

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

903A



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

**SUBMITTAL DATE:**  
December 6, 2012

**SUBJECT:** Resolution No. 2012-190, Authorization 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:

- Adopt Resolution No. 2012-190, Authorization 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

<b>FINANCIAL DATA</b>	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 checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Jennifer L. Sargent

County Executive Office Signature

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.: 3.22 of 11/20/12

District: 1/1

Agenda Number:

**3.21**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL  
DATE 9/7/12  
BY: PATRICIA MUNROE

**RECOMMENDED MOTION:** (Continued)

2. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deeds to complete conveyance of the fee simple interest in real property and these transactions;
3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction; and
4. Direct the Clerk of the Board to return all documents to the Economic Development Agency/Facilities Management for further processing and recordation.

**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. 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. 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.

Staff recommends that: (1) 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 and (2) 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.

(Continued)

**BACKGROUND:** (Continued)

On or after November 20, 2012, the Board adopted Resolution No. 2012-189, Notice of Intention to Convey Fee Simple in Real Property from the County of Riverside to Hose and Seongmee Kim and Eun Shin and to the City of Wildomar, both by Quitclaim Deed. Notice was also published by the Clerk of the Board for Parcel 0264-005A as provided in Section 6063 of the Government Code and for Parcels 0264-005C, 0264-005D, and 0264-005E as provided in Section 6061 of the Government Code.

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 identified as Parcel 0264-005A, a 10,405 square foot portion of Assessor's Parcel Number 380-240-059 by Quitclaim Deed to 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 identified as Parcels 0264-005C, 0264-005D, and 0264-005E consisting of a 20,465 square foot portion of Assessor's Parcel Number 380-240-059 by Quitclaim Deed to the City of Wildomar.

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

**Attachments:**

Attachment 1 – Location Map of Arya Drive  
Quitclaim Deed (to Kim/Shin)  
Quitclaim Deed (to City of Wildomar)

2  
3 **RESOLUTION NO. 2012-190**

4  
5 **AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY**  
6 **FROM THE COUNTY OF RIVERSIDE TO HOSE AND SEONGMEE KIM AND EUN**  
7 **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 referenced as Parcel 0264-005A  
21 and shown on Attachment 1, attached hereto and incorporated by this reference, is  
22 needed by the City in order to provide access to Assessor's Parcel Number 380-240-  
23 054 vested in the names of Hose Kim and Seongmee Kim and Eun Shin (Kim/Shin)  
24 and assist the City in terms of settlement with Kim/Shin;

25 WHEREAS, the remaining portion of vacated Arya Drive referenced as Parcels  
26 0264-005C, 0264-005D, and 0264-005E, as shown on Attachment 2, attached hereto  
27 and incorporated by this reference, is located in the City and no longer needed by the  
28 County;

FORM APPROVED COUNTY COUNSEL

BY:  10/4/12  
DATE: 10/4/12  
BY: PATRICIA TURNER

1           WHEREAS, the conveyance of Parcel 0264-005A to Kim/Shin will serve two  
2 purposes: (1) provide access to the Kim/Shin property in furtherance of the County's  
3 Project and (2) ultimately transfer insurance and maintenance responsibility from the  
4 County and return the Property to the tax rolls;

5           WHEREAS, the conveyance of Parcels 0264-005C, 0264-005D, and  
6 0264-005E to the City would ultimately transfer insurance and maintenance  
7 responsibility from the County to the City and the City will then convey Parcel 0264-  
8 005C as an access easement to Kim/Shin to assist the City in terms of settlement with  
9 Kim/Shin in furtherance of the Project;

10           WHEREAS, pursuant to Government Code Section 25365, the County may  
11 transfer interests in real property or interest belonging to the County to another public  
12 agency;

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

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

21           WHEREAS, on November 20, 2012, the Board of Supervisors of the County of  
22 Riverside adopted Resolution No. 2012-189, a Notice of Intention to Convey the Fee  
23 Simple Interest in Real Property from the County of Riverside to Hose and Seongmee  
24 Kim and Eun Shin and City of Wildomar, now, therefore,

25           BE IT RESOLVED, DETERMINED AND ORDERED by the Board of  
26 Supervisors of the County of Riverside, in regular session assembled on or after  
27 December 18, 2012, at 9:00 am in the meeting room of the Board of Supervisors  
28 located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,

1 California, authorizes the conveyance of the property legally described in Attachments  
2 1 and 2.

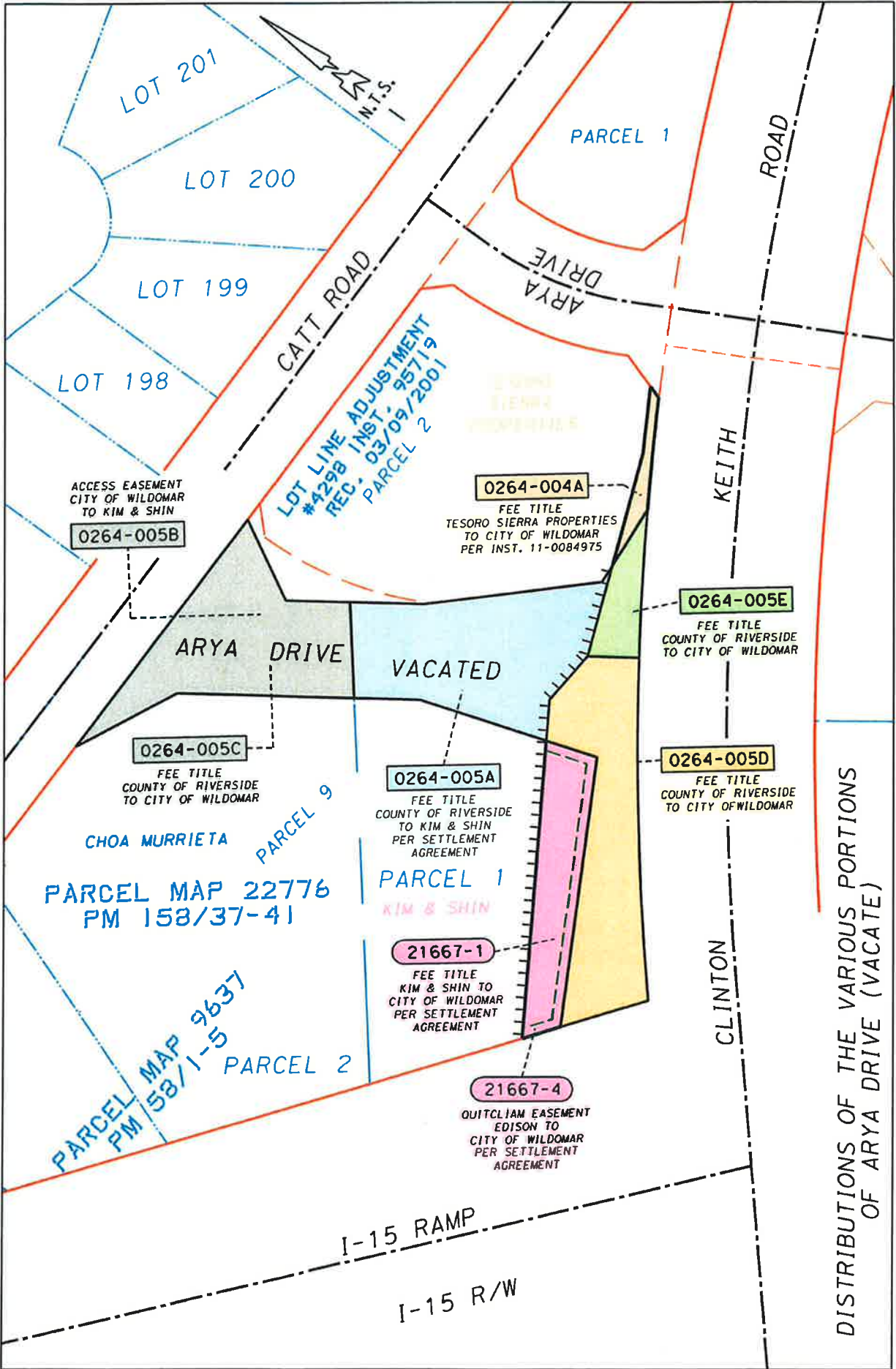
3 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the  
4 Board of Supervisors of the County of Riverside is authorized the Quitclaim Deeds to  
5 complete the conveyances of the fee simple interests in real property and this  
6 transaction;

7 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County  
8 Executive Officer/EDA, or his designee, is authorized to execute any other documents  
9 and administer all actions to complete this transaction;

10 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board  
11 return all documents to the Economic Development Agency/Facilities Management for  
12 further processing and recordation; and

13 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
14 Supervisors has given notice hereof for Parcel 0264-005A as provided in Section 6063  
15 of the Government Code and for Parcels 0264-005C, 0264-005D, and 0264-005E as  
16 provided in Section 6061 of the Government Code.

# 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

ARYA DRIVE

VACATED

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 9

PARCEL MAP 22776  
PM 158/37-41

PARCEL 1  
KIM & SHIN

21667-1

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

PARCEL MAP 9637  
PM 58/1-5  
PARCEL 2

21667-4

QUITCLAIM EASEMENT  
EDISON TO  
CITY OF WILDOMAR  
PER SETTLEMENT  
AGREEMENT

KEITH ROAD

CLINTON ROAD

I-15 RAMP

I-15 R/W

DISTRIBUTIONS OF THE VARIOUS PORTIONS  
OF ARYA DRIVE (VACATE)



## **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

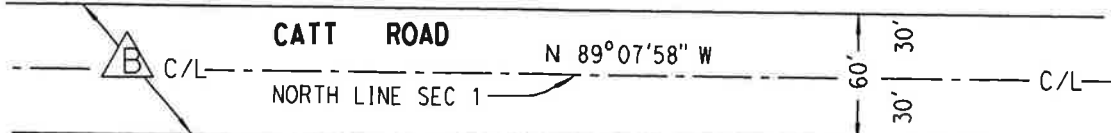
SEE ATTACHED EXHIBIT "B"

APPROVED BY: 

DATE: 7-31-12

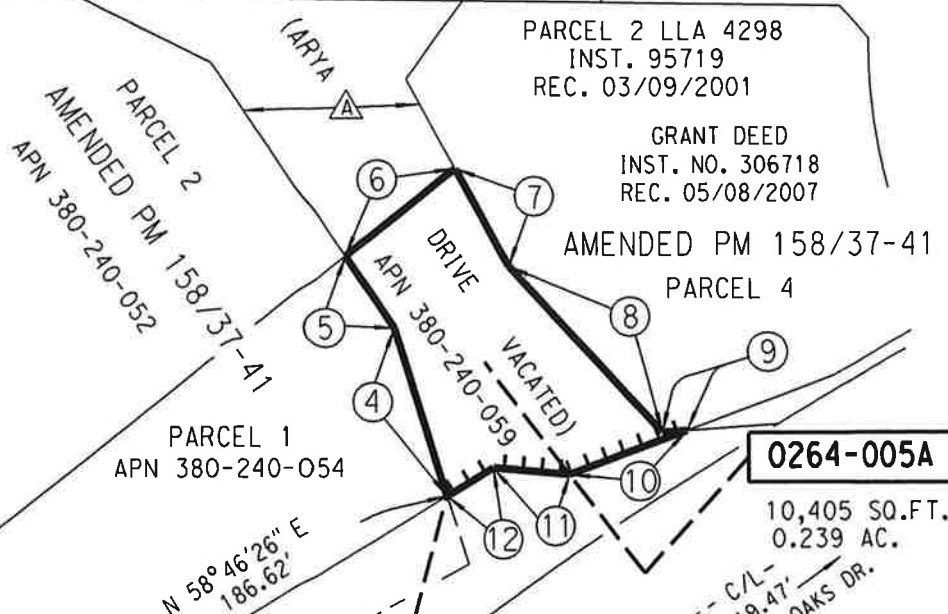


EXHIBIT "B"



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'



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

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

SECTION 1

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

INDICATES RESTRICTED ACCESS

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.  
 PROJECT: I-15 / CLINTON KEITH ROAD  
 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.: 0264-005A  
 PREPARED BY: KNV  
 SCALE: N.T.S.  
 DATE: JULY, 2012  
 W.O. NO.: A2-0264

APPROVED BY: *[Signature]* DATE: 7-31-12

# 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]*

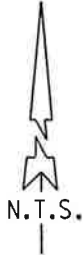
DATE: \_\_\_\_\_  
*7-26-12*



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

PARCEL 2  
AMENDED PM 22776  
PM 158/37-41  
APN 380-240-052

DRIVE VACATED  
APN 380-240-059

T.P.O.B.

(MOST-E'LY  
CRNR PCL 2)

PARCEL 1

N 58°46'26" E  
186.62'

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

R/W VARIES

CLINTON KEITH ROAD

SECTION 1

P.O.C.

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

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



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: \_\_\_\_\_ *Ken Teich*

DATE: \_\_\_\_\_ *7-26-12*



EXHIBIT "B"



PM 22776  
PM 158/37-41

PARCEL 1

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

**0264-005D**

9,141 SQ.FT.  
0.210 AC.

21667-1

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

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

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'

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.



INDICATES RESTRICTED ACCESS

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

ALL DISTANCES SHOWN ARE GRID DISTANCES.  
GROUND DISTANCES MAY ABE 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*

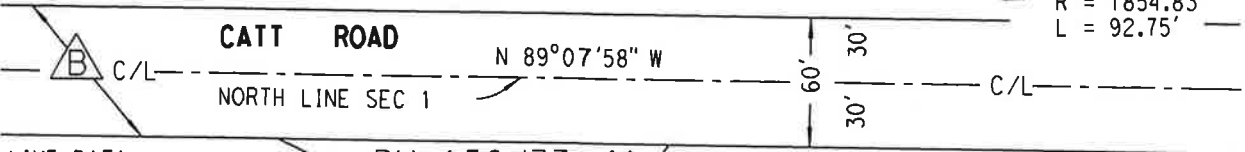
DATE: 7-31-12



# EXHIBIT "B"

## CURVE DATA

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



## LINE DATA

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

PM 158/37-41

PARCEL 4

PARCEL 2

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

LLA 4298  
 INST. NO. 95719  
 REC. 03/09/2001

APN 380-240-060

**0264-005E**

1,800 SQ.FT.  
 0.041 AC.

PARCEL 2

APN 380-240-052

PARCEL 1

APN 380-240-054

T.P.O.B.

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

N 58°46'26" E  
 186.62'

CLINTON KEITH ROAD  
 $\Delta = 13^{\circ}21'43''$  E  
 110' R = 1799.83' L = 419.47'  
 TO OLD OAKS DR.

SECTION 1  
 T. 7 S., R. 4 W., 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

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.: **0264-005E**

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.

DATE: JULY, 2012

W.O. NO.: A2-0264

APPROVED BY: *[Signature]* DATE: 7-31-12

SHEET 1 OF 1

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
On behalf of Transportation Department  
3403 10<sup>th</sup> Street, Suite 500  
Riverside, California 92501

FREE RECORDING  
This instrument is for the benefit of  
County of Riverside, and is  
entitled to be recorded without fee.  
(Govt. Code 6103)

SV:ra/081512/288TR/15.199

Space above this line reserved for Recorder's Use

PROJECT: I-15/CLINTON KEITH  
ROAD INTERCHANGE  
PROJECT  
PARCEL: 0264-005A  
APN: 380-240-059 (portion)

## QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

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

does hereby remise, release and forever quitclaim to HOSE KIM and SEONGMEE KIM, husband and wife as joint tenants as to an undivided 50% interest and EUN II SHIN, a single woman as to an undivided 50% interest, as tenants in common, all right, title, and interest Grantor has in the real property located in Riverside County, California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference.

PROJECT: I-15/CLINTON KEITH ROAD INTERCHANGE PROJECT  
PARCEL: 0264-005A  
APN: 380-240-059 (portion)

Dated: \_\_\_\_\_

**GRANTOR:**

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

By: \_\_\_\_\_  
John Tavaglione, Chairman  
Board of Supervisors

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary  
Public in and for said County and State, personally appeared  
\_\_\_\_\_, who proved  
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature \_\_\_\_\_

[SEAL]

FORM APPROVED COUNTY COUNSEL  
BY: Patricia Munroe 9/7/12  
PATRICIA MUNROE DATE



**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:

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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.

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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

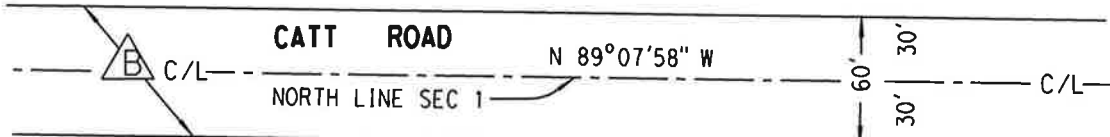
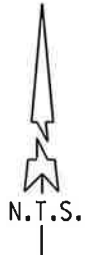
SEE ATTACHED EXHIBIT "B"

APPROVED BY: 

DATE: 7-31-12

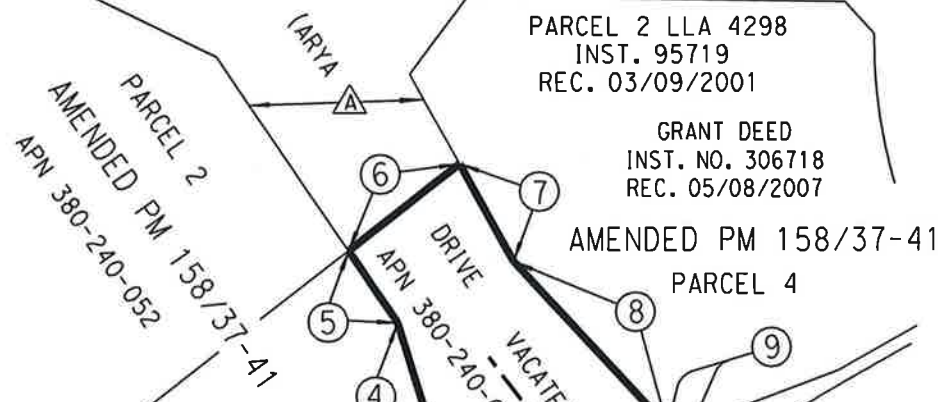


EXHIBIT "B"



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.

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

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

SECTION 1

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

INDICATES  
RESTRICTED ACCESS

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

- 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.: <b>0264-005A</b>
PROJECT: <b>I-15 / CLINTON KEITH ROAD</b>	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: <b>7-31-12</b>	DATE: JULY, 2012
	W.O. NO.: A2-0264
	SHEET 1 OF 1

Recorded at request of and return to:  
City Clerk  
City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, California 92595

**FREE RECORDING**

This instrument is for the benefit of  
County of Riverside, and is  
entitled to be recorded without fee.  
(Govt. Code 6103)

SV:ra/082212/288TR/15.200

Space above this line reserved for Recorder's Use

PROJECT: I-15/CLINTON KEITH  
ROAD INTERCHANGE  
PROJECT  
PARCELS: 0264-005C, 0264-005D,  
and 0264-005E  
APN: 380-240-059 (portion)

## QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF WILDOMAR, a municipality of the State of California, all right, title, and interest Grantor has in the real property located in Riverside County, California, described in and shown on attached exhibits for Parcels 0264-005C, 0264-005D, and 0264-005E.

PROJECT: I-15/CLINTON KEITH ROAD INTERCHANGE PROJECT  
PARCELS: 0264-005C, 0264-005D, and 0264-005E  
APN: 380-240-059 (portion)

Dated: \_\_\_\_\_

**GRANTOR:**

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

By: \_\_\_\_\_  
John Tavaglione, Chairman  
Board of Supervisors

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary  
Public in and for said County and State, personally appeared  
\_\_\_\_\_, who proved  
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature \_\_\_\_\_

[SEAL]

FORM APPROVED COUNTY COUNSEL  
BY:  9/7/12  
PATRICIA MUNROE DATE

**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**

N 89°07'58" W

NORTH LINE SEC 1

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

PARCEL 2  
AMENDED PM 22176  
PM 158/37-41  
APN 380-240-052

DRIVE VACATED  
APN 380-240-059

**T.P.O.B.**

(MOST-E'LY  
CRNR PCL 2)

PARCEL 1

N 58°46'26" E  
186.62'

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: \_\_\_\_\_

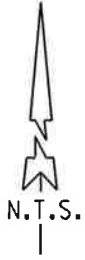
*Handwritten signature*

DATE: \_\_\_\_\_

*7-26-12*



EXHIBIT "B"



PM 22776  
PM 158/37-41

PARCEL 1

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

**0264-005D**

9,141 SQ.FT.  
0.210 AC.

21667-1

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

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

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'

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.

|||||||  
INDICATES RESTRICTED ACCESS

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

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*                    

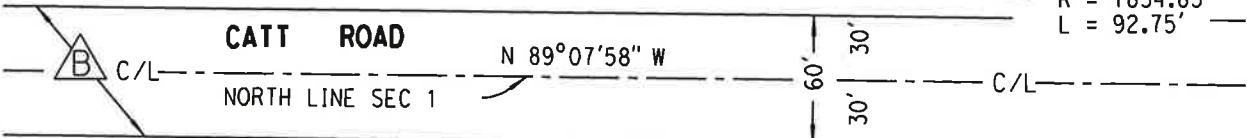
DATE:                     7-31-12                    



# EXHIBIT "B"

## CURVE DATA

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



## LINE DATA

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

PM 158/37-41

PARCEL 4

PARCEL 2

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

LLA 4298  
 INST. NO. 95719  
 REC. 03/09/2001

APN 380-240-060

**0264-005E**

1,800 SQ.FT.  
 0.041 AC.

PARCEL 2  
 APN 380-240-052

PARCEL 1  
 APN 380-240-054

T.P.O.B.

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

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

SECTION 1  
 T. 7 S., R. 4 W., 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

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.:	<b>0264-005E</b>
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	