LOT "C"), AS SHOWN THEREON;

CONTAINING 64.06 ACRES NET, OR 65.94 ACRES GROSS, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



TIMOTHY F. RAYBURN, P.L.S. 8455

3/19/2024

DATED:



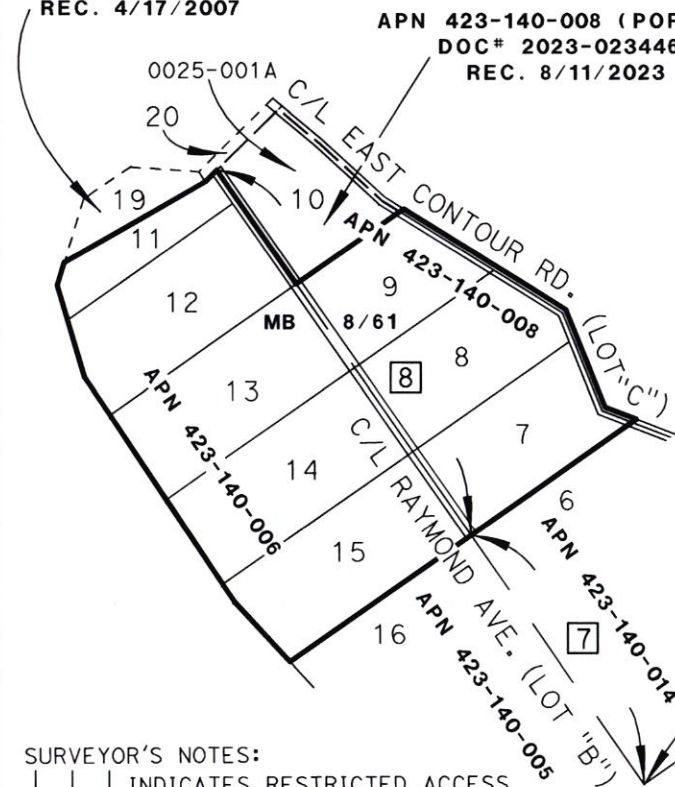
EXHIBIT "B"

0025-001B

APN 423-140-002
DOC# 2007-0257533
REC. 4/17/2007

APN 423-140-008 (PORTION)
DOC# 2023-0234466
REC. 8/11/2023

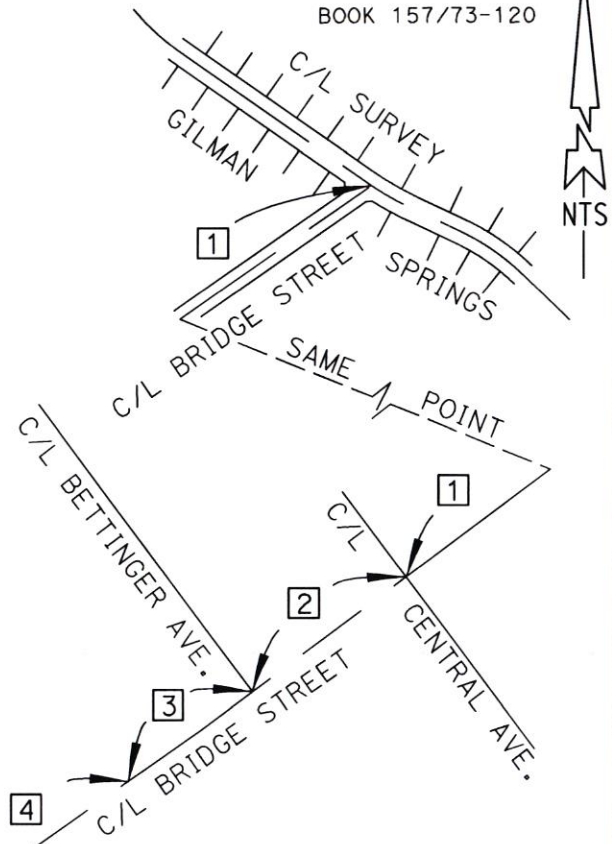
**C/L SURVEY PER RS
BOOK 157/73-120



-- LINE DATA --

--- RECORD ---

□	BEARING	DISTANCE
1	(N 54°31'09" E R1)	(3,106.21' R1)
2	(N 54°31'09" E R1)	(2,015.97' R1)
3	(N 54°31'39" E R1)	(833.47' R1)
4	(S 54°38'00" W R2)	(2,101.2' R2)
5	(N 35°22'00" W R2)	(5,300.00' R2)
6	(N 54°38'00" E R2)	(990.00' R2)
7	(N 35°22'00" W R3)	(1,320.00' R3)
8	(N 35°22'00" W R3)	(1,920.26' R3)



SURVEYOR'S NOTES:

- ▬▬▬ INDICATES RESTRICTED ACCESS
- (R1) INDICATES RECORD DATA PER PM 99/87
- (R2) INDICATES RECORD DATA PER MB 8/9
- (R3) INDICATES RECORD DATA PER MB 8/61

SW'LY LOT LINE OF LOT 3,
BACK LOT LINES OF LOTS 18-27
PER MB 8/9

T. 3S., R. 2W., S.B.M.
SECTION 34

LOT#	AREA (GR.)	AREA (NET)
7	8.21 AC	7.96 AC
8	8.33 AC	8.08 AC
9	6.73 AC	6.48 AC
11	3.00 AC	2.91 AC
12	9.65 AC	9.39 AC
13	9.99 AC	9.73 AC
14	10.08 AC	9.82 AC
15	9.95 AC	9.69 AC
TOTAL:	65.94 AC	64.06 AC

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.0000734004

PCL No.: 0025-001B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: D1-0025	PROJECT: GILMAN SPRINGS
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: A. KALAIJI	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: MARCH, 2024	DATE: 3/19/2024
SHEET 1 OF 2	



EXHIBIT "B"

0025-001B

APN 423-140-008 (PORTION)
 DOC# 2023-0234466
 REC. 8/11/2023

APN 423-140-002
 DOC# 2007-0257533
 REC. 4/17/2007

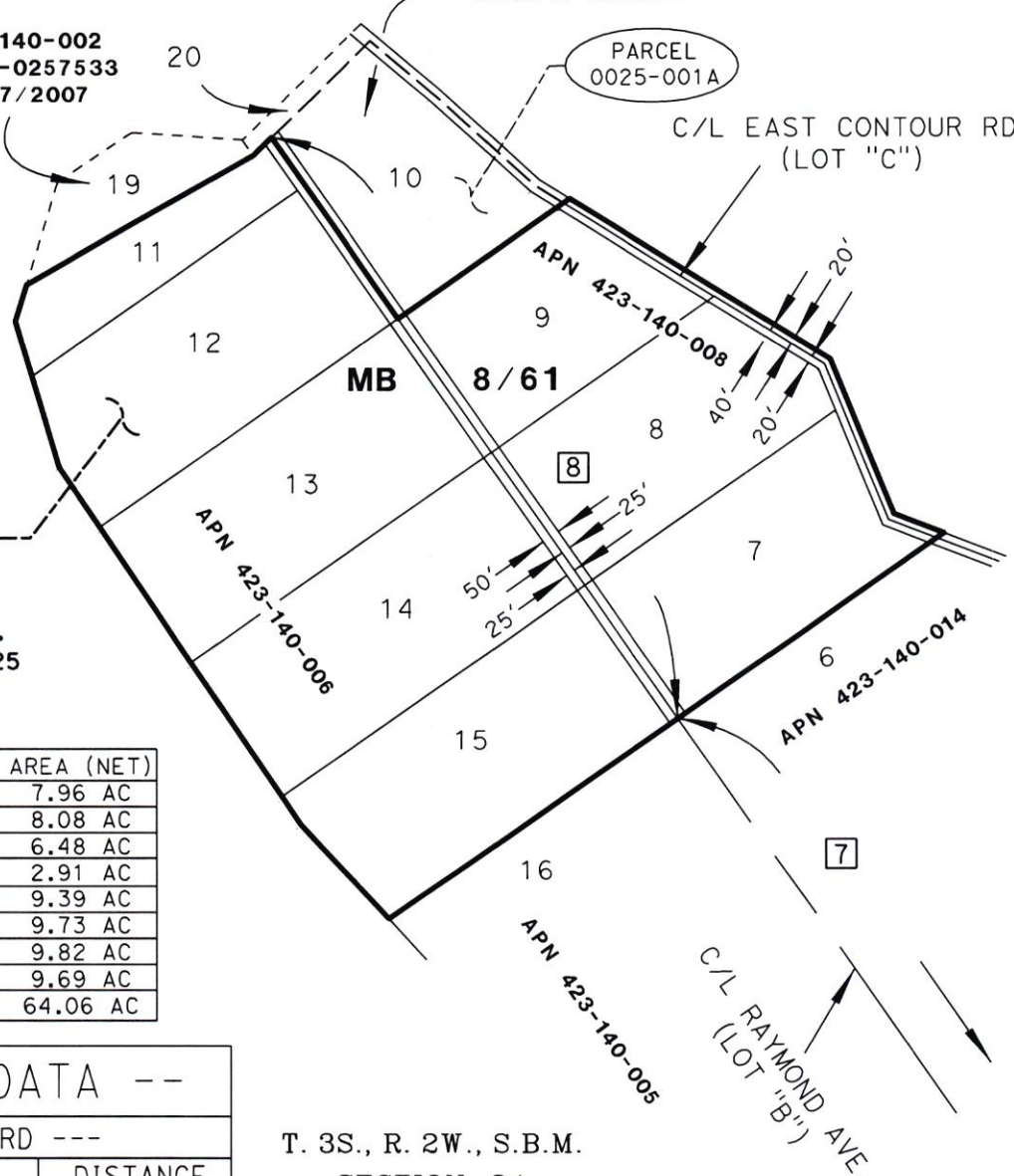
PARCEL
 0025-001A

C/L EAST CONTOUR RD.
 (LOT "C")



PARCEL
 0025-001B

NET: 64.06 AC.
 GROSS: 65.94 AC.
 DOC# 2018-0279525
 REC. 7/11/2018



LOT#	AREA (GR.)	AREA (NET)
7	8.21 AC	7.96 AC
8	8.33 AC	8.08 AC
9	6.73 AC	6.48 AC
11	3.00 AC	2.91 AC
12	9.65 AC	9.39 AC
13	9.99 AC	9.73 AC
14	10.08 AC	9.82 AC
15	9.95 AC	9.69 AC
TOTAL:	65.94 AC	64.06 AC

-- LINE DATA --

--- RECORD ---

	BEARING	DISTANCE
7	(N 35°22'00" W R3)	(1,320.00' R3)
8	(N 35°22'00" W R3)	(1,920.26' R3)

T. 3S., R. 2W., S.B.M.
 SECTION 34

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.0000734004

PCL No.: 0025-001B

WO No.: D1-0025

SCALE: NTS

PREPARED BY: A. KALAJI

DATE: MARCH, 2024

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION

PROJECT: GILMAN SPRINGS - MITIGATION

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

APPROVED BY:

Timothy F. Rayburn

DATE: 3/19/2024



ATTACHMENT "3"
FORM OF DEED

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Recorded at request of and return to:
Transportation Department
3525 14th Street
Riverside, CA 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Gilman Springs Road
APNs: 423-140-006 and 423-140-008 (portions)
Lots: 7, 8, 9, 11, 12, 13, 14, and 15

GRANT DEED

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

Greenlaw AG Holdings, LLC, a California limited liability company

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Gilman Springs Road
APNs: 423-140-006 and 423-140-008 (portions)
Lots: 7, 8, 9, 11, 12, 13, 14, and 15

Dated: _____

GRANTOR:
Greenlaw AG Holdings, LLC, a
California limited liability company

By: _____

ACKNOWLEDGMENT

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 _____)

On _____, before me, _____, a Notary Public, personally _____ appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

PROJECT: Gilman Springs Road
APN: 423-140-006 and 423-140-008 (portions)
Lots: 7, 8, 9, 11, 12, 13, 14, and 15

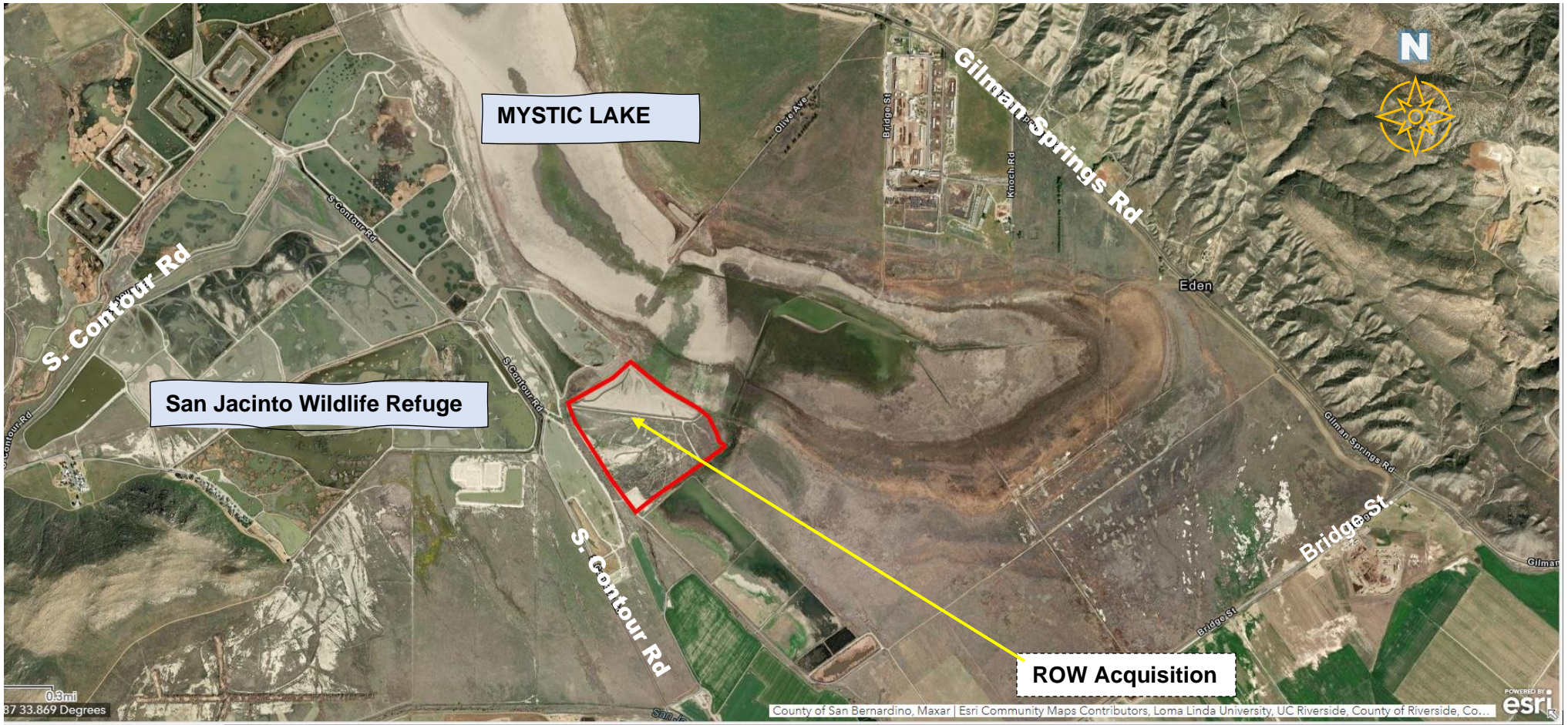
**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by deed dated _____, from Greenlaw AG Holdings, LLC, a California limited liability company to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

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

By: _____
Dennis Acuna, Director
Transportation Department



Vicinity Map – Right-of-Way (ROW) Acquisition



Dennis Acuna, P. E., T. E.
Director of Transportation

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Hector Davila, P.E.
*Deputy for Transportation/Capital
Projects*

Russell Williams
*Deputy for Transportation/Planning and
Development*

Transportation Department

DATE: May 28, 2024

TO: Josefina Castillo-Avila, ACR Technician III

FROM: Jan Bulinski, Environmental Project Manager *JB*

RE: **Project Name**
W.O.#ZD10025D Task Code # Z2065

The County of Riverside Transportation Department is requesting that you post the attached Notice of Exemption per County Implementing Resolution No. 82-213, Division 11, Section 205C. Attached you will find an authorization to bill by journal voucher in the amount of \$50.00 for your posting fee.

After posting, please return the document to Mail Stop #2136, Attention: Jan Bulinski. If you have any questions, please contact me at jbulinski@rivco.org.

Attachment

cc: file