

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

172
A



FROM: Economic Development Agency / Facilities Management and Transportation Department

SUBMITTAL DATE:
June 16, 2011

SUBJECT: Easement Acquisition Agreement and Temporary Construction Access Agreement for the I-215/Van Buren Boulevard Interchange Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Easement Acquisition Agreement for Parcels 21642-1, 21642-3, and 21642-4 and Temporary Construction Access Agreement for Parcels 21642-2 and 21642-5, all within a portion of Assessor's Parcel Numbers 294-070-002 and 294-140-004, and authorize the Chairman of the Board to execute these agreements on behalf of the County of Riverside;
2. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and

(Continued)

Juan C. Perez, Director
Transportation Department

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 203,325	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: March Joint Powers Authority (100%)

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

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

BY: 
Jennifer L. Sargent


Prev. Agn. Ref.: N/A

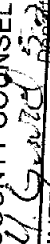
District: 1 & 5

Agenda Number:

3.62

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY:  SAMUEL WONG
6/15/11

FORM APPROVED COUNTY COUNSEL
DATE: _____
BY:  CYNTHIA M. GUNZEL

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

June 16, 2011

Page 2

RECOMMENDED MOTION: (Continued)

3. Authorize and allocate the sum of \$77,525 to purchase Parcels 21642-1, 21642-3, and 21642-4 and \$115,800 for a temporary construction easement on Parcels 21642-2 and 21642-5, all within Assessor's Parcel Numbers 294-070-002 and 294-140-004 and \$10,000 to pay all related transaction costs.

BACKGROUND:

The Van Buren/I-215 Interchange Expansion Project will upgrade the interchange for one of the county's major arterials in order to improve current operations, provide for future traffic growth, and allow for the expansion of the Meridian Business Park and other uses at the March JPA, which is expected to be one of the primary job centers in the county.

The significant improvements to the Van Buren/I-215 Interchange will consist of replacing, realigning, and widening the existing bridges from two to five lanes over I-215 and from four to seven lanes over the BNSF railroad line. All of the on/off ramps will be reconstructed and widened with one additional lane. The southbound on/off ramps and northbound off ramp will be widened from two to three lanes. The northbound on ramp will be widened from one to two lanes. In addition, a three lane northbound loop on ramp will be added with the project. Two signals are proposed, one at the southbound on/off ramps and the other at the northbound on/off ramps. The project will introduce auxiliary lanes from Van Buren to Cactus Boulevard in both the north and southbound directions, and will realign the southbound I-215 lanes to accommodate the proposed on/off ramps by widening the freeway to the outside.

The Final Initial Study [with Mitigated Negative Declaration] Environmental Assessment with Finding of No Significant Impact pursuant to Division 13 of the California Public Resources Code was approved on February 27, 2009 by District 8 Division of Environmental Planning for the California Department of Transportation.

The Economic Development Agency (EDA) has negotiated the acquisition of a portion of Assessor's Parcel Numbers 294-070-002 and 294-140-004 from the Riverside County Transportation Commission (RCTC) for a price of \$193,325. There are costs of \$10,000 associated with this transaction. RCTC will execute an Easement Deed in favor of the County of Riverside for a portion of Assessor's Parcel Numbers 294-070-002 and 294-140-004 referenced as Parcels 21642-1 and 21642-3 and an Aerial Easement Deed in favor of the County of Riverside for a portion of Assessor's Parcel Numbers 294-070-002 and 294-140-004 referenced as Parcel 21642-4.

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

The Transportation Department will bring forth the Construction and Maintenance Agreement between the County and RCTC under a separate submittal.

FINANCIAL DATA: (Commences on Page 3)

Economic Development Agency/Facilities Management and Transportation Department
Easement Acquisition Agreement and Temporary Construction Access Agreement for the I-215/Van
Buren Boulevard Interchange Project

June 16, 2011

Page 3

FINANCIAL DATA:

The following summarizes the funding necessary for the acquisition and temporary construction easement of a portion of Assessor's Parcel Numbers 294-070-002 and 294-140-004:

Easement/Acquisition:	\$ 77,525
Temporary Construction Access:	\$ 115,800
Estimated Title and Escrow Charges:	\$ 5,000
Preliminary Title Report:	\$ 0
Appraisal:	\$ 0
Administration Costs:	\$ 5,000
Total Estimated Costs:	\$ 203,325

Transportation has already covered the costs for the due diligence (appraisal and preliminary title report) through the agreement with the design consultant, Kimley-Horn and Associates. 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 2011/12. Thus, no net county cost will be incurred as a result of this transaction.

Attachments:

Easement Acquisition Agreement
Temporary Construction Access Agreement

1 PROJECT: I-215/Van Buren Boulevard Interchange Project
2 PARCEL(S): 21642-1, 21642-3, and 21642-4
3 APN: 294-070-002 & 294-140-004 (PORTIONS)
4

5 **EASEMENTS ACQUISITION AGREEMENT**
6

7 This Easement Acquisition Agreement is made by and between the COUNTY OF
8 RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, ("County"),
9 and RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A COUNTY
10 TRANSPORTATION COMMISSION, ("Grantor").

11 Grantor has executed and will deliver to _____, Real Property
12 Agent for the County or to the designated escrow company, an Easement Deed for road
13 and utility purposes, including drainage purposes, in favor of the County of Riverside
14 dated May 31, 2011, identifying a portion of Assessor's Parcel Numbers 294-
15 070-002 and 294-140-004, referenced as Parcels 21642-1 and 21642-3 and described on
16 Exhibits "A" and "B" attached hereto and made a part hereof and an Aerial Easement
17 Deed in favor of the County of Riverside dated May 31, 2011, identifying a
18 portion of Assessor's Parcel Numbers 294-070-002 and 294-140-004, referenced as
19 Parcel 21642-4 and described on Exhibits "A" and "B" attached hereto and made a part
20 hereof, (collectively, the "Easements") in consideration of which it is mutually agreed as
21 follows:

22 1. The County shall:

23 A. Pay to the order of Grantor the sum of Seventy-Seven Thousand
24 Five Hundred Twenty-Five Dollars (\$77,525) for the property interest conveyed by said
25 deed(s), when said property interest vests in County.

26 B. Accept the Easements subject to all existing easements and
27 encumbrances on the subject properties, and subject to the terms and conditions set
28 forth in that certain Construction and Maintenance Agreement (Interstate 215-Van

1 Buren Overhead Bridge) entered into by and between Grantor and County dated
2 _____, the terms of which are incorporated herein by reference (the "C&M
3 Agreement") including, but not limited to, the express "Assumption of Risk and Waiver"
4 provisions set forth in the C&M Agreement.

5 C. At County's sole cost, pay all escrow, recording, and
6 reconveyance fees incurred in this transaction, and if title insurance is desired by
7 County, the premium charged therefor.

8 D. If County has not done so, execute the C&M Agreement and
9 provide no less than one (1) fully executed original to Grantor.

10 2. Grantor shall:

11 A. Provide to the Real Property Agent the original executed Easement
12 Deeds subject to the following:

13 i. The property rights granted pursuant to the Easement Deeds
14 are granted without any warranties or guarantees, either express or implied, as to the
15 condition of the property subject to the Easements.

16 ii. The property rights granted pursuant to the Easement Deeds
17 are granted subject to the express terms and conditions set forth in the C&M Agreement.

18 iii. County has delivered to Grantor no less than one (1) fully
19 executed original of the C&M Agreement.

20 3. It is mutually understood and agreed by and between the parties hereto
21 that the right of possession and use of the subject property by County shall commence
22 upon the execution of this Agreement and the above referenced C&M Agreement by all
23 parties. The amount shown in Paragraph 1A includes, but is not limited to, full payment
24 for such possession and use.

25 4. Grantor hereby agrees and consents to the dismissal of any
26 condemnation action which has been or may commenced by County in the Superior
27 Court of Riverside County to condemn said land, and waives any and all claim to
28

1 money that has been or may be deposited in court in such case or to damages by
2 reason of the filing of such action.

3 5. The performance by the County of its obligations under this agreement
4 shall relieve the County of any and all further payment obligations or claims on account
5 of the acquisition of the property rights referred to herein.

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

8 7. This agreement is the result of negotiations between the parties and is
9 intended by the parties to be a final expression of their understanding with respect to
10 the matters herein contained. This agreement supersedes any and all other prior
11 agreements and understandings, oral or written, in connection therewith, excluding the
12 above referenced Construction and Maintenance Agreement. No provision contained
13 herein shall be construed against the County solely because it prepared this agreement
14 in its executed form.

15 8. Grantor, (his/her/its/their) assigns and successors in interest, shall be
16 bound by all the terms and conditions contained in this agreement, and all the parties
17 thereto shall be jointly and severally liable thereunder.

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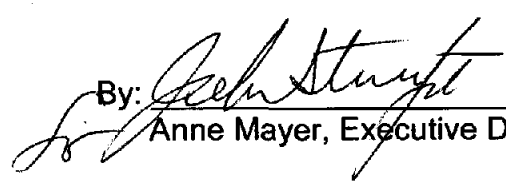
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**SIGNATURE PAGE TO
EASEMENT ACQUISITION AGREEMENT**

PROJECT: I-215/Van Buren Boulevard Interchange Project
PARCEL(S): 21642-1, 21642-3, and 21642-4
APN: 294-070-002 & 294-140-004 (PORTIONS)

Dated: May 31, 2011

GRANTOR:
**Riverside County Transportation
Commission, a county transportation
commission**

By: 
Anne Mayer, Executive Director

By: _____

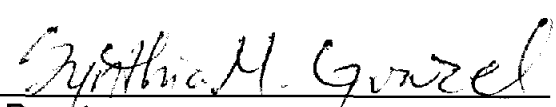
**COUNTY OF RIVERSIDE, a political
subdivision of the State of California**

ATTEST:
Kecia Harper-Ihem
Clerk to the Board

By: _____
Bob Buster, Chairman
Board of Supervisors

By: _____
Deputy

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

By: 
Deputy **SYNTHIA M. GUNZEL**

SV:ad/032211/294TR/13.953 S:\Real Property\TYPING\Docs-13.500 to 13.999\13.953.doc

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ATCHISON, TOPEKA AND SANTA FE RAILWAY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) BY DEED RECORDED JANUARY 23, 1888, IN BOOK 69, PAGE 91 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ACQUIRED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, DESCRIBED AS EXHIBIT A-3 IN INSTRUMENT NO. 116809, RECORDED MARCH 30, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, COUNTY, CALIFORNIA, LOCATED IN SECTION 23 OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VAN BUREN BOULEVARD WITH AVENUE 'A' AND SEWER PLANT ACCESS ROAD, MARKED BY A 2-1/4" BRASS DISC STAMPED "CL S.P.A.R. = CL AVE. 'A' = CL V.BRN. BLVD.", SAID MONUMENT BEARS SOUTH 89°46'09" WEST 1328.18 FEET FROM A FOUND 2-1/4" BRASS DISC STAMPED "CL VAN BUREN 424+03.34 B.C.", ALL AS SHOWN PER CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NO. 443512-4 ON FILE WITH THE COUNTY OF RIVERSIDE AS MAP NO. 205-049;

THENCE ALONG THE CENTERLINE OF VAN BUREN BOULEVARD NORTH 89°46'09" EAST, 651.66 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED;

THENCE LEAVING SAID CENTERLINE ALONG SAID WESTERLY LINE NORTH 19°22'57" WEST, 96.00 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 1 PER DOCUMENT RECORDED OCTOBER 1, 1982 AS INSTRUMENT NO. 170248, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY LINE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 1 NORTH 86°18'35" EAST, 123.09 FEET;

THENCE LEAVING SAID NORTHERLY LINE NORTH 19°22'57" WEST, 37.04 FEET;

08-RIV-215-34.2-21642(21642-1)

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 88°43'57" WEST, 124.68 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID WESTERLY LINE SOUTH 19°22'57" EAST, 42.52 FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 1 AND THE TRUE POINT OF BEGINNING.

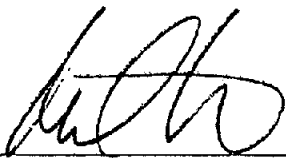
CONTAINING 4,714 SQUARE FEET OR 0.108 ACRE, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS OF ACCESS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID VAN BUREN BOULEVARD, 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 1.0000843 TO OBTAIN GROUND DISTANCE.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

THIS REAL PROPERTY HAS BEEN DESCRIBED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



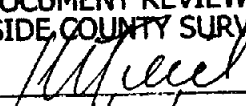
2/21/2011

MICHAEL JAMES KNAPTON

DATE

P.L.S.8012

REV: 7/30/10

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 3/22/11



08-RIV-215-34.2-21642(21642-1)

EXHIBIT "B"

08-RIV-215-34.2-21642(21642-1)

LEGEND

|||| INDICATES RESTRICTED ACCESS

WESTERLY R/W OF A.T.&S.F. RAILWAY, AS RECORDED JAN. 23, 1888, IN BK. 69, PG. 91, O.R.-S.B. CO.

R.C.T.C.(A.T.&S.F.)

INTERSTATE



4,714 SF
0.108 AC

21642-1

S88°43'57"W
124.68'

N19°22'57"W
37.04'

N'LY LINE OF PARCEL NO. 1 PER DOC. REC. OCT. 1, 1982 AS INST. NO. 170248, O.R.

AVENUE 'A'

S19°22'57"E
42.52'

T.P.O.B.

N86°18'35"E
123.09'

N19°22'57"W
96.00'

651.66'

N89°46'09"E 1328.18'

VAN BUREN BLVD.

215

SEWER PLANT ACCESS ROAD RAILROAD

P.O.C.

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 3/22/11

SEC. 23, T3S, R4W, S.B.B. & M.



ALL DISTANCES ARE IN FEET. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.0000843.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO.:	21642-1
PROJECT: VAN BUREN BLVD. & I-215	PREPARED BY:	KHA
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:	01/07/2011
	W. O. NO.:	08-06-001

APPROVED BY: *[Signature]* DATE: 2/21/11

SHEET 1 OF 1 SHEET

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ATCHISON, TOPEKA AND SANTA FE RAILWAY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) BY DEED RECORDED JANUARY 23, 1888, IN BOOK 69, PAGE 91 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ACQUIRED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, DESCRIBED AS EXHIBIT A-3 IN INSTRUMENT NO. 116809, RECORDED MARCH 30, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, COUNTY, CALIFORNIA, LOCATED IN SECTION 26 OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VAN BUREN BOULEVARD WITH AVENUE 'A' AND SEWER PLANT ACCESS ROAD, MARKED BY A 2-1/4" BRASS DISC STAMPED "CL S.P.A.R. = CL AVE. 'A' = CL V.BRN. BLVD.", SAID MONUMENT BEARS SOUTH 89°46'09" WEST 1328.18 FEET FROM A FOUND 2-1/4" BRASS DISC STAMPED "CL VAN BUREN 424+03.34 B.C.", ALL AS SHOWN PER CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NO. 443512-4 ON FILE WITH THE COUNTY OF RIVERSIDE AS MAP NO. 205-049;

THENCE ALONG THE CENTERLINE OF VAN BUREN BOULEVARD NORTH 89°46'09" EAST, 651.64 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED;

THENCE LEAVING SAID CENTERLINE ALONG SAID WESTERLY LINE SOUTH 19°22'57" EAST, 101.33 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 PER DOCUMENT RECORDED OCTOBER 1, 1982 AS INSTRUMENT NO. 170248, OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY LINE ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2 SOUTH 86°37'13" EAST, 128.51 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 19°22'57" EAST, 50.81 FEET;

THENCE SOUTH 66°40'02" WEST, 57.66 FEET;

08-RIV-215-34.2-21642(21642-3)

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 75°40'00" WEST, 73.30 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID WESTERLY LINE NORTH 19°22'57" WEST, 63.82 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL NO. 2 AND THE TRUE POINT OF BEGINNING.

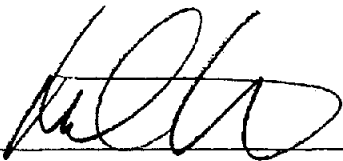
CONTAINING 8,083 SQUARE FEET OR 0.186 ACRE, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS OF ACCESS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID VAN BUREN BOULEVARD, 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 1.0000843 TO OBTAIN GROUND DISTANCE.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

THIS REAL PROPERTY HAS BEEN DESCRIBED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



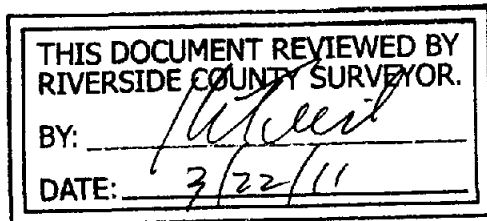
2/21/2011

MICHAEL JAMES KNAPTON

DATE

P.L.S.8012

REV: 7/30/10



08-RIV-215-34.2-21642(21642-3)

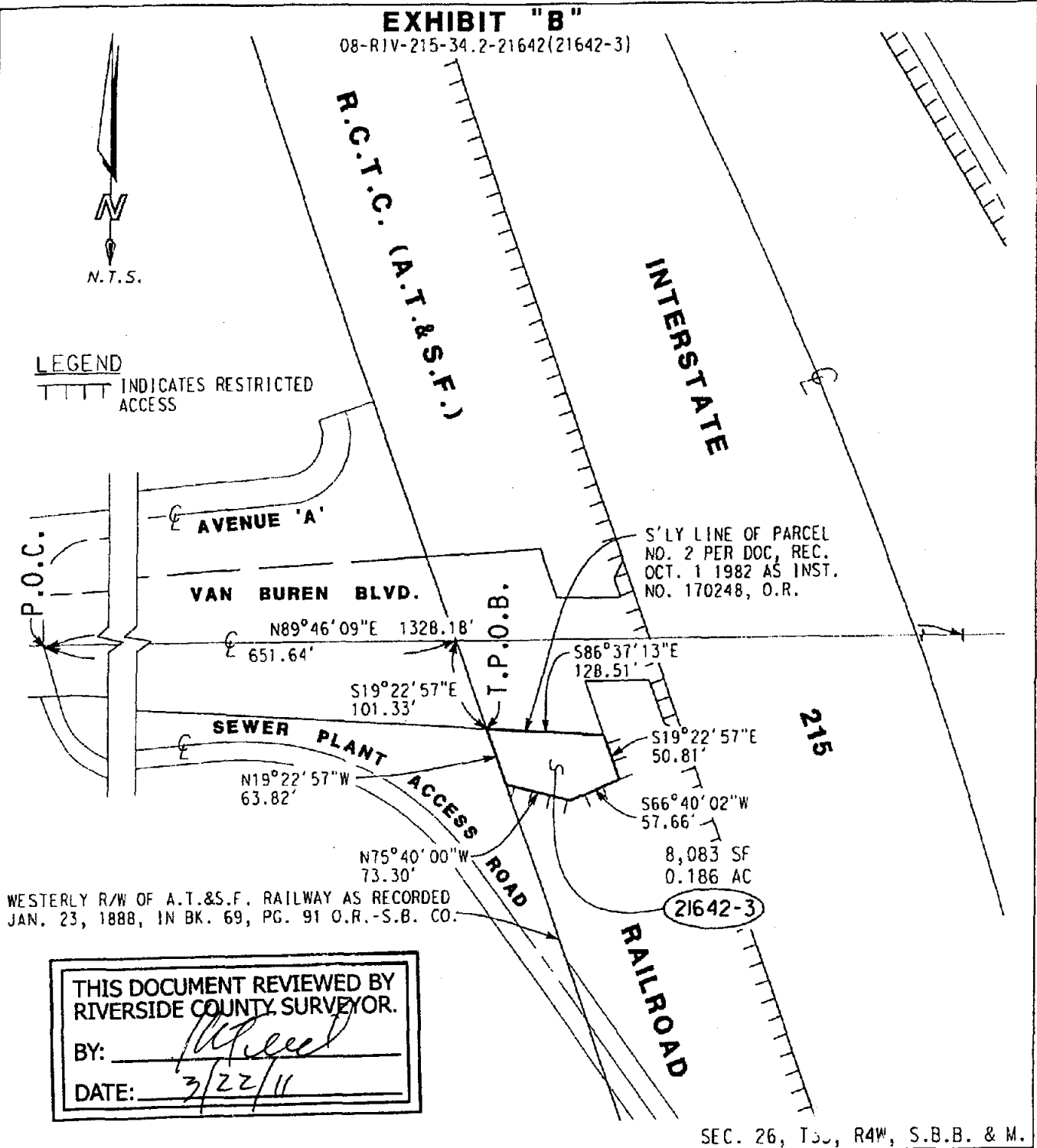
EXHIBIT "B"

08-R1V-215-34.2-21642(21642-3)



LEGEND

|||| INDICATES RESTRICTED ACCESS



THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *[Signature]*
 DATE: 3/22/11

SEC. 26, T5S, R4W, S.B.B. & M.



ALL DISTANCES ARE IN FEET. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.0000843.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO.:	21642-3
PROJECT: VAN BUREN BLVD. & I-215	PREPARED BY:	KHA
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:	01/07/2011
	W. O. NO.:	08-06-001
APPROVED BY: <i>[Signature]</i>	DATE:	2/21/11
	SHEET 1 OF 1 SHEET	

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ATCHISON, TOPEKA AND SANTA FE RAILWAY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) BY DEED RECORDED JANUARY 23, 1888, IN BOOK 69, PAGE 91 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ACQUIRED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, DESCRIBED AS EXHIBIT A-3 IN INSTRUMENT NO. 116809, RECORDED MARCH 30, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, COUNTY, CALIFORNIA, LOCATED IN SECTION 26 OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VAN BUREN BOULEVARD WITH AVENUE 'A' AND SEWER PLANT ACCESS ROAD, MARKED BY A 2-1/4" BRASS DISC STAMPED "CL S.P.A.R. = CL AVE. 'A' = CL V.BRN. BLVD.", SAID MONUMENT BEARS SOUTH 89°46'09" WEST 1328.18 FEET FROM A FOUND 2-1/4" BRASS DISC STAMPED "CL VAN BUREN 424+03.34 B.C.", ALL AS SHOWN PER CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NO. 443512-4 ON FILE WITH THE COUNTY OF RIVERSIDE AS MAP NO. 205-049;

THENCE ALONG THE CENTERLINE OF VAN BUREN BOULEVARD NORTH 89°46'09" EAST, 777.08 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 19°22'57" EAST, 47.70 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 PER DOCUMENT RECORDED OCTOBER 1, 1982 AS INSTRUMENT NO. 170248, OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE SAID SOUTHERLY LINE SOUTH 19°22'57" EAST, 62.19 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 19°22'57" EAST, 50.81 FEET;

THENCE SOUTH 87°01'58" EAST, 88.12 FEET TO THE EASTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 215 AS ACQUIRED BY THE STATE

08-RIV-215-34.2-21642(21642-4)

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

OF CALIFORNIA AS PARCEL NO. 35 IN DECREE OF CONDEMNATION RECORDED MAY 18, 1943 IN BOOK 580, PAGE 327, OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE NORTH 19°22'57" WEST, 57.85 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF ABOVE MENTIONED PARCEL NO. 2;

THENCE LEAVING SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE ALONG SAID SOUTHERLY LINE THE FOLLOWING 3 COURSES;
NORTH 65°29'16" WEST, 21.51 FEET;

THENCE NORTH 19°22'57" WEST, 50.82 FEET;

THENCE SOUTH 89°46'23" WEST, 69.87 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 8,560 SQUARE FEET OR 0.197 ACRE, 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 1.0000843 TO OBTAIN GROUND DISTANCE.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

THIS REAL PROPERTY HAS BEEN DESCRIBED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



2/5/2010

MICHAEL JAMES KNAPTON

DATE

P.L.S.8012 EXPIRES 12/31/10

REV: 02/04/2010



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: Robert S. Robinson

DATE: 04/06/10

08-RIV-215-34.2-21642(21642-4)

EXHIBIT "B"

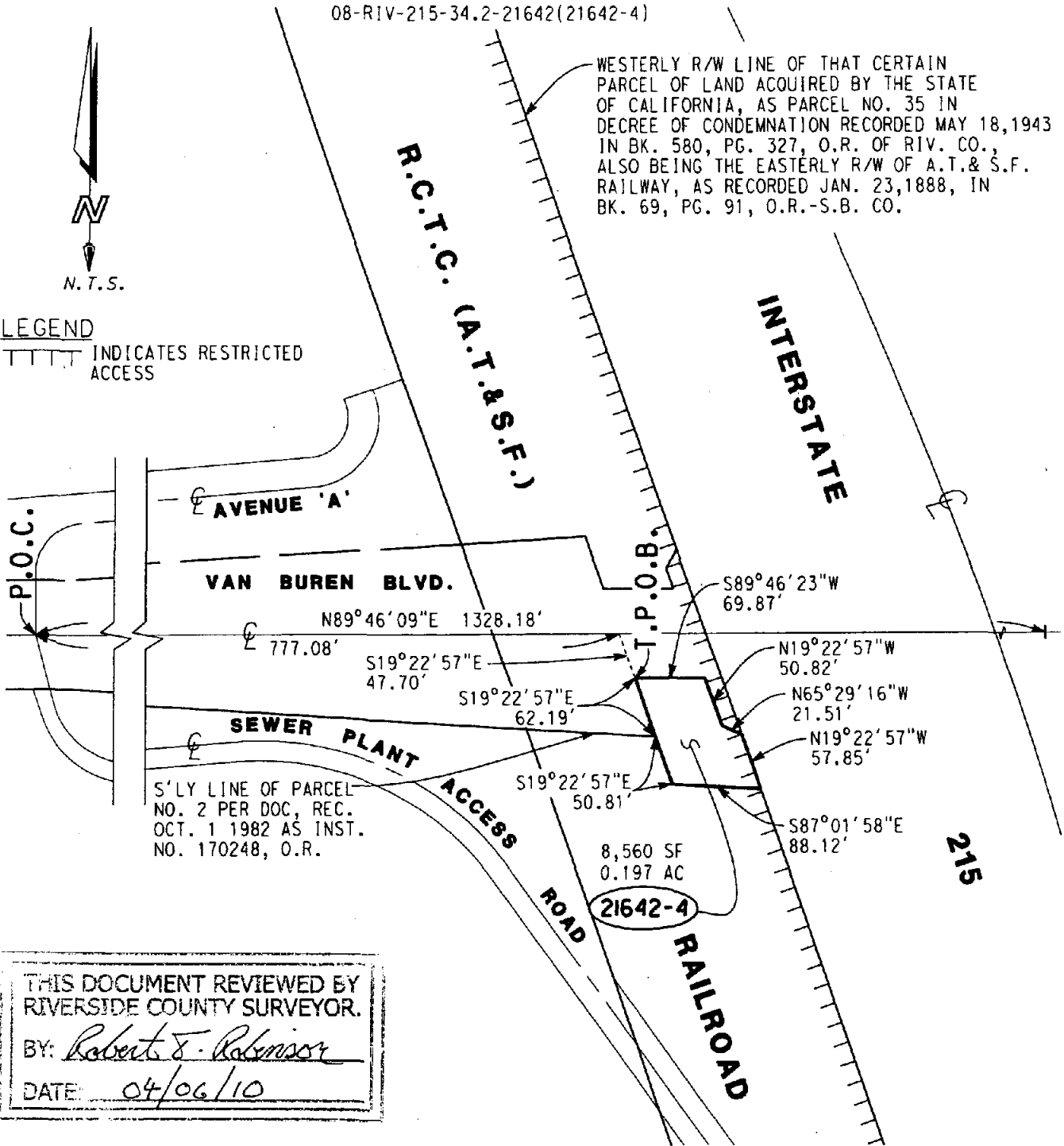
08-RIV-215-34.2-21642(21642-4)



LEGEND

TTTTT INDICATES RESTRICTED ACCESS

WESTERLY R/W LINE OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA, AS PARCEL NO. 35 IN DECREE OF CONDEMNATION RECORDED MAY 18, 1943 IN BK. 580, PG. 327, O.R. OF RIV. CO., ALSO BEING THE EASTERLY R/W OF A.T. & S.F. RAILWAY, AS RECORDED JAN. 23, 1888, IN BK. 69, PG. 91, O.R.-S.B. CO.



S'LY LINE OF PARCEL NO. 2 PER DOC, REC. OCT. 1 1982 AS INST. NO. 170248, O.R.

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
 BY: *Robert F. Robinson*
 DATE: *04/06/10*

SEC. 26, T3S, R4W, S.B.B. & M.



ALL DISTANCES ARE IN FEET. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.0000843.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO.: 21642-4
PROJECT: VAN BUREN BLVD. & I-215	PREPARED BY: KHA
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: 11/16/2009
APPROVED BY: <i>[Signature]</i>	W. O. NO.: 08-06-001
DATE: 2/05/10	SHEET 1 OF 1 SHEET

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

3
4 RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A COUNTY
5 TRANSPORTATION COMMISSION (Herein referred to as "Grantor")

6
7 PROJECT: I-215/Van Buren Boulevard Interchange Project

8 PARCEL(S): 21642-2 & 21642-5

9 APN: 294-070-002 & 294-140-004 (PORTION)

10
11 TEMPORARY CONSTRUCTION ACCESS AGREEMENT

12
13 1. The right is hereby granted County to enter upon and use the land of
14 Grantor in the County of Riverside, State of California, described as portion of
15 Assessor's Parcel Numbers 294-070-002 & 294-140-004, highlighted on the map
16 attached hereto, and made a part hereof, for all purposes necessary to facilitate and
17 accomplish the construction of I-215/Van Buren Boulevard Interchange Project,
18 provided that such use shall be in accordance with the terms of this agreement and
19 shall be subject to the terms and conditions set forth in that certain Construction and
20 Maintenance Agreement (Interstate 215-Van Buren Overhead Bridge) entered into by
21 and between Grantor and County dated _____, the terms of which are
22 incorporated herein by reference (the "C&M Agreement").

23 2. The temporary construction easement, used during construction of the
24 project consists of approximately 1.995 acres or 86,881 square feet as designated on
25 the attached map (TCA Property), referenced as Exhibit "A".

26 3. A thirty (30) day written notice shall be given to Grantor prior to using the
27 rights herein granted. The rights herein granted may be exercised for twenty-four (24)

28

1 months from the thirty (30) day written notice, or until completion of said project,
2 whichever occurs later.

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

7 5. The right to enter upon and use Grantor's land includes the right to
8 remove and dispose of those items of personal property located thereon the TCA
9 Property and shown as "remove" on the plans and specifications for the Project
10 approved by Grantor. Removal of any other items of personal property shall require
11 the Grantor's prior written approval.

12 6. At the termination of the period of use of Grantor's land by County, but
13 before its relinquishment to Grantor, debris generated by County's use will be removed
14 and the surface will be graded and left in a neat condition.

15 7. Grantor shall be held harmless from all claims of third persons arising
16 from the use by County of Grantor's land.

17 8. Grantor hereby warrants that they are the owners of the property
18 described above and that they have the right to grant County permission to enter upon
19 and use the land.

20 9. This agreement is the result of negotiations between the parties hereto.
21 This agreement is intended by the parties as a final expression of their understanding
22 with respect to the matters herein and is a complete and exclusive statement of the
23 terms and conditions thereof.

24 10. This agreement shall not be changed, modified, or amended except upon
25 the written consent of the parties hereto.

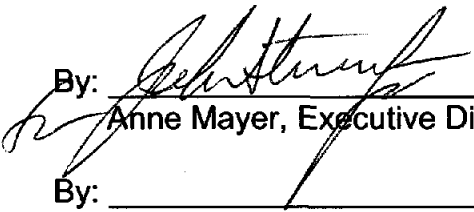
26 11. This agreement supersedes any and all other prior agreements or
27 understandings, oral or written, in connection therewith, excluding the C&M Agreement.
28

1 12. 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.

4 13. County shall pay to the order of Grantor the sum of One Hundred Fifteen
5 Thousand Eight Hundred Dollars (\$115,800) for the right to enter upon and use
6 Grantor's land in accordance with the terms hereof.

7
8 Dated: May 31, 2011

GRANTOR:
Riverside County Transportation
Commission, a county transportation
commission

9
10
11 By: 
12 Anne Mayer, Executive Director

13 By: _____


14
15 **COUNTY OF RIVERSIDE, a political**
subdivision of the State of California

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

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

22 By: _____
23 Deputy

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

26 By: 
27 Synthia M. Gunzel
28 Deputy County Counsel

SV:ad/031411/274TR/13.960 S:\Real Property\TYPING\Docs-13.500 to 13.999\13.960.doc

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ATCHISON, TOPEKA AND SANTA FE RAILWAY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) BY DEED RECORDED JANUARY 23, 1888, IN BOOK 69, PAGE 91 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ACQUIRED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, DESCRIBED AS EXHIBIT A-3 IN INSTRUMENT NO. 116809, RECORDED MARCH 30, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, COUNTY, CALIFORNIA, LOCATED IN SECTION 23 OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VAN BUREN BOULEVARD WITH AVENUE 'A' AND SEWER PLANT ACCESS ROAD, MARKED BY A 2-1/4" BRASS DISC STAMPED "CL S.P.A.R. = CL AVE. 'A' = CL V.BRN. BLVD.", SAID MONUMENT BEARS SOUTH 89°46'09" WEST 1328.18 FEET FROM A FOUND 2-1/4" BRASS DISC STAMPED "CL VAN BUREN 424+03.34 B.C.", ALL AS SHOWN PER CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NO. 443512-4 ON FILE WITH THE COUNTY OF RIVERSIDE AS MAP NO. 205-049;

THENCE ALONG THE CENTERLINE OF VAN BUREN BOULEVARD NORTH 89°46'09" EAST, 863.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 215 AS ACQUIRED BY THE STATE OF CALIFORNIA AS PARCEL NO. 35 IN DECREE OF CONDEMNATION RECORDED MAY 18, 1943 IN BOOK 580, PAGE 327, OFFICIAL RECORDS, BEING ALSO THE EASTERLY LINE AS DESCRIBED IN SAID DEED;

THENCE LEAVING SAID CENTERLINE ALONG SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE NORTH 19°22'57" WEST, 89.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 1 PER DOCUMENT RECORDED OCTOBER 1, 1982 AS INSTRUMENT NO. 170248, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 1 THE FOLLOWING FOUR COURSES:
SOUTH 25°05'36" WEST, 22.12 FEET;

08-RIV-215-34.2-21642(21642-2)

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 19°22'57" EAST, 21.16 FEET;

THENCE SOUTH 89°46'23" WEST, 69.87 FEET;

THENCE NORTH 19°22'57" EAST, 56.29 FEET;

THENCE LEAVING SAID NORTHERLY LINE NORTH 19°22'57" WEST, 37.04 FEET;

THENCE SOUTH 88°43'57" WEST, 124.68 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID WESTERLY LINE NORTH 19°22'57" WEST, 47.25 FEET;

THENCE LEAVING SAID WESTERLY LINE NORTH 72°02'32" EAST, 190.06 FEET;

THENCE NORTH 19°22'57" WEST, 4939.22 FEET TO A POINT OF CUSP AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 215 AS ACQUIRED BY THE STATE OF CALIFORNIA AS PARCEL NO. 19870-1 IN GRANT DEED RECORDED OCTOBER 28, 2004 AS DOCUMENT NO. 2004-0852536, OFFICIAL RECORDS OF SAID COUNTY, AND THE BEGINNING OF A NON-TANGENT 1960.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 64°01'57" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 118.07 FEET THROUGH A CENTRAL ANGLE OF 03°27'05" TO THE SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE SOUTH 19°22'57" EAST, 4982.20 FEET TO THE INTERSECTION OF THE SAID EASTERLY LINE WITH THE NORTHERLY LINE OF ABOVE MENTIONED PARCEL NO. 1 AND THE TRUE POINT OF BEGINNING.

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

CONTAINING 71,553 SQUARE FEET OR 1.643 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 1.0000843 TO OBTAIN GROUND DISTANCE.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

THIS REAL PROPERTY HAS BEEN DESCRIBED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



2/5/2010

MICHAEL JAMES KNAPTON

DATE

P.L.S.8012 EXPIRES 12/31/10

REV: 02/04/2010

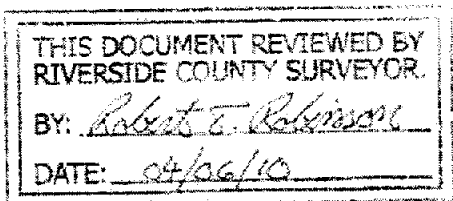


EXHIBIT "B"

08-RIV-215-34.2-21642(21642-2)

NO.	BEARING	LENGTH
①	S25°05'36"W	22.12'
②	S19°22'57"E	21.16'



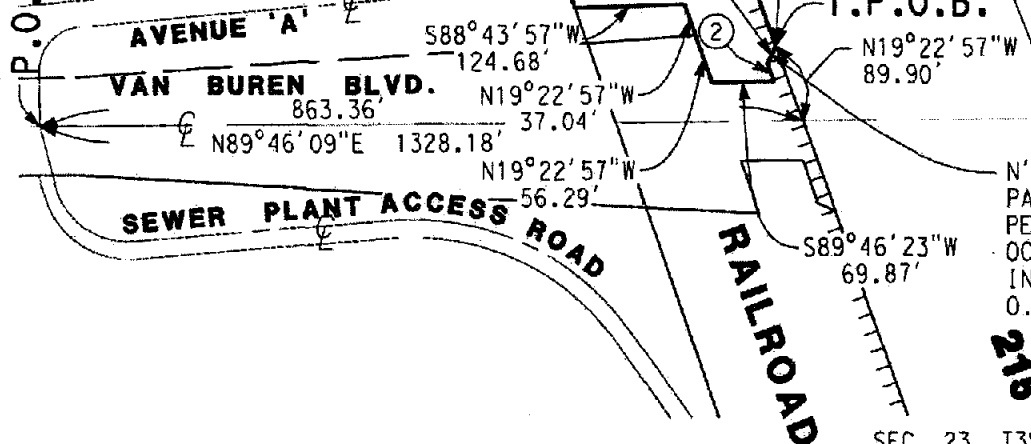
R/W OF A.T.&S.F. RAILWAY, AS RECORDED JAN. 23, 1888, IN BK. 69, PG. 91, O.R.-S.B. CO.

WESTERLY R/W LINE OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA, AS PARCEL NO. 35 IN DECREE OF CONDEMNATION RECORDED MAY 18, 1943 IN BK. 580, PG. 327, O.R. OF RIV. CO., ALSO BEING THE EASTERLY R/W OF A.T.&S.F. RAILWAY, AS RECORDED JAN. 23, 1888, IN BK. 69, PG. 91, O.R.-S.B. CO.

LEGEND

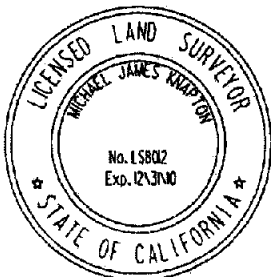
||||| INDICATES RESTRICTED ACCESS

P.O.C.



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR
BY: *Robert S. Robinson*
DATE: 04/06/10

SEC. 23, T3S, R4W, S.B.B. & M.



ALL DISTANCES ARE IN FEET. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.0000843.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PAR. NO.: 21642-2

PROJECT: VAN BUREN BLVD. & I-215

PREPARED BY: KHA

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: 11/16/2009

W. O. NO.: 08-06-001

APPROVED BY: *[Signature]* DATE: 2/05/10

SHEET 1 OF 1 SHEET

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ATCHISON, TOPEKA AND SANTA FE RAILWAY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) BY DEED RECORDED JANUARY 23, 1888, IN BOOK 69, PAGE 91 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ACQUIRED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, DESCRIBED AS EXHIBIT A-3 IN INSTRUMENT NO. 116809, RECORDED MARCH 30, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, COUNTY, CALIFORNIA, LOCATED IN SECTION 26 OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VAN BUREN BOULEVARD WITH AVENUE 'A' AND SEWER PLANT ACCESS ROAD, MARKED BY A 2-1/4" BRASS DISC STAMPED "CL S.P.A.R. = CL AVE. 'A' = CL V.BRN. BLVD.", SAID MONUMENT BEARS SOUTH 89°46'09" WEST 1328.18 FEET FROM A FOUND 2-1/4" BRASS DISC STAMPED "CL VAN BUREN 424+03.34 B.C.", ALL AS SHOWN PER CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NO. 443512-4 ON FILE WITH THE COUNTY OF RIVERSIDE AS MAP NO. 205-049;

THENCE ALONG THE CENTERLINE OF VAN BUREN BOULEVARD NORTH 89°46'09" EAST, 651.64 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED;

THENCE LEAVING SAID CENTERLINE ALONG SAID WESTERLY LINE SOUTH 19°22'57" EAST, 165.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 19°22'57" EAST, 116.91 FEET;

THENCE LEAVING SAID WESTERLY LINE NORTH 69°57'35" EAST, 200.01 FEET TO THE EASTERLY LINE OF THE LAND AS DESCRIBED IN SAID DEED, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 215 AS ACQUIRED BY THE STATE OF CALIFORNIA AS PARCEL NO. 35 IN DECREE OF CONDEMNATION RECORDED MAY 18, 1943 IN BOOK 580, PAGE 327, OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE NORTH 19°22'57" WEST, 44.39 FEET;

08-RIV-215-34.2-21642(21642-5)

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE LEAVING SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY LINE NORTH 87°01'58" WEST,
88.12 FEET;

THENCE SOUTH 66°40'02" WEST, 57.66 FEET;

THENCE NORTH 75°40'00" WEST, 73.30 FEET TO THE WESTERLY LINE OF THE LAND AS DESCRIBED IN
SAID DEED, AND THE TRUE POINT OF BEGINNING.

CONTAINING 15,328 SQUARE FEET OR 0.352 ACRE, 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 1.0000843 TO OBTAIN
GROUND DISTANCE.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

THIS REAL PROPERTY HAS BEEN DESCRIBED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



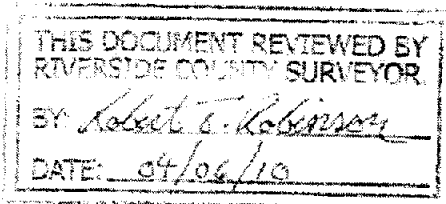
2/5/2010

MICHAEL JAMES KNAPTON

DATE

P.L.S.8012 EXPIRES 12/31/10

REV: 02/04/2010



08-RIV-215-34.2-21642(21642-5)

EXHIBIT "B"

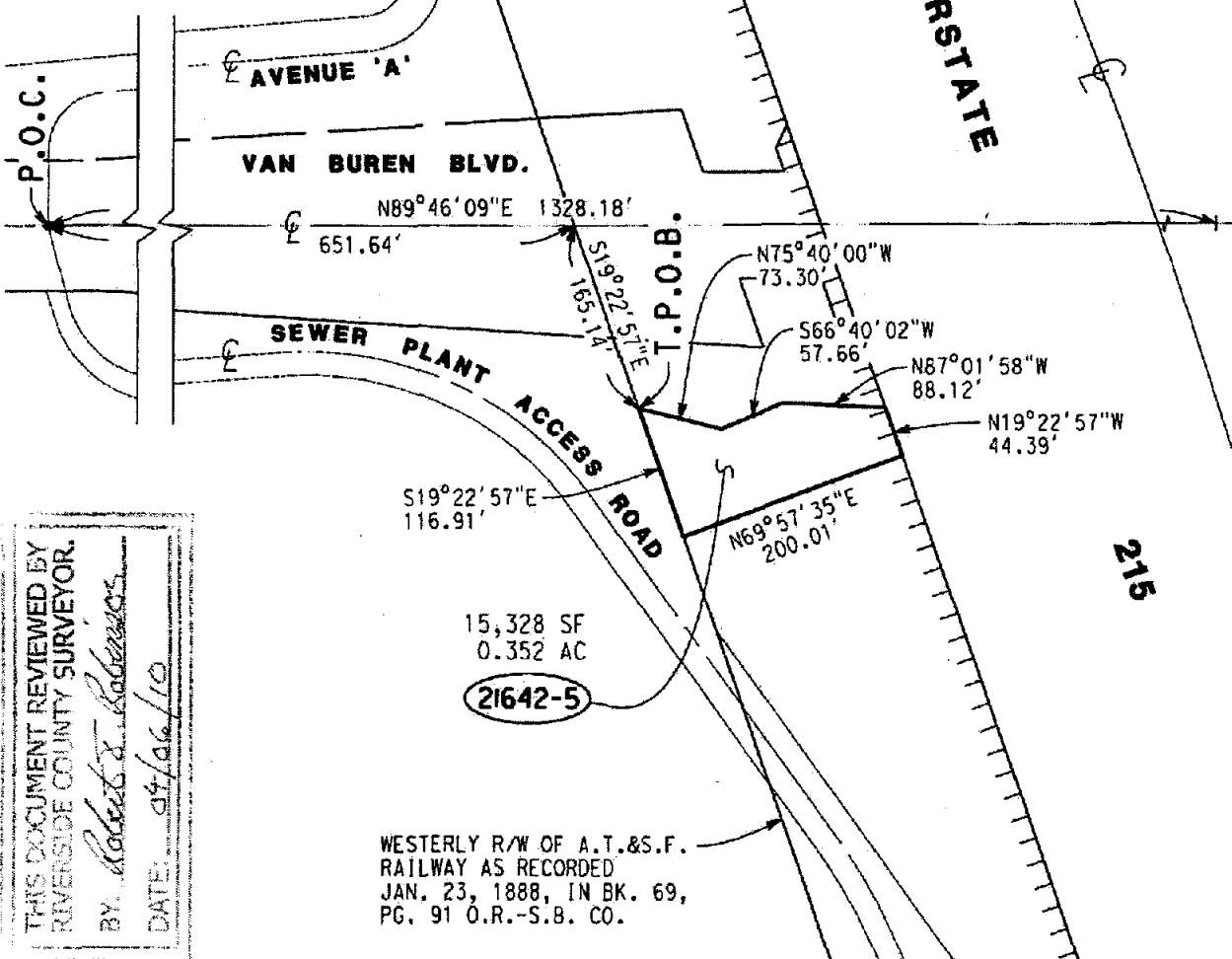
08-RIV-215-34.2-21642(21642-5)



LEGEND

|||| INDICATES RESTRICTED ACCESS

WESTERLY R/W LINE OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA, AS PARCEL NO. 35 IN DECREE OF CONDEMNATION RECORDED MAY 18, 1943 IN BK. 580, PG. 327, O.R. OF RIV. CO., ALSO BEING THE EASTERLY R/W OF A.T.&S.F. RAILWAY, AS RECORDED JAN. 23, 1888, IN BK. 69, PG. 91, O.R.-S.B. CO.



THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: Robert J. Roberts
 DATE: 07/06/10

WESTERLY R/W OF A.T.&S.F. RAILWAY AS RECORDED JAN. 23, 1888, IN BK. 69, PG. 91 O.R.-S.B. CO.

SEC. 26, T35, R4W, S.B.B. & M.



ALL DISTANCES ARE IN FEET. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.0000843.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.:	21642-5
PROJECT: VAN BUREN BLVD. & I-215	PREPARED BY:	KHA
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:	11/16/2009
	W. O. NO.:	08-06-001

APPROVED BY: *[Signature]* DATE: 2/05/10