

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

280



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
October 9, 2013

SUBJECT: Resolution No. 2013-218, Notice of Intention to Adopt a Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$2,937,104]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2013-218; Notice of Intention to Adopt a Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project;
2. Set a public hearing on December 10, 2013, for Resolution No. 2013-219, Authorizing Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project; and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

BACKGROUND:

Summary
(Commences on Page 2)

Juan C. Perez, Director
Transportation and Land Management

[Signature]
Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,937,104	\$ 0	\$ 2,937,104	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Coachella Valley Association of Governments – 100%				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY: *[Signature]*
Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: 3-33 of 2/5/13 District: 4/4 Agenda Number:

3-20

FORM APPROVED COUNTY COUNCIL BY: PAUL JEARLY 9-25-13

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

OCT 12 5 41 PM '13
COUNTY OF RIVERSIDE

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Resolution No. 2013-218, Notice of Intention to Adopt a Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$2,937,104]

DATE: October 9, 2013

Page 2 of 3

BACKGROUND:

Summary

The existing Jefferson Street at Interstate 10 (I-10) freeway interchange is currently a modified diamond design. The reconstruction of the proposed interchange reconstruction at I-10/Jefferson is to construct a new partial cloverleaf type interchange with loop and diamond on-ramps; construct a new Jefferson Street overcrossing; as well as a temporary westbound off-ramp during construction of the Project which would allow continued westbound travel from Interstate 10 to Varner Road. A temporary traffic signal would be constructed at the intersection of Varner Road to facilitate traffic operations. The temporary ramp would be removed after completion of the Project.

The California Department of Transportation (Caltrans) signed the Project Report on May 1, 2013, and the Initial Study with Mitigated Negative Declaration/Environmental Assessment on April 30, 2013.

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.

Impact on Citizens and Businesses

The Riverside County Transportation Department (RCTD) proposes to reconstruct, realign, and widen the existing Interstate 10/Jefferson Street Interchange to reduce operational deficiencies, improve traffic operations and access along Jefferson Street (Project).

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 Indio area 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.

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

Parcel No.	Portions of Assessor's Parcel No(s).	Ownership
22794-1, 22794-2, and 22794-3	607-260-047	Daniel J. Hurwitz and Rina R. Eliashar, Trustee of the Rina R. Eliashar Revocable Trust.
22796-1, 22796-2, 22796-3, and 22796-4	691-180-012, 691-190-001, and 691-190-028	Jefferson Street Ventures, LLC

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Resolution No. 2013-218, Notice of Intention to Adopt a Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$2,937,104]

DATE: October 9, 2013

Page 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

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

Acquisition and Temporary Construction Access :	\$2,818,204
County Appraisal:	48,000
Owner Appraisals:	10,000
Preliminary Title Reports:	900
EDA/FM Real Property Staff Time:	60,000
Total Estimated Acquisition Costs	\$2,937,104

All costs associated with the acquisition of these properties are fully funded by the Coachella Valley Association of Governments in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

2 Resolution No. 2013-218

3 Notice of Intention to Adopt a Resolution of Necessity Regarding
4 the Jefferson Street / Interstate 10 Interchange 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 City of Indio, County of
8 Riverside, State of California; are generally located on Varner Road within an area near
9 Jefferson Street, north of Interstate 10; are legally described and pictorially depicted on
10 the documents attached hereto as Exhibits "A" and Exhibits "B" (and incorporated
11 herein by this reference); are referred to on attached Exhibits "A" and Exhibits "B" as
12 Parcels 22794-1 through 22794-3 and 22796-1 through 22796-4; and are portions of
13 larger real properties in all cases;

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

TABLE ONE	
Parcel No.	Assessor's Parcel No(s).
22794-1, 22794-2, and 22794-3	607-260-047
22796-1, 22796-2, 22796-3, and 22796-4	691-180-012, 691-190-001, and 691-190-028

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24 **WHEREAS**, the proposed project that is the subject of this Notice is one to
25 reconstruct, realign, and widen the existing Interstate 10 / Jefferson Street Interchange
26 to reduce operational deficiencies, improve traffic operations and access along
27 Jefferson Street (the "Proposed Project") within the area bounded by Interstate 10,
28

1 Varner Road and Jefferson Street (including, but not limited to , the use of the Subject
 2 Properties for public road purposes, for slope purposes, for temporary off-ramp and for
 3 other uses incidental to the Proposed Project and required by the Proposed Project).

4 **WHEREAS**, the existing Jefferson Street at Interstate 10 (I-10) freeway
 5 interchange is currently a modified diamond design. The reconstruction of the
 6 proposed interchange reconstruction at I-10/Jefferson is to improve the operational
 7 performance of the Jefferson Street Interchange, to address the anticipated traffic
 8 demand and associated potential congestion from the planned development in the
 9 vicinity of Jefferson Street access to and from I-10; including but not limited to, the use
 10 of the Subject Properties for public road purposes, for slope purposes, for temporary
 11 off-ramp purposes, and for other incidental uses required by the Proposed Project;

12 **WHEREAS**, Parcels 22794-1, 22794-2, 22796-1, and 22796-2, will each be
 13 used for public road purposes, and whereas Parcels 22794-3 and 22796-3 will each be
 14 used for slope purposes, and whereas the use(s) that will be made of each one of the
 15 remaining Subject Properties is/are described in attached Exhibit "A";

16 **WHEREAS**, the interests in property that are the subjects of this Notice
 17 (collectively the "Subject Property Interests") are a fee simple ownership in Parcels
 18 22794-1 and 22796-1, perpetual easement for road purposes in Parcels 22794-2 and
 19 22796-2, perpetual easement for slope purposes in Parcels 22794-3 and 22796-3, and
 20 a temporary easement in Parcel 22796-4, identified below in Table Two:

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TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Easements
22794-1	X		
22794-2		X	
22794-3		X	
22796-1	X		
22796-2		X	
22796-3		X	
22796-4			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** as follows by the Board of
7 Supervisors of Riverside County, State of California, in regular session assembled on
8 October 22, 2013.

9 1. **YOU ARE HEREBY NOTIFIED** that this Board (at its public meeting on
10 December 10, 2013, at 9:30 a.m. in the meeting room of the Board of Supervisors
11 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
12 Riverside, California) may decide to adopt a Resolution of Necessity that would
13 authorize the County of Riverside to acquire the Subject Property Interests by eminent
14 domain (and that would find and determine each of the following matters):

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

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

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

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

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

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

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

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

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

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

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

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20 (SIGNATURES PROVISION ON THE FOLLOWING PAGE)
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1 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
2 be sent by first-class mail to each person whose property may be acquired by eminent
3 domain and whose name and address appears on the last equalized county
4 assessment roll (including the roll of state-assessed property).

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7 APPROVED AS TO FORM:
8 Pamela J. Walls
9 County Counsel

10 By:  6/21/13
11 Paul Early
12 Deputy County Counsel

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22794-1

22794-2

22794-3

EXHIBIT "A"
LEGAL DESCRIPTION
22794-1

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET, BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 89°59'25" W ALONG SAID CENTER-SECTION LINE, A DISTANCE OF 154.55 FEET;

(COURSE "A") THENCE N 12°57'30" E, A DISTANCE OF 205.74 FEET;

(COURSE "B") THENCE N 89°26'06" E, A DISTANCE OF 106.43 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.58 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 26,221 SQUARE FEET, OR 0.602 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

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 OVER AND ACROSS COURSES "A" AND "B", HEREINABOVE DESCRIBED.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 4/2/2013



EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-1)

N 89°26'06" E 295.89'

VARNER ROAD

LINE DATA

①7 N 89°59'25" W 61.25'

④6 N 89°59'25" W 30.00'

T. 5S., R. 7E., S.B.M.
SECTION 8

R1-INDICATES RECORD DATA
PER RAMP MAP, 5S_7E_WEST_018.

R2-INDICATES RECORD DATA
PER CALTRANS MONUMENTATION MAP
NO. 204/715-734.

CITY OF INDIO

S'LY LINE OF INST. NO. 07-0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 91-226322 REC. 07/03/1991

SE 1/2, SE 1/4, SE 1/4, NE 1/4
SECTION 8

N'LY LINE OF
INST. NO. 226322
REC. 07/03/1991

QUITCLAIM DEED PER
INST. # 91-226322
REC 07/03/1991

APN 607-260-047

- ② R/W PER TRACT MAP 31195-5 MB 362/88-96
- ⑥ R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901
- ①6 R/W PER PARCEL 1 INST. NO. 69-79266 REC. 08/04/1969
- ④5 RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,
- INDICATES RESTRICTED ACCESS

22794-1
26,221 SQ. FT.
0.602 AC.

OLD VARNER ROAD
TO EC OLD VARNER ROAD
TO CENTER SEC. SECTION 8
TO BC OLD VARNER ROAD

N 63°19'59" W 1073.98'
N 63°20'00" W 1073.00' (R2)

N 89°59'25" W

(COURSE "A")
N 12°57'30" E 205.74'

N 89°26'06" E
106.43'
(COURSE "B")

2635.90'

N 89°59'25" W 154.55'

EAST-WEST CENTER SECTION LINE

T.P.O.B.

TO NE CORNER SECTION 8

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SECTION LINE

JEFFERSON STREET

TO EC OLD VARNER ROAD

P.O.C.

EAST 1/4 CORNER SECTION 8

TO NE CORNER SECTION 8

TO EC OLD VARNER ROAD

TO CENTER SEC. SECTION 8

TO BC OLD VARNER ROAD

TO EC OLD VARNER ROAD

TO CENTER SEC. SECTION 8

TO BC OLD VARNER ROAD

TO EC OLD VARNER ROAD

SECTION 9

LOT "EE" MB 362/88-96

P.O.C.

EAST 1/4 CORNER SECTION 8

TO NE CORNER SECTION 8

TO EC OLD VARNER ROAD

TO CENTER SEC. SECTION 8

TO BC OLD VARNER ROAD

TO EC OLD VARNER ROAD

TO CENTER SEC. SECTION 8

TO BC OLD VARNER ROAD

TO EC OLD VARNER ROAD



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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:

Timothy F. Rayburn

DATE:

4/2/2013

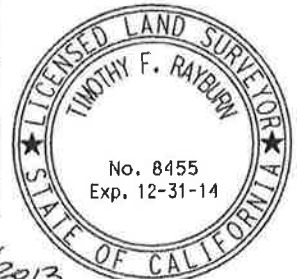


EXHIBIT "A"
LEGAL DESCRIPTION
22794-2

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.58 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE S 89°26'06" W, A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.93 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 226322;

THENCE N 89°59'56" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.48 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,927 SQUARE FEET, OR 0.136 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 4/2/2013



EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-2)

N 89°26'06" E 295.89'

LINE DATA

- ⑱ S 89°26'06" W 45.00'
- ⑲ N 89°59'56" E 45.00'
- ④⑥ N 89°59'25" W 30.00'

VARNER ROAD

T. 5S., R. 7E., S.B.M.
SECTION 8

CITY OF INDIO

TO NE CORNER
INST. # 226322
REC. 07/03/1991

- N 89°59'56" E 550.60' -
S'LY LINE OF INST. NO. 0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 226322 REC. 07/03/1991

R1-INDICATES RECORD DATA
PER RAMP MAP, 5S_7E_WEST_018.

R2-INDICATES RECORD DATA
PER CALTRANS MONUMENTATION MAP
NO. 204-715 THROUGH 204-734.

22794-2
5,927 SQ. FT.
0.136 AC.

SE 1/2, SE 1/4, SE 1/4, NE 1/4
SECTION 8

② R/W PER
TRACT MAP 31195-5
MB 362/88-96

⑥ R/W PER SUPERVISOR
MINUTES BOOK 6, PG. 7
REC. 01/09/1901

①⑥ R/W PER PARCEL 1
INST. NO. 69-79266
REC. 08/04/1969

④⑤ RELINQUISHMENT NO. 21771,
STATE HWY MB 6/96-99,
RESOLUTION R 1915
INST. NO. 144728,
REC. 10/30/1972,

APN 607-260-047

T.P.O.B.

QUITCLAIM DEED PER
INST. # 91-226322
REC 07/03/1991

OLD VARNER ROAD
TO EC OLD VARNER ROAD
(N 63°19'59" W
63°20'00" W
TO CENTER SEC.
SECTION 8

N 89°59'25" W 2635.90'

TO BC OLD VARNER ROAD
(N 1073.68'
1073.00' R2)

EAST-WEST CENTER
SECTION LINE

P.O.C. EAST 1/4
CORNER
SECTION 8

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-2

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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:

Timothy F. Rayburn

DATE:

4/2/2013

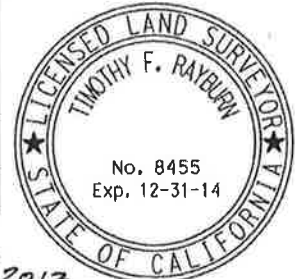


EXHIBIT "A"
LEGAL DESCRIPTION
22794-3

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.06 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 226322;

THENCE S 89°59'56" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.93 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 61.43 FEET;

THENCE N 12°57'30" E, A DISTANCE OF 135.99 FEET TO A POINT ON SAID NORTHERLY LINE;

THENCE N 89°59'56" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.63 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,015 SQUARE FEET, OR 0.138 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-3)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 4/2/2013



EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-3)

N 89°26'06" E 295.89'

VARNER ROAD

LINE DATA

- ①9 S 89°59'56" W 45.00'
- ②0 N 89°59'56" E 29.63'
- ②1 S 89°26'06" W 61.43'
- ④6 N 89°59'25" W 30.00'

T. 5S., R. 7E., S.B.M.
SECTION 8

TO NE CORNER
INST. # 226322
REC. 07/03/1991

— S 89°59'56" W 550.60' —
S'LY LINE OF INST. NO. 07-0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 91-226322 REC. 07/03/1991

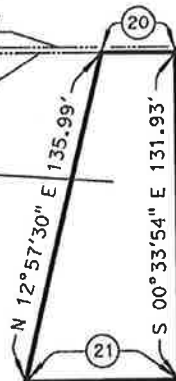
R1-INDICATES RECORD DATA
PER RAMP MAP, 5S_7E_WEST_018.

R2-INDICATES RECORD DATA
PER CALTRANS MONUMENTATION MAP
NO. 204-715 THROUGH 204-734.

22794-3
6,015 SQ. FT.
0.138 AC.

CITY OF INDIO

T.P.O.B.



- ② R/W PER TRACT MAP 31195-5 MB 362/88-96
- ⑥ R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901
- ①6 R/W PER PARCEL 1 INST. NO. 69-79266 REC. 08/04/1969
- ④5 RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,

QUITCLAIM DEED PER
INST. # 91-226322
REC 07/03/1991

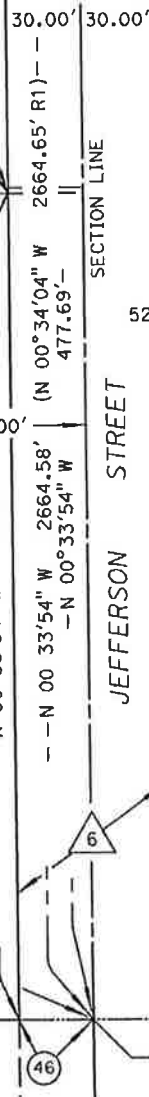
APN 607-260-047

OLD VARNER ROAD
TO EC OLD VARNER ROAD (N 63°19'59" W 1073.68' (R2))
TO CENTER SEC. SECTION 8 (N 63°20'00" W 1073.00' (R2))
TO BC OLD VARNER ROAD

N 89°59'25" W 2635.90'

EAST-WEST CENTER SECTION LINE

TO NE CORNER SECTION 8



SECTION 9

P.O.C. EAST 1/4 CORNER SECTION 8

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: B2-0388

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: KNV

DATE: APRIL 2013

APPROVED BY:

DATE: 4/2/2013

SHEET 1 OF 1



22796-1

22796-2

22796-3

22796-4

EXHIBIT "A"
LEGAL DESCRIPTION
22796-1

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL "A" OF LOT LINE ADJUSTMENT NUMBER 2005-05 AS DESCRIBED BY GRANT DEED RECORDED MARCH 21, 2005 AS INSTRUMENT NUMBER 2005-0220413 AND THE VACATION OF OLD VARNER ROAD (42ND AVENUE) AS DESCRIBED BY RESOLUTION NUMBER 9107 RECORDED JUNE 16, 2006 AS INSTRUMENT NUMBER 2006-0436243, BOTH OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 89°35'57" E CONTINUING ALONG SAID EAST-WEST CENTER-SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT "EE", A DISTANCE OF 22.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT "EE", BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

(COURSE "A") THENCE N 89°26'06" E, A DISTANCE OF 95.59 FEET;

(COURSE "B") THENCE S 12°40'20" E, A DISTANCE OF 290.29 FEET;

(COURSE "C") THENCE S 84°03'14" E, A DISTANCE OF 241.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°23'40", AN ARC DISTANCE 417.90 FEET;

(COURSE "E") THENCE S 22°39'34" E, A DISTANCE OF 566.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION NUMBER 9107;

THENCE N 39°24'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1273.98 FEET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'01", AN ARC DISTANCE OF 614.06 FEET;

THENCE N 67°01'50" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WESTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE N 00°33'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 98.53 FEET TO THE

EXHIBIT "A"
LEGAL DESCRIPTION
22796-1

NORTHEASTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE S 63°19'59" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET (30.00 FOOT EASTERLY HALF-WIDTH AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901, PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY);

THENCE N 00°33'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.38 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 273,415 SQUARE FEET, OR 6.277 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

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 OVER AND ACROSS COURSES ("A") THROUGH ("E"), INCLUSIVE, HEREINABOVE DESCRIBED.

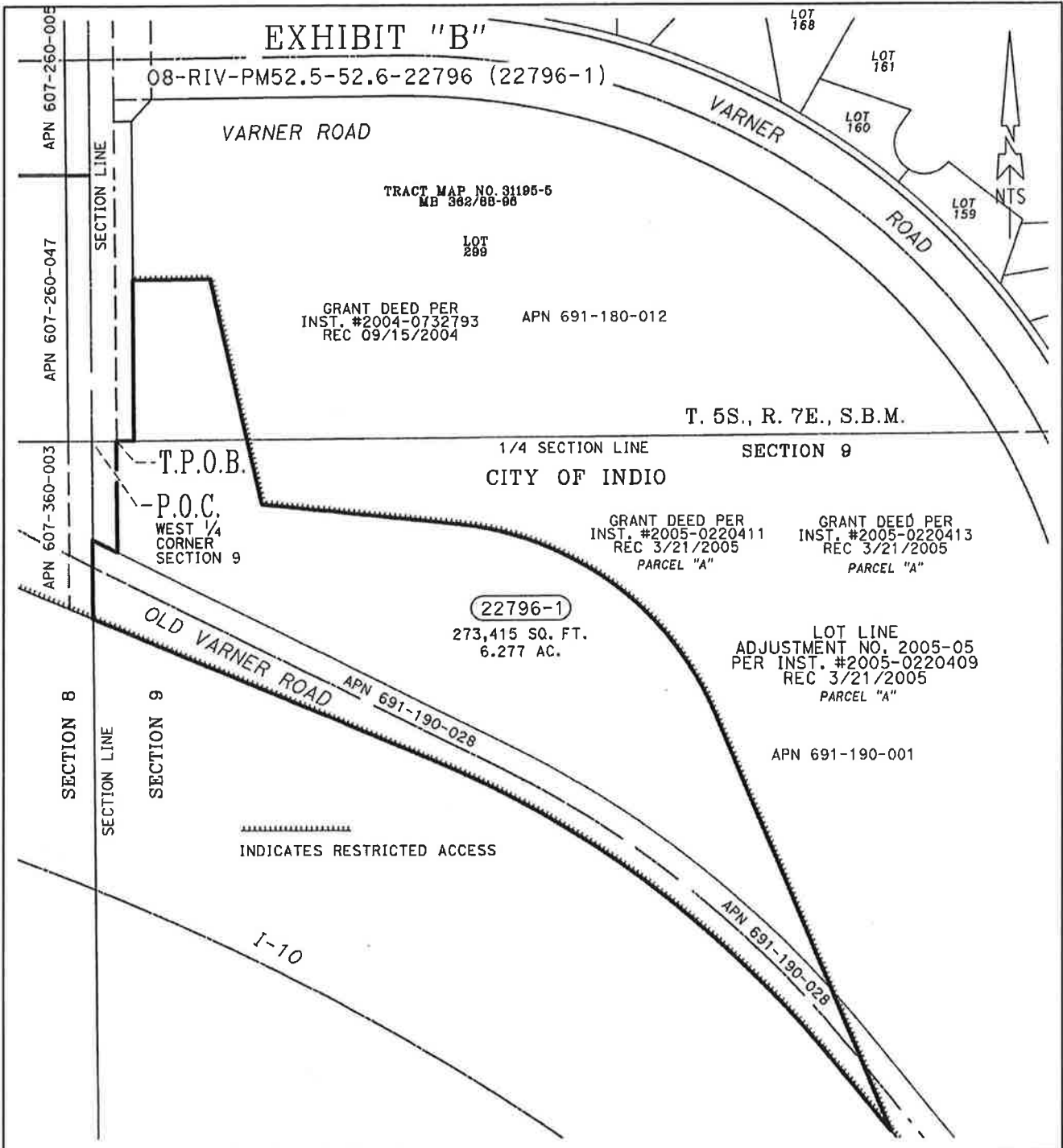
REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: *4/02/2013*





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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:

James R. Rapp

DATE:

4/2/2013

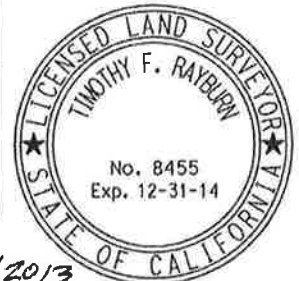


EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.
SECTION 9

TRACT MAP NO. 31195-5
MB 362/88-96

INDICATES RESTRICTED ACCESS



LOT 299
GRANT DEED PER
INST. #2004-0732793
REC 09/15/2004
APN 691-180-012

CITY OF INDIO

LINE DATA		
5	N 00°33'56" W (N 00°33'57" W)	157.77' 157.77' R2)
21	N 89°35'57" E	30.00'
22	N 89°35'57" E	22.00'
23	N 89°26'06" E	95.59'
24	S 63°19'59" E (N 63°20'00" W)	33.74' 33.75' R2)
35	N 00°33'56" W	98.53'
39	N 89°35'57" E (N 89°35'49" E)	30.00' 30.00' R5)

TO CENTER SECTION 9

CURVE DATA

1	Δ = 61°23'40"
	R = 390.00'
	T = 231.54'
	L = 417.90'

GRANT DEED PER
INST. #2005-0220411
REC 3/21/2005
PARCEL "A"

() INDICATES RECORD DATA
PER MB 362/88-96

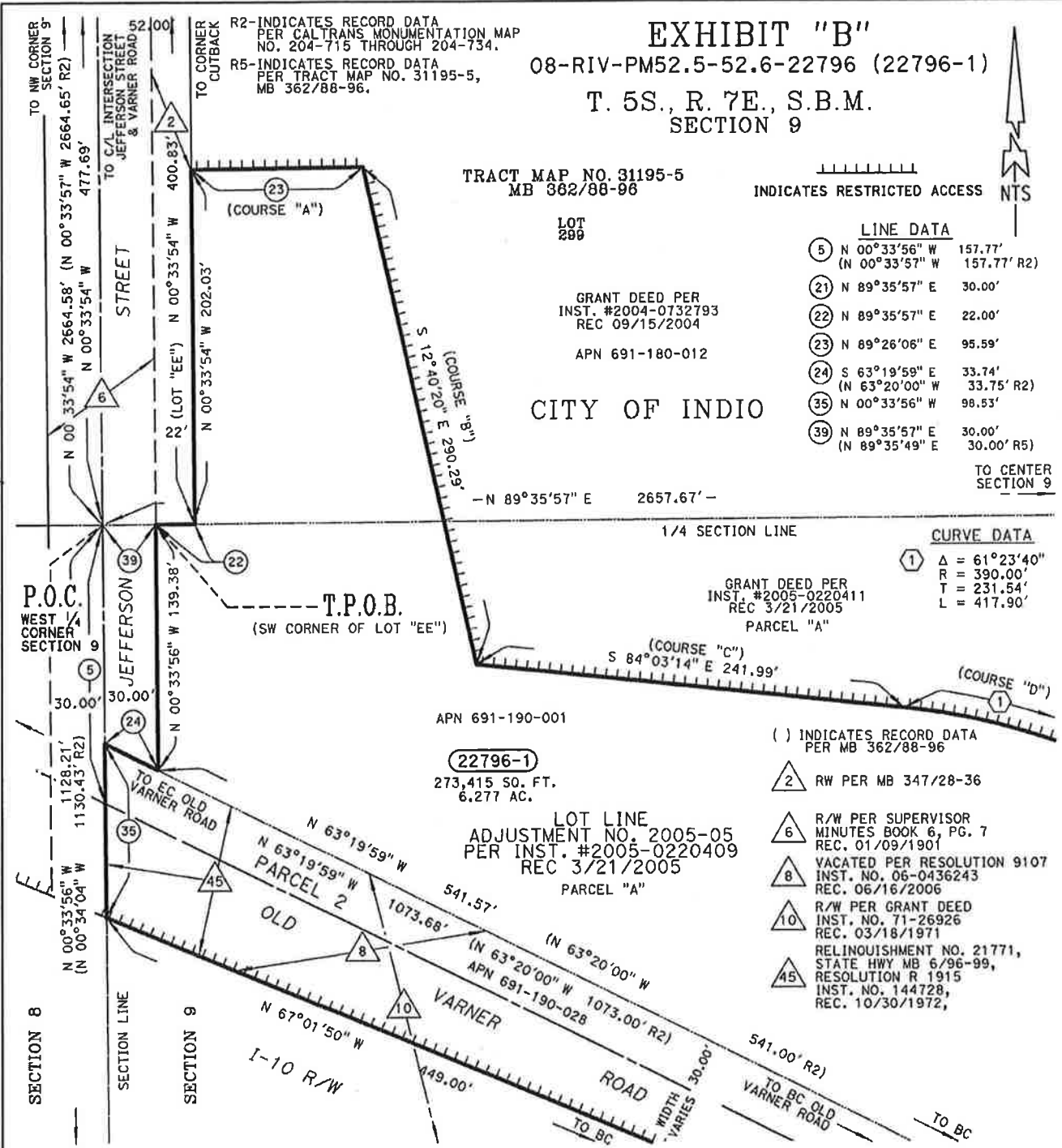
- 2 RW PER MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901
- 8 VACATED PER RESOLUTION 9107 INST. NO. 06-0436243 REC. 06/16/2006
- 10 R/W PER GRANT DEED INST. NO. 71-26926 REC. 03/18/1971
- 45 RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,

APN 691-190-001

22796-1

273,415 SQ. FT.
6.277 AC.

LOT LINE
ADJUSTMENT NO. 2005-05
PER INST. #2005-0220409
REC 3/21/2005
PARCEL "A"



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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:

Timothy F. Rayburn

DATE:

4/2/2013

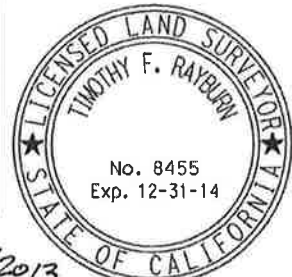


EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.
SECTION 9

GRANT DEED PER
INST. #2005-0220411
REC 3/21/2005
PARCEL "A"

CITY OF INDIO

LOT LINE
ADJUSTMENT NO. 2005-05
PER INST. #2005-0220409
REC 3/21/2005
PARCEL "A"

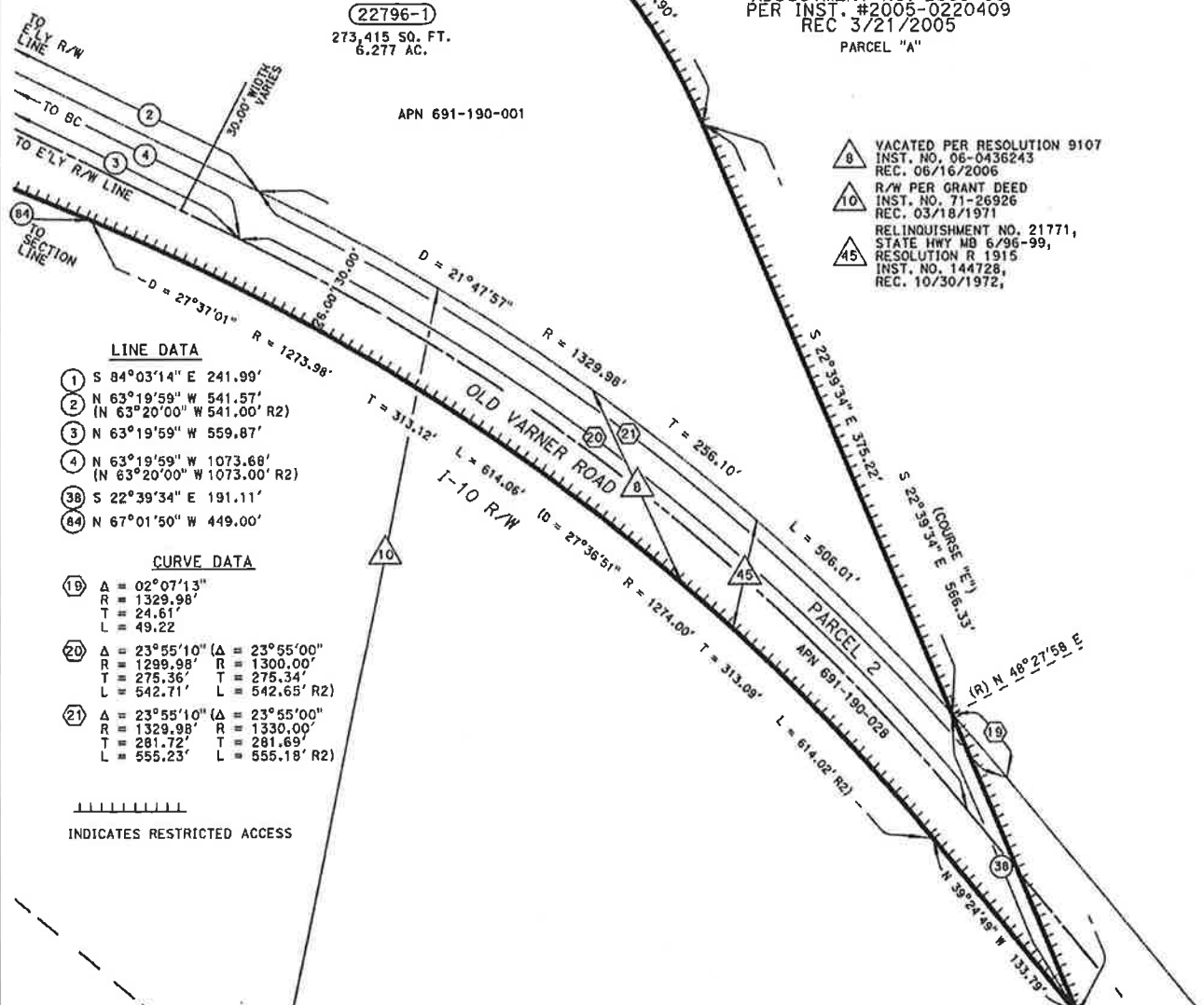


R2-INDICATES RECORD DATA
PER CALTRANS MONUMENTATION MAP
NO. 204-715 THROUGH 204-734.

22796-1
273,415 SQ. FT.
6.277 AC.

APN 691-190-001

- 8 VACATED PER RESOLUTION 9107
INST. NO. 06-0436243
REC. 06/16/2006
- 10 R/W PER GRANT DEED
INST. NO. 71-26926
REC. 03/18/1971
- 45 RELINQUISHMENT NO. 21771,
STATE HWY MB 6/96-99,
RESOLUTION R 1915
INST. NO. 144728,
REC. 10/30/1972,



LINE DATA

- 1 S 84°03'14" E 241.99'
- 2 N 63°19'59" W 541.57'
(N 63°20'00" W 541.00' R2)
- 3 N 63°19'59" W 559.87'
- 4 N 63°19'59" W 1073.68'
(N 63°20'00" W 1073.00' R2)
- 38 S 22°39'34" E 191.11'
- 84 N 67°01'50" W 449.00'

CURVE DATA

- 19 Δ = 02°07'13"
R = 1329.98'
T = 24.61'
L = 49.22'
- 20 Δ = 23°55'10" (Δ = 23°55'00")
R = 1299.98' R = 1300.00'
T = 275.36' T = 275.34'
L = 542.71' L = 542.65' R2)
- 21 Δ = 23°55'10" (Δ = 23°55'00")
R = 1329.98' R = 1330.00'
T = 281.72' T = 281.69'
L = 555.23' L = 555.18' R2)

INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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:

Timothy F. Rayburn

DATE:

4/2/2013



EXHIBIT "A"
LEGAL DESCRIPTION
22796-2

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 31.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 4,067 SQUARE FEET, OR 0.093 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 1.000017150 TO OBTAIN GROUND DISTANCE.

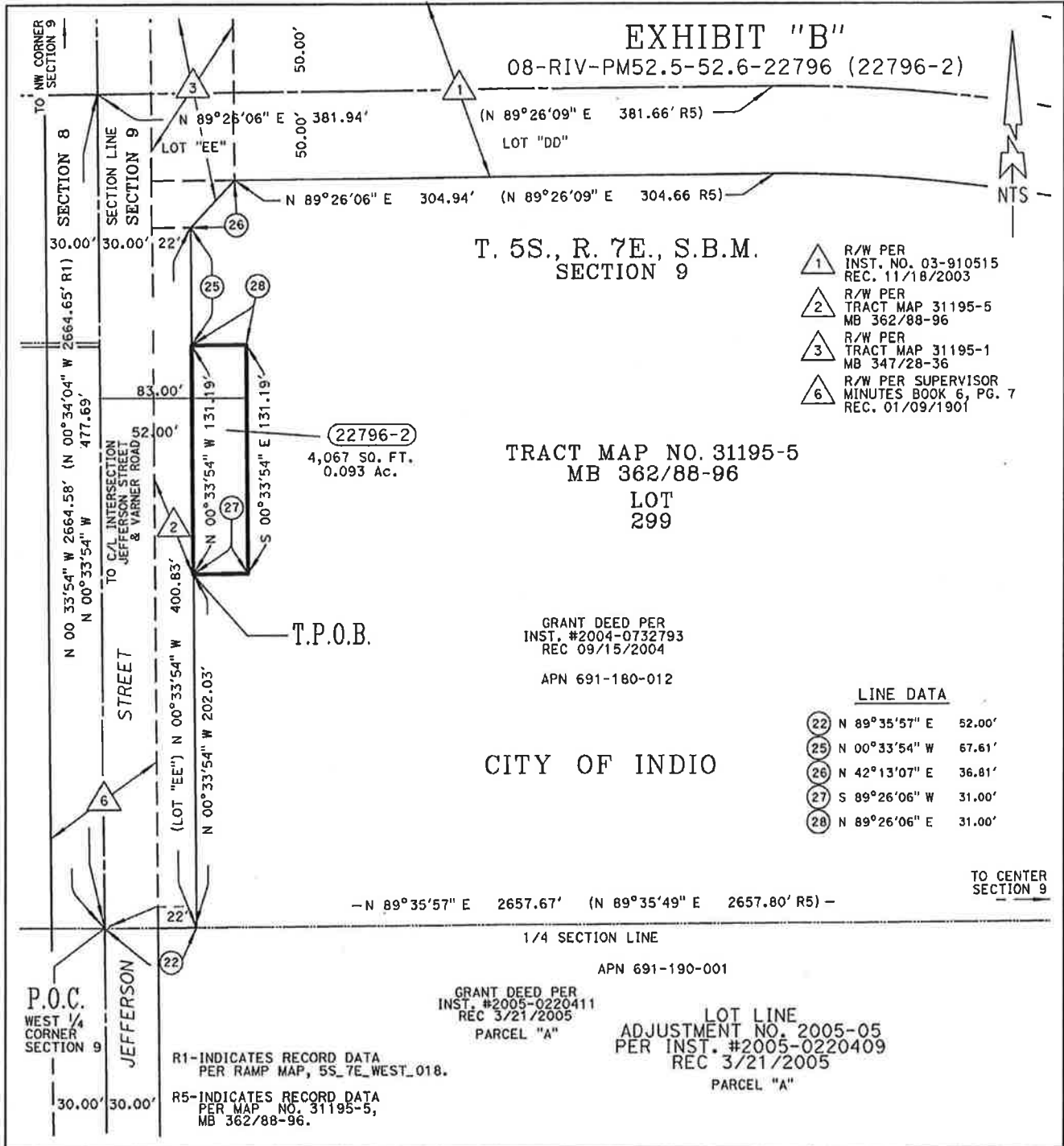
REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: *11/2/2013*





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-2	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL 2013	DATE: 4/2/2013
SHEET 1 OF 1	



EXHIBIT "A"
LEGAL DESCRIPTION
22796-3

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 36.45 FEET;

THENCE S 12°40'20" E, A DISTANCE OF 134.18 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 64.59 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,628 SQUARE FEET, OR 0.152 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-3)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____

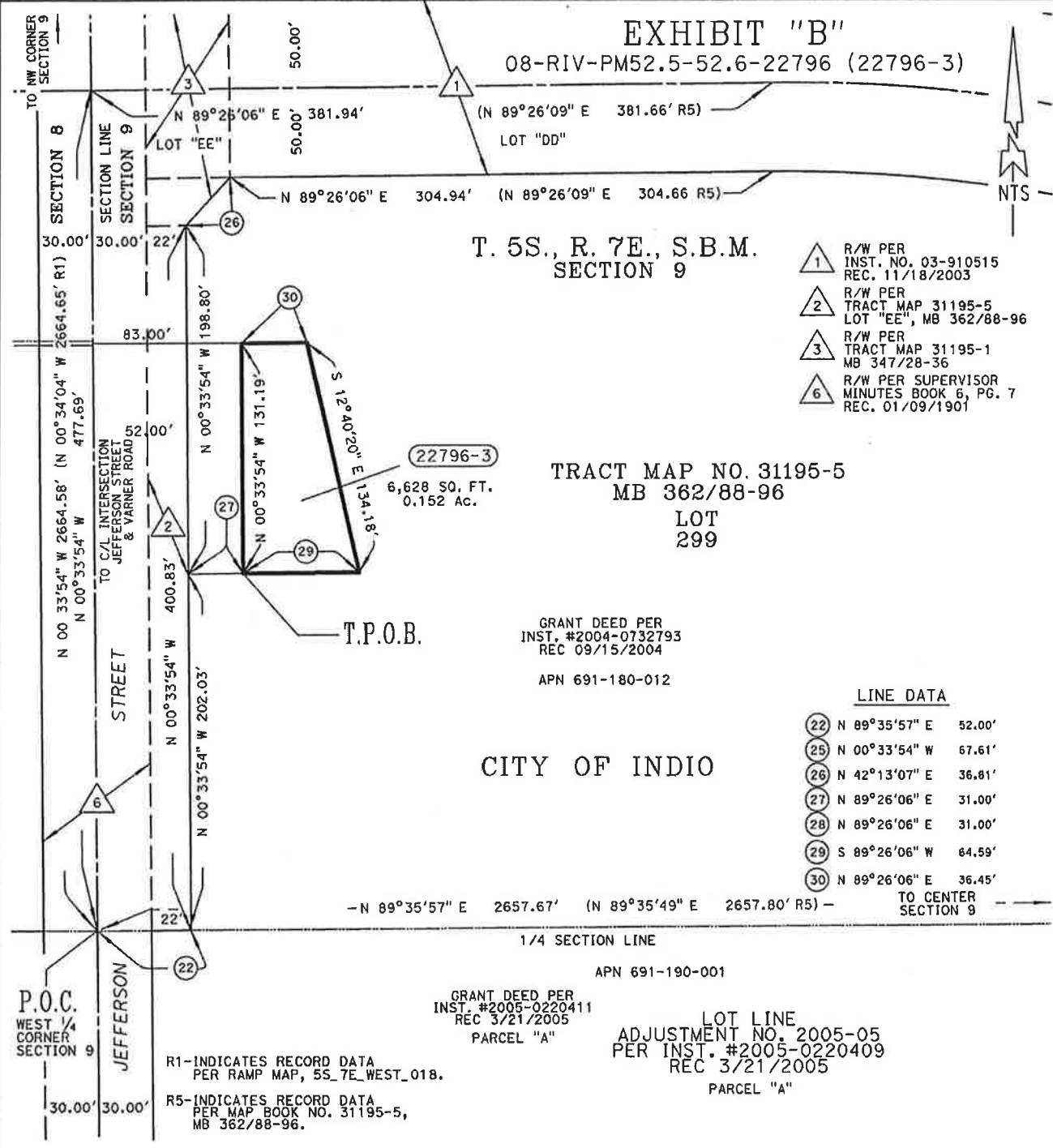
Timothy F. Rayburn

4/2/2013



EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-3)



T. 5S., R. 7E., S.B.M.
SECTION 9

- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 LOT "EE", MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901

TRACT MAP NO. 31195-5
MB 362/88-96
LOT
299

GRANT DEED PER
INST. #2004-0732793
REC 09/15/2004
APN 691-180-012

LINE DATA

- 22 N 89°35'57" E 52.00'
- 25 N 00°33'54" W 67.61'
- 26 N 42°13'07" E 36.81'
- 27 N 89°26'06" E 31.00'
- 28 N 89°26'06" E 31.00'
- 29 S 89°26'06" W 64.59'
- 30 N 89°26'06" E 36.45'

CITY OF INDIO

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) - TO CENTER SECTION 9

1/4 SECTION LINE

APN 691-190-001

GRANT DEED PER
INST. #2005-0220411
REC 3/21/2005
PARCEL "A"

LOT LINE
ADJUSTMENT NO. 2005-05
PER INST. #2005-0220409
REC 3/21/2005
PARCEL "A"

R1-INDICATES RECORD DATA
PER RAMP MAP, 55_7E_WEST_018.

R5-INDICATES RECORD DATA
PER MAP BOOK NO. 31195-5,
MB 362/88-96.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-3	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL 2013	DATE: 4/2/2013
SHEET 1 OF 1	



LOT LINE
 ADJUSTMENT NO. 2005-05
 PER INST. #2005-0220409
 REC 3/21/2005
 PARCEL "A"

EXHIBIT "B"
 08-RIV-PM54.9-56.1-22796 (22796-4)



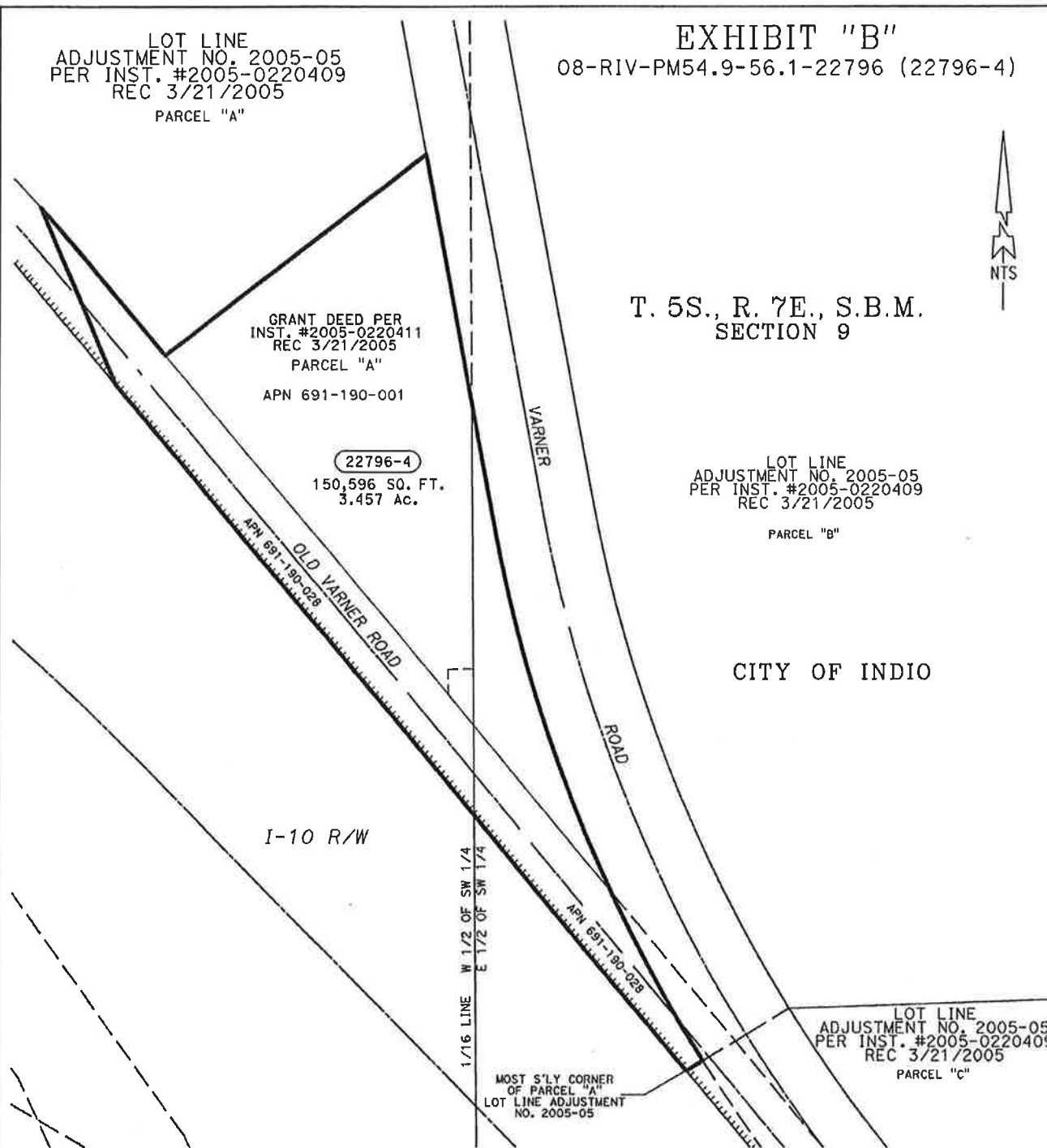
T. 5S., R. 7E., S.B.M.
 SECTION 9

GRANT DEED PER
 INST. #2005-0220411
 REC 3/21/2005
 PARCEL "A"
 APN 691-190-001

22796-4
 150,596 SQ. FT.
 3.457 Ac.

LOT LINE
 ADJUSTMENT NO. 2005-05
 PER INST. #2005-0220409
 REC 3/21/2005
 PARCEL "B"

CITY OF INDIO



LOT LINE
 ADJUSTMENT NO. 2005-05
 PER INST. #2005-0220409
 REC 3/21/2005
 PARCEL "C"

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION

WO No.: B2-0388

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: KNV

DATE: APRIL 2013

APPROVED BY:

Timothy F. Rayburn

DATE: 4/2/2013

SHEET 1 OF 3



LOT LINE
ADJUSTMENT NO. 2005-05
PER INST. #2005-0220409
REC 3/21/2005

EXHIBIT "B"
08-RIV-PM54.9-56.1-22796 (22796-4)

T. 5S., R. 7E., S.B.M.
SECTION 9
CITY OF INDIO

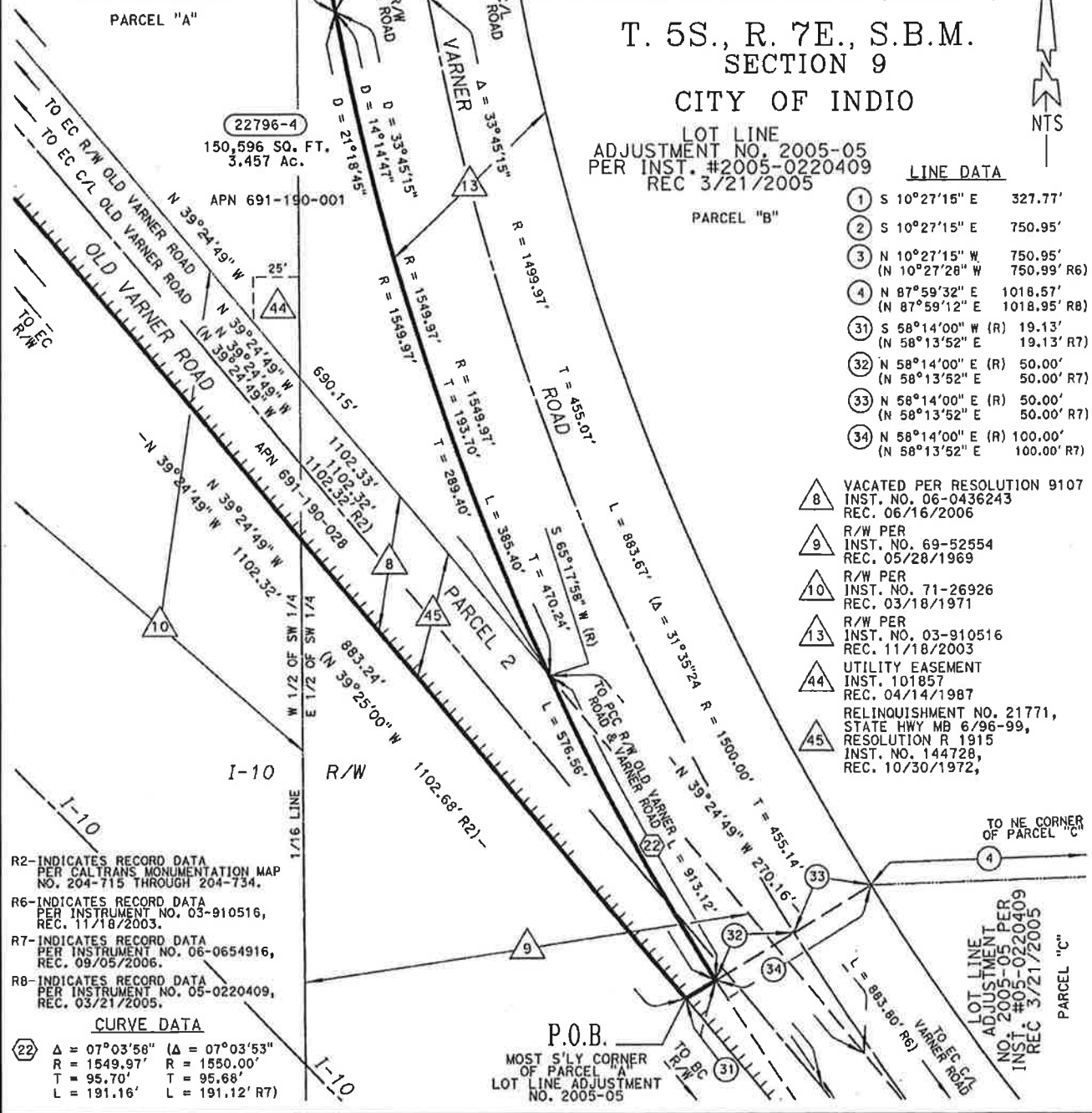


LOT LINE
ADJUSTMENT NO. 2005-05
PER INST. #2005-0220409
REC 3/21/2005

LINE DATA

- ① S 10°27'15" E 327.77'
- ② S 10°27'15" E 750.95'
- ③ N 10°27'15" W 750.95'
(N 10°27'28" W 750.99' R6)
- ④ N 87°59'32" E 1018.57'
(N 87°59'12" E 1018.95' R8)
- ③1 S 58°14'00" W (R) 19.13'
(N 58°13'52" E 19.13' R7)
- ③2 N 58°14'00" E (R) 50.00'
(N 58°13'52" E 50.00' R7)
- ③3 N 58°14'00" E (R) 50.00'
(N 58°13'52" E 50.00' R7)
- ③4 N 58°14'00" E (R) 100.00'
(N 58°13'52" E 100.00' R7)

- △ 8 VACATED PER RESOLUTION 9107
INST. NO. 06-0436243
REC. 06/16/2006
- △ 9 R/W PER
INST. NO. 69-52554
REC. 05/28/1969
- △ 10 R/W PER
INST. NO. 71-26926
REC. 03/18/1971
- △ 13 R/W PER
INST. NO. 03-910516
REC. 11/18/2003
- △ 44 UTILITY EASEMENT
INST. 101857
REC. 04/14/1987
- △ 45 RELINQUISHMENT NO. 21771,
STATE HWY MB 6/96-99,
RESOLUTION R 1915
INST. NO. 144728,
REC. 10/30/1972,



R2-INDICATES RECORD DATA
PER CALTRANS MONUMENTATION MAP
NO. 204-715 THROUGH 204-734.

R6-INDICATES RECORD DATA
PER INSTRUMENT NO. 03-910516,
REC. 11/18/2003.

R7-INDICATES RECORD DATA
PER INSTRUMENT NO. 06-0654916,
REC. 09/05/2006.

R8-INDICATES RECORD DATA
PER INSTRUMENT NO. 05-0220409,
REC. 03/21/2005.

CURVE DATA

② Δ = 07°03'58" Δ = 07°03'53"
R = 1549.97' R = 1550.00'
T = 95.70' T = 95.66'
L = 191.16' L = 191.12' R7)

P.O.B.
MOST S'LY CORNER
OF PARCEL A
LOT LINE ADJUSTMENT
NO. 2005-05

LOT LINE
ADJUSTMENT
NO. 2005-05 PER
INST. #05-0220409
REC 3/21/2005

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-4
WO No.: B2-0388
SCALE: NTS
PREPARED BY: KNV
DATE: APRIL 2013
SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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: *Jonathan Roof* DATE: 4/2/2013

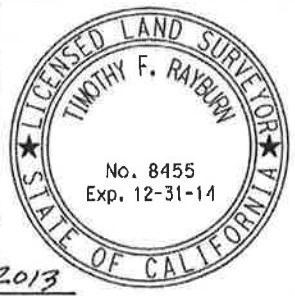
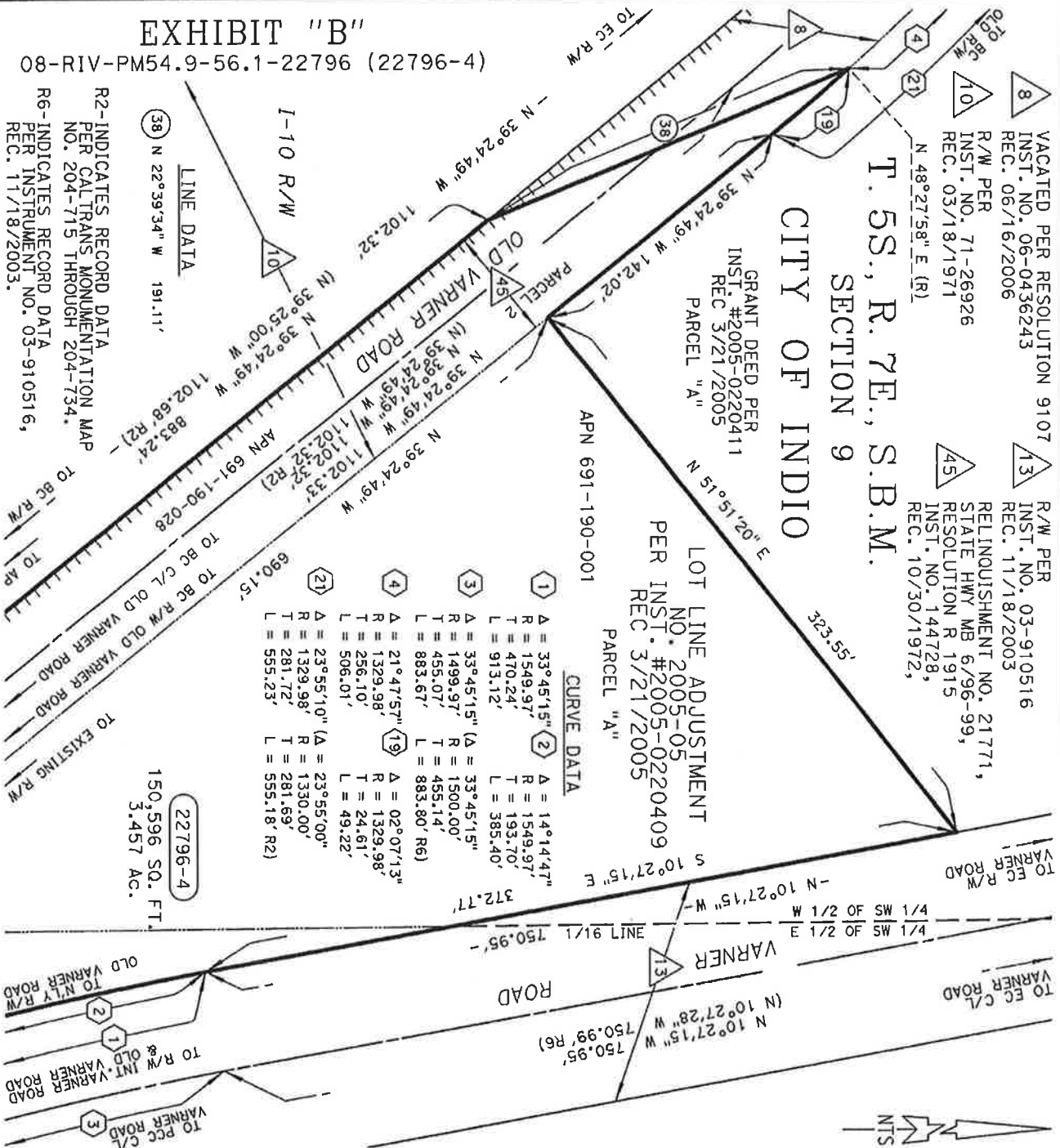


EXHIBIT "B"

08-RIV-PM54.9-56.1-22796 (22796-4)

R2- INDICATES RECORD DATA
 PER CALTRANS MONUMENTATION MAP
 NO. 204-715 THROUGH 204-734.
 R6- INDICATES RECORD DATA
 PER INSTRUMENT NO. 03-910516,
 REC. 11/18/2003.



LOT LINE ADJUSTMENT
 NO. 2005-05
 PER INST. #2005-0220409
 REC 3/21/2005

APN 691-190-001

PARCEL "A"

CURVE DATA

1	Δ = 33°45'15"	2	Δ = 14°14'47"
R = 1549.97'	T = 1549.97'	R = 1549.97'	T = 1549.97'
L = 470.24'	L = 193.70'		
	L = 385.40'		
3	Δ = 33°45'15"	4	Δ = 21°47'57"
R = 1499.97'	R = 1500.00'	R = 1329.98'	R = 1329.98'
T = 455.07'	T = 455.14'	T = 256.10'	T = 24.61'
L = 883.67'	L = 883.80'	L = 506.01'	L = 49.22'
13	Δ = 10°27'15"	19	Δ = 02°07'13"
R = 750.95'	R = 1500.00'	R = 1330.00'	R = 281.72'
T = 10°27'15" W	T = 10°27'15" W	T = 281.69'	T = 281.69'
L = 372.77'	L = 555.18'	L = 555.23'	L = 555.18'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-4	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
SCALE: NTS	THIS PLAY IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL 2013	DATE: 4/2/2013
SHEET 3 OF 3	

