

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

914



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

**SUBMITTAL DATE:**  
January 2, 2014

**SUBJECT:** Right of Way Acquisition Agreement for the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$637,675]; Coachella Valley Association of Governments - 100%

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the attached Right of Way Acquisition Agreement for Parcels 22794-1, 22794-2, and 22794-3, all within a portion of Assessor's Parcel Number 607-260-047;
2. Authorize the Chairman of the Board to execute this agreement on behalf of the County;
3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions necessary to complete this transaction; and

(Continued)

**Patricia Romo**  
Assistant Director of Transportation

*Patricia Romo*

*Robert Field*

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)
<b>COST</b>	\$ 637,675	\$ 0	\$ 637,675	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 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  
 BY: *Rohini Dasika*  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: *Lisette Rose*  
 Departmental Concurrence: Lisette Rose

FORM APPROVED COUNTY COUNSEL  
 BY: *PAUL EARLY*  
 DATE: 1/13/14

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

**Prev. Agn. Ref.:** 3-33 of 2/5/13, 3-20 of 10/22/13      **District:** 4/4      **Agenda Number:**

3-9

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Right of Way Acquisition Agreement for the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$637,675]; Coachella Valley Association of Governments – 100%

**DATE:** January 2, 2014

Page 2 of 3

**RECOMMENDED MOTION:** (Continued)

- 4. Authorize and allocate the sum of \$602,225 to purchase Parcels 22794-1, 22794-2, and 22794-3, all within a portion of Assessor’s Parcel Number 607-260-047, and \$35,450 to pay all related transaction costs.

**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 Economic Development Agency/Facilities Management (EDA/FM) has negotiated the acquisition of a portion of Assessor’s Parcel Number 607-260-047 from Daniel J. Hurwitz and Rina R. Eliashar (Hurwitz/Eliasher), for the price of \$602,225. There are costs of \$35,450 associated with this transaction. Hurwitz/Eliasher will execute a Grant Deed referenced as Parcel 22794-1 in favor of the State of California; an Easement Deed for road purposes referenced as Parcel 22794-2 in favor of the County of Riverside; and an Easement Deed for slope purposes referenced as Parcel 22794-3 in favor of the County of Riverside, all within a portion of Assessor’s Parcel Number 607-260-047.

This Form 11 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).

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of a portion of Assessor’s Parcel Number 607-260-047:

Acquisition	\$602,225
Estimated Title and Escrow Charges	5,000
Preliminary Title Report	450
County Appraisal	18,000
EDA/FM Real Property Staff Time	12,000
Total Estimated Acquisition Costs	\$637,675

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Right of Way Acquisition Agreement for the Jefferson Street / Interstate 10 Interchange Project,  
District 4, [\$637,675]; Coachella Valley Association of Governments – 100%

**DATE:** January 2, 2014

Page 3 of 3

**SUPPLEMENTAL:**

**Additional Fiscal Information** (Continued)

All costs associated with the acquisition of this property 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.

Attachments:

Right of Way Acquisition Agreement (4)

1 PROJECT: I-10 / Jefferson Street Interchange Project  
2 PARCEL(S): 22794-1, 22794-2, and 22794-3  
3 APN: 607-260-047 (PORTION)  
4

5 **RIGHT OF WAY ACQUISITION AGREEMENT**

6 This Right of Way Acquisition Agreement, ("Agreement"), is made by and  
7 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California  
8 ("County"), and Daniel J. Hurwitz, a single man, as to an undivided one half interest  
9 and Rina R. Eliashar, Trustee of THE RINA R. ELIASHAR REVOCABLE TRUST dated  
10 October 30, 1996, as to an undivided one-half interest, ("Grantor"). County and  
11 Grantor are sometimes collectively referred to as "Parties."

12 **RECITALS**

13 WHEREAS, Grantor owns that certain real property located at Varner Road in  
14 the City of Indio, County of Riverside, State of California, as depicted on the Plat Map  
15 identified as Attachment 1, attached hereto and made a part hereof. The real property  
16 is also known as Assessor's Parcel Number: 607-260-047 ("Property"); and

17 WHEREAS, Grantor desires to sell to the County and the County desires to  
18 purchase under threat or imminence of condemnation by County a portion of the fee  
19 simple interest in the Property ("ROW"), as well as certain road, utility, and slope  
20 easements, for the purpose of constructing the I-10 / Jefferson Street Interchange  
21 Project ("Project") as follows: a Grant Deed in favor of the State of California  
22 referenced as Parcel 22794-1 and described on Attachment 2A, attached hereto and  
23 made a part hereof; a Permanent Easement Deed in favor of the County of Riverside  
24 for road purposes referenced as Parcel 22794-2 and described on Attachment 2B,  
25 attached hereto and made a part hereof; a Slope Easement Deed in favor of the  
26 County of Riverside referenced as Parcel 22794-3 and described on Attachment 2C,  
27 attached hereto and made a part hereof, pursuant to the terms and conditions set forth  
28 herein; and

1 WHEREAS, the Effective Date is the date on which this Agreement is approved  
2 and fully executed by Grantor as listed on the signature page of this Agreement;

3 NOW, THEREFORE, in consideration of the payment and other obligations set  
4 forth below, Grantor and County mutually agree as follows:

5  
6 **ARTICLE 1. AGREEMENT**

7 1. Recitals. All the above recitals are true and correct and by this reference  
8 are incorporated herein.

9 2. Consideration. For good and valuable consideration, Grantor agrees to  
10 sell and convey to the County, and the County agrees to purchase from Grantor all of  
11 the Right-of-Way Property described herein, under the terms and conditions set forth in  
12 this Agreement. The full consideration for the Right-of-Way Property consists of the  
13 purchase price amount for the real property interests to be acquired by the County  
14 ("Purchase Price"). The Purchase Price in the amount of Six Hundred Two Thousand  
15 Two Hundred Twenty-Four Dollars and Seventy Cents (\$602,224.70) is to be  
16 distributed to Grantor in accordance with this Agreement.

17 3. County Responsibilities.

18 A. Upon the mutual execution of this Agreement, County will open  
19 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"), no later than twenty  
20 (20) days after this Agreement is fully executed and delivered. Promptly on the Escrow  
21 Holder's request the Parties shall execute such additional Escrow Instructions as are  
22 reasonably required to consummate the transaction contemplated by this Agreement  
23 and are not inconsistent with this Agreement. In the event of any conflict between the  
24 terms of this Agreement and any additional Escrow instructions, the terms of this  
25 Agreement shall control. The Escrow Holder will hold all funds deposited by the  
26 County in an escrow account ("Escrow Account") that is interest bearing and at a bank  
27 approved by County with interest accruing for the benefit of County. The Escrow  
28

1 Account shall remain open until all charges due and payable have been paid and  
2 settled; any remaining funds shall be refunded to the County.

3 B. Upon the opening of Escrow, the County shall deposit the  
4 Consideration as follows:

5 i. Purchase Price. Deposit into Escrow the Purchase Price in the  
6 amount of Six Hundred Two Thousand Two Hundred Twenty-  
7 Four Dollars and Seventy Cents (\$602,224.70) (the "Deposit").

8 C. On or before the date that Escrow is to close, which shall be on or  
9 before forty-five (45) days after the opening of Escrow, ("Close of  
10 Escrow"):

11 i. Closing Costs. County will deposit to Escrow Holder  
12 amounts sufficient for all escrow, recording and reconveyance fees incurred in this  
13 transaction, and if title insurance is desired by County, the premium charged therefore.  
14 Said escrow and recording charges shall not include documentary transfer tax as  
15 County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and  
16 Taxation Code section 11922.

17 ii. County will deposit all other such documents consistent with  
18 this Agreement as are reasonably required by Escrow Holder or otherwise to close  
19 Escrow.

20 D. County will authorize the Escrow Holder to close Escrow and  
21 release the Deposit, in accordance with the provisions herein, to Grantor conditioned  
22 only upon the satisfaction by County.

23 i. The deposit of the following documents into Escrow for  
24 recordation in the Official Records of the County Recorder of Riverside County  
25 ("Official Records") upon Close of Escrow:

26 a. The one (1) grant deed and two (2) easement deeds  
27 executed, acknowledged and delivered to Craig Olsen, Real Property Agent for the  
28

1 County or to Escrow Holder, substantially in the forms attached hereto as Attachment  
2 3, (Deeds) granting the portion of the Property, subject to the following:

3 1. Free and clear of all liens, encumbrances,  
4 easements, leases (recorded or unrecorded), and taxes except those encumbrances  
5 and easements which, in the sole discretion of the County, are acceptable, except:

6 2. Current fiscal year, including personal  
7 property tax, if any, and any further assessment thereto under Chapter 3.5 of Revenue  
8 and Taxation Code of the State of California;

9 3. Easements or rights of way of record over said  
10 land for public or quasi-public utility or public street purposes, if any;

11 4. Any items on the Preliminary Title Report  
12 (PTR) not objected to by County in a writing provided to Escrow Holder before the  
13 Close of Escrow;

14 5. Any other taxes owed whether current or  
15 delinquent are to be made current.

16 E. At closing or Close of Escrow, County is authorized to deduct and  
17 pay from amount shown in the Deposit, any amount necessary to satisfy and handle all  
18 real property taxes, bonds, and assessments in the following manner:

19 i. All real property taxes shall be prorated, paid, and  
20 canceled pursuant to the provisions of section 5081 et. seq., of the Revenue and  
21 Taxation Code.

22 ii. Pay any unpaid liens or taxes together with penalties, cost  
23 and interest thereon, and any bonds or assessments that are due on the date title is  
24 transferred.

25 F. County shall direct Escrow Holder to disburse purchase price  
26 minus any and all charges due upon Close of Escrow in accordance with the escrow  
27 instructions contained in this Agreement.

28





1           2.     This Agreement embodies all of the considerations agreed upon between  
2 the County and Grantor. This Agreement was obtained without coercion, promises  
3 other than those provided herein, or threats of any kind whatsoever by or to either  
4 party, except that said purchase by County as set forth herein is under threat or  
5 imminence of condemnation by County of said interests purchased from Grantor..

6           3.     The performance of this Agreement constitutes the entire consideration  
7 for the acquisition of the Property and shall relieve the County of all further obligations  
8 or claims pertaining to the acquisition of the Property or pertaining to the location,  
9 grade or construction of the proposed public improvement.

10          4.     This Agreement is made solely for the benefit of the Parties to this  
11 Agreement and their respective successors and assigns, and no other person or entity  
12 may have or acquired any right by virtue of this Agreement.

13          5.     This Agreement shall not be changed, modified, or amended except upon  
14 the written consent of the Parties hereto.

15          6.     This Agreement is the result of negotiations between the Parties and is  
16 intended by the Parties to be a final expression of their understanding with respect to  
17 the matters herein contained. Grantor disagrees with County's Summary Basis of  
18 Valuation Statement, Appraisal Summary Statement, and/or valuation of the Property  
19 and ROW including, but not limited to, certain facts and assumptions stated therein.  
20 This Agreement is a compromise and is not intended to be an endorsement,  
21 acceptance, or representation by Grantor of the accuracy of County's Summary Basis  
22 of Valuation Statement, Appraisal Summary Statement, and/or valuation of the Property  
23 and ROW. This Agreement supersedes any and all other prior agreements and  
24 understandings, oral or written, in connection therewith. No provision contained herein  
25 shall be construed against the County solely because it prepared this Agreement in its  
26 executed form.

27          7.     Any action at law or in equity brought by either of the Parties for the  
28 purpose of enforcing a right or rights provided for by this Agreement shall be tried in a

1 court of competent jurisdiction in the County of Riverside, State of California, and the  
2 Parties hereby waive all provisions of law providing for a change of venue in such  
3 proceedings to any other county.

4 8. Grantor and its assigns and successors in interest shall be bound by all  
5 the terms and conditions contained in this Agreement, and all the Parties thereto shall  
6 be jointly and severally liable thereunder.

7 9. Said Purchase Price is for the benefit of Grantor only and does not include  
8 any compensation to which any other persons, parties, or entities claiming any interest  
9 in or to the Property being acquired by this Agreement may be entitled. County shall be  
10 responsible for the payment of any such claims by any such persons, parties, or  
11 entities. Grantor warrants that, to the best of their knowledge, no other persons,  
12 parties, or entities claims an interest in or to the Property being acquired by this  
13 Agreement.

14  
15  
16 (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)  
17  
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1 10. This Agreement may be signed in counterpart or duplicate copies, and  
2 any signed counterpart or duplicate copy shall be equivalent to a signed original for all  
3 purposes.

4 In Witness Whereof, the Parties have executed this Agreement the day and year  
5 last below written.

6  
7 Dated: \_\_\_\_\_

8 COUNTY:  
9 COUNTY OF RIVERSIDE, a political  
10 subdivision of the State of California

GRANTOR:  
Daniel J. Hurwitz, a single man, as to  
an undivided one half interest

11 By: \_\_\_\_\_  
12 Jeff Stone, Chairman  
13 Board of Supervisors

By:   
Daniel J. Hurwitz

14 ATTEST:  
15 Kecia Harper-Ihem  
16 Clerk of the Board

Rina R. Eliashar, Trustee of THE RINA  
R. ELIASHAR REVOCABLE TRUST  
dated October 30, 1996, as to an  
undivided one-half interest

17 By: \_\_\_\_\_  
18 Deputy

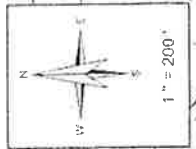
By:   
Rina R. Eliashar, Trustee

19 APPROVED AS TO FORM:  
20 Pamela J. Walls  
21 County Counsel

22 By:   
23 Paul Early  
24 Deputy County Counsel

ATTACHMENT 1  
Assessor's Plat Map

607-26  
25-12-1



**Legend**

- Lot Lines
- Right of Way
- Declarations
- Reference E.O.s
- Open Easements
- Leased Area
- Subdivision Easement

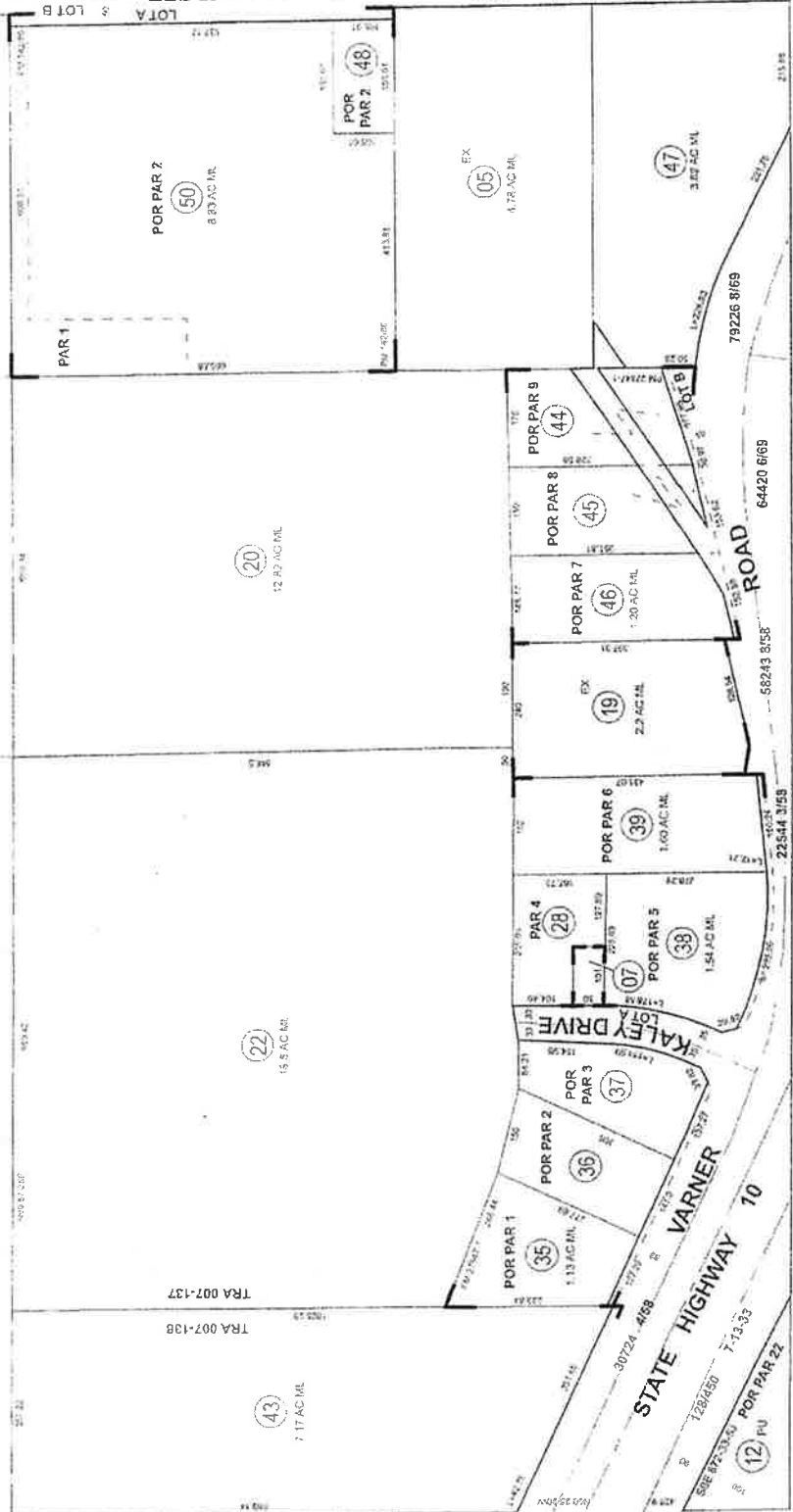
TRP	City/County	Block Number
1011133	1	1
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1011133	1	50

TRA 007-137  
007-138

SEC 8 T5SR7E  
CITY OF INDIANO

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. THE LINGUAGY IS TECHNICAL AND NOT LEGAL. THE LINGUAGY IS NOT TO BE CONSIDERED A PARCEL MAP. THIS MAP IS NOT TO BE USED FOR BUILDING SITE ORDINANCES.

NOV 10 2009



Map Reference  
 PM 140286-87 PARCEL MAP NO. 21620  
 PM 200993-96 PARCEL MAP NO. 27837-1

Pg. 23	Pg. 24	Pg. 25	Pg. 26
Pg. 27	Pg. 28	Pg. 29	Pg. 30
Pg. 31	Pg. 32	Pg. 33	Pg. 34
Pg. 35	Pg. 36	Pg. 37	Pg. 38
Pg. 39	Pg. 40	Pg. 41	Pg. 42
Pg. 43	Pg. 44	Pg. 45	Pg. 46
Pg. 47	Pg. 48	Pg. 49	Pg. 50

Date	RS 11126
RS 7173	LLA 3430
60' PD PER INST	32592, 4159



ASSESSOR'S MAP BK607 PG. 25  
 Riverside County, Calif.

September 2009

ATTACHMENT 2A  
Grant Deed  
Legal Descriptions and Plat Maps

A portion of APN: 607-260-047; Parcel 22794-1 in favor of the State of California

**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: \_\_\_\_\_

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

*Timothy F. Rayburn*

*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'

R1-INDICATES RECORD DATA PER RAMP MAP, 5S\_7E\_WEST\_018.

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

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

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

N 89°26'06" E 106.43'  
(COURSE "B")

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°09'59" W 1073.68'  
N 63°20'00" W 1073.00' (R2)

N 89°59'25" W

2635.90'

N 89°59'25" W 154.55'

EAST-WEST CENTER SECTION LINE

T.P.O.B.

TO NE CORNER SECTION 8

30.00' 30.00'  
SECTION LINE

2664.58' (N 00°34'04" W 2664.65' R1) - 477.69' -

2664.58' (N 00°34'04" W 2664.65' R1) - 477.69' -

N 00°33'54" W 2664.58' (N 00°34'04" W 2664.65' R1) - 477.69' -

S 00°33'54" E 201.58'

SECTION LINE

JEFFERSON STREET

52.00'

SECTION 9

LOT "EE" MB 362/88-96

22'

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.: 22794-1

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: *Timothy F. Rayburn*

DATE: 4/2/2013

DATE: APRIL 2013

SHEET 1 OF 1





ATTACHMENT 2B  
Road Easement  
Legal Descriptions and Plat Maps

A portion of APN: 607-260-047; Parcel 22794-2 in favor of the City of Indio

**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 E. 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 INDIIO

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.

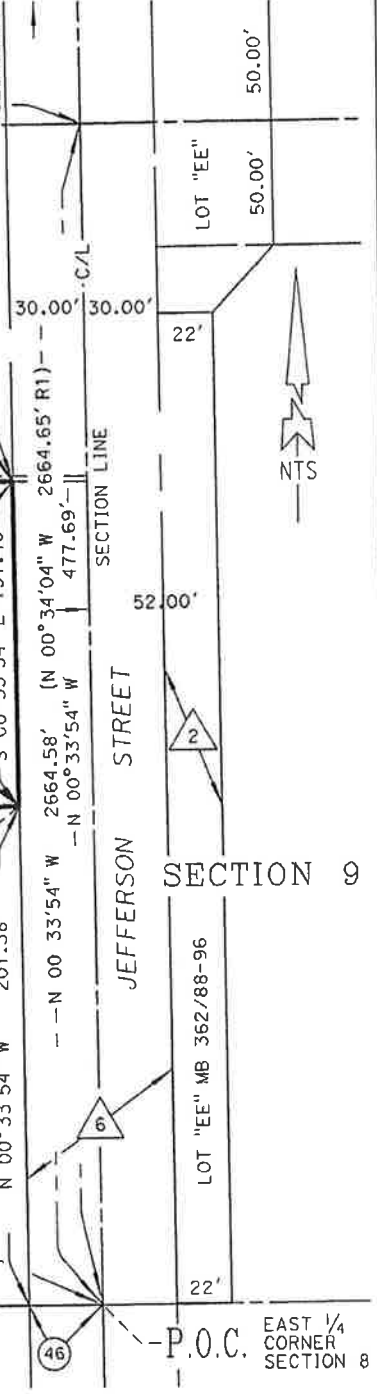
QUITCLAIM DEED PER  
INST. # 91-226322  
REC 07/03/1991

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

N 89°59'25" W 2635.90'

EAST-WEST CENTER SECTION LINE

TO NE 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

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:

*Timothy F. Rayburn*

DATE:

4/2/2013

DATE: APRIL 2013

SHEET 1 OF 1



ATTACHMENT 2C  
Slope Easement  
Legal Descriptions and Plat Maps

A portion of APN: 607-260-047; Parcel 22794-3 in favor of the City of Indio

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*

PAGE 1 OF 1



# 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

T.P.O.B.

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.

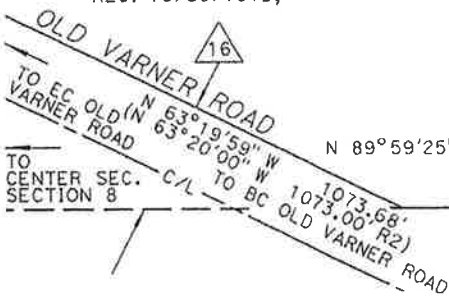
22794-3  
6,015 SQ. FT.  
0.138 AC.

CITY OF INDIO

- 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



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.: 22794-3

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



ATTACHMENT 3  
FORM OF DEEDS

**RECORDING REQUESTED BY**

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4<sup>th</sup> STREET, 6<sup>th</sup> FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention C. Camarillo – MS 650

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

CO:mr/061013/392TR/15.930

Space above this line for Recorder's Use

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
08	RIV	10	52.5- 52.6	22794

Daniel J. Hurwitz, a single man, as to an undivided one half interest and Rina R. Eliashar, Trustee of THE RINA R. ELIASHAR REVOCABLE TRUST dated October 30, 1996, as to an undivided one-half interest, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

**See Attached Exhibit "A"**

And depicted as:

**See Attached Exhibit "B"**

**08-RIV-10-PM 52.5-52.6-22794 (22794-1)**



IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Daniel J. Hurwitz, a single man, as to an undivided one half interest

By: \_\_\_\_\_  
Daniel J. Hurwitz

Rina R. Eliashar, Trustee of THE RINA R. ELIASHAR REVOCABLE TRUST dated October 30, 1996, as to an undivided one-half interest

By: \_\_\_\_\_  
Rina R. Eliashar, Trustee

State of California

**ACKNOWLEDGMENT**

County of \_\_\_\_\_ } ss

On \_\_\_\_\_ before me, \_\_\_\_\_  
(here insert name and title of the officer)

\_\_\_\_\_, personally appeared \_\_\_\_\_  
\_\_\_\_\_

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_(Seal)

State of California }  
County of \_\_\_\_\_ } ss

**ACKNOWLEDGMENT**

On \_\_\_\_\_ before me, \_\_\_\_\_  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

**IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_**

**Malcom Dougherty**  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

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'

R1-INDICATES RECORD DATA PER RAMP MAP, 5S\_7E\_WEST\_018.

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

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

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

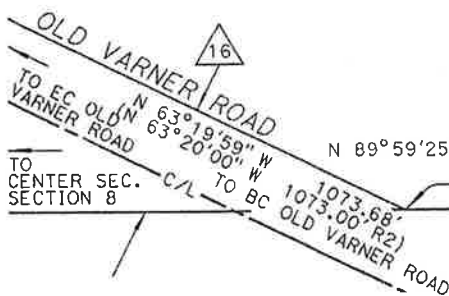
QUITCLAIM DEED PER INST. # 91-226322 REC 07/03/1991

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

N 89°26'06" E 106.43'  
(COURSE "B")

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

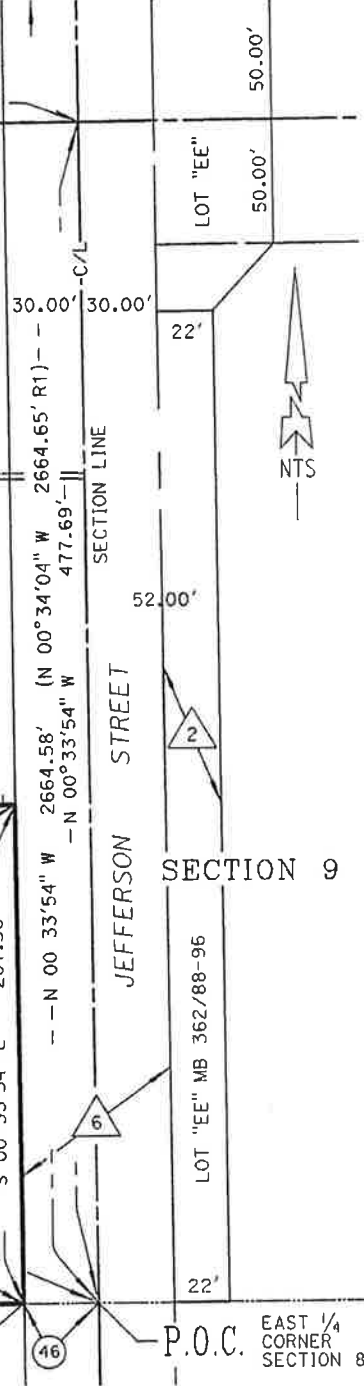


N 89°59'25" W 2635.90'  
N 89°59'25" W 154.55'

EAST-WEST CENTER SECTION LINE

T.P.O.B.

TO NE CORNER SECTION 8



SECTION LINE

JEFFERSON STREET

SECTION 9

LOT "EE" MB 362/88-96

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.: 22794-1

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



Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, California 92501

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

SV:s/110513/392TR/16.459

(Space above this line for Recorder's use)

PROJECT: I-10/JEFFERSON STREET  
INTERCHANGE PROJECT  
PARCEL: 22794-2  
APN: 607-260-047 (portion)

## EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one-half interest

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, a permanent easement for public street purposes, and all uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities, within the real property in the City of Indio, County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto  
and made a part hereof

PROJECT: I-10/JEFFERSON STREET INTERCHANGE PROJECT  
PARCEL: 22794-2  
APN: 607-260-047 (PORTION)

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

GRANTOR:

DANIEL J. HURWITZ, a single man, as to  
an undivided one-half interest

\_\_\_\_\_  
Daniel J. Hurwitz

RINA R. ELIASHAR, Trustee of the Rina  
R. Eliashar Revocable Trust dated  
October 30, 1996, as to an undivided  
one-half interest

\_\_\_\_\_  
Rina R. Eliashar, Trustee

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

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

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

WITNESS my hand and official seal:

Signature \_\_\_\_\_

[SEAL]

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

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

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

WITNESS my hand and official seal:

Signature \_\_\_\_\_

[SEAL]

**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

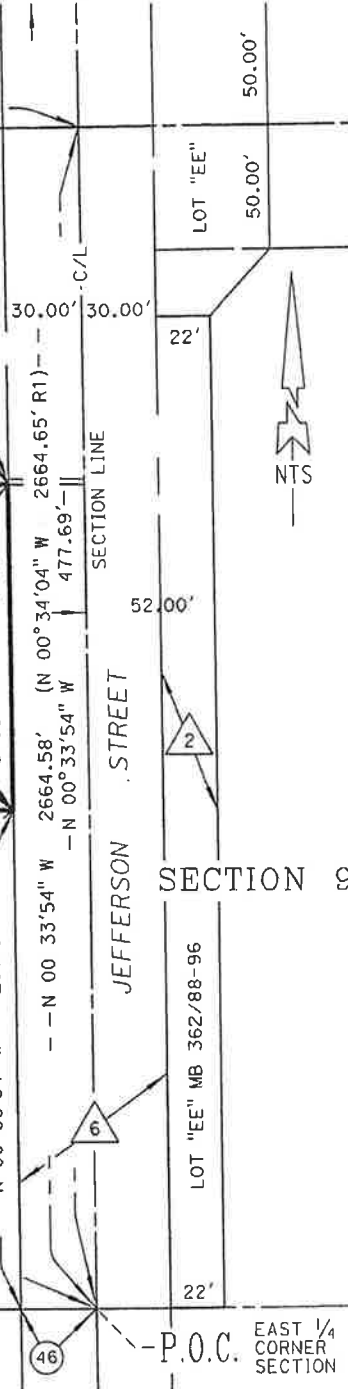
T.P.O.B.

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

OLD VARNER ROAD  
TO EC OLD (N 63°19'59" W 1073.68'  
VARNER ROAD TO BC OLD VARNER ROAD  
TO CENTER SEC. SECTION 8  
N 89°59'25" W 2635.90'

EAST-WEST CENTER  
SECTION LINE

TO NE  
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

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:

*Timothy F. Rayburn*

DATE: 4/2/2013

DATE: APRIL 2013

SHEET 1 OF 1



**CERTIFICATE of ACCEPTANCE  
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated \_\_\_\_\_, from DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one half interest, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public street purposes, and all uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities, and will not be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

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

COUNTY OF RIVERSIDE  
Juan C. Perez, Director of Transportation

By: \_\_\_\_\_, Deputy

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, California 92501

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

SV:sl/110513/392TR/16.460

(Space above this line for Recorder's use)

PROJECT: I-10/JEFFERSON STREET  
INTERCHANGE PROJECT  
PARCEL: 22794-3  
APN: 607-260-047 (portion)

## EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one-half interest

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, a permanent slope easement for grade separation roadway approach purposes, and all uses necessary or convenient thereto, including, but not limited to access and maintenance, within the real property in the City of Indio, County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto  
and made a part hereof

PROJECT: I-10/JEFFERSON STREET INTERCHANGE PROJECT  
PARCEL: 22794-3  
APN: 607-260-047 (PORTION)

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

GRANTOR:

DANIEL J. HURWITZ, a single man, as to  
an undivided one-half interest

\_\_\_\_\_  
Daniel J. Hurwitz

RINA R. ELIASHAR, Trustee of the Rina  
R. Eliashar Revocable Trust dated  
October 30, 1996, as to an undivided  
one-half interest

\_\_\_\_\_  
Rina R. Eliashar, Trustee

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

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

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

WITNESS my hand and official seal:

Signature \_\_\_\_\_

[SEAL]

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

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

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

WITNESS my hand and official seal:

Signature \_\_\_\_\_

[SEAL]

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

T.P.O.B.

- 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, 55\_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

- 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

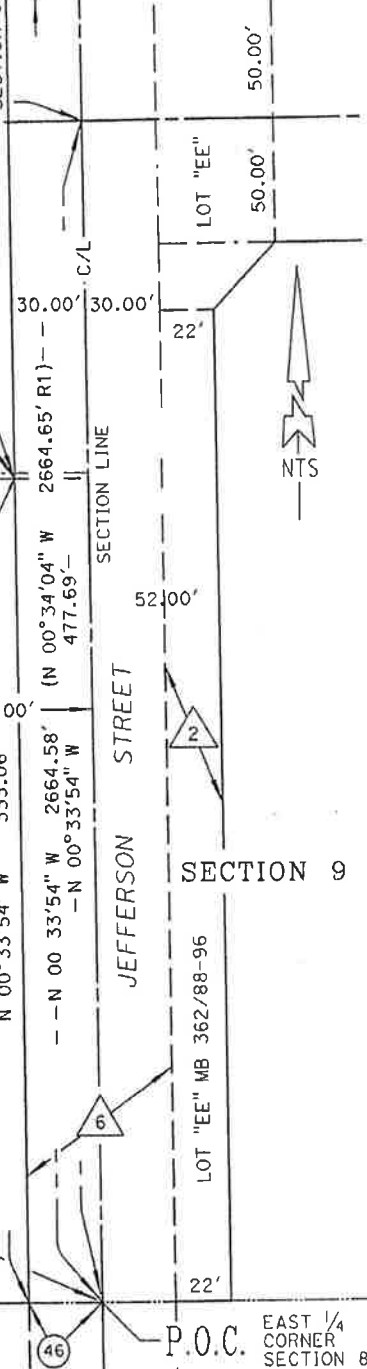
APN 607-260-047

OLD VARNER ROAD  
TO EC OLD VARNER ROAD (N 63°19'59" W 1073.68' (R1)  
63°20'00" W 1073.00' (R2)  
TO CENTER SEC. SECTION 8  
TO BC OLD VARNER ROAD

N 89°59'25" W 2635.90'

EAST-WEST CENTER SECTION LINE

TO NE 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

APPROVED BY:

*Timothy F. Rayburn*

DATE: 4/2/2013

DATE: APRIL 2013

SHEET 1 OF 1



**CERTIFICATE of ACCEPTANCE**  
**(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated \_\_\_\_\_, from DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one half interest, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for permanent slope easement for grade separation purposes, and all uses necessary or convenient thereto, including, but not limited to access and maintenance, and will not be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

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

COUNTY OF RIVERSIDE  
Juan C. Perez, Director of Transportation

By: \_\_\_\_\_, Deputy