

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

343A



FROM: Economic Development Agency / Facilities Management and
Transportation Department

SUBMITTAL DATE:

April 14, 2011

SUBJECT: Resolution No. 2011-042, Notice of Intention to Convey Easement Interests in Real Property –
Cathedral City

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2011-042, Notice of Intention to Convey Easement Interests in Real Property located in Cathedral City, County of Riverside, on a portion of Assessor's Parcel Number 670-030-027 (formerly 670-030-014) by Grant of Easement Deeds to Southern California Edison; and,
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND: (Commences on Page 2)

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:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A

Positions To Be
Deleted Per A-30 ☐

Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION: APPROVE

BY:

County Executive Office Signature Jennifer L. Sargent

Dep't Recomm.: ☒ Policy

Consent ☐

Per Exec. Ofc.: ☒ Policy

Consent ☐

Prev. Agn. Ref.: 3.28 of 9/15/2009; 3.28 of 5/25/2010

District: 4

Agenda Number:

3.28

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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 of Supervisors (Board) approved Item 3.28, approving the Acquisition of the Fee Simple Interest and Permanent Easements for Utility Purposes for a Portion of Assessor's Parcel Number 670-030-014 (now APN 670-030-027). This acquisition included a 27,311 square foot utility easement identified as Parcel 0373-003C, recorded December 9, 2009 as Instrument Number 2009-0634381. After September 15, 2009, it was determined that the original 27,311 square foot permanent utility easement acquired should be increased by 3,586 square feet for a total of 30,897 square feet to reflect the actual size needed.

On May 25, 2010, the Board approved Item 3.28, approving the Acquisition of Permanent Easement for Utility Purposes for a Portion of Assessor's Parcel Number 670-030-027 (formerly 670-030-014) identified as Parcel 0373-003D, recorded August 5, 2010 as Instrument Number 2010-0366856. The utility easements were purchased to allow Southern California Edison (SCE) to relocate the electric lines affected by this project. This conveyance will fulfill the county's obligation to replace the existing SCE easement in kind.

Pursuant to Government Code Section 25365, the county may transfer interests in real property or interest therein, belonging to the county to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use. The County intends to convey easement interests in real property located in Cathedral City, County of Riverside, a 30,897 square foot portion of Assessor's Parcel Number 670-030-027 (formerly 670-030-014), Parcels 0373-003C, recorded December 9, 2009 as Instrument Number 2009-0634381, and 0373-003D, recorded August 5, 2010 as Instrument Number 2010-0366856, more particularly described in Exhibits "A" and "B", attached hereto, by Grant of Easement Deeds to SCE.

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

Attachments:

Exhibit A & B, Parcel 0373-003C, recorded December 9, 2009 as Instrument Number 2009-0634381
Exhibit A & B, Parcel 0373-003D, recorded August 5, 2010 as Instrument Number 2010-0366856

RESOLUTION NO. 2011-042

**NOTICE OF INTENTION TO CONVEY EASEMENT INTERESTS
IN REAL PROPERTY TO SOUTHERN CALIFORNIA EDISON**

WHEREAS, the County of Riverside (County) acquired permanent utility easements of a portion of Assessor's Parcel Number 670-030-027 (formerly 670-030-014) to provide for relocation of Southern California Edison's electric lines that were affected by the Date Palm Drive and I-10 Interchange Project; and,

WHEREAS, this conveyance will fulfill the County's obligation to replace the existing Southern California Edison easement in kind; now, therefore,

BE IT RESOLVED AND DETERMINED that the Board of Supervisors of the County of Riverside, in regular session assembled on April 26, 2011, hereby directs the Clerk of the Board of Supervisors to give notice pursuant to Government Code Section 6061, of the following:

NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside intends to convey to Southern California Edison (SCE), the following described real property: Easement interests located at the Date Palm Drive and I-10 Interchange in Cathedral City, County of Riverside, California, identified as a portion of Assessor's Parcel Number 670-030-027 (formerly 670-030-014), Parcels 0373-003C, recorded December 9, 2009 as Instrument Number 2009-0634381 and 0373-003D, recorded August 5, 2010 as Instrument Number 2010-0366856, consisting of thirty thousand eight hundred ninety seven (30,897) square feet of land. The terms and conditions of the proposed conveyance are as follows: To fulfill County's obligations, County will convey the described easement interests to SCE for the purpose of relocating SCE's electric lines that were affected by the Date Palm Drive and I-10 Interchange Project.

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: *4/27/11*
SYNTHIA M. GUNZEL

1 The Board of Supervisors intends to meet to conclude the proposed transaction
2 on or after May 24, 2011, at 9:00 am at the meeting room of the Board of Supervisors
3 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
4 Riverside, California.

5 ///

6 ///

7 ///

8 ///

9 ///

10 ///

11 ///

12 ///

13 ///

14 ///

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 CO:ra/041311/199TR/13.411 S:\Real Property\TYPING\Docs-13.000 to 13.499\13.411.doc

DOC # 2009-0634381

12/09/2009 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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)

12.834\062409\199TR\COjw

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	002

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



GRANT OF EASEMENT

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", hereby grants the County of Riverside, a political subdivision, its successors and assigns, hereinafter called "Grantee", all those certain permanent easements and rights of way to construct, use, maintain, alter, add to, enlarge, repair, replace, inspect and/or remove, at any time and from time to time, both overhead and underground electric lines, consisting of poles and towers made of various materials, H-frame structures, guy wires and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other fixtures and appliances and communication circuits with necessary appurtenances, both overhead and underground, for conveying electric energy to be used for light, heat, power, and for transmitting intelligence by electrical means and/or other purposes.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right to clear and to keep clear said right of way strip, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind (except for those herein provided) and the right to trim or remove any tree or shrub which in the opinion of Grantee, may endanger said electrical lines or any part thereof or interfere with the exercise of the rights herein granted.

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

Grantor reserves for Grantor and Grantor's successors and assigns, across (but not longitudinally along) said right of way strip, rights for (1) underground water pipelines, (2) farm, grazing or pasture fences, and (3) roads, provided, however, that the exercise of such rights does not interfere with or endanger, in the opinion of Grantee, the operation or maintenance of the electric lines of Grantee, or Grantee's ready access to its said electrical lines, or the exercise of any of the rights herein granted to Grantee.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and the right to clear and keep clear the above described real property, free from explosives, buildings, structures, equipment, brush, combustible material and any and all other obstructions of any kind, including but not limited to planter boxes, walls, fences, other than farm, grazing or pasture fences) and earth fill and the right to trim or remove any tree, tree root, vine, or shrub or other obstructions which, in the opinion of Grantee, may endanger said systems or any part thereof, or interfere with the exercise of the rights herein granted.

Grantor shall not excavate or change, nor permit the excavation or changing of the surface of the ground of the above described real property without the previous written consent of the Grantee, which consent shall not be unreasonably withheld.

The terms, covenants and conditions of this Grant of Easement shall bind and insure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized, this SIXTH day of JULY, 2009.

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

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

Dated: _____

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

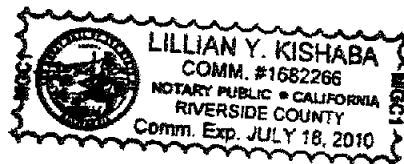
State of California)
County of RIVERSIDE)ss

On July 6, 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) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature]



[SEAL]

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.

Date: 9/23/09

By: [Signature]
Robert Field
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 9-9-09
SYNTHIA M. GUNZEL DATE

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0373-003C
(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 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DATE PALM DRIVE, (25.603 METER 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 61.347 METERS TO AN ANGLE POINT THEREIN;

THENCE S 04°41'37" W, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.191 METERS TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 AS SHOWN ON SAID RIVERSIDE COUNTY MAP;

THENCE S 27°56'34" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, A DISTANCE OF 7.699 METERS TO THE TRUE POINT OF BEGINNING;

THENCE S 86°40'08" E, A DISTANCE OF 17.831 METERS TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE (9.144 METER FULL-WIDTH) AS GRANTED TO COACHELLA VALLEY WATER DISTRICT BY EASEMENT RECORDED NOVEMBER 8, 1985, AS INSTRUMENT NUMBER 253104, OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER;

THENCE S 27°56'34" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE PER INSTRUMENT NUMBER 253104, A DISTANCE OF 20.993 METERS;

THENCE S 72°02'24" E, A DISTANCE OF 86.459 METERS;

THENCE S 25°45'24" E, A DISTANCE OF 208.611 METERS TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE PER INSTRUMENT NUMBER 253104;

THENCE N 42°56'17" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE PER INSTRUMENT NUMBER 253104, A DISTANCE OF 25.796 METERS;

THENCE N 25°45'24" W, A DISTANCE 180.710 METERS;

THENCE N 72°02'24" W, A DISTANCE OF 97.239 METERS TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

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

THENCE N 27°56'34" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, A DISTANCE OF 25.472 METERS TO THE TRUE POINT OF BEGINNING;

CONTAINING 2,537.3 SQUARE METERS, 27,311 SQUARE FEET OR 0.627 ACRES, MORE OF LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00001968 TO OBTAIN GROUND DISTANCE.

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: 8/12/09

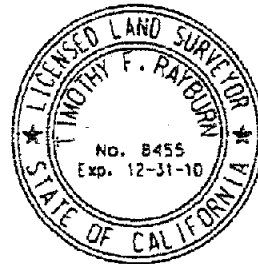


EXHIBIT "B" (UTILITY EASEMENT)

MB 237/32-38

P.O.C. --
(W 1/4 COR SEC 3)

DRIVE

PALM N 01°03'09" E
C/L

T.P.O.B.

CENTERLINE &
SECTION LINE

INTERSTATE
DATE

CATHEDRAL CITY 10

SECTION 4

SECTION 3

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

|||| INDICATES RESTRICTED ACCESS "m" - INDICATES "METERS"

E-W CTR SEC LINE

APN 670-030-014

PCL 12435-A

RIV CO MAP NO. 204/330-332

EXISTING NE'LY R/W I-10

LINE DATA

- ① N 89°37'24" E - 25.605 m
- ② S 01°03'09" W - 61.347 m
- ③ S 04°41'37" W - 67.191 m
- ④ S 27°56'34" E - 7.699 m
- ⑤ S 86°40'08" E - 17.831 m
- ⑥ S 27°56'34" E - 20.993 m
- ⑦ N 42°56'17" W - 25.796 m
- ⑧ N 27°56'34" W - 25.472 m

△ LOT "C" PER MB 237/32-38

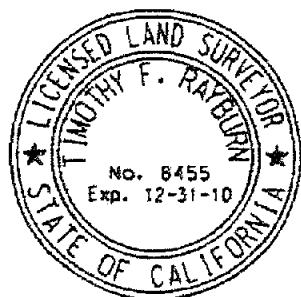
△ 30' WIDE CVWD EASEMENT PER
INST. #253104 11/8/1985

△ 20' WIDE SO. CAL. GAS
EASEMENT PER INST. #117765
11/6/1963

△ 20' WIDE ELECTRIC EASEMENT
FINAL ORDER OF CONDEMNATION
PER INST. #88934 11/6/1963

PARCEL
0373-003C

2,537.3 SO. METERS
27,311 SO. FEET
0.627 ACRES



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.00001968.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PAR. NO.: 0373-003C

PROJECT: DATE PALM DRIVE / I-10

PREPARED BY: BC III

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.D. NO.: AB-0373

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

SHEET 1 OF 1 SHEET

RECORDED BY L.T.C.

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)

11912793-10
13.243\032310\199TRICOjw

DOC # 2010-0366856

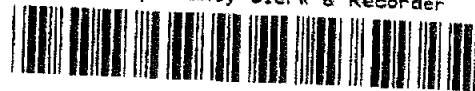
08/05/2010 08:00R Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						
M	A	L	465	426	PCOR	NCOR	SME	NCHG	EXAM
NCHCC					T:		CTY	UNI	012

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



GRANT OF EASEMENT

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", hereby grants the County of Riverside, a political subdivision, its successors and assigns, hereinafter called "Grantee", all those certain permanent easements and rights of way to construct, use, maintain, alter, add to, enlarge, repair, replace, inspect and/or remove, at any time and from time to time, both overhead and underground electric lines, consisting of poles and towers made of various materials, H-frame structures, guy wires and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other fixtures and appliances and communication circuits with necessary appurtenances, both overhead and underground, for conveying electric energy to be used for light, heat, power, and for transmitting intelligence by electrical means and/or other purposes.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right to clear and to keep clear said right of way strip, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind (except for those herein provided) and the right to trim or remove any tree or shrub which in the opinion of Grantee, may endanger said electrical lines or any part thereof or interfere with the exercise of the rights herein granted.

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

Grantor reserves for Grantor and Grantor's successors and assigns, across (but not longitudinally along) said right of way strip, rights for (1) underground water pipelines, (2) farm, grazing or pasture fences, and (3) roads, provided, however, that the exercise of such rights does not interfere with or endanger, in the opinion of Grantee, the operation or maintenance of the electric lines of Grantee, or Grantee's ready access to its said electrical lines, or the exercise of any of the rights herein granted to Grantee.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and the right to clear and keep clear the above described real property, free from explosives, buildings, structures, equipment, brush, combustible material and any and all other obstructions of any kind, including but not limited to planter boxes, walls, fences, other than farm, grazing or pasture fences) and earth fill and the right to trim or remove any tree, tree root, vine, or shrub or other obstructions which, in the opinion of Grantee, may endanger said systems or any part thereof, or interfere with the exercise of the rights herein granted.

Grantor shall not excavate or change, nor permit the excavation or changing of the surface of the ground of the above described real property without the previous written consent of the Grantee, which consent shall not be unreasonably withheld.

The terms, covenants and conditions of this Grant of Easement shall bind and insure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized, this 29th day of March, 2010.

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

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

Dated: 03-29-2010

GRANTOR:

WEST WORLD PROPERTIES INC., A
CALIFORNIA CORPORATION

By: 

Katrina B. Heinrich-Steinberg, President

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

By: 

Katrina B. Heinrich-Steinberg, Trustee

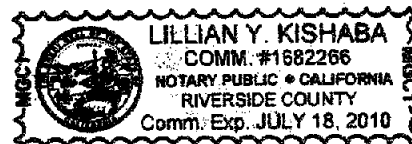
State of California)
County of Riverside)ss

On March 29, 2010, 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) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature Lillian Y. Kishaba



[SEAL]

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.

Date: _____

By: 

Robert Field
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL

By: Synthia M. Gunzel

SYNTHIA M. GUNZEL

DATE 4-26-10

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0373-003D
(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 S 01°03'09" W ALONG SAID CENTERLINE OF DATE PALM DRIVE, A DISTANCE OF 112.792 METERS TO A POINT ON THE SOUTHERLY LINE OF JOINT USE AGREEMENT RECORDED SEPTEMBER 30, 1965, AS INSTRUMENT NUMBER 112176, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 88°58'34" E, ALONG THE SOUTHERLY LINE OF SAID JOINT USE AGREEMENT, A DISTANCE OF 21.336 METERS TO THE SOUTHEAST CORNER THEREOF, BEING THE MOST SOUTHERLY CORNER OF LOT "C" AS DEDICATED ON SAID TRACT MAP, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 02°50'53" E, ALONG THE EASTERLY LINE OF SAID JOINT USE AGREEMENT AND WESTERLY LINE OF SAID LOT "C", A DISTANCE OF 14.373 METERS TO THE MOST NORTHERLY CORNER OF SAID JOINT USE AGREEMENT;

THENCE N 79°53'02" E, ALONG THE PROJECTION OF THE NORTHERLY LINE OF SAID JOINT USE AGREEMENT, A DISTANCE OF 9.605 METERS, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE (9.144 METER FULL-WIDTH) OF GRANT OF EASEMENT/PIPELINE AS GRANTED TO COACHELLA VALLEY WATER DISTRICT BY EASEMENT RECORDED NOVEMBER 8, 1985, AS INSTRUMENT NUMBER 253104, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 27°56'34" E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.032 METERS TO THE NORTHERLY LINE OF THAT CERTAIN UTILITY EASEMENT DESCRIBED AS PARCEL 0373-003C, RECORDED DECEMBER 9, 2009, AS INSTRUMENT NUMBER 0634381, SAID OFFICIAL RECORDS;

THENCE N 86°40'08" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 17.831 METERS TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, AS SHOWN ON SAID RIVERSIDE COUNTY MAP NUMBER 204, PAGES 330 THROUGH 332, INCLUSIVE;

THENCE N 27°56'34" W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, A DISTANCE OF 7.669 METERS TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF DATE PALM DRIVE AND **THE TRUE POINT OF BEGINNING**.

CONTAINING 333.1 SQUARE METERS, 3,586 SQUARE FEET OR 0.082 ACRES, MORE OR LESS.

BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00001968 TO OBTAIN GROUND DISTANCE.

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: 12/30/09

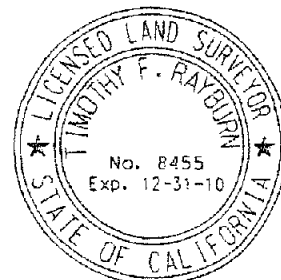


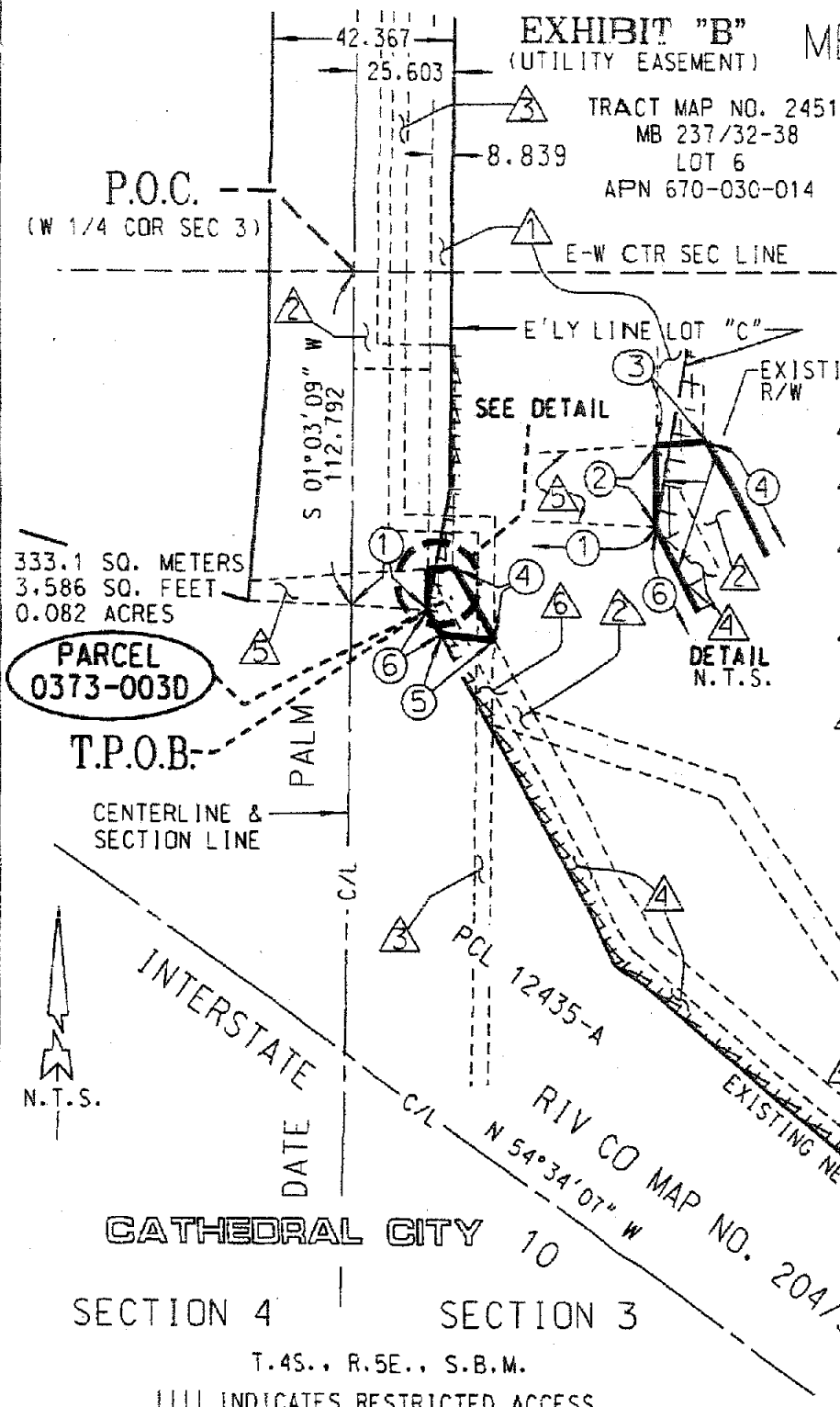
EXHIBIT "B"

MB 237/32-38

LINE DATA

- ① S 88°58'34" E - 21.336m
- ② N 02°50'53" W - 14.373m
- ③ N 79°53'02" E - 9.605m
- ④ S 27°56'34" E - 27.032m
- ⑤ N 86°40'08" W - 17.831m
- ⑥ N 27°56'34" W - 7.669m

- ① LOT "C" PER MB 237/32-38
- ② 30' WIDE CVWD EASEMENT PER INST. #253104 11/8/1985
- ③ 20' WIDE SO. CAL. GAS EASEMENT PER INST. #117765 11/6/1963
- ④ 20' WIDE ELECTRIC EASEMENT FINAL ORDER OF CONDEMNATION PER INST. #88934 11/6/1963
- ⑤ EASEMENT FOR ELECTRIC POWERLINE FOR JOINT USE AGREEMENT W/S.C.E. AS INST. #112176 REC. 9/30/1965
- ⑥ VARIABLE WIDTH UTILITY EASEMENT, PARCEL 0373-003C, REC. 12/09/2009 AS INST. # 2009-0634381



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.00001968.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: DATE PALM DRIVE / I-10

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: 12/30/09

PAR. NO.: 0373-003D
PREPARED BY: BC111
SCALE: N.T.S.
DATE: DECEMBER, 2009
W.D. NO.: A8-0373
SHEET 1 OF 1 SHEET

