

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

275



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
October 9, 2013

SUBJECT: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project – Good Hope, District 5/1, [\$90,043]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project;
2. Set a public hearing on Nov. 26, 2013, for Resolution No. 2013-110, Authorizing Resolution of Necessity Regarding the Ellis Avenue Sidewalk 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

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	\$ 90,043	\$ 0	\$ 90,043	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Gas Tax – 100%

Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: PAUL JEARLY
Departmental Code DATE

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

Prev. Agn. Ref.: 3-22 of 3/12/13

District: 5/1

Agenda Number:

3-21

300 DEC 12 64 3:50

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 Economic Development Agency/Facilities Management and Transportation Department
FORM 11: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project – Good Hope, District 5/1, [\$90,043]
DATE: October 9, 2013
 Page 2 of 3

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) is proposing to construct a sidewalk project on the south side of Ellis Avenue, between Cowie Avenue and Marshall Street near the Good Hope Elementary School in the Good Hope area (Project).

The Notice of Exemption was filed and posted on December 5, 2011. RCTD staff conducted a review of the Project and it is exempt for the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Sections 15301 and 15061(b)(3).

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

Installation of the proposed sidewalk will reduce the potential for vehicle and pedestrian conflicts, thus improving public safety in the area.

The Economic Development Agency/Facilities Management (EDA/FM) has presented written offers to the property owners as required by Government Code Section 7267.2. The offer amounts presented are consistent with current property values in the Good Hope area for the various property types (and are 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 Procedures Section 1263.025).

There are eight properties that are part of the Project. Settlement has not been reached with the following property owners, although negotiations are still in process for the necessary right-of-way.

Assessor's Parcel No.	Owner
342-020-006	Calvin Briggs
343-130-001	JBL Investment/ Vilma Chau
342-020-007	Celestine Remson, as to an undivided one-third interest, Mary Pultz, as to an undivided one-third interest and Cassielean Higgins, as to an undivided one-third interest

On March 12, 2013, the Board approved Item 3-22 and a portion of the Property is currently in escrow. However, this property has been included anticipating any unforeseen delays in closing the escrow.

Assessor's Parcel No.	Owner
342-020-038	Alfredo Lopez

SUPPLEMENTAL:

Additional Fiscal Information

(Commences on Page 2)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency/Facilities Management and Transportation Department
FORM 11: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project – Good Hope, District 5/1, [\$90,043]
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:

Purchase Price	\$24,301
Temporary Construction Easement	5,642
Estimated Title and Closing Costs	18,000
Preliminary Title Reports	1,600
County Appraisal	17,500
Owner Appraisals	15,000
EDA/FM Real Property Staff Time	8,000
Total Estimated Acquisition Costs	\$90,043

All costs associated with the acquisition of these properties are fully funded by Gas Tax 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. 2013-109

3 Notice of Intention to Adopt a Resolution of Necessity Regarding
4 the Ellis Avenue Sidewalk Project

5
6 **WHEREAS**, the portion of real properties that are the subject of this Notice
7 (collectively the "Subject Properties") are located in the Good Hope area, County of
8 Riverside, State of California; and generally located on the south side of Ellis Avenue
9 within an area bounded by Cowie Avenue to the east and Marshall Street to the west;
10 are legally described and pictorially depicted on the documents attached hereto as
11 Exhibit "A" and Exhibit "B" (and incorporated herein by this reference); and are portions
12 of larger real properties in all cases;

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

TABLE ONE	
Owner	Assessor's Parcel No. (Portion)
Calvin Briggs	342-020-006
JBL Investments/Vilma Chau	343-130-001
Celestine Remson as to an undivided one-third interest, Mary Pultz, as to an undivided one-third interest and Cassielean Higgins as to an undivided one-third interest	342-020-007
Alfredo Lopez	342-020-038

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25 **WHEREAS**, the proposed project that is the subject of this Notice (the
26 "Proposed Project") is to construct a sidewalk located on the south side of Ellis Avenue
27 bounded by Cowie Avenue and Marshall Streets. Installation of the proposed sidewalk
28

1 will reduce the potential for vehicle and pedestrian conflicts, thus improving safety in
2 the area.

3 **WHEREAS**, the Project is needed in order to improve public safety by
4 eliminating the conflicting vehicle/pedestrian movement, including but not limited to, the
5 use of the Subject Property for public road purposes, for drainage purposes, for utility
6 and for other uses incidental required by the Proposed Project;

7 **WHEREAS**, portions of Assessor's Parcel Numbers, will each be used for public
8 road, utility and drainage purposes;

9
10 **WHEREAS**, the interests in the property that are the subject of this notice
11 (collectively the "Subject Property Interests") are identified below in Table Two:

12
13

TABLE TWO			
Assessor's No.(Portion)	Parcel	Permanent Easements	Temporary Construction Easements
342-020-006		x	x
343-130-001		x	x
342-020-007		x	x
342-020-038		x	x

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18 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
19 Subject Property Interests by eminent domain include Article 1, Section 19 of the
20 California Constitution; Section 25350.5 of the Government Code; Section 760 of the
21 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
22 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

23 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
24 Supervisors of Riverside County, State of California, in regular session assembled on
25 October 22, 2013.

26 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
27 November 26, 2013, at 9:30 a.m. in the meeting room of the Board of Supervisors
28

1 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
2 California) may decide to adopt a Resolution of Necessity that would authorize the
3 County of Riverside to acquire the Subject Property Interests by eminent domain (and
4 that would find and determine each of the following matters):

5 (a) That the public interests and necessity require the Proposed
6 Project;

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

9 (c) That the Subject Property Interests are necessary for the
10 Proposed Project;

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

13 (e) That, to the extent that the Subject Properties are already devoted
14 to a public use, the use of the Proposed Project is a compatible use that will not
15 unreasonably interfere with or impair the continuance of the public use as it presently
16 exists or may reasonably be expected to exist in the future (California Code of Civil
17 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary
18 public use than is the presently existing public use (California Code of Civil Procedure
19 Section 1240.610);

20 (f) That the Subject Property Interests is necessary for the Proposed
21 Project;

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

24 2. If (within 15 days from the mailing of this Notice) you file a written request
25 to appear at the public meeting and be heard on the matters described above in 1(a),
26 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
27 appear at that meeting and be heard on those matters.

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

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

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

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

13
14 APPROVED AS TO FORM:
15 Pamela J. Walls
16 County Counsel

17 By: _____
18 Paul Early
19 Deputy County Counsel
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ASSESSOR'S PARCEL NUMBER

342-020-006

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 89°52'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°18'00" EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 24.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY LINE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE NORTH 00°22'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,926 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

Brian D. Fox 8/7/12

BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: <i>[Signature]</i>
DATE: <i>8-14-12</i>



EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

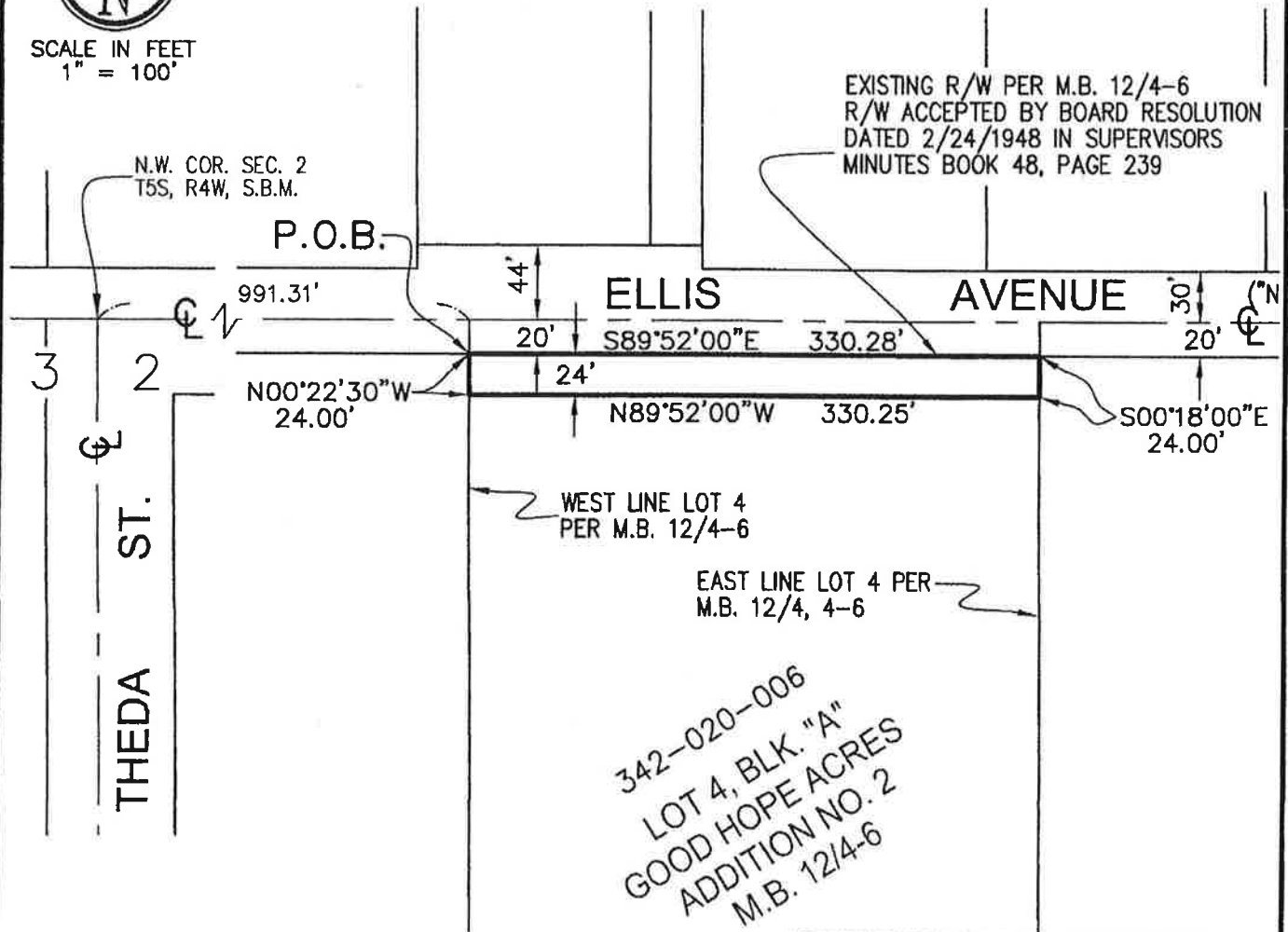
T.5S, R.4W, SEC. 2, S.B.M.

LEGEND

- PARCEL LINES
- RIGHT-OF-WAY DEDICATION

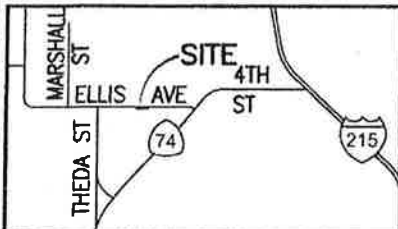


SCALE IN FEET
1" = 100'



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY:
DATE: 8-14-12



VICINITY MAP
NTS



DATED: 8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Co 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 00°22'30" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;

THENCE SOUTH 00°18'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 64.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;


THENCE NORTH 00°22'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6,605 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.



PREPARED UNDER MY SUPERVISION



KEVIN B. COZAD DATED 6/12/13
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.


BY: 
DATE: 6-12-13

EXHIBIT "B"

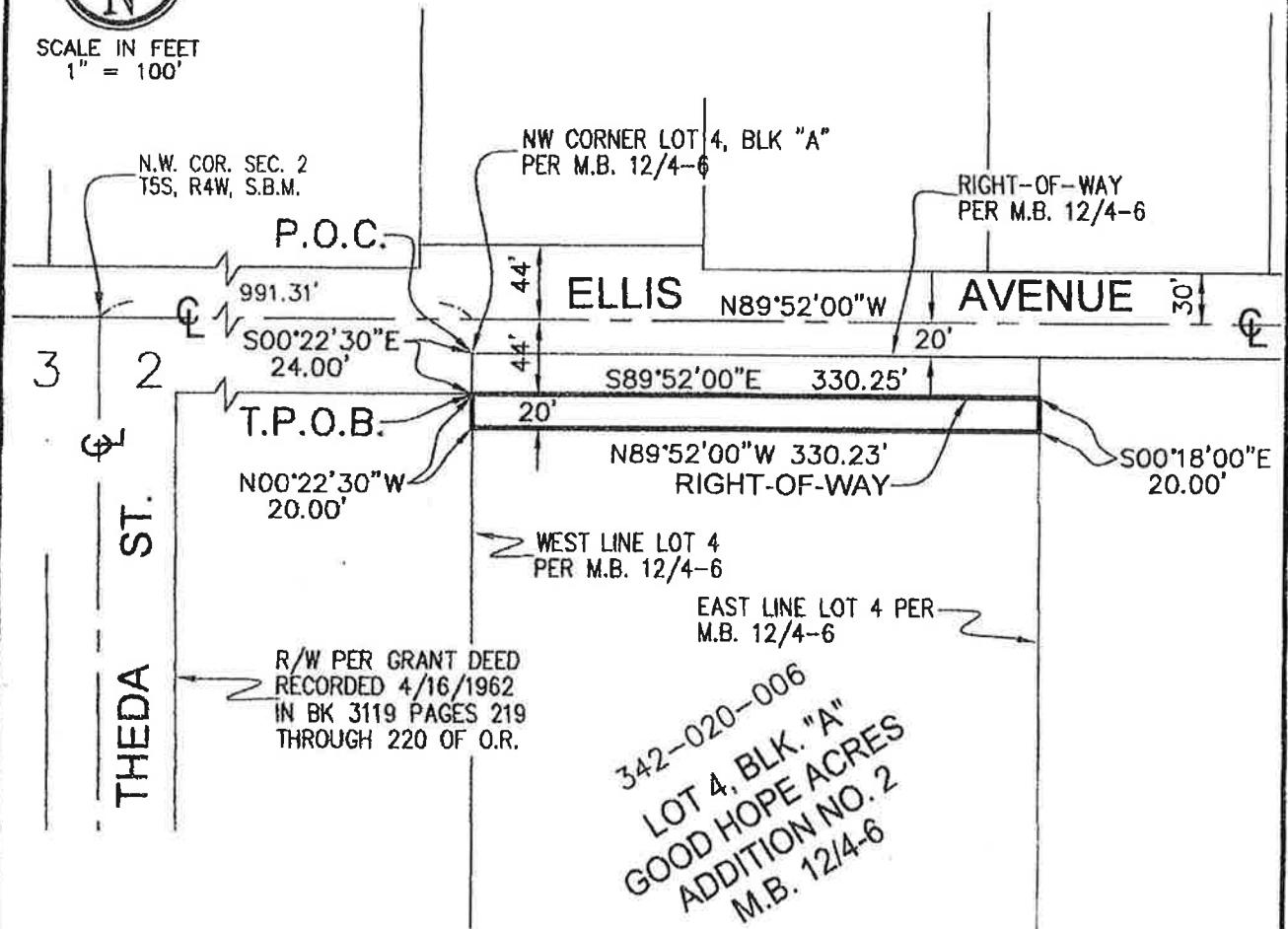
TEMPORARY CONSTRUCTION EASEMENT

LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.



SCALE IN FEET
1" = 100'

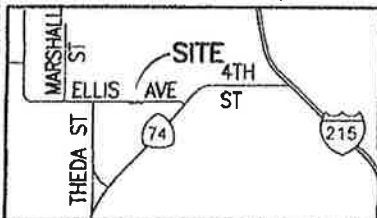


342-020-006
LOT 4, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: [Signature]
DATE: 6-12-13

T.5S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



6/12/13

PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

ASSESSOR'S PARCEL NUMBER

343-130-001

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF THE MOUNTAIN GLEN TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, SAN DIEGO COUNTY RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°08'00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH) AS ADOPTED BY BOARD OF SUPERVISOR'S RESOLUTION DATED FEBRUARY 24, 1948 PURSUANT TO SUPERVISORS MINUTES BOOK 40, PAGE 51, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THEDA STREET (30.00 FOOT WESTERLY HALF WIDTH) AS SHOWN ON SAID MAP BOOK 11, PAGE 520;

THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THEDA STREET, A DISTANCE OF 52.67 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 38°57'31" WEST, A DISTANCE OF 36.93 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 44.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 607.77 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°08'00" EAST ALONG SAID WEST LINE A DISTANCE OF 24.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 15,459 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND
THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



6/5/13

BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

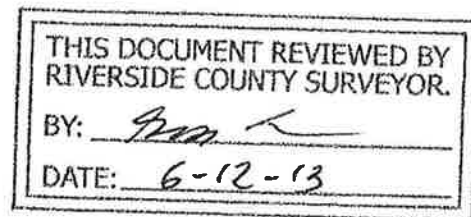
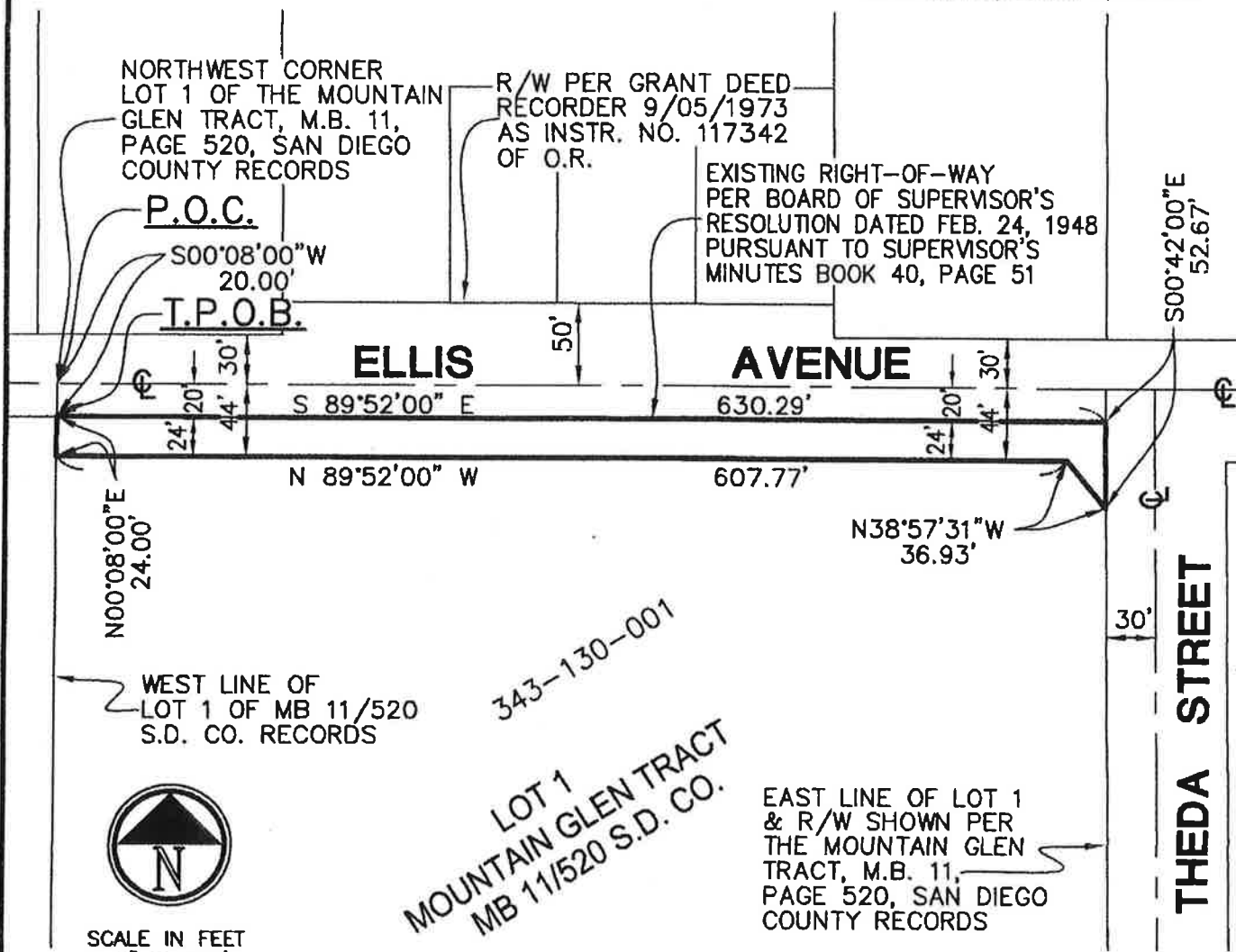


EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 3, S.B.M.



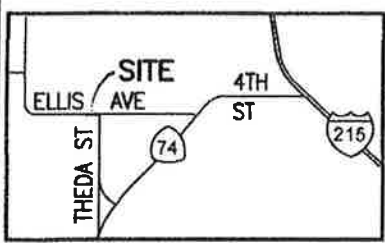
LEGEND

- PARCEL LINES
- RIGHT-OF-WAY
- DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13



PREPARED BY:

Cozad & Fox, Inc CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454 SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF THE MOUNTAIN GLEN TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, SAN DIEGO COUNTY RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°08'00" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 44.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 607.77 FEET;

THENCE SOUTH 38°57'31" EAST, A DISTANCE OF 36.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THEDA STREET 30.00 FOOT HALF-WIDTH, AS SHOWN ON SAID MAP BOOK 11, PAGE 520.

THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.76 FEET;

THENCE SOUTH 89°18'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET WEST OF, MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF THEDA STREET;

THENCE NORTH 00°42'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.82 FEET;

THENCE NORTH 38°57'31" WEST, A DISTANCE OF 20.48 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 598.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;


THENCE NORTH 00°08'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

CONTAINING 13,918 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND
THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13
BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13




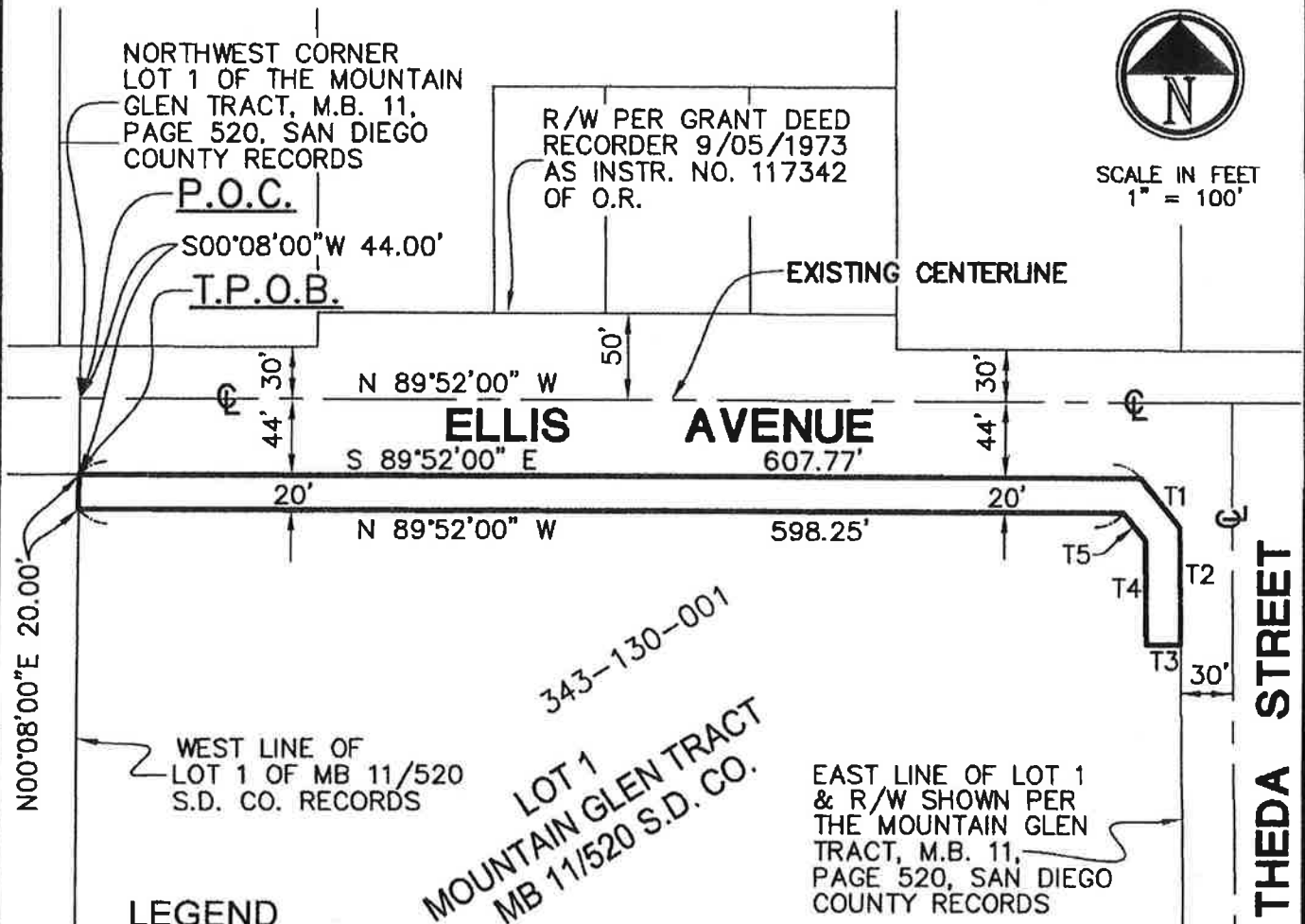
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR,
BY: 
DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

T.5S, R.4W, SEC. 3, S.B.M.



LEGEND

-  PARCEL LINES
-  TEMPORARY CONSTRUCTION EASEMENT DEDICATION

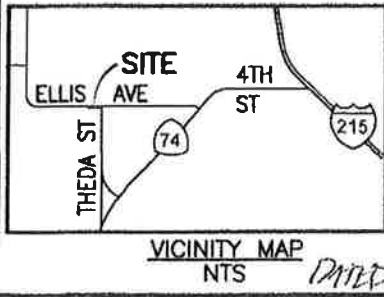
THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13

NUMBERED COURSES

NO.	BEARING	DISTANCE
T1	S38°57'31"E	36.93'
T2	S00°42'00"E	67.76'
T3	S89°18'00"W	20.00'
T4	N00°42'00"W	60.82'
T5	N38°57'31"W	20.48'



PREPARED BY:

Cozad & Fox, Inc.

CIVIL/STRUCTURAL ENGINEERS
 MUNICIPAL CONSULTANTS
 PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
 TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

ASSESSOR'S PARCEL NUMBER

342-020-007

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 5 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 89°52'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.32 TO A POINT ON A LINE THAT IS PARALLEL AND 132.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°19'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;


THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 198.31 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 00°18'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.


CONTAINING 4,760 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-14-12

Page 1 of 1



EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.

LEGEND

-  PARCEL LINES
-  RIGHT-OF-WAY DEDICATION



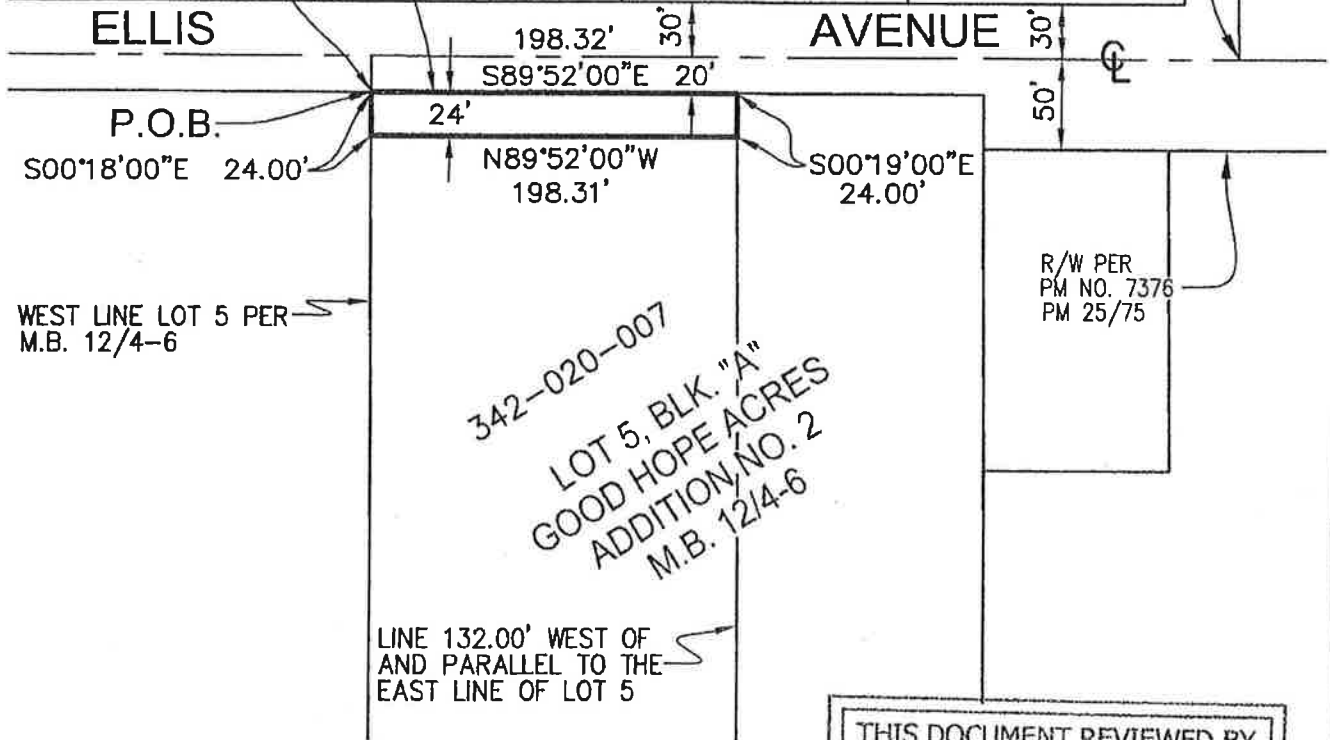
SCALE IN FEET
1" = 100'

NORTHWEST CORNER
LOT 5 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4, 5 AND 6

EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD RESOLUTION
DATED 2/24/1948 IN SUPERVISORS
MINUTES BOOK 48, PAGE 239

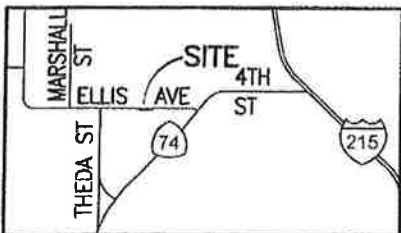
SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

COWIE AVENUE



342-020-007
LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6


THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 8-14-12



VICINITY MAP
NTS



PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg
SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 5 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 00°18'00" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 198.32 TO A POINT ON A LINE THAT IS PARALLEL WITH AND 132.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°19'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 64.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;


THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 198.32 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 00°18'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,966 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13

BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

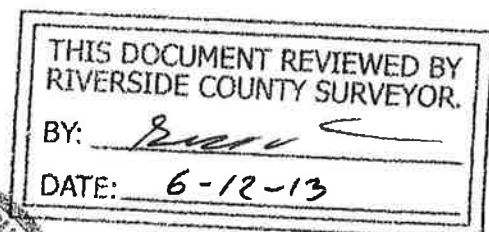


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'

LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.

NORTHWEST CORNER
LOT 5 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4, 5 AND 6

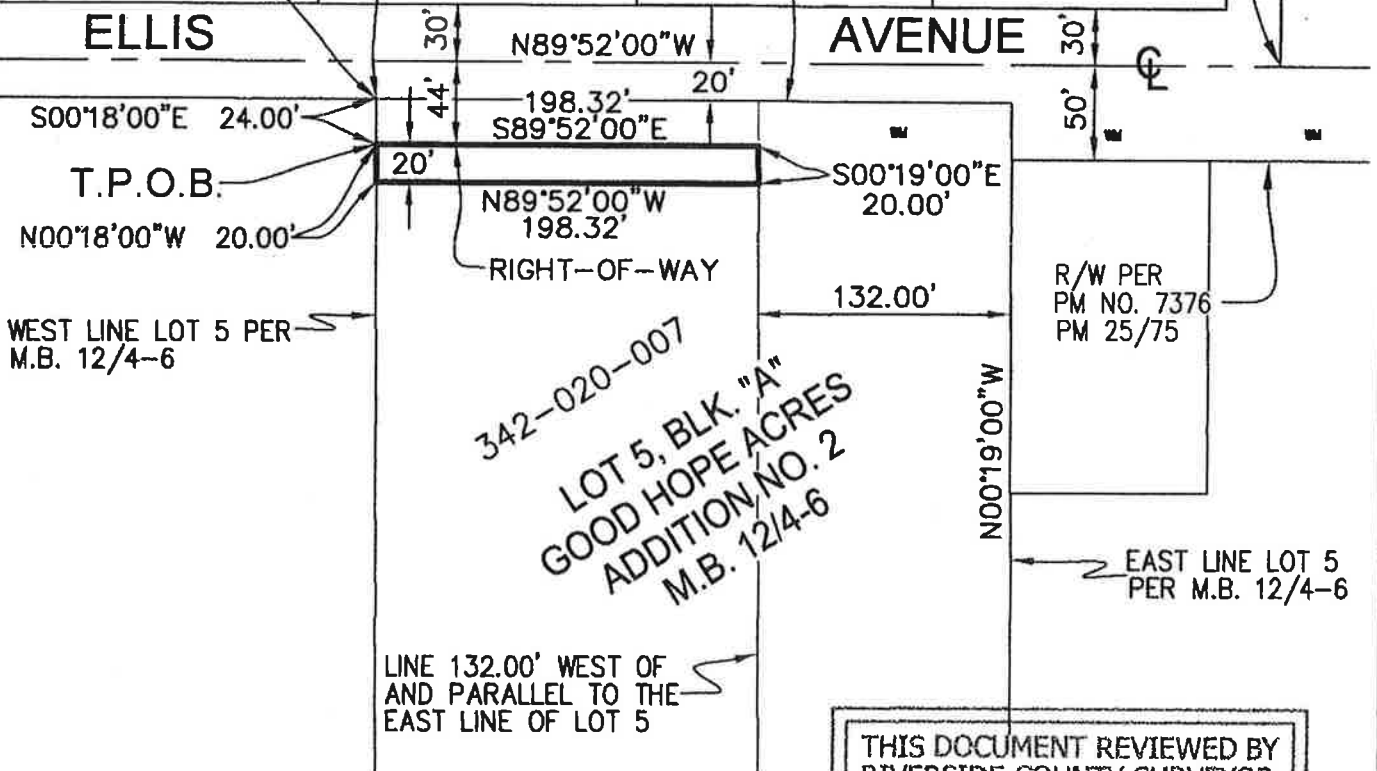
R/W PER M.B. 12/4-6
SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

P.O.C.

ELLIS

AVENUE

COWIE AVENUE



S00°18'00"E 24.00'
T.P.O.B.
N00°18'00"W 20.00'
WEST LINE LOT 5 PER
M.B. 12/4-6

LINE 132.00' WEST OF
AND PARALLEL TO THE
EAST LINE OF LOT 5

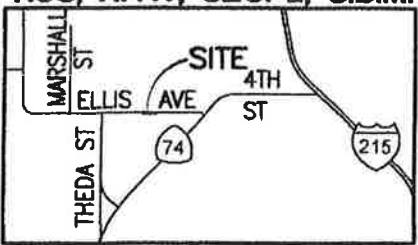
R/W PER
PM NO. 7376
PM 25/75

EAST LINE LOT 5
PER M.B. 12/4-6

342-020-007
LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 6-12-13

T.5S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



PREPARED BY:

Corad & Fox, Inc. CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

Drawn: 6/11/13

ASSESSOR'S PARCEL NUMBER

342-020-038

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 3 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°22'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE PARALLEL AND 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.77 FEET TO THE EAST LINE OF THAT PORTION OF SAID LOT 3 CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED MAY 5, 2005 AS DOC # 2005-0356624, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°22'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 24.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 89°52'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 164.77 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,954 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

Brian D. Fox 8/7/12

BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: <i>[Signature]</i>
DATE: <i>8-20-12</i>

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.



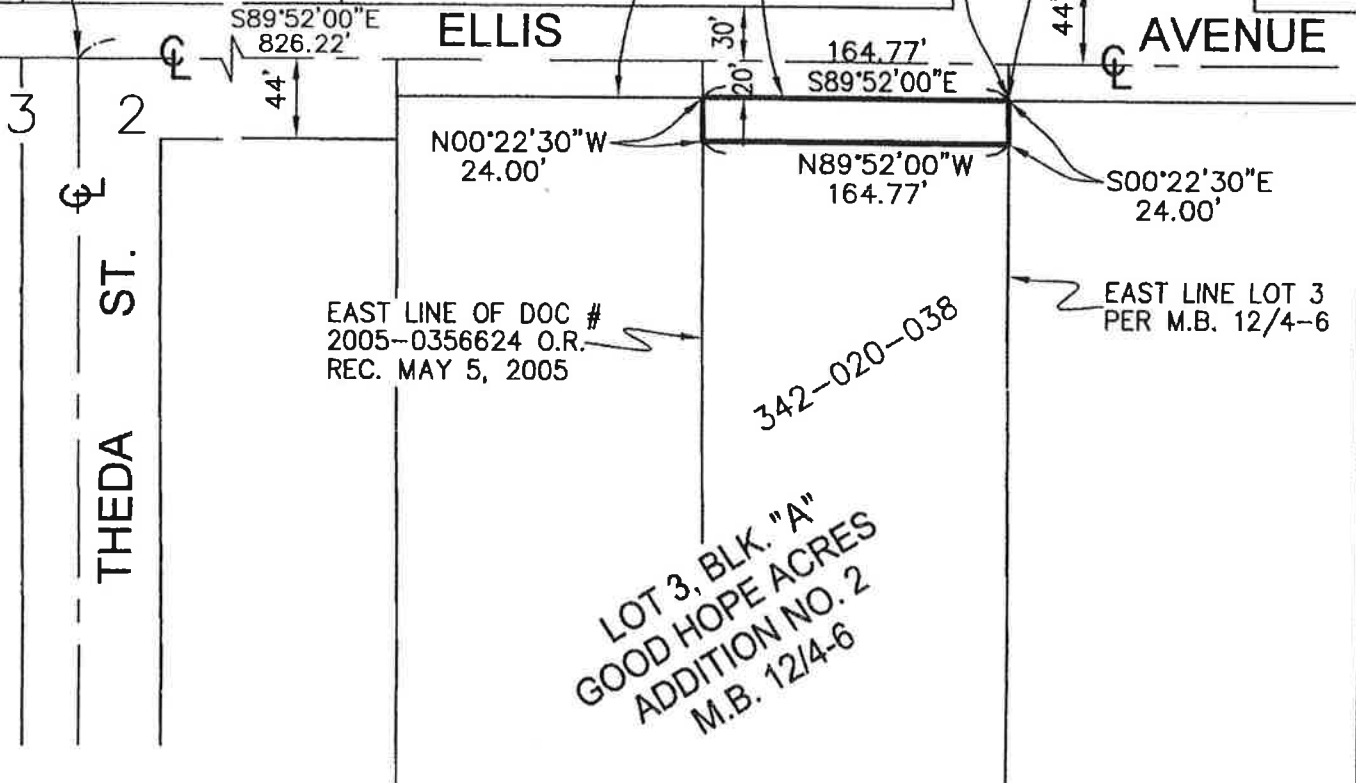
SCALE IN FEET
1" = 100'

EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD
RESOLUTION DATED 2/24/1948
IN SUPERVISORS MINUTES
BOOK 48, PAGE 239

NORTHEAST CORNER
LOT 3 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4-6
EXIST. R/W PER
PM 166/46

N.W. COR. SEC. 2
T-5-S, R-4-W, S.B.M.

P.O.B.



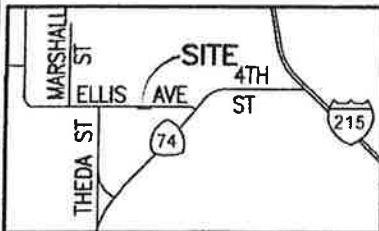
LEGEND

- PARCEL LINES
- RIGHT-OF-WAY DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 8-20-12



VICINITY MAP
NTS



8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 3 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 00°22'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

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THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.71 FEET TO THE EAST LINE OF THAT PORTION OF SAID LOT 3 CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED MAY 5, 2005 AS DOC # 2005-0356624, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°22'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO SAID PARALLEL LINE 44.00 FEET SOUTH OF SAID CENTERLINE OF ELLIS AVENUE;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,294 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.



PREPARED UNDER MY SUPERVISION

 6/12/13

KEVIN B. COZAD DATED
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: 

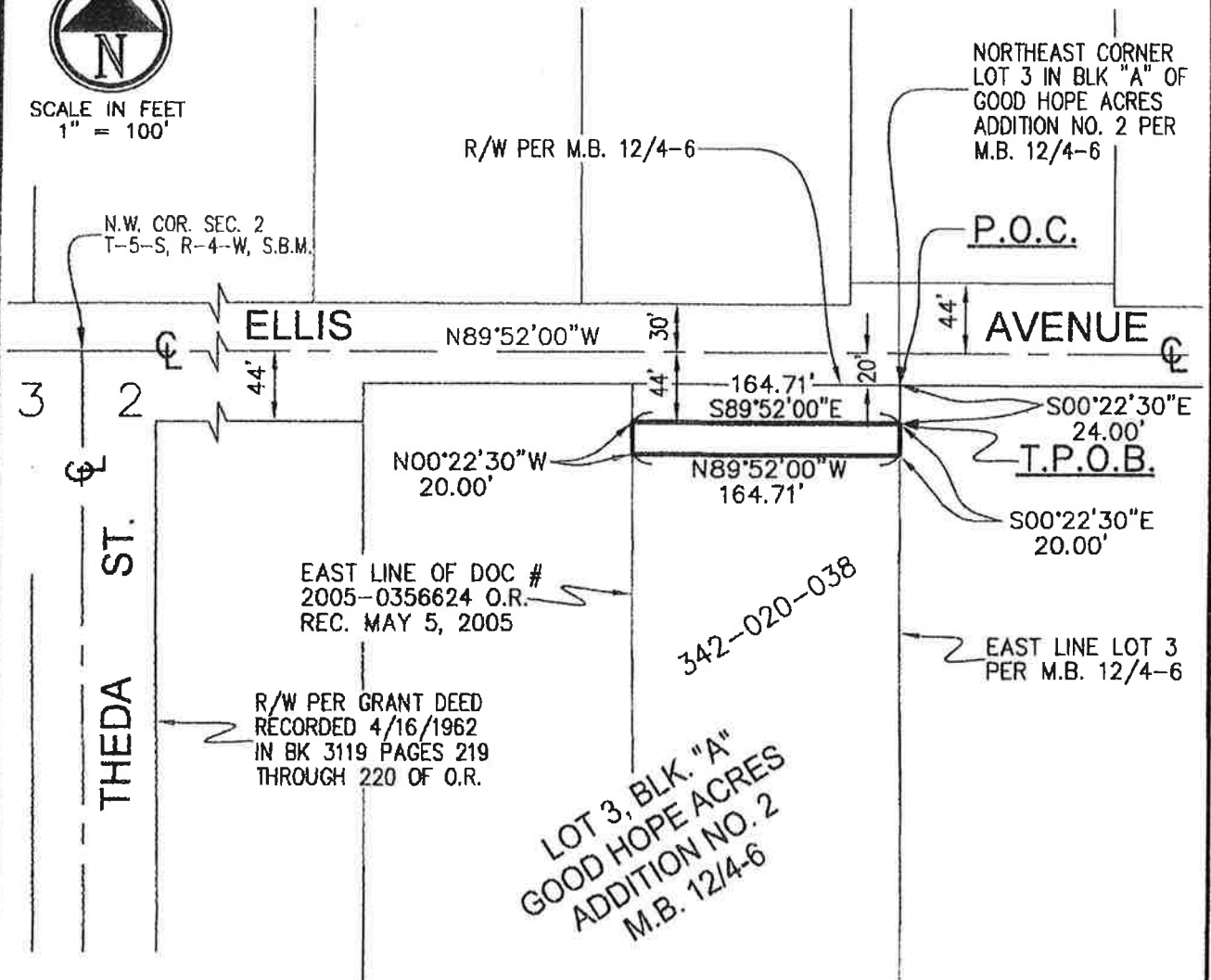
DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'



LEGEND

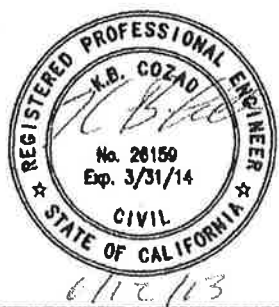
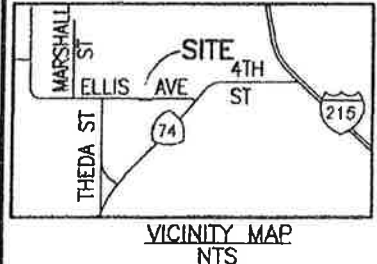
- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13

T.5S, R.4W, SEC. 2, S.B.M.



PREPARED BY:

Cozad & Fox, Inc. CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

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TEL. (951) 652-4454 SHEET 1 OF 1 SHEETS