

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

915



**FROM:** Economic Development Agency/Facilities Management and Transportation Department

**SUBMITTAL DATE:**  
December 6, 2012

**SUBJECT:** Resolution No. 2012-170, Authorizing Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project – Thermal

**RECOMMENDED MOTION:** That the Board of Supervisors approve Resolution No. 2012-170, Authorizing Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project.

**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).

(Continued)


  
\_\_\_\_\_  
Juan C. Perez, Director  
Transportation and Land Management

  
\_\_\_\_\_  
Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments (CVAG) – 100%	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
By   
\_\_\_\_\_  
County Executive Office Signature Jennifer V. Sargent

FORM APPROVED COUNTY COUNSEL  
 DATE 9/18/12  
 BY: ANNA W. WANG  
 Departmental Concurrence  
 FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: Samuel Wong 12/5/12  
 SAMUEL WONG  
 Dept't Recomm.:  Consent  
 Per Exec. Ofc.:  Consent  
 Policy  
 Policy

**BACKGROUND:** (Continued)

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.

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

(Continued)

**BACKGROUND:** (Continued)

On November 20, 2012, the Board approved Resolution No. 2012-169, Notice of Intention to Adopt a Resolution of Necessity Regarding the Airport Boulevard Grade Separation Project.

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. 2012-170

3 Authorizing 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

19  
20  
21  
22  
23  
24 **WHEREAS**, the proposed project that is the subject of this Notice (the  
25 "Proposed Project") is one to construct a grade separation project located at the at-  
26 grade crossing of Airport Boulevard and the Union Pacific Railroad (UPRR) tracks by  
27 raising the roadway over the railroad and constructing an overhead structure that will  
28 span the tracks and Grapefruit Boulevard (State Highway 111) at Airport Boulevard

FORM APPROVED COUNTY COUNSEL  
BY: ANNA W. WAGG  
DATE: 11/5/12

(Project). 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 lane 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.

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

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

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

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

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** by the Board of  
7 Supervisors of Riverside County, State of California, not less than fourth/fifths of all  
8 members concurring, in regular session assembled on December 18, 2012, that this  
9 Board finds and determines each of the following:

10           1.       Notice of the Board's intention to adopt this resolution of necessity was  
11 duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the  
12 date and at the time and place fixed for hearing, this Board did hear and consider all of  
13 the evidence presented.

14           2.       That the public interest and necessity require the Proposed Project;

15           3.       That the Proposed Project is planned or located in the manner that will be  
16 most compatible with the greatest public good and the least private injury;

17           4.       That the Subject Property Interests are necessary for the Proposed  
18 Project;

19           5.       That the offers required by Section 7267.2 of the Government Code have  
20 been made to the owners of record of the Subject Properties;

21           6.       That, to the extent that the Subject Properties are already devoted to a  
22 public use, the use of the Proposed Project is a compatible use that will not  
23 unreasonably interfere with or impair the continuance of the public use as it presently  
24 exists or may reasonably be expected to exist in the future (California Code of Civil  
25 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
26 public use than is the presently existing public use (California Code of Civil Procedure  
27 Section 1240.610);  
28

1           7.     That the Subject Property Interests are necessary for the Proposed  
2 Project;

3           8.     That acquisition of the Subject Property Interests will promote the  
4 interests of the County of Riverside.

5           **BE IT FURTHER RESOLVED AND ORDERED** that the County Counsel of the  
6 County of Riverside is hereby authorized and empowered:

7           1.     To acquire (in the name of the County) the Subject Property Interests by  
8 condemnation in accordance with the Constitution and laws relating to eminent  
9 domain.

10          2.     To prepare and prosecute in the name of the County such proceedings in  
11 the proper court having jurisdiction thereof as are necessary for such acquisition.

12          3.     To make application to the Court for an order to deposit the probable  
13 amount of compensation out of proper funds under the control of the County into the  
14 County Treasury and for an order permitting the County to take prejudgment  
15 possession and use the Subject Property Interests for the purpose of constructing the  
16 Proposed Project.

17          4.     To compromise and settle such proceedings if such settlement can be  
18 reached and, in that event, to take all necessary actions to complete the acquisition,  
19 including stipulations as to judgment and other matters and the causing of all payments  
20 to be made.

21          5.     To correct any errors or to make or agree to nonmaterial changes in the  
22 legal description of the real property that are deemed necessary for the conduct of the  
23 condemnation action, or other proceedings or transaction required to acquire the  
24 subject real property. Counsel is further authorized to reduce or modify the extent of  
25 the interests or property to be acquired so as to reduce the compensation payable in  
26 the action where such change would not substantially impair the construction and  
27 operation for the project for which the real property is being acquired.

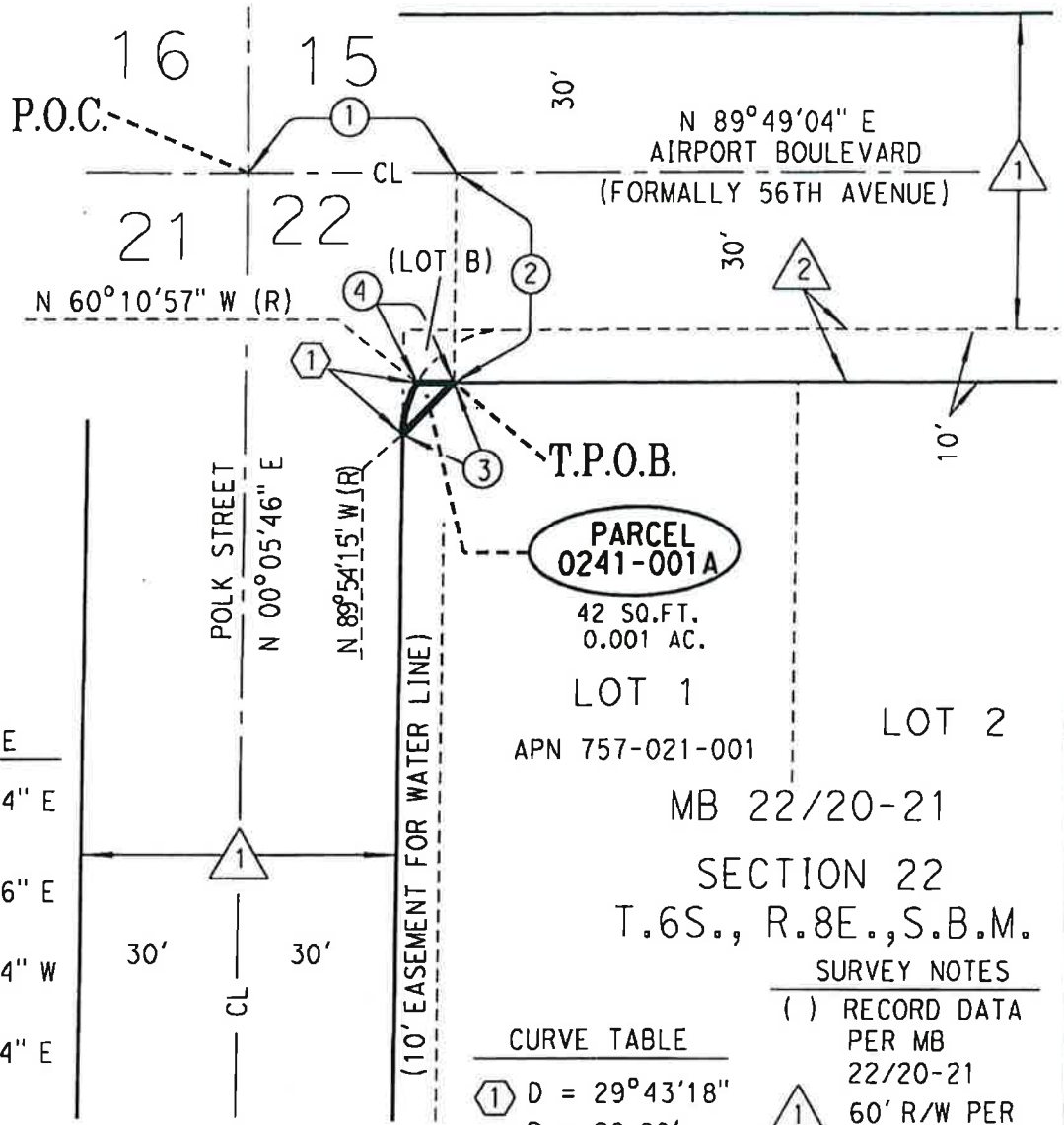
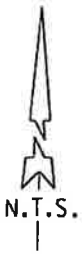
28 SV:ra/0924/299TR/15.065 S:\Real Property\TYPING\Docs-15.000 to 15.499\15.065.doc

**0241-001A**

**0241-001B**



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'

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

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



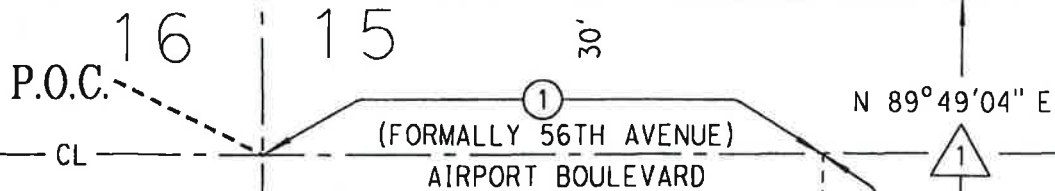
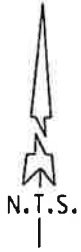
COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  
PROJECT: AIRPORT BLVD. / 56TH AVE.  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0241-001A
PREPARED BY:	D.G.O.
SCALE:	N.T.S.
DATE:	JANUARY, 2012
W.O. NO.:	A6-0241
SHEET 1 OF 1	

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



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

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 (56<sup>TH</sup> 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

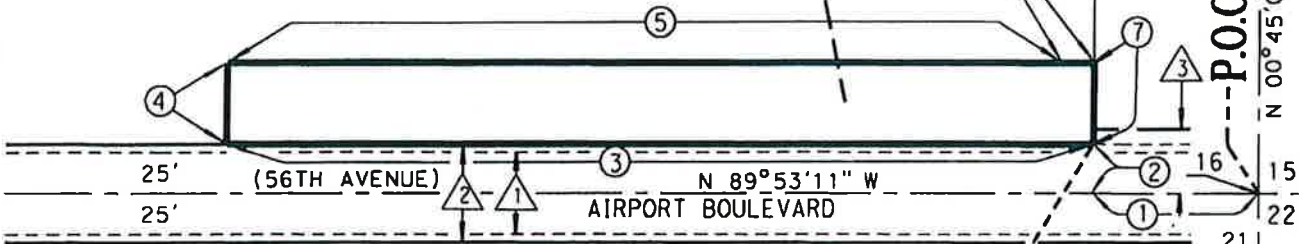
**PARCEL  
0241-022A**

28,782 SQ.FT.  
0.661 AC.

WEST LINE OF  
PARCEL 56  
PER RS 15/56

UPRR

PARCEL 56  
RS 15/56



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

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 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.G.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 (56<sup>TH</sup> 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.

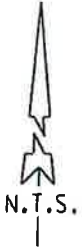
SEE ATTACHED EXHIBIT "B"

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 SQ.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.

PAR. NO.: 0241-022B

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

**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: 

DATE: 2-6-12

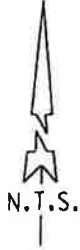


SURVEY NOTES

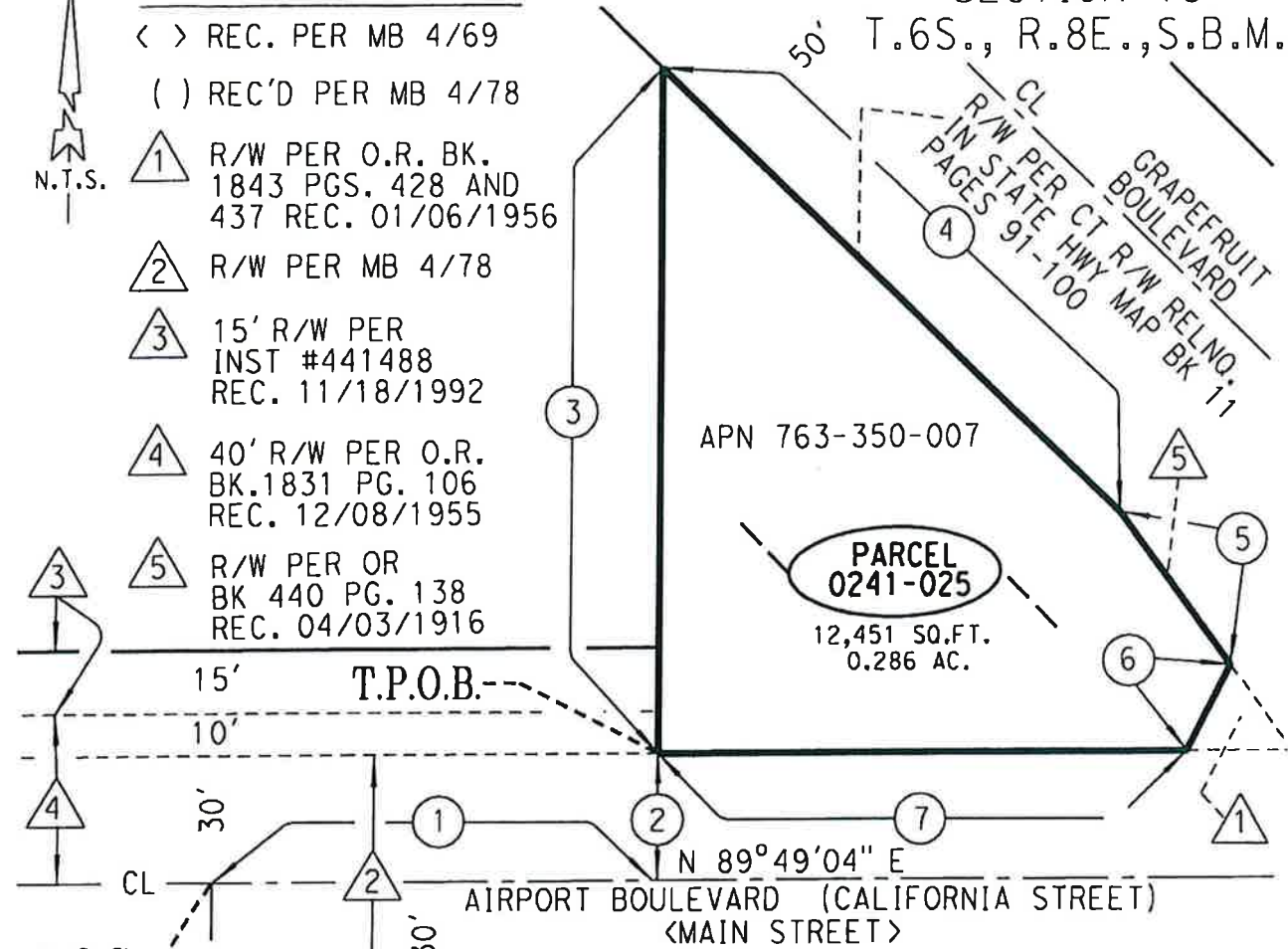
EXHIBIT "B"

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.

PARCEL 0241-025

12,451 SQ.FT.  
0.286 AC.

AIRPORT BOULEVARD (CALIFORNIA STREET)  
<MAIN STREET>

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 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.

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

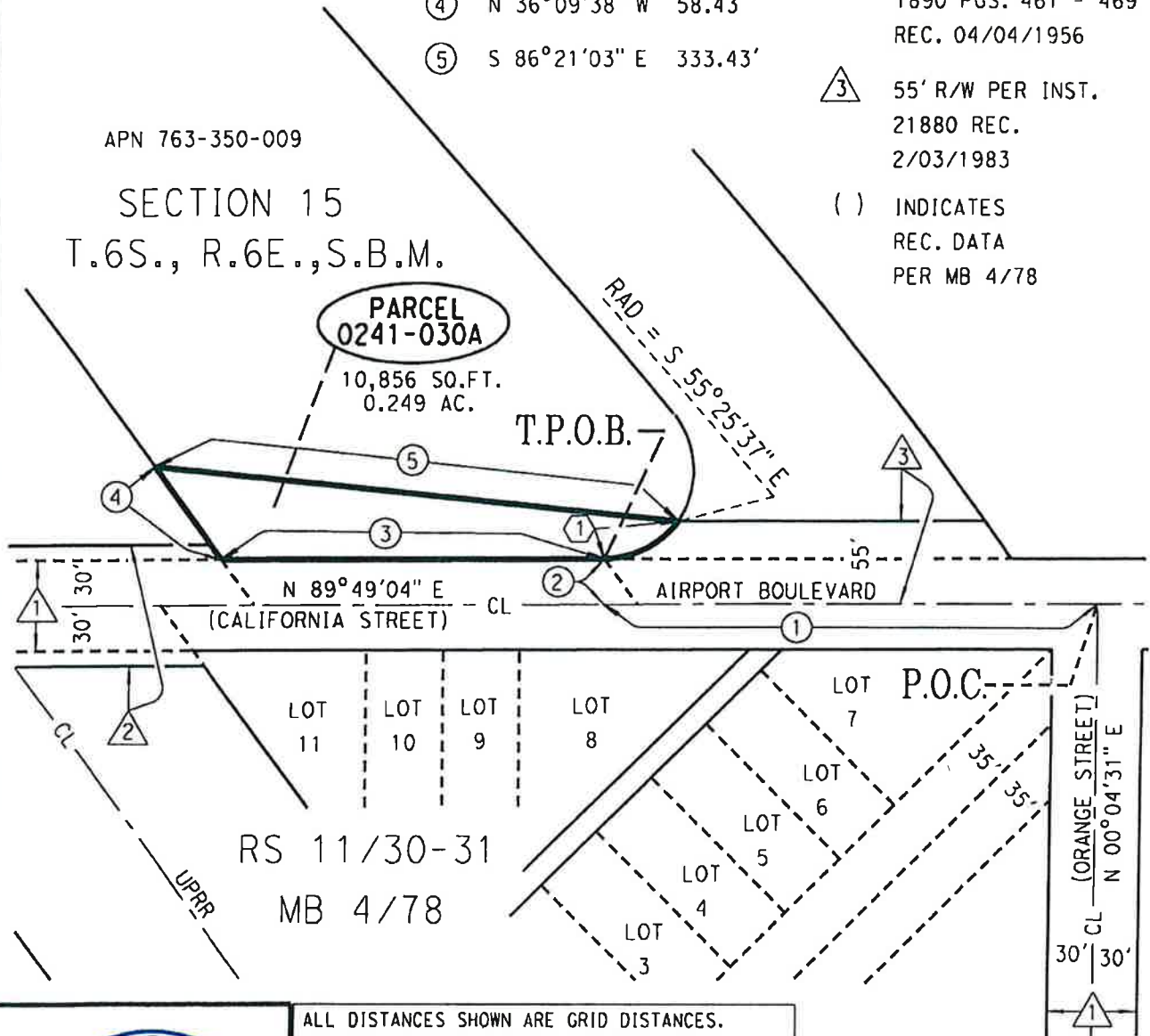
- ① S 89°49'04" W 321.93'
- ② N 00°10'56" W 30.00'
- ③ S 89°49'04" W 250.57'
- ④ N 36°09'38" W 58.43'
- ⑤ S 86°21'03" E 333.43'

### 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.



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.: 0241-030A  
 PREPARED BY: D.G.O.  
 SCALE: N.T.S.  
 DATE: JANUARY, 2012  
 W.O. NO.: A6-0241

APPROVED BY: *[Signature]* DATE: 2-1-12



# 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

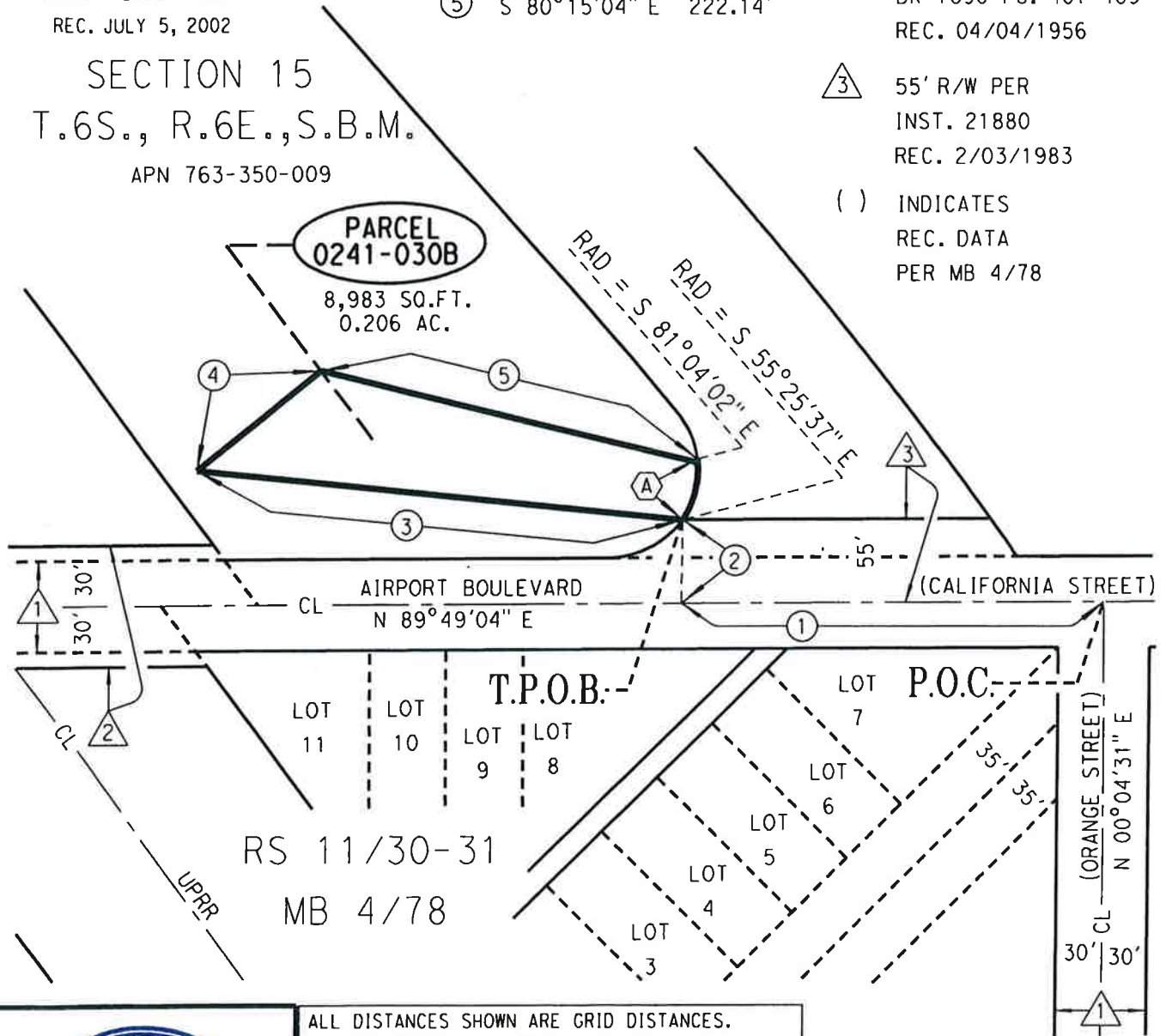


## CURVE TABLE

- Ⓐ 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.

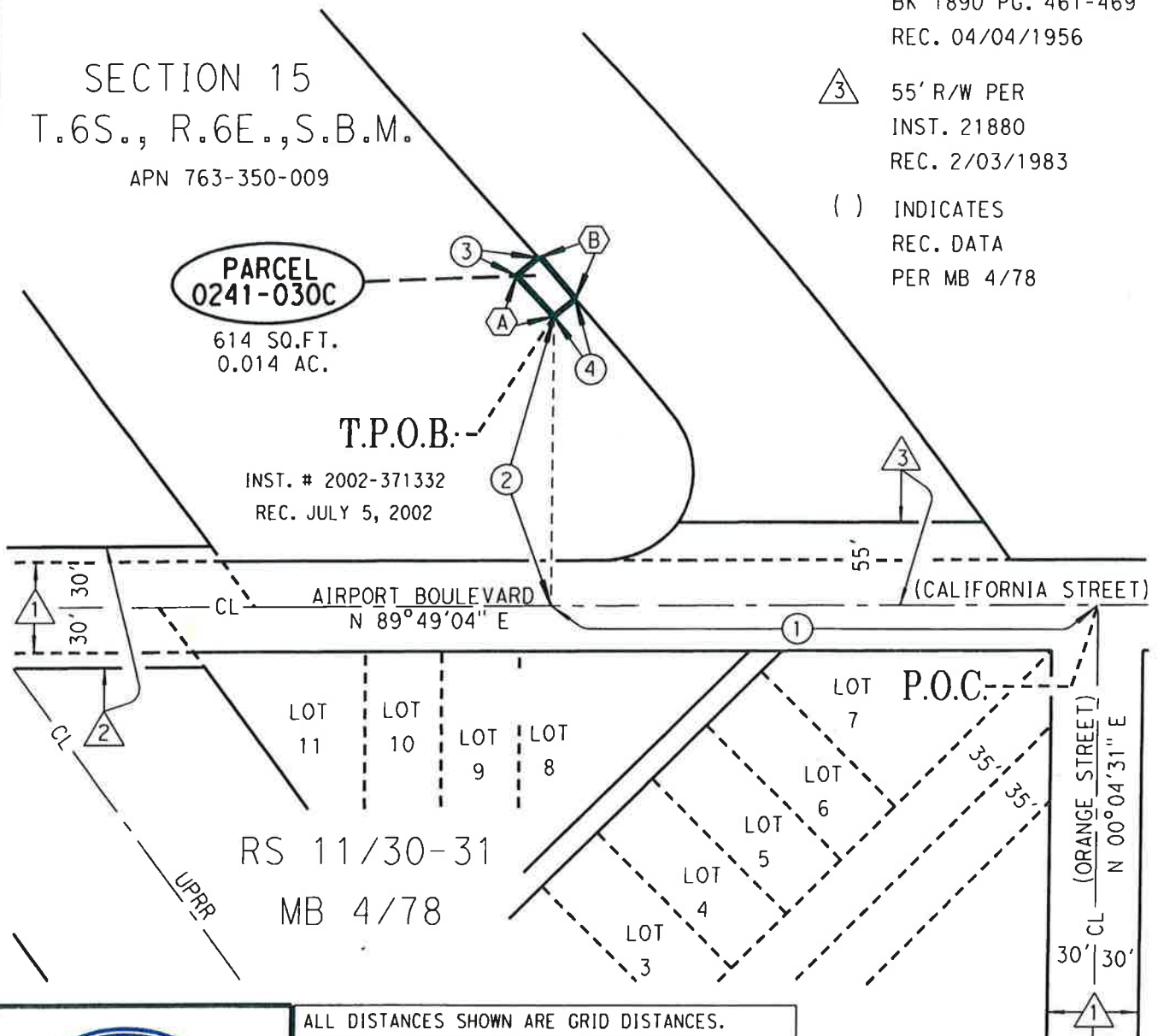
APN 763-350-009

PARCEL  
0241-030C

614 SQ.FT.  
0.014 AC.

T.P.O.B.:

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



RS 11/30-31

MB 4/78

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: 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