

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



ITEM: 16.1  
(ID # 28606)

**MEETING DATE:**

Tuesday, August 26, 2025

**FROM :** Regional Parks and Open Space District

**SUBJECT:** RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT: Adoption of Resolution No. 2025-009, Authorization to Purchase Real Property located at 4350 Riverview Drive in the City of Jurupa Valley, County of Riverside, State of California, Assessor's Parcel Numbers 181-160-013, 182-333-003, and 182-333-004 by Grant Deed from Nanette C. Woodward, as Successor Trustee of The Schroeder Family Trust created July 26, 2001, to the Riverside County Regional Park and Open-Space District, CEQA Exempt pursuant to State CEQA Guidelines Section 15061(b)(3), District 1. [\$686,000 – 100% Development Impact Fees - Western Riverside County Regional Park Facilities Fund 30528] (Clerk to File Notice of Exemption).

**RECOMMENDED MOTION:** That the Board of Directors:

1. Find that the conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Adopt Resolution No. 2025-009, Authorization to Purchase Real Property located at 4350 Riverview Drive in the City of Jurupa Valley, County of Riverside, State of California, further described as Assessor's Parcel Numbers 181-160-013, 182-333-003, and 182-333-004 (Property) from Nanette C. Woodward, Trustee of The Schroeder Family Trust created July 26, 2001;

Continued on Page 2

**ACTION:Policy, CIP**

  
Kyla R. Brown, General Manager

8/13/2025

  
Vincent Yzaguirre

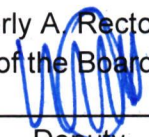
8/15/2025

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**MINUTES OF THE BOARD OF DIRECTORS**

On motion of Director Gutierrez, seconded by Director Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 26, 2025  
xc: Parks, FM-RE, Recorder, State Clearinghouse

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 Directors:

3. Approve the attached Purchase and Sale Agreement by and between the Riverside County Regional Park and Open-Space District (District) and Nanette C. Woodward, Trustee of The Schroeder Family Trust created July 26, 2001, and authorize the Chair of the Board of Directors to execute the same on behalf of the District;
4. Authorize the Parks Director/General Manager or designee, to execute any other documents and administer all actions necessary to complete this transaction; and,
5. Authorize and direct the Clerk of the Board to file the Notice of Exemption to the County Clerk and the State Clearinghouse for posting within five (5) days of approval.

<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>	\$ 686,000	\$ 0	\$ 686,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Development Impact Fees (100%) - Western Riverside County Regional Park Facilities Fund 30528 - Approved as Item 16.6 on 07/29/2025			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26

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

**BACKGROUND:**

**Summary**

The subject property is vested in the name of Nanette C. Woodward, Successor Trustee of The Schroeder Family Trust created July 26, 2001 (Seller), and consists of a single-family residence, on 3.67 acres of land located at 4350 Riverview Drive, in the City of Jurupa Valley, also known as Assessor's Parcel Numbers 181-160-013, 182-333-003, and 182-333-004 (Property). The Property is intended to be used by the Riverside County Regional Park and Open-Space District (District) to assemble land contiguous to the existing District-owned property known as the Jensen-Alvarado Ranch (Ranch), which will allow for future expansion of the Ranch and improve the ingress and egress.

Facilities Management – Real Estate (FM-RE), on behalf of the District, presented an offer to the Seller of the Property for the fee simple interests in the Property and for a purchase price of \$686,000 based on the current fair market value provided by a recent appraisal. The Seller and the District now intend to enter into a Purchase and Sale Agreement to provide the terms and conditions for the purchase of the Property by the District. The Seller intends to convey the Property in fee simple interest by Grant Deed.

This purchase is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption as it can be seen with certainty that there is no potential for a physical environmental impact to occur. See the attached notice of exemption for additional detail.

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

On July 29, 2025 (M.O. 16.6), the Board of Directors approved Resolution No. 2025-008, Notice of Intention to Purchase Real Property and notice was also published by the Clerk of the Board as provided in Section 6063 of the Government Code.

Resolution No. 2025-009 and the Purchase and Sale Agreement have been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

The purchase of the Property will provide the District with land adjacent to the Ranch, which will create improved ingress and egress and allow for expansion in the future.

**Additional Fiscal Information**

Development Impact Fees Western Riverside County Regional Park Facilities Fund 30528 in the amount of \$700,000 were allocated to this acquisition on July 29, 2025, by Minute Order 16.6. Costs included in the \$700,000 allocation will cover acquisition cost of \$686,000 and closing costs not to exceed \$14,000.

**ATTACHMENTS:**

- Aerial Image
- Resolution No. 2025-009
- Purchase and Sale Agreement
- Notice of Exemption

  
\_\_\_\_\_  
Douglas Cordonez Jr. 8/19/2025

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel 8/15/2025



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 25-262435**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202500774
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	RCRPOSD	
Account Name	RCRPOSD - RIVCO REGIONAL PARK AND OPEN-SPACE DISTRICT	
Balance	\$6,137.50	
Comment	SST3576S2156	



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-262435
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY REGIONAL PARK AND COUNTY/STATE AGENCY OF FILING RIVERSIDE	LEAD AGENCY EMAIL GABYADAME@RIVCO.ORG	DATE 08/27/2025
PROJECT TITLE SCHROEDER ACQUISITION		DOCUMENT NUMBER E-202500774

PROJECT APPLICANT NAME RIVERSIDE COUNTY REGIONAL PARK AND OPEN-	PROJECT APPLICANT EMAIL GABYADAME@RIVCO.ORG	PHONE NUMBER (951) 955-1395
PROJECT APPLICANT ADDRESS 4600 CRESTMORE ROAD,	CITY JURUPA VALLEY	STATE CA
		ZIP CODE 92509

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash    
  Credit    
  Check    
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b> <i>I Syeda</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Riverside

From: (Public Agency):
Riverside County Regional Park and Open-Space District
4600 Crestmore Rd, Jurupa Valley, CA 92509
(Address)

Project Title: Schroeder Acquisition

Project Applicant: Riverside County Regional Park and Open-Space District

Project Location - Specific:
4350 Riverview Drive, Jurupa Valley (APNs 181-160-013, 182-333-003, 182-333-004)

Project Location - City: Jurupa Valley Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The Property is intended to be used by the District to assemble to land contiguous to existing District-owned property known as the Jensen-Alvarado Ranch (Ranch), which will create better ingress and egress and to allow for future expansion of the Ranch. Any future development will be analyzed under a separate CEQA document.

Name of Public Agency Approving Project: Riverside County Board of Directors

Name of Person or Agency Carrying Out Project: Riverside County Regional Park and Open-Space District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number:

Reasons why project is exempt:

This property acquisition is exempt under the common sense exemption from CEQA guidelines Section 15061(b)(3). There is no possibility that the acquisition of this land will have an effect on the environment. Future development will be analyzed under a separate CEQA analysis.

Lead Agency
Contact Person: Gaby Adame-Algrim Area Code/Telephone/Extension: 951-955-1395

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Date: 8/12/2025 Title: Bureau Chief

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500774
08/27/2025 03:08 PM Fee: \$ 50.00
Page 1 of 1

Revised 2011



2  
3 Resolution No. **2025-009**

4 Authorization to Purchase Real Property  
5 in the City of Jurupa Valley, County of Riverside,  
6 State of California, Assessor’s Parcel Numbers

7 181-160-013, 182-333-003, and 182-333-004, from Nanette C. Woodward, Trustee of The  
8 Schroeder Family Trust created July 26, 2001

9  
10 WHEREAS, Nanette C. Woodward, as Successor Trustee of The Schroeder Family  
11 Trust created July 26, 2001 (“Seller”), is the owner of certain real property located in the City of  
12 Jurupa Valley, County of Riverside, State of California, containing approximately 3.67 acres of  
13 land and improvements, located at 4350 Riverview Drive, Jurupa Valley, California, identified  
14 as Assessor’s Parcel Numbers 181-160-013, 182-333-003, and 182-333-004 (“Property”);

15 WHEREAS, the Riverside County Regional Park and Open-Space District, a park and  
16 open-space district created pursuant to the California Public Resources Code, Division 5,  
17 Chapter 3, Article 3 (“District”), desires to purchase the Property from the Seller, and Seller  
18 desires to sell the Property to District and move forward with the transaction;

19 WHEREAS, the District intends to assemble to land contiguous to existing District-  
20 owned Property known as the Jensen Alvarado Ranch (“Ranch”), which will create better  
21 ingress and egress to allow for future expansion of the Ranch;

22 WHEREAS, on July 29, 2025, the Board of Directors adopted Resolution No. **2025-**  
23 **008**, Notice of Intention to Purchase Real Property in the City of Jurupa Valley, County of  
24 Riverside, State of California, Assessor’s Parcel Numbers 181-160-013, 181-261-029, and  
25 182-333-004, and published its Notice of Intention pursuant to California Government Code  
26 Section 6063; and

27  
28  
FORM APPROVED BY COUNTY COUNSEL  
BY:  8/15/25  
RYAN YABKO

1           WHEREAS, the District has reviewed and determined that the purchase of the Property  
2 is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to  
3 State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption.

4           NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the  
5 Board of Directors of the Riverside County Regional Park and Open-Space District ("Board"),  
6 in regular session assembled on or after August 26, 2025, at 9:30 a.m. or soon thereafter, in the  
7 meeting room of the Board of Directors located on the 1<sup>st</sup> floor of the County Administrative  
8 Center, 4080 Lemon Street, Riverside, California, based upon a review of the evidence and  
9 information presented on the matter, as it relates to this acquisition, this Board has determined  
10 that the California Environmental Quality Act ("CEQA") is not applicable to the proposed  
11 acquisition project. The proposed acquisition project is categorically exempt from CEQA  
12 pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and  
13 Section 15061(b)(3), General Rule or "Common Sense" Exemption because the County is  
14 merely purchasing the fee interest in the Property to continue the use of the Property, and it can  
15 be seen with certainty that there is no possibility that the activity in question will have a  
16 significant effect on the environment.

17           BE IT FURTHER RESOLVED, AND DETERMINED AND ORDERED that the  
18 Board authorizes the purchase of the Property located in the City of Jurupa Valley, County of  
19 Riverside, State of California, consisting of approximately 3.67 acres of land and  
20 improvements identified as Assessor's Parcel Numbers 181-160-013, 182-333-003, & 182-  
21 333-004, more particularly described in Exhibit "A" Legal Description, attached hereto, in the  
22 amount not to exceed Six Hundred Eighty-Six Thousand Dollars (\$686,000), pursuant to  
23 terms and conditions in the Agreement of Purchase and Sale and Joint Escrow Instructions.

24           BE IT FURTHER RESOLVED, AND DETERMINED AND ORDERED that the Board  
25 hereby approves the Agreement of Purchase and Sale and Joint Escrow Instructions between the  
26 Riverside County Regional Park and Open-Space District, a park and open-space district  
27 created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3 and  
28 Nanette C. Woodward, as Successor Trustee of The Schroeder Family Trust created July 26,

1 2001 (“Agreement”), and authorizes the Chair of the Board of Directors of the Riverside  
2 County Regional Park and Open-Space District to execute the Agreement on behalf of the  
3 District.

4 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Parks  
5 Director/General Manager or their designee, is authorized to execute any other documents and  
6 administer all actions necessary to complete the purchase of real property.

7 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the  
8 Board of Supervisors has given notice hereon pursuant to California Government Code Section  
9 6063.

10 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Clerk of  
11 the Board of Supervisors is directed to file the Notice of Exemption with the County Clerk  
12 within five (5) days of approval.

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2  
3 RESOLUTION NO. 2025-009

4 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE CITY OF JURUPA  
5 VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ASSESSOR'S PARCEL  
6 NUMBERS 181-160-013, 182-333-003, AND 182-333-004, FROM  
7 NANETTE C. WOODWARD, TRUSTEE OF THE SCHROEDER FAMILY TRUST  
8 CREATED JULY 26, 2001

9 ROLL CALL:

10 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

11 Nays: None

12 Absent: None

13  
14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
15 Supervisors on the date therein set forth.

16  
17 KIMBERLY A. RECTOR, Clerk of said Board

18  
19 By:  \_\_\_\_\_

20 Deputy

1

2 **EXHIBIT A**

3 **LEGAL DESCRIPTION**

4

5 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF

6 JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS

7 DESCRIBED AS FOLLOWS:

8 PARCEL 1 (APN: 181-160-013):

9 BEING A PORTION OF LOTS 1 AND 3 OF RECORD OF SURVEY ENTITLED "MAP

10 OF JENSEN'S SUBDIVISION OF LOTS 7, 8 AND 26 OF RUBIDOUX RANCHO AS

11 PER SURVEY OF MILLER AND NEWMAN 1876", IN THE CITY OF JURUPA

12 VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 1,

13 PAGE 21 OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF

14 RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

15 BEGINNING AT A POINT OF INTERSECTION IN THE EASTERLY RIGHT OF WAY

16 LINE OF RIVERVIEW DRIVE WITH THE NORTHWESTERLY LINE OF THAT

17 CERTAIN PARCEL OF LAND CONVEYED TO RIVERSIDE COUNTY ON MARCH 1,

18 1982, RECORDED AS INSTRUMENT NO. 35322, OF OFFICIAL RECORDS OF

19 RIVERSIDE COUNTY; THENCE NORTH 58° 41' EAST ALONG SAID

20 NORTHWESTERLY LINE OF SAID PARCEL A DISTANCE OF 22.78 FEET TO THE

21 TRUE POINT OF BEGINNING.

22 THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHWESTERLY

23 LINE OF SAID PARCEL:

- 24
- 25 1. THENCE CONTINUING NORTH 58° 41' EAST, A DISTANCE OF 200 FEET;
  - 26 2. THENCE NORTH 30° 00' EAST, A DISTANCE OF 55 FEET;
  - 27 3. THENCE NORTH 76° 36' EAST, A DISTANCE OF 215 FEET;

28 THENCE SOUTH 69° 07' WEST, A DISTANCE OF 197.35 FEET;

THENCE SOUTH 51° 57' WEST, A DISTANCE OF 245.70 FEET;

THENCE NORTH 55° 30' WEST, A DISTANCE OF 35.96 FEET TO THE TRUE

POINT OF BEGINNING.

PARCEL 2 (APN: 182-333-003):

BEING A PORTION OF LOTS 1 AND 3 OF RECORD OF SURVEY ENTITLED "MAP

OF JENSEN'S SUBDIVISION OF LOTS 7, 8 AND 26 OF RUBIDOUX RANCHO AS

PER SURVEY OF MILLER AND NEWMAN 1876", IN THE CITY OF JURUPA

VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 1,

1 PAGE 21 OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF  
2 RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
3 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

4 THENCE NORTH 73° 13' 00" WEST 330.10 FEET; THENCE NORTH 36° 52' 00"  
5 EAST 313.20 FEET; THENCE SOUTH 73° 13' 00" EAST 330.10 FEET TO THE  
6 WESTERLY LINE OF SAID LOT 1; THENCE NORTH 36° 52' 00" EAST 491.80 FEET  
7 ON SAID WESTERLY LINE TO THE MOST WESTERLY CORNER OF THE LAND  
8 DESCRIBED IN THE DEED RECORDED IN BOOK 62, PAGE 399 OF DEEDS;  
9 THENCE SOUTH 53° 18' 00" EAST 657.00 FEET ON THE SOUTHERLY LINE OF  
10 SAID LAND; THENCE SOUTH 80° 57' 00" EAST 165.60 FEET TO THE NORTHERLY  
11 LINE OF SAID LOT 3; THENCE SOUTH 56° 30' 00" EAST 1,337.80 FEET ON SAID  
12 NORTHERLY LINE OF LOT 3 TO A POINT 1,304.40 FEET FROM THE MOST  
13 EASTERLY CORNER OF LOT 5 OF SAID JENSEN'S SUBDIVISION; THENCE  
14 SOUTH 53° 03' 00" WEST 637.40 FEET; THENCE SOUTH 82° 53' 00" WEST 637.40  
15 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTH 49° 31' 00"  
16 WEST 466.80 FEET ON SAID SOUTHERLY LINE; THENCE NORTH 42° 14' 00"  
17 EAST 300.00 FEET; THENCE SOUTH 49° 31' 00" EAST 419.50 FEET; THENCE  
18 NORTH 42° 14' 00" EAST 258.50 FEET; THENCE NORTH 50° 20' 00" WEST 870.70  
19 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 42° 47' 00" WEST  
20 72.00 FEET; THENCE SOUTH 76° 36' 00" WEST 215.00 FEET; THENCE SOUTH 30°  
21 00' 00" WEST 55 FEET; THENCE SOUTH 58° 41' 00" WEST 240 FEET TO A POINT  
22 ON THE EASTERLY LINE OF THE LAND CONVEYED TO THE COUNTY OF  
23 RIVERSIDE IN THE DEED RECORDED JULY 7, 1960, AS INSTRUMENT NO. 59883,  
24 OF OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE,  
25 CONCAVE WESTERLY, HAVING A RADIUS OF 130.00 FEET, A RADIAL TO SAID  
26 BEGINNING BEARS SOUTH 89° 55' 05" EAST;

27 THENCE NORTHERLY 73.22 FEET ON SAID CURVE AND EASTERLY LINE  
28 THROUGH A CENTRAL ANGLE OF 32° 16' 17" TO THE BEGINNING OF A  
REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 21.96 FEET;  
THENCE NORTHERLY 29.94 FEET ON LAST SAID CURVE AND EASTERLY LINE  
THROUGH A CENTRAL ANGLE OF 78° 06' 32"; THENCE, CONTINUING  
NORTHEASTERLY ON SAID EASTERLY LINE TO A POINT THEREON NORTH 50°  
20' 00" WEST FROM THE TRUE POINT OF BEGINNING.

PARCEL 3 (APN: 182-333-004):

BEING A PORTION OF LOTS 1 AND 3 OF RECORD OF SURVEY ENTITLED "MAP  
OF JENSEN'S SUBDIVISION OF LOTS 7, 8 AND 26 OF RUBIDOUX RANCHO AS  
PER SURVEY OF MILLER AND NEWMAN 1876", IN THE CITY OF JURUPA  
VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 1,  
PAGE 21 OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF  
RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

1 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF JENSEN'S  
2 SUBDIVISION; THENCE NORTH 73° 13' WEST, 330.1 FEET, THENCE NORTH 36°  
3 52' EAST, 313.2 FEET; THENCE SOUTH 73° 13' EAST, 330.1 FEET TO THE  
4 WESTERLY LINE OF SAID LOT 1; THENCE NORTH 36° 52' EAST ALONG THE  
5 WESTERLY LINE OF SAID LOT 1, 491.8 FEET TO THE MOST WESTERLY  
6 CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO HENRY JENSEN  
7 IN THE DEED RECORDED FEBRUARY 5, 1898, IN BOOK 62, PAGE 399, OF  
8 DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

9 THENCE SOUTH 53° 18' EAST ALONG THE SOUTHWESTERLY LINE OF THE  
10 PARCEL OF LAND SO CONVEYED TO HENRY JENSEN, 657 FEET FOR THE  
11 POINT OF BEGINNING; THENCE SOUTH 40° 31' WEST, 297.98 FEET TO THE  
12 MOST NORTHERLY CORNER OF LAND DEEDED TO THE COUNTY OF  
13 RIVERSIDE IN INSTRUMENT NO. 35322, OF OFFICIAL RECORDS AND SHOWN  
14 ON OFFICIAL MAP NO. 854 VV ON FILE IN THE OFFICE OF THE COUNTY  
15 SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 50° 20'  
16 WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS PER SURVEY  
17 NO. 71 OF RECORD IN THE OFFICE OF THE COUNTY SURVEYOR OF  
18 RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A NORTHEASTERLY DIRECTION  
19 ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD TO A POINT  
20 WHICH BEARS NORTH 53° 18' WEST FROM THE POINT OF BEGINNING; THENCE  
21 SOUTH 53° 18' EAST, 229.29 FEET TO THE POINT OF BEGINNING.

22 GRANTOR DOES FURTHER GRANT A RIGHT OF WAY, FOR A PIPELINE, 20 FEET  
23 IN WIDTH, THE CENTER LINE OF SAID RIGHT OF WAY IS DESCRIBED AS  
24 FOLLOWS:

25 COMMENCING AT THE SOUTHERLY CORNER OF THE ABOVE-DESCRIBED LOT;  
26 THENCE NORTH 40° 31' EAST, 10.0 FEET; THENCE SOUTH 50° 20' EAST, 60.0  
27 FEET; EXCEPTING THEREFROM AND RESERVING A RIGHT OF WAY FOR  
28 DRIVEWAY PURPOSES 50 FEET IN WIDTH LYING NORTH OF AND ADJOINING  
THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED AS NORTH 50°  
20' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS PER  
SURVEY NO. 71 OF RECORDS, IN THE OFFICE OF THE COUNTY SURVEYOR OF  
RIVERSIDE COUNTY, CALIFORNIA.

**AGREEMENT OF PURCHASE AND SALE  
AND JOINT ESCROW INSTRUCTIONS**

**BY AND BETWEEN**

**Nanette C. Woodward, as Successor Trustee of  
The Schroeder Family Trust created July 26, 2001**

**AS SELLER**

**AND**

**RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT,**

**AS BUYER**

**RELATING TO  
4350 Riverview Drive, Jurupa Valley**

**Assessor's Parcel Numbers:  
181-160-013, 182-333-003, and 182-333-004**

**AGREEMENT OF PURCHASE AND SALE  
AND JOINT ESCROW INSTRUCTIONS**

THIS AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS ("Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the Riverside County Regional Park and Open-Space District, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3 ("Buyer") and Nanette C. Woodward, as Successor Trustee of the Schroeder Family Trust created July 26, 2001 ("Seller"); sometimes collectively hereinafter referred to as the "Parties".

Buyer and Seller agree as follows:

1. **Definitions.** For the purposes of this Agreement the following terms will be defined as follows:

(a) **Effective Date:** The Effective Date is the last date on which this Agreement is fully executed by Buyer and Seller as listed on the signature page of this Agreement;

(b) **Real Property:** Seller is the owner of certain real property located in the City of Jurupa Valley, County of Riverside, State of California, consisting of approximately 3.67 acres of land improved with a 900 square foot shack (the "Shack"), and miscellaneous structures, commonly known as 4350 Riverview Drive, Jurupa Valley, California, identified by Assessor's Parcel Numbers 181-160-013, 182-333-003, and 182-333-004, which is more particularly described in Exhibit "A," attached hereto and incorporated herein ("Property");

(c) **Improvements:** All buildings, improvements, and fixtures now affixed and located on the Real Property shall stay be considered as part of the real property, collectively referred to as the "Improvements".

(d) **Personal Property:** Any personal property located on the Property at the Close of Escrow shall be considered part of the Property and title thereto shall be transferred to Buyer at Close of Escrow.

(e) **Purchase Price:** The Purchase Price for the Property is Six Hundred Eighty-Six Thousand Dollars (\$686,000);

(f) **Escrow Holder:** Commonwealth Title at the address set forth in subparagraph (i) below. The escrow has been assigned to Grace Kim as the Escrow Officer;

(g) **Title Company:** Commonwealth Title at the address set forth in subparagraph (i) below, Chris Maziar is assigned as the Senior Title Officer;

(h) **Opening of Escrow, Closing and Close of Escrow:** Opening of Escrow shall occur when a fully executed copy for this Agreement is delivered to Escrow Holder. Closing and Close of Escrow are terms used interchangeably in this Agreement. The Closing or the Close of Escrow will be deemed to have occurred when the Grant Deed (as defined in Section 5.1) is recorded in the Official Records of the County of Riverside;

(i) **Closing Date:** The Closing Date shall be no later than sixty (60) calendar days after the Effective Date. Seller shall grant to Buyer, if necessary and at Buyer's sole discretion, one (1) thirty (30) day escrow extension. Buyer shall grant to Seller, if necessary and at Seller's sole discretion, one (1) thirty (30) day escrow extension;

(i) **Notices:** Will be sent as follows to:  
Seller: Nanette C. Woodward  
1510 Dana Street  
Corona, CA 92879  
Telephone: (951) 206-2518  
Email: [rannanwoody@gmail.com](mailto:rannanwoody@gmail.com)

Copy to: Clayson, Bainer & Saunders  
Attn: David R. Saunders  
601 S. Main Street  
Corona, CA 92882  
Telephone: (951) 737-1910  
Email: [dsaunders@claysonlaw.com](mailto:dsaunders@claysonlaw.com)

Buyer: Riverside County Regional Park and Open Space District  
Attn: Stephi Villanueva  
3450 14th Street, Suite 200  
Riverside, California 92501  
Telephone: (951) 955-8164  
Email: [stvillanueva@rivco.org](mailto:stvillanueva@rivco.org)

Escrow Holder: Commonwealth Land Title  
Attn: Grace Kim, Senior Commercial Escrow Officer  
Vice President  
4400 MacArthur Boulevard, Suite 800  
Newport Beach, CA 92660  
Telephone: 949-724-3141  
Email: [gukim@cltic.com](mailto:gukim@cltic.com)

Title Company: Commonwealth Land Title  
Attn: Chris Maziar, AVP, Senior Title Officer and NCS Coordination  
4400 MacArthur Boulevard, Suite 800  
Newport Beach, CA 92660  
Telephone: 949-724-3170  
Riverside, CA. 92507  
Email: [cmaziar@cltic.com](mailto:cmaziar@cltic.com)

(i) **Exhibits:**  
Exhibit "A" - Legal Description of Property  
Exhibit "B" - Grant Deed  
Exhibit "C" - Due Diligence Materials

2. **Purchase and Sale.** Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell the Property to Buyer and Buyer agrees to buy the

Property from Seller, together with all easements, appurtenances thereto, and all Improvements and fixtures situated thereon.

3. **Purchase Price.** The Purchase Price for the Property will be paid as follows:

Prior to the Close of Escrow, Buyer shall deposit an amount equal to the sum of the Purchase Price plus a good faith estimate of Buyer's share of all costs, expenses and prorations under this Agreement with Escrow Holder, in the form of a wire transfer or other immediately available funds. Escrow Holder shall deposit said funds in an interest-bearing account which shall be applied against the Purchase Price at closing and any overages including the interest shall be returned to Buyer at Close of Escrow.

4. **Escrow.** Buyer and Seller shall open an escrow (the "**Escrow**") with Escrow Holder within five (5) business days after the Effective Date by delivery to Escrow Holder, fully executed original or originally executed counterparts of this Agreement which date shall be the official Opening Date of Escrow referenced herein. This Purchase shall be contingent upon the approval of the Board of Supervisors of the Authorization to Purchase and the approval of the Purchase and Sale Agreement and Joint Escrow Instructions document. This contingency will be removed from escrow upon the receipt of the executed Purchase and Sale Agreement and Joint Escrow Instructions document signed by the Board of Supervisors. Buyer and Seller agree to execute any additional instructions, reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern.

5. **Deliveries to Escrow Holder.**

5.1 By Seller. On or prior to the Closing Date, Seller will deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant Deed ("**Grant Deed**"), in the form attached to this Agreement as Exhibit "B," duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer; and

(b) A Transferor's Certificate of Non-Foreign Status ("**FIRPTA Certificate**").

5.2 By Buyer. On or prior to the Closing Date (and in any event in a manner sufficient to allow Escrow to close not later than the Closing Date), Buyer will deliver or cause to be delivered to Escrow Holder the following items:

(a) The Purchase Price in accordance with Section 3, above; and

(b) The amount due Seller and any third parties, if any, after the prorations are computed in accordance with Section 12 below.

5.3 By Buyer and Seller. Buyer and Seller will each deposit such other instruments consistent with this Agreement and are reasonably required by Escrow Holder or otherwise required to close escrow. In addition, Seller and Buyer will designate the Title Company as the "**Reporting Person**" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

6. **Condition of Title.** At the Close of Escrow, free and clear fee simple title to the Property will be conveyed to Buyer by the Seller by Grant Deed, subject only to the following matters (“**Permitted Exceptions**”):

(a) Matters of title respecting the Property approved or deemed approved by Buyer in accordance with this Agreement; and

(b) Matters affecting the condition of title to the Property created by or with the written consent of Buyer.

7. **Conditions to the Close of Escrow.**

7.1 Conditions Precedent to Buyer’s Obligations. The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below:

(a) Title. Buyer has obtained Preliminary Report 932502879 Revision 1 dated June 3, 2025, for the Property prepared by Commonwealth Land Title together with copies of the exceptions to title described in the Preliminary Report.

(b) Title Insurance. As of the Close of Escrow, the Title Company will issue, or have committed to issue, the Title Policy to Buyer with only the Permitted Exceptions.

(c) Delivery of Information. Seller has provided Buyer the original or true copies of all surveys, plans and specifications, residential disclosure statements (as required), building conditions audits, past hazardous material studies, as-built drawings, building permits, certificates of occupancy, certificates of completion, soil reports, engineers’ reports, other contracts, but not limited to, studies and similar information which Seller has in its possession relating to the Property as set forth on Exhibit “C” (“Due Diligence Materials”), and Buyer acknowledges receipt of the same. Seller makes no warranty regarding the contents of such items. If the Escrow shall fail to close for any reason, all such items shall be immediately returned to Seller.

The Shack is not fit for occupancy and is not intended to be used by Buyer as a residence. Accordingly, Buyer waives all provisions of law requiring Seller to make various disclosures and to deliver various disclosure forms related to the sale of a residence.

The conditions set forth in this Section 7.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any condition. Such waiver or waivers must be in writing to Seller and Escrow Holder.

The Close of Escrow and Buyer’s obligations with respect to this transaction are subject to Seller’s delivery to Escrow Holder on or before the Closing Date the items described in Section 5.1 and 5.3 above and the removal or waiver of the items described in this Section 7.1.

7.2 Conditions Precedent to Seller’s Obligations. The following shall be conditions precedent to Seller’s obligation to consummate the Purchase and Sale transaction contemplated herein:

(a) Buyer shall have delivered to Escrow Holder, prior to the Closing, for disbursement as directed hereunder, an amount equal to the Purchase Price and any other funds in accordance with this Agreement;

(b) Buyer shall have delivered to Escrow Holder the items described in Sections 5.2 and 5.3 above; and

The conditions set forth in the Section 7.2 are solely for the benefit of Seller and may be waived only by the Seller. At all times Seller has the right to waive any condition. Such waiver or waivers must be in writing to Buyer and Escrow Holder.

7.3 Termination of Agreement. Buyer will have until the Close of Escrow to approve or disapprove of the condition of the Property. Prior to the Close of Escrow, Buyer may cancel for any reason whatsoever by providing written notice to Seller and Escrow.

8. **Due Diligence by Buyer.** Seller hereby grants to Buyer, its employees, agents, contractors and nominees, the right to enter onto the Property to conduct such engineering, soils, geological, surveying, environmental investigation and assessment, and other tests as Buyer deems appropriate. Buyer shall, at its sole cost and expense, clean up and repair the Property, in whatever manner necessary, after Buyer's or Buyer's agents' entry thereon so that the Property shall be returned to materially the same condition that existed prior to Buyer's or Buyer's agents' entry thereon. Buyer agrees to keep the Property free and clear of any liens caused by any such entry by Buyer upon the Property. In addition, Buyer shall indemnify, defend, protect, and hold harmless Seller and the Property from and against all liability, loss, mechanic's and materialman's liens, damage and cost (including reasonable attorneys' fees) incurred by Seller as a result of Buyer's entry ("Indemnified Costs"); provided, however, that Buyer shall have no obligation to indemnify, defend, or hold harmless Seller for any Indemnified Costs arising out of (i) the discovery of latent or pre-existing conditions not caused or exacerbated by Buyer or its agents, (ii) the negligence or willful misconduct of Seller or its agents, or (iii) any condition existing prior to Buyer's entry onto the Property that was not caused by Buyer. Buyer will pay any such Indemnified Costs within thirty (30) days of submission by Seller to Buyer of an invoice for such costs which invoice shall be supported by reasonable itemization and documentation reasonably necessary for Buyer to verify that such costs are Indemnified Costs, for which Buyer is responsible; in the event Buyer does not pay to Seller the amount of such Indemnified Costs within said thirty-day period after submission of an invoice, such amounts shall bear interest at the rate of 10% per annum until paid. Buyer shall have the ability to dispute such Indemnified Costs in good faith and said dispute shall not trigger default or interest.

8.1 Matters To Be Reviewed. Buyer must complete its due diligence investigation of and has approved each of the following matter prior to the Close of Escrow. Seller shall cooperate with Buyer in Buyer's investigation, including but not limited to any of the following:

(a) The physical condition of the Property, including without limitation, any structural components, electrical, system, plumbing or any irrigation system, paving, soil conditions, the status of the Property with respect to hazardous and toxic materials, if any, and in compliance with all applicable laws including any laws relating to hazardous and toxic materials and all applicable laws;

(b) All applicable government ordinances, rules and regulations of Seller's compliance therewith including, but not limited to, zoning and building regulations; and

(c) All licenses, permits and other governmental approvals and/or authorizations relating to the Property which shall remain in effect after the Close of Escrow.

8.2 Material New Matters. If Buyer discovers any new matter prior to Close of Escrow which was:

(a) Not disclosed by Seller prior to the Close of Escrow;

(b) Not reasonably discoverable prior to the Close of Escrow and that matter is one which:

(i) Would appear as an exception to the Title Policy; or

(ii) Is materially inconsistent with a disclosure by Seller or with any representations or warranties contained in Section 16.2 below; and

(iii) Such new matter is of such a nature that, in Buyer's reasonable judgment, it would materially and adversely, affect the acquisition, development, sale or use of the Property for Buyer's intended purpose, and then Buyer shall be entitled to treat such new matter as a failure of condition to the Close of Escrow. If Buyer elects to treat such new matter as a failure of condition to the Close of Escrow, then Buyer shall give notice to Seller of Buyer's election to terminate this Agreement within fifteen (15) days of Buyer's obtaining knowledge of such new matter, but in no event later than the Closing Date.

(c) However, if Buyer gives Seller notice of its election to terminate this Agreement, under this Section 8.2, Seller may elect, in its sole and absolute discretion by written notice to Buyer and to Escrow Holder within five (5) business days following Seller's receipt of Buyer's notice, to correct the new matter prior to the Close of Escrow. If Seller elects to correct the new matter, Seller will be entitled to extend the Close of Escrow for not more than twenty (20) days in order to correct the new matter and, in such event, this Agreement will not terminate. If Seller fails to correct the new matter by the Closing Date as extended, Buyer may terminate this Agreement.

8.3 As-Is Sale. BUYER ACKNOWLEDGES THAT IT HAS INSPECTED, OR WILL HAVE AN OPPORTUNITY TO INSPECT, TO ITS SATISFACTION PRIOR TO THE CLOSING, THE PROPERTY AND ALL FACTORS RELEVANT TO ITS OWNERSHIP AND USE. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, SELLER HAS NOT MADE ANY REPRESENTATIONS, WARRANTIES, GUARANTIES, PROMISES, STATEMENTS OR ASSURANCES WHATSOEVER, EXPRESS OR IMPLIED, DIRECTLY OR THROUGH ANY EMPLOYEE OR AGENT, AS TO THE CONDITION OF THE PROPERTY, OR ANY OTHER MATTER, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS SUBSTANCES. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING IN ANY WAY, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, SELLER EXPRESSLY DISCLAIMS MAKING OR HAVING MADE ANY REPRESENTATIONS OR WARRANTY WITH RESPECT TO ANY DOCUMENTS AND MATERIALS FURNISHED BY SELLER. BUYER ACKNOWLEDGES AND AGREES THAT EXCEPT FOR SELLER'S EXPRESS COVENANTS, REPRESENTATIONS AND WARRANTIES CONTAINED IN THE AGREEMENT, SELLER SPECIFICALLY DISCLAIMS:

(A) ALL MATTERS RELATING TO THE TITLE TOGETHER WITH ALL GOVERNMENTAL AND OTHER LEGAL REQUIREMENTS SUCH AS TAXES, ASSESSMENTS, ZONING, USE PERMIT REQUIREMENTS, TENTATIVE MAP CONDITIONS, BUILDING PERMIT REQUIREMENTS, BUILDING CODES AND OTHER DEVELOPMENT REQUIREMENTS; (B) THE PHYSICAL CONDITION OF THE PROPERTY; (C) ALL OTHER MATTERS OF ANY SIGNIFICANCE AFFECTING THE PROPERTY, WHETHER PHYSICAL IN NATURE OR INTANGIBLE IN NATURE, SUCH AS THE POLITICAL CLIMATE WITH RESPECT TO THE GOVERNMENTAL AGENCIES THAT HAVE JURISDICTION OVER THE PROPERTY, DEVELOPMENT OF THE PROPERTY OR THE OPERATION OF THE PROPERTY; (D) THE EXISTENCE, QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF UTILITIES SERVING THE PROPERTY; (E) THE ECONOMICS OF THE PRESENT OR FUTURE OWNERSHIP AND/OR OPERATION OF THE PROPERTY; (F) ENTITLEMENTS, ZONING, DENSITY AND OTHER MATTERS WHICH MAY IMPACT THE FUTURE DEVELOPMENT OF THE PROPERTY; AND (G) THE EXISTENCE OF HAZARDOUS SUBSTANCES IN, UNDER OR AFFECTING THE PROPERTY; AND BUYER IS PURCHASING THE PROPERTY "AS IS WITH ALL DEFECTS" BASED UPON BUYER'S OWN INSPECTION OF THE PROPERTY.

9. **Conditions Precedent to Sellers Obligation.** The Close of Escrow and Seller's obligations with respect to this transaction are subject to Buyer's delivery to Escrow Holder on or before the Closing Date of the Purchase Price and items described in Sections 5.2 and 5.3.

10. **Title Insurance.** At the Close of Escrow, Seller will cause the Title Company to issue to Buyer a CLTA standard coverage owner's policy in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("**Title Policy**") and the standard printed exceptions and conditions in the policy of title insurance. If Buyer elects to obtain any endorsements or an ALTA Extended Policy of Title, the additional premium and costs of the policy survey for the ALTA Extended policy of title and the cost of any endorsements will be at Buyer's sole cost and expense; however, Buyer's election to obtain an ALTA extended policy of title will not delay the Closing. Further, Buyer's inability to obtain an ALTA extended policy of title or any such endorsements will not be deemed to be a failure of any condition to Closing.

11. **Costs and Expenses.**

11.1 Seller will pay:

- (a) Seller shall pay one-half (1/2) of closing costs
- (b) Documentary transfer taxes;
- (c) All costs associated with removing any debt or liens encumbering the Property, if applicable;
- (d) All costs associated with Seller's attorneys' fees and brokers' fees; and
- (e) Seller's share of prorations, if applicable;

11.2 Buyer will pay:

- (a) Buyer shall pay one-half (1/2) of closing cost and recording fees;
- (b) All costs associated with title insurance, such as a CLTA standard owner's title insurance policy. Buyer may elect to purchase and pay for an ALTA extended owners title policy; and
- (c) Buyer's share of prorations, if applicable.

**12. Prorations.**

12.1 Tax Exempt Agency. All parties hereto acknowledge that the Buyer is public entity and exempt from payment of any real property taxes. There will be no proration of taxes through escrow. Seller will be responsible for payment of any real property taxes due prior to Close of Escrow. In the event any real property taxes are due and unpaid at the Close of Escrow, Escrow Holder is hereby authorized and instructed to pay such taxes from proceeds due the Seller at the Close of Escrow. Seller understands that the Tax Collector will not accept partial payment of an installment of the real property taxes due at the Close of Escrow. At the Close of Escrow, the Buyer will file any necessary documentation with the County Tax Collector/Assessor for the property tax exemption. Seller shall have the right, after Close of Escrow, to apply for a refund to the County Tax Collector/Assessor outside of escrow, and if eligible, to receive such refund. Escrow Holder shall have no liability and/or responsibility in connection therewith.

12.2 Utility Deposits. Seller will notify all utility companies servicing the Property of the sale of the Property to Buyer and will request that such companies send Seller a final bill for the period ending on the last day before the Close of Escrow. Buyer will notify the utility companies that all utility bills for the period commencing on the Close of Escrow are to be sent to Buyer. If Seller receives a bill for utilities provided to the Property for the period in which the Close of Escrow occurred, Seller shall be responsible to pay the bill.

12.3 Method of Proration. For purposes of calculating prorations, Buyer shall be deemed to be in title to the Property, and therefore entitled to the income there from and responsible for the expenses thereof, for the entire day upon which the Closing occurs. All prorations will be made as of the date of Close of Escrow based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable. The obligations of the parties pursuant to this Section 12 shall survive the Closing and shall not merge into any documents of conveyance delivered at Closing.

**13. Disbursements and Other Actions by Escrow Holder.** At the Close of Escrow, Escrow Holder will promptly undertake all of the following:

13.1 Funds. Promptly upon Close of Escrow, disburse all funds deposited with Escrow Holder by Buyer in payment of the Purchase Price as follows: (a) deduct or credit all items chargeable to the account of Seller and/or Buyer pursuant to Sections 11 and 12, (b) disburse the balance of the Purchase Price to the Seller and (c) disburse any excess proceeds deposited by Buyer to Buyer.

13.2 Recording. Cause the Grant Deed to be recorded with the County Recorder and obtain conformed copies thereof for distribution to Buyer and Seller.

13.3 Title Policy. Direct the Title Company to issue the Title Policy to Buyer.

13.4 Delivery of Documents to Buyer and Seller. Deliver to Buyer the FIRPTA Certificate and any other documents (or copies thereof) deposited into Escrow by Seller. Deliver to Seller any other documents (or copies thereof) deposited into Escrow by Buyer.

**14. Joint Representations and Warranties.** In addition to any express agreements of the parties contained herein, the following constitute representations and warranties of the parties each to the other:

14.1 Each party has the legal power, right and authority to enter into this Agreement and the instruments referenced herein.

14.2 All requisite action (corporate, trust, partnership or otherwise) has been taken by each party in connection with the entering into of this Agreement, the instruments referenced herein and the consummation of this transaction. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority or other party is required.

14.3 The individuals executing this Agreement and the instruments referenced herein on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right, and actual authority to bind each party to the terms and conditions of those documents.

14.4 This Agreement and all other documents required to close this transaction are and will be valid, legally binding obligations of and enforceable against each party in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.

14.5 At Closing, Seller shall convey the Property in "as-is" physical condition to Buyer with clear and marketable title, free and clear of any and all liens, encumbrances, easements, restrictions, rights and conditions of any kind whatsoever, except those which are approved by Buyer in accordance with Section 7 above.

**15. Indemnification.**

15.1 Indemnification by Seller. Seller agrees to indemnify, defend and hold Buyer harmless for, from and against any and all claims, demands, liens, liabilities, costs, expenses, including reasonable attorneys' fees and costs, damages and losses, cause or causes of action and suit or suits of any nature whatsoever, arising from any misrepresentation or breach of warranty or covenant by Seller in this Agreement. Seller shall also indemnify Buyer from any claims, actions, costs, or expenses arising from any hazardous substances discovered at the Property, whether or not previously disclosed by Seller that was caused by or permitted by the Seller's acts or omissions.

15.2 Indemnification by Buyer. Buyer agrees to indemnify, defend and hold Seller harmless for, from and against any and all claims, demands, liabilities, costs, expenses, including reasonable attorneys' fees and costs, damages and losses, cause or causes of action and suit or suits arising out of any misrepresentation or breach of warranty or covenant by Buyer in this Agreement.

## 16. **Hazardous Substances.**

16.1 Definitions. For the purposes of this Agreement, the following terms have the following meanings:

(a) "Environmental Law" means any law, statute, ordinance or regulation pertaining to health, industrial hygiene or the environment including, without limitation CERCLA (Comprehensive Environmental Response, Compensation and Liability Act of 1980) and RCRA (Resources Conservation and Recovery Act of 1976);

(b) "Hazardous Substance" means any substance, material or waste which is or becomes designated, classified or regulated as being "toxic" or "hazardous" or a "pollutant" or which is or becomes similarly designated, classified or regulated, under any Environmental Law, including asbestos, petroleum and petroleum products; and

(c) "Environmental Audit" means an environmental audit, review or testing of the Property performed by Buyer or, any third party or consultant engaged by Buyer to conduct such study.

16.2 Seller's Representations and Warranties. Buyer acknowledges that with the exception of those representations and warranties expressly made by Seller in this Article 16, Buyer is acquiring the Property and every portion thereof "**AS-IS, WHERE-IS, IN ITS CURRENT CONDITION, WITH ALL FAULTS**" and in reliance upon its own studies, investigations and due diligence and that no person acting on behalf of Seller is authorized to make and Seller has not made and does not make any representations or warranties of any kind or character whatsoever with regard to the Property.

Except as disclosed in the Due Diligence Materials provided by Seller to Buyer as of the date of this Agreement, and to the best of Seller's actual knowledge without duty of inquiry:

(a) No Hazardous Substances exist now or have been used or stored on or within any portion of the Property except those substances which are or have been used or stored on the Property by Seller in the normal course of use and operation of the Property and in compliance with all applicable Environmental Laws;

(b) There are and have been no federal, state, or local enforcement, clean-up, removal, remedial or other governmental or regulatory actions instituted or completed affecting the Property;

(c) No claims have been made by any third party relating to any Hazardous Substances on or within the Property; and

(d) There has been no disposal of Hazardous Substances or accidental spills which may have contaminated the Property. There has been no on-site bulk storage of vehicle fuels or waste oils.

16.3 Notices Regarding Hazardous Substances. During the term of this Agreement, Seller will promptly notify Buyer if it obtains knowledge that Seller or the Property may be subject to any threatened or pending investigation by any governmental agency under any law, regulation or ordinance pertaining to any Hazardous Substance.

16.4 Environmental Audit. Buyer may order, at its sole cost and expense, an Environmental Audit, and it shall do so prior to the end of the Due Diligence Period and may quit this transaction if Buyer identifies problems in its sole and subjective judgment that would preclude continuing with this transaction:

(a) The Environmental Audit shall be conducted pursuant to standard quality control/quality assurance procedures. Buyer shall give Seller at least two (2) business days' prior notice of any on-site testing of soil or subsurface conditions;

(b) Any groundwater, soil or other samples taken from the Property will be properly disposed of by Buyer at Buyer's sole cost and in accordance with all applicable laws. Buyer shall promptly restore the Property to the condition in which it was found immediately prior to Buyer's Environmental Audit; and

(c) Buyer hereby agrees to protect, indemnify, defend and hold harmless Seller from and against any and all losses, liabilities, claims, liens, stop notices, actions, obligations, damages and/or expenses caused by reason of Buyer's (or its agent's, employee's or independent contractor's) entry onto the Property prior to the Close of Escrow pursuant to the foregoing. Buyer shall keep the Property free of mechanic's liens related to the activities of Buyer.

17. **Notices.** All notices or other communications required or permitted hereunder must be in writing, and be (i) personally delivered (including by means of professional messenger service), or (ii) sent by registered or certified mail, postage prepaid, return receipt requested, or (iii) deposited with either FedEx or United Parcel Service to be delivered by overnight delivery. All notices sent by mail will be deemed received three (3) days after the date of mailing; and all notices sent by overnight delivery shall be deemed received one (1) business day after the notice has been deposited with such courier (provided that, the sending party receives a confirmation of actual delivery from the courier).

18. **Miscellaneous.**

18.1 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken to be one and the same instrument, for the same effect as if all parties hereto had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more additional signature pages.

18.2 Partial Invalidity. If any term or provision of this Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected thereby and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

18.3 Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or other provision contained herein. No extension of time for performance or any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving party which will be extended by a period of time equal to the period of the delay.

18.4 Successors and Assigns. Neither party shall transfer or assign its rights or responsibilities under this Agreement without the express written consent of the other party.

18.5 Entire Agreement. This Agreement (including all Exhibits attached hereto) constitutes the entire understanding between the parties hereto and may not be modified except by an instrument in writing signed by the party to be charged.

18.6 Time of Essence. Seller and Buyer hereby acknowledge and agree that time is of the essence with respect to each and every term, condition, obligation and provision hereof.

18.7 Governing Law. The parties hereto expressly agree that this Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Venue for any proceeding related to this Agreement shall be in the County of Riverside.

18.8 No Recordation. No memorandum or other document relating to this Agreement shall be recorded without the prior written consent of Seller and Buyer.

18.9 Survival. Sections 12, 15, 16 and 18 and any other provisions of this Agreement which by their terms require performance by either party after the Close of Escrow shall survive the Close of Escrow.

18.10 Brokers. Seller is solely responsible shall pay any and all commission/compensation to Seller's Broker as may be set forth in a separate written agreement between Seller and Seller's Broker, or in any separate written instructions related thereto as may be executed and delivered into Escrow by Seller. Seller shall defend, indemnify and hold harmless Buyer from and against any and all liabilities, claims, demands, damages, or costs of any kind (including attorneys' fees, costs and expenses) arising from or connected with any other broker's or finder's fee or commission or charge ("Broker Claims") claimed to be due by Seller's Broker. Buyer represents and warrants that Buyer has not engaged the services of a broker, representative or other advisor or other person to whom a commission or other compensation will be due with respect to this transaction. The provisions of this Section 18.10 shall survive Closing or earlier termination of this Agreement until the limitations period has run for such claims.

18.11 Exhibits. Each exhibit attached hereto is incorporated herein by this reference as if set forth in full in the body of this Agreement.

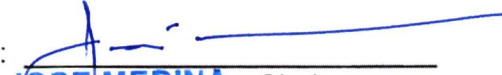
18.12 Not a Partnership. The provisions of this Agreement are not intended to create, nor will they be in any way interpreted to create, a joint venture, a partnership, or any other similar relationship between the parties.

[Signatures Provisions on the Following Page]

THIS AGREEMENT IS OF NO FORCE OR EFFECT UNTIL APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AND EXECUTED BY BOTH PARTIES.

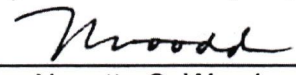
IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Purchase and Sale and Joint Escrow Instructions as of the date and year.

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

By:   
**JOSE MEDINA**, Chair  
Board of Supervisors

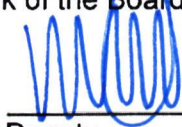
Date: AUG 26 2025

SELLER:  
NANETTE C. WOODWARD,  
as Successor Trustee of the Schroeder  
Family Trust dated July 26, 2001

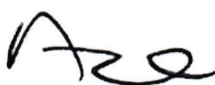
By:   
Nanette C. Woodward  
Successor Trustee

Date: July 01, 2025

ATTEST:  
Kimberly Rector,  
Clerk of the Board

By:   
Deputy

APPROVED AS TO FORM:  
Minh C. Tran,  
County Counsel

By:   
for Ryan Yabko,  
Deputy County Counsel

# EXHIBIT A

## LEGAL DESCRIPTION

For APN/Parcel ID(s): [181-160-013](#), [182-333-003](#) and [182-333-004](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

### PARCEL 1 (APN: [181-160-013](#)):

BEING A PORTION OF LOTS 1 AND 3 OF RECORD OF SURVEY ENTITLED "MAP OF JENSEN'S SUBDIVISION OF LOTS 7, 8 AND 26 OF RUBIDOUX RANCHO AS PER SURVEY OF MILLER AND NEWMAN 1876", IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN [BOOK 1, PAGE 21](#) OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION IN THE EASTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE WITH THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RIVERSIDE COUNTY ON MARCH 1, 1982, RECORDED AS [INSTRUMENT NO. 35322, OF OFFICIAL RECORDS](#) OF RIVERSIDE COUNTY; THENCE NORTH 58° 41' EAST ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL A DISTANCE OF 22.78 FEET TO THE TRUE POINT OF BEGINNING.

THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL:

1. THENCE CONTINUING NORTH 58° 41' EAST, A DISTANCE OF 200 FEET;
2. THENCE NORTH 30° 00' EAST, A DISTANCE OF 55 FEET;
3. THENCE NORTH 76° 36' EAST, A DISTANCE OF 215 FEET;

THENCE SOUTH 69° 07' WEST, A DISTANCE OF 197.35 FEET;  
THENCE SOUTH 51° 57' WEST, A DISTANCE OF 245.70 FEET;  
THENCE NORTH 55° 30' WEST, A DISTANCE OF 35.96 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL 2 (APN: [182-333-003](#)):

BEING A PORTION OF LOTS 1 AND 3 OF RECORD OF SURVEY ENTITLED "MAP OF JENSEN'S SUBDIVISION OF LOTS 7, 8 AND 26 OF RUBIDOUX RANCHO AS PER SURVEY OF MILLER AND NEWMAN 1876", IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN [BOOK 1, PAGE 21](#) OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 73° 13' 00" WEST 330.10 FEET;  
THENCE NORTH 36° 52' 00" EAST 313.20 FEET;  
THENCE SOUTH 73° 13' 00" EAST 330.10 FEET TO THE WESTERLY LINE OF SAID LOT 1;  
THENCE NORTH 36° 52' 00" EAST 491.80 FEET ON SAID WESTERLY LINE TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED IN [BOOK 62, PAGE 399](#) OF DEEDS;  
THENCE SOUTH 53° 18' 00" EAST 657.00 FEET ON THE SOUTHERLY LINE OF SAID LAND;  
THENCE SOUTH 80° 57' 00" EAST 165.60 FEET TO THE NORTHERLY LINE OF SAID LOT 3;  
THENCE SOUTH 56° 30' 00" EAST 1,337.80 FEET ON SAID NORTHERLY LINE OF LOT 3 TO A POINT 1,304.40 FEET  
FROM THE MOST EASTERLY CORNER OF LOT 5 OF SAID JENSEN'S SUBDIVISION;  
THENCE SOUTH 53° 03' 00" WEST 637.40 FEET;  
THENCE SOUTH 82° 53' 00" WEST 637.40 FEET TO THE SOUTHERLY LINE OF SAID LOT 3;  
THENCE NORTH 49° 31' 00" WEST 466.80 FEET ON SAID SOUTHERLY LINE;

THENCE NORTH 42° 14' 00" EAST 300.00 FEET;  
THENCE SOUTH 49° 31' 00" EAST 419.50 FEET;  
THENCE NORTH 42° 14' 00" EAST 258.50 FEET;  
THENCE NORTH 50° 20' 00" WEST 870.70 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 42° 47' 00" WEST 72.00 FEET;  
THENCE SOUTH 76° 36' 00" WEST 215.00 FEET;  
THENCE SOUTH 30° 00' 00" WEST 55 FEET;  
THENCE SOUTH 58° 41' 00" WEST 240 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND  
CONVEYED TO THE COUNTY OF RIVERSIDE IN THE DEED RECORDED JULY 7, 1960, AS  
[INSTRUMENT NO. 59883, OF OFFICIAL RECORDS](#), AND THE BEGINNING OF A NON-TANGENT CURVE,  
CONCAVE WESTERLY, HAVING A RADIUS OF 130.00 FEET, A RADIAL TO SAID BEGINNING BEARS  
SOUTH 89° 55' 05" EAST;

THENCE NORTHERLY 73.22 FEET ON SAID CURVE AND EASTERLY LINE THROUGH A CENTRAL  
ANGLE OF 32° 16' 17" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A  
RADIUS OF 21.96 FEET; THENCE NORTHERLY 29.94 FEET ON LAST SAID CURVE AND EASTERLY  
LINE THROUGH A CENTRAL ANGLE OF 78° 06' 32"; THENCE, CONTINUING NORTHEASTERLY ON SAID  
EASTERLY LINE TO A POINT THEREON NORTH 50° 20' 00" WEST FROM THE TRUE POINT OF  
BEGINNING.

**PARCEL 3 (APN: 182-333-004):**

BEING A PORTION OF LOTS 1 AND 3 OF RECORD OF SURVEY ENTITLED "MAP OF JENSEN'S  
SUBDIVISION OF LOTS 7, 8 AND 26 OF RUBIDOUX RANCHO AS PER SURVEY OF MILLER AND  
NEWMAN 1876", IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
FILED IN [BOOK 1, PAGE 21](#) OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE  
COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF JENSEN'S SUBDIVISION;  
THENCE NORTH 73° 13' WEST, 330.1 FEET,  
THENCE NORTH 36° 52' EAST, 313.2 FEET;  
THENCE SOUTH 73° 13' EAST, 330.1 FEET TO THE WESTERLY LINE OF SAID LOT 1;  
THENCE NORTH 36° 52' EAST ALONG THE WESTERLY LINE OF SAID LOT 1, 491.8 FEET TO THE MOST  
WESTERLY CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO HENRY JENSEN IN THE  
DEED RECORDED FEBRUARY 5, 1898, IN [BOOK 62, PAGE 399](#), OF DEEDS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

THENCE SOUTH 53° 18' EAST ALONG THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND SO  
CONVEYED TO HENRY JENSEN, 657 FEET FOR THE POINT OF BEGINNING;  
THENCE SOUTH 40° 31' WEST, 297.98 FEET TO THE MOST NORTHERLY CORNER OF LAND DEEDED  
TO THE COUNTY OF RIVERSIDE IN [INSTRUMENT NO. 35322, OF OFFICIAL RECORDS](#)  
AND SHOWN ON OFFICIAL [MAP NO. 854 VV](#) ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF  
RIVERSIDE COUNTY, CALIFORNIA;  
THENCE NORTH 50° 20' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS PER  
SURVEY NO. 71 OF RECORD IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE  
COUNTY, CALIFORNIA;  
THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY  
ROAD TO A POINT WHICH BEARS NORTH 53° 18' WEST FROM THE POINT OF BEGINNING;  
THENCE SOUTH 53° 18' EAST, 229.29 FEET TO THE POINT OF BEGINNING.

GRANTOR DOES FURTHER GRANT A RIGHT OF WAY, FOR A PIPELINE, 20 FEET IN WIDTH, THE  
CENTER LINE OF SAID RIGHT OF WAY IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF THE ABOVE-DESCRIBED LOT;  
THENCE NORTH 40° 31' EAST, 10.0 FEET;  
THENCE SOUTH 50° 20' EAST, 60.0 FEET;

EXCEPTING THEREFROM AND RESERVING A RIGHT OF WAY FOR DRIVEWAY PURPOSES 50 FEET IN WIDTH LYING NORTH OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED AS NORTH 50° 20' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS PER SURVEY NO. 71 OF RECORDS, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

## EXHIBIT B

Recorded at request of and return to:

FREE RECORDING  
This instrument is for the benefit of  
the Riverside County Regional Park and Open-Space  
District and is  
entitled to be recorded without fee.  
(Govt. Code 6103)

---

(Space above this line reserved for Recorder's

PROJECT: Jensen Alvarado Ranch Expansion  
APNs: 181-160-013, 182-333-003, and  
182-333-004

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nanette C. Woodward, as Successor Trustee of the Schroeder Family Trust dated July 26, 2001

GRANTS to the **Riverside County Regional Park and Open-Space District**,  
a park and open-space district created pursuant to the California Public Resources  
Code, Division 5, Chapter 3, Article 3, the real property in the County of Riverside,  
State of California, described as:

See Exhibit "A" attached hereto  
and made part hereof



# EXHIBIT A

## LEGAL DESCRIPTION

For APN/Parcel ID(s): [181-160-013](#), [182-333-003](#) and [182-333-004](#)

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THENCE NORTH 50° 20' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS PER  
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GRANTOR DOES FURTHER GRANT A RIGHT OF WAY, FOR A PIPELINE, 20 FEET IN WIDTH, THE  
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THENCE NORTH 40° 31' EAST, 10.0 FEET;  
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EXCEPTING THEREFROM AND RESERVING A RIGHT OF WAY FOR DRIVEWAY PURPOSES 50 FEET IN WIDTH LYING NORTH OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED AS NORTH 50° 20' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD AS PER SURVEY NO. 71 OF RECORDS, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant Deed dated as of \_\_\_\_\_, 2025 from the Grantor, NANETTE C. WOODWARD, as Successor Trustee of the Schroeder Family Trust dated July 26, 2001, granted to the Grantee, the RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in Riverside County Ordinance No. 598, and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_

**EXHIBIT C**  
Due Diligence Materials

*NONE*

# Document Root (Read-Only)

**Selected Document**

**2025081397 - NOE - Schroeder Acquisition**

Riverside County  
Created - 8/29/2025 | Submitted - 8/29/2025 | Posted - 8/29/2025 | Received - 8/29/2025 | Published - 8/29/2025  
Whitney N Mayo

**Document Details**

**Public Agency**  
Riverside County

**Document Type**  
Notice of Exemption

**Document Status**  
Published

**Title**  
Schroeder Acquisition

**Document Description**  
The Property is intended to be used by the District to assemble to land contiguous to existing District-owned property known as the Jensen-Alvarado Ranch (Ranch), which will create better ingress and egress and to allow for future expansion of the Ranch. Any future development will be analyzed under a separate CEQA document.

**Attachments** (Upload Project Documents)

**16.1 - NOE - Schroeder Aquisition, Jensen-Alvarado Ranch.pdf**

**Contacts**

Riverside County Parks and Open-Space District - *Gaby Adame-Algrim*  
4600 Crestmore Rd  
Jurupa Valley, CA 92509  
Phone : (951) 955-1395  
GabyAdame@Rivco.org

**Regions**

Southern California

**Counties**

Riverside

**Cities**

Jurupa Valley

**Location Details**

**Parcel Number** - 181-160-013, 182-333-003, 182-333-004

**Other Location Info**  
4350 Riverview Drive, Jurupa Valley (APNs 181-160-013, 182-333-003, 182-333-004)

**Notice of Exemption****Exempt Status**

Other

**Type, Section Number or Code Number**

15061(b)(3)

**Reasons why project is exempt**

This property acquisition is exempt under the common sense exemption from CEQA guidelines Section 15061(b)(3). There is no possibility that the acquisition of this land will have an effect on the environment. Future development will be analyzed under a separate CEQA analysis.

**County Clerk(s)**

Riverside

---

Signature

---

Title

---

Date

---

SCH Number 2025081397

---

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Fri 8/29/2025 1:50 PM

To Mayo, Whitney <WMayo@Rivco.org>

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://cegasubmit.lci.ca.gov/Document/Index/322459/1>

Please contact the SCH with any questions at [state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov).

Thank you,



**Thomas Hubbard** | *he/him*

Jr. CEQA Analyst

**Governor's Office of Land Use and Climate Innovation**

*Formerly known as the Governor's Office of Planning and Research*

[Thomas.Hubbard@lci.ca.gov](mailto:Thomas.Hubbard@lci.ca.gov)

[lci.ca.gov](http://lci.ca.gov) | [Follow us on LinkedIn](#) | [Follow us on X](#)

**\*\*Note:** No reply, response, or information provided constitutes legal advice.

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