

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

539



FROM: Economic Development Agency/Facilities Management and
Transportation Department

SUBMITTAL DATE:
November 8, 2012

SUBJECT: Resolution No. 2012-169, Notice of Intention to Adopt a Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project – Thermal

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2012-169, Notice of Intention to Adopt a Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project;
2. Set a public hearing on Dec. 18, 2012, for Resolution No. 2012-170, Authorizing Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project; and

RECOMMENDED MOTION: (Continued)

Juan C. Perez, Director
Transportation and Land Management

Robert Field
Assistant County Executive Officer/EDA

| | | | | |
|-----------------------|-------------------------------|-----------|-------------------------|---------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$499,969 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 2012/13 |

COMPANION ITEM ON BOARD AGENDA: No

| | | |
|--|---|--------------------------|
| SOURCE OF FUNDS: Coachella Valley Association of Governments (CVAG) – 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. Sargony*
Jennifer L. Sargony

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: *Samuel Wong* 11/7/12
 SAMUEL WONG
 IRM APPROVED COUNTY COUNSEL
 ANNA W. WANG
 Departmental Concurrence
 DATE: 9/18/12

Policy Policy
 Dept's Recomm.: Consent
 Per Exec. Ofc.: Consent

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

BACKGROUND:

The Riverside County Transportation Department proposes to construct a grade separation project located at the at-grade crossing of Airport Boulevard and the Union Pacific Railroad (UPRR) tracks by raising the roadway over the railroad and constructing an overhead structure that will span the tracks and Grapefruit Boulevard (State Highway 111) at Airport Boulevard (Project). The Project is needed in order to improve public safety by eliminating the conflicting train/vehicle/pedestrian movement. The Project will also serve to end traffic delays at Airport Boulevard caused by the at-grade crossing and improve the efficient movement of goods through Riverside County.

The Project will maintain access to Airport Boulevard from Grapefruit Boulevard and the adjacent properties. Palm Street would be extended to the north from the intersection of Airport Boulevard to Grapefruit Boulevard. Grapefruit Boulevard will be widened at this intersection to accommodate a left turn onto Palm Street and a southbound deceleration lane to a right turn into Palm Street. The south side of Airport Boulevard will be accessed by a new frontage road adjacent to the new raised Airport Boulevard.

The Notice of Exemption was filed and posted on July 28, 2011. RCTD staff conducted a review of the Project and it is exempt for the provisions of the California Environmental Quality Act (CEQA).

The Economic Development Agency/Facilities Management (EDA/FM) has presented a written offer to the property owners as required by Government Code Section 7267.2. The amount of the offer is consistent with current property values in the Thermal area for the various property types (and is based upon a fair market value appraisal report). EDA/FM has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners (as required by Code of Civil Procedure Section 1263.025) as well as provided relocation benefits and assistance to the owners and tenants of Parcel 0241-028 under the California Relocation Assistance Act of 1970.

(Continued)

BACKGROUND: (Continued)

Settlement has not been reached with the following property owners, although negotiation is still in process for the necessary right-of-way, permanent easements, and temporary construction easements:

| Parcel No. | Assessor's Parcel No(s). | Ownership |
|-----------------------------|--------------------------|------------------------|
| 0241-001A and 0241-001B | 757-021-001 | Rios |
| 0241-022A and 0241-022B | 763-310-014 | Honzel Development |
| 0241-025 | 763-350-007 | Blakley |
| 0241-030A, -030B, and -030C | 763-350-009 | California Ag Property |

The subject Notice of Intention would schedule a hearing on December 18, 2012, for proposed Resolution No. 2012-170 (Authorizing Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project). The scheduling of a Resolution of Necessity hearing on December 18, 2012, is needed in order to permit the Airport Boulevard Grade Separation Project to move forward.

The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5.

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

FINANCIAL DATA:

The following summarizes the funding necessary for the acquisition of the properties referenced above:

| | |
|------------------------------------|-----------|
| Purchase Price: | \$377,169 |
| County Appraisals: | \$ 35,800 |
| Owner Appraisals: | \$ 25,000 |
| Preliminary Title Reports: | \$ 2,000 |
| EDA/FM Real Property Costs: | \$ 60,000 |
| Total Estimated Acquisition Costs: | \$499,969 |

EDA/FM has already covered the costs for due diligence (appraisals and preliminary title reports) and have been or will be reimbursed by the Transportation Department. 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 2012/13. Thus, no additional net county cost will be incurred as a result of this transaction.

2 Resolution No. 2012-169

3 Notice of Intention to Adopt a Resolution of Necessity Regarding
4 the Airport Boulevard Grade Separation Project

5
6 **WHEREAS**, the portions of real properties that are the subjects of this Notice
7 (collectively the "Subject Properties") are located in the Thermal area, County of
8 Riverside, State of California; are generally located on Airport Boulevard within an area
9 bounded by Orange Street on the east and Polk Street on the west; are legally
10 described and pictorially depicted on the documents attached hereto as Exhibits "A"
11 and Exhibits "B" (and incorporated herein by this reference); are referred to on attached
12 Exhibits "A" and Exhibits "B" as Parcels 0241-001A, 0241-001B, 0241-22A, 0241-022B,
13 0241-025, 0241-030A through 0241-030C; and are portions of larger real properties in
14 all cases;

15 **WHEREAS**, each one of the Subject Properties is listed below in Table One that
16 includes the relevant Subject Property within its boundaries, and whereas each one of
17 those larger real properties is listed below in Table One across by its Riverside County
18 Assessor's Parcel Number:

| TABLE ONE | |
|-----------------------------|--------------------------|
| Parcel No. | Assessor's Parcel No(s). |
| 0241-001A and 0241-001B | 757-021-001 |
| 0241-022A and 0241-022B | 763-310-014 |
| 0241-025 | 763-350-007 |
| 0241-030A, -030B, and -030C | 763-350-009 |

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25 **WHEREAS**, the proposed project that is the subject of this Notice (the
26 "Proposed Project") is one to construct a grade separation project located at the at-
27 grade crossing of Airport Boulevard and the Union Pacific Railroad (UPRR) tracks by
28 raising the roadway over the railroad and constructing an overhead structure that will

FORM APPROVED COUNTY COUNSEL
BY: AMINAVI NANGI
10/5/12

1 span the tracks and Grapefruit Boulevard (State Highway 111) at Airport Boulevard
 2 (Project). The Project will maintain access to Airport Boulevard from Grapefruit
 3 Boulevard and the adjacent properties. Palm Street would be extended to the north
 4 from the intersection of Airport Boulevard to Grapefruit Boulevard. Grapefruit
 5 Boulevard will be widened at this intersection to accommodate a left turn lane onto
 6 Palm Street and a southbound deceleration lane to a right turn into Palm Street. The
 7 south side of Airport Boulevard will be accessed by a new frontage road adjacent to the
 8 new raised Airport Boulevard.

9 **WHEREAS**, the Project is needed in order to improve public safety by
 10 eliminating the conflicting train/vehicle/pedestrian movement and serve to end the
 11 traffic delays at Airport Boulevard caused by the at-grade crossing and improve the
 12 efficient movement of goods through Riverside County; including but not limited to, the
 13 use of the Subject Properties for public road purposes, for slope purposes, for drainage
 14 purposes, for purposes of a staging area for construction and or other work, and for
 15 other uses incidental required by the Proposed Project;

16 **WHEREAS**, Parcels 0241-001A, 0241-022A, 0241-025, and 0241-030A, will
 17 each be used for public road, utility, and drainage purposes, and whereas the use(s)
 18 that will be made of each one of the remaining Subject Properties is/are described in
 19 Exhibit "A";

20 **WHEREAS**, the interests in property that are the subjects of this Notice
 21 (collectively the "Subject Property Interests") are identified below in Table Two:

22

23 **TABLE TWO**

| Subject Properties | Fee Simple Ownerships | Perpetual Easements | Temporary Easements |
|-------------------------------------|--------------------------|---------------------|------------------------|
| 0241-001A 0241-001B | | X | X |
| 0241-022A 0241-022B | | X | X |
| 0241-025 | X | | |
| 0241-030A 0241-030B 0241-030C | | X X | X |

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1 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
2 Subject Property Interests by eminent domain include Article 1, Section 19 of the
3 California Constitution; Section 25350.5 of the Government Code; Section 760 of the
4 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
5 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

6 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
7 Supervisors of Riverside County, State of California, in regular session assembled on
8 November 20, 2012.

9 1. **YOU ARE HEREBY NOTIFIED** that this Board (at its public meeting on
10 December 18, 2012, at 9:30 a.m. in the meeting room of the Board of Supervisors
11 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
12 Riverside, California) may decide to adopt a Resolution of Necessity that would
13 authorize the County of Riverside to acquire the Subject Property Interests by eminent
14 domain (and that would find and determine each of the following matters):

15 (a) That the public interest and necessity require the Proposed
16 Project;

17 (b) That the Proposed Project is planned or located in the manner that
18 will be most compatible with the greatest public good and the least private injury;

19 (c) That the Subject Property Interests are necessary for the
20 Proposed Project;

21 (d) That the offers required by Section 7267.2 of the Government
22 Code have been made to the owner of record of the Subject Properties;

23 (e) That, to the extent that the Subject Properties are already devoted
24 to a public use, the use of the Proposed Project is a compatible use that will not
25 unreasonably interfere with or impair the continuance of the public use as it presently
26 exists or may reasonably be expected to exist in the future (California Code of Civil
27 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary
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1 public use than is the presently existing public use (California Code of Civil Procedure
2 Section 1240.610);

3 (f) That the Subject Property Interests are necessary for the
4 Proposed Project;

5 (g) That acquisition of the Subject Property Interests will promote the
6 interests of the County of Riverside.

7 2. If (within 15 days from the mailing of this Notice) you file a written request
8 to appear at the public meeting and be heard on the matters described above in 1(a),
9 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
10 appear at that meeting and be heard on those matters.

11 3. All such written requests to appear and be heard must be filed with the
12 Clerk of the Riverside County Board of Supervisors.

13 4. Your written request to appear and be heard must be filed within the
14 fifteen (15) day time period. Failure to file such a timely written request will result in a
15 waiver of your right to appear and be heard.

16 5. Questions regarding the amount of compensation to be paid will not be a
17 part of the public meeting and the Board will not consider such questions in
18 determining whether a Resolution of Necessity should be adopted.

19 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
20 be sent by first-class mail to each person whose property may be acquired by eminent
21 domain and whose name and address appears on the last equalized county
22 assessment roll (including the roll of state-assessed property).

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27 SV:ra/092412/299TR/15.063 S:\Real Property\TYPING\Docs-15.000 to 15.499\15.063.doc

0241-001A

0241-001B

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0241-001A

BEING A PORTION OF LOT 1 OF ALDERMAN ACRES TRACT ON FILE IN BOOK 22, PAGES 20 AND 21, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 22, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT SOUTHERLY HALF-WIDTH) FORMALLY (56TH AVENUE) AND THE CENTERLINE OF POLK STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE N 89°49'04" E ALONG SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 39.98 FEET;

THENCE S 00°10'56" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD AS DESCRIBED IN GRANT DEED IN BOOK 1781, PAGES 535, RECORDED AUGUST 16, 1955, OFFICIAL RECORDS OF SAID RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 45°43'54" W, A DISTANCE OF 14.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID POLK STREET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET AND AN INITIAL RADIAL BEARING OF N 89°54'15" W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°43'18" AN ARC DISTANCE OF 10.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD;

THENCE N 89°49'04" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.54 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 42 SQUARE FEET, OR 0.001 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 1.000020640 TO OBTAIN GROUND DISTANCE.

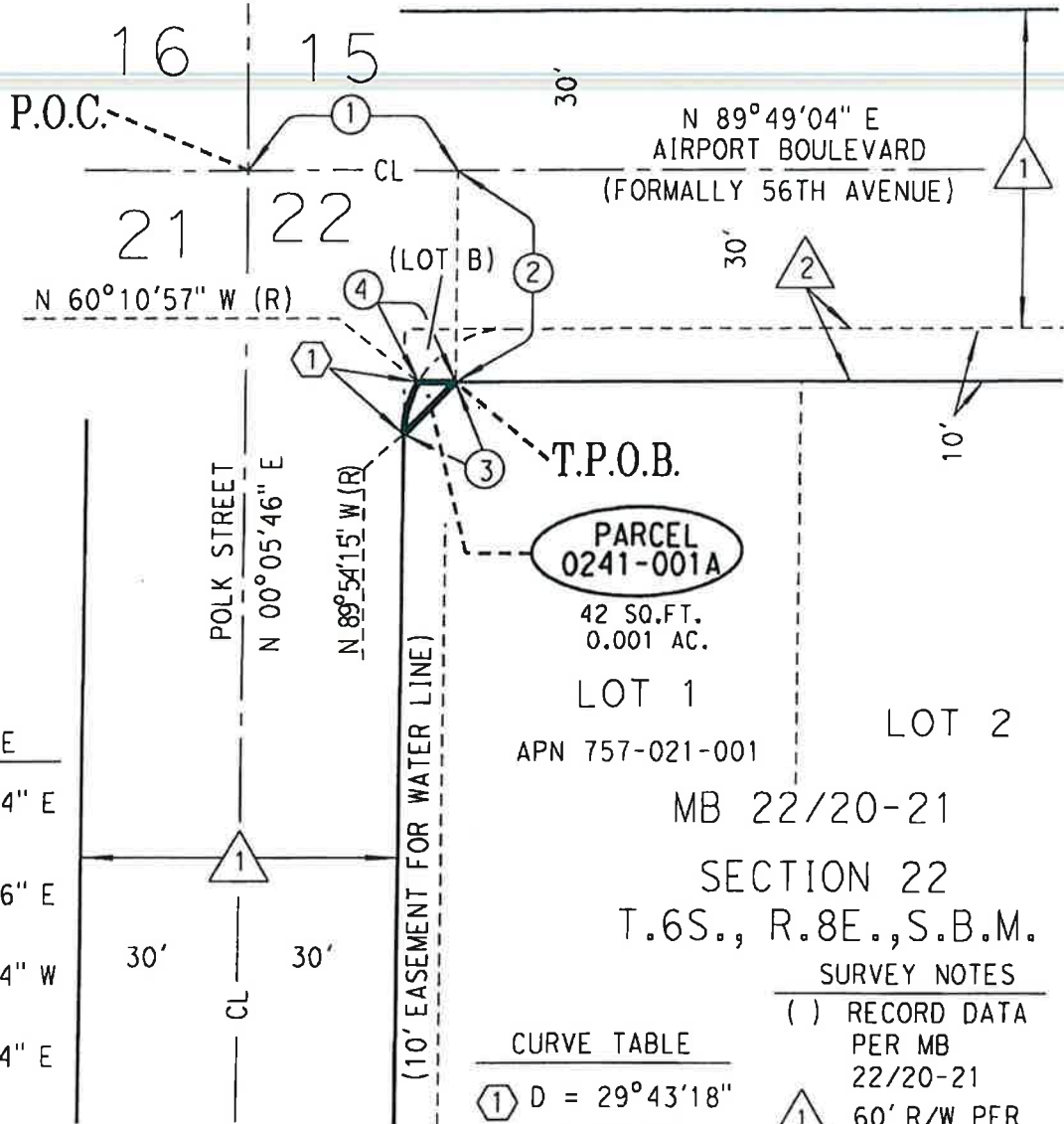
SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: 2-2-12



EXHIBIT "B"



LINE TABLE

- ① N 89°49'04" E
39.98'
- ② S 00°10'56" E
40.00
- ③ S 45°43'54" W
14.23'
- ④ N 89°49'04" E
7.54'

CURVE TABLE

- ① D = 29°43'18"
- R = 20.00'
- L = 10.37'
- T = 5.31'

SURVEY NOTES

- () RECORD DATA PER MB 22/20-21
- ① 60' R/W PER MB 4/78 REC. 10/02/1902
- ② 10' R/W PER O.R. BK 1781 PG. 535 REC. 08/16/1955

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000020640



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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.: 0241-001A

PREPARED BY: D.G.O.

SCALE: N.T.S.

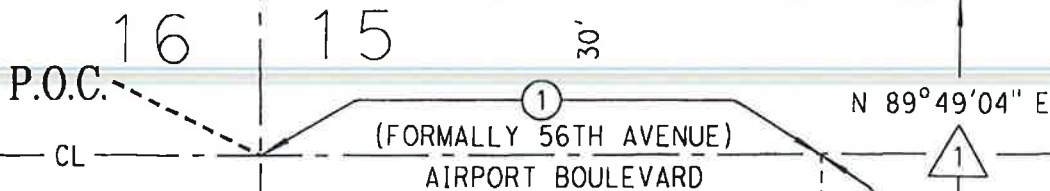
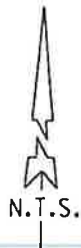
DATE: JANUARY, 2012

W.O. NO.: A6-0241

APPROVED BY: *[Signature]* DATE: 2-2-12

SHEET 1 OF 1

EXHIBIT "B"



SURVEY NOTES

() RECORD DATA PER MB 22/20-21

① 60' R/W PER MB 4/78 REC. 10/02/1902

② 10' R/W PER O.R. 1781 PG. 535 REC. 8/16/1955

LINE TABLE

- ① N 89° 49' 04" E 105.27'
- ② S 00° 10' 56" E 40.00
- ③ S 00° 05' 46" W 5.00'
- ④ S 89° 49' 04" W 63.24'
- ⑤ S 45° 43' 54" W 17.10'
- ⑥ N 00° 05' 46" E 6.99'

LINE TABLE

- ⑦ N 45° 43' 54" E 14.23'
- ⑧ N 89° 49' 04" E 65.28'

PARCEL 0241-001B

400 SQ.FT. 0.009 AC.

LOT 1 APN 757-021-001

LOT 2

MB 22/20-21

SECTION 22 T.6S., R.8E., S.B.M.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000020640

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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: 1-30-12

PAR. NO.: 0241-001B

PREPARED BY: D.G.O.

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: A6-0241

SHEET 1 OF 1

0241-022A

0241-022B

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0241-022A

BEING A PORTION OF LOT 16 ON FILE IN BOOK 4 PAGE 53, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT NORTHERLY HALF-WIDTH) FORMERLY (56TH AVENUE) AND THE CENTERLINE OF POLK STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON ALDERMAN ACRES TRACT ON FILE IN BOOK 22, PAGES 20 AND 21 RECORDS OF SAID RECORDER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE N 89°53'11" W ALONG THE CENTERLINE OF SAID AIRPORT BOULEVARD, A DISTANCE OF 252.44 FEET;

THENCE N 00°06'49" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD AS DESCRIBED IN BOOK 2454, PAGE 65, RECORDED 4/17/1959, OFFICIAL RECORDS OF SAID RECORDER, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 56, OF RECORD OF SURVEY ON FILE IN BOOK 15 PAGE 56, RECORDS OF SAID RECORDER, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 89°53'11" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 625.67 FEET;

THENCE N 00°06'49" E, A DISTANCE OF 46.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 76.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE S 89°53'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 613.24 FEET;

THENCE N 87°32'35" E, A DISTANCE OF 12.33 FEET TO THE WEST LINE OF SAID PARCEL 56;

THENCE S 00°01'30" E ALONG THE WEST LINE OF SAID PARCEL 56, A DISTANCE OF 46.55 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 28,782 SQUARE FEET, OR 0.661 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 1.000020640 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: 2-2-12



EXHIBIT "B"



LOT 16
MB 4/53

SECTION 16
T.6S., R.8E., S.B.M.

APN 763-310-014

PARCEL
0241-022A

28,782 SQ.FT.
0.661 AC.

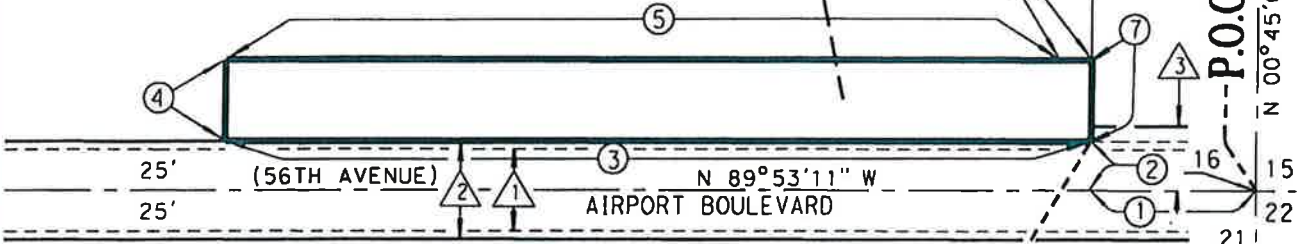
WEST LINE OF
PARCEL 56
PER RS 15/56

UPRR

PARCEL 56
RS 15/56

P.O.C.

N 00°45'09"W



SURVEY NOTES

- () REC. PER MB 22/20-21
- ① 50' R/W PER MB 4/53 REC. 06/23/1902
- ② 60' R/W PER O.R. BK 2454 PG. 65 REC. 04/17/1959
- ③ 40' R/W PER OR BK 1867 PG 162 REC. 12/22/55

LINE TABLE

- ① N 89°53'11" W 252.44'
- ② N 00°06'49" E 30.00'
- ③ N 89°53'11" W 625.67'
- ④ N 00°06'49" E 46.00'
- ⑤ S 89°53'11" E 613.24'
- ⑥ N 87°32'35" E 12.33'
- ⑦ S 00°01'30" E 46.55'

T.P.O.B.

RS 16/9

MB 4/53
PARCEL 1

N 00°05'46" E

CL POLK STREET



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000020640

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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: 2-2-12

PAR. NO.: 0241-022A

PREPARED BY: D.C.O.

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: A6-0241

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0241-022B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF LOT 16 ON FILE IN BOOK 4 PAGE 53, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT NORTHERLY HALF-WIDTH) FORMERLY (56TH AVENUE) AND THE CENTERLINE OF POLK STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON ALDERMAN ACRES TRACT ON FILE IN BOOK 22, PAGES 20 AND 21 RECORDS OF SAID RECORDER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE N 89°53'11" W ALONG THE CENTERLINE OF SAID AIRPORT BOULEVARD, A DISTANCE OF 252.44 FEET;

THENCE N 00°06'49" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD AS DESCRIBED IN BOOK 2454, PAGE 65, RECORDED 4/17/1959, OFFICIAL RECORDS OF SAID RECORDER, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 56, OF RECORD OF SURVEY ON FILE IN BOOK 15 PAGE 56, RECORDS OF SAID RECORDER;

THENCE N 00°01'30" W ALONG THE WEST LINE OF SAID PARCEL 56, A DISTANCE OF 46.55 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE S 87°32'35" W, A DISTANCE OF 12.33 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 76.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE N 89°53'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 92.77 FEET;

THENCE N 00°06'49" E, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 81.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE S 89°53'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 92.61 FEET;

THENCE N 87°32'35" E, A DISTANCE OF 12.48 FEET TO SAID WEST LINE OF PARCEL 56;

THENCE S 00°01'30" E ALONG SAID WEST LINE, A DISTANCE OF 5.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 525 SQUARE FEET, OR 0.012 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 1.000020640 TO OBTAIN GROUND DISTANCE.

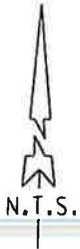
SEE ATTACHED EXHIBIT "B"

APPROVED BY: 

DATE: 2-2-12



EXHIBIT "B"



LOT 16
MB 4/53

SECTION 16
T.6S., R.8E., S.B.M.

APN 763-310-014

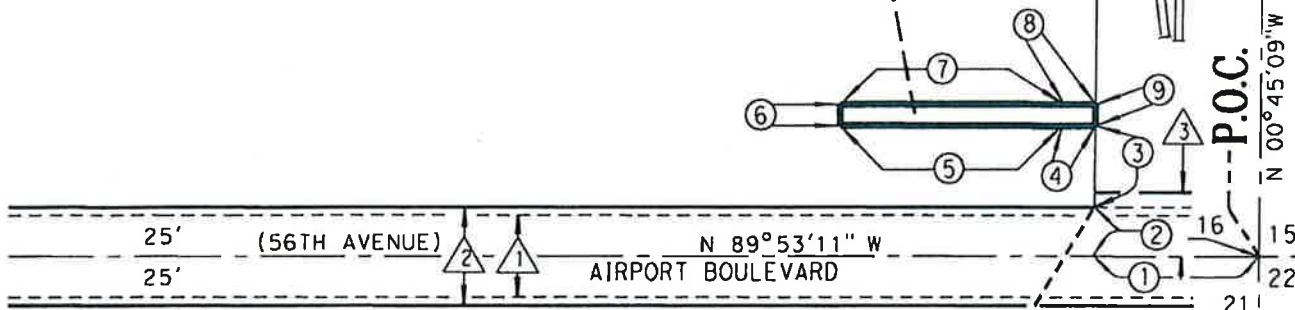
**PARCEL
0241-022B**

525 SO.FT.
0.012 AC.

WEST LINE OF
PARCEL 56
PER RS 15/56

UPRR

PARCEL 56
RS 15/56



SURVEY NOTES

() REC. PER MB 22/20-21

① 50' R/W PER
MB 4/53
REC. 06/23/1902

② 60' R/W PER O.R.
BK 2454 PG. 65
REC. 04/17/1959

③ 40' R/W PER OR
BK 1867 PG 162
REC. 12/22/55

LINE TABLE

| | | |
|---|---------------|---------|
| ① | N 89°53'11" W | 252.44' |
| ② | N 00°06'49" E | 30.00' |
| ③ | N 00°01'30" W | 46.55' |
| ④ | S 87°32'35" W | 12.33' |
| ⑤ | N 89°53'11" W | 92.77' |
| ⑥ | N 00°06'49" E | 5.00' |
| ⑦ | S 89°53'11" E | 92.61' |
| ⑧ | N 87°32'35" E | 12.48' |
| ⑨ | S 00°01'30" E | 5.01' |

T.P.O.B.

RS 16/9

MB 4/53
PARCEL 1

P.O.C.
N 00°45'09" W

N 00°05'46" E
CL POLK STREET



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY ABE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000020640

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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: 2-2-12

PAR. NO.: 0241-022B

PREPARED BY: D.G.O.

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: A6-0241

SHEET 1 OF 1

0241-025

EXHIBIT "A"
LEGAL DESCRIPTION
0241-025

BEING ALL OF THOSE PARCELS DESCRIBED AS ITEMS 14 AND 15 IN INSTRUMENT NUMBER 108189, RECORDED JULY 19, 1974 RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH ONE HALF, OF THE SOUTHWEST ONE QUARTER, OF SECTION 15, T.6S. R.8E. SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (FORMERLY CALIFORNIA STREET) (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF PALM STREET (35.00 FOOT EASTERLY HALF-WIDTH), AS SHOWN ON MAP OF THERMAL TOWNSITE ON FILE IN BOOK 4, PAGE 78 RECORDS OF SAID RECORDER;

THENCE N 89°49'04" E ALONG THE CENTERLINE OF SAID AIRPORT BOULEVARD, A DISTANCE OF 485.69 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN ITEM 15 OF SAID INSTRUMENT NUMBER 108189;

THENCE N 00°00'00" E ALONG SAID SOUTHERLY PROLONGATION OF SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 00°00'00" E ALONG SAID WESTERLY LINE, A DISTANCE OF 159.32 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 111, AS SHOWN ON CALTRANS RIGHT-OF-WAY RELINQUISHMENT MAP, ON FILE IN STATE HIGHWAY MAP BOOK 11, PAGES 91-100, RECORDS OF SAID RECORDER;

THENCE S 46°12'53" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 111, A DISTANCE OF 148.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 440, PAGE 138, RECORDS OF SAID RECORDER;

THENCE S 36°09'38" E ALONG SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PARCEL DESCRIBED IN SAID DEED BOOK 440, PAGE 138, A DISTANCE OF 44.71 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL DESCRIBED IN BOOK 1843, PAGES 428 AND 437, RECORDED JANUARY 6, 1956, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 26°49'43" W ALONG THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1843, PAGES 428 AND 437, A DISTANCE OF 22.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD;

THENCE S 89°49'04" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, A DISTANCE OF 123.17 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 12,451 SQUARE FEET, OR 0.286 ACRES, MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)
0241-025

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020640 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *[Signature]*

DATE: 2-6-12

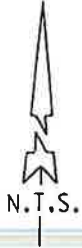


SURVEY NOTES

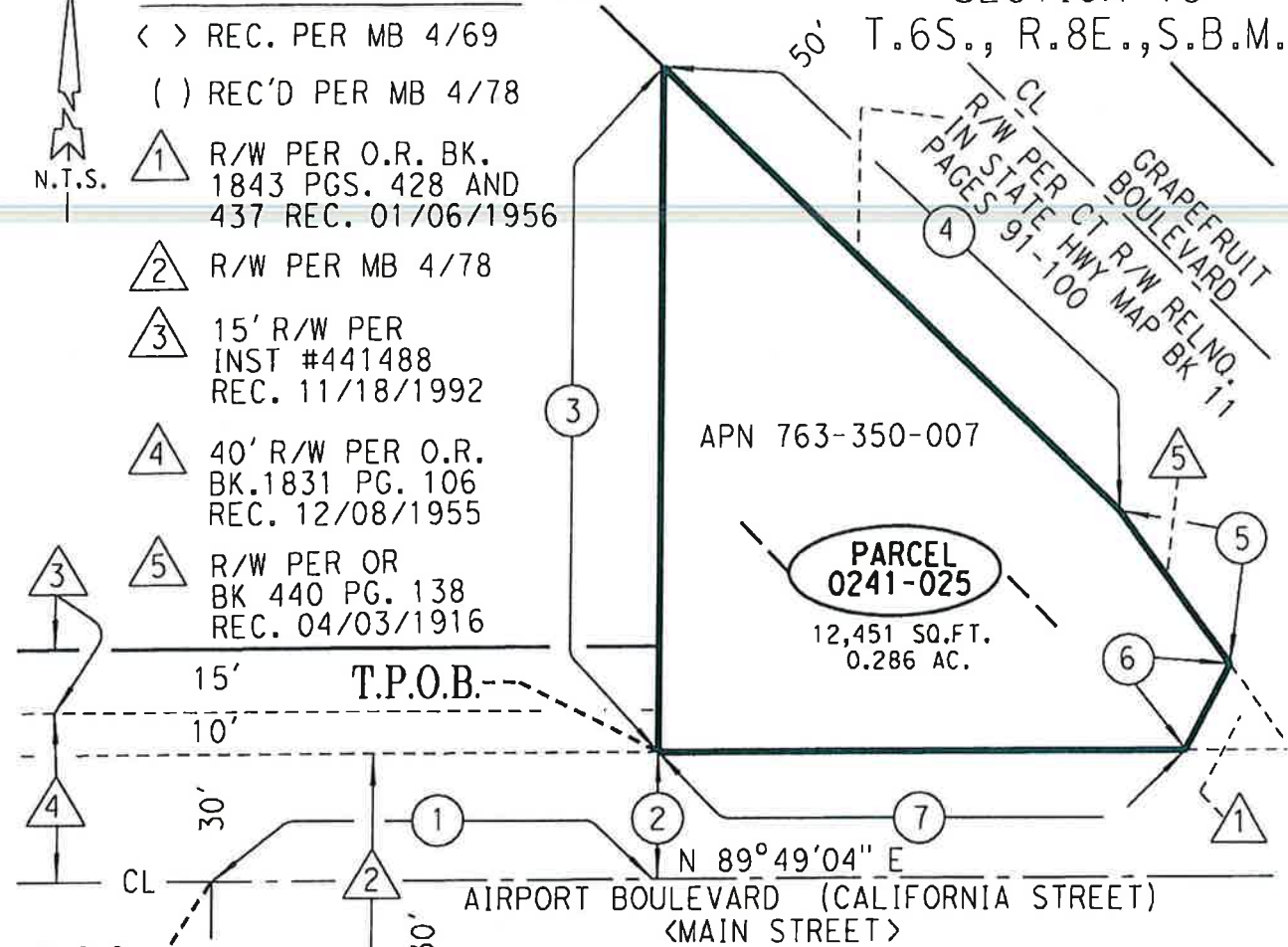
EXHIBIT "B"

SECTION 15

T.6S., R.8E., S.B.M.



- < > REC. PER MB 4/69
- () REC'D PER MB 4/78
- ① R/W PER O.R. BK. 1843 PGS. 428 AND 437 REC. 01/06/1956
- ② R/W PER MB 4/78
- ③ 15' R/W PER INST #441488 REC. 11/18/1992
- ④ 40' R/W PER O.R. BK.1831 PG. 106 REC. 12/08/1955
- ⑤ R/W PER OR BK 440 PG. 138 REC. 04/03/1916



T.P.O.B.

P.O.C.

LINE DATA

- ① N 89°49'04" E 485.69'
- ② N 00°00'00" E 30.00'
- ③ N 00°00'00" E 159.32'
- ④ S 46°12'53" E 148.28'

LOT 19 LOT 20 LOT 21 LOT 22 LOT 23
 MB 4/69 BLOCK "A"

LINE DATA

- ⑤ S 36°09'38" E 44.71'
- ⑥ S 26°49'43" W 22.71'
- ⑦ S 89°49'04" W 123.16'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000020640



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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.: 0241-025

PREPARED BY: D.G.O.

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: A6-0241

SHEET 1 OF 1

APPROVED BY: *[Signature]* DATE: 2-6-12

0241-030A

0241-030B

0241-030C

EXHIBIT "A"
LEGAL DESCRIPTION
0241-030A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE TRUSTEE'S DEED RECORDED JULY 5, 2002 AS INSTRUMENT NUMBER 371332, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF AIRPORT BOULEVARD (FORMERLY CALIFORNIA STREET) (30.00 FOOT HALF WIDTH) AND ORANGE STREET (30.00 FOOT HALF WIDTH) AS SHOWN ON MAP OF THERMAL TOWNSITE IN MAP BOOK 4 PAGE 78 RECORDS OF SAID RECORDER;

THENCE S 89°49'04" W ALONG THE CENTERLINE OF SAID AIRPORT BOULEVARD, A DISTANCE OF 321.93 FEET;

THENCE N 00°10'56" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°49'04" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, A DISTANCE OF 250.57 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN AUGUST 1949 IN BOOK 1100, PAGE 130, RECORDS OF SAID RECORDER;

THENCE N 36°09'38" W ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 58.43 FEET;

THENCE S 86°21'03" E A DISTANCE OF 333.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 58.15 FEET AND AN INITIAL RADIAL BEARING OF N 55°25'37" W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°15'53" AN ARC DISTANCE OF 56.09 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 10,856 SQUARE FEET, OR 0.249 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020640 TO OBTAIN GROUND DISTANCE.

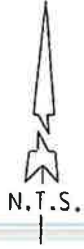
SEE ATTACHED EXHIBIT "B"

APPROVED BY: 

DATE: 2-1-12



EXHIBIT "B"



CURVE TABLE

- ① D = 55°15'53"
- R = 58.15'
- L = 56.09'
- T = 30.44'

LINE TABLE

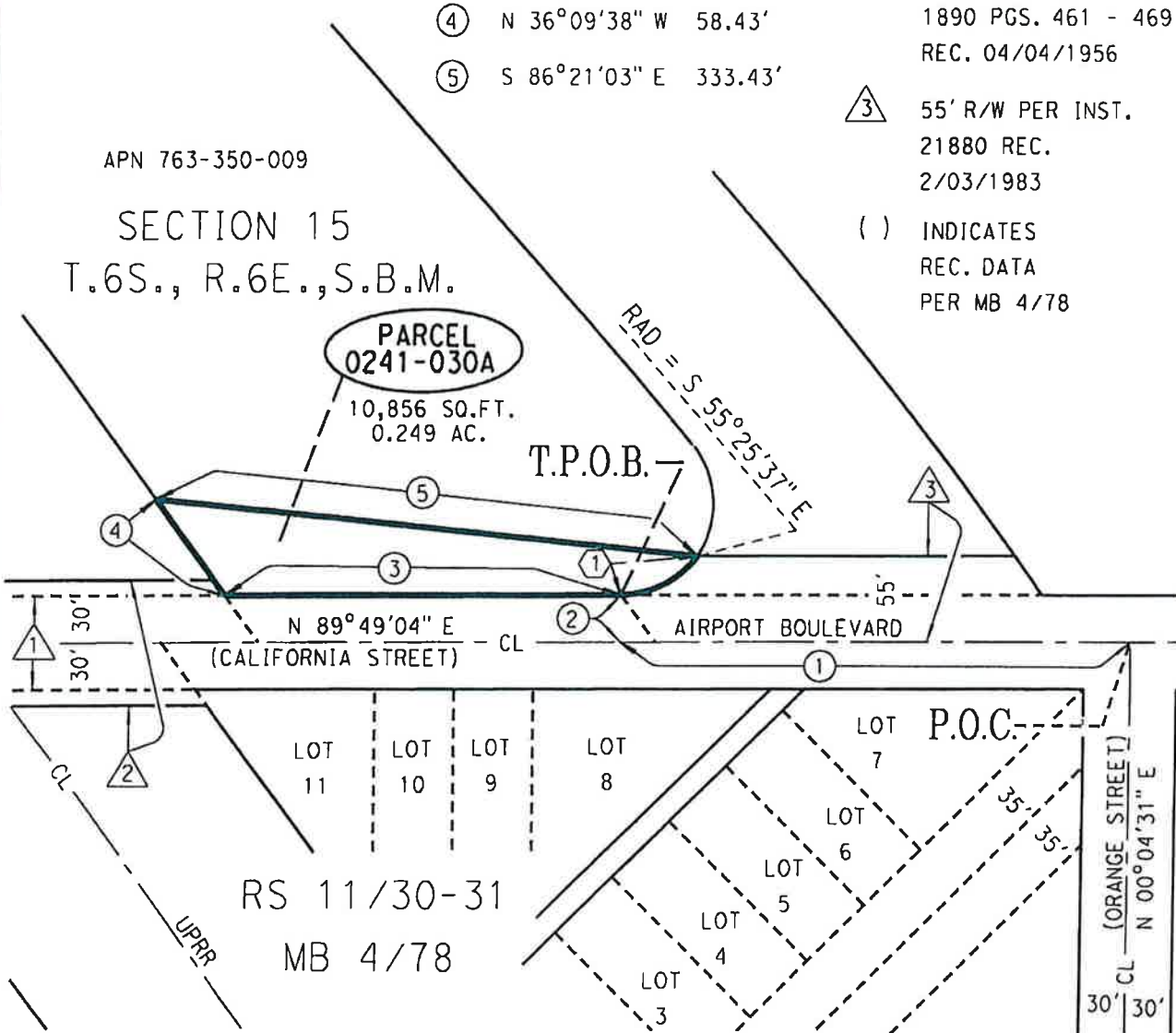
- ① S 89°49'04" W 321.93'
- ② N 00°10'56" W 30.00'
- ③ S 89°49'04" W 250.57'
- ④ N 36°09'38" W 58.43'
- ⑤ S 86°21'03" E 333.43'

SURVEY NOTES

- ① 60' R/W PER MB 4/78 REC. 10/02/1902
- ② 80' R/W PER O.R. BK. 1890 PGS. 461 - 469 REC. 04/04/1956
- ③ 55' R/W PER INST. 21880 REC. 2/03/1983
- () INDICATES REC. DATA PER MB 4/78

APN 763-350-009

SECTION 15
T.6S., R.6E., S.B.M.



**PARCEL
0241-030A**

10,856 SQ.FT.
0.249 AC.

T.P.O.B.

RAD = S 55°25'37" E

N 89°49'04" E
(CALIFORNIA STREET) CL

AIRPORT BOULEVARD

RS 11/30-31
MB 4/78

P.O.C.

(ORANGE STREET) CL
N 00°04'31" E



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FACTOR OF 1.000020640

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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: 2-1-12

PAR. NO.: 0241-030A

PREPARED BY: D.G.O.

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: A6-0241

SHEET 1 OF 1

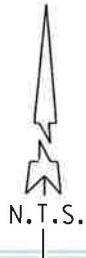
EXHIBIT "B"

LINE TABLE

- ① S 89°49'04" W 274.13'
- ② N 00°10'56" W 55.00'
- ③ N 86°21'03" W 255.75'
- ④ N 45°21'04" E 64.47'
- ⑤ S 80°15'04" E 222.14'

SURVEY NOTES

- ① 60' R/W PER MB 4/78 REC. 10/02/1902
- ② 80' R/W PER O.R. BK 1890 PG. 461-469 REC. 04/04/1956
- ③ 55' R/W PER INST. 21880 REC. 2/03/1983
- () INDICATES REC. DATA PER MB 4/78



CURVE TABLE

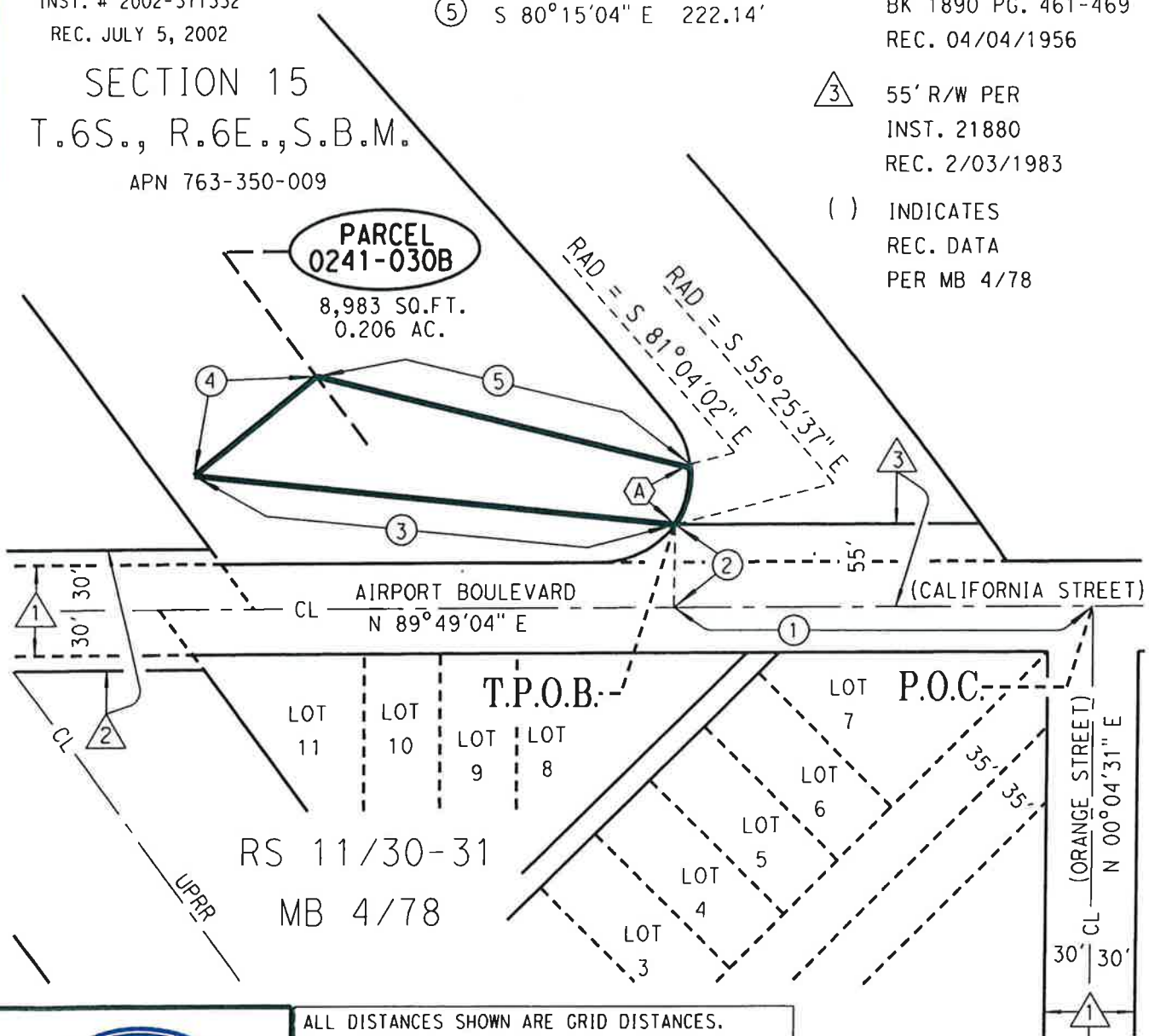
- Ⓐ D = 25°38'24"
- R = 58.15'
- L = 26.02'
- T = 13.23'

INST. # 2002-371332

REC. JULY 5, 2002

SECTION 15
T.6S., R.6E., S.B.M.

APN 763-350-009



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000020640

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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.: 0241-030B

PREPARED BY: D.G.O.

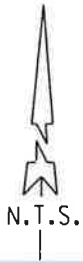
SCALE: N.T.S.

DATE: APRIL, 2012

W.O. NO.: A6-0241

APPROVED BY: *[Signature]* DATE: 4-19-12

SHEET 1 OF 1



CURVE TABLE

- (A) D = 00°45'58"
R = 2863.94'
L = 38.29'
T = 19.15'
- (B) D = 00°45'58"
R = 2879.94'
L = 38.50'
T = 19.25'

EXHIBIT "B"

LINE TABLE

- ① S 89°49'04" W 355.56'
- ② N 00°10'56" W 170.31'
- ③ N 48°29'45" E 16.00' (R)
- ④ S 49°15'43" W 16.00' (R)

SURVEY NOTES

- ① 60' R/W PER MB 4/78 REC. 10/02/1902
- ② 80' R/W PER O.R. BK 1890 PG. 461-469 REC. 04/04/1956
- ③ 55' R/W PER INST. 21880 REC. 2/03/1983
- () INDICATES REC. DATA PER MB 4/78

SECTION 15
T.6S., R.6E., S.B.M.

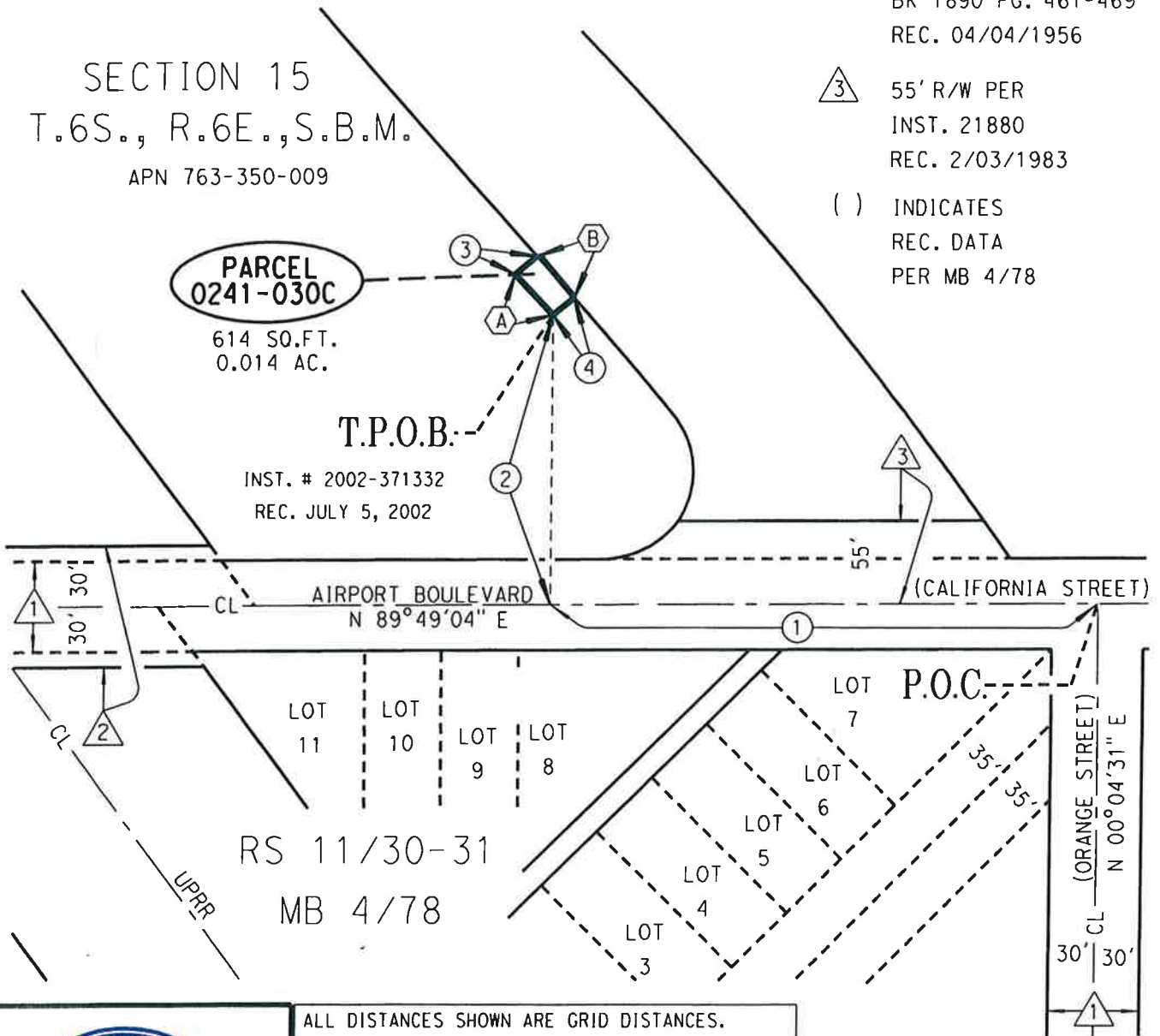
APN 763-350-009

PARCEL
0241-030C

614 SQ.FT.
0.014 AC.

T.P.O.B.

INST. # 2002-371332
REC. JULY 5, 2002



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MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000020640

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: AIRPORT BLVD. / 56TH AVE.

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: 4-19-12

PAR. NO.: 0241-030C

PREPARED BY: D.G.O.

SCALE: N.T.S.

DATE: APRIL, 2012

W.O. NO.: A6-0241

SHEET 1 OF 1