

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

531



APPROVED COUNTY COUNSEL
 9/7/12
 DATE
 Departmental Counsel
 C. A. MUNROE

FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
November 8, 2012

SUBJECT: Resolution No. 2012-189, Notice of Intention to Convey Fee Simple Interest in Real Property from the County of Riverside to Hose Seongmee Kim and Eun Shin and to the City of Wildomar

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2012-189, Notice of Intention to Convey Fee Simple Interest of Parcel 0264-005A from the County of Riverside to the Hose Kim and Seongmee Kim and Eun Shin by Quitclaim Deed and Fee Simple Interests of Parcels 0264-005C, 0264-005D, and 0264-005E from the County of Riverside to the City of Wildomar by Quitclaim Deed, all within a portion of Assessor's Parcel Number 380-240-059;

(Continued)



Juan C. Perez, Director
Transportation and Land Management



Robert Field
Assistant County Executive Officer/EDA

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

COMPANION ITEM ON BOARD AGENDA: No

| | | |
|-----------------------------|---|--------------------------|
| SOURCE OF FUNDS: N/A | 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 J. Sargent

Policy
 Policy

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

Prev. Agn. Ref.: N/A

District: 1/1

Agenda Number: **3.22**

RECOMMENDED MOTION: (Continued)

2. Direct the Clerk of the Board to give notice for Parcel 0264-005A pursuant to Government Code Section 6063; and
3. Direct the Clerk of the Board to give notice for Parcels 0264-005C, 0264-005D, and 0264-005E pursuant to Government Code Section 6061.

BACKGROUND:

The Clinton Keith Road Interchange is a high priority improvement for the Cities of Wildomar and Murrieta and adjacent county areas. The existing Clinton Keith Road/Interstate 15 interchange was constructed in 1979. The interchange is an important component of the area's traffic circulation system, and is a gateway to the City of Murrieta and the City of Wildomar. The improvements extend from west of Hidden Springs Road to east of Arya Drive.

County of Riverside (County) as lead agency in cooperation with the California Department of Transportation (Caltrans) and City of Wildomar (City), proposes to widen the overcrossing to accommodate six through lanes, dual left turn lanes, and right turn lanes approaching the ramps. The southbound exit ramp will be widened to four lanes and all ramps will be widened to three lanes. In addition to the interchange improvements, an auxiliary lane will be added to both southbound and northbound of the interchange (Project).

On May 2, 1995, by Resolution No. 95-040, the County summarily vacated Arya Drive. Attachment 1 is a location map of Arya Drive. The County's project requires a portion of vacated Arya Drive to provide access to Assessor's Parcel Number 380-240-054 vested in the names of Hose Kim and Seongmee Kim and Eun Shin (Kim/Shin). The City (functioning in the acquisition role for the Project) approached the County as the County owned vacated Arya Drive in fee simple interest. By the County quitclaiming its fee simple interest of a portion of vacated Arya Drive (identified as Parcel 0264-005A) to Kim/Shin would provide access needed and assist the City in terms of settlement with Kim/Shin. Staff recommends that the County, in furtherance of the Project, convey Parcel 0264-005A to Kim/Shin which would ultimately transfer insurance and maintenance responsibility from the County and return the portion of vacated Arya Drive to the tax rolls.

Pursuant to Government Code Section 25526, the County may transfer interests in real property or interest herein, belonging to the County which is no longer necessary for County or other public purposes, and its estimated value does not exceed \$25,000, the County may convey that real property or interest therein in the manner and upon the terms and conditions approved by the Board of Supervisors without complying with any other provisions of the Government Code. The County intends to convey its fee simple interest in real property located in the City of Wildomar, a 10,405 square foot portion of Assessor's Parcel Number 380-240-059 owned by the County by Quitclaim Deed, more particularly described on Attachment 2.

(Continued)

BACKGROUND: (Continued)

In addition, the County would quitclaim its fee simple interests in the remaining portion of vacated Arya Drive (identified as Parcels 0264-005C, 0264-005D, and 0264-005E) to the City of Wildomar as they are no longer located in the County's jurisdiction. Staff recommends that the County convey Parcels 0264-005C, 0264-005D, and 0264-005E to the City of Wildomar which would ultimately transfer insurance and maintenance responsibility from the County to the City. The City intends to enter into a separate agreement to convey Parcel 0264-005C as an access easement to Kim/Shin as part of the City's settlement with Kim/Shin.

Pursuant to Government Code Section 25365, a county may transfer real property or interest therein, belonging to the county to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use. The County intends to convey its fee simple interest in real property located in the City of Wildomar, Parcels 0264-005C, 0264-005D, and 0264-005E consisting of a 20,465 square foot portion of Assessor's Parcel Number 380-240-059 owned by the County by Quitclaim Deed, more particularly described on Attachment 3.

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

Attachments:

Attachment 1 – Location Map of Arya Drive

Attachment 2 – Legal Description and Plat Map for Parcel 0264-005A

Attachment 3 - Legal Description and Plat Maps for Parcels 0264-005C, 0264-005D, and 0264-005E

2
3 **RESOLUTION NO. 2012-189**

4
5 **NOTICE OF INTENTION TO CONVEY FEE SIMPLE INTERESTS IN REAL**
6 **PROPERTY FROM THE COUNTY OF RIVERSIDE TO HOSE AND SEONGMEE KIM**
7 **AND EUN SHIN AND TO THE CITY OF WILDOMAR**
8

9 WHEREAS, the County of Riverside (County) is the lead agency, in cooperation
10 with the California Department of Transportation (Caltrans) and City of Wildomar (City)
11 for the Interstate 15 and Clinton Keith Road Interchange Project (Project);

12 WHEREAS, the County of Riverside (County) is the owner of certain real
13 property consisting of 30,870 square feet of Arya Drive located in the City of Wildomar,
14 has full legal title to Arya Drive (Assessor's Parcel Number 380-240-059), and has full
15 power and authority to convey all property rights described herein;

16 WHEREAS, on May 2, 1995, County summarily vacated the Arya Drive right-of-
17 way;

18 WHEREAS, one of the responsibilities of the City is to acquire all of the right of
19 way needed for the Project;

20 WHEREAS, a portion of vacated Arya Drive is needed by the City in order to
21 provide access to Assessor's Parcel Number 380-240-054 vested in the names of
22 Hose Kim and Seongmee Kim and Eun Shin (Kim/Shin) and assist the City in terms of
23 settlement with Kim/Shin;

24 WHEREAS, the remaining portion of vacated Arya Drive is located in the City
25 and no longer needed by the County;

26 WHEREAS, the conveyance of the portion of vacated Arya Drive to Kim/Shin will
27 serve two purposes: (1) provide access to the Kim/Shin property in furtherance of the
28

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 12/19/12

1 County's Project and (2) ultimately transfer insurance and maintenance responsibility
2 from the County and return the Property to the tax rolls;

3 WHEREAS, the conveyance of the remaining portion of vacated Arya Drive to
4 the City would ultimately transfer insurance and maintenance responsibility from the
5 County to the City;

6 WHEREAS, pursuant to Government Code Section 25365, the County may
7 transfer interests in real property or interest belonging to the County to another public
8 agency;

9 WHEREAS, pursuant to Government Code Section 25526, the County may
10 transfer interests in real property or interest belonging to the County which is no longer
11 necessary for County or other public purposes, and its estimated value does not
12 exceed \$25,000, the County may convey that real property or interest therein in the
13 manner and upon the terms and conditions approved by the Board of Supervisors
14 without complying with any other provisions of the Government Code.

15 WHEREAS, the County intends to convey its fee simple interests in vacated
16 Arya Drive to Kim/Shin and the City by Quitclaim Deeds; and

17 BE IT RESOLVED AND DETERMINED that the Board of Supervisors of the
18 County of Riverside, in regular session assembled on or after November 20, 2012,
19 hereby directs the Clerk of the Board of Supervisors to give notice for Parcel 0264-
20 005A pursuant to Government Code Section 6063 and give notice for Parcels 0264-
21 005C, 0264-005D, and 0264-005E pursuant to Government Code Section 6061, of the
22 following:

23 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of
24 Riverside intends to convey to Kim/Shin, the following real property identified as Parcel
25 0264-005A: Fee simple interest of a portion of vacated Arya Drive in the City of
26 Wildomar, County of Riverside, California, consisting of 10,405 square feet of land. The
27 terms and conditions of the proposed conveyance are as follows: The County of
28 Riverside will remit and release any interest it may own in this portion of vacated Arya

1 Drive to Kim/Shin in furtherance of the County's project and assist the City in terms of
2 settlement with Kim/Shin.

3 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of
4 Riverside intends to convey to the City of Wildomar, the following real property
5 identified as Parcels 0264-005C, 0264-005D, and 0264-005E: Fee simple interests of
6 a portion of vacated Arya Drive in the City of Wildomar, County of Riverside, California,
7 consisting of 20,465 square feet of land. The terms and conditions of the proposed
8 conveyance are as follows: The County of Riverside will remit and release any interest
9 it may own in this portion of vacated Arya Drive to the City of Wildomar. The City will
10 then convey Parcel 0264-005C as an access easement to Kim/Shin to assist the City in
11 terms of settlement with Kim/Shin in furtherance of the Project; and

12 BE IT FURTHER RESOLVED AND ORDERED THAT the Board of Supervisors
13 intends to meet to conclude the proposed transaction on or after December 4, 2012, at
14 9:00 am at the meeting room of the Board of Supervisors located on the 1st floor of the
15 County Administrative Center, 4080 Lemon Street, Riverside, California.

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23 ///

24 ///

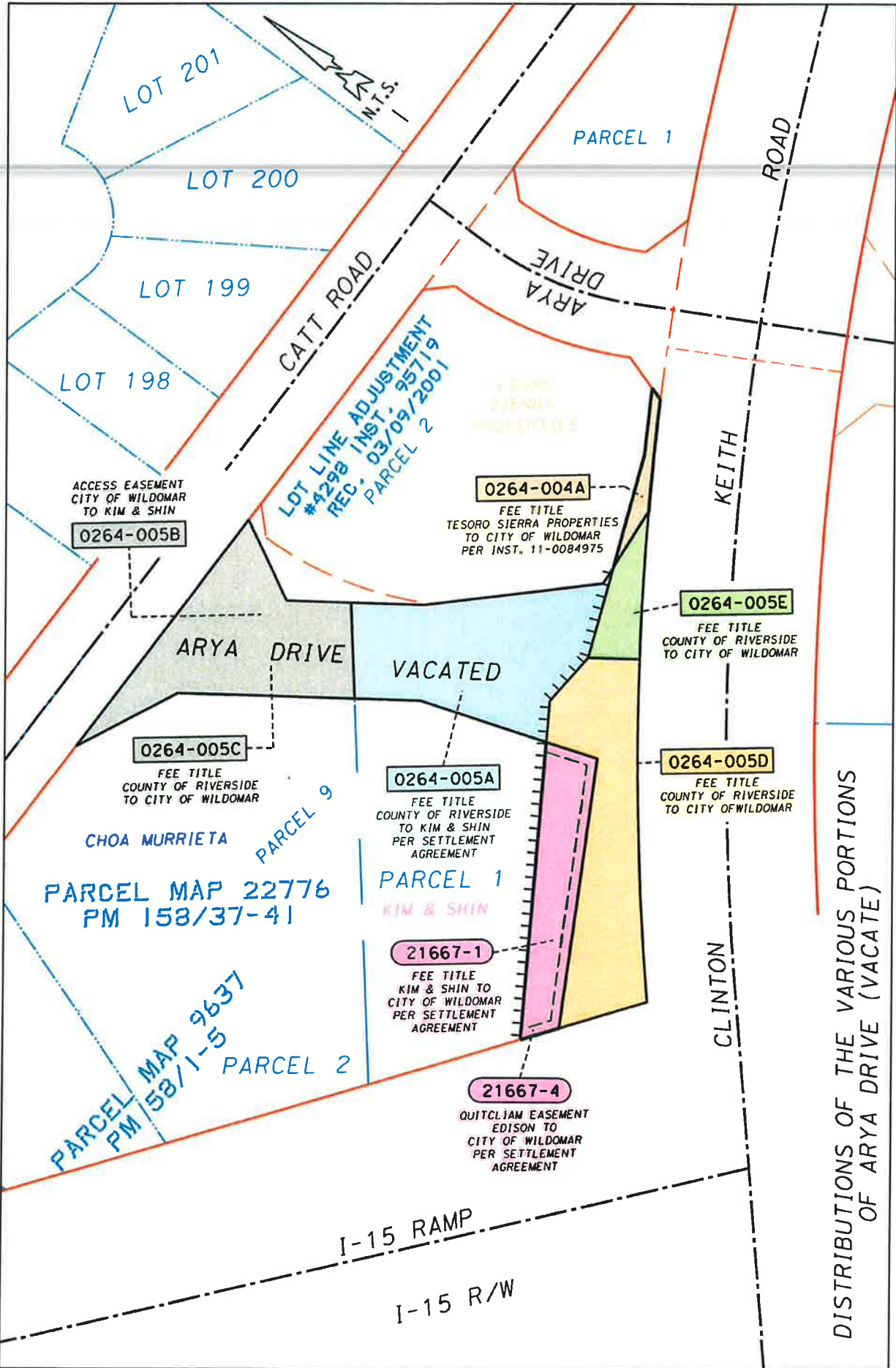
25 ///

26 ///

27 ///

28 SV:ra/092612/288TR/15.204 S:\Real Property\TYPING\Docs-15.000 to 15.499\15.204.doc

ATTACHMENT 1



LOT 201

LOT 200

LOT 199

LOT 198

PARCEL 1

LOT LINE ADJUSTMENT
#4298 INST. 95719
REC. 03/09/2001
PARCEL 2

ACCESS EASEMENT
CITY OF WILDOMAR
TO KIM & SHIN
0264-005B

0264-004A

FEE TITLE
TESORO SIERRA PROPERTIES
TO CITY OF WILDOMAR
PER INST. 11-0084975

0264-005E

FEE TITLE
COUNTY OF RIVERSIDE
TO CITY OF WILDOMAR

0264-005C

FEE TITLE
COUNTY OF RIVERSIDE
TO CITY OF WILDOMAR

0264-005A

FEE TITLE
COUNTY OF RIVERSIDE
TO KIM & SHIN
PER SETTLEMENT
AGREEMENT

0264-005D

FEE TITLE
COUNTY OF RIVERSIDE
TO CITY OF WILDOMAR

CHOA MURRIETA

PARCEL MAP 22776
PM 158/37-41

PARCEL 1
KIM & SHIN

21667-1

FEE TITLE
KIM & SHIN TO
CITY OF WILDOMAR
PER SETTLEMENT
AGREEMENT

21667-4

QUITCLAIM EASEMENT
EDISON TO
CITY OF WILDOMAR
PER SETTLEMENT
AGREEMENT

PARCEL MAP 9637
PM 58/1-5
PARCEL 2

PARCEL 9

PARCEL 2

I-15 RAMP

I-15 R/W

DISTRIBUTIONS OF THE VARIOUS PORTIONS
OF ARYA DRIVE (VACATE)

CATT ROAD

ARYA DRIVE

ROAD

KEITH

CLINTON



ATTACHMENT 2

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF ARYA DRIVE (VARIABLE WIDTH) THAT WAS RELINQUISHED FROM THE STATE OF CALIFORNIA TO THE COUNTY OF RIVERSIDE BY INSTRUMENT NUMBER 207187, RECORDED NOVEMBER 4, 1981, AND SHOWN ON CALTRANS RELINQUISHMENT MAP BOOK 8, PAGES 78 THROUGH 86, INCLUSIVE, AND SUBSEQUENTLY VACATED BY RESOLUTION NUMBER 95-040 RECORDED MAY 2, 1995 AS INSTRUMENT NUMBER 137832, AND SHOWN ON AMENDED PARCEL MAP NUMBER 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41, INCLUSIVE, OF PARCEL MAPS, ALL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON KEITH ROAD (55.00 FOOT HALF-WIDTH) AND THE CENTERLINE OF INTERSTATE 15 AS SHOWN ON CALTRANS MAP NUMBER 443025, ALSO SHOWN ON RIVERSIDE COUNTY SURVEYOR MAP NUMBER 205, PAGE 002, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA;

THENCE N 49°23'09" E, ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 394.25 FEET;

THENCE N 40°36'51" W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD, AS SHOWN ON SAID RESOLUTION NUMBER 95-040;

THENCE S 49°23'09" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, A DISTANCE OF 1.29 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL 1 OF SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE N 52°26'56" W, ALONG SAID PROLONGATION, A DISTANCE OF 81.74 FEET;

THENCE N 58°46'26" E, A DISTANCE OF 186.62 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 17°33'57" W ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 82.29 FEET TO AN ANGLE POINT THEREIN;

THENCE N 34°01'55" W, CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 40.67 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE N 51°49'38" E, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 60.16 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 4 OF SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE S 34°01'57" E, ALONG SAID SOUTHWESTERLY LINE OF PARCEL 4, A DISTANCE OF 45.19 FEET TO AN ANGLE POINT THEREIN;

THENCE S 42°46'57" E, CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PARCEL 4, A DISTANCE OF 111.68 FEET TO AN ANGLE POINT THEREIN;

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE N 86°16'48" E, CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PARCEL 4, A DISTANCE OF 11.94 FEET;

THENCE S 69°20'40" W, A DISTANCE OF 58.90 FEET;

THENCE N 84°44'04" W, A DISTANCE OF 35.99 FEET;

THENCE S 58°46'26" W, A DISTANCE OF 25.51 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 10,405 SQUARE FEET, OR 0.239 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES 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 STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000093469 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8, MAP FILE NUMBER RW 000081 PAGES 1 THROUGH 9, INCLUSIVE, ON FILE AS MAP NUMBER 205, PAGES 871 THROUGH 879, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

0264-005A

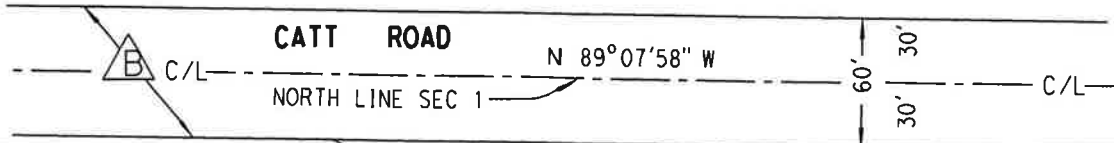
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *K. Tetch*

DATE: 7-31-12

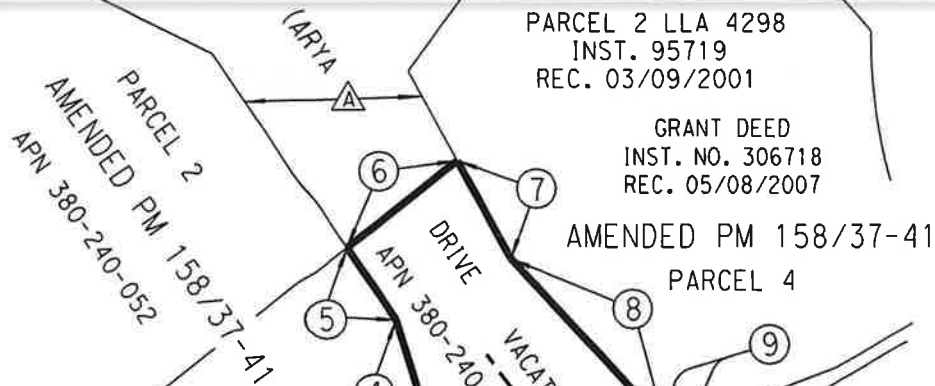


EXHIBIT "B"



LINE DATA

- ① N 40°36'51" W (R) - 55.00'
- ② S 49°23'09" W - 1.29'
- ③ N 52°26'56" W - 81.74'
- ④ N 17°33'57" W - 82.29'
- ⑤ N 34°01'55" W - 40.67'
- ⑥ N 51°49'38" E - 60.16'
- ⑦ S 34°01'57" E - 45.19'
- ⑧ S 42°46'57" E - 111.68'
- ⑨ N 86°16'48" E - 11.94'
- ⑩ S 69°20'40" W - 58.90'
- ⑪ N 84°44'04" W - 35.99'
- ⑫ S 58°46'26" W - 25.51'



0264-005A
10,405 SQ.FT.
0.239 AC.

T.P.O.B.
(MOST-E'LY
CRNR PCL 1)

P.O.C.
(INTR. C/L I-15 &
C/L CLINTON KEITH)

CT MAP NO. 443025
INTERSTATE 15
(RIV CO MAP NO. 205/2)

INDICATES
RESTRICTED ACCESS

SECTION 1

T.7S., R.4W., S.B.M.

- A** R/W VACATION PER RESOLUTION # 95-040 INST. NO. 137832, REC. 5/2/95
- B** 60' R/W PER RR 1-217, REC. 3-4-1903



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000093469.

| | |
|--|---------------------|
| COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV. | PAR. NO.: 0264-005A |
| PROJECT: I-15 / CLINTON KEITH ROAD | PREPARED BY: KNV |
| 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. |
| APPROVED BY: <i>[Signature]</i> DATE: 7-31-12 | DATE: JULY, 2012 |
| | W.O. NO.: A2-0264 |
| | SHEET 1 OF 1 |

ATTACHMENT 3

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF ARYA DRIVE (VARIABLE WIDTH) THAT WAS RELINQUISHED FROM THE STATE OF CALIFORNIA TO THE COUNTY OF RIVERSIDE BY INSTRUMENT NUMBER 207187, RECORDED NOVEMBER 4, 1981, AND SHOWN ON CALTRANS RELINQUISHMENT MAP BOOK 8, PAGES 78 THROUGH 86, INCLUSIVE, AND SUBSEQUENTLY VACATED BY RESOLUTION NUMBER 95-040 RECORDED MAY 2, 1995 AS INSTRUMENT NUMBER 137832, AND SHOWN ON AMENDED PARCEL MAP NUMBER 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41, INCLUSIVE, OF PARCEL MAPS, ALL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON KEITH ROAD (55.00 FOOT HALF-WIDTH) AND THE CENTERLINE OF INTERSTATE 15 AS SHOWN ON CALTRANS MAP NUMBER 443025, ALSO SHOWN ON RIVERSIDE COUNTY SURVEYOR MAP NUMBER 205, PAGE 002, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA;

THENCE N 49°23'09" E, ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 394.25 FEET;

THENCE N 40°36'51" W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD, AS SHOWN ON SAID RESOLUTION NUMBER 95-040;

THENCE S 49°23'09" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, A DISTANCE OF 1.29 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL 1 OF SAID AMENDED PARCEL MAP NUMBER 22776:

THENCE N 52°26'56" W, ALONG SAID PROLONGATION, A DISTANCE OF 81.74 FEET;

THENCE N 58°46'26" E, A DISTANCE OF 186.62 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE N 17°33'57" W ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 82.29 FEET TO AN ANGLE POINT THEREIN;

THENCE N 34°01'55" W, CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 40.67 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 2 OF SAID AMENDED PARCEL MAP NUMBER 22776, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 34°01'55" W, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 109.18 FEET TO AN ANGLE POINT THEREIN;

THENCE N 63°49'35" W, CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 70.66 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CATT ROAD (30.00 FOOT HALF-WIDTH) AS ADOPTED MARCH 4, 1903 PURSUANT TO ROAD RECORD 1-217 ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY;

THENCE S 89°07'58" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CATT ROAD, A DISTANCE OF 177.07 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF PARCEL 4, OF SAID AMENDED PARCEL MAP NUMBER 22776;

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE S 29°24'42" W ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 56.03 FEET TO AN ANGLE POINT THEREIN;

THENCE S 34°01'57" E, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 39.79 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 2;

THENCE S 51°49'38" W ALONG SAID NORTHEASTERLY PROLONGATION, A DISTANCE OF 60.16 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 9,524 SQUARE FEET, OR 0.219 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 1.000093469 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8, MAP FILE NUMBER RW 000081 PAGES 1 THROUGH 9, INCLUSIVE, ON FILE AS MAP NUMBER 205, PAGES 871 THROUGH 879, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

0264-005C

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

[Handwritten Signature]

DATE: _____

7-26-12



EXHIBIT "B"

0264-005C

9,524 SQ.FT.
0.219 AC.



CATT ROAD

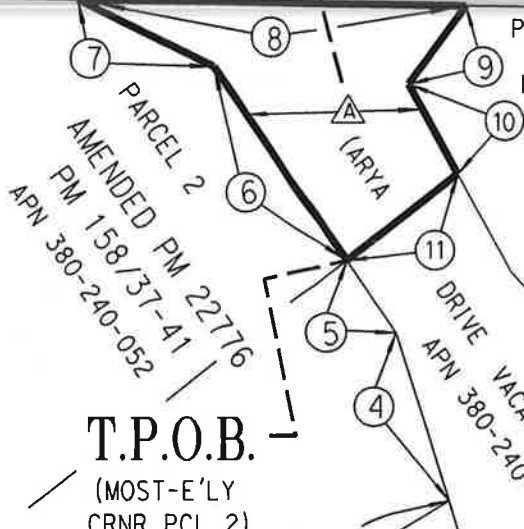
NORTH LINE SEC 1

N 89°07'58" W

60'
30'

LINE DATA

- ① N 40°36'51" W (R) - 55.00'
- ② S 49°23'09" W - 1.29'
- ③ N 52°26'56" W - 81.74'
- ④ N 17°33'57" W - 82.29'
- ⑤ N 34°01'55" W - 40.67'
- ⑥ N 34°01'55" W - 109.18'
- ⑦ N 63°49'35" W - 70.66'
- ⑧ S 89°07'58" E - 177.07'
- ⑨ S 29°24'42" W - 56.03'
- ⑩ S 34°01'57" E - 39.79'
- ⑪ S 51°49'38" W (R) - 60.16'



PARCEL 2 LLA 4298
INST. 95719
REC. 03/09/2001

GRANT DEED
INST. NO. 306718
REC. 05/08/2007

AMENDED PM 158/37-41
PARCEL 4

T.P.O.B.

(MOST-E'LY
CRNR PCL 2)

PARCEL 1

CT MAP NO. 443025

INTERSTATE 15
(RIV CO MAP NO. 205/2)

R/W VARIES

CLINTON KEITH ROAD

SECTION 1

T.7S., R.4W., S.B.M.

P.O.C.

(INTR. C/L I-15 &
C/L CLINTON KEITH)



R/W VACATION PER
RESOLUTION # 95-040
INST. NO. 137832,
REC. 5/2/95



60' R/W PER RR 1-217,
REC. 3-4-1903

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000093469.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: **0264-005C**

PROJECT: **I-15 / CLINTON KEITH ROAD**

PREPARED BY: **KNV**

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: **JULY, 2012**

W.O. NO.: **A2-0264**

APPROVED BY: *[Signature]*

DATE: **7-26-12**

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF ARYA DRIVE (VARIABLE WIDTH) THAT WAS RELINQUISHED FROM THE STATE OF CALIFORNIA TO THE COUNTY OF RIVERSIDE BY INSTRUMENT NUMBER 207187, RECORDED NOVEMBER 4, 1981, AND SHOWN ON CALTRANS RELINQUISHMENT MAP BOOK 8, PAGES 78 THROUGH 86, INCLUSIVE, AND SUBSEQUENTLY VACATED BY RESOLUTION NUMBER 95-040 RECORDED MAY 2, 1995 AS INSTRUMENT NUMBER 137832, AND SHOWN ON AMENDED PARCEL MAP NUMBER 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41, INCLUSIVE, OF PARCEL MAPS, ALL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON KEITH ROAD (55.00 FOOT HALF-WIDTH) AND THE CENTERLINE OF INTERSTATE 15 AS SHOWN ON CALTRANS MAP NUMBER 443025, ALSO SHOWN ON RIVERSIDE COUNTY SURVEYOR MAP NUMBER 205, PAGE 002, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA;

THENCE N 49°23'09" E, ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 394.25 FEET;

THENCE N 40°36'51" W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD, AS SHOWN ON SAID RESOLUTION NUMBER 95-040, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 49°23'09" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, A DISTANCE OF 1.29 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL 1 OF SAID AMENDED PARCEL MAP NUMBER 22776:

THENCE N 52°26'56" W, ALONG SAID PROLONGATION, A DISTANCE OF 56.63 FEET TO THE SOUTHERLY LINE OF PARCEL, AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE N 61°50'35" E, A DISTANCE OF 169.87 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1, AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE N 17°33'57" W, ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 33.45 FEET;

THENCE N 58°46'26" E, A DISTANCE OF 25.51 FEET;

THENCE S 84°44'04" E, A DISTANCE OF 35.99 FEET TO A POINT ON THE CENTERLINE OF ARYA DRIVE (VACATED) AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776 AND VACATED BY SAID RESOLUTION 95-040;

THENCE S 34°01'55" E ALONG SAID CENTERLINE OF ARYA DRIVE (VACATED), A DISTANCE OF 32.01 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD, AS SHOWN ON SAID RESOLUTION NUMBER 95-040, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, CONCENTRIC WITH AND DISTANT 55.00 FEET NORTHWESTERLY OF SAID CENTERLINE OF CLINTON KEITH ROAD, HAVING A RADIUS OF 1854.83 FEET AND AN INITIAL RADIAL BEARING OF N 34°01'55" W;

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°34'56", AN ARC DISTANCE OF 213.09 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 9,141 SQUARE FEET, OR 0.210 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY 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 STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000093469 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8, MAP FILE NUMBER RW 000081 PAGES 1 THROUGH 9, INCLUSIVE, ON FILE AS MAP NUMBER 205, PAGES 871 THROUGH 879, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

0264-005D

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Handwritten signature

DATE: _____

7-26-12



EXHIBIT "B"



PM 22776
PM 158/37-41

LINE DATA

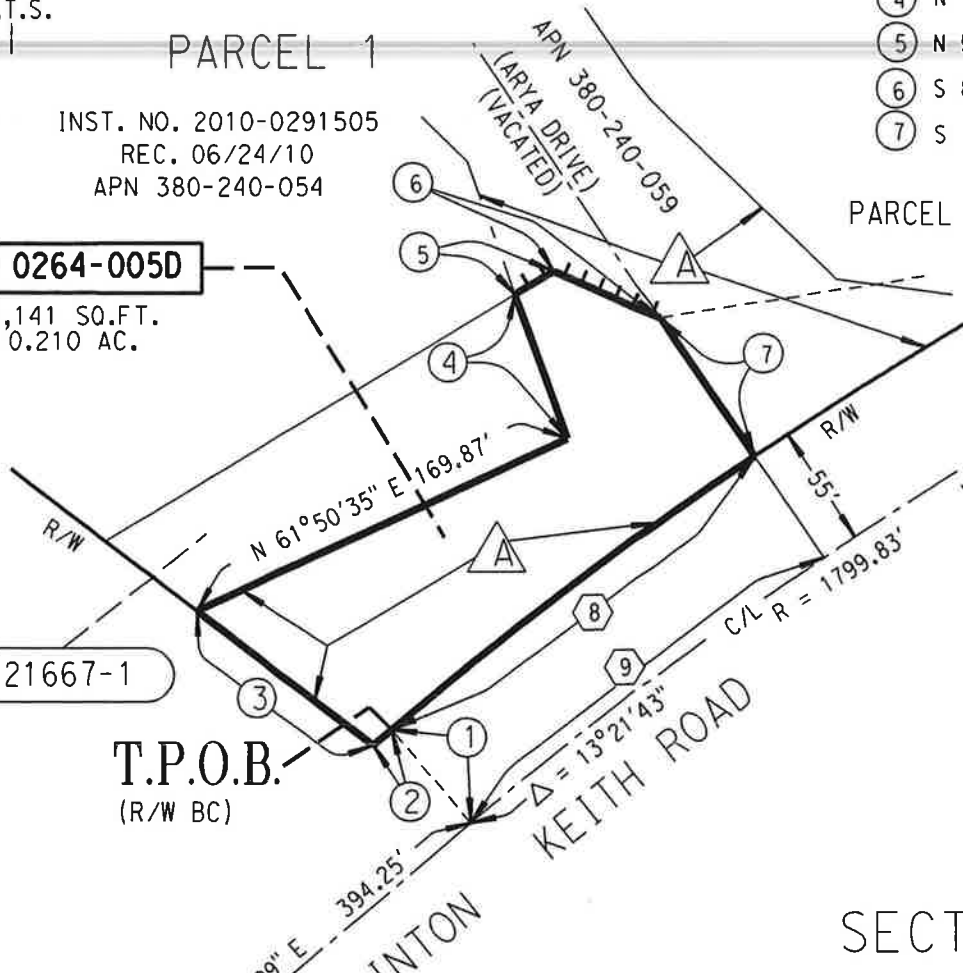
- ① N 40°36'51" W (R) - 55.00'
- ② S 49°23'09" W - 1.29'
- ③ N 52°26'56" W - 56.63'
- ④ N 17°33'57" W - 33.45'
- ⑤ N 58°46'26" E - 25.51'
- ⑥ S 84°44'04" E - 35.99'
- ⑦ S 34°01'55" E (R) - 32.01'

PARCEL 1

INST. NO. 2010-0291505
REC. 06/24/10
APN 380-240-054

0264-005D

9,141 SQ.FT.
0.210 AC.



PARCEL 4

TO OLD
OAKS DRIVE

21667-1

T.P.O.B.
(R/W BC)

P.O.C.
(INTR. C/L I-15 &
C/L CLINTON KEITH)

CURVE DATA

- ⑧ $\Delta = 06^{\circ}34'56''$
R = 1854.83'
L = 213.09'
- ⑨ $\Delta = 06^{\circ}34'56''$
R = 1799.83'
L = 206.77'

SECTION 1

T.7S., R.4W., S.B.M.

INTERSTATE 15
CT MAP NO. 4430258
(RIV CO MAP NO. 205/2)

R/W VACATION PER
RESOLUTION # 95-040
INST. NO. 137832,
REC. 5/2/95

INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000093469.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: **0264-005D**

PROJECT: **I-15 / CLINTON KEITH ROAD**

PREPARED BY: KNV

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: JULY, 2012

W.O. NO.: A2-0264

APPROVED BY: *[Signature]* DATE: 7-26-12

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF ARYA DRIVE (VARIABLE WIDTH) THAT WAS RELINQUISHED FROM THE STATE OF CALIFORNIA TO THE COUNTY OF RIVERSIDE BY INSTRUMENT NUMBER 207187, RECORDED NOVEMBER 4, 1981, AND SHOWN ON CALTRANS RELINQUISHMENT MAP BOOK 8, PAGES 78 THROUGH 86, INCLUSIVE, AND SUBSEQUENTLY VACATED BY RESOLUTION NUMBER 95-040 RECORDED MAY 2, 1995 AS INSTRUMENT NUMBER 137832, AND SHOWN ON AMENDED PARCEL MAP NUMBER 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41, INCLUSIVE, OF PARCEL MAPS, ALL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON KEITH ROAD (55.00 FOOT HALF-WIDTH) AND THE CENTERLINE OF INTERSTATE 15 AS SHOWN ON CALTRANS MAP NUMBER 443025, ALSO SHOWN ON RIVERSIDE COUNTY SURVEYOR MAP NUMBER 205, PAGE 002, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA;

THENCE N 49°23'09" E, ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 394.25 FEET;

THENCE N 40°36'51" W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD, AS SHOWN ON SAID RESOLUTION NUMBER 95-040;

THENCE S 49°23'09" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, A DISTANCE OF 1.29 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL 1 OF SAID AMENDED PARCEL MAP NUMBER 22776:

THENCE N 52°26'56" W, ALONG SAID PROLONGATION, A DISTANCE OF 81.74 FEET;

THENCE N 58°46'26" E, A DISTANCE OF 186.62 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE CONTINUING N 58°46'26" E, A DISTANCE OF 25.51 FEET;

THENCE S 84°44'04" E, A DISTANCE OF 35.99 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 69°20'40" E, A DISTANCE OF 58.90 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 4 OF SAID AMENDED PARCEL MAP NUMBER 22776;

THENCE N 86°16'48" E, A DISTANCE OF 41.02 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD, AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, CONCENTRIC WITH AND DISTANT 55.00 FEET NORTHWESTERLY OF SAID CENTERLINE OF CLINTON KEITH ROAD, HAVING A RADIUS OF 1854.83 FEET AND AN INITIAL RADIAL BEARING OF N 31°10'01" W;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°51'54", AN ARC DISTANCE OF 92.75 FEET TO THE CENTERLINE OF ARYA DRIVE (VACATED), AS SHOWN ON SAID AMENDED PARCEL MAP NUMBER 22776 AND VACATED BY SAID RESOLUTION 95-040;

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

THENCE N 34°01'55" W ALONG SAID CENTERLINE OF ARYA DRIVE (VACATED), A DISTANCE OF 32.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1800 SQUARE FEET, OR 0.041 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES 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 STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000093469 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8, MAP FILE NUMBER RW 000081 PAGES 1 THROUGH 9, INCLUSIVE, ON FILE AS MAP NUMBER 205, PAGES 871 THROUGH 879, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

0264-005E

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *K. Teich*

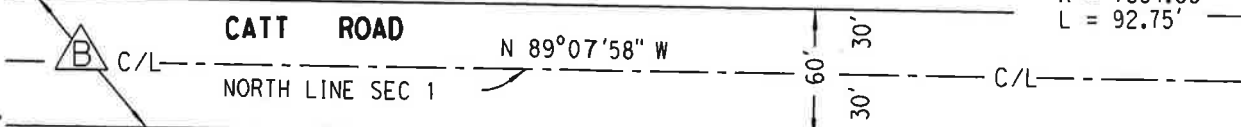
DATE: 7-31-12



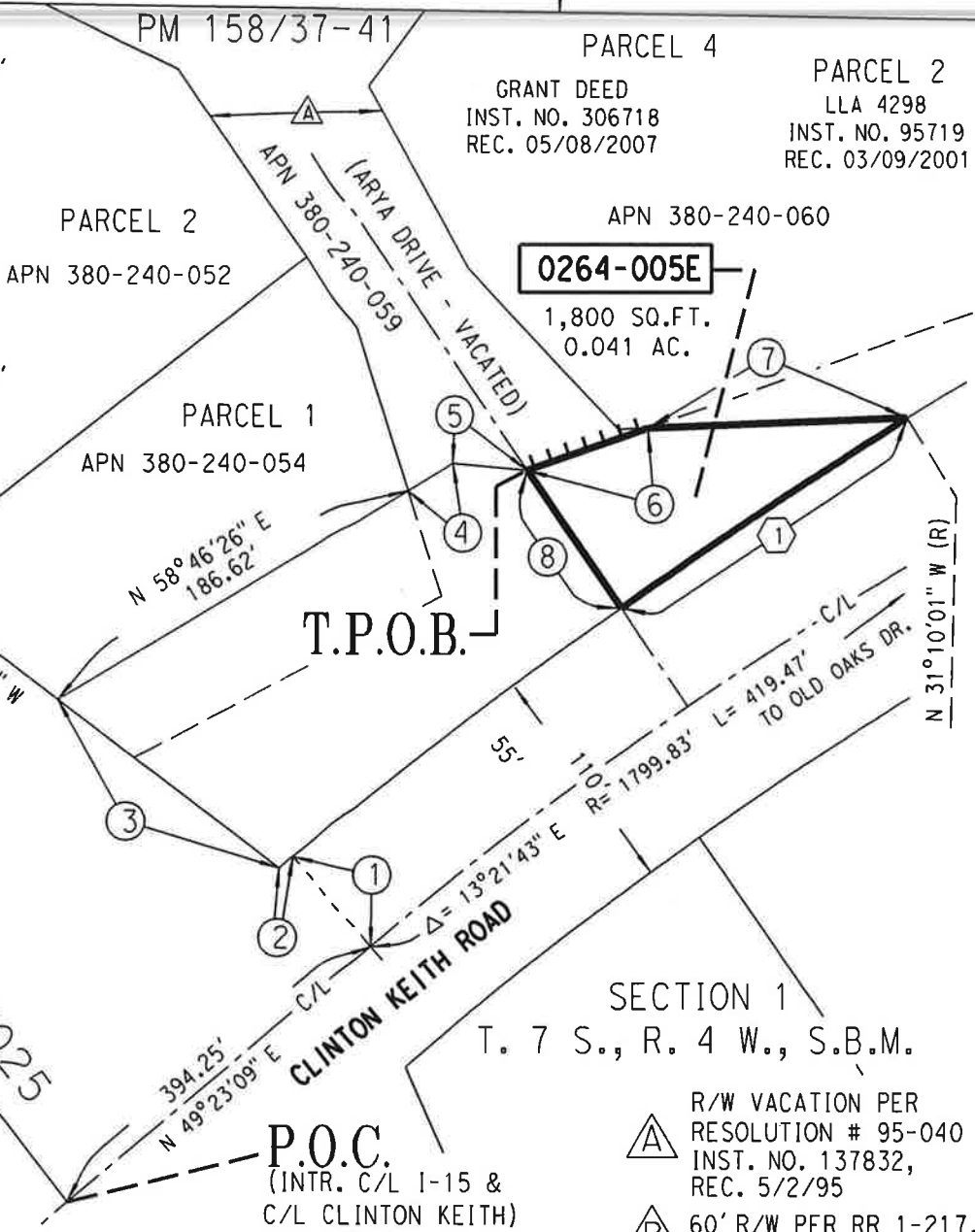
EXHIBIT "B"

CURVE DATA

① $\Delta = 02^{\circ}51'54''$
 $R = 1854.83'$
 $L = 92.75'$



- LINE DATA
- ① N $40^{\circ}36'51''$ W (R) - 55.00'
 - ② S $49^{\circ}23'09''$ W - 1.29'
 - ③ N $52^{\circ}26'56''$ W - 81.74'
 - ④ N $58^{\circ}46'26''$ E - 25.51'
 - ⑤ S $84^{\circ}44'04''$ E - 35.99'
 - ⑥ N $69^{\circ}20'40''$ E - 58.90'
 - ⑦ N $86^{\circ}16'48''$ E - 41.02'
 - ⑧ N $34^{\circ}01'55''$ W (R) - 32.01'



CT MAP NO. 443025
 INTERSTATE 15
 (RIV CO MAP NO. 205/2)
 R/W VARIES



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000093469.

- △ R/W VACATION PER RESOLUTION # 95-040 INST. NO. 137832, REC. 5/2/95
- ▢ 60' R/W PER RR 1-217, REC. 3-4-1903

INDICATES RESTRICTED ACCESS

| | |
|--|---------------------|
| COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV. | PAR. NO.: 0264-005E |
| PROJECT: I-15 / CLINTON KEITH ROAD | PREPARED BY: KNV |
| 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. |
| APPROVED BY: <i>[Signature]</i> DATE: 7-31-12 | DATE: JULY, 2012 |
| | W.O. NO.: A2-0264 |
| | SHEET 1 OF 1 |