

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

168A



FROM: Economic Development Agency / Facilities Management and Transportation Department

SUBMITTAL DATE:
June 16, 2011

SUBJECT: Acquisition Agreement for the Rancho California and Anza Roads Roundabout Project (Temecula)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Acquisition Agreement for Parcels 0957-004A and 0957-004B, all within a portion of Assessor's Parcel Number 943-230-003 and authorize the Chairman of the Board to execute this agreement on behalf of the county;
2. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions necessary to complete this transaction;

(Continued)

[Signature of Juan C. Perez]

[Signature of Robert Field]

Juan C. Perez, Director
Transportation Department

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 249,135	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: DIF (100%)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

BY: *[Signature of Jennifer L. Sargent]*
Jennifer L. Sargent

Prev. Agn. Ref.: N/A

District: 3

Agenda Number:

3.61

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: *[Signature]*
 DATE: *[Date]*
 FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]*
 DATE: *[Date]*
 SYNTHIA M. GUNZEL
 DEPUTY COUNTY CLERK

RECOMMENDED MOTION: (Continued)

3. Approve and direct the Auditor-Controller to make the budget adjustments as shown on Schedule A, attached; and,
4. Authorize and allocate the sum of \$236,835 to purchase a portion of Assessor's Parcel Number 943-230-003 and \$12,300 to pay all related transaction costs.
5. Authorize and direct the Executive Office to transfer an additional \$1,364,379 from DIF Fund 30525 Roads, Bridges, Major Improvements to the Transportation and Land Management Agency as needed, pursuant to contracts and billings received for this Project. These funds will be used for acquisition of this right-of-way and construction.

BACKGROUND:

The Riverside County Transportation Department proposes to construct a single lane roundabout at the intersection of Rancho California Road and Anza Road (Project). Included in the construction of Rancho California Road and Anza Road roundabout will be the placement of curb and gutter, splitter islands, landscaping, center island, decomposed granite trail, replacement of existing culverts, storm drain system, and an infiltration basin for water quality purposes. The new road configuration will be two lanes (one in each direction) with a raised median, for each of the four approaches for this roundabout. This project will substantially improve traffic circulation at this critical intersection in the Wine Country while keeping the unique, rural character of the area.

This project lies within the boundaries of the San Diego Regional Water Quality Control Board. The County of Riverside is subject to waste discharge requirements for discharges within the San Diego Region as dictated in the current National Pollution Discharge Elimination System (NPDES) permit between Riverside County and the San Diego Regional Board. Construction of an infiltration basin to retain the runoff from the proposed roundabout satisfies the permit requirement by capturing and treating runoff from the project site through infiltration.

This property is necessary for the construction of the infiltration basin.

The Riverside County Transportation Department staff conducted a review of the Project and determined that the Project is categorically exempt per the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (c). Also, the Project is exempt under CEQA Guidelines, Section 15061 (3). Notice of Exemption was filed on September 23, 2010 and posted on September 30, 2010 by the County Clerk's Office.

The Economic Development Agency/Facilities Management (EDA/FM) has negotiated the acquisition of a portion of Assessor's Parcel Number 943-230-003 for the purchase price of \$236,835 from Xiang-Kai and Dara Zhang. There are costs of \$12,300 associated with this transaction. Xiang-Kai Zhang and Dara Zhang will execute a Grant Deed in favor of the County of Riverside for a portion of Assessor's Parcel Number 943-230-003, referenced as Parcel 0957-004B and execute an Easement Deed, referenced as 0957-004A.

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 purchase of a portion of Assessor's Parcel Number 943-230-003:

Acquisition Prurchase Price:	\$ 236,835
Estimated Title & Escrow Charges:	\$ 1,850
Preliminary Title Report:	\$ 250
County Appraisal:	\$ 7,000
Administration Costs:	\$ 3,200
Total Estimated Costs:	\$ 249,135

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
Acquisition Agreement

SCHEDULE A

Increase Estimated Revenues:

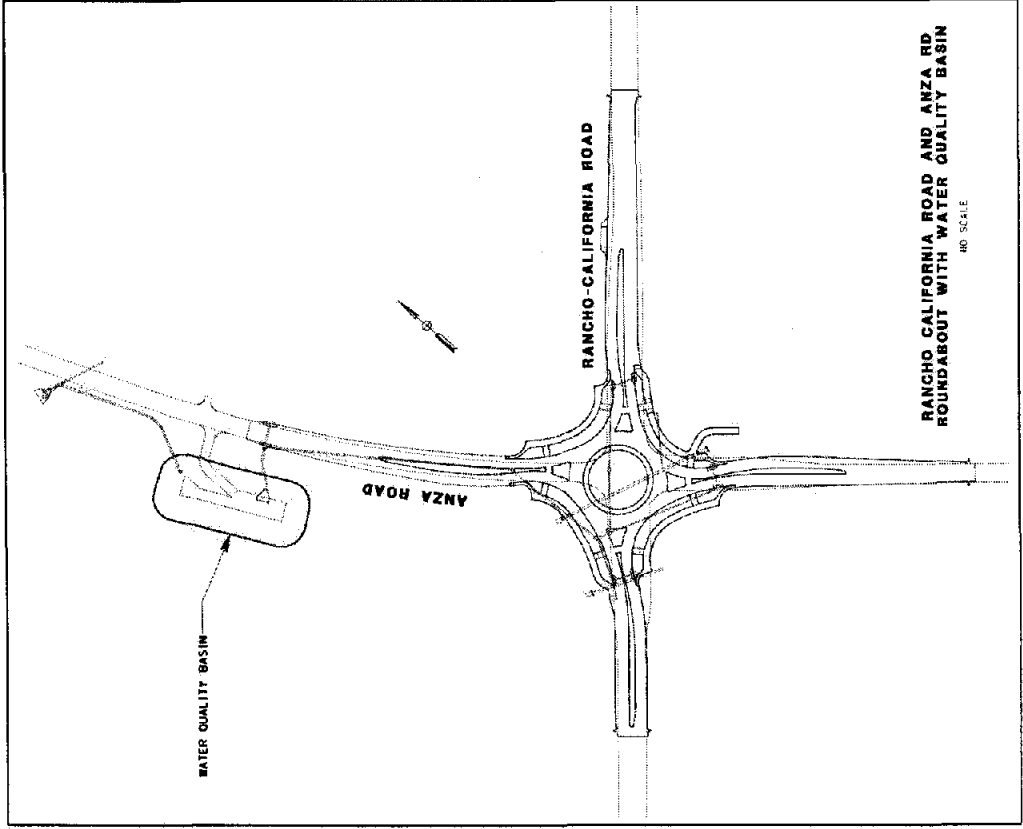
47220-7200400000-777550	Right of Way Services	\$ 7,250
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Increase Appropriations:

47220-7200400000-525400	Title Company Services	\$ 250
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47220-7200400000-524550	Appraisal Services	\$ 7,000
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Added Cost to Roundabout Project to Meet NPDES WQMP Requirements



<u>Roundabout Cost Summary</u>	
Roundabout Construction Cost	<u>\$1,300,000</u>
NPDES WQMP Compliance Cost	<u>\$600,000</u>
Percentage Cost Between NPDES WQMP Compliance and Roundabout Construction	<u>46%</u>

NPDES = National Pollution Discharge
Elimination System
WQMP=Water Quality Management Plan

1 PROJECT: RANCHO CALIFORNIA / ANZA
2 ROADS ROUNDABOUT
3 PARCEL(S): 0957-004A and 0957-004B
4 APN: 949-230-003 (PORTION)
5

6 ACQUISITION AGREEMENT
7

8 This agreement is made by and between the COUNTY OF RIVERSIDE, A
9 POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA herein called "County", and
10 Xiang-Kai Zhang and Dara Zhang, herein called "Grantor".

11 Grantor has executed and will deliver to Lorie G. Houghlan, Real Property Agent
12 for the County or to the designated escrow company, an Easement Deed referenced as
13 Parcel 0957-004A and a Grant Deed dated _____,
14 identifying a portion of Assessor's Parcel Number 949-230-003, referenced as Parcel
15 0957-004B as described on Exhibits "A" and "B" attached hereto and made a part hereof,
16 in consideration of which it is mutually agreed as follows:

17 1. The County shall:

18 A. Pay to the order of Grantor the sum of Two Hundred Thirty Six
19 Thousand Eight Hundred Thirty Five Dollars (\$236,835) for the property, or interest
20 therein, conveyed by said deed(s), when title to said property or interest vests in
21 County free and clear of all liens, encumbrances, easements, leases (recorded or
22 unrecorded), and taxes except those encumbrances and easements which, in the sole
23 discretion of the County, are acceptable.

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

26 1. All real property taxes shall be prorated, paid, and canceled
27 pursuant to the provisions of Section 5081 et. seq., of the Revenue and Taxation Code.
28

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

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

7 2. Grantor shall:

8 A. Indemnify, defend, protect, and hold County, its officers,
9 employees, agents, successors, and assigns free and harmless from and against any
10 and all claims, liabilities, penalties, forfeitures, losses, or expenses, including without
11 limitation, attorneys' fees, whatsoever, arising from or caused in whole or in part,
12 directly or indirectly, by either (a) the presence in, on, within, under, or about the parcel
13 of hazardous materials, toxic substances, or hazardous substances as a result of
14 Grantor's use, storage, or generation of such materials or substances or (b) Grantor's
15 failure to comply with any federal, state, or local laws relating to such materials or
16 substances. For the purpose of this agreement, such materials or substances shall
17 include without limitation hazardous substances, hazardous materials, or toxic
18 substances as defined in the Comprehensive Environmental Response,
19 Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.;
20 the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the
21 Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those
22 substances defined as hazardous wastes in Section 25117 of the California Health and
23 Safety Code or hazardous substances in Section 25316 of the California Health and
24 Safety Code; and in the regulations adopted in publications promulgated pursuant to
25 said laws.

26 B. Be obligated hereunder to include without limitation, and whether
27 foreseeable or unforeseeable, all costs of any required or necessitated repair, clean-
28 up, detoxification, or decontamination of the parcel, and the preparation and

1 implementation of any closure, remedial action, or other required plans in connection
2 therewith, and such obligation shall continue until the parcel has been rendered in
3 compliance with applicable federal, state, and local laws, statutes, ordinances,
4 regulations, and rules.

5 3. Any and all moneys payable under this contract, up to and including the
6 total amount of unpaid principal and interest on the note secured by an **Abstract of**
7 **Judgment recorded, as Instrument No. 2009-0668208**, Official Records of Riverside
8 County, shall, upon demand, be made payable to the beneficiary entitled thereunder;
9 said beneficiary to provide a partial reconveyance as Assessor's Parcel Number 949-
10 230-003, and to furnish Grantor with good and sufficient receipt showing said moneys
11 credited against the indebtedness secured by said Abstract of Judgment.

12 Grantor hereby authorizes and directs the disbursement of funds which are
13 demanded under the terms of said Abstract of Judgment.

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

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

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

28

1 7. This agreement shall not be changed, modified, or amended except upon
2 the written consent of the parties hereto.

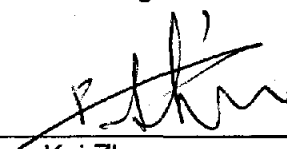
3 8. This agreement is the result of negotiations between the parties and is
4 intended by the parties to be a final expression of their understanding with respect to
5 the matters herein contained. This agreement supersedes any and all other prior
6 agreements and understandings, oral or written, in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

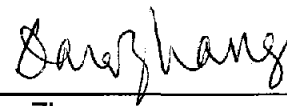
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1 9. Grantor, their assigns and successors in interest, shall be bound by all
2 the terms and conditions contained in this agreement, and all the parties thereto shall
3 be jointly and severally liable thereunder. This Agreement may be executed in one or
4 more counterparts. Each shall be deemed an original and all, taken together, shall
5 constitute one and the same instrument.

6
7 Dated: _____

GRANTOR: Xiang-Kai and Dara Zhang

8
9 By: 
10 Xiang-Kai Zhang

11 By: 
12 Dara Zhang

13 **COUNTY OF RIVERSIDE**

14
15 **ATTEST:**
16 Kecia Harper-Ihem
17 Clerk to the Board

18 By: _____
19 Bob Buster, Chairman
20 Board of Supervisors

21 By: _____
22 Deputy

23 APPROVED AS TO FORM:
24 PAMELA J. WALLS, County Counsel

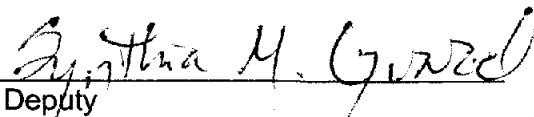
25 By: 
26 Deputy
27 **SYNTHIA M. GUNZEL**

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B-2" BY GRANT DEED RECORDED NOVEMBER 30, 2001 AS INSTRUMENT NUMBER 2001-592032, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO PAUBA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF RANCHO CALIFORNIA ROAD (55 FOOT HALF-WIDTH) AND THE CENTERLINE OF ANZA ROAD (55 FOOT HALF-WIDTH) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, OF RECORDS OF SURVEY, OF SAID RECORDER;

THENCE S 48°22'29" W ALONG SAID CENTERLINE OF RANCHO CALIFORNIA ROAD, A DISTANCE OF 55.08 FEET;

THENCE N 41°37'31" W, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RANCHO CALIFORNIA ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANZA ROAD, SAID POINT BEING THE MOST-EASTERLY CORNER OF SAID PARCEL "B-2" AND THE **TRUE POINT OF BEGINNING**;

THENCE S 48°22'29" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RANCHO CALIFORNIA ROAD, A DISTANCE OF 159.43 FEET;

(COURSE "A") THENCE N 80°36'30" W, A DISTANCE OF 27.02 FEET;

(COURSE "B") THENCE N 09°23'30" E, PERPENDICULAR FROM SAID COURSE "A", A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHEASTERLY OF SAID COURSE "A";

(COURSE "C") THENCE S 80°36'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 31.07 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE;

(COURSE "D") THENCE N 48°22'29" E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.00 FEET;

(COURSE "E") THENCE N 15°56'23" E, A DISTANCE OF 180.80 FEET, TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ANZA ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2054.79 FEET AND AN INITIAL RADIAL BEARING OF N 50°38'52" E;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°22'00", AN ARC DISTANCE OF 84.88 FEET;

THENCE S 41°43'08" E, A DISTANCE OF 12.12 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A" (CONTINUED)

CONTAINING 7,430 SQUARE FEET, OR 0.171 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A COUNTY ROAD 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 RANCHO CALIFORNIA ROAD AND ANZA ROAD OVER AND ACROSS COURSES "A" THROUGH "E" INCLUSIVE, HEREIN ABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, MULTIPLY DISTANCES SHOWN BY 1.000103051 TO OBTAIN GROUND DISTANCES.

0957-004A

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Gregory S. EHE*

DATE: 3-7-11



CURVE DATA

- (A) $\Delta = 02^{\circ}22'00''$
R = 2054.79'
L = 84.88'
T = 42.44'
- (B) $\Delta = 19^{\circ}38'46''$
R = 1999.79'
L = 685.79'
T = 346.25'
- $\langle \Delta = 19^{\circ}38'46'' \rangle$
 $\langle R = 2000.00' \rangle$
 $\langle L = 685.78' \rangle$
 $\langle T = 346.29' \rangle$

PARCEL "B-2"

APN 943-230-003
GRANT DEED
INST. NO. 01-0592032
REC 11/30/2001

PARCEL 0957-004A

7,430 SQ.FT.
0.171 AC.

7,285 SQ.FT.
0.167 AC.

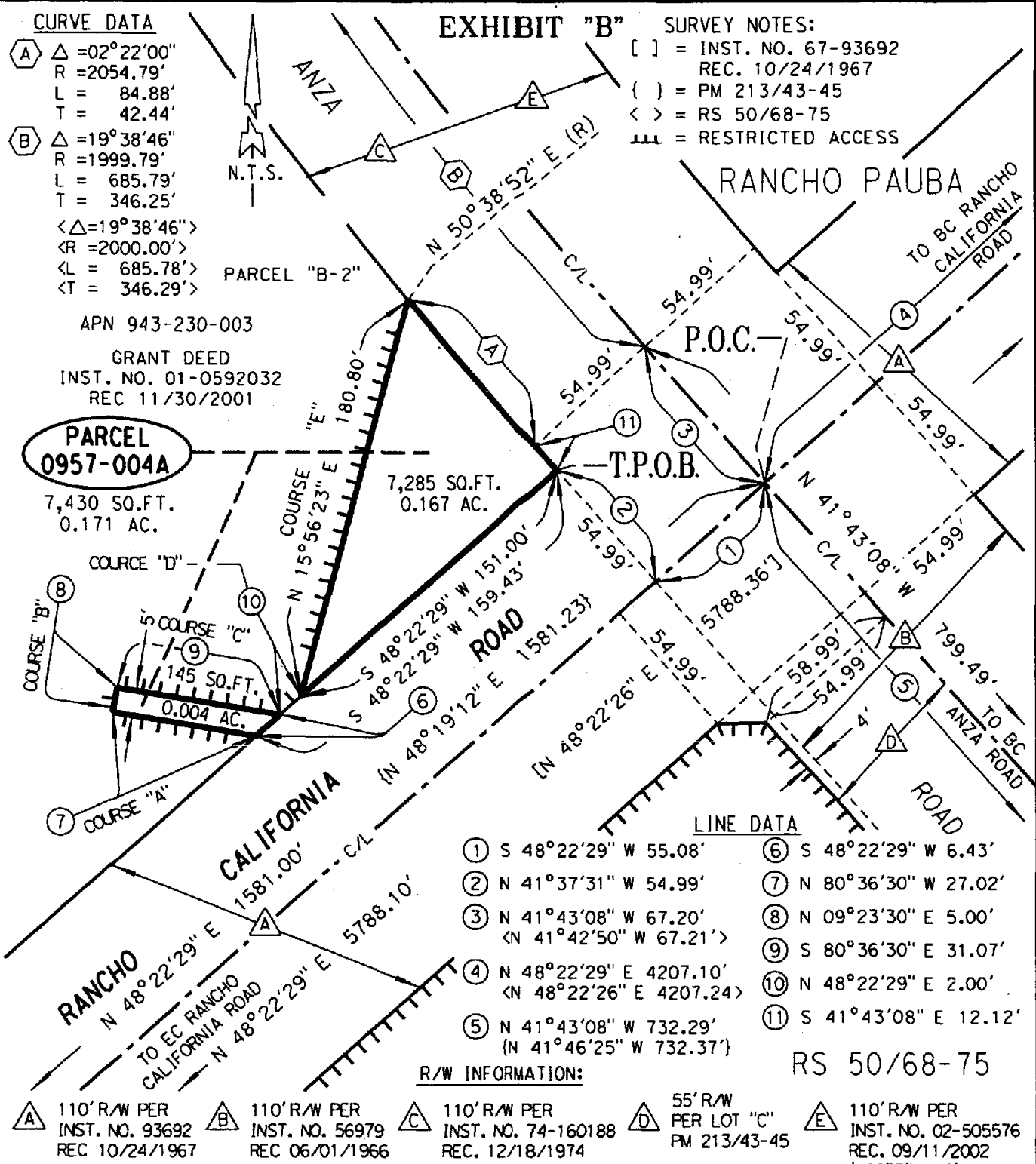
EXHIBIT "B"

SURVEY NOTES:

- [] = INST. NO. 67-93692
REC. 10/24/1967
- { } = PM 213/43-45
- < > = RS 50/68-75
- |||| = RESTRICTED ACCESS

N.T.S.

RANCHO PAUBA



LINE DATA

- ① S 48°22'29" W 55.08'
- ② N 41°37'31" W 54.99'
- ③ N 41°43'08" W 67.20'
<N 41°42'50" W 67.21'>
- ④ N 48°22'29" E 4207.10'
<N 48°22'26" E 4207.24'>
- ⑤ N 41°43'08" W 732.29'
<N 41°46'25" W 732.37'>
- ⑥ S 48°22'29" W 6.43'
- ⑦ N 80°36'30" W 27.02'
- ⑧ N 09°23'30" E 5.00'
- ⑨ S 80°36'30" E 31.07'
- ⑩ N 48°22'29" E 2.00'
- ⑪ S 41°43'08" E 12.12'

R/W INFORMATION:

- (A) 110' R/W PER INST. NO. 93692 REC 10/24/1967
- (B) 110' R/W PER INST. NO. 56979 REC 06/01/1966
- (C) 110' R/W PER INST. NO. 74-160188 REC. 12/18/1974
- (D) 55' R/W PER LOT "C" PM 213/43-45
- (E) 110' R/W PER INST. NO. 02-505576 REC. 09/11/2002 (ACCEPTANCE)

RS 50/68-75



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000103051

T.7S., R.2W., S.B.M.
SECTION 26 (PROJECTED)

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.	PAR. NO.: 0957-004A
PROJECT: RANCHO CA ROAD / ANZA ROAD	PREPARED BY: K.N.V.
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: MARCH, 2011
	W.O. NO.: B9-0957
APPROVED BY: <i>Gregory S. Ebe</i> DATE: 3-7-11	SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B-2" BY GRANT DEED RECORDED NOVEMBER 30, 2001 AS INSTRUMENT NUMBER 2001-592032, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO PAUBA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF RANCHO CALIFORNIA ROAD (55 FOOT HALF-WIDTH) AND THE CENTERLINE OF ANZA ROAD (55 FOOT HALF-WIDTH) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, OF RECORDS OF SURVEY, OF SAID RECORDER;

THENCE N 41°43'08" W ALONG SAID CENTERLINE OF ANZA ROAD, A DISTANCE OF 67.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1999.79 FEET;

THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID ANZA ROAD AND SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°38'46", AN ARC DISTANCE OF 685.71 FEET TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL "E-2" AS SHOWN ON SAID RECORD OF SURVEY;

THENCE S 66°12'51" W ALONG SAID NORTHEASTERLY PROLONGATION TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANZA ROAD, A DISTANCE OF 55.02 FEET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2054.79 FEET AND AN INITIAL RADIAL BEARING OF S 67°52'53" W;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°06'56", AN ARC DISTANCE OF 40.01 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°39'26", AN ARC DISTANCE OF 238.75 FEET TO A LINE RADIAL TO SAID NON-TANGENT CURVE;

THENCE S 60°06'30" W ALONG SAID RADIAL LINE, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCENTRIC WITH AND DISTANT 115.00 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ANZA ROAD, HAVING A RADIUS OF 2169.79 FEET AND AN INITIAL RADIAL BEARING OF S 60°06'30" W;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°37'41", AN ARC DISTANCE OF 251.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET FROM THE NORTH LINE OF SAID INSTRUMENT NUMBER 2010-0592032;

THENCE N 66°12'51" E ALONG SAID PARALLEL LINE, A DISTANCE OF 115.00 FEET AND THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A" (CONTINUED)

CONTAINING 28,161 SQUARE FEET, OR 0.646 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 SHOWN BY 1.000103051 TO OBTAIN GROUND DISTANCES.

0957-004B

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Gregory S. EHE*
DATE: 3-7-11



EXHIBIT "B"

LINE DATA

- ① N 41°43'08" W 67.20'
<41°42'50" W 67.21'>
- ② S 66°12'51" W 55.02'
- ③ S 60°06'30" W 115.00'
- ④ N 66°12'51" E 115.00'
- ⑤ N 48°22'29" E 1581.00'
(N 48°19'12" E 1581.23)
- ⑥ N 48°22'29" E 4207.10'
<N 48°22'26" E 4207.24>

CURVE DATA

- △ A = 01°06'56"
R = 2054.79'
L = 40.01'
T = 20.00'
- △ B = 06°39'26"
R = 2054.79'
L = 238.75'
T = 119.51'
- △ C = 06°37'41"
R = 2169.79'
L = 251.00'
T = 125.64'

T.7S., R.2W., S.B.M.
SECTION 26 (PROJECTED)

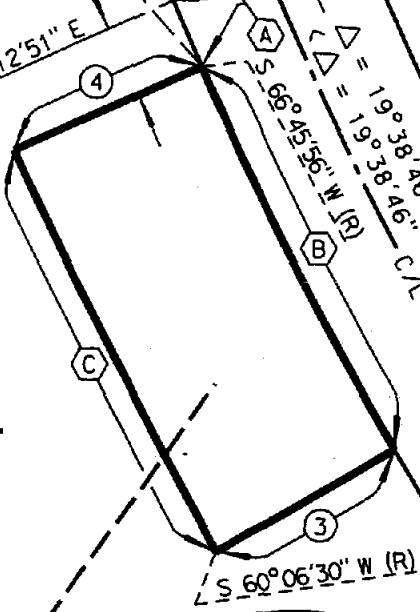
RS 50/68-75

RANCHO PAUBA

SURVEY NOTES:

- { } = PM 213/43-45
- < > = RS 50/68-75

T.P.O.B.



**PARCEL
0957-004B**

28,161 SQ.FT.
0.646 AC.

RS 50/68-75

GRANT DEED
INST. NO.
01-0592032
REC 11/30/2001

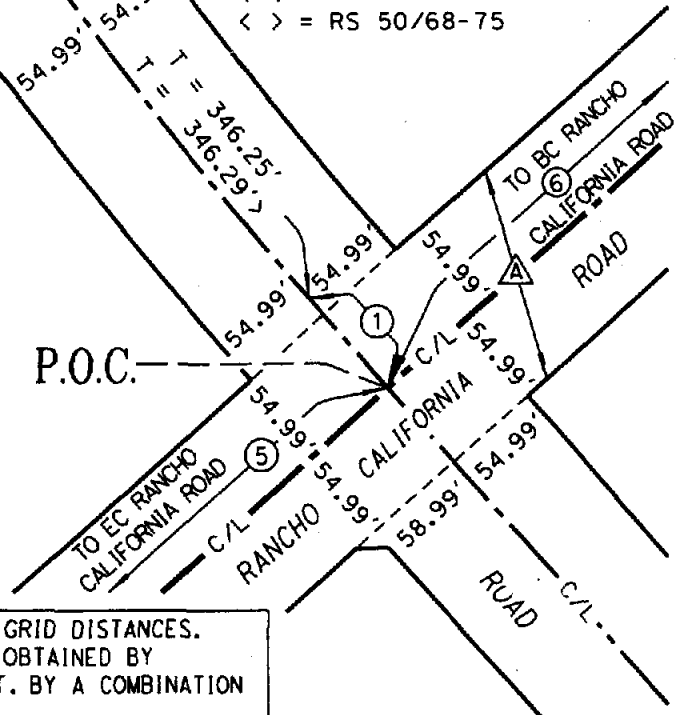
PARCEL "B-2"

APN 943-230-003

R/W INFORMATION:

- △ A 110' R/W PER
INST. NO. 93692
REC 10/24/1967
- △ B 110' R/W PER
INST. NO. 74-160188
REC. 12/18/1974
- △ C 110' R/W PER
INST. NO. 02-505576
REC. 09/11/2002
(ACCEPTANCE)

P.O.C.



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000103051



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: RANCHO CA ROAD / ANZA ROAD

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

PAR. NO.: 0957-004B

PREPARED BY: K.N.V.

SCALE: N.T.S.

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APPROVED BY: *Gregory S. EHE* DATE: 3-7-11