

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

135



FROM: Economic Development Agency and Transportation Department

SUBMITTAL DATE:

December 30, 2010

SUBJECT: Acquisition Agreement and Temporary Construction Agreement for the State Route 79 (Winchester) Road Widening Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached acquisition agreement for Parcel 21129-1 and temporary construction agreement for Parcel 21129-2 all within a portion of Assessor's Parcel Number 472-110-021, and authorize the Chairman of the Board to execute these documents on behalf of the County of Riverside;
2. Authorize the undersigned Assistant County Executive Officer/EDA, or designee, to execute any other documents and administer all actions to complete this transaction;

(Continued)

[Signature]

Juan C. Perez, Director
Transportation Department

[Signature]

Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 35,850	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Transportation Uniform Mitigation Fee 100%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

[Signature]

County Executive Office Signature

BY: Jennifer Sargent

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: Samuel Wong 12/21/10
 SAMUEL WONG
 FISCAL OFFICER
 DEPARTMENTAL COUNSEL
 DATE: 11/18/10
 SYNTHIA M. GUNZEL
 COUNTY COUNSEL
 FORM APPROVED COUNTY COUNSEL
 BY: Cynthia M. Gunzel 11/18/10
 DATE: 11/18/10
 DEPARTMENTAL COUNSEL
 SYNTHIA M. GUNZEL
 COUNTY COUNSEL
 Dept Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 3.14 of 3/24/2009 District: 3 Agenda Number:

3.38

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Approve and direct the Auditor-Controller to make the budget adjustments as shown on Schedule A; and
4. Authorize and allocate the sum of \$13,550 to purchase Parcel 21129-1 and \$7,450 for a temporary construction easement on Parcel 21129-2, all within Assessor's Parcel Number 472-110-021 and \$14,850 to pay all related transaction costs.

BACKGROUND:

Winchester Road (SR-79) is one of the key north-south corridors in Southwest Riverside County. Due to significant regional and local growth, a project to widen SR-79 from Thompson Road to Domenigoni Parkway has been proposed. The project would widen this section of SR-79 from two to four lanes in accordance with the Memorandum of Understanding between the State of California Department of Transportation (CalTrans), County of Riverside Transportation Department, and the City of Murrieta, adopted on June 15, 2004, which will address the traffic needs of the area, enhance interregional travel, relieve traffic congestion, improve traffic safety, and reduce response time for emergency service vehicles. The improvement of SR-79 is a major priority for Supervisor Stone and the need has been recognized by Riverside County Transportation Department, the City of Murrieta, the City of Temecula, and CalTrans.

The Economic Development Agency (EDA) has negotiated the acquisition of a portion of Assessor's Parcel Number 472-110-021 from Wimbley Court, LLC for a price of \$21,000. There are costs of \$14,850 associated with this transaction. Wimbley Court, LLC will execute a Grant Deed in favor of the State of California for a portion of Assessor's Parcel Number 472-110-021, referenced as Parcel 21129-1.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

The following summarizes the funding necessary for the acquisition and temporary construction easement of a portion of Assessor's Parcel Number 472-110-021:

Acquisition:	\$ 13,550
Temporary Construction Easement	\$ 7,450
Estimated Title and Escrow Charges:	\$ 1,600
Preliminary Title Report:	\$ 250
Appraisal:	\$ 8,000
Acquisition Administration:	\$ 5,000
Total Estimated Acquisition Costs:	\$ 35,850

(Continued)

FINANCIAL DATA: (Continued)

While EDA will cover the cost for the due diligence services (Preliminary Title Report and Appraisal) at the time of this property transaction, it is understood that the Transportation Department will reimburse EDA for these costs. The budget adjustment attached (Schedule A) is necessary to allow this transaction. The remaining costs will be paid directly by the Transportation Department.

All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 2010/11. Thus, no net county cost will be incurred as a result of this transaction.

Attachments:

- Schedule A

SCHEDULE A

Increase Estimated Revenues:

47220-7200400000-777520 Reimbursement for Services	\$8,250
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Increase Appropriations:

47220-7200400000-525400 Title Company Services	\$ 250
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47220-7200400000-524550 Appraisal Services	\$8,000
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PROJECT: STATE ROUTE 79 (WINCHESTER) ROAD
WIDENING
PARCEL: 21129-1
APN: 472-110-021 (portion)

ACQUISITION AGREEMENT

This agreement is made by and between the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA herein called "County", and WIMBLEY COURT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, herein called "Grantor".

Grantor has executed and will deliver to _____, Real Property Agent for the County or to the designated escrow company, a Grant Deed in favor of the State of California dated _____, identifying a portion of Assessor's Parcel Number 472-110-021, referenced as Parcel 21129-1 and described on Exhibits "A" and "B" attached hereto and made a part hereof, in consideration of which it is mutually agreed as follows:

1. The County shall:

A. Pay to the order of Grantor an all inclusive settlement in the sum of Thirteen Thousand Five Hundred Fifty Thousand Dollars (\$13,500) for the property, or interest therein, conveyed by said deed, when title to said property or interest vests in County free and clear of all liens, encumbrances, easements, leases (recorded or unrecorded), and taxes except those encumbrances and easements which, in the sole discretion of the County, are acceptable.

B. Handle real property taxes, bonds, and assessments in the following manner:

1. All real property taxes shall be prorated, paid, and canceled pursuant to the provisions of Section 5081 et. seq., of the Revenue and Taxation Code.

2. County is authorized to pay from the amount shown in Paragraph 1A herein, any unpaid taxes together with penalties, cost and interest thereon, and any bonds or assessments that are due on the date title is transferred to, or possession is taken by the County, whichever first occurs.

C. Pay all escrow, recording, and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore.

2. Grantor shall:

A. Indemnify, defend, protect, and hold County, its officers, employees, agents, successors, and assigns free and harmless from and against any and all claims, liabilities, penalties, forfeitures, losses, or expenses, including without limitation, attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or indirectly, by either (a) the presence in, on, within, under, or about the parcel of hazardous materials, toxic substances, or hazardous substances as a result of Grantor's use, storage, or generation of

1 such materials or substances or (b) Grantor's failure to comply with any federal, state, or local
2 laws relating to such materials or substances. For the purpose of this agreement, such
3 materials or substances shall include without limitation hazardous substances, hazardous
4 materials, or toxic substances as defined in the Comprehensive Environmental Response,
5 Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.; the
6 Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource
Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those substances
defined as hazardous wastes in Section 25117 of the California Health and Safety Code or
hazardous substances in Section 25316 of the California Health and Safety Code; and in the
regulations adopted in publications promulgated pursuant to said laws.

7 B. Be obligated hereunder to include without limitation, and whether
8 foreseeable or unforeseeable, all costs of any required or necessitated repair, clean-up,
9 detoxification, or decontamination of the parcel, and the preparation and implementation of any
closure, remedial action, or other required plans in connection therewith, and such obligation
shall continue until the parcel has been rendered in compliance with applicable federal, state,
and local laws, statutes, ordinances, regulations, and rules.

10 3. It is mutually understood and agreed by and between the parties hereto
11 that the right of possession and use of the subject property by County, including the right to
12 remove and dispose of improvements, shall commence upon the execution of this agreement
by all parties. The amount shown in Paragraph 1A includes, but is not limited to, full payment
for such possession and use.

13 4. Grantor hereby agrees and consents to the dismissal of any
14 condemnation action which has been or may be commenced by County in the Superior Court of
15 Riverside County to condemn said land, and waives any and all claim to money that has been
or may be deposited in court in such case or to damages by reason of the filing of such action.

16 5. The performance by the County of its obligations under this agreement
17 shall relieve the County of any and all further obligations or claims on account of the acquisition
of the property referred to herein or on account of the location, grade, or construction of the
proposed public improvement.

18 6. This agreement shall not be changed, modified, or amended except
19 upon the written consent of the parties hereto.

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

24 ///

25 ///

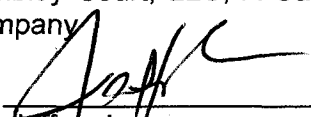
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1 8. Grantor, his assigns and successors in interest, shall be bound by all the
2 terms and conditions contained in this agreement, and all the parties thereto shall be jointly
3 and severally liable thereunder.

4 Dated: 11/2/10

GRANTOR:

5 Wimbley Court, LLC, A California Limited Liability
6 Company

7 By: 

Jeffery Lee

8 Its: President

COUNTY OF RIVERSIDE

9 **ATTEST:**

10 Kecia Harper-Ihem
11 Clerk to the Board

By: _____

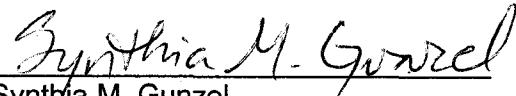
Bob Buster, Chairman
Board of Supervisors

12
13 By: _____

Deputy

14 **APPROVED AS TO FORM:**

15 Pamela J. Walls
16 County Counsel

17 By: 

18 Cynthia M. Gunzel
Deputy County Counsel

19 CO:jw
08/13/09
218TR
12.961

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, AS DESCRIBED IN GRANT DEED RECORDED DECEMBER 6, 2006, AS INSTRUMENT NUMBER 895830, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT "B" OF PARCEL MAP NUMBER 15661, ON FILE IN BOOK 86, PAGE 19, OF PARCEL MAPS, RECORDS OF SAID RECORDER, SAID CORNER BEING A POINT ON THE CENTERLINE OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 53°56'17" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT "B", A DISTANCE OF 15.238 METERS TO THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 895830, SAID CORNER BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 79 (15.238 METER SOUTHEASTERLY HALF-WIDTH), AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED IN BOOK 1065, PAGE 56 OF OFFICIAL RECORDS, RECORDED APRIL 5, 1949, RECORDS OF SAID RECORDER, SAID CORNER ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 53°56'17" E ALONG THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 895830, A DISTANCE OF 7.762 METERS TO A POINT 23.000 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 36°03'34" W PARALLEL WITH AND 23.000 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 171.026 METERS;

THENCE S 41°44'57" W, A DISTANCE OF 30.260 METERS TO A POINT ON THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 895830;

THENCE N 53°56'26" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 4.762 METERS TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79;

THENCE N 36°03'34" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.138 METERS TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1,516.1 SQUARE METERS, 16,319 SQUARE FEET OR 0.375 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000100842 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 18.50-21129 (21129-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 7/01/09



EXHIBIT "B"

08-RIV-KP18.49-18.69-21129 (21129-1)



PM 15244
PM 85/6-7
PCL 9

P.O.C.

T.P.O.B.

R/W PER
O.R. 1065/56-58
REC. 04/05/1949

PM 15661
PM 86/19
PCL 2

NOTE:

||||| - INDICATES RESTRICTED ACCESS

LINE DATA

- ① S 53°56'17" E - 15.238
- ② S 53°56'17" E - 7.762
- ③ S 41°44'57" W - 30.260
- ④ N 53°56'26" W - 4.762

GRANT DEED
INST. # 895830
REC. 12/06/2006

APN 472-110-021

21129-1

1,516.1 SQ. M
16,319 SQ. FT.
0.375 AC.

VIA
GALATEA

"ROAD EASEMENT"

PM 15244
PM 85/6-7
PCL 8

PM 9471
PM 42/37-38
N.A.P.

SE 1/4
SECTION 21
T.6S., R.2W., SBM

PM 19162
PM 127/31-32
PCL 1

COUNTY
OF
RIVERSIDE



ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: STATE ROUTE 79

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

APPROVED BY: *Timothy F. Rayburn* DATE: 7/01/09

PAR. NO.: 21129-1

PREPARED BY: KNV

SCALE: N.T.S.

DATE: JULY, 2009

W.O. NO.: B4-0527

SHEET 1 OF 1

1 COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
(Herein referred to as "County"), and

2
3 WIMBLEY COURT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(Herein referred to as "Grantor")

4
5 PROJECT: STATE ROUTE 79 (WINCHESTER) ROAD
WIDENING
6 PARCEL: 21129-2
APN: 472-110-021 (PORTION)

7
8 TEMPORARY CONSTRUCTION AGREEMENT

9 1. The right is hereby granted County to enter upon and use the land of Grantor in
10 the County of Riverside, State of California, described as portion of Assessor's Parcel Number
472-110-021, highlighted on the map attached hereto, and made a part hereof, for all purposes
necessary to facilitate and accomplish the construction of State Route 79 (Winchester Road).

11 2. The temporary construction easement, used during construction of the project
12 consists of approximately ten thousand eight hundred twenty nine (10,829) square feet as
designated on the attached map, referenced as Exhibit "A".

13 3. A thirty (30) day written notice shall be given to Grantor prior to using the rights
14 herein granted. The rights herein granted may be exercised for twenty-four (24) months from
the thirty (30) day written notice (Original Term).

15 3.1 If County has not completed said project by Original Term, Grantor
16 grants to County two (2) options to extend the Lease Term (Extension Option). Each
Extension Option shall be for a period of one year ("Extended Term"), subject to the conditions
described in Paragraph 3.3

17 3.2 The Extension Option(s) may be exercised by County delivering to
18 Grantor written notice thereof no later than sixty (60) days prior to the expiration of the Original
Term or any extension thereof.

19 3.3 The rent payable by County to Grantor during any Extension Term shall
20 be as follows: Option 1: \$3,725 and Option 2: \$3,725.

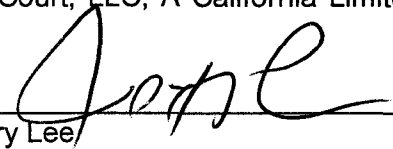
21 4. It is understood that the County may enter upon Grantor's property where
22 appropriate or designated for the purpose of getting equipment to and from the easement area.
County agrees not to damage Grantor's property in the process of performing such activities.

23 5. The right to enter upon and use Grantor's land includes the right to remove and
24 dispose of real and personal property located thereon.
25

1 Dated: Nov 2, 2010

GRANTOR:

2 Wimbley Court, LLC, A California Limited Liability
3 Company

4 By: 

5 Jeffery Lee
6 Its: President

COUNTY OF RIVERSIDE

ATTEST:

7 Kecia Harper-Ihem
8 Clerk to the Board

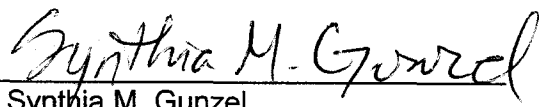
By: _____

Bob Buster, Chairman
Board of Supervisors

9
10 By: _____
Deputy

APPROVED AS TO FORM:

11
12 Pamela J. Walls
13 County Counsel

14 By: 
15 Cynthia M. Gunzel
Deputy County Counsel

16 CO:jw
08/13/09
218TR
12.961

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF THE SOUTH ONE-HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, AS DESCRIBED IN GRANT DEED RECORDED DECEMBER 6, 2006, AS INSTRUMENT NUMBER 895830, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT "B", OF PARCEL MAP NUMBER 15661, ON FILE IN BOOK 86, PAGE 19, OF PARCEL MAPS, RECORDS OF SAID RECORDER, SAID CORNER BEING A POINT ON THE CENTERLINE OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 53°56'17" E ALONG THE SOUTHWESTERLY LINES OF SAID LOT "B" AND LOT "C", COVENTRY LANE (9.143 METERS WIDE) AS SHOWN ON SAID PARCEL MAP NUMBER 15661, A DISTANCE OF 23.000 METERS TO A POINT ON THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 895830, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 53°56'17" E ALONG SAID NORTHEASTERLY LINE OF INSTRUMENT NUMBER 895830, A DISTANCE OF 5.000 METERS TO A POINT 28.000 METERS SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 36°03'34" W PARALLEL WITH AND 28.000 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 171.274 METERS;

THENCE S 41°47'46" W, A DISTANCE OF 30.013 METERS TO A POINT ON THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 895830;

THENCE N 53°56'26" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 5.000 METERS;

THENCE N 41°44'57" E, A DISTANCE OF 30.260 METERS TO A POINT 23.000 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 36°03'34" E PARALLEL WITH AND 23.000 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 171.026 METERS TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1,006.1 SQUARE METERS, 10,829 SQUARE FEET OR, 0.249 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000100842 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 18.50-21129 (21129-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 3/10/09



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT
 08-RIV-KP18.49-18.69-21129 (21129-2)



PM 15244
 PM 85/6-7
 PCL 9

P.O.C.

T.P.O.B.

R/W PER
 O.R. 1065/56-58
 REC. 04/05/1949

PM 15661
 PM 86/19
 PCL 2

LINE DATA

- ① S 53°56'17" E - 23.000
- ② S 53°56'17" E - 5.000
- ③ S 41°47'46" W - 30.013
- ④ N 53°56'26" W - 5.000
- ⑤ N 41°44'57" E - 30.260

GRANT DEED
 INST. # 895830
 REC. 12/06/2006

APN 472-110-021

21129-2

1,006.1 SQ. M
 10,829 SQ. FT.
 0.249 AC.

VIA
 GALATEA

"ROAD EASEMENT"

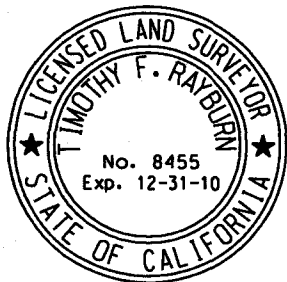
PM 15244
 PM 85/6-7
 PCL 8

PM 9471
 PM 42/37-38
 N.A.P.

SE 1/4
 SECTION 21
 T.6S., R.2W., SBM

PM 19162
 PM 127/31-32
 PCL 1

**COUNTY
 OF
 RIVERSIDE**



ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: STATE ROUTE 79

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

APPROVED BY: *Timothy F. Rayburn* DATE: 3/10/09

PAR. NO.: 21129-2

PREPARED BY: KNV

SCALE: N.T.S.

DATE: FEBRUARY, 2009

W.O. NO.: B4-0527

SHEET 1 OF 1

Exhibit "A"

Park site Lot 31 of Tract No. 21560, as shown by map on file in Book 193 pages 20 through 22 of Maps, Records of Riverside County, California.

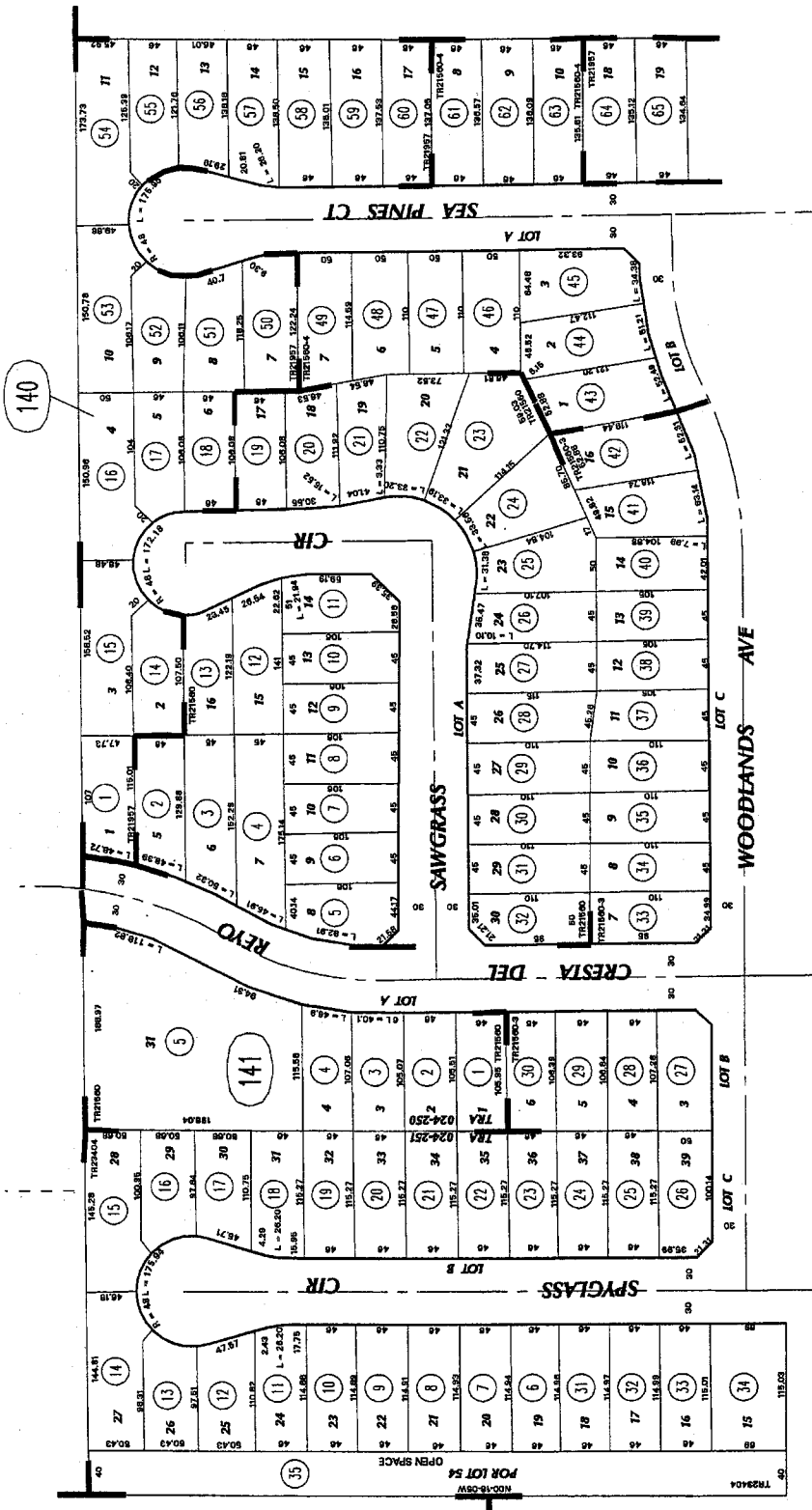
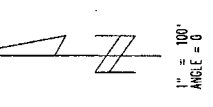
908-14
956-15

T.R.A. 024-250
024-251

POR. SE 12 T.7S., R.3W
CITY OF MURRIETA

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOV 15 2005



- MB 192/79-81 TRACT MAP NO. 21560-4
- MB 193/20-22 TRACT MAP NO. 21560
- MB 188/80-92 TRACT MAP NO. 21560-3
- MB 201/84-87 TRACT MAP NO. 21957
- MB 213/45-48 TRACT MAP NO. 23404

NOV 15 2005

Aug 2005

ASSESSOR'S MAP BK908 PG.14
Riverside County, Calif.

Exhibit "A"