

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

511



FROM: Economic Development Agency / Facilities Management and Transportation Department

SUBMITTAL DATE:

April 12, 2012

SUBJECT: Resolution No. 2012-009, Authorization to Convey Fee Simple Interest in Real Property – Jurupa Valley

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2012-009, Authorization to Convey Fee Simple Interest in Real Property located in the City of Jurupa Valley, County of Riverside, California, formerly known as a portion of Assessor's Parcel Number 174-180-009 by Grant Deed to the State of California, Department of Transportation;

(Continued)

Patricia Romo

Robert Field

Juan C. Perez, Director Patricia Romo Robert Field
Transportation Department Deputy Director of Transportation 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:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A	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: *Jennifer Sargent*
Jennifer Sargent

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

FORM APPROVED COUNTY COUNSEL BY: *Synthia M. Gunzel 1-3-12* SYNTHIA M. GUNZEL Departmental Concurrence

RECOMMENDED MOTION: (Continued)

2. Authorize the Chairman of the Board of Supervisors (Board) to execute the Grant Deed to complete the conveyance of the interest in real property and this transaction; and
3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

BACKGROUND:

The County of Riverside Transportation Department (County) has replaced the east bound Valley Way on/off-ramp on State Highway 60 in the recently incorporated City of Jurupa Valley. The County constructed a hook ramp which feeds traffic through a signalized intersection at Mission Boulevard/Byrne Road, approximately 200 yards westerly of the Valley Way and Mission Boulevard intersection (Project).

On April 7, 2009, the Board of Supervisors (Board) approved item 3.16 approving the acquisition of the fee simple interest for a portion formerly known as Assessor's Parcel Number 174-180-009. The portion of Assessor's Parcel Number 174-180-009 owned by the County in fee simple interest is no longer necessary for the County and would be transferred to the State of California, Department of Transportation (Caltrans) by Grant Deed as the right-of-way is in Caltrans jurisdiction.

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 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 transfer its fee simple interest in real property by Grant Deed, located in the City of Jurupa Valley, 957.3 square meters, formerly known as a portion of Assessor's Parcel Number 174-180-009, (Parcel 20073-1) recorded August 14, 2009 as Instrument Number 2009-0425829, as more particularly described in Exhibits "A" and "B", attached hereto, by Grant Deed to the State of California.

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

Attachments:

Exhibit "A" and "B"
Grant Deed Parcel 20073-1

2
3 **RESOLUTION NO. 2012-009**

4 **AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST**

5 **IN REAL PROPERTY TO THE STATE OF CALIFORNIA**

6 **BY GRANT DEED**

7 WHEREAS, the County of Riverside (County) acquired a fee simple interest in a portion
8 of Assessor's Parcel Number 174-180-009 to improve the Valley Way/I-60 Interchange; and

9 WHEREAS, this conveyance will fulfill the County's obligation to convey this interest
10 that is located within the State of California's right-of-way; now, therefore,

11 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
12 County of Riverside, in regular session assembled on April 24, 2012, at 9:00 a.m., in the
13 meeting room of the Board of Supervisors located on the 1st floor of the County Administrative
14 Center, 4080 Lemon Street, Riverside, California, hereby authorizes the conveyance of fee
15 simple interests in real property to the State of California formerly identified as Assessor's
16 Parcel Number 174-180-009, Parcel 20073-1, recorded August 14, 2009 as Instrument
17 Number 2009-0425829, more particularly described in Exhibit "A," attached hereto, by Grant
18 Deed, consisting of approximately 957.3 square meters of land.

19 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
20 Supervisors of the County of Riverside is authorized to execute the documents to complete the
21 conveyance of the fee simple interest and this transaction.

22 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County Executive
23 Officer/EDA or his designee, is authorized to execute any other documents to complete this
24 transaction.

25 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
26 Supervisors has given notice hereof as provided in Section 6061 of the Government Code.

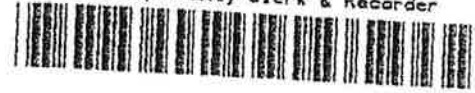
27
28 LGH:ra/120111/217TR/14.396 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.396.doc

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 1-5-12
DATE: SYNTIA M. GUNZEL

DOC # 2009-0425829

08/14/2009 08:00A Fee:NC
Page 1 of 7

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



Recorded at request of and return to:
Department of Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 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)

12.58210408091217TRLHra

DTT & C
no consideration

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
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PROJECT: Highway 60/Valley Way
PARCEL: 20073-1
APN: 174-180-009 - 6

C
051

TRA: 099-042

D

GRANT DEED

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

SCHULEIN FAMILY LIMITED PARTNERSHIP

GRANTS to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the
real property in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto
And made a part hereof

EXHIBIT "A"

PROJECT: Highway 60/Valley Way
PARCEL: 20073-1
APN: 174-180-009

Dated: 3.10.2009

SCHULEIN FAMILY LIMITED PARTNERSHIP

By: _____

* Mark Schulein, General Partner

* Mark Schulein

By: _____

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss

On MARCH 10, 2009, before me, JAMES FORCE
a Notary Public in and for said County and State,
personally appeared MARK SCHULEIN

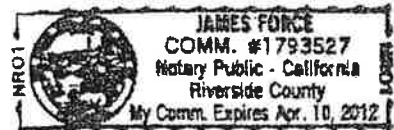
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal

Signature _____

James Force

[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, Director
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL

BY: Synthia M. Gunzel 3.20.09
SYNTHIA M GUNZEL DATE

PROJECT: Highway 60/Valley Way
PARCEL: 20073-1
APN: 174-180-009

Dated: _____

SCHULEIN FAMILY LIMITED PARTNERSHIP

By: _____
Mark Schulein, General Partner

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

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

[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: 4/10/09


By: 
Robert Field
Assistant County Executive Officer/EDA/FM

EXHIBIT "A"
STATE HIGHWAY 60 RAMPS
PARCEL 20073-1

BEING A PORTION OF TRACT NUMBER 5 OF A.C. ARMSTRONG ESTATES AS SHOWN ON MAP ON FILE IN BOOK 6, PAGE 31 OF MAPS, LYING WITHIN PARCEL 1 OF RECORD OF SURVEY ON FILE IN BOOK 22, PAGE 5 OF RECORDS OF SURVEY, BOTH BEING RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 1 OF SAID RECORD OF SURVEY AND THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RIVERSIDE COUNTY BY DEED RECORDED SEPTEMBER 6, 1984 AS INSTRUMENT NUMBER 195121, RECORDS OF SAID RECORDER, SAID NORTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MISSION BOULEVARD (HAVING A NORTHERLY HALF-WIDTH OF 15.240 METERS);

THENCE N 00°32'31" W ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 65.745 METERS TO AN ANGLE POINT THEREIN;

THENCE N 89°07'31" W CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 15.246 METERS TO AN ANGLE POINT THEREIN;

THENCE N 00°32'31" W CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 45.749 METERS TO THE **TRUE POINT OF BEGINNING**;

COURSE A) THENCE CONTINUING N 00°32'31" W ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 6.724 METERS TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 60, CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 31, 1972 AS INSTRUMENT NUMBER 12272, AND SHOWN ON PARCEL MAP NUMBER 24710, ON FILE IN BOOK 186, PAGES 45 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, BOTH BEING RECORDS OF SAID RECORDER;

COURSE B) THENCE S 82°07'29" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 60, A DISTANCE OF 77.030 METERS TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1;

COURSE C) THENCE S 00°32'31" E ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 24.147 METERS;

COURSE D) THENCE N 61°36'48" W, A DISTANCE OF 37.277 METERS;

COURSE E) THENCE N 76°47'14" W, A DISTANCE OF 44.862 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 957.3 SQUARE METERS, MORE OR LESS.

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

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00001378 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205, PAGES 332 THROUGH 337, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

APPROVED BY: _____
DATE: _____
SEE ATTACHED EXHIBIT "B"



EXHIBIT "B"

STATE HWY. 60

957.3 SQ. METERS
0.236 ACRES

20073-1

S'LY R/W ST. HWY. 60 PER
INST. NO. 12272, REC. 1-31-1972

N.T.S.

N 00-32-31 W - 6.724

T.P.O.B.

SECTION 7

T. 25. R. 5W., SBM

RS 21/100

PM 186/45-47
PCL. 2

45.749

N 00-32-31 W

RS 22/5
PCL. 1

15.246
N 89-07-31 W

APN 174-180-009

(COURSE E)

(COURSE D)

S 82-07-29 E 77.030

N 76-47-14 W
44.862

N 61-36-48 W
37.277

24.147

S 00-32-31 E

ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00001378.

R/W PER INST. NO. 155755,
REC. 4-13-1999

TO W'LY LINE PCL. 2,
N 89-27-29 E

PM 186/45-47
124.354
71.452

P.O.C.

R/W PER INST. NO. 195121,
REC. 9-6-1984

80' R/W PER MB 6/31

(RELINQUISHED TO COUNTY

PER OR 842/221, REC. 7-8-1947)

E'LY LINE PCL. 1, RS 22/5

N 00-32-31 W 83.172

LOT "A"
(PER
PM 186/45-47)

MISSION

BOULEVARD

FORMOSA
STREET

12.192

C/L

12.192

8.230

20.422

40.844

5.182
3.048

15.240

30.480

C/L

3.048

24.384

12.192

||||| INDICATES RESTRICTED ACCESS



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: HWY 60 / MISSION BLVD. RAMPS

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: *[Signature]*

DATE: 9-21-07

PAR. NO.: 20073-1

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JANUARY, 2007

W.O. NO.: B0-0491

SHEET 1 OF 1 SHEET

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention C. Camarillo – MS 650

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

LH:ra/021412/217TR/14.392

Space above this line for Recorder's Use

GRANT DEED
(CORPORATE)

District	County	Route	Post	Number
08	RIV	60	7.4	20073

Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby grant, convey and dedicate to the STATE OF CALIFORNIA, all right, title and interest to all that real property in the City of Jurupa Valley granted to the COUNTY OF RIVERSIDE by Grant Deed recorded August 14, 2009 as Instrument No. 2009-0425829 in the County of Riverside, State of California

See Attached Exhibit "A"

And depicted as:

See Attached Exhibit "B"

08-RIV-RTE 60-PM 7.4-20073 (20073-1)

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this _____ day of _____, 20__.

COUNTY OF RIVERSIDE

By _____
John Tavaglione, Chairman
Board of Supervisor

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 2-27-12
SYNTHIA M. GUNZEL DATE

State of California }
County of _____ } SS

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)
, personally appeared _____
, 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 _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20__

Malcolm Dougherty
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
STATE HIGHWAY 60 RAMPS
PARCEL 20073-1

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SEE ATTACHED EXHIBIT "B"
APPROVED BY: *M. J. [Signature]*
DATE: 9-21-07



EXHIBIT "B"

STATE HWY. 60

957.3 SQ. METERS
0.236 ACRES

20073-1

S'LY R/W ST. HWY. 60 PER
INST. NO. 12272, REC. 1-31-1972



N 00-32-31 W - 6.724

T.P.O.B.

SECTION 7

T. 2S. R. 5W. SBM

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PCL. 2

45.749

N 00-32-31 W

RS 22/5
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15.246
N 89-07-31 W

APN 174-180-009

S 82-07-29 E 77.030

N 76-47-14 W
44.862

(COURSE E)

N 61-36-48 W
37.277

(COURSE D)

24.147

S 00-32-31 E

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(RELINQUISHED TO COUNTY
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LOT "A"
(PER
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MISSION

FORMOSA
STREET

8.230

5.182

3.048

20.422

BOULEVARD

40.844

15.240

30.480

C/L

24.384

12.192

||||| INDICATES RESTRICTED ACCESS



COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV

PROJECT: HWY 60 / MISSION BLVD. RAMPS

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.: 20073-1

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JANUARY, 2007

W.O. NO.: BO-0491

APPROVED BY: *[Signature]* DATE: 9-21-07

SHEET 1 OF 1 SHEET

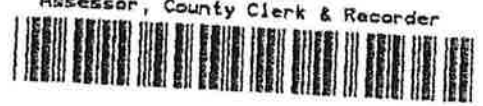
DOC # 2009-0425829

08/14/2009 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



Recorded at request of and return to:
Department of Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 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)

12.5821040809217TRLHra

DTT & C
no consideration

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							T:	CTY	UNI

PROJECT: Highway 60/Valley Way
PARCEL: 20073-1
APN: 174-180-009 - 6

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051

TRA: 099-042

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GRANT DEED

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

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real property in the County of Riverside, State of California, described as:

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And made a part hereof

EXHIBIT "A"

PROJECT: Highway 60/Valley Way
PARCEL: 20073-1
APN: 174-180-009

Dated: 3.10.2009

SCHULEIN FAMILY LIMITED PARTNERSHIP

By: _____

* Mark Schulein, General Partner

* Mark Schulein

By: _____

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss

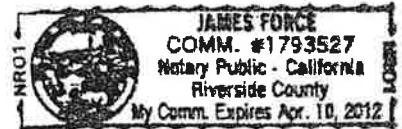
On MARCH 10, 2009, before me, JAMES FORCE
a Notary Public in and for said County and State,
personally appeared MARK SCHULEIN

personally known to me (or 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.

WITNESS my hand and official seal

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 _____

By: _____

ROBERT FIELD, Director
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3/26/09
SYNTHIA M GUNZEL DATE

PROJECT: Highway 60/Valley Way
PARCEL: 20073-1
APN: 174-180-009

Dated: _____

SCHULEIN FAMILY LIMITED PARTNERSHIP

By: _____
Mark Schulein, General Partner

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

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

[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: 4/10/09


By: 
Robert Field
Assistant County Executive Officer/EDA/FM

EXHIBIT "A"
STATE HIGHWAY 60 RAMPS
PARCEL 20073-1

BEING A PORTION OF TRACT NUMBER 5 OF A.C. ARMSTRONG ESTATES AS SHOWN ON MAP ON FILE IN BOOK 6, PAGE 31 OF MAPS, LYING WITHIN PARCEL 1 OF RECORD OF SURVEY ON FILE IN BOOK 22, PAGE 5 OF RECORDS OF SURVEY, BOTH BEING RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 1 OF SAID RECORD OF SURVEY AND THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RIVERSIDE COUNTY BY DEED RECORDED SEPTEMBER 6, 1984 AS INSTRUMENT NUMBER 195121, RECORDS OF SAID RECORDER, SAID NORTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MISSION BOULEVARD (HAVING A NORTHERLY HALF-WIDTH OF 15.240 METERS);

THENCE N 00°32'31" W ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 65.745 METERS TO AN ANGLE POINT THEREIN;

THENCE N 89°07'31" W CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 15.246 METERS TO AN ANGLE POINT THEREIN;

THENCE N 00°32'31" W CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 45.749 METERS TO THE **TRUE POINT OF BEGINNING**;

COURSE A) THENCE CONTINUING N 00°32'31" W ALONG SAID WESTERLY LINE OF PARCEL 1, A DISTANCE OF 6.724 METERS TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 60, CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 31, 1972 AS INSTRUMENT NUMBER 12272, AND SHOWN ON PARCEL MAP NUMBER 24710, ON FILE IN BOOK 186, PAGES 45 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, BOTH BEING RECORDS OF SAID RECORDER;

COURSE B) THENCE S 82°07'29" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 60, A DISTANCE OF 77.030 METERS TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1;

COURSE C) THENCE S 00°32'31" E ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 24.147 METERS;

COURSE D) THENCE N 61°36'48" W, A DISTANCE OF 37.277 METERS;

COURSE E) THENCE N 76°47'14" W, A DISTANCE OF 44.862 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 957.3 SQUARE METERS, MORE OR LESS.

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

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00001378 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205, PAGES 332 THROUGH 337, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

APPROVED BY: _____

SEE ATTACHED EXHIBIT "B"

DATE: _____



EXHIBIT "B"

STATE HWY. 60

957.3 SQ. METERS
0.236 ACRES

20073-1

S'LY R/W ST. HWY. 60 PER
INST. NO. 12272. REC. 1-31-1972

N.T.S.

N 00-32-31 W - 6.724

T.P.O.B.

SECTION 7

T. 2S. R. 5W., SBM

RS 21/100

PM 186/45-47
PCL. 2

S 82-07-29 E 77.030

N 76-47-14 W
44.862
(COURSE E)

N 61-36-48 W
37.277
(COURSE D)

RS 22/5
PCL. 1

15.246
N 89-07-31 W

APN 174-180-009

ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00001378.

R/W PER INST. NO. 155755,
REC. 4-13-1999

TO W'LY LINE PCL. 2,
N 89-27-29 E

PM 186/45-47
124.354
71.452

N 00-32-31 W 65.745

P.O.C.

R/W PER INST. NO. 195121,
REC. 9-6-1984

80' R/W PER MB 6/31
(RELINQUISHED TO COUNTY
PER OR 842/221, REC. 7-8-1947)

E'LY LINE PCL. 1, RS 22/5

N 00-32-31 W 83.172

LOT "A"
(PER
PM 186/45-47)

MISSION

BOULEVARD

FORMOSA
STREET

||||| INDICATES RESTRICTED ACCESS



COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: HWY 60 / MISSION BLVD. RAMPS

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.: 20073-1

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JANUARY, 2007

W.O. NO.: BO-0491

SHEET 1 OF 1 SHEET

APPROVED BY: *[Signature]* DATE: 9-21-07