

MINUTE ITEM

This Calendar Item No. 23
was approved as Minute Item
No. 23 by the State Lands
Commission by a vote of 11
to 0 at its 6/26/85
meeting.

CALENDAR ITEM

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06/26/85
W 503.1090
AD-28
Scott, A.
Hadly

APPROVE AND AUTHORIZE A
LAND EXCHANGE AGREEMENT, AD-28,
BETWEEN THE STATE OF CALIFORNIA
AND GARY BRYCE, ET AL

APPLICANT: Gary Bryce, et al
Drawer BA
Blythe, California 92226

BACKGROUND

During the last few years, the staff has been studying a portion of the lower Palo Verde Valley in eastern Riverside County, adjoining the Colorado River. This area, immediately south of the town of Blythe, California, has been studied in an attempt to determine the last natural location of the Colorado River. In this portion of the Palo Verde Valley, there are five abandoned loops of the Colorado River, the northerly four of which are believed by staff to be the last natural positions of the River. The locations of these abandoned channels were established by a field survey conducted by Palo Verde Irrigation District (PVID) in the early 1920's. The PVID survey was completed immediately prior to the severing of these loops by artificial cuts. After the loops were severed from the original channel of the River, for purposes of reclamation and flood control, the abandoned loops were allowed to fill in and at present are no longer necessary or useful for purposes of commerce, navigation, and fisheries. A substantial portion of these areas are, in fact, currently under cultivation.

Concurrent with the study of this area for purposes of determining the last natural location of the river channel, staff has been involved in negotiations with a number of private owners who claim ownership of farm land which contain

(ADDED 06/26/85)

-1-

CALENDAR PAGE	88
MINUTE PAGE	1860

portions of these historic beds of the Colorado River. One of these private parties, Mr. Gary Bryce, has approached the staff with several proposals for settling the State's claim over portions of his existing farm.

CURRENT SITUATION:

Mr. Bryce recently settled a condemnation suit with the Southern California Edison Company which involved portions of Mr. Bryce's farm. That suit also involved an area that staff believes contains the last natural location of a portion of the Colorado River. During this condemnation suit, Mr. Bryce and the Edison Company reached agreement as to the value of farm lands at this location. Based on this value, Mr. Bryce and the staff have reached a proposed agreement for settling the various title claims of the State of California to portions of his farm. Mr. Bryce, however, is selling his interest in this farm land to another party. In order to protect the State's interest in the lands involved, the staff proposes to enter into a settlement agreement with Mr. Bryce which would allow the substitution of the proposed purchaser. Upon closing of escrow, the purchaser would assume Mr. Bryce's position with respect to terms and conditions of the land exchange and title-settlement agreement.

The agreement provides that the State shall quitclaim all right title and interest by virtue of its sovereignty in all of the upland west of the current channel of the Colorado River that is held by Mr. Gary Bryce Quitclaim Parcels (Exhibit "A"). Mr. Bryce, or his successor, will deed to the State an approximately 80-acre parcel of land adjoining the current channel of the Colorado River, Acquisition Parcel (Exhibit "B") and will deposit \$350,320 into the Kapiloff Land Bank Fund. The combination of the Acquisition Parcel and the money deposited into the Land Bank Fund will be equal to or greater in value than the state interests in lands being quitclaimed. The agreement further provides that, should Mr. Bryce at the time of execution of the land exchange agreement not be the current owner of the properties involved in the land exchange, the buyer of the Bryce property would automatically succeed to the benefit and burden of the proposed Agreement. The proposed buyer, Mr. L. R. Layton, has been informed of the terms of the agreement and has indicated his acceptance of those terms and his commitment to proceed with the agreement.

(ADDED 06/26/85)

-2-

CALENDAR PAGE	88.1
MINUTE PAGE	1861

CALENDAR ITEM NO. 23 (CONT'D)

The basic terms of the proposed land exchange agreement are as follows:

1. The State would quitclaim all right, title and interest by virtue of its sovereignty in the Quitclaim Parcels as described in the attached Exhibit "A".
2. A parcel of land Acquisition Parcel containing approximately 108 acres (a portion of which is claimed as sovereign land) adjoining the current channel of the Colorado River will be deeded by Gary Bryce, et al, to the State of California, together with an easement to provide access from the nearest public road, as described in the attached Exhibit "B". The parcel of land and the access easement will be surveyed and a plat of survey showing the location will be prepared and recorded as part of the settlement of this title dispute.
3. Gary Bryce, et al, will make a contribution in the amount of \$350,320 to the Kapiloff Land Bank Fund.
4. The Commission would make a finding that the abandoned channel of the Colorado River has been filled and reclaimed and is no longer necessary or useful for purposes of commerce, navigation, or fisheries.

This exchange agreement would be executed by all parties and submitted to escrow. This escrow will remain opened until such time as a court of competent jurisdiction has approved the land exchange agreement as settlement of title for this area of the Palo Verde Valley. Upon issuance of a final judgment, the escrow will be closed, the land exchange agreement will be recorded, the plat of survey showing the Acquisition Parcel and easement acquired by the State will be recorded, and the \$350,320 will be deposited to the Land Bank Fund. A full and complete copy of the proposed land exchange agreement is on file in the Sacramento office of the State Lands Commission.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutory exempt project. The project is exempt because it involves settlements of title and boundary problems.

Authority: F.R.C. 21080.11.

(ADDED 06/26/85)

-3-

CALENDAR PAGE	88.2
MINUTE PAGE	1362

CALENDAR ITEM NO. 23 (CONT'D)

- EXHIBITS:
- A. Description of State Quitclaim Area.
 - B. Description of Riparian Parcel and Access Easement to State.
 - C. Site Map.
 - D. Map of Title Settlement Area

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A STATUTORY EXEMPT PROJECT PURSUANT TO P.R.C. 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS.
2. AUTHORIZE THE EXECUTION AND RECORDATION ON BEHALF OF THE COMMISSION OF A LAND-EXCHANGE AGREEMENT BETWEEN GARY BRYCE, ET AL, AND THE STATE IN SUBSTANTIALLY THE FORM OF THE AGREEMENT THAT IS ON FILE IN THE OFFICES OF THE COMMISSION.
3. FIND THAT, UPON THE COMPLETE EXECUTION AND RECORDATION OF THE ABOVE SETTLEMENT AGREEMENT, THE PORTIONS OF THE ABANDONED CHANNEL OF THE COLORADO RIVER COVERED BY THIS LAND EXCHANGE AGREEMENT HAVE BEEN IMPROVED, FILLED, AND RECLAIMED AND HAVE THEREBY BEEN EXCLUDED FROM THE PUBLIC CHANNELS AND ARE NO LONGER AVAILABLE, USEFUL, OR SUSCEPTIBLE OF BEING USED FOR NAVIGATION AND FISHING, AND ARE NO LONGER, IN FACT, TIDE OR SUBMERGED LANDS, AND PURSUANT TO THIS AGREEMENT, AD 28, ARE FREED FROM THE PUBLIC TRUST FOR NAVIGATION AND FISHING.
4. AUTHORIZE THE STAFF AND THE OFFICE OF ATTORNEY GENERAL TO TAKE ALL FURTHER STEPS NECESSARY TO IMPLEMENT THE TERMS AND PROVISIONS OF THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, EXECUTION OF ALL DOCUMENTS, PREPARATION AND RECORDATION OF MAPS SHOWING THE LOCATION OF LANDS AND INTERESTS ACQUIRED BY THE STATE, DEEDS, TITLE AND ESCROW INSTRUCTIONS, CERTIFICATES OF ACCEPTANCE AND CONSENT TO RECORD AND APPEARANCES IN ANY LEGAL PROCEEDINGS NECESSARY TO FINALIZE THIS AGREEMENT.

(ADDED 06/26/85)

-4-

CALENDAR PAGE	88.3
MINUTE PAGE	1863

EXHIBIT "A"
State Quitclaim Parcels

C454309

DESCRIPTION

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

PARCEL 1:

That portion of the Southwest quarter of Section 15, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof, lying Southeast of the following described line:

Beginning on the West line of said Southwest quarter, North 975.70 feet from the Southwest corner thereof;

thence Northeast 2,149.70 feet, at an angle of 39°21'50" to the West line of said Southwest quarter;

thence to the right 50°47'15", 22.10 feet;

thence to the left 90°09'15", 0.18 feet to the North line of said Southwest quarter.

PARCEL 2:

(A) The South half of the Southwest quarter together with the South 19 acres of the North half of the Southwest quarter of Section 16, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the East 50.00 feet.

(B) The West half of the Southeast quarter of said Section 16.

Said land is included within the areas shown on maps filed in Book 18 Page 87 and Book 25 Page 11 of Record of Surveys, in the Office of the County Recorder of said County.

PARCEL 3:

The North half of the Southeast quarter of the Southeast quarter of Section 16, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

Said land is shown on a map filed in Book 18 Page 87 of Record of Surveys, in the Office of the County Recorder of said County.

(ADDED 06/26/85)

CALENDAR PAGE	88
MINUTE PAGE	1064

PARCEL 4:

The North 3,211.00 feet of the West half of the West half of Section 17, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Section 17;

thence South 01°06'00" East, 194.80 feet;

thence North 53°10'00" East, 332.60 feet to the North line of said Section 17;

thence West 270.00 feet on said North line to the point of beginning.

ALSO EXCEPT the North 30.00 feet and the West 30.00 feet of said North 3,211.00 feet.

ALSO EXCEPT the East 10.00 feet of the West 40.00 feet of that portion of the North 3,211.00 feet lying South of the right of way of the Atchison, Topeka and Santa Fe Railway Company as described in deed recorded August 8, 1958 in Book 2314 Page 509 of Official Records.

Said land is included within the area shown on a map filed in Book 11, Pages 78 and 79 of Record of Surveys, in the Office of the County Recorder of said County.

PARCEL 5:

The South half of Section 17, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT that portion within the North 3,211.00 feet of the West half of the West half of said Section 17.

ALSO EXCEPT that portion lying Northerly of the following described line:

Beginning at the Southeast corner of the North 3,211.00 feet of the West half of the West half of said Section 17;

thence South 85°03'05" East, 759.12 feet;

thence South 01°19'02" East, 598.51 feet;

thence North 88°41'21" East, 3,110.63 feet;

thence North 01°20'10" West, 283.97 feet;

(ADDED 06/26/85)

CALENDAR PAGE	89-5
MINUTE PAGE	1865

thence South 89°04'30" East, 97.08 feet to a point on the East line of said Section 17 which bears South 01°20'10" East, 961.00 feet from the East quarter corner thereof.

ALSO EXCEPT the West 40.00 feet.

Said land is included within the area shown on a map filed in Book 11 Pages 78 and 79 of Record of Surveys, in the Office of the County Recorder of said County.

PARCEL 6:

The North half of the Northeast quarter of Section 18, Township 7 South, Range 23 East, of Second Map Showing 40 Acre Subdivisions of Portion of Lands of the Palo Verde Land and Water Company, in the County of Riverside, State of California, as per map recorded in Book 6 Page 59 of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion conveyed to the California Southern Railroad Company by deed recorded April 22, 1922 in Book 544 Page 113 of Deeds.

ALSO EXCEPT the North 30.00 feet and the East 30.00 feet conveyed to the County of Riverside by deed recorded June 16, 1909 in Book 286 Page 333 of Deeds.

ALSO EXCEPT the West 10.00 feet of the East 40.00 feet of that portion of said North half lying South of the land conveyed to the Atchison, Topoka and Santa Fe Railway Company, as conveyed to the County of Riverside, by deed recorded August 8, 1958 in Book 2314 Page 509 of Official Records.

Said land is included within the area shown on a map filed in Book 11 Pages 78 and 79 of Record of Surveys, in the Office of the County Recorder of said County.

PARCEL 7:

That portion of Section 18, Township 7 South, Range 23 East, of Second Map Showing 40 Acre Subdivisions of Portion of Lands of the Palo Verde Land and Water Company, in the County of Riverside, State of California, as per map recorded in Book 6 Page 59 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of the North half of the Northeast quarter of said Section 18;

thence South 350.00 feet on the East line of said Northeast quarter;

thence Westerly to a point on the West line of said Northeast quarter which bears South 200.00 feet from the Southwest corner of the North half of said Northeast quarter;

(ADDED 06/26/85)

CALENDAR PAGE	68 .6
MINUTE PAGE	1886

thence East on the South line of said North half to the point of beginning.

EXCEPT that portion conveyed to the California Southern Railroad Company by deed recorded April 22, 1922 in Book 544 Page 113 of Deeds.

ALSO EXCEPT the East 30.00 feet conveyed to the County of Riverside by deed recorded June 16, 1909 in Book 286 Page 333 of Deeds.

ALSO EXCEPT the West 10.00 feet of the East 40.00 feet conveyed to the County of Riverside by deed recorded August 8, 1958 in Book 2314 Page 509 of Official Records.

PARCEL 8:

The North 3,211.00 feet of the East half of Section 18, Township 7 South, Range 23 East, of Second Map Showing 40 Acre Subdivisions of Portion of Lands of the Palo Verde Land and Water Company, in the County of Riverside, State of California, as per map recorded in Book 6 Page 59 of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion conveyed to the California Southern Railroad Company by deed recorded April 22, 1922 in Book 544 Page 133 of Deeds.

ALSO EXCEPT that portion lying North of the following described line:

Beginning on the East line of said Section 18, South 350.00 feet from the Southeast corner of the North half of the Northeast quarter of said section;

thence Westerly to a point on the West line of said Northeast quarter which bears South 200.00 feet from the Southwest corner of said North half.

ALSO EXCEPT the East 30.00 feet conveyed to the County of Riverside by deed recorded June 16, 1909 in Book 286 Page 333 of Deeds.

ALSO EXCEPT the West 10.00 feet of the East 40.00 feet conveyed to the County of Riverside by deed recorded August 8, 1958 in Book 2314 Page 509 of Official Records.

PARCEL 9: 7

The Northwest quarter and the North half of the North half of the Southwest quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the Westerly 40.00 feet conveyed to the County of Riverside by deed recorded August 11, 1958 as Instrument No. 57544.

(ADDED 06/26/85)

CALENDAR PAGE	88.7
MINUTE PAGE	1887

PARCEL 10:

The South half of the Southwest quarter and the South half of the North half of the Southwest quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the Easterly rectangular 10.00 feet of the Westerly rectangular 40.00 feet as conveyed to the County of Riverside by deed recorded July 31, 1950 as Instrument No. 54735.

PARCEL 11:

The West half of the West half of the Southeast quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the North half of the North half of the West half of the West half of the Southeast quarter of said Section 20.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

PARCEL 12:

The East half of the West half of the Southeast quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the Northeast quarter of the Northwest quarter of the Southeast quarter of said section.

PARCEL 13:

The West 40.00 feet of the South half of the Northeast quarter of the Southeast quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

PARCEL 14:

The Southwest quarter of the Northeast quarter of the Southeast quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the West 40.00 feet.

(ADDED 06/26/85)

CALENDAR PAGE	88.8
MINUTE PAGE	1869

PARCEL 15:

Government Lot 1 in Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the East 30.00 feet conveyed to the County of Riverside by deed recorded May 15, 1951 as Instrument No. 20724.

PARCEL 16:

Accretion land lying Westerly of the Southerly prolongation of the Easterly line of the Northeast quarter of the Southeast quarter of Section 20, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof; Northerly of the Easterly prolongation of the Southerly line of the West half of the Southeast quarter of said section and Southeasterly of Government Lot 1 of said section.

EXCEPT the East 30.00 feet conveyed to the County of Riverside by deed recorded May 15, 1951 in Book 1271 Page 181 of Official Records.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

PARCEL 17:

The North half of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT that portion lying South and East of the Northwest lines of the 300.00 foot levee conveyed to the Palo Verde Joint Levee District of Riverside and Imperial Counties by deeds recorded December 22, 1922 in Book 564 Page 10 and January 3, 1923 in Book 565 Page 24, respectively, of Deeds, Riverside County Records.

ALSO EXCEPT the West half of the Northwest quarter.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals, or levees located thereon.

PARCEL 18:

The North half of the North half of the Northwest quarter of the Southwest quarter and the South half of the Southwest quarter of the Northwest quarter of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

(ADDED 06/26/85)

CALENDAR PAGE	88
MINUTE PAGE	1869

EXCEPT the West 30.00 feet conveyed to the County of Riverside by deed recorded June 5, 1975 as Instrument No. 65688.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

PARCEL 19: †

The North 389.18 feet of the South half of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT that portion lying South and East of the Northwest lines of the 300.00 foot levee conveyed to the Palo Verde Joint Levee District of Riverside and Imperial Counties by deeds recorded December 22, 1922 in Book 564 Page 10 and January 3, 1923 in Book 565 Page 24, respectively, of Deeds, Riverside County Records.

ALSO EXCEPT the North half of the Northwest quarter of the Southwest quarter.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

PARCEL 20: †

The South half of the North half of the Northwest quarter of the Southwest quarter of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the West 30.00 feet conveyed to the County of Riverside by deed recorded June 5, 1975 as Instrument No. 65691.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

PARCEL 21: †

The South half of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT that portion lying South and East of the Northwest lines of the 300.00 foot levee as described in conveyances to the Palo Verde Joint Levee District of Riverside and Imperial Counties, by deeds recorded December 22, 1922 in Book 564 Page 10 and January 3, 1923 in Book 565 Page 24, respectively, of Deeds, of Riverside County Records.

ALSO EXCEPT the North 389.18 feet.

(ADDED 06/26/85)

CALENDAR PAGE	88.10
MINUTE PAGE	1870

ALSO EXCEPT the North half of the Northwest quarter of the Southwest quarter.

ALSO EXCEPT the North half of the Southwest quarter of the Northwest quarter of the Southwest quarter.

ALSO EXCEPT the West 30.00 feet as conveyed to the County of Riverside by deed recorded May 15, 1951 as Instrument No. 20724.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

PARCEL 22: †

Accretion land lying Easterly of the Southerly prolongation of the Westerly line of the Northwest quarter of the Southwest quarter of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof, and Northerly of the Easterly prolongation of the West half of the Southeast quarter of Section 20, Township 7 South, Range 23 East.

EXCEPT that portion lying South and East of the Northwest lines of the 300.00 foot levee as described in the conveyances to the Palo Verde Joint Levee District of Riverside and Imperial Counties by deeds recorded December 22, 1922 in Book 564 Page 10 and January 3, 1923 in Book 565 Page 24, respectively of Deeds, Riverside County Records.

ALSO EXCEPT the West 30.00 feet as conveyed to the County of Riverside by deed recorded May 15, 1951 as Instrument No. 20724.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

ALSO EXCEPT any interest of the County of Riverside in the South 40.00 feet in 22nd Avenue.

PARCEL 23: †

That portion of the South half of Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof, together with accretion land adjoining said South half of Section 21, lying Northerly of the Easterly prolongation of the South line of the West half of the Southeast quarter of Section 20, Township 7 South, Range 23 East, described as follows:

Beginning at a point South 88°51'40" West, 488.65 feet from the Southeast corner of the Southwest quarter of Section 21 as shown on Record of Survey on file in Book 17, Page 89 of Records of Survey, Riverside County Records;

thence North 27°45'28" East, 1,891.12 feet;

(ADDED 06/26/85)

CALENDAR PAGE	88.11
MINUTE PAGE	1871

thence Northwest on a straight line drawn from the Northeast termination of the above course, to a point North $01^{\circ}09'20''$ West, 1,847.22 feet from the Southwest corner of the Southeast quarter of Section 21, to the Northwest line of the 300.00 foot levee as conveyed to the Palo Verde Joint Levee District of Riverside and Imperial Counties, by deed recorded January 3, 1923 in Book 565 Page 24 of Deeds, Riverside County Records;

thence South $27^{\circ}57'00''$ West, along said Northwest line to the Easterly prolongation of the South line of the West half of the Southeast quarter of Section 20; thence East on said South line to the point of beginning.

PARCEL 24:

"Parcel Deleted"

PARCEL 25: ✓

That portion of the Northwest quarter of Section 22, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof, lying Northwest of a line which is Southeast 50.00 feet from, and parallel and concentric with the following described line:

Beginning on the West line of said Section 22, South 1,742.50 feet from the Northwest corner of said Section 22, as shown on a map filed in Book 19 Page 7 of Record of Surveys in the Office of the County Recorder of said County;

thence North $69^{\circ}52'00''$ East, 1,377.57 feet;

thence North $38^{\circ}18'00''$ East, 1,042.06 feet to a point which is due west 665.00 feet and due South 501.00 feet from the Northeast corner of said Northwest quarter;

thence Northeasterly on a 06° curve, concave Southeasterly, to a point on the East line of said Northwest quarter which bears South 96.90 feet from the Northeast corner thereof.

PARCEL 26: ✗

Government Lots 1, 2 and 3 in Fractional Section 29, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT that portion lying South of the Southerly line of the land conveyed to James M. Stafford, et ux, by deed recorded June 13, 1978 as Instrument No. 119979 of Official Records.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals and levees located thereon as disclosed by a map filed in Book 17 Pages

(ADDED 06/26/85)

CALENDAR PAGE	88 . 12
MINUTE PAGE	1872

88 through 92 of Records of Survey, in the Office of the County Recorder of said County, Instrument No. 26012, recorded January 19, 1951.

Said land is included within the area shown on a map filed in Book 17 Page 88 of Record of Surveys in the Office of the County Recorder of said County.

PARCEL 27: X

Accretion land, in the County of Riverside, State of California, described as follows:

Beginning at the most Easterly corner of Government Lot 1 of Fractional Section 29, Township 7 South, Range 23 East, San Bernardino Meridian, according to the official plat thereof;

thence Southerly on the Easterly lines of Government Lots 1 and 2 of said Fractional Section 29 to the Southerly line of the land conveyed to James M. Stafford, et ux, recorded June 13, 1978 as Instrument No. 119979 of Official Records;

thence Easterly on said Southerly line to the centerline of Ditch D-23 as shown on unrecorded plat completed by Palo Verde Irrigation District March 15, 1924 and revised October 1, 1941;

thence South on said centerline to the centerline of Ditch D 10-11-1 as shown on last said plat;

thence East on last said centerline to the centerline of Ditch D-10-11 as shown on last said plat;

thence South on last said centerline to the Westerly prolongation of the South 1,605.00 feet of the land shown as Parcel 9 on a map filed in Book 17 Pages 88 through 92, inclusive, of Record of Surveys, in the Office of the County Recorder of said County;

thence East on said prolongation and said North line to the Southerly prolongation of the East line of Government Lot 4 in Fractional Section 21 in said Township 7 South, Range 23 East, San Bernardino Meridian;

thence North on last said prolongation to a line parallel with and South 100.00 feet from the Easterly prolongation of the South line of the Northwest quarter of said Fractional Section 29;

thence West on said parallel line to the Southerly prolongation of the West line of Government Lot 3 of said Fractional Section 21;

thence North on last said prolongation to the Easterly prolongation of the North line of said Fractional Section 29;

thence West on last said prolongation to the point of beginning.

(ADDED 06/26/85)

CALENDAR PAGE	88.13
MINUTE PAGE	1873

EXCEPT that portion within that portion of Ditch D-23 lying North of the North line of said land conveyed to James M. Stafford, et ux, and except those portions within Ditches D 10-11-1 and D 10-11 of the Palo Verde Irrigation District as shown on the unrecorded plat referred to herein, no guarantee being made as to the locations of said ditches.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals and levees located thereon as disclosed by a map filed in Book 17, Pages 88 through 92 of Records of Survey, in the Office of the County Recorder of said County, Instrument No. 26012, recorded January 19, 1951.

ALSO EXCEPT that portion lying East of the following described line:

Beginning at the Southwest corner of the Southeast quarter of Fractional Section 32, Township 7 South, Range 23 East;

thence North 1,375.00 feet;

thence Northeast in a straight line to a point on the Southerly extension of the East line of Government Lot 4 of Fractional Section 21, Township 7 South, Range 23 East, said point being North 500.00 feet from the Easterly extension of the South line of Fractional Section 29, Township 7 South, Range 23 East;

thence North 2,000.00 feet;

thence North 30°00'00" West, 3,000.00 feet;

thence North to the Easterly extension of the South line of Fractional Section 20, Township 7 South, Range 23 East.

ALSO EXCEPT that portion within Intake Boulevard as conveyed to the County of Riverside by deed recorded May 8, 1951 in Book 1269 Page 201 of Official Records.

ALSO EXCEPT any interest of the County of Riverside in the North 40.00 feet in 32nd Avenue.

PARCEL 28:

The South 1,605.00 feet of that portion of Accretion Lands, in the County of Riverside, State of California, shown as Parcel 9 on a map filed in Book 17 Pages 88 through 92 inclusive, of Record of Surveys, in the Office of the County Recorder of said County.

EXCEPT that portion lying East of the following described line:

Beginning at the Southwest corner of the Southeast quarter of Fractional Section 32, Township 7 South, Range 23 East;

thence North 1,320.00 feet;

(ADDED 06/26/85)

CALENDAR PAGE	88	14
MINUTE PAGE	1874	

thence Northeast in a straight line to a point on the Southerly extension of the East line of Government Lot 4 of Fractional Section 21, Township 7 South, Range 23 East, said point being North 500.00 feet from the Easterly extension of the South line of fractional Section 29, Township 7 South, Range 23 East;

thence North 2,000.00 feet;

thence North 30°00'00" West, 3,000.00 feet;

thence North to the Easterly extension of the South line of Fractional Section 20, Township 7 South, Range 23 East.

ALSO EXCEPT that portion within Intake Boulevard as conveyed to the County of Riverside by deed recorded May 8, 1951 in Book 1269 Page 201 of Official Records.

PARCEL 29: ✓

Accretion land lying South of the South line of Fractional Section 20, Township 7 South, Range 23 East, extended Easterly, East of the Southerly extension of West line of Government Lot 3 of Fractional Section 21, Township 7 South, Range 23 East, North of a line which is parallel with and 100.00 feet South of the Easterly extension of the South line of the Northwest quarter of Fractional Section 29, Township 7 South, Range 23 East, and West and Southwest of the following described line:

Beginning of the Southwest corner of the Southeast quarter of Fractional Section 32, Township 7 South, Range 23 East;

thence North 1,320.00 feet;

thence Northeast, in a straight line to a point on the Southerly extension of East line of Government Lot 4 of Fractional Section 21, Township 7 South, Range 23 East, said point being North 500.00 feet from the Easterly extension of the South line of Fractional Section 29, Township 7 South, Range 23 East;

thence North 2,000.00 feet;

thence North 30°00'00 West, 3,000.00 feet;

thence North to the Easterly extension of the South line of Fractional Section 20, Township 7 South, Range 23 East.

EXCEPT that portion described as Parcel 1 in a deed to the County of Riverside, recorded May 8, 1951 as Instrument No. 19621.

(ADDED 06/25/85)

CALENDAR PAGE	88
MINUTE PAGE	1875-15

PARCEL 30:

Government Lots 1, 2, 3 and 4 in Fractional Section 27, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

PARCEL 31:

All accretion land lying west of the Westerly mean low water mark of the Colorado River, South of the Easterly extension of the South line of Fractional Section 20, Township 7 South, Range 23, East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof; North of the Easterly extension of the South line of Fractional Section 32, Township 7 South, Range 23 East, San Bernardino Meridian, and East of the following described land:

Beginning at the intersection of the Southerly extension of the West line of Government Lot 3 in Fractional Section 21, Township 7 South, Range 23 East, San Bernardino Meridian, and the Easterly extension of the North line of Fractional Section 29, Township 7 South, Range 23 East, San Bernardino Meridian;

thence South on the Southerly extension of the West line of said Government Lot 3 to its intersection with a line 100.00 feet South of the Easterly extension of the South line of the Northwest quarter of Section 29, Township 7 South, Range 23 East;

thence Easterly on said line, parallel with and South 100.00 feet of said Easterly extension of the South line of said Northwest quarter to its intersection with the Southerly extension of the East line of Government Lot 4, in Fractional Section 21, Township 7 South, Range 23 East;

thence South on said Southerly extension of the East line of said Government Lot 4 to a point, said point being North 500.00 feet from its intersection with the Easterly extension of the South line of Fractional Section 29, Township 7 South, Range 23 East;

thence Southwesterly on a line to the East line of the D-10-11 Canal, as shown on Record of Survey on file in Book 17, Pages 90, 91 and 92 of Records of Survey, Records of Riverside County, said line when extended Southwesterly would intersect a point 1,320.00 feet North of the Southwest corner of the Southeast quarter of Section 32, Township 7 South, Range 23 East;

thence Southerly on the East line of said D-10-11 canal to an angle point;

thence West on the South line of said D-10-11 canal to its intersection with the Northerly extension of the East line of the D-10-11-5 canal, as shown on Record of Survey on file in Book 17, Pages 90, 91 and 92 Records of Survey, Records of Riverside County;

(ADDED 06/26/85)

CALENDAR PAGE	88
MINUTE PAGE	1876

thence Southerly on said Northerly extension and the East line of said D-10-11-5 canal to its intersection with the Easterly extension of the South line of Fractional Section 32, Township 7 South, Range 23 East.

EXCEPT that portion described as Parcel 1 in a deed to the County of Riverside, recorded May 8, 1951 as Instrument No. 19621.

ALSO EXCEPT that portion of said land which lies West and Southwest of the following described line:

Beginning at the Southwest corner of the Southeast quarter of Fractional Section 32, Township 7 South, Range 23 East;

thence North 1,320.00 feet;

thence Northeast in a straight line to a point on the Southerly extension of the East line of Government Lot 4 of Fractional Section 21, Township 7 South, Range 23 East, said point being North 500.00 feet from the Easterly extension of the South line of Fractional Section 29, Township 7 South, Range 23 East;

thence North 2,000.00 feet;

thence North 30°00'00" West, 3,000.00 feet;

thence North to the Easterly extension of the South line of Fractional Section 20, Township 7 South, Range 23 East.

ALSO EXCEPT beginning at the intersection of the Easterly extension of the South line of Fractional Section 32, Township 7 South, Range 23 East, with the Southerly extension of the East line of Government Lot 4, Section 21, Township 7 South, Range 23 East;

thence East 83.00 feet on said Easterly extension of said South line to a point, said point being the true point of beginning; said point also being the Southeast corner of a 60.00 foot wide parcel of land known as "Intake Boulevard" as conveyed to the County of Riverside, May 8, 1951 in Book 1269, Page 202 of Official Records;

thence North 01°07'00 West, 730.00 feet on the East line of said Intake Boulevard;

thence East, 1,595.00 feet, more or less, to a point on the West bank of Colorado River;

thence South 01°28'40" West, 730.00 feet, more or less, to a point on the Easterly extension of the South line of said Fractional Section 32;

thence West 1,561.00 feet, more or less, to the true point of beginning.

(ADDED 06/26/85)

CALENDAR PAGE	88	17
MINUTE PAGE	1877	

ALSO EXCEPT that portion as conveyed to James Allan Anderson and Jo Neal Anderson, husband and wife, as joint tenants by deed recorded July 19, 1973 as Instrument No. 95546, more particularly described as follows:

The Easterly 335.00 feet of the Westerly 385.00 feet of the Southerly 130.00 feet of the Northerly 160.00 feet of Parcel 11, Section 27, as shown on Record of Survey entitled "Record of Survey Section 20, 21, West half Section 27, and portions of Section 28, East half Section 29, Section 33 and West half Section 34, Township 7 South, Range 23 East, San Bernardino Meridian, Riverside County, California", on file in Book 17, Pages 88 to 92 inclusive, of Records of Survey, Riverside County Records.

ALSO EXCEPT any portion lying Easterly of the boundary defined in accordance with the judgment filed in United States District Court, Central, Case No. CV 74-1541-RJK, a certified copy of which is recorded December 30, 1982 as Instrument No. 227355.

PARCEL 32: X

Government Lot 1 of Fractional Section 26, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

PARCEL 33: Y

That portion of accretion land, in the County of Riverside, State of California, shown as Parcel 5 on a map filed in Book 17 Pages 88 through 92 inclusive, of Record of Surveys, in the Office of the County Recorder of said County.

EXCEPT that portion lying South of the following described line:

Beginning at the South quarter corner of Section 32, Township 7 South, Range 23 East;

thence North 1,320.00 feet;

thence Northeast to a point 500.00 feet North of the Southwest corner of Section 27, Township 7 South, Range 23 East, as shown on last said map.

PARCEL 34:

That portion of the Southwest quarter of the Southwest quarter of Section 8, Township 7 South, Range 23 East, San Bernardino Meridian, as shown by map entitled: "Map Showing 40 Acre Subdivisions of the Western Part of the Palo Verde Land and Water Company's Tract", in the County of Riverside, State of California, as per map recorded in Book 6, Page 27 of Maps, in the Office of the County Recorder of said County, lying Southerly and Southeasterly of that

(ADDED 06/26/85)

CALENDAR PAGE	88
MINUTE PAGE	1078

certain 80.00 foot strip of land conveyed to California Southern Railroad by deed recorded October 11, 1921 in Book 551, Page 480 of Deeds.

EXCEPT that portion conveyed to Henrietta B. Benson by deed recorded October 24, 1967 as Instrument No. 93355 of Official Records.

ALSO EXCEPT the South 30.00 feet as conveyed to the County of Riverside by deed recorded June 16, 1909 in Book 286 Page 333 of Deeds.

ALSO EXCEPT any interest of the Palo Verde Irrigation District to the drains, canals or levees located thereon.

Said land is shown on a map filed in Book 11 Pages 78 and 79 of Records of Survey, in the Office of the County Recorder of said County.

PARCEL 35:

The Northwest quarter of the Northwest quarter of Section 10, Township 7 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT the East 65.00 feet.

ALSO EXCEPT beginning at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 10;

thence South $01^{\circ}13'00''$ East, on the West line of said Section 10, a distance of 95.00 feet;

thence North $88^{\circ}47'00''$ East, parallel to the North line of said Section 10, a distance of 30.00 feet to the true point of beginning;

thence continuing North $88^{\circ}47'00''$ East, 120.00 feet to a point;

thence South $01^{\circ}13'00''$ East, 200.00 feet to a point;

thence South $88^{\circ}47'00''$ West, 120.00 feet to a point;

thence North $01^{\circ}13'00''$ West, 200.00 feet to the true point of beginning.

ALSO EXCEPT any interest of the County of Riverside in the North 30.00 feet in 16th Avenue and the West 30.00 feet in Intake Boulevard

PARCEL 36:

Tract 137-B, Township 7 South, Range 22 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat of said land filed in the District Land Office, September 28, 1928.

(ADDED 06/26/85)

CALENDAR PAGE	88	19
MINUTE PAGE	1879	

EXCEPT that portion conveyed to California Southern Railroad Company by deed recorded August 23, 1921 in Book 550 Page 411 of Deeds.

ALSO EXCEPT that portion conveyed to Deseret Title Holding Corp., by deed recorded May 2, 1979, as Instrument No. 88750.

PARCEL 37:

Tract 138, Township 7 South, Range 22 East, San Bernardino Meridian, in the County of Riverside, State of California, as shown by map on file in the United States Independent Resurvey, accepted by the General Land Office, May 10, 1919.

EXCEPT that portion conveyed to California Southern Railroad Company, by deed recorded August 23, 1921 in Book 550, Page 411 of Deeds.

ALSO EXCEPT a strip of land, 125.00 feet wide, lying immediately West and Northwest of the parcel of land conveyed to said California Southern Railroad Company.

(ADDED 06/26/85)

CALENDAR PAGE	88.20
MINUTE PAGE	1820

EXHIBIT "B"

LAND DESCRIPTION

A parcel of land adjacent to the Colorado River and situated in Sections 27 and 34, T7S, R23E, SBM in Riverside County, State of California and more particularly described as follows:

COMMENCING at the section corner common to sections 21-22-27-28, T7S, R23E, SBM; thence S 42° 09' 41" E, 5,532.70 feet to the POINT OF BEGINNING, said point of beginning being on the west bank of the main channel of the Colorado River and marked with a #6-3/4 rebar and California State Lands aluminum cap; thence from said point of beginning the following 33 courses:

1. N 46° 32' 20" W, 139.30 feet;
2. S 46° 09' 11" W, 77.15 feet;
3. N 64° 08' 28" W, 87.93 feet;
4. S 45° 23' 18" W, 560.99 feet;
5. S 53° 54' 47" W, 191.45 feet;
6. N 46° 24' 11" W, 142.87 feet;
7. S 57° 57' 17" W, 102.50 feet;
8. S 47° 54' 06" E, 158.64 feet;
9. S 62° 54' 40" W, 447.04 feet;
10. S 38° 30' 00" W, 237.89 feet;

(ADDED 06/26/85)

CALENDAR PAGE	88	21
MINUTE PAGE	1361	

11. S 43° 06' 16" W, 222.66 feet;
12. S 58° 32' 16" W, 349.17 feet;
13. S 47° 15' 33" W, 124.92 feet;
14. S 49° 28' 49" W, 155.07 feet;
15. S 53° 08' 58" W, 111.54 feet;
16. S 35° 13' 02" W, 160.51 feet;
17. S 27° 15' 21" W, 135.91 feet;
18. S 12° 21' 03" W, 110.88 feet;
19. S 73° 59' 18" W, 112.14 feet;
20. S 27° 40' 48" W, 256.19 feet;
21. S 30° 45' 59" W, 183.26 feet;
22. S 41° 42' 17" W, 224.73 feet;
23. S 25° 38' 18" W, 202.00 feet;
24. S 20° 45' 55" W, 20.73 feet;
25. S 20° 45' 55" W, 81.28 feet;
26. S 21° 48' 42" W, 221.81 feet;
27. S 9° 18' 35" W, 121.26 feet;
28. S 2° 44' 03" W, 186.12 feet;
29. S 3° 52' 55" E, 74.08 feet;
30. S 3° 52' 55" E, 112.48 feet;
31. S 24° 08' 50" E, 242.62 feet;
32. S 4° 53' 17" E, 185.39 feet;
33. EAST to the west bank of the main channel of the Colorado River, thence northerly along the west bank of the main channel of the Colorado River to the point of beginning, containing approximately 108 acres.

(ADDED 06/26/85)

CALENDAR PAGE	88.22
MINUTE PAGE	1882

EXCEPTING THEREFROM any State sovereign interest within the last natural bed of the Colorado River in the above described parcel.

TOGETHER WITH a non-exclusive easement for ingress and egress in and over a strip of land 60 feet wide, more particularly described as follows:

COMMENCING at the section corner common to Sections 21-22-27-28, T7S, R23E, SBM, said corner located at the center of Intake Blvd.; thence southerly along Intake Blvd. 5280 feet, plus or minus, to the intersection with a dirt farm road; thence easterly along said farm road to the above described parcel.

END OF DESCRIPTION

0163a

(ADDED 06/26/85)

CALENDAR PAGE	88 .23
MINUTE PAGE	1883

NÔ MINUTE PAGE NUMBERS 1884 - 1886

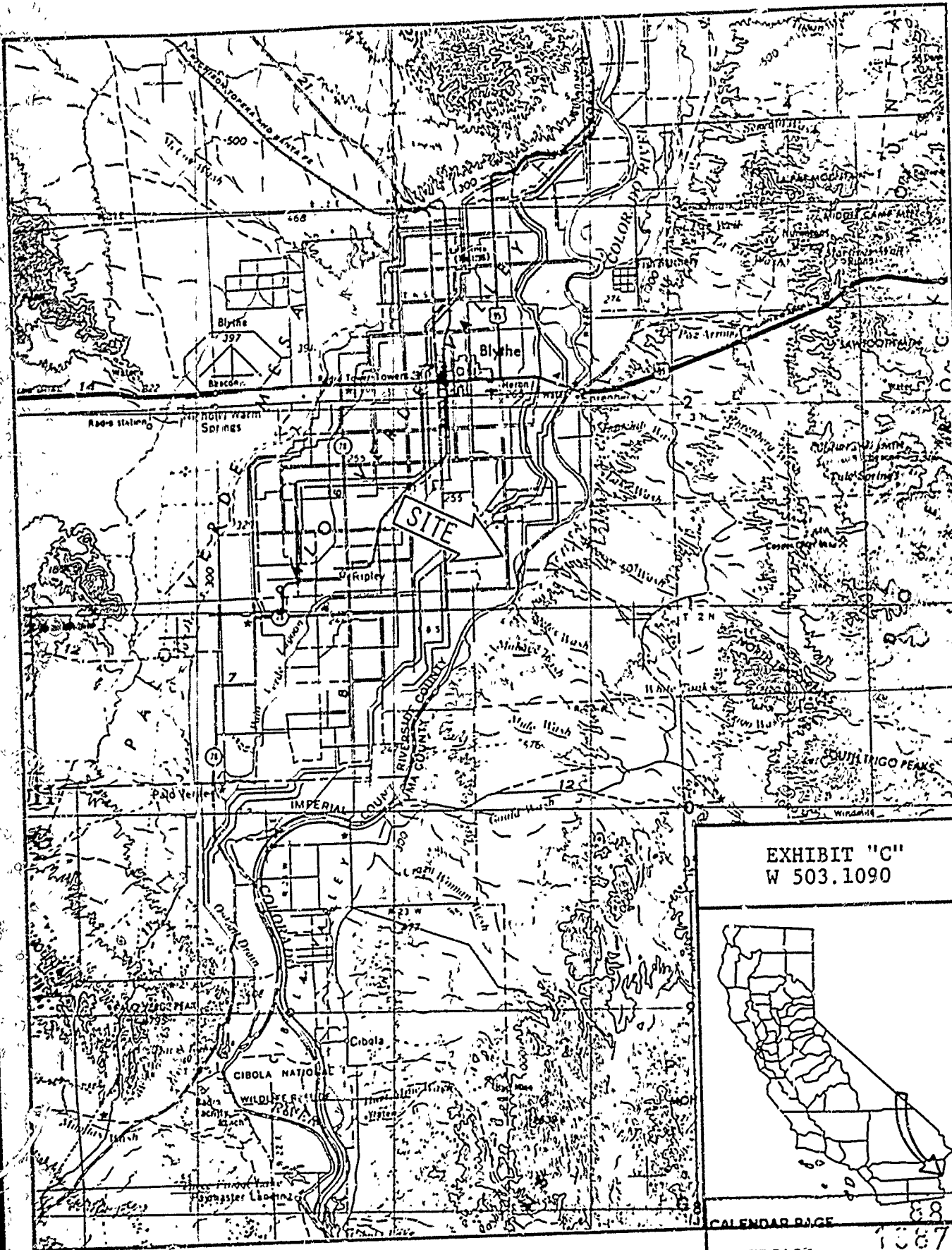
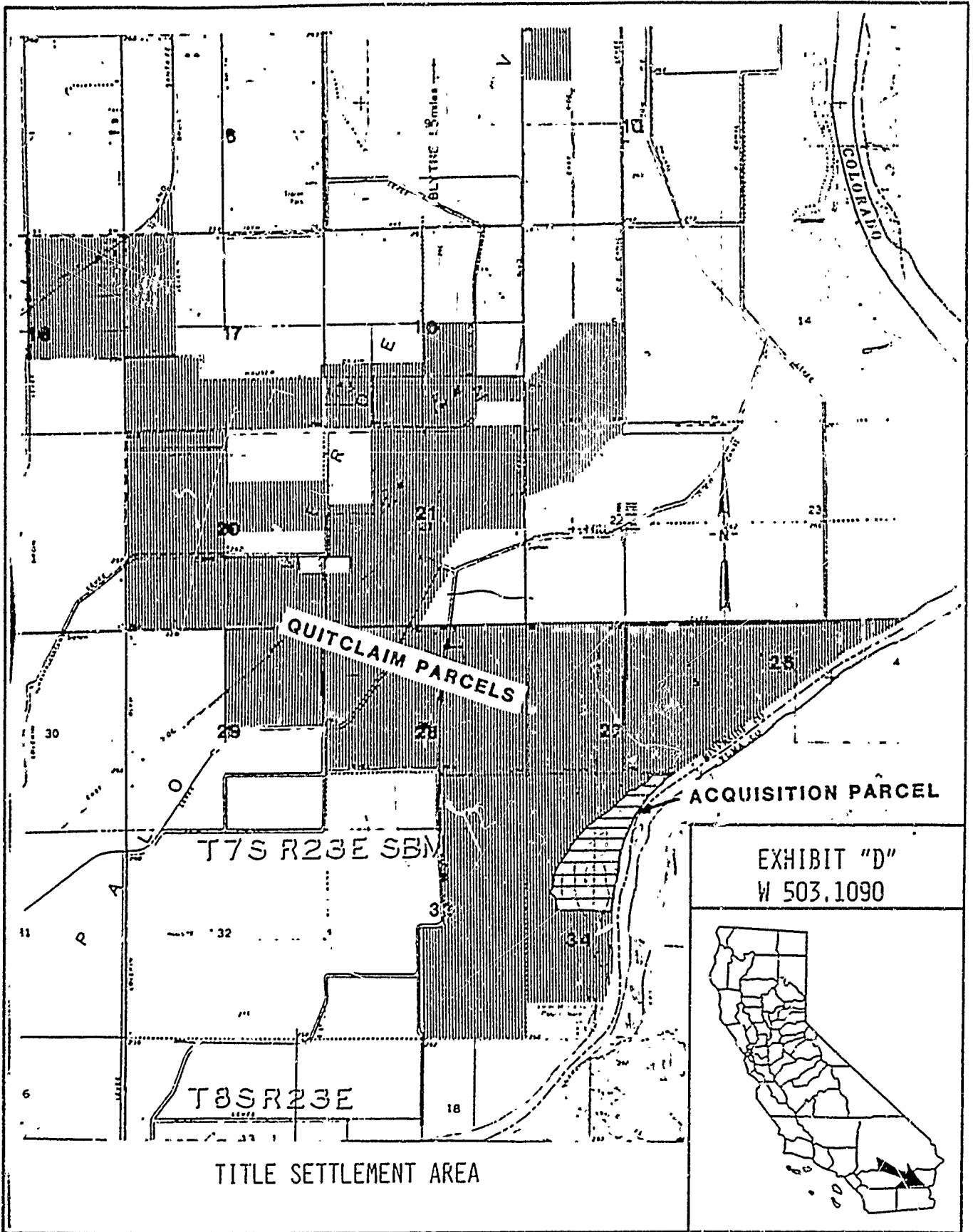


EXHIBIT "C"
W 503.1090



CALENDAR PAGE 88
MINUTE PAGE 1367

(ADDED 06/26/85)



(ADDED 06/26/85)

CALENDAR PAGE	1888	25
MINUTE PAGE	1888	