

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

275C



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
November 14, 2013

SUBJECT: Resolution No. 2013-110, Authorizing 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. 2013-110, Authorizing Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project.

**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).

(Continued) **Patricia Romo**
Assistant Director of Transportation

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:
Serena Chow

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: PAUL J EARLY
DATE: 9-25-13
Departmental Concurrence

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

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

District 5/1

Agenda Number:

9-1

2013 OCT 12 6:50

BACKGROUND:
Summary (continued)

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).

On October 22, 2013, the Board approved Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project.

The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5.

This resolution has been reviewed and approved by County Counsel as to legal form.

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 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

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 the 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. 2013-110

3 Authorizing Resolution of Necessity Regarding
4 the Ellis Avenue Sidewalk Project

5
6 **WHEREAS**, the portions of real property 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 on the east and Marshall Street on 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
12 portions of a 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
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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 Properties for public road purposes, for drainage purposes, for utility
6 purposes 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 **WHEREAS**, the interests in the property that are the subject of this Notice
10 (collectively the "Subject Property Interest") are identified below in Table Two:

11

| TABLE TWO | | | |
|--------------------------------|--------|-----------------------|---------------------------------------|
| Assessor's Number (Portion) | Parcel | Permanent Easement | Temporary Construction Easement |
| 342-020-006 | | x | x |
| 343-130-001 | | x | x |
| 342-020-007 | | x | x |
| 342-020-038 | | x | x |

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

22 Now, therefore, **BE IT RESOLVED AND ORDERED** by the Board of
23 Supervisors of Riverside County, State of California, not less than fourth/fifths of all
24 members concurring, in regular session assembled on November 26, 2013, that this
25 Board finds and determines each of the following:

26 1. Notice of the Board's intention to adopt this resolution of necessity was
27 duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the
28

1 date and at the time and place fixed for hearing, this Board did hear and consider all of
2 the evidence presented.

3 2. That the public interests and necessity require the Proposed Project;

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

6 4. That the Subject Property Interests are necessary for the Proposed
7 Project;

8 5. That the offers required by Section 7267.2 of the Government Code have
9 been made to the owner of record of the Subject Properties;

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

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

19 8. That acquisition of the Subject Property Interests will promote the interest
20 of the County of Riverside.

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

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

26 2. To prepare and prosecute in the name of the County such proceedings in
27 the proper court having jurisdiction thereof as are necessary for such acquisition.
28

1 3. To make application to the Court for an order to deposit the probable
2 amount of compensation out of proper funds under the control of the County into the
3 State Treasury and for an order permitting the County to take prejudgment possession
4 and use the Subject Property Interest for the purpose of constructing the Proposed
5 Project.

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

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12 (SIGNATURE PROVISIONS ON THE FOLLOWING PAGE)
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1 5. To correct any errors or to make or agree to nonmaterial changes in the
2 legal description of the real property that are deemed necessary for the conduct of the
3 condemnation action, or other proceedings or transaction required to acquire the
4 subject real property. Counsel is further authorized to reduce or modify the extent of
5 the interests or property to be acquired so as to reduce the compensation payable in
6 the action where such change would not substantially impair the construction and
7 operation for the project for which the real property is being acquired.

8
9 APPROVED AS TO FORM:

10 Pamela J. Walls

11 County Counsel

12 By: _____

13 Paul Early

14 Deputy County Counsel

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28 LH:mr/080913/420TR/15.826 S:\Real Property\TYPING\Docs-15.500 to 15.999\15.826.doc

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


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



EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

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

LEGEND

-  PARCEL LINES
-  RIGHT-OF-WAY DEDICATION

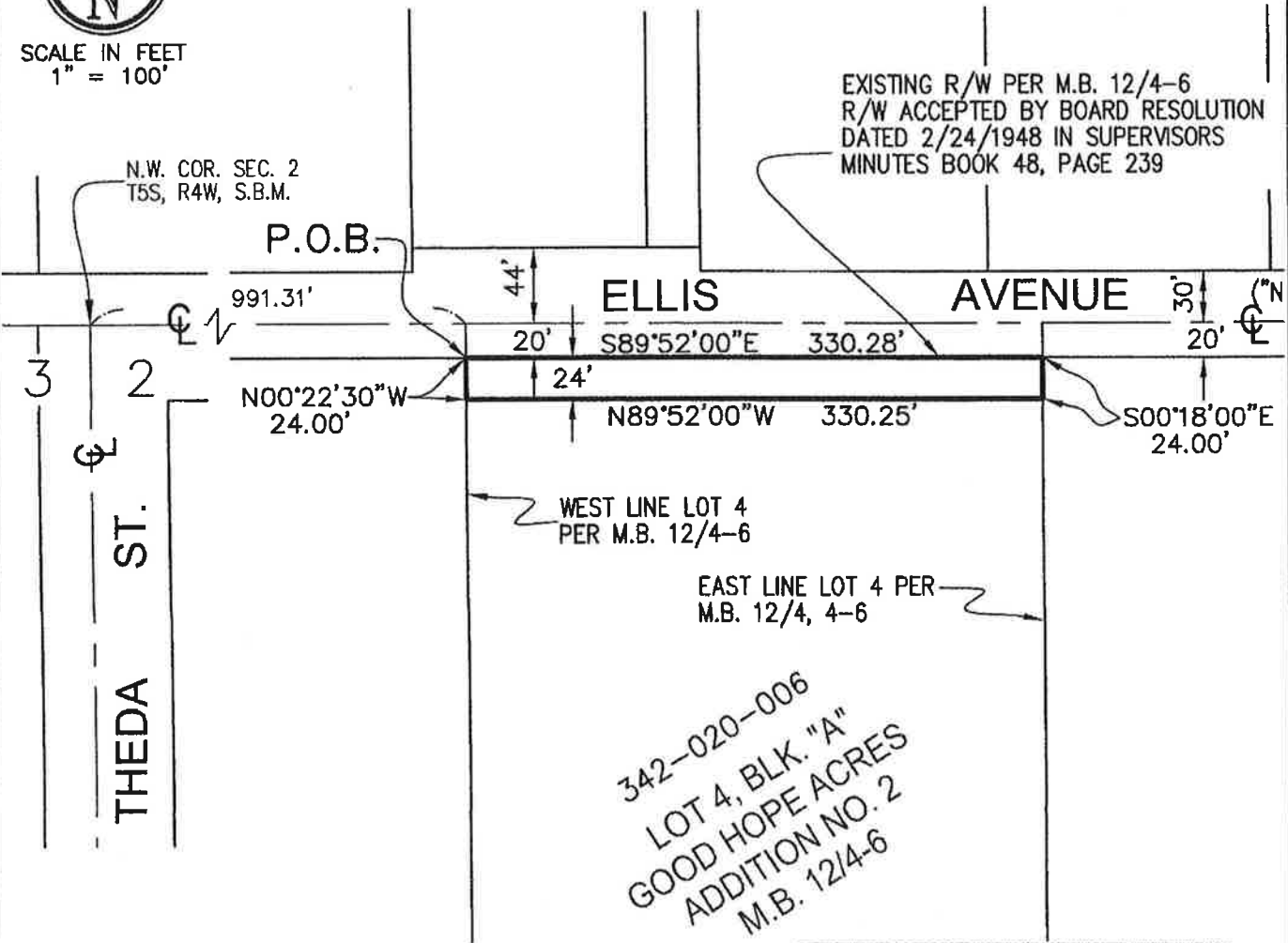


SCALE IN FEET
1" = 100'


N.W. COR. SEC. 2
T5S, R4W, S.B.M.

P.O.B.

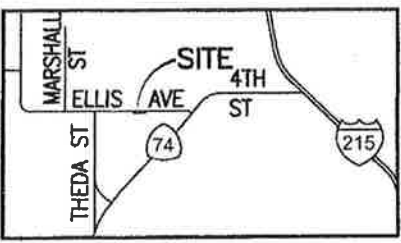
EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD RESOLUTION
DATED 2/24/1948 IN SUPERVISORS
MINUTES BOOK 48, PAGE 239



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: 


DATE: 8-14-12



VICINITY MAP
NTS



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
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14

6/12/13
DATED

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.


BY: 
DATE: 6-12-13

EXHIBIT "B"

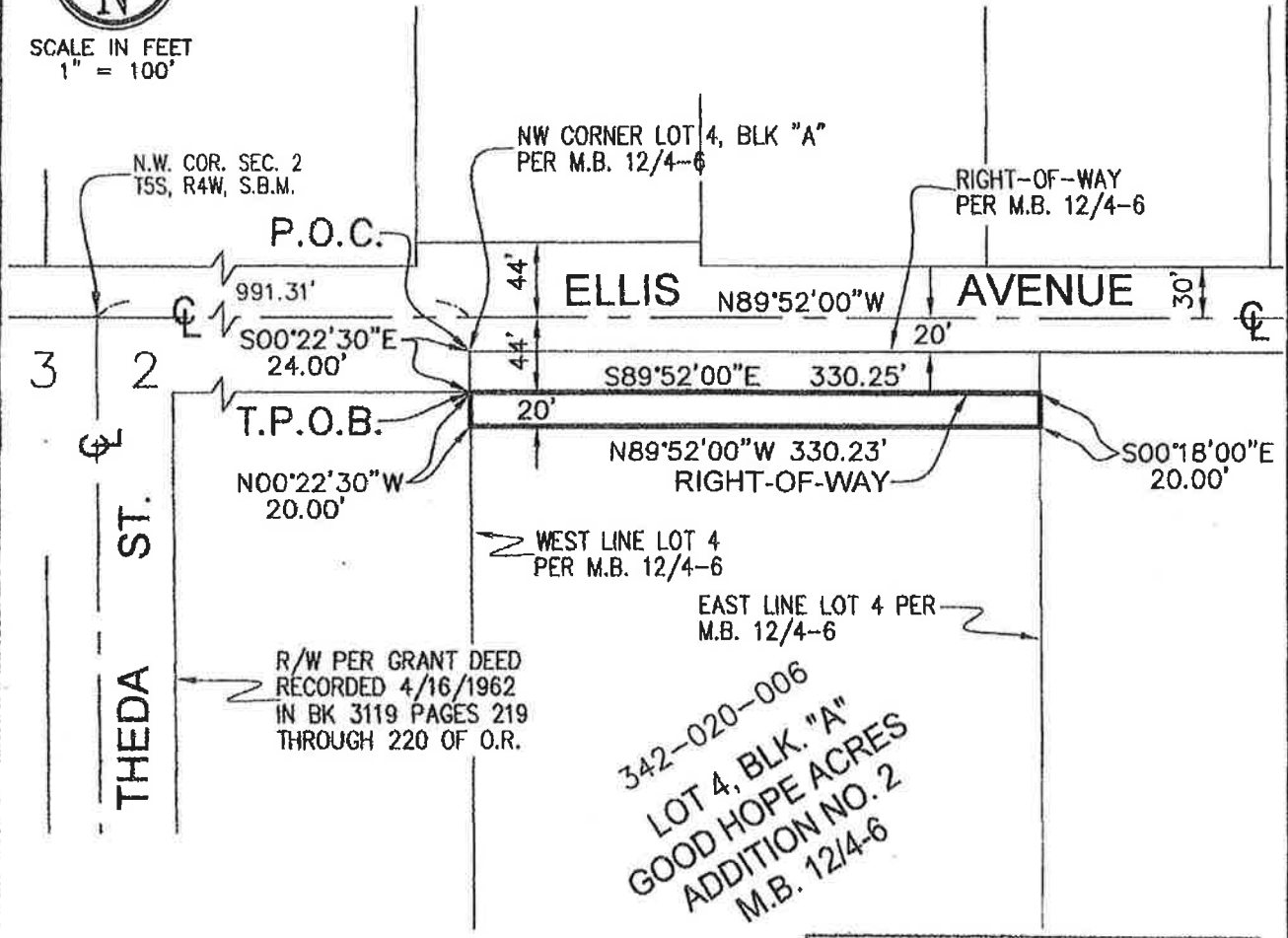
TEMPORARY CONSTRUCTION EASEMENT

LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.



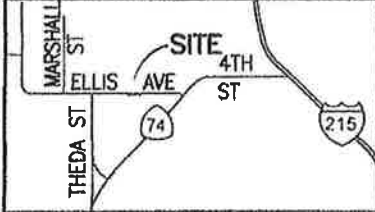
SCALE IN FEET
1" = 100'



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.59, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



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

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




| |
|--|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. |
| BY: <u></u> |
| DATE: <u>6-12-13</u> |

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.6S, R.4W, SEC. 3, S.B.M.

NORTHWEST CORNER
LOT 1 OF THE MOUNTAIN
GLEN TRACT, M.B. 11,
PAGE 520, SAN DIEGO
COUNTY RECORDS

R/W PER GRANT DEED
RECORDER 9/05/1973
AS INSTR. NO. 117342
OF O.R.

EXISTING RIGHT-OF-WAY
PER BOARD OF SUPERVISOR'S
RESOLUTION DATED FEB. 24, 1948
PURSUANT TO SUPERVISOR'S
MINUTES BOOK 40, PAGE 51

P.O.C.

S00°08'00"W
20.00'

T.P.O.B.

S00°42'00"E
52.67'

ELLIS

AVENUE

S 89°52'00" E

630.29'

N 89°52'00" W

607.77'

N38°57'31"W
36.93'

N00°08'00"E
24.00'

WEST LINE OF
LOT 1 OF MB 11/520
S.D. CO. RECORDS

343-130-001

LOT 1
MOUNTAIN GLEN TRACT
MB 11/520 S.D. CO.

EAST LINE OF LOT 1
& R/W SHOWN PER
THE MOUNTAIN GLEN
TRACT, M.B. 11,
PAGE 520, SAN DIEGO
COUNTY RECORDS

THEDA STREET

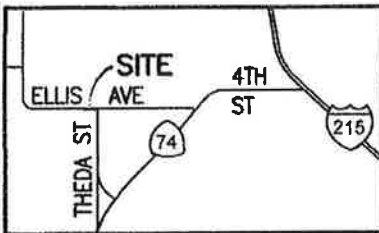


SCALE IN FEET
1" = 100'

LEGEND

- PARCEL LINES
- RIGHT-OF-WAY
- DEDICATION

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



VICINITY MAP
NTS



DAED: 4/5/13

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

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




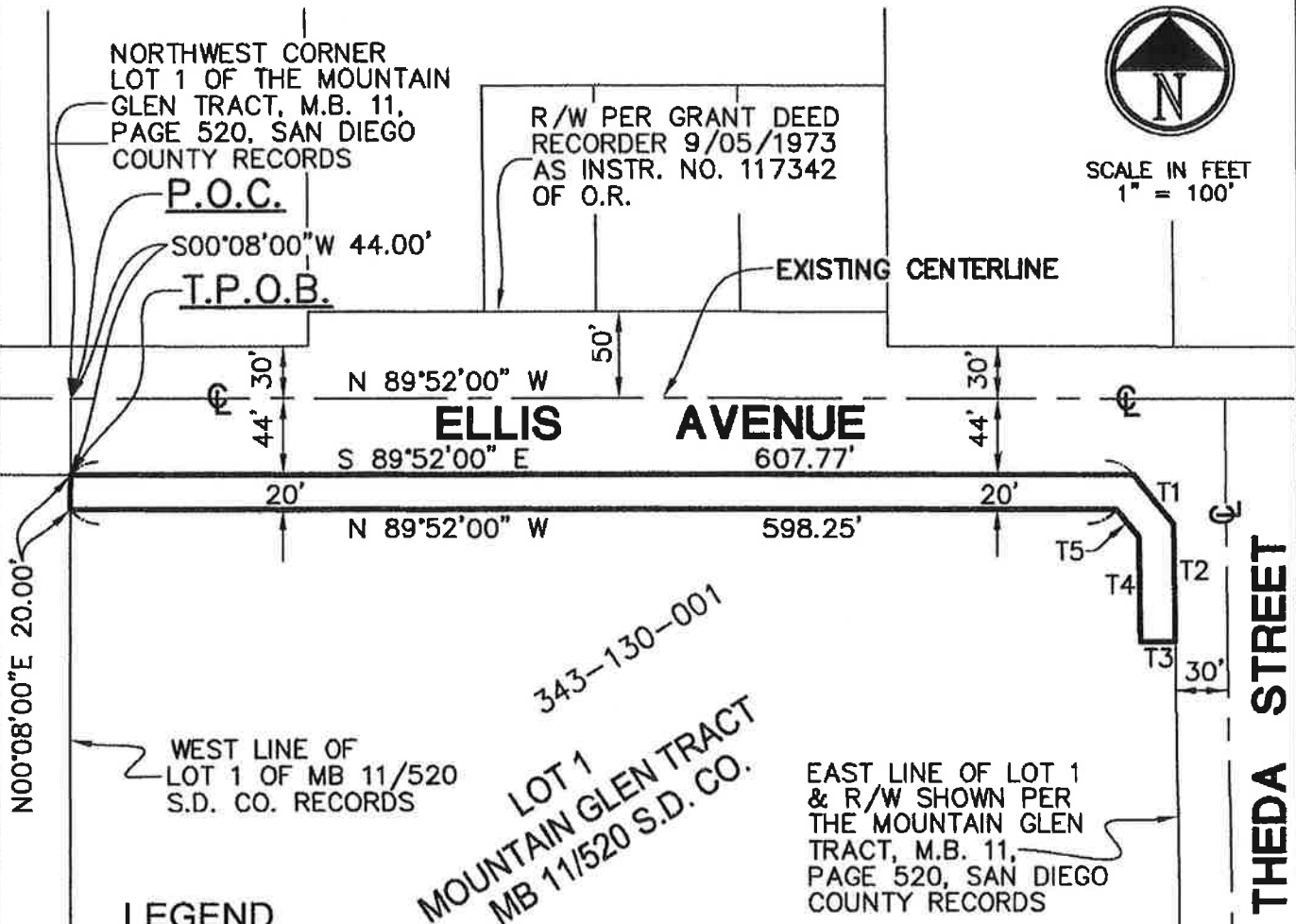
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR,
BY: 
DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

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



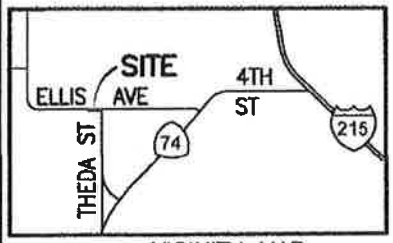
LEGEND

-  PARCEL LINES
-  TEMPORARY CONSTRUCTION EASEMENT DEDICATION

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' |

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



PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
 MUNICIPAL CONSULTANTS
 PLANNERS/SURVEYORS/GPS

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

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 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



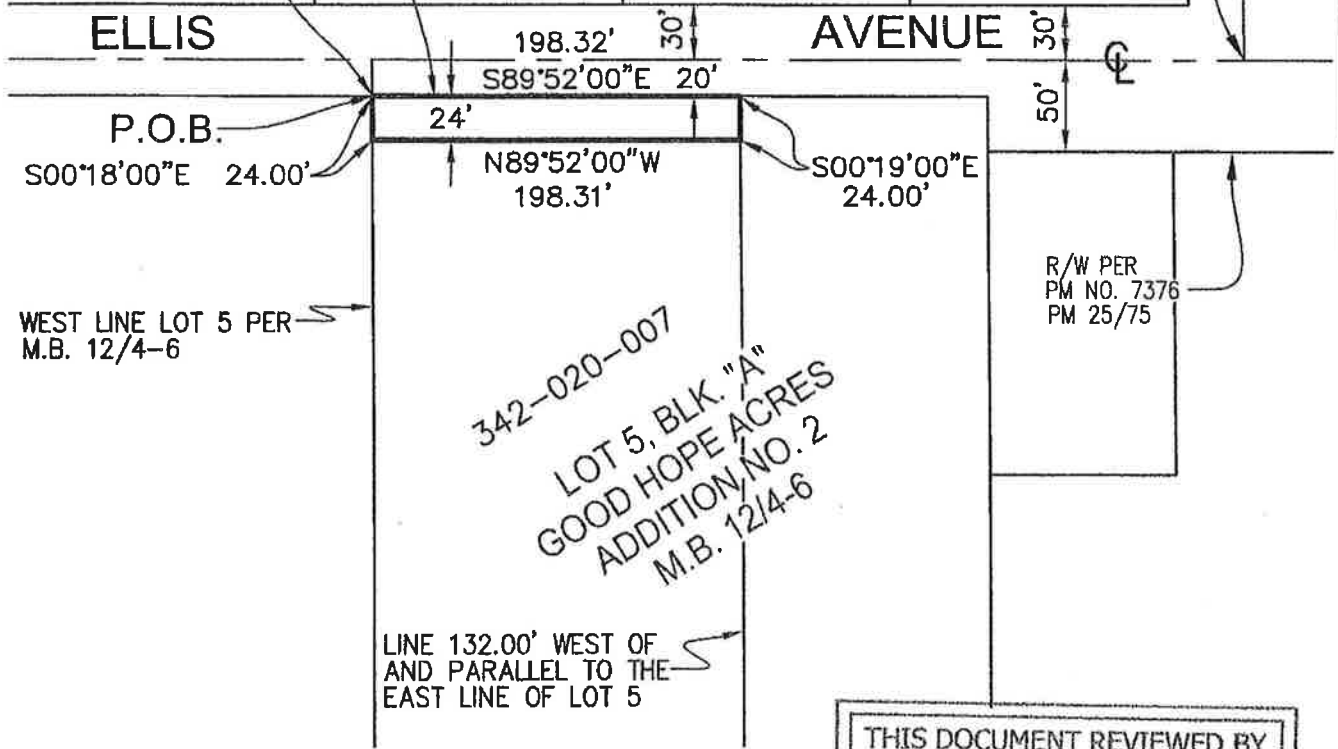
SCALE IN FEET
1" = 100'

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

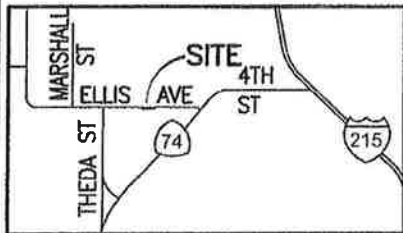
SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

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

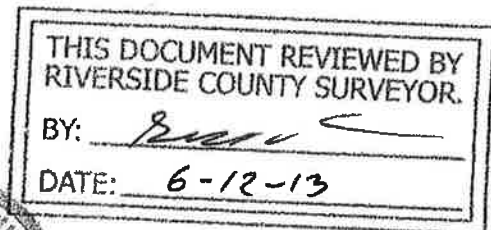


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'

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

P.O.C.

ELLIS

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

LEGEND

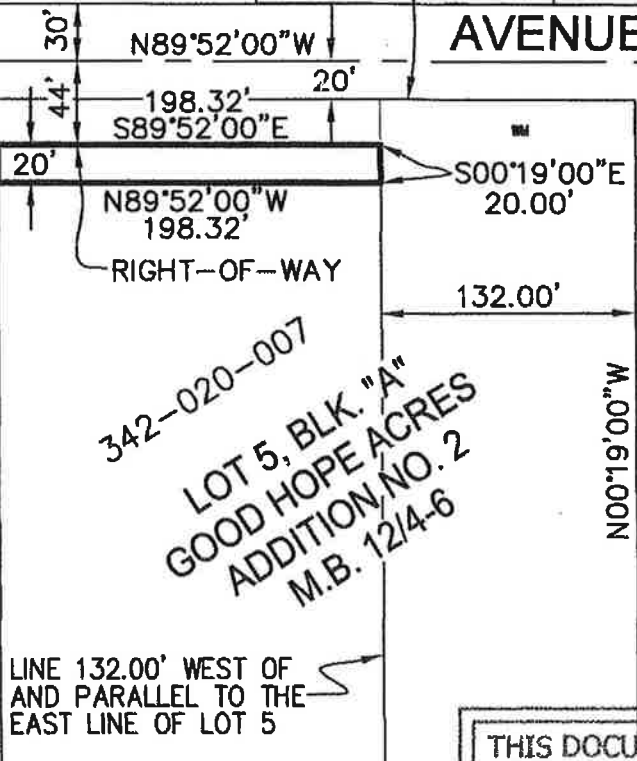
- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.

R/W PER M.B. 12/4-6

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

COWIE AVENUE

AVENUE



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

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

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

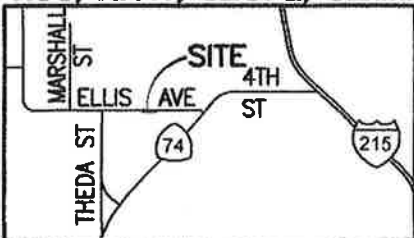
342-020-007
LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

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:



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

342-020-038

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




THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-20-12

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

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



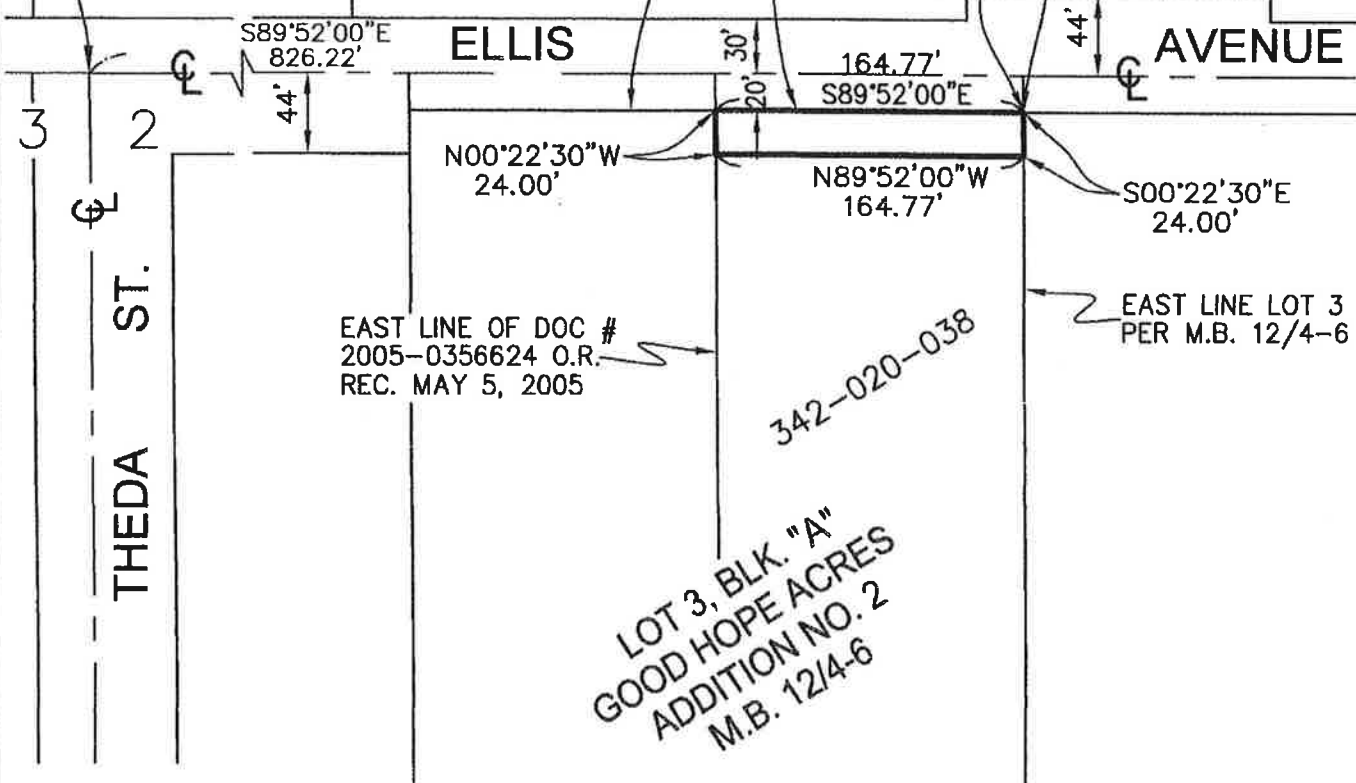
SCALE IN FEET
1" = 100'

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.



EAST LINE OF DOC #
2005-0356624 O.R.
REC. MAY 5, 2005

342-020-038

LOT 3, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

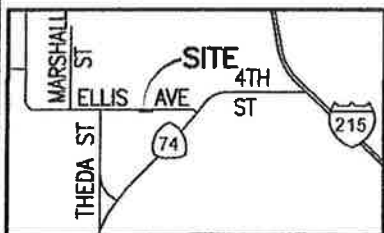
LEGEND

- 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 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH 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 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: 

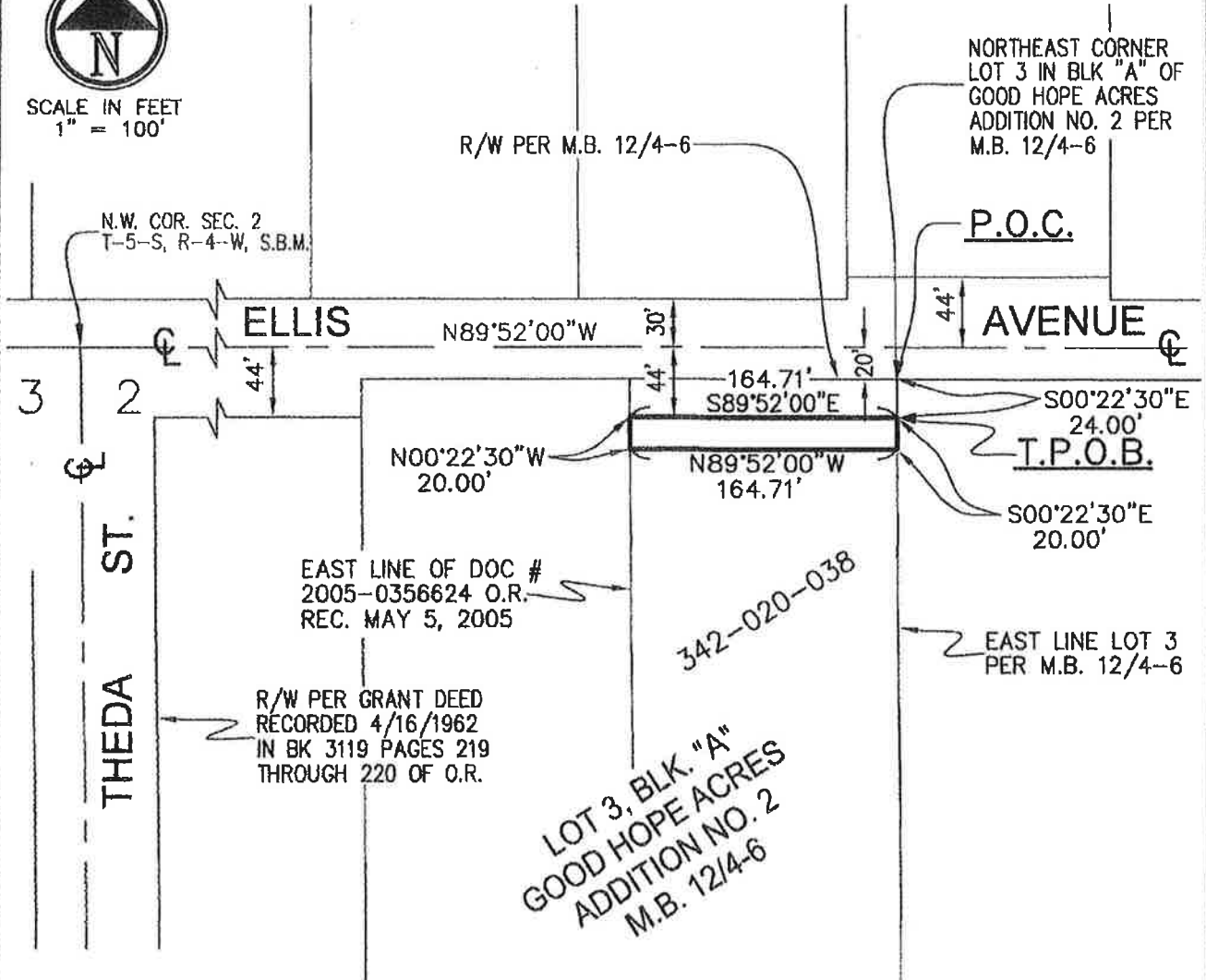
DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'



LEGEND

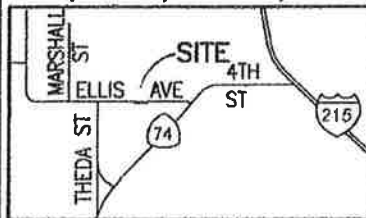
- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13

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



VICINITY MAP
NTS



PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
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SHEET 1 OF 1 SHEETS

6/12/13