

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



ITEM: 16.1
(ID # 28603)

MEETING DATE:

Tuesday, September 09, 2025

FROM : Regional Parks and Open Space District

SUBJECT: REGIONAL PARK & OPEN SPACE DISTRICT: Adoption of Resolution No. 2025-011 Authorization to Purchase Real Property in the City of Riverside, County of Riverside, State of California, Assessor's Parcel Number 246-101-029 by Grant Deed from Gaylene S. Taylor, Successor Trustee of The G.W. Singletary Private Revocable Trust dated October 27, 1998; Approve the Deed Restriction for the Trujillo Adobe, District 1; CEQA Exempt per State CEQA Guidelines Section 15061(b)(3). [\$2,610,000 – 100% Park Acq & Dev, District Fund 33100] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Directors:

1. Find the project is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), "Common Sense" Exemption;
2. Adopt Resolution No. 2025-011, Authorization to Purchase Real Property in the City of Riverside, County of Riverside, State of California, Assessor Parcel Number 246-101-029, by Grant Deed from Gaylene S. Taylor, Successor Trustee to the G.W. Singletary Private Revocable Trust dated October 27, 1998;

Continued on Page 2

ACTION: 4/5 Vote Required, Policy


Kyla R. Brown, General Manager

8/13/2025

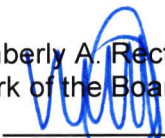

Vincent Yzaguirre

8/15/2025

MINUTES OF THE BOARD OF DIRECTORS

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

Ayes: Medina, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: September 09, 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 Agreement of Purchase and Sale with Gaylene S. Taylor, Successor Trustee to the G.W. Singletary Private Revocable Trust dated October 27, 1998, who acquired title as the G.W. Singletary 1998 Living Trust as (“Seller”), and 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 as (“Buyer”), and authorize the Chair of the Board of Directors (Board) to execute said Agreement;
4. Authorize the Parks Director / General Manager or designee, to execute any other documents and administer all actions necessary to complete the transactions;
5. Approve the Deed Restriction and authorize the execution and delivery of the Deed Restriction for the Trujillo Adobe; and,
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of the approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 2,610,000	\$ 0	\$ 2,610,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Park Acq. and Dev, District FUND 33100			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On July 29, 2025 (M.O. 16.7), the Board of Directors approved the adoption of Resolution No. 2025-006, Notice of Intention to Purchase Real Property in the City of Riverside, County of Riverside, State of California, for APN 246-101-029. As required, the Riverside County Regional Park and Open-Space District (District) published a Notice of Intention to purchase real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time at which the Board would meet to consummate the purchase in accordance with California Government Code Section 6063.

Through this action, the Riverside County Regional Park and Open-Space District (District) intends to purchase 2.72 acres of land known as Assessor’s Parcel Number 246-101-029 (Property) which is currently owned by Seller. This item seeks the Board’s authorization to purchase the Property, along with the approval of the attached Purchase and Sale Agreement, in the amount of Two-Million Six-Hundred Ten-Thousand and 00/100 dollars (\$2,610,000). The Property is contiguous to the Trujillo Adobe property that is District-owned. The District seeks to

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

acquire the Property for future expansion of the Trujillo Adobe and development into an interpretive center.

On October 8, 2019, per minute order 13.1, District Board of Directors authorized the acceptance of grant funds from the State of California, Department of Parks and Recreation, Office of Grants and Local Services (State Parks) for its Per Capita Grant Program. Funds are available for local park rehabilitation, creation, and improvements grants to local governments on a per capita basis. Per Capita Grant funding in the amount of \$300,000 has been allocated to this acquisition of this property.

As a condition of the award of Per Capita grant funds, State Parks requires a deed restriction be recorded to ensure that the use of the land is developed for the improvements consistent with the public purposes of the 2018 Parks Bond Act, Per Capita Grant Program.

The Deed Restriction, Resolution No. 2025-011, and Purchase and Sale Agreement have been reviewed and approved by County Counsel as to legal form.

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.

Impact on Residents and Businesses

The acquisition of the Property will provide the District with their future development of and interpretive center.

Additional Fiscal Information

The Board of Directors adopted Resolution No 2023-009 on May 9, 2023, by Minute Order 13.3, authorizing the submission of an application for Specific Grant Funds from the 2022/23 California State Budget for the Preservation of the Trujillo Adobe project, which resulted in the award of grant funding in the amount of \$10.4 million.

Additionally, on October 8, 2019, per Minute Order 13.1, the Board of Directors authorized the acceptance of grant funds from the State of California, Department of Parks and Recreation, Office of Grants and Local Services (State Parks) for its Per Capita Grant Program. Funds are available for local park rehabilitation, creation, and improvements grants to local governments on a per capita basis. Per Capita Grant funding in the amount of \$300,000 has been allocated to this acquisition.

ATTACHMENTS:

- Aerial Image
- Resolution No. 2025-011
- Purchase and Sale Agreement
- Notice of Exemption
- Deed Restriction

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

- Grant Deed
- Exhibit A-Legal Description
- Exhibit B-Funding Source Agreement


Douglas Cordonez Jr. 9/2/2025


Aaron Gettis, Chief of Deputy County Counsel 8/28/2025

1 Board of Directors

Riverside County Regional Park and Open-Space District

2
3 **Resolution No. 2025-011**

4 **Authorization to Purchase Real Property**

5 **in the City of Riverside, County of**

6 **Riverside, State of California, Assessor**

7 **Parcel Number 246-101-029 by Grant Deed from Gaylene S. Taylor, Successor Trustee**
8 **of The G.W. Singletary Private Revocable Trust dated October 27, 1998**


9
10 WHEREAS, Gaylene S. Taylor, Successor Trustee to the G.W. Singletary Private
11 Revocable Trust dated October 27, 1998 who acquired title as the G.W. Singletary 1998 Living
12 Trust (“Seller”), is the owner of certain real property located in the city of Riverside, County of
13 Riverside, State of California, containing approximately 2.72 acres of land, identified as
14 Assessor Parcel Number 246-101-029 (“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 property from the Seller, and the Seller
18 desires to sell the Property to District and move forward with the transaction;

19 WHEREAS, the District must impose certain covenants, conditions, and restrictions on
20 the Property pursuant to the public purposes requirements of the 2018 Parks Bond Act Per
21 Capita Grant Program for which the District applied in 2022;

22 WHEREAS, this deed restriction is intended to run with the land and be binding upon
23 the District and all successors in interest to the Property for the period from July 1, 2018
24 through June 30, 2048 (“Deed Restriction”);

25 WHEREAS, it is in the best interest of the community and serves a public purpose to
26 implement the proposed deed restriction on the Property;

27
28
FORM APPROVED BY COUNTY COUNSEL
BY:  8/15/25
Ryan Yabito

1 WHEREAS, the Property is contiguous to the Trujillo Adobe property that is District-
2 owned and this Property will be the future site of an interpretive center for the District to further
3 serve and expand the Trujillo Adobe;

4 WHEREAS, the Board of Directors adopted Resolution No. 2025-006, Notice of
5 Intention to Purchase Real Property in the city of Riverside, County of Riverside, State of
6 California, Assessor Parcel Number 246-101-029 on July 29, 2025, and published its Notice
7 of Intention pursuant to California Government Code Section 6063; and

8 WHEREAS, the County has reviewed and determined that the purchase of the Property
9 is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to
10 State CEQA Guidelines Section 15061(b)(3), General Rule or “Common Sense” Exemption.

11 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the
12 Board of Directors of the Riverside County Regional Park and Open-Space District (“Board”),
13 in regular session assembled on or after August 26, 2025, at 9:30 a.m. or soon thereafter, in the
14 meeting room of the Board of Directors located on the 1st floor of the County Administrative
15 Center, 4080 Lemon Street, Riverside, California, based upon a review of the evidence and
16 information presented on the matter, as it relates to this acquisition, this Board has determined
17 that the proposed acquisition project is categorically exempt from CEQA pursuant to State
18 CEQA Guidelines Section 15061(b)(3), General Rule or “Common Sense” Exemption.

19 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board
20 authorizes the purchase of the Property located in the city of Riverside, County of Riverside,
21 State of California, consisting of approximately 2.72 acres of land identified as Assessor Parcel
22 Number 246-101-029, more particularly described in Exhibit “A” Legal Description, attached
23 hereto, in the amount not to exceed Two-Million Six-Hundred Ten-Thousand and 00/100
24 dollars (\$2,610,000) to Seller, pursuant to terms and conditions in the Agreement of Purchase
25 and Sale and Joint Escrow Instructions.

26 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board
27 hereby approves the Agreement of Purchase and Sale and Joint Escrow Instructions between the
28 District and Seller (“Agreement”) and authorizes the Chair of the Board of Directors of the

1 Riverside County Regional Park and Open-Space District to execute the Agreement on behalf
2 of the District.

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

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board of
7 Directors hereby approves the Deed Restriction and authorizes and directs the Parks Director/
8 General Manager or designee to execute and record said Deed Restriction against the Property.

9 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
10 Board of Supervisors has given notice hereon pursuant to California Government Code Section
11 6063.

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

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2
3 RESOLUTION NO. 2025-011

4 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE CITY OF RIVERSIDE,
5 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ASSESSOR PARCEL NUMBER 246-
6 011-029 BY GRANT DEED FROM GAYLENE S. TAYLOR, SUCCESSOR TRUSTEE OF
7 THE G.W. SINGLETARY PRIVATE REVOCABLE TRUST DATED OCTOBER 27, 1998

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Perez, and Gutierrez

10 Nays: None

11 Absent: Washington

12 Abstain: 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 KIMBERLY A. RECTOR, Clerk of said Board

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19 By:  _____

20 Deputy

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EXHIBIT A
LEGAL DESCRIPTION

1 For APN/Parcel ID(s): 246-101-029

2 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN
3 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

4 PARCEL 1:

5 THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT WHICH
6 LIES NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY
7 ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS
8 PER MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY
9 RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS
10 FOLLOWS:

11 BEGINNING AT THE NORTHWEST CORNER OF LOT 148 AS SHOWN ON SAID MAP;

12 THENCE SOUTH 29° 08' WEST, ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET;

13 THENCE NORTH 79° 03' WEST 26.3 FEET;

14 THENCE SOUTH 29° 08' WEST, 532.00 FEET;

15 THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE
16 LOWER CANAL
17 OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R. M. MONTIJO BY DEED FROM SAID
18 WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN BOOK 893, PAGE 288, OFFICIAL
19 RECORDS;

20 THENCE NORTHERLY ON THE CENTERLINE OF SAID CANAL RIGHT OF WAY, TO AN
21 INTERSECTION WITH THE NORTHERLY LINE OF RUBIDOUX RANCHO EXTENDED EASTERLY,
22 SAID LINE BEING THE NORTHERLY BOUNDARY LINE OF RIVERSIDE COUNTY;

23 THENCE EASTERLY, ON SAID NORTHERLY BOUNDARY LINE, TO THE POINT OF BEGINNING.

24 EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A
25 PUBLIC HIGHWAY (WEST CENTER STREET) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY
26 DEEDS RECORDED NOVEMBER 13, 1935, IN BOOK 259, PAGE 119 AND FEBRUARY 4, 1936, IN
27 BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS.

28 PARCEL 2:

29 THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT LYING
30 NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY
31 ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS
32 PER MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY
33 RECORDER OF SAN BERNARDINO COUNTY, VACATED BY ORDER OF THE BOARD OF
34 SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS
35 RECORDED NOVEMBER 13, 1935, AS INSTRUMENT NO. 569 AND BY RESOLUTION OF SAID
36 SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 27, 1948, AS INSTRUMENT
37 NO. 3679, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

38 BEGINNING AT THE NORTHWEST CORNER OF LOT 148, AS SHOWN ON SAID MAP;

1 THENCE SOUTH 29° 08' WEST ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET, FOR THE
TRUE POINT OF BEGINNING;

2 THENCE NORTH 79° 03' WEST 26.3 FEET;

3 THENCE SOUTH 29° 08' WEST 532.00 FEET;

4 THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE
5 LOWER CANAL OF THE RIVERSIDE WATER COMPANY CONVEYED TO R. V. MONTIJO BY DEED
6 FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN BOOK 893, PAGE 288,
OFFICIAL RECORDS;

7 THENCE SOUTHERLY, ON THE CENTERLINE OF SAID ABANDONED CANAL RIGHT OF WAY, TO
8 THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN PARCEL 1 OF THE
9 DEED TO LION GUTIERREZ AND WIFE, RECORDED DECEMBER 26, 1950, AS INSTRUMENT NO.
10 3321, OFFICIAL RECORDS, SAID POINT BEING ON THE CENTERLINE OF THAT CERTAIN
TRAVELED ROAD VACATED BY THE AFORESAID ORDER OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13,
1935, AS INSTRUMENT NO. 567, OFFICIAL RECORDS;

11 THENCE EASTERLY ON THE NORTHERLY LINE OF SAID PARCEL SO CONVEYED TO LION
GUTIERREZ AND WIFE, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 142;

12 THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 142 AND SAID
13 UNNUMBERED LOT, TO THE TRUE POINT OF BEGINNING.

14 EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A
15 PUBLIC HIGHWAY (WEST CENTER STREET) AND PUBLIC UTILITIES, AS CONVEYED TO THE
16 COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119
AND FEBRUARY 4, 1936, IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS.

16 PARCEL 3:

17 THAT PORTION OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY
18 ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS
19 PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

20 BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 148;

21 THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 148, TO THE SOUTHWESTERLY
CORNER THEREOF;

22 THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT, 25.00 FEET, MORE OR LESS, TO A
23 FENCE AS LOCATED ON OCTOBER 26, 1925 AND ERECTED BY ONE E. B. CARNEY, SAID POINT
24 BEING THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO BLANCHE
MCCOY BY DEED RECORDED NOVEMBER 19, 1926, AS INSTRUMENT NO. 1227, OFFICIAL
RECORDS;

25 THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 148, TO THE
26 NORTHERLY LINE OF
SAID LOT;

27 THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.
28 EXCEPT THE SOUTHERLY 25.00 FEET IN PUBLIC ROAD.

1 PARCEL 4:

2 THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION QUITCLAIMED TO G.W. SINGLETARY,
3 TRUSTEE OF THE G.W. SINGLETARY 1998 LIVING TRUST, RECORDED MAY 15, 2008 AS
4 INSTRUMENT NO. 2008-0259813 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

5 REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
6 BEING A PORTION OF CENTER AND ORANGE STREETS AS CONVEYED TO SAID COUNTY OF
7 RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., AND
8 FEBRUARY 4, 1936 IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS OF SAID
9 RIVERSIDE COUNTY, LYING WITHIN THAT CERTAIN UNNUMBERED LOT WHICH LIES
10 NORTHWESTERLY OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY
11 ASSOCIATION, AS PER MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, IN THE OFFICE OF
12 THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PORTION BEING DESCRIBED AS
13 FOLLOWS:

14 COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 OF "RIVERSIDE RIVIERA NO. 4" AS
15 PER MAP FILED IN BOOK 38, PAGE 50 OF MAP OF SAID RIVERSIDE COUNTY;

16 THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF
17 SAID LOT 1, SOUTH 29°09'18" WEST, 15.00 FEET TO THE NORTHEASTERLY LINE OF CENTER
18 STREET (25 FOOT HALF WIDTH);

19 THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 60°52'41" WEST, 25.00 FEET TO THE
20 NORTHWESTERLY LINE OF SAID LOT 148;

21 THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 29°09'18" EAST, 5.00 FEET TO THE
22 NORTHERLY LINE OF SAID CENTER STREET (30 FOOT HALF WIDTH) AS CONVEYED TO SAID
23 COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET
24 SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

25 THENCE ALONG SAID NORTHERLY LINE NORTH 60°52'41" WEST, 88.46 FEET TO THE TRUE
26 POINT OF BEGINNING.

27 THENCE CONTINUING ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID
28 CENTER STREET AS
29 CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 4, 1936 IN BOOK
30 265, PAGE 361 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, NORTH 60°52'41" WEST,
31 149.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING
32 A RADIUS OF 120.00 FEET;

33 THENCE CONTINUING ALONG SAID NORTHERLY LINE AND NORTHWESTERLY ALONG SAID
34 CURVE AN ARC DISTANCE OF 64.73 FEET THROUGH A CENTRAL ANGLE OF 30°54'24" TO THE
35 CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE
36 WATER COMPANY AS CONVEYED TO R.M. MONTUO BY DEED FROM SAID WATER COMPANY,
37 RECORDED FEBRUARY 18, 1948 IN BOOK 893 PAGE 288, OFFICIAL RECORDS OF SAID
38 RIVERSIDE COUNTY;

39 THENCE ALONG SAID CENTERLINE, ON A NON-TANGENT BEARING, NORTH 05°08'12" WEST,
40 14.42 FEET TO A POINT OF CUSP ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF
41 1044.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 82°03'35" EAST;

42 THENCE LEAVING SAID CENTERLINE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF
43 33.15 FEET

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THROUGH A CENTRAL ANGLE OF 01°49'09";
THENCE TANGENT TO SAID CURVE, SOUTH 09°45'34" WEST, 21.99 FEET;
THENCE SOUTH 31°55'54" EAST, 30.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE
NORTHERLY, HAVING A RADIUS OF 1156.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH
16°22'38" WEST;
THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 42.50 FEET THROUGH A
CENTRAL ANGLE OF 02°06'23" TO A POINT ON A REVERSE CURVE, CONCAVE SOUTHERLY,
HAVING A RADIUS OF 1244.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 14°16'15"
EAST;
THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 135.64 FEET THROUGH A
CENTRAL ANGLE OF 06°14'50" TO THE TRUE POINT OF BEGINNING.

APN: 246-101-029



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

Receipt: 25-275145

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202500808
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	RCRPOSD	
Account Name	RCRPOSD - RIVCO REGIONAL PARK AND OPEN-SPACE DISTRICT	
Balance	\$6,187.50	
Comment	SST3582S1073	



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: 25-275145
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY REGIONAL PARK AND	LEAD AGENCY EMAIL GABYADAME@RIVCO.ORG	DATE 09/09/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500808

PROJECT TITLE
SINGLE TERRY ACQUISITION

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)		
<hr/>		
<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 <i>X Isabel Tejada</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, 92509

(Address)

Project Title: Singleterry Acquisition

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

Project Location - Specific:

APN 246-101-029

Project Location - City: Riverside

Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

Riverside County Regional Parks and Open-Space District is acquiring land for the future development of the Trujillo Heritage Village Park.

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

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500808
09/09/2025 02:54 PM Fee: \$ 50.00
Page 1 of 1

09/09/2025 Item 16.1

Revised 2011

Removed: By: Deputy:



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

Gaylene S. Taylor, Successor Trustee

to

The G.W. Singletary Private Revocable Trust,

AS SELLER

AND

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT,

AS BUYER,

RELATING TO

Assessor's Parcel Number:

246-101-029

**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 Gaylene S. Taylor, (aka Gaylene A. Taylor, Gaylene Singletary Taylor) Successor Trustee to The G.W Singletary Private Revocable Trust dated October 27, 1998, who acquired title as the G.W. Singletary 1998 Living Trust ("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 unincorporated area of Riverside County, State of California, consisting of approximately 2.72 acres of land, identified by Assessor's Parcel Number 246-101-029, 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) **Purchase Price:** The Purchase Price for the Property is Two-Million, Six-Hundred Ten-Thousand Dollars (\$2,610,000);

(e) **Escrow Holder:** Lawyers Title at the address set forth in subsection (i) below. The escrow has been assigned to Teri Malcolm-Napier as the Escrow Officer;

(f) **Title Company:** Lawyers Title Insurance Company at the address set forth in subsection (i) below, Barbara Northrup is assigned as the Title Officer;

(g) **Closing and Close of Escrow:** 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;

(h) **Closing Date:** The Closing Date shall be no later than sixty (60) calendar days after the date of approval of this Agreement by the Board of Supervisors for the County of Riverside, however, 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: Gaylene S. Taylor,
Successor Trustee
2864 Via Conquistador
Carlsbad, CA 92009
Telephone: (760) 271-5979
Email: johnandgaylene@gmail.com

Buyer: Riverside County Regional Park and Open Space District
Attn: Justin Celis
3450 14th Street, Suite 200
Riverside, California 92501
Telephone: (951) 955-4214
Email: Jucelis@rivco.org

Escrow Holder: Lawyers Title Company
Attn: Teri Malcolm-Napier
301 E. Vanderbilt Way STE. 300
San Bernardino, CA 92408
Telephone: (951) 248-0630
Email: Teri.Malcolm-Napier@ltic.com

Title Company: Lawyers Title Company
Attn: Barbara Northrup
5000 Birch Street #1000,
Newport Beach, CA 92660
Telephone: (951) 248-0669
Email: Barbara.Northrup@ltic.com

(l) **Exhibits:**
Exhibit "A" - Legal Description of Property
Exhibit "B" - Grant Deed
Exhibit "C" - Seller's Due Diligence

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 Title Report #LT6256500272 dated May 16, 2025, for the Property prepared by Lawyers 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", 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 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 Sections 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 Opening of Escrow to approve or disapprove of the condition of the Property. Prior to the Opening of Escrow, Buyer may cancel for any reason whatsoever by providing written notice to Seller and Escrow.

8. **Due Diligence by Buyer**. Buyer is required to conduct and complete its own full assessment and environmental due diligence of the Property. Seller will provide coordinated access to the Buyer to conduct due diligence. Buyer's due diligence contingency period will expire sixty (60) days from Opening of escrow or at Close of Escrow and whichever is sooner. Seller shall provide Buyer with copies of any site surveys, studies, reports, tests in Seller's possession upon opening of Escrow.

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 Opening 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) Buyers 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 or 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 Paragraph 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:

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;

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;

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

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 *Directors*
Regional Park and Open-Space District

Date: September 9, 2025

SELLER:
Gaylene S. Taylor,
Successor Trustee to The G.W. Singletary
Private Revocable Trust dated October 27,
1998, who acquired title as the G.W.
Singletary 1998 Living Trust

By: Gaylene S Taylor
Gaylene S Taylor

Date: June 30, 2025

ATTEST:
Kimberly Rector,
Clerk of the Board

By: [Signature]
Deputy

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

By: [Signature]
Ryan Rabko,
Deputy County Counsel

EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): 246-101-029

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

PARCEL 1:

THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 148 AS SHOWN ON SAID MAP;

THENCE SOUTH 29° 08' WEST, ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET;

THENCE NORTH 79° 03' WEST 26.3 FEET;

THENCE SOUTH 29° 08' WEST, 532.00 FEET;

THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R. M. MONTIJO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN BOOK 893, PAGE 288, OFFICIAL RECORDS;

THENCE NORTHERLY ON THE CENTERLINE OF SAID CANAL RIGHT OF WAY, TO AN INTERSECTION WITH THE NORTHERLY LINE OF RUBIDOUX RANCHO EXTENDED EASTERLY, SAID LINE BEING THE NORTHERLY BOUNDARY LINE OF RIVERSIDE COUNTY;

THENCE EASTERLY, ON SAID NORTHERLY BOUNDARY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A PUBLIC HIGHWAY (WEST CENTER STREET) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935, IN BOOK 259, PAGE 119 AND FEBRUARY 4, 1936, IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT LYING NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1935, AS INSTRUMENT NO. 569 AND BY RESOLUTION OF SAID SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 27, 1948, AS INSTRUMENT NO. 3679, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 148, AS SHOWN ON SAID MAP;

THENCE SOUTH 29° 08' WEST ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET, FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 79° 03' WEST 26.3 FEET;

THENCE SOUTH 29° 08' WEST 532.00 FEET;

THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY CONVEYED TO R. V. MONTIJO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN BOOK 893, PAGE 288, OFFICIAL RECORDS;

THENCE SOUTHERLY, ON THE CENTERLINE OF SAID ABANDONED CANAL RIGHT OF WAY, TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN PARCEL 1 OF THE DEED TO LION GUTIERREZ AND WIFE, RECORDED DECEMBER 26, 1950, AS INSTRUMENT NO. 3321, OFFICIAL RECORDS, SAID POINT BEING ON THE CENTERLINE OF THAT CERTAIN TRAVELED ROAD VACATED BY THE AFORESAID ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1935, AS INSTRUMENT NO. 567, OFFICIAL RECORDS;

THENCE EASTERLY ON THE NORTHERLY LINE OF SAID PARCEL SO CONVEYED TO LION GUTIERREZ AND WIFE, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 142;

THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 142 AND SAID UNNUMBERED LOT, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A PUBLIC HIGHWAY (WEST CENTER STREET) AND PUBLIC UTILITIES, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 AND FEBRUARY 4, 1936, IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 148;

THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 148, TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT, 25.00 FEET, MORE OR LESS, TO A FENCE AS LOCATED ON OCTOBER 26, 1925 AND ERECTED BY ONE E. B. CARNEY, SAID POINT BEING THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO BLANCHE MCCOY BY DEED RECORDED NOVEMBER 19, 1926, AS INSTRUMENT NO. 1227, OFFICIAL RECORDS;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 148, TO THE NORTHERLY LINE OF SAID LOT;

THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.
EXCEPT THE SOUTHERLY 25.00 FEET IN PUBLIC ROAD.

PARCEL 4:

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION QUITCLAIMED TO G.W. SINGLETARY, TRUSTEE OF THE G.W. SINGLETARY 1998 LIVING TRUST, RECORDED MAY 15, 2008 AS [INSTRUMENT NO. 2008-0259813](#) OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF CENTER AND ORANGE STREETS AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., AND FEBRUARY 4, 1936 IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHWESTERLY OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 OF "RIVERSIDE RIVIERA NO. 4" AS PER MAP FILED IN BOOK 38, PAGE 50 OF MAP OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°09'18" WEST, 15.00 FEET TO THE NORTHEASTERLY LINE OF CENTER STREET (25 FOOT HALF WIDTH);

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 60°52'41" WEST, 25.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 148;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 29°09'18" EAST, 5.00 FEET TO THE NORTHERLY LINE OF SAID CENTER STREET (30 FOOT HALF WIDTH) AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID NORTHERLY LINE NORTH 60°52'41" WEST, 88.46 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID CENTER STREET AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 4, 1936 IN BOOK 265, PAGE 361 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, NORTH 60°52'41" WEST, 149.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 64.73 FEET THROUGH A CENTRAL ANGLE OF 30°54'24" TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R.M. MONTUO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948 IN BOOK 893 PAGE 288, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID CENTERLINE, ON A NON-TANGENT BEARING, NORTH 05°08'12" WEST, 14.42 FEET TO A POINT OF CUSP ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1044.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 82°03'35" EAST;

THENCE LEAVING SAID CENTERLINE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.15 FEET THROUGH A CENTRAL ANGLE OF 01°49'09";

THENCE TANGENT TO SAID CURVE, SOUTH 09°45'34" WEST, 21.99 FEET;

THENCE SOUTH 31°55'54" EAST, 30.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1156.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°22'38" WEST;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 42.50 FEET THROUGH A CENTRAL ANGLE OF 02°06'23" TO A POINT ON A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1244.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 14°16'15" EAST;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 135.64 FEET THROUGH A CENTRAL ANGLE OF 06°14'50" TO THE TRUE POINT OF BEGINNING.

APN: [246-101-029](#)

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 use)

PROJECT: Trujillo Adobe Acquisition

APN: 246-101-029

GRANT DEED

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

**Gaylene S. Taylor(aka Gaylene A. Taylor, Gaylene Singletary Taylor)Successor Trustee to
The G.W. Singletary Private Revocable Trust dated October 27, 1998, who acquired title as
The G.W. Singletary 1998 Living Trust**

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): 246-101-029

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

PARCEL 1:

THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 148 AS SHOWN ON SAID MAP;

THENCE SOUTH 29° 08' WEST, ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET;

THENCE NORTH 79° 03' WEST 26.3 FEET;

THENCE SOUTH 29° 08' WEST, 532.00 FEET;

THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R. M. MONTIJO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN BOOK 893, PAGE 288, OFFICIAL RECORDS;

THENCE NORTHERLY ON THE CENTERLINE OF SAID CANAL RIGHT OF WAY, TO AN INTERSECTION WITH THE NORTHERLY LINE OF RUBIDOUX RANCHO EXTENDED EASTERLY, SAID LINE BEING THE NORTHERLY BOUNDARY LINE OF RIVERSIDE COUNTY;

THENCE EASTERLY, ON SAID NORTHERLY BOUNDARY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A PUBLIC HIGHWAY (WEST CENTER STREET) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935, IN BOOK 259, PAGE 119 AND FEBRUARY 4, 1936, IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT LYING NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1935, AS INSTRUMENT NO. 569 AND BY RESOLUTION OF SAID SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 27, 1948, AS INSTRUMENT NO. 3679, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 148, AS SHOWN ON SAID MAP;

THENCE SOUTH 29° 08' WEST ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET, FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 79° 03' WEST 26.3 FEET;

THENCE SOUTH 29° 08' WEST 532.00 FEET;

THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY CONVEYED TO R. V. MONTIJO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN BOOK 893, PAGE 288, OFFICIAL RECORDS;

THENCE SOUTHERLY, ON THE CENTERLINE OF SAID ABANDONED CANAL RIGHT OF WAY, TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN PARCEL 1 OF THE DEED TO LION GUTIERREZ AND WIFE, RECORDED DECEMBER 26, 1950, AS INSTRUMENT NO. 3321, OFFICIAL RECORDS, SAID POINT BEING ON THE CENTERLINE OF THAT CERTAIN TRAVELED ROAD VACATED BY THE AFORESAID ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1935, AS INSTRUMENT NO. 567, OFFICIAL RECORDS;

THENCE EASTERLY ON THE NORTHERLY LINE OF SAID PARCEL SO CONVEYED TO LION GUTIERREZ AND WIFE, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 142;

THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 142 AND SAID UNNUMBERED LOT, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A PUBLIC HIGHWAY (WEST CENTER STREET) AND PUBLIC UTILITIES, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 AND FEBRUARY 4, 1936, IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 148;

THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 148, TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT, 25.00 FEET, MORE OR LESS, TO A FENCE AS LOCATED ON OCTOBER 26, 1925 AND ERECTED BY ONE E. B. CARNEY, SAID POINT BEING THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO BLANCHE MCCOY BY DEED RECORDED NOVEMBER 19, 1926, AS INSTRUMENT NO. 1227, OFFICIAL RECORDS;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 148, TO THE NORTHERLY LINE OF SAID LOT;

THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.
EXCEPT THE SOUTHERLY 25.00 FEET IN PUBLIC ROAD.

PARCEL 4:

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION QUITCLAIMED TO G.W. SINGLETARY, TRUSTEE OF THE G.W. SINGLETARY 1998 LIVING TRUST, RECORDED MAY 15, 2008 AS [INSTRUMENT NO. 2008-0259813](#) OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF CENTER AND ORANGE STREETS AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., AND FEBRUARY 4, 1936 IN BOOK 265, PAGE 361, RESPECTIVELY, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHWESTERLY OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 OF "RIVERSIDE RIVIERA NO. 4" AS PER MAP FILED IN BOOK 38, PAGE 50 OF MAP OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°09'18" WEST, 15.00 FEET TO THE NORTHEASTERLY LINE OF CENTER STREET (25 FOOT HALF WIDTH);

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 60°52'41" WEST, 25.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 148;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 29°09'18" EAST, 5.00 FEET TO THE NORTHERLY LINE OF SAID CENTER STREET (30 FOOT HALF WIDTH) AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID NORTHERLY LINE NORTH 60°52'41" WEST, 88.46 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID CENTER STREET AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 4, 1936 IN BOOK 265, PAGE 361 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, NORTH 60°52'41" WEST, 149.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 64.73 FEET THROUGH A CENTRAL ANGLE OF 30°54'24" TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R.M. MONTUO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948 IN BOOK 893 PAGE 288, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID CENTERLINE, ON A NON-TANGENT BEARING, NORTH 05°08'12" WEST, 14.42 FEET TO A POINT OF CUSP ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1044.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 82°03'35" EAST;

THENCE LEAVING SAID CENTERLINE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.15 FEET THROUGH A CENTRAL ANGLE OF 01°49'09";

THENCE TANGENT TO SAID CURVE, SOUTH 09°45'34" WEST, 21.99 FEET;

THENCE SOUTH 31°55'54" EAST, 30.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1156.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°22'38" WEST;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 42.50 FEET THROUGH A CENTRAL ANGLE OF 02°06'23" TO A POINT ON A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1244.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 14°16'15" EAST;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 135.64 FEET THROUGH A CENTRAL ANGLE OF 06°14'50" TO THE TRUE POINT OF BEGINNING.

APN: [246-101-029](#)

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, Gaylene S. Taylor(aka Gaylene A. Taylor, Gaylene Singletary Taylor) Successor Trustee of The G.W. Singletary Private Revocable Trust, dated October 27, 1998, who acquired title as The G.W. Singletary 1998 Living Trust, 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

Seller's Due Diligence

RECORDING REQUESTED BY:
California Department of Parks and Recreation
Office of Grants and Local Services

WHEN RECORDED MAIL TO:
Office of Grants and Local Services
PO Box 942896
Sacramento, CA 94296-0001
Attn: Sara Schlussler

NO FEE PER GC§ 6103 & 27383

COPY

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DEED RESTRICTION

I. WHEREAS, Riverside County Regional Park and Open-Space District (hereinafter referred to as "Owner(s)") is/are recorded owner(s) of the real property described in Exhibit A, attached and incorporated herein by reference (hereinafter referred to as the "Property"); and

II. WHEREAS, the California Department of Parks and Recreation (hereinafter referred to as "DPR") is a public agency created and existing under the authority of section 5001 of the California Public Resources Code (hereinafter referred to as the "PRC"). And

III. WHEREAS, Owner(s) (or Grantee) applied to DPR for grant funds available pursuant to the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All of 2018 Parks Bond Act, 2018 Parks Bond Act Per Capita Program for Acquisition of approximately 4.01 acres for the development of historic Trujillo Adobe Site Expansion Project on the Property; and

IV. WHEREAS, DPR's Office of Grants and Local Services approved Grant 18-33-059, (hereinafter referred to as "Grant") for Acquisition of approximately 4.01 acres for the development of historic Trujillo Adobe Site Expansion Project on the Property, subject to, among other conditions, recordation of this Deed Restriction on the Property; and

V. WHEREAS, but for the imposition of the Deed Restriction condition of the Grant, the Grant would not be consistent with the public purposes of the 2018 Parks Bond Act, 2018 Parks Bond

Act Per Capita Program and the funds that are the subject of the Grant could therefore not have been granted; and

VI. WHEREAS, Owner(s) has/ve elected to comply with the Deed Restriction of the Grant, so as to enable Owner(s), to receive the Grant funds and perform the work described in the Grant;

NOW, THEREFORE, in consideration of the issuance of the Grant funds by DPR, the undersigned Owner(s) for himself/herself/themselves and for his/her/their heirs, assigns, and successors-in-interest, hereby irrevocably covenant(s) with DPR that the condition of the grant (set forth at paragraph(s) 1 through 5 and in Exhibit B, attached hereto and incorporated herein) shall at all times on and after the date on which this Deed Restriction is recorded constitute for all purposes covenants, conditions and restrictions on the use and enjoyment of the Property that are hereby attached to the deed to the Property as fully effective components thereof.

1. DURATION. (a) This Deed Restriction shall remain in full force and effect and shall bind Owner(s) and all his/her/their assigns or successors-in-interest for the period running from July 1, 2018 through June 30, 2048.

2. TAXES AND ASSESSMENTS. It is intended that this Deed Restriction is irrevocable and shall constitute an enforceable restriction within the meaning of a) Article XIII, section 8, of the California Constitution; and b) section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

3. RIGHT OF ENTRY. DPR or its agent or employees may enter onto the Property at times reasonably acceptable to Owner(s) to ascertain whether the use restrictions set forth above are being observed.

4. REMEDIES. Any act, conveyance, contract, or authorization by Owner(s) whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of this Deed Restriction will be deemed a violation and a breach hereof. DPR may pursue any and

all available legal and/or equitable remedies to enforce the terms and conditions of this Deed Restriction up to and including a lien sale of the property. In the event of a breach, any forbearance on the part of DPR to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

5. SEVERABILITY. If any provision of these restrictions is held to be invalid, or for any reason becomes unenforceable, no other provision shall be affected or impaired.

Dated: SEP 09, 2025

Owner(s) Name(s): Riverside County Regional Park and Open-Space District

Signed: [Signature] Signed: _____
JOSE MEDINA Chair, Riverside County Regional Park and Open-Space District
PRINT/TYPE NAME & TITLE OF ABOVE (GRANTEE'S AUTHORIZED REPRESENTATIVE) PRINT/TYPE NAME & TITLE OF ABOVE (ADDITIONAL SIGNATURE, AS REQUIRED)

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 8/26/25
RYAND YABKO DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk
By [Signature]
DEPUTY

****NOTARY ACKNOWLEDGEMENT ON THE NEXT PAGE****

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

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

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

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



Date: 09/09/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

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 use)

PROJECT: Trujillo Adobe Acquisition

APN: 246-101-029

GRANT DEED

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

**Gaylene S. Taylor (aka Gaylene A. Taylor, Gaylene Singletary Taylor) Successor Trustee to
The G.W. Singletary Private Revocable Trust dated October 27, 1998, who acquired title as
The G.W. Singletary 1998 Living Trust**

**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

Dated: 8-20-25

GRANTOR:

**Gaylene S. Taylor (aka Gaylene A. Taylor, Gaylene Singletary Taylor), Successor Trustee
To The G.W. Singletary Private Revocable Trust
dated October 27, 1998, who acquired title as the
G.W. Singletary 1998 Living Trust**

By: Gaylene S Taylor
Gaylene S. Taylor

Name: Gaylene S Taylor

Its: Successor Trustee

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.

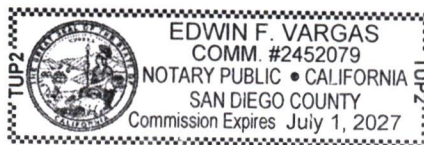
STATE OF CALIFORNIA)
COUNTY OF San Diego)

On 8/20/25 before me, Edwin F. Vargas,
Notary Public, personally appeared Gaylene S Taylor,
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 EFV



(Seal)

State of California - Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

GRANT CONTRACT
2018 Parks Bond Act
Per Capita Grant Program

GRANTEE County of Riverside

THE PROJECT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2024

CONTRACT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2048

The GRANTEE agrees to the terms and conditions of this Contract, and the State of California, acting through its Director of the Department of Parks and Recreation, pursuant to the State of California, agrees to fund the total State grant amount indicated below.

The GRANTEE agrees to complete the GRANT SCOPE(s) as defined in the GRANT SCOPE/Cost Estimate Form or acquisition documentation for the application(s) filed with the State of California.

The General and Special Provisions attached are made a part of and incorporated into the Contract.

Riverside County Regional Park and Open Space District

Grantee

By _____
(Signature of Authorized Representative)

Title General Manager

Date May 5, 2022

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

DocuSigned by:
Jana Clarke
96CAD152004346D...
By _____
Date 5/6/2022

CERTIFICATION OF FUNDING
(For State Use Only)

CONTRACT NO C9801093	AMENDMENT NO	FISCAL SUPPLIER I.D. 000008354			PROJECT NO. 18-33-056, 18-33-057 18-33-058, 18-33-059 18-33-060
AMOUNT ENCUMBERED BY THIS DOCUMENT \$3,945,380.00		FUND. Drought, Water, Cln Air, Cstl Protc, Outdoor Fund			
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT	ITEM 3790-101-6088	CHAPTER 29	STATUTE 18	FISCAL YEAR 2021/22	
TOTAL AMOUNT ENCUMBERED TO DATE \$3,945,380.00	Reporting Structured. 37900091	Account/Alt Account. 5432000-5432000000	ACTIVITY CODE 69806	PROJECT / WORK PHASE	

I. RECITALS

This CONTRACT is entered into between the California Department of Parks and Recreation (hereinafter referred to as “GRANTOR,” “DEPARTMENT” or “STATE”) and County of Riverside (hereinafter referred to as “GRANTEE”).

The DEPARTMENT hereby grants to GRANTEE a sum (also referred to as “GRANT MONIES”) not to exceed \$3,945,380, subject to the terms and conditions of this AGREEMENT and the 2018/19 California State Budget, Chapter 29, statutes of 2018, Item number – 3790-101-6088 (appropriation chapter and budget item number hereinafter referred to as “PER CAPITA GRANT”). These funds shall be used for completion of the GRANT SCOPE(S).

The Grant Performance Period is from July 01, 2018 to June 30, 2024.

II. GENERAL PROVISIONS

A. Definitions

As used in this CONTRACT, the following words shall have the following meanings:

1. The term “ACT” means the California Drought, Water, Parks Climate, Coastal Protection, and Outdoor Access for All Act of 2018, as referred to in section I of this CONTRACT.
2. The term “APPLICATION” means the individual project APPLICATION packet for a project pursuant to the enabling legislation and/or grant program process guide requirements.
3. The term “DEPARTMENT” or “STATE” means the California Department of Parks and Recreation.
4. The term “DEVELOPMENT” means capital improvements to real property by means of, but not limited to, construction, expansion, and/or renovation, of permanent or fixed features of the property.
5. The term “GRANTEE” means the party described as the GRANTEE in Section I of this CONTRACT.
6. The term “GRANT SCOPE” means the items listed in the GRANT SCOPE/Cost Estimate Form or acquisition documentation found in each of the APPLICATIONS submitted pursuant to this grant.
7. The term “PROCEDURAL GUIDE” means the document identified as the “Procedural Guide for California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 Per Capita Program.” The

PROCEDURAL GUIDE provides the procedures and policies controlling the administration of the grant.

B. Project Execution

1. Subject to the availability of GRANT MONIES, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes as set forth in the scope described in the enabling legislation and referenced in the APPLICATION, Section I of this CONTRACT, and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume any obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

The GRANTEE agrees to submit any change or alteration from the original GRANT SCOPE(S) in writing to the STATE for prior approval. This applies to any and all changes that occur after STATE has approved the APPLICATION. Changes in the GRANT SCOPE(S) must be approved in writing by the STATE.

2. The GRANTEE shall complete the GRANT SCOPE(S) in accordance with the time of the Performance Period set forth in Section I of this CONTRACT, and under the terms and conditions of this CONTRACT.
3. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et seq., Title 14, California Code of Regulations, Section 15000 et seq.).
4. The GRANTEE shall comply with all applicable current laws and regulations affecting DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and the California Unruh Act (California Civil Code §51 et seq.).

C. Project Costs

1. GRANTEE agrees to abide by the PROCEDURAL GUIDE.
2. GRANTEE acknowledges that STATE may make reasonable changes to its procedures as set forth in the PROCEDURAL GUIDE. If STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

D. Project Administration

1. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account until expended. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If grant monies are advanced and not expended, the unused portion of the

grant and any interest earned shall be returned to the STATE within 60 days after project completion or end of the Grant Performance Period, whichever is earlier.

2. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the STATE a report showing total final project expenditures within 60 days of project completion or the end of the grant performance period, whichever is earlier. The Grant Performance Period is identified in Section I of this CONTRACT.
3. The GRANTEE shall make property or facilities acquired and/or developed pursuant to this contract available for inspection upon request by the STATE.

E. Project Termination

1. Project Termination refers to the non-completion of a GRANT SCOPE. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.
2. The GRANTEE may unilaterally rescind this CONTRACT at any time prior to the commencement of the project. The commencement of the project means the date of the letter notifying GRANTEE of the award or when the funds are appropriated, whichever is later. After project commencement, this CONTRACT may be rescinded, modified or amended only by mutual agreement in writing between the GRANTEE and the STATE, unless the provisions of this CONTRACT provide that mutual agreement is not required.
3. Failure by the GRANTEE to comply with the terms of the (a) PROCEDURAL GUIDE, (b) any legislation applicable to the ACT, (c) this CONTRACT as well as any other grant contracts, specified or general, that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. Any breach of any term, provision, obligation or requirement of this CONTRACT by the GRANTEE shall be a default of this CONTRACT. In the case of any default by GRANTEE, STATE shall be entitled to all remedies available under law and equity, including but not limited to: a) Specific Performance; b) Return of all GRANT MONIES; c) Payment to the STATE of the fair market value of the project property or the actual sales price, whichever is higher; and d) Payment to the STATE of the costs of enforcement of this CONTRACT, including but not limited to court and arbitration costs, fees, expenses of litigation, and reasonable attorney fees.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete and the GRANT PROJECT is open to the public.

F. Budget Contingency Clause

If funding for any fiscal year is reduced or deleted by the budget act for purposes of this program, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT amendment to GRANTEE to reflect the reduced grant amount. This Paragraph shall not require the mutual agreement as addressed in Paragraph E, provision 2, of this CONTRACT.

G. Hold Harmless

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action unless the STATE undertakes to represent itself as codefendant in such legal action in which event the GRANTEE agrees to pay the STATE's litigation costs, expenses, and reasonable attorney fees.
4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

H. Financial Records

1. The GRANTEE shall maintain satisfactory financial accounts, documents, including loan documents, and all other records for the project and to make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project

termination or issuance of final payment, whichever is later.

2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of STATE funding assistance, (b) the total cost of the project in connection with such assistance that is given or used, (c) the amount and nature of that portion of the project cost supplied by other sources, and (d) any other such records that will facilitate an effective audit.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this contract or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this contract. Such accounts, documents, and records shall be retained by the GRANTEE for at least five years following project termination or issuance of final payment, whichever is later.
4. The GRANTEE shall use a generally accepted accounting system.

I. Use of Facilities

1. The GRANTEE agrees that the GRANTEE shall operate and maintain the property acquired or developed with the GRANT MONIES, for the duration of the Contract Performance Period.
2. The GRANTEE agrees that, during the Contract Performance Period, the GRANTEE shall use the property acquired or developed with GRANT MONIES under this contract only for the purposes of this grant and no other use, sale, or other disposition or change of the use of the property to one not consistent with its purpose shall be permitted except as authorized by the STATE and the property shall be replaced with property of equivalent value and usefulness as determined by the STATE.
3. The property acquired or developed may be transferred to another entity if the successor entity assumes the obligations imposed under this CONTRACT and with the approval of STATE.
4. Any real Property (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the Grant was awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under the Grant CONTRACT.

5. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse STATE an amount at least equal to the amount of GRANT MONIES received from STATE or the pro-rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
6. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

J. Nondiscrimination

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, color, national origin, age, religion, ancestry, sexual orientation, or disability in the use of any property or facility developed pursuant to this contract.
2. The GRANTEE shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this project contract or under provisions of the enabling legislation and/or grant program.

K. Severability

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this CONTRACT are severable.

L. Liability

1. STATE assumes no responsibility for assuring the safety or standards of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.
2. GRANTEE will secure adequate liability insurance, performance bond, and/or other security necessary to protect the GRANTEE'S and STATE'S interest against poor workmanship, fraud, or other potential loss associated with completion of the grant project.

M. Assignability

Without the written consent of the STATE, the GRANTEE’S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

N. Use of Grant Monies

GRANTEE shall not use any grant funds (including any portion thereof) for the purpose of making any leverage loan, pledge, promissory note or similar financial device or transaction, without: 1) the prior written approval of the STATE; and 2) any financial or legal interests created by any such leverage loan, pledge, promissory note or similar financial device or transaction in the project property shall be completely subordinated to this CONTRACT through a Subordination Agreement provided and approved by the STATE, signed by all parties involved in the transaction, and recorded in the County Records against the fee title of the project property.

O. Section Headings

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.

P. Waiver

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

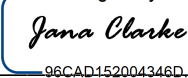
County of Riverside
GRANTEE

By: _____
Signature of Authorized Representative

Title: General Manager/Parks Director

Date: May 5, 2022

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

By:  _____
DocuSigned by: 96CAD152004346D...

Date: 5/6/2022

Exhibit A

**EXHIBIT A
LEGAL DESCRIPTION**

For APN/Parcel ID: 246-101-029

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

PARCEL 1:

THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 148 AS SHOWN ON SAID MAP;
THENCE SOUTH 29° 08' WEST, ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET;
THENCE NORTH 79° 03' WEST 26.3 FEET;
THENCE SOUTH 29° 08' WEST, 532.00 FEET;

THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R. M. MONTIJO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN [BOOK 893, PAGE 288](#), OFFICIAL RECORDS;

THENCE NORTHERLY ON THE CENTERLINE OF SAID CANAL RIGHT OF WAY, TO AN INTERSECTION WITH THE NORTHERLY LINE OF RUBIDOUX RANCHO EXTENDED EASTERLY, SAID LINE BEING THE NORTHERLY BOUNDARY LINE OF RIVERSIDE COUNTY;

THENCE EASTERLY, ON SAID NORTHERLY BOUNDARY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A PUBLIC HIGHWAY (WEST CENTER STREET) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935, IN [BOOK 259, PAGE 119](#) AND FEBRUARY 4, 1936, IN [BOOK 265, PAGE 361](#), RESPECTIVELY, OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 142 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT LYING NORTHERLY OF SAID LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1935, AS [INSTRUMENT NO. 569](#) AND BY RESOLUTION OF SAID SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 27, 1948, AS [INSTRUMENT NO. 3679, OFFICIAL RECORDS](#), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 148, AS SHOWN ON SAID MAP;

THENCE SOUTH 29° 08' WEST ON THE WESTERLY LINE OF SAID LOT 148, 146.52 FEET, FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 79° 03' WEST 26.3 FEET;

THENCE SOUTH 29° 08' WEST 532.00 FEET;

THENCE SOUTH 74° WEST TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY CONVEYED TO R. V. MONTIJO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948, IN [BOOK 893, PAGE 288](#), OFFICIAL RECORDS;

THENCE SOUTHERLY, ON THE CENTERLINE OF SAID ABANDONED CANAL RIGHT OF WAY, TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN PARCEL 1 OF THE DEED TO LION GUTIERREZ AND WIFE, RECORDED DECEMBER 26, 1950, AS INSTRUMENT NO. 3321, OFFICIAL RECORDS, SAID POINT BEING ON THE CENTERLINE OF THAT CERTAIN TRAVELED ROAD VACATED BY THE AFORESAID ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1935, AS [INSTRUMENT NO. 567, OFFICIAL RECORDS](#);

THENCE EASTERLY ON THE NORTHERLY LINE OF SAID PARCEL SO CONVEYED TO LION GUTIERREZ AND WIFE, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 142; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 142 AND SAID UNNUMBERED LOT, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF A PUBLIC HIGHWAY (WEST CENTER STREET) AND PUBLIC UTILITIES, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN [BOOK 259, PAGE 119](#) AND FEBRUARY 4, 1936, IN [BOOK 265, PAGE 361](#), RESPECTIVELY, OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 148;

THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 148, TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT, 25.00 FEET, MORE OR LESS, TO A FENCE AS LOCATED ON OCTOBER 26, 1925 AND ERECTED BY ONE E. B. CARNEY, SAID POINT BEING THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO BLANCHE MCCOY BY DEED RECORDED NOVEMBER 19, 1926, AS [INSTRUMENT NO. 1227, OFFICIAL RECORDS](#);

THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 148, TO THE NORTHERLY LINE OF SAID LOT;

THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY 25.00 FEET IN PUBLIC ROAD.

PARCEL 4:

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION QUITCLAIMED TO G.W. SINGLETARY, TRUSTEE OF THE G.W. SINGLETARY 1998 LIVING TRUST, RECORDED MAY 15, 2008 AS [INSTRUMENT NO. 2008-0259813 OF OFFICIAL RECORDS](#), DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF CENTER AND ORANGE STREETS AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEEDS RECORDED NOVEMBER 13, 1935 IN [BOOK 259, PAGE 119 ET SEQ.](#), AND FEBRUARY 4, 1936 IN [BOOK 265, PAGE 361](#), RESPECTIVELY, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHWESTERLY OF LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS PER MAP RECORDED IN [BOOK 7, PAGE 3](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 OF "RIVERSIDE RIVIERA NO. 4" AS PER MAP FILED IN [BOOK 38, PAGE 50](#) OF MAP OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°09'18" WEST, 15.00 FEET TO THE NORTHEASTERLY LINE OF CENTER STREET (25 FOOT HALF WIDTH);

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 60°52'41" WEST, 25.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 148;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 29°09'18" EAST, 5.00 FEET TO THE NORTHERLY LINE OF SAID CENTER STREET (30 FOOT HALF WIDTH) AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1935 IN [BOOK 259, PAGE 119 ET SEQ.](#), OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID NORTHERLY LINE NORTH 60°52'41" WEST, 88.46 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID CENTER STREET AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 4, 1936 IN [BOOK 265, PAGE 361](#) OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, NORTH 60°52'41" WEST, 149.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 64.73 FEET THROUGH A CENTRAL ANGLE OF 30°54'24" TO THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R.M. MONTUO BY DEED FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948 IN [BOOK 893 PAGE 288, OFFICIAL RECORDS](#) OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID CENTERLINE, ON A NON-TANGENT BEARING, NORTH 05°08'12" WEST, 14.42 FEET TO A POINT OF CUSP ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1044.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 82°03'35" EAST;

THENCE LEAVING SAID CENTERLINE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.15 FEET THROUGH A CENTRAL ANGLE OF 01°49'09";

THENCE TANGENT TO SAID CURVE, SOUTH 09°45'34" WEST, 21.99 FEET;

THENCE SOUTH $31^{\circ}55'54''$ EAST, 30.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1156.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $16^{\circ}22'38''$ WEST;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 42.50 FEET THROUGH A CENTRAL ANGLE OF $02^{\circ}06'23''$ TO A POINT ON A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1244.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $14^{\circ}16'15''$ EAST;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 135.64 FEET THROUGH A CENTRAL ANGLE OF $06^{\circ}14'50''$ TO THE TRUE POINT OF BEGINNING.

[APN: 246-101-029](#)

SCH Number 2025090362

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

Date Tue 9/9/2025 1:26 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/322860/1>

Please contact the SCH with any questions at 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

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Document Root (Read-Only)

Selected Document

2025090362 - NOE - Singleterry Acquisition

Riverside County
Created - 9/9/2025 | Submitted - 9/9/2025 | Posted - 9/9/2025 | Received - 9/9/2025 | Published - 9/9/2025
Whitney N Mayo

Document Details

Public Agency
Riverside County

Document Type
Notice of Exemption

Document Status
Published

Title
Singleterry Acquisition

Document Description
Riverside County Regional Parks and Open-Space District is acquiring land for the future development of the Trujillo Heritage Village Park.

Attachments (Upload Project Documents)

16.1 - NOE - Singleterry Acquisition.pdf

Contacts

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT - *Gaby Adame*

4600 Crestmore Road
JURUPA VALLEY, CA 92509
Phone : (951) 955-1395
GabyAdame@Rivco.org

Regions

Southern California

Counties

Riverside

Cities

Riverside

Location Details

Parcel Number - APN 246-101-029

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

Trujillo Adobe Project

APN: 246-101-029



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- Blueline Streams
- City Areas



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

Notes

District: 1
Acres: 2.72

0 266 533 Feet

REPORT PRINTED ON... 7/2/2025 8:35:35 AM

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Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Nancy Melendez

Address: 9216 Hawthorne Ave

City: Riverside, Zip: 92503

Phone #: 951-233-1219

Date: 9/9/25 Agenda # 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.