

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

647
A



FROM: Economic Development Agency and Transportation Department

SUBMITTAL DATE:

April 22, 2010

SUBJECT: Resolution No. 2010-046, Authorization to Convey an Easement Interest in Real Property – Cathedral City

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2010-046, Authorization to Convey an Easement Interest in Real Property located in Cathedral City, County of Riverside, Portion of Assessor Parcel Number 670-030-026 by Grant of Easement/Pipeline Deed to Coachella Valley Water District;
2. Authorize the Chairman of the Board of Supervisors to execute the Grant of Easement/Pipeline Deed to complete the conveyance of the easement interest in real property and this transaction; and

(Continued)





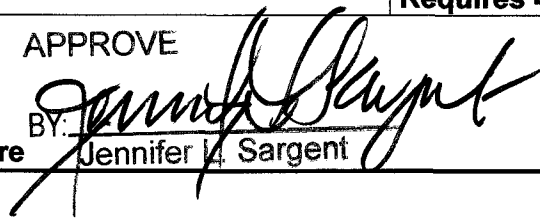
Juan C. Perez, Director
Transportation Department

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$-0-	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: 

County Executive Office Signature Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY:  3-2-10
DATE: 3-2-10
SYNTHIA M. GUNZEL
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

3.54

RECOMMENDED MOTION: (Continued)

3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

BACKGROUND:

Date Palm Drive is a north-south arterial, located in the Coachella Valley, which provides vital access to Interstate 10 for the cities of Cathedral City and Rancho Mirage. The interchange and local arterial presently experience congestion during peak hours. As the area further develops in future years, the traffic is expected to grow and further degrade traffic operations at the ramp intersections and also operations on Date Palm Drive. The proposed Date Palm Drive interchange will be a partial cloverleaf configuration consisting of realigned eastbound and westbound on and off-ramps. The existing bridge will be widened to accommodate six through traffic-lanes, a raised median, a sidewalk, and a shoulder that will be used as a bike lane. The reconstruction of this interchange will provide improved access and roadway operations to the surrounding community. The need for improving the Date Palm/Interstate 10 interchange has been recognized by the County of Riverside Transportation Department, Cathedral City, Coachella Valley Association of Governments, and the California Department of Transportation.

On September 15, 2009, the Board approved Item 3.28 approving the acquisition of the fee simple interest and permanent easement for utility purposes for a portion of Assessor's Parcel Number 670-030-014. The utility easement was purchased to allow Coachella Valley Water District (CVWD) to relocate the pipelines affected by this Project. This conveyance will fulfill the County's obligation to replace the existing Coachella Valley Water District easement in kind.

On April 20, 2010, the Board adopted Resolution No. 2010-045, approving their notice of intent to convey the County's easement interest to Coachella Valley Water District and notice was also published by the Clerk of the Board as provided in Section 6061 of the Government Code.

The resolution has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

There are no costs associated with this transaction.

2
3 RESOLUTION NO. 2010-046
4 AUTHORIZATION TO CONVEY AN EASEMENT INTEREST
5 IN REAL PROPERTY CATHEDRAL CITY,
6 COUNTY OF RIVERSIDE, CALIFORNIA
7 PORTION OF ASSESSOR PARCEL NUMBER 670-030-026
8 BY GRANT OF EASEMENT / PIPELINE DEED

9 WHEREAS, the County of Riverside (County) acquired a permanent easement of a
10 portion of Assessor's Parcel Number 670-030-026 consisting of 46,405 square feet for the
11 Date Palm Drive and I-10 Interchange Project;

12 WHEREAS, the utility easement was purchased to allow Coachella Valley Water
13 District to relocate the pipelines affected by this Project. This conveyance will fulfill the
14 County's obligation to replace the existing Coachella Valley Water District easement in kind;

15 WHEREAS, on April 20, 2010 the Board of Supervisors of the County of Riverside
16 adopted Resolution No. 2010-045, approving their notice of intent to convey the County's
17 easement interest to Coachella Valley Water District;

18 AND NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

19 1. The Board authorizes the conveyance to Coachella Valley Water District of
20 permanent easement rights on a portion of Assessor's Parcel Number 670-030-026
21 referenced as Parcel 0373-003B and more particularly described in Exhibits "A" and "B"
22 attached hereto and made a part hereof, by Grant of Easement / Pipeline Deed consisting of
23 forty six thousand four hundred five (46,405) square feet of land.

24 2. The Chairman of the Board of Supervisors of the County of Riverside is
25 authorized to execute the documents to complete the conveyance of the easement interest
and this transaction.

3. The Assistant County Executive Officer/EDA or his designee, is authorized to
execute any other documents to complete this transaction.

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 3-22-10
SYNTHIA M. GUNZEL DATE

1 4. The Clerk of the Board of Supervisors has given notice hereof as provided in
2 Section 6061 of the Government Code.

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EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0373-003B
(UTILITY EASEMENT)

BEING A PORTION OF LOT 6, AS SHOWN ON TRACT MAP NO. 24515, ON FILE IN MAP BOOK 237, PAGES 32 THROUGH 38, INCLUSIVE, OF MAP BOOKS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 3, SAID CORNER LYING ON THE CENTERLINE OF DATE PALM DRIVE, AS SHOWN ON RIVERSIDE COUNTY MAP NUMBER 204, PAGES 330 THROUGH 332, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 89°37'24" E ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 25.605 METERS (84.01 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DATE PALM DRIVE, (25.603 METER (84.00 FOOT) HALF-WIDTH) AS SHOWN ON SAID MAP ON FILE IN BOOK 237, PAGES 32 THROUGH 38, INCLUSIVE, OF MAP BOOKS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S 01°03'09" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.483 METERS (21.27 FEET) TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE (9.144 METER (30.00 FOOT) FULL-WIDTH) AS GRANTED TO COACHELLA VALLEY WATER DISTRICT BY GRANT OF EASEMENT/PIPELINE RECORDED NOVEMBER 8, 1985, AS INSTRUMENT NUMBER 253104, OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER;

THENCE S 88°56'51" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 0.305 METERS (1.00 FEET) TO AN ANGLE POINT THEREIN, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 88°56'51" E, A DISTANCE OF 21.331 METERS (69.98 FEET);

THENCE S 01°03'09" W ALONG A LINE PARALLEL WITH AND DISTANT 47.239 METERS (154.99 FEET) EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF DATE PALM DRIVE, A DISTANCE 118.355 METERS (388.31 FEET);

THENCE S 27°56'34" E ALONG A LINE PARALLEL WITH AND DISTANT 9.144 METERS (30.00 FEET) NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT A DISTANCE OF 24.805 METERS (81.38 FEET);

THENCE S 72°02'24" E, A DISTANCE OF 86.664 METERS (284.34 FEET);

THENCE S 25°45'24" E, A DISTANCE OF 242.093 METERS (794.28 FEET) TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT;

THENCE N 42°56'17" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT A DISTANCE OF 30.955 METERS (101.56 FEET);

THENCE N 25°45'24" W, A DISTANCE 208.611 METERS (684.43 FEET);

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0373-003B
(CONTINUED)
(UTILITY EASEMENT)

THENCE N 72°02'24" W, A DISTANCE OF 86.459 METERS (283.66 FEET) TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT;

THENCE N 27°56'34" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT, A DISTANCE OF 30.873 METERS (101.29 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE (6.096 METER (20.00 FEET) FULL-WIDTH) AS TO SOUTHERN CALIFORNIA GAS COMPANY BY EASEMENT RECORDED NOVEMBER 6, 1963, AS INSTRUMENT NUMBER 117765, OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER;

THENCE N 01°03'09" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, SAID LINE BEING PARALLEL WITH AND DISTANT 38.095 METERS (124.99 FEET) EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF DATE PALM DRIVE, A DISTANCE OF 111.575 METERS (366.07 FEET);

THENCE N 88°56'51" W, A DISTANCE OF 12.187 METERS (39.98 FEET) TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT;

THENCE N 01°03'09" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT, A DISTANCE OF 9.144 METERS (30.00 FEET) TO THE TRUE POINT OF BEGINNING;

CONTAINING 4,311.2 SQUARE METERS, 46,405 SQUARE FEET OR 1.065 ACRES, MORE OF LESS, BASED ON GRID VALUES.

(CONTAINING 4,311.0 SQUARE METERS, 46,403 SQUARE FEET OR 1.065 ACRES, MORE OF LESS, BASED ON GROUND VALUES).

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY GRID METER DISTANCES SHOWN BY 1.00001968 TO OBTAIN A GROUND METER DISTANCE. "()" - INDICATES GROUND FEET DISTANCES.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 241-G-7, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"
0373-003B

APPROVED BY: Timothy F. Rayburn

DATE: 8/12/09

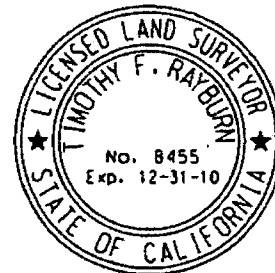
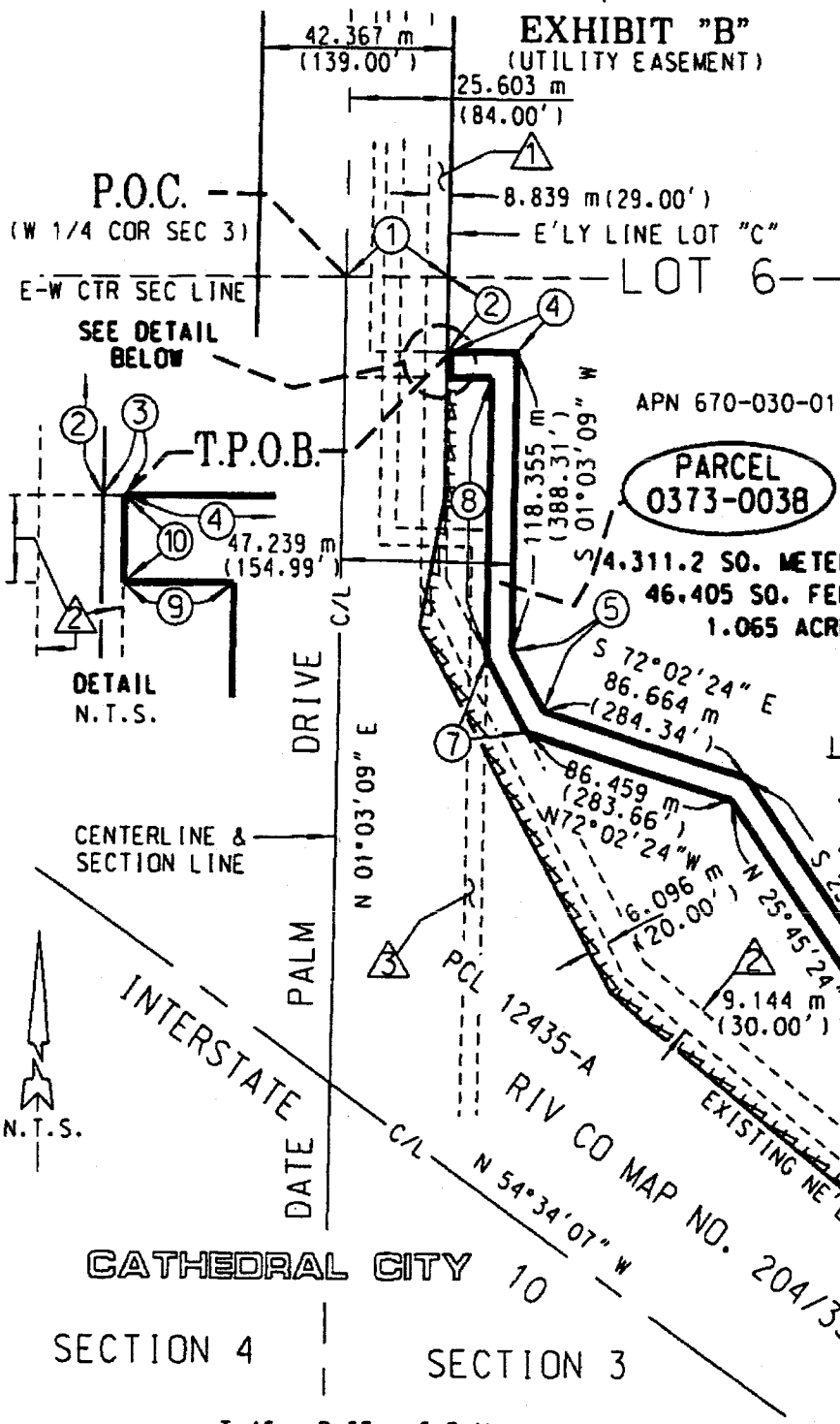


EXHIBIT "B"
(UTILITY EASEMENT)

MB 237/32-38

LINE DATA

- ① N 89°37'24" E - 25.605 m (84.01')
- ② S 01°03'09" W - 6.483 m (21.27')
- ③ S 88°56'51" E - 0.305 m (1.00')
- ④ S 88°56'51" E - 21.331 m (69.98')
- ⑤ S 27°56'34" E - 24.805 m (81.38')
- ⑥ N 42°56'17" W - 30.955 m (101.56')
- ⑦ N 27°56'34" W - 30.873 m (101.29')
- ⑧ N 01°03'09" E - 111.575 m (366.07')
- ⑨ N 88°56'51" W - 12.187 m (39.98')
- ⑩ N 01°03'09" E - 9.144 m (30.00')



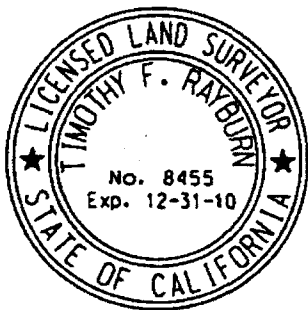
- |||| INDICATES RESTRICTED ACCESS
- ▲ LOT "C" PER MB 237/32-38
- ▲ 9.144 m WIDE CVWD EASEMENT PER INST. #253104, 11/8/1985
- ▲ 6.096 m WIDE SO. CAL. GAS EASEMENT PER INST. #117765, 11/6/1963



CATHEDRAL CITY 10
SECTION 4 SECTION 3

T.4S.. R.5E.. S.B.M.

"m" - INDICATES "METERS"



ALL DISTANCES SHOWN ARE GRID METER DISTANCES. GROUND METER DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID METER DISTANCE BY A COMBINATION FACTOR OF 1.00001968. "()" - INDICATES GROUND FEET DISTANCES.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0373-003B

PROJECT: DATE PALM DRIVE / I-10

PREPARED BY: BCIII

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

SCALE: N.T.S.

DATE: AUGUST, 2009

W.O. NO.: AB-0373

APPROVED BY: *Timothy F. Rayburn* DATE: 8/12/09

SHEET 1 OF 1 SHEET

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 500
Riverside, California 92501

FREE RECORDING

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

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(Space above this line reserved for Recorder's use)

PROJECT: I-10 and Date Palm Drive Project
PARCEL: 0373-003B
APN: 670-030-026 (PORTION)

GRANT OF EASEMENT / PIPELINE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COUNTY OF RIVERSIDE, a political subdivision**, hereinafter called "Grantor" grants to **COACHELLA VALLEY WATER DISTRICT**, a public agency of the State of California, its successors and assigns, hereinafter called "Grantee," all of Grantor's right, title and interest in that certain Grant of Easement/Pipeline Deed recorded on December 9, 2009, as Document Number 2009-0634382 ("Prior Deed"); a copy of which is attached hereto as Exhibit "B" and by this reference incorporated herein. The easement in the Prior Deed covers that certain real property described on Exhibit "A", attached hereto and by this reference incorporated herein.

Grantee recognizes that the Grantee's rights set forth herein are subject to the rights of the grantor of the Prior Deed to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges granted to Grantor in the Prior Deed and which will not interfere with or endanger the pipeline, its fixtures and appurtenances referred to therein or the use thereof.

Grantor warrants the Grantee that (1) Grantor has not previously assigned or transferred Grantor's rights in the Prior Deed; and (2) after the recordation of this Deed, Grantor retains no right, title and interest in the Prior Deed which right, title and interest shall be owned by Grantee.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: I-10 and Date Palm Drive Project
PARCEL: 0373-003B
APN: 670-030-026 (PORTION)

Dated: _____

GRANTOR:
COUNTY OF RIVERSIDE

ATTEST:
Kecia Harper-Them
Clerk of the Board

By: _____
Marion Ashley, Chairman
Board of Supervisors

By: _____
Deputy

State of California)
County of) ss
County of)

On _____, before me, _____, a Notary Public in and for Said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) who 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 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 _____

[SEAL]

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3-10-10
SYNTHIA M. GUNZEL DATE

EXHIBIT "A"
LEGAL DESCRIPTION
(GRANT OF EASEMENT/PIPELINE)

BEING A PORTION OF LOT 6, AS SHOWN ON TRACT MAP NO. 24515, ON FILE IN MAP BOOK 237, PAGES 32 THROUGH 38, INCLUSIVE, OF MAP BOOKS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN UTILITY EASEMENT AS DESCRIBED BY A DOCUMENT RECORDED DECEMBER 9, 2009 AS INSTRUMENT 2009-0634382, RECORDS OF SAID RECORDER.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 241-G-7, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F Rayburn*
DATE: 4/13/2010

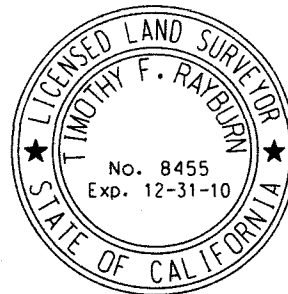


EXHIBIT "B"

COPY OF LEGAL DESCRIPTION (EXHIBIT "A") AND PLAT (EXHIBIT "B") FOR
PARCEL 0373-003B, RECORDED DECEMBER 12, 2009 AS INSTRUMENT NUMBER
2009-0634382



Recorded at request of and return to:
Economic Development Agency
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, California 92507-4199

FREE RECORDING

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

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PROJECT: I-10 and Date Palm Drive Project
PARCEL: 0373-003B
APN: 670-030-014 (PORTION)



GRANT OF EASEMENT / PIPELINE

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

WEST WORLD PROPERTIES INC., A CALIFORNIA CORPORATION, AND KATRINA HEINRICH-STEINBERG, TRUSTEE OF THE KATRINA HEINRICH-STEINBERG LIVING TRUST, U/D/T DATED DECEMBER 21, 1998, hereinafter called "Grantor",

GRANTS to the COUNTY OF RIVERSIDE, a political subdivision its successors and assigns, hereinafter called "Grantee", an easement and right of way to install, construct, enlarge, survey, reconstruct, remove and replace, operate, maintain, repair, improve and relocate underground pipeline(s), which pipeline(s) may be installed at different times, and over a period of time, and necessary devices and appurtenances thereto in, on, over, under, along and across that certain real property in the County of Riverside, State of California, described as follows:

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

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove-described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said

PROJECT: I-10 and Date Palm Drive Project
PARCEL: 0373-003B
APN: 670-030-014 (PORTION)

pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The District shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

Dated: August 25, 2009

GRANTOR:

WEST WORLD PROPERTIES INC., A
CALIFORNIA CORPORATION

By: [Signature]
Katrina B. Heinrich-Steinberg, President

KATRINA HEINRICH-STEINBERG
LIVING TRUST, U/D/T DATED
DECEMBER 21, 1998

By: [Signature]
Katrina B. Heinrich-Steinberg, Trustee

State of California)
) ss
County of Riverside)

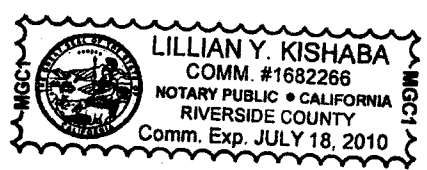
On 08/25/2009, before me, Lillian Y. Kishaba, a Notary Public in and for Said County and State, personally appeared Katrina B. Heinrich-Steinberg who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that ~~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 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 Lillian Y. Kishaba

[SEAL]




PROJECT: I-10 and Date Palm Drive Project
PARCEL: 0373-003B
APN: 670-030-014 (PORTION)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: 9/23/09

By: 
Robert Field
Assistant County Executive Officer/EDA

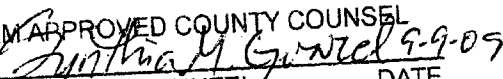
FORM APPROVED COUNTY COUNSEL
BY: 
SYNTHIA M. GUNZEL DATE

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0373-003B
(UTILITY EASEMENT)

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THENCE S 27°56'34" E ALONG A LINE PARALLEL WITH AND DISTANT 9.144 METERS (30.00 FEET) NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT A DISTANCE OF 24.805 METERS (81.38 FEET);

THENCE S 72°02'24" E, A DISTANCE OF 86.664 METERS (284.34 FEET);

THENCE S 25°45'24" E, A DISTANCE OF 242.093 METERS (794.28 FEET) TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT;

THENCE N 42°56'17" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT A DISTANCE OF 30.955 METERS (101.56 FEET);

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PARCEL 0373-003B
(CONTINUED)
(UTILITY EASEMENT)

THENCE N 72°02'24" W, A DISTANCE OF 86.459 METERS (283.66 FEET) TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT;

THENCE N 27°56'34" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT, A DISTANCE OF 30.873 METERS (101.29 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE (6.096 METER (20.00 FEET) FULL-WIDTH) AS TO SOUTHERN CALIFORNIA GAS COMPANY BY EASEMENT RECORDED NOVEMBER 6, 1963, AS INSTRUMENT NUMBER 117765, OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER;

THENCE N 01°03'09" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, SAID LINE BEING PARALLEL WITH AND DISTANT 38.095 METERS (124.99 FEET) EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF DATE PALM DRIVE, A DISTANCE OF 111.575 METERS (366.07 FEET);

THENCE N 88°56'51" W, A DISTANCE OF 12.187 METERS (39.98 FEET) TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT;

THENCE N 01°03'09" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GRANT OF EASEMENT/PIPELINE TO COACHELLA VALLEY WATER DISTRICT, A DISTANCE OF 9.144 METERS (30.00 FEET) TO THE TRUE POINT OF BEGINNING;

CONTAINING 4,311.2 SQUARE METERS, 46,405 SQUARE FEET OR 1.065 ACRES, MORE OF LESS, BASED ON GRID VALUES.

(CONTAINING 4,311.0 SQUARE METERS, 46,403 SQUARE FEET OR 1.065 ACRES, MORE OF LESS, BASED ON GROUND VALUES).

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY GRID METER DISTANCES SHOWN BY 1.00001968 TO OBTAIN A GROUND METER DISTANCE. "()" - INDICATES GROUND FEET DISTANCES.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 241-G-7, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"
0373-003B

APPROVED BY: Timothy F. Rayburn

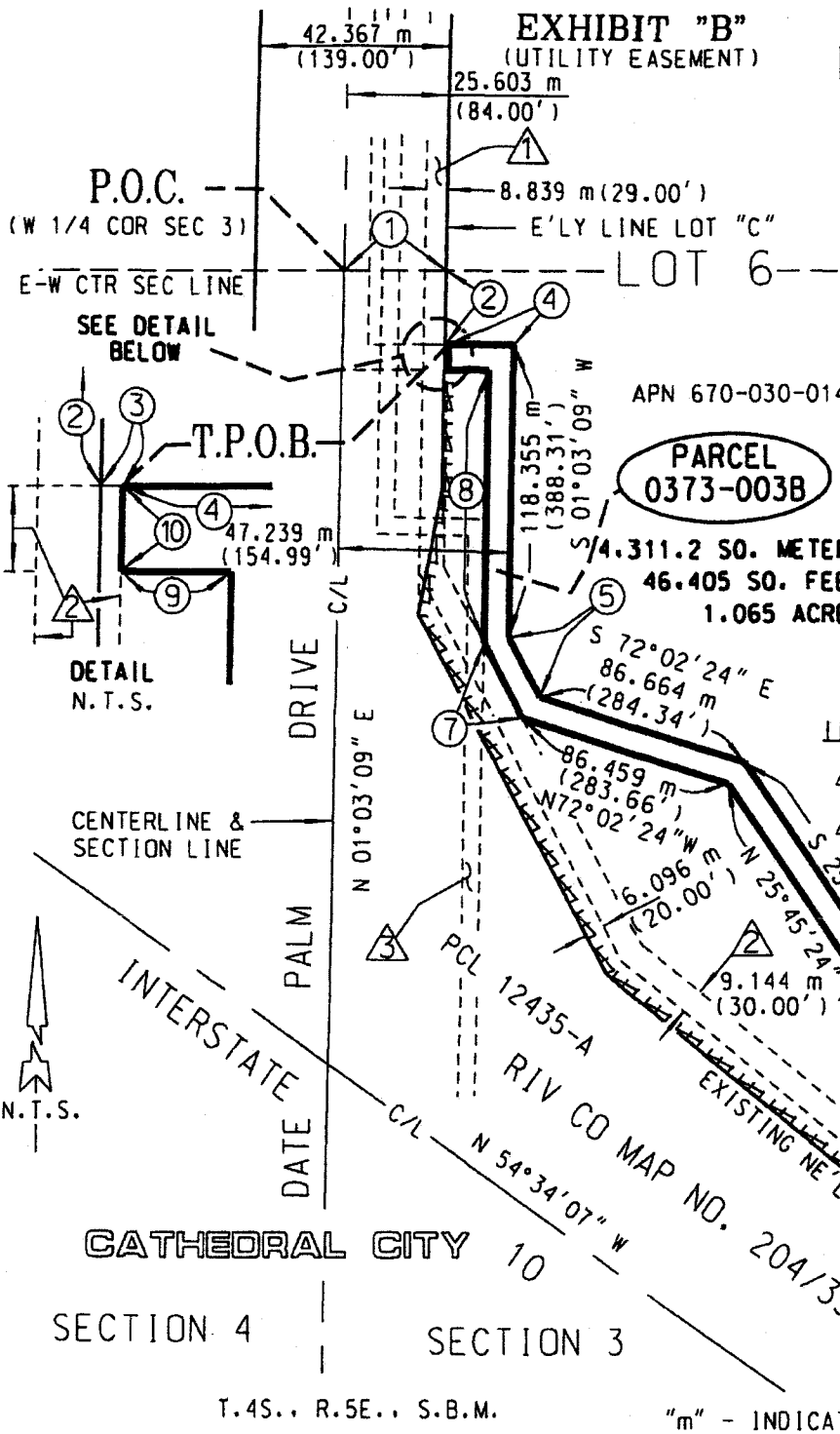
DATE: 8/12/09



EXHIBIT "B"

(UTILITY EASEMENT)

MB 237/32-38



LINE DATA

- ① N 89°37'24" E - 25.605 m (84.01')
- ② S 01°03'09" W - 6.483 m (21.27')
- ③ S 88°56'51" E - 0.305 m (1.00')
- ④ S 88°56'51" E - 21.331 m (69.98')
- ⑤ S 27°56'34" E - 24.805 m (81.38')
- ⑥ N 42°56'17" W - 30.955 m (101.56')
- ⑦ N 27°56'34" W - 30.873 m (101.29')
- ⑧ N 01°03'09" E - 111.575 m (366.07')
- ⑨ N 88°56'51" W - 12.187 m (39.98')
- ⑩ N 01°03'09" E - 9.144 m (30.00')

|||| INDICATES RESTRICTED ACCESS

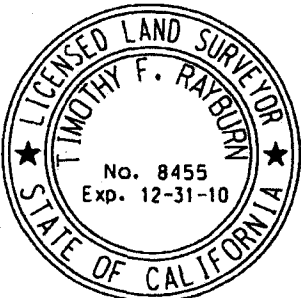
- ▲ LOT "C" PER MB 237/32-38
- ▲ 9.144 m WIDE CVWD EASEMENT PER INST. #253104, 11/8/1985
- ▲ 6.096 m WIDE SO. CAL. GAS EASEMENT PER INST. #117765, 11/6/1963



CATHEDRAL CITY 10
SECTION 4 SECTION 3

T.4S., R.5E., S.B.M.

"m" - INDICATES "METERS"



ALL DISTANCES SHOWN ARE GRID METER DISTANCES. GROUND METER DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID METER DISTANCE BY A COMBINATION FACTOR OF 1.00001968. "()" - INDICATES GROUND FEET DISTANCES.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0373-003B

PROJECT: DATE PALM DRIVE / I-10

PREPARED BY: BCIII

SCALE: N.T.S.

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

DATE: AUGUST, 2009

W.O. NO.: A8-0373

APPROVED BY: *Timothy F. Rayburn* DATE: 8/12/09

SHEET 1 OF 1 SHEET