

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

266



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
March 12, 2015

SUBJECT: Right of Way Acquisition Agreement for the Scott Road/Interstate 215 Interchange Project, District 5, [\$551,253] CFD 05-8 Scott Road-100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Right of Way Acquisition Agreement for Parcels 21934-1, 0689-002A and 0689-002B, all located within a portion of Assessor's Parcel Number 372-110-002;
2. Authorize the Chairman of the Board to execute these agreements 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;

(Continued)

Patricia Romo

Patricia Romo Assistant Director of Transportation, for Juan C. Perez Director of Transportation and Land Management

Robert Field

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	\$ 551,253	\$ 0	\$ 551,253	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: CFD 05-8 Scott Road-100%				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: *GREGORY P. PRIAMOS* DATE: 2/2/15

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *Esteban Hernandez* 3/12/15

A-30
 4/5 Vote
 Positions Added
 Change Order

Prev. Agn. Ref.: N/A

District: 5

Agenda Number:

3-19

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 Scott Road/Interstate 215 Interchange Project, District 5, [\$551,253] CFD 05-8 Scott Road-100%

DATE: March 12, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Authorize and allocate the purchase amount of \$504,453 to acquire Parcels 21934-1, 0689-002A and 0689-002B, all located within a portion of Assessor's Parcel Number 372-110-002; and
5. Authorize reimbursement to EDA/FM-Real Estate in the amount not-to-exceed \$46,800 for due diligence and staff expenses.

BACKGROUND:

Summary:

The Riverside County Transportation Department (RCTD) proposes to widen Scott Road from west of Haun Road to east of Antelope Road, replacing the existing Scott Road overcrossing bridge at Interstate 215 (I-215), reconfiguring the on and off ramps, and adding freeway auxiliary lanes in the Cities of Menifee and Murrieta (Project).

The Initial Study with Proposed Mitigated Negative Declaration and State of California Department of Transportation National Environmental Policy Act (NEPA) Determination, Section 6005 were approved on December 2, 2010, by District 8 of the State of California Department of Transportation. A NEPA/California Environmental Quality Act (CEQA) Re-Validation Form was approved on November 29, 2012, by District 8 of the State of California Department of Transportation.

The Economic Development Agency/Facilities Management (EDA/FM) has negotiated the acquisition of the permanent rights for the price of \$504,453, located within Assessor's Parcel Number 372-110-002, from SFU Investments Limited Partnership. There are costs of \$46,800 associated with this transaction.

SFU Investments Limited Partnership will execute a Grant Deed in favor of the State of California referenced as Parcel Number 21934-1, a Grant Deed in favor of the City of Menifee referenced as Parcel Number 0689-002A and an Easement Deed in favor of the City of Menifee referenced as Parcel Number 0689-002B for slope purposes, all located within a portion of Assessor's Parcel Number 372-110-002.

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

Impact on Citizens and Businesses

The Project will improve traffic flow along Scott Road between Haun and Antelope Road as well as the on-ramps and off-ramps operating more efficiently and improving traffic flow on the freeway in the area of the Scott Road/I-215 Interchange. Congestion and travel times will be reduced, thus, improving the quality of life and enhancing safety for the area residents and business owners.

(Continued)

SUPPLEMENTAL:
Additional Fiscal Information

The following summarizes the funding necessary for the acquisition of a portion of Assessor's Parcel Number 372-110-002:

Right of Way Acquisition	\$504,453
Estimated Title and Escrow Charges	2,500
Preliminary Title Report	1,000
County Appraisals	27,300
EDA/FM Real Property Staff Time	16,000
Total Estimated Acquisition Costs	\$551,253

All costs associated with the acquisition of this property are fully funded by CFD 05-08 Scott Road in the Transportation Department's budget for FY 2014/15. No net county costs will be incurred as a result of this transaction.

Attachments:
Right of Way Acquisition Agreement (4)

1 PROJECT: I-215 / Scott Road Interchange Project

2 PARCEL(S): 21934-1, 0689-002A and 0689-002B

3 APN: 372-110-002 (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 SFU INVESTMENTS LIMITED PARTNERSHIP, a California limited
9 partnership ("Grantor"). County and Grantor are sometimes collectively referred to as
10 "Parties."

11 **RECITALS**

12 WHEREAS, Grantor owns that certain real property located at the northwest
13 quadrant of Scott Road and Antelope Road, City of Menifee, County of Riverside, State
14 of California, as depicted on the Plat Map identified as Attachment 1, attached hereto
15 and made a part hereof. The real property consisting of ±9.531 acres of vacant land
16 and is also known as Assessor's Parcel Number: 372-110-002 ("Property"); and

17 WHEREAS, Grantor desires to sell to the County and the County desires to
18 purchase a portion of the fee simple interest in the portion of the Property, as well as a
19 slope easement, for the purpose of constructing the I-215 / Scott Road Interchange
20 Project ("Project") as follows: a Grant Deed in favor of the State of California for a
21 portion of the Property referenced as Parcel 21934-1 and described on Attachment 2A,
22 attached hereto and made a part hereof; and a Grant Deed in favor of the City of
23 Menifee for a portion of the Property referenced as Parcel 0689-002A and described
24 on Attachment 2B, attached hereto and made a part hereof together consisting of a
25 total of 0.741 acres (the real property described and depicted in Attachment 2A and 2B
26 are collectively referred to as the "Right of Way Property"); and a Slope Easement
27 Deed in favor of City of Menifee referenced as Parcel 0689-002B and described on

1 Attachment 2C, attached hereto and made a part hereof consisting of 0.099 acres
2 ("Slope Easement Area"), pursuant to the terms and conditions set forth herein; and

3 WHEREAS, the Effective Date is the date on which this Agreement is approved
4 and fully executed by County and Grantor as listed on the signature page of this
5 Agreement;

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

8
9 **ARTICLE 1. AGREEMENT**

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

12 2. Consideration. For good and valuable consideration, Grantor agrees to
13 sell and convey to the County, and the County agrees to purchase from Grantor fee
14 title to the Right-of-Way Property described herein and an easement over the Slope
15 Easement Area, under the terms and conditions set forth in this Agreement. The full
16 consideration for the Right-of-Way Property and Slope Easement consists of the
17 purchase price amount for the real property interests to be acquired by the County
18 ("Purchase Price"). The Purchase Price in the amount of Five Hundred and Four
19 Thousand Four Hundred and Fifty-Three Dollars (\$504,453) is to be distributed to
20 Grantor in accordance with this Agreement.

21 3. County Responsibilities.

22 A. Upon the mutual execution of this Agreement, County will promptly
23 open escrow ("Escrow") with Lawyers Title Company located at 4100 Newport Place
24 Drive, Suite 120, Newport Beach, California 92660, Attention: _____; Phone
25 Number: (949) 724-3170; Email: unit10@ltic.com ("Escrow Holder"). Promptly on the
26 Escrow Holder's request the Parties shall execute such additional Escrow instructions
27 as are reasonably required to consummate the transaction contemplated by this
28 Agreement and are not inconsistent with this Agreement. In the event of any conflict

1 between the terms of this Agreement and any additional Escrow instructions, the terms
2 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the
3 County in an escrow account ("Escrow Account") that is interest bearing and at a bank
4 approved by Grantor with interest accruing for the benefit of Grantor. The Escrow
5 Account shall remain open until all charges due and payable have been paid and
6 settled; any remaining funds shall be refunded to the County.

7 B. Upon the opening of Escrow, the County shall deposit the
8 Purchase Price in the amount Five Hundred Four Thousand Four Hundred and Fifty
9 Three Dollars (\$504,453) (the "Deposit").

10 C. Escrow.

11 i. Closing Date. On or before the date that is forty-five
12 (45) days after the Effective Date ("Closing Date"), Escrow shall close ("Close of
13 Escrow"). In the event that Escrow fails to close on or before the Closing Date for a
14 reason other than the default of County or Grantor, either Party may, by delivery of
15 written notice to the other Party and to Escrow Holder, terminate this Agreement and
16 cancel Escrow, in which event Escrow Holder shall immediately deliver to each Party
17 such funds and documents deposited by each Party with Escrow Holder and neither
18 Party shall have any further rights, liabilities or obligations in connection with this
19 Agreement.

20 ii. Closing Costs. County will deposit with Escrow
21 Holder at least two (2) weeks prior to the Closing Date amounts sufficient for all escrow,
22 recording and reconveyance fees incurred in this transaction, and if title insurance is
23 desired by County, the premium charged therefore. Said escrow and recording charges
24 shall not include documentary transfer tax as County is exempt pursuant to Ca Govt.
25 Code section 6103 and Ca Revenue and Taxation Code section 11922.

26 iii. County will also deposit at least two (2) weeks prior to
27 the Closing Date all other such documents consistent with this Agreement as are
28 reasonably required by Escrow Holder or otherwise to close Escrow.

1 D. County will authorize the Escrow Holder to close Escrow and
2 release the Purchase Price, without deduction for closing costs, in accordance with the
3 provisions herein, to Grantor conditioned only upon the satisfaction by County of the
4 following:

5 i. The deposit of the following documents into Escrow for
6 recordation in the Official Records of the County Recorder of Riverside County
7 (“Official Records”) upon Close of Escrow:

8 a. The two (2) grant deeds and one (1) slope easement
9 deed executed, acknowledged and delivered to Monica Tlaxcala, Real Property Agent
10 for the County or to Escrow Holder, substantially in the forms attached hereto as
11 Attachment 3, (Deeds) granting the portion of the Right of Way Property, subject to the
12 following:

13
14 E. Title to the Right of Way Property shall be free and clear of all
15 liens, encumbrances, easements, leases (recorded or unrecorded), and taxes except
16 those encumbrances and easements which are identified on the Preliminary Report
17 dated as of October 30, 2014 and issued by Lawyers Title Company, a copy of which is
18 attached hereto as Attachment 4, provided that all delinquent taxes, special taxes and
19 assessments referred to therein shall be paid at the Close of Escrow from proceeds
20 due to Grantor and all non-delinquent taxes, special taxes and assessments shall be
21 prorated as of the Closing Date.

22 F. At Close of Escrow, County is authorized to deduct and pay from
23 amount shown in the Deposit, any amount necessary to satisfy and bring current as of
24 the date of the Close of Escrow all real property taxes, bonds, and assessments, liens,
25 penalties, cost and interest thereon.

26 G. At the Close of Escrow, Escrow Holder shall disburse to Grantor
27 the Purchase Price, less the foregoing amounts necessary to satisfy and bring current
28

1 as of the date of the Close of Escrow real property taxes, bonds, and assessments,
2 liens, penalties, cost and interest thereon.

3
4 H. "AS IS" and "WITH ALL FAULTS". As of the Effective Date,
5 County shall be deemed to have satisfied itself as to the feasibility, desirability,
6 habitability and suitability of the Right of Way Property and the Slope Easement Area
7 for County's intended use and purpose, the physical and environmental condition of the
8 Right of Way Property and the Slope Easement Area, including without limitation, the
9 presence or absence of Hazardous Materials (defined below) or toxic substances, the
10 suitability and stability of the soil on, in, under and about the Right of Way Property or
11 the Slope Easement, Area, the size and square footage of the Right of Way Property
12 and Slope Easement Area, compliance with applicable laws and all other matters
13 which County deems relevant to its acquisition of the Right of Way Property. County
14 understands, acknowledges and agrees that, except as expressly represented,
15 warranted or covenanted by Grantor in this Agreement, the sale and conveyance of the
16 Right of Way Property to County hereunder is made on an "AS-IS" and "WITH ALL
17 FAULTS" basis. ACCORDINGLY, COUNTY HEREBY ACKNOWLEDGES AND
18 AGREES THAT, EXCEPT FOR THE SPECIFIC REPRESENTATIONS AND
19 WARRANTIES CONTAINED IN THIS AGREEMENT, GRANTOR MAKES NO
20 REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND WITH
21 RESPECT TO THE RIGHT OF WAY PROPERTY OR SLOPE EASEMENT AREA,
22 EITHER EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW,
23 INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY AS TO CONDITION,
24 MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.
25 COUNTY IS PURCHASING THE RIGHT OF WAY PROPERTY AND ACQUIRING A
26 SLOPE EASEMENT AS TO THE SLOPE EASEMENT AREA IN THEIR "AS-IS"
27 CONDITION INCLUSIVE OF ALL FAULTS AND DEFECTS AS MAY EXIST ON THE
28

1 EFFECTIVE DATE AND THE DATE ON WHICH THE CLOSE OF ESCROW OCCURS
2 AND IN THEIR "AS-IS" STATE OF REPAIR INCLUSIVE OF ALL FAULTS AND
3 DEFECTS AS MAY EXIST ON THE EFFECTIVE DATE AND AS OF THE CLOSE OF
4 ESCROW. County hereby expressly acknowledges and agrees that it is purchasing the
5 Right of Way Property and acquiring a slope easement as to the Slope Easement Area
6 "AS IS," and "WITH ALL FAULTS," after such inspection, analysis, examination and
7 investigation County cares to make and expressly without Grantor's covenant, warranty
8 or representation, expressed or implied, as to physical condition, compliance with law,
9 habitability, use, suitability for particular purposes or any other matter whatsoever.
10 County also expressly acknowledges and agrees that the Purchase Price of the Right
11 of Way Property and the Slope Easement accurately reflects the "AS IS," and "WITH
12 ALL FAULTS" nature of this transaction and that, but for the risks assumed by County
13 in connection with the condition of the Right of Way Property and Slope Easement
14 Area, the Purchase Price would be substantially higher. County expressly
15 acknowledges that it has been or prior to the Close of Escrow shall have been afforded
16 ample opportunity to inspect, analyze and investigate all aspects of the Right of Way
17 Property and Slope Easement Area and conditions relevant thereto, and County shall
18 rely on County's own investigation and inspection and all matters relating thereto.

19 I. For the purposes of this Agreement, as applicable, Grantor, and
20 Grantor's parent, subsidiary and related companies, and their shareholders, partners,
21 officers, directors, employees, designees, consultants, agents, successors and assigns
22 shall be collectively referred to as the "Affiliates".

23 J. To the maximum extent permitted by law, Grantor and its Affiliates
24 shall not be liable for any liabilities, losses, damages, demands, injuries, actions,
25 proceedings, causes of action or claims of any kind or character costs and expenses
26 (including court costs and reasonable attorney, experts,' and consultants' fees and
27 costs) of any nature whatsoever, at law or in equity (collectively "Claims") to any
28 person, including, without limitation, County, the City of Menifee or the State of

1 California in any way arising out of or relating to the Right of Way Property or the Slope
2 Easement Area, including, without limitation, any such Claims in any way relating to: (i)
3 any defects in title to the Right of Way Property and the Slope Easement Area, (ii) the
4 physical condition of the Right of Way Property and the Slope Easement Area,
5 including, without limitation, any defect in the design, construction of, maintenance of
6 and/or material in any structure, equipment or improvements in, on or about the Right
7 of Way Property and the Slope Easement Area as well as any slope failure or
8 subsurface grading, geologic or groundwater condition, (iii) the environmental
9 condition, including the presence, disposal, migration, release or deposit of asbestos,
10 mold, lead based paint, radon and any other Hazardous Materials or toxic substances
11 or materials (as defined by applicable laws and specifically including crude oil,
12 petroleum products and petroleum hydrocarbons) in, on, under or about the Right of
13 Way Property and the Slope Easement Area, (iv) the biological condition of the Right of
14 Way Property and the Slope Easement Area, including without limitation, the presence
15 of endangered or threatened species, wetlands, waterways, vernal pools and the like,
16 (v) any prior use of the Right of Way Property and the Slope Easement Area or any
17 part thereof, (vi) any zoning, permitting and licensing matters pertaining to the Right of
18 Way Property and the Slope Easement Area or compliance therewith, (vii) any
19 noncompliance with laws, (v) any shortages in square footage or area of the Right of
20 Way Property and the Slope Easement Area, and (vi) the application of the principles
21 of strict liability, negligence and any other theory of law with respect to any act or
22 omission of Grantor, County, the City of Menifee and/or the State of California or their
23 respective agents, employees, licensees, invitees or contractors relating to the Right of
24 Way Property and the Slope Easement Area and/or the structures, equipment, and
25 improvements thereon.

26 K. As a covenant that shall survive the Close of Escrow, County
27 waives, releases and holds Grantor and its Affiliates harmless from and against all
28 Claims against them relating in any way to the Right of Way Property and the Slope

1 Easement Area, including, without limitation, those set forth in the foregoing paragraph
2 J. The foregoing release and hold harmless provision shall apply to any Claim or action
3 brought by County, the City of Menifee and the State of California, as well as their
4 contractors, subcontractors, agents, employees, representatives, affiliates, successors
5 and assigns or by any other governmental agency or entity under any statute or
6 common law now or hereinafter in effect and is intended to apply with respect to any
7 Claims regardless of whether the Claims relate to matters arising before or after the
8 conveyance the Right of Way Property and the Slope Easement Area to County as
9 contemplated herein. The foregoing release includes Claims of which County is
10 presently unaware or which County does not presently suspect to exist which, if known
11 by County would materially affect County's release of Grantor and its Affiliates. County
12 specifically waives and relinquishes all rights and benefits accorded to County under
13 Section 1542 of the Civil Code of the State of California with respect to Grantor. Civil
14 Code Section 1542 states as follows:

15
16 **"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE**
17 **CREDITOR DOES NOT KNOW OR EXPECT TO EXIST IN HIS OR HER FAVOR AT**
18 **THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN TO HIM OR HER**
19 **MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE**
20 **DEBTOR."**

21 _____
22 County's Initials

23 
24 _____
25 Grantor's Initials

26 L. As a covenant that shall survive the Close of Escrow, County
27 agrees to indemnify, defend and hold harmless Grantor and its successors and assigns
28 and their respective officers, directors, shareholders, employees, contractors,
licensees, tenants, agents, and representatives (individually and collectively,
"Indemnified Parties") from and against any Claims and liens (including mechanic's
liens) arising directly or indirectly out of or relating to (a) any act or omission in

1 connection with the use of the Right of Way Property and Slope Easement granted
2 under this Agreement; (b) the negligence, willful misconduct, or intentional act of
3 County or any County employees, contractors, agents, tenants, invitees, assignees or
4 licensees; (c) the use, transport, storage, release, or disposal of any Hazardous
5 Materials on the Right-of-Way Property or Slope Easement Area, and/or (d) any breach
6 of County's obligations under this Agreement. County's obligations under this section
7 shall not extend to any Claims to the extent such Claims arise from the negligence,
8 willful misconduct, or intentional act of Grantor or its successors and assigns. As used
9 in this Agreement, "Hazardous Materials" shall mean any material or substance defined
10 or regulated as a hazardous or toxic material, waste, or substance under any federal,
11 state, or local law, statute, ordinance, regulation, guideline, order, judicial or
12 administrative decision, and/or any applicable insurance policy presently in effect or as
13 may be modified from time to time after the date of this Agreement, and shall
14 specifically include, but not be limited to, petroleum products and byproducts. County
15 accepts the Right-of-Way Property and Slope Easement Area "as-is."

16 M. County is a public entity possessing the authority to acquire real
17 property through eminent domain proceedings. The Parties acknowledge that the Right
18 of Way Property and the Slope Easement Area is being conveyed by Grantor to
19 County in lieu of condemnation by County.

20 Both Grantor and County recognize the expense, time, effort, and risk to
21 both Parties in determining the compensation for the Right of Way Property and Slope
22 Easement Area by eminent domain litigation. The compensation set forth herein for the
23 Right of Way Property and the Slope Easement Area is in compromise and settlement,
24 in lieu of such litigation.

25 4. Grantor Responsibilities.

26 A. At least sixty (60) days prior to the Closing Date, Grantor shall
27 execute and acknowledge a Grant Deed in favor of the State of California dated
28 _____ identified as Parcel Number 21934-1; a Grant Deed in favor of the City of

1 Menifee dated _____ identified as Parcel Number 0689-002A; and a Slope
2 Easement Deed in favor of the City of Menifee dated _____ identified as Parcel
3 Number 0689-002B and deliver deeds to Monica Tlaxcala, Real Property Agent for the
4 County or to the Escrow Holder.

5 B. Grantor hereby represents and warrants that to the actual
6 knowledge of Huei Yu Wang, managing partner of Grantor, without investigation or
7 duty to investigate, that Grantor is not aware of any disposals, releases or threatened
8 releases of Hazardous Materials on, from, or under the Right of Way Property and the
9 Slope Easement Area either during the period of Grantor's ownership of the Right of
10 Way Property and the Slope Easement Area or prior to Grantor taking title to the Right
11 of Way Property and the Slope Easement Area.

12 The acquisition price of the Right of Way Property and Slope Easement
13 Area being acquired in this transaction reflects the fair market value of the property
14 without the presence of contamination. If the property being acquired is found to be
15 contaminated by the presence of Hazardous Materials which requires mitigation under
16 Federal or State Law, subject to the release of Grantor and its Affiliates herein, the
17 County may elect to recover its cleanup costs from those who caused or contributed to
18 the contamination.

19 **Article II. MISCELLANEOUS**

20 1. The Parties acknowledge that, multiple points of access off of Antelope
21 Road will be allowed, the specific location(s) and type(s) of access of which shall be
22 determined and approved by the City of Menifee, upon submittal of future plans, traffic
23 studies, and other necessary documents by Grantor. The County makes no
24 representation or warranty regarding City's actions pertaining to approval of future
25 driveway locations.

26 2. It is mutually understood and agreed by and between the Parties hereto
27 that the right of possession and use of the Right of Way Property and Slope Easement
28

1 Area by County, including the right to remove and dispose of improvements, shall
2 commence upon the Close of Escrow.

3 3. This Agreement embodies all of the considerations agreed upon between
4 the County and Grantor. This Agreement, which was entered into by the parties in lieu
5 of County's condemnation of the Right of Way Property, was obtained without any
6 coercion or promises other than those provided herein and the parties enter into this
7 Agreement freely and voluntarily.

8 4. Except as set forth in Slope Easement, the performance of this
9 Agreement constitutes the entire consideration for the acquisition of the Right of Way
10 Property and the Slope Easement Area and shall relieve the County of all further
11 obligations or claims pertaining to the acquisition of the Right of Way Property and the
12 Slope Easement Area or pertaining to the location, grade or construction of the
13 proposed public improvement.

14 5. This Agreement is made solely for the benefit of the Parties to this
15 Agreement and their respective successors and assigns, and no other person or entity
16 may have or acquired any right by virtue of this Agreement.

17 6. This Agreement shall not be changed, modified, or amended except upon
18 the written consent of the Parties hereto.

19 7. This Agreement is the result of negotiations between the Parties and is
20 intended by the Parties to be a final expression of their understanding with respect to
21 the matters herein contained. This Agreement supersedes any and all other prior
22 agreements and understandings, oral or written, in connection therewith. No provision
23 contained herein shall be construed against the County solely because it prepared this
24 Agreement in its executed form.

25 8. Any action at law or in equity brought by either of the Parties for the
26 purpose of enforcing a right or rights provided for by this Agreement shall be tried in a
27 court of competent jurisdiction in the County of Riverside, State of California, and the
28

1 Parties hereby waive all provisions of law providing for a change of venue in such
2 proceedings to any other county.

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

6 10. This Agreement may be signed in counterpart or duplicate copies, and
7 any signed counterpart or duplicate copy shall be equivalent to a signed original for all
8 purposes.

9 11. Time shall be of the essence as to all dates and times of performance,
10 whether they are contained herein or contained in any Escrow instructions to be
11 executed pursuant to this Agreement, and all escrow instructions shall contain a
12 provision to this effect.

13 12. If any action, suit, or other proceeding is instituted by either party to
14 remedy, prevent, and/or obtain relief from breach of this Agreement, or to otherwise
15 interpret and/or enforce the terms of this Agreement, the prevailing party shall be
16 entitled to recover its reasonable attorney's fees and costs in each and every such
17 action, suit or other proceeding, including any and all appeals or petitions related
18 thereto. Any action at law or in equity brought by either of the Parties for the purpose of
19 enforcing a right or rights provided for by this Agreement shall be tried in a court of
20 competent jurisdiction in the County of Riverside, State of California.

21 13. When signed by Grantor, this instrument constitutes an offer to County
22 which must be accepted, if at all, by delivery to Grantor and Escrow Holder of fully
23 executed originals (one for Grantor and one for escrow) along with the Purchase Price
24 to Escrow Holder on or before 5:00 p.m. local time, on the one-hundredth (100
25 th) day after the date set forth under Grantor's signature below, failing which, said offer
26 shall be automatically revoked, terminated and of no force or effect unless the parties
27 agree, in writing, to an extension of time.

28

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

3
4 Dated: _____

Dated: 1/14/15

5
6 COUNTY:
7 COUNTY OF RIVERSIDE, a political
8 subdivision of the State of California

GRANTOR:
9 SFU INVESTMENTS
10 LIMITED PARTNERSHIP, a California
11 limited partnership

12 By: _____
13 Marion Ashley, Chairman
14 Board of Supervisors

By: Huei Yu Wang
Huei Yu Wang
Managing Partner

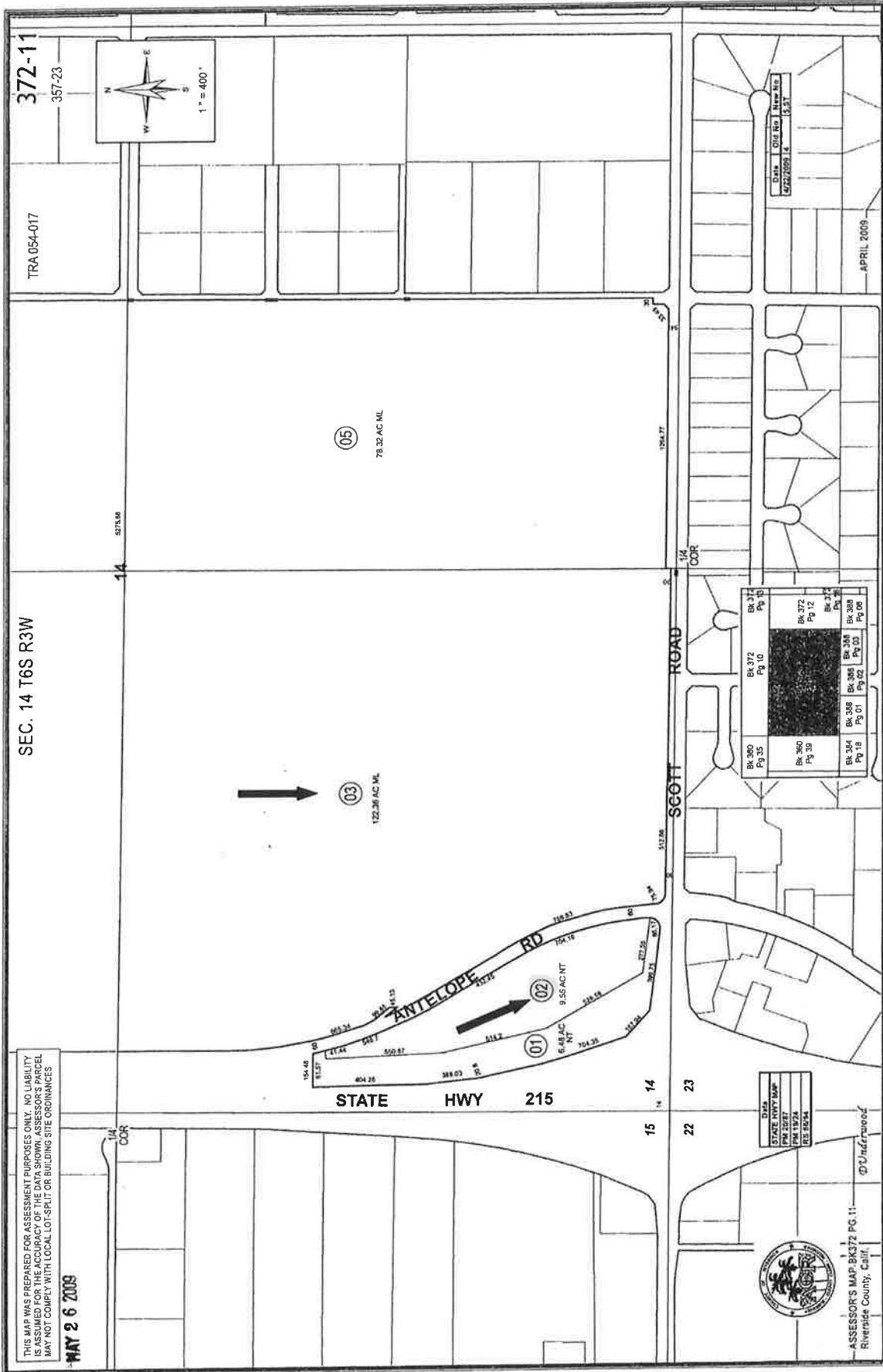
15 ATTEST:
16 Kecia Harper-Ihem
17 Clerk of the Board

18 By: _____
19 Deputy

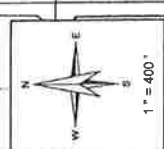
20 APPROVED AS TO FORM:
21 Greg Priamos
22 County Counsel

23 By: Raymond M. Mistica
24 Raymond M. Mistica
25 Deputy County Counsel

ATTACHMENT 1
Assessor's Plat Map



TRA-054-017
372-11
357-23



SEC. 14 T6S R3W

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAY 26 2009

DATE: 04/18/2009
BY: [Signature]
42727809.4

APRIL 2009

Bk. 380 Pg. 35	Bk. 372 Pg. 10	Bk. 371 Pg. 15
Bk. 360 Pg. 39	Bk. 385 Pg. 02	Bk. 372 Pg. 12
Bk. 354 Pg. 18	Bk. 385 Pg. 01	Bk. 371 Pg. 14
Bk. 384 Pg. 02	Bk. 385 Pg. 03	Bk. 371 Pg. 16
Bk. 384 Pg. 01	Bk. 385 Pg. 04	Bk. 371 Pg. 17

STATE PROPERTY MAP
DATE: 05/26/09
BY: [Signature]
RES 5654



ASSESSOR'S MAP BK372 PG. 11
Riverside County, Calif.

ATTACHMENT 2
Legal Descriptions and Plat Maps

2A – Grant Deed

1. A portion of APN: 372-110-002; Parcel 21934-1 in favor of the State of California

2B – Grant Deed

2. A portion of APN: 372-110-002 ; Parcel 0689-002A in favor of the City of Menifee

2C – Slope Easement

3. A portion of APN: 372-110-002 ; Parcel 0689-002B in favor of the City of Menifee

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21934-1

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 98-84940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID INTERSECTION N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 309.89 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 30°30'51" W ALONG SAID EASTERLY LINE, A DISTANCE OF 171.51 FEET TO AN ANGLE POINT THEREIN;

THENCE N 13°05'33" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 56.32 FEET;

(COURSE "A") THENCE S 27°18'47" E, A DISTANCE OF 169.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.24 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'32", AN ARC DISTANCE OF 56.36 FEET TO **THE TRUE POINT OF BEGINNING**;

CONTAINING: 1,847 SQUARE FEET, OR 0.042 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID INTERSTATE 215 OVER AND ACROSS COURSES "A" AND "B" HEREINABOVE DESCRIBED.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21934-1

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

Edward D. Hunt

DATE:

12-29-2014



EXHIBIT "B"

08-RIV-215-PM15.65-21934 (21934-1)

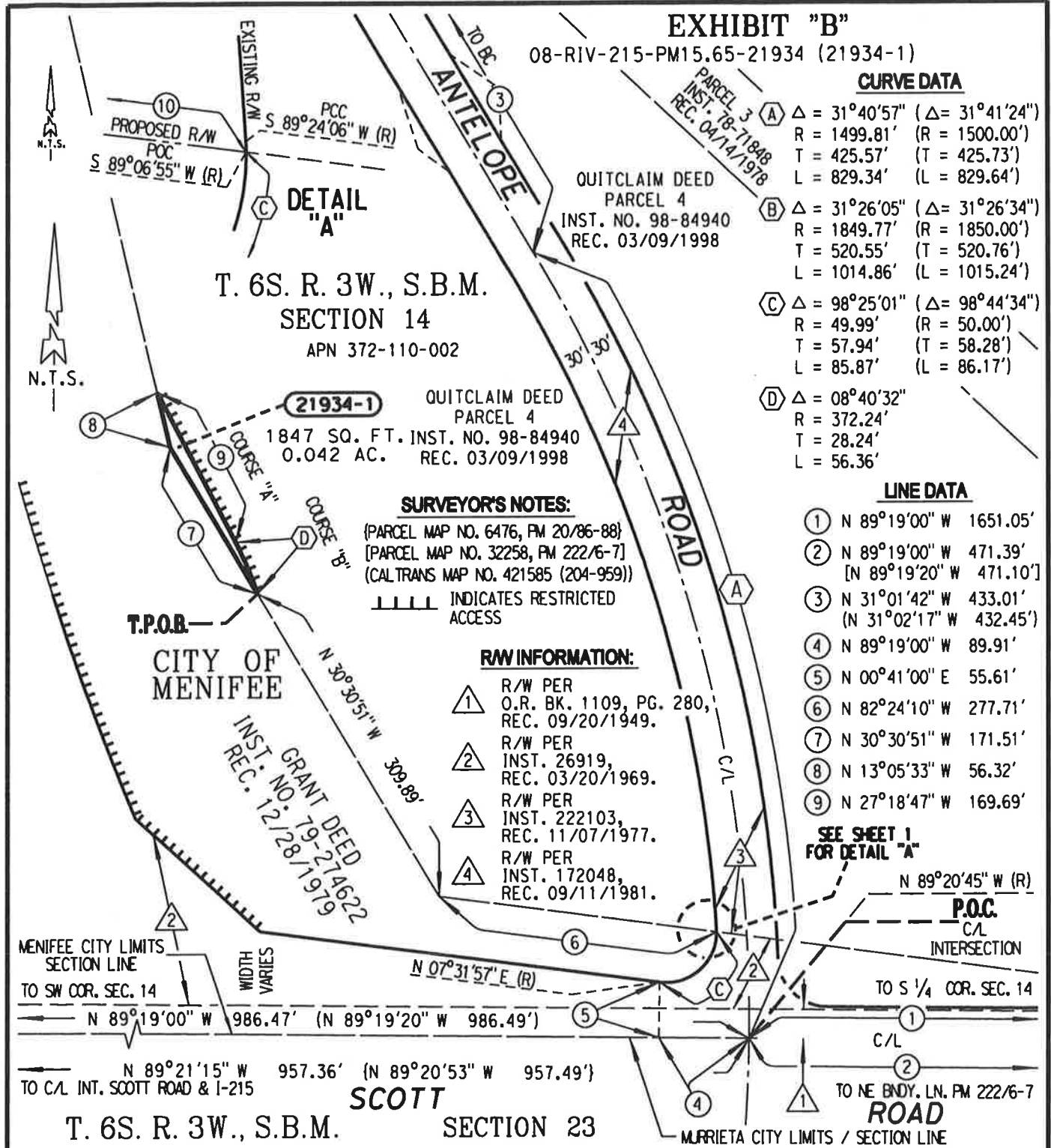
CURVE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1499.81'$ ($R = 1500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (B) $\Delta = 31^{\circ}26'05''$ ($\Delta = 31^{\circ}26'34''$)
 $R = 1849.77'$ ($R = 1850.00'$)
 $T = 520.55'$ ($T = 520.76'$)
 $L = 1014.86'$ ($L = 1015.24'$)
- (C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.94'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)
- (D) $\Delta = 08^{\circ}40'32''$
 $R = 372.24'$
 $T = 28.24'$
 $L = 56.36'$

LINE DATA

- ① N 89°19'00" W 1651.05'
- ② N 89°19'00" W 471.39'
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
- ⑦ N 30°30'51" W 171.51'
- ⑧ N 13°05'33" W 56.32'
- ⑨ N 27°18'47" W 169.69'

SEE SHEET 1 FOR DETAIL "A"

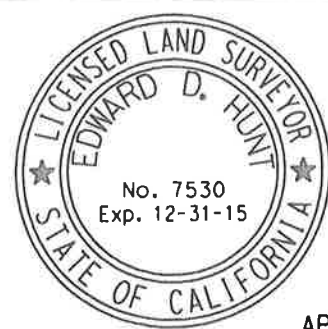


SURVEYOR'S NOTES:

{PARCEL MAP NO. 6476, FM 20/86-88}
 {PARCEL MAP NO. 32258, FM 222/6-7}
 {CALTRANS MAP NO. 421585 (204-959)}
 |||| INDICATES RESTRICTED ACCESS

R/W INFORMATION:

- ① R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- ② R/W PER INST. 26919, REC. 03/20/1969.
- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 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: *Edward D. Hunt* DATE: 12-29-2014

CITY OF MURRIETA

PAR. NO.:	21934-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	DECEMBER, 2014
W.O. NO.:	B3-0689
SHEET 1 OF 1	

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-002A

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

(COURSE "A") THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "B") THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W;

(COURSE "C") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 397.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

(COURSE "D") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET;

(COURSE "E") THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-002A

(COURSE "F") THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,469.82 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°25'47", AN ARC DISTANCE OF 703.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF N 86°24'06" E ;

THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD AND ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 02°42'50", AN ARC DISTANCE OF 2.37 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 30,442 SQUARE FEET, OR 0.699 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SCOTT ROAD OVER AND ACROSS COURSES "A" THROUGH "F", INCLUSIVE, HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2014



EXHIBIT "B"

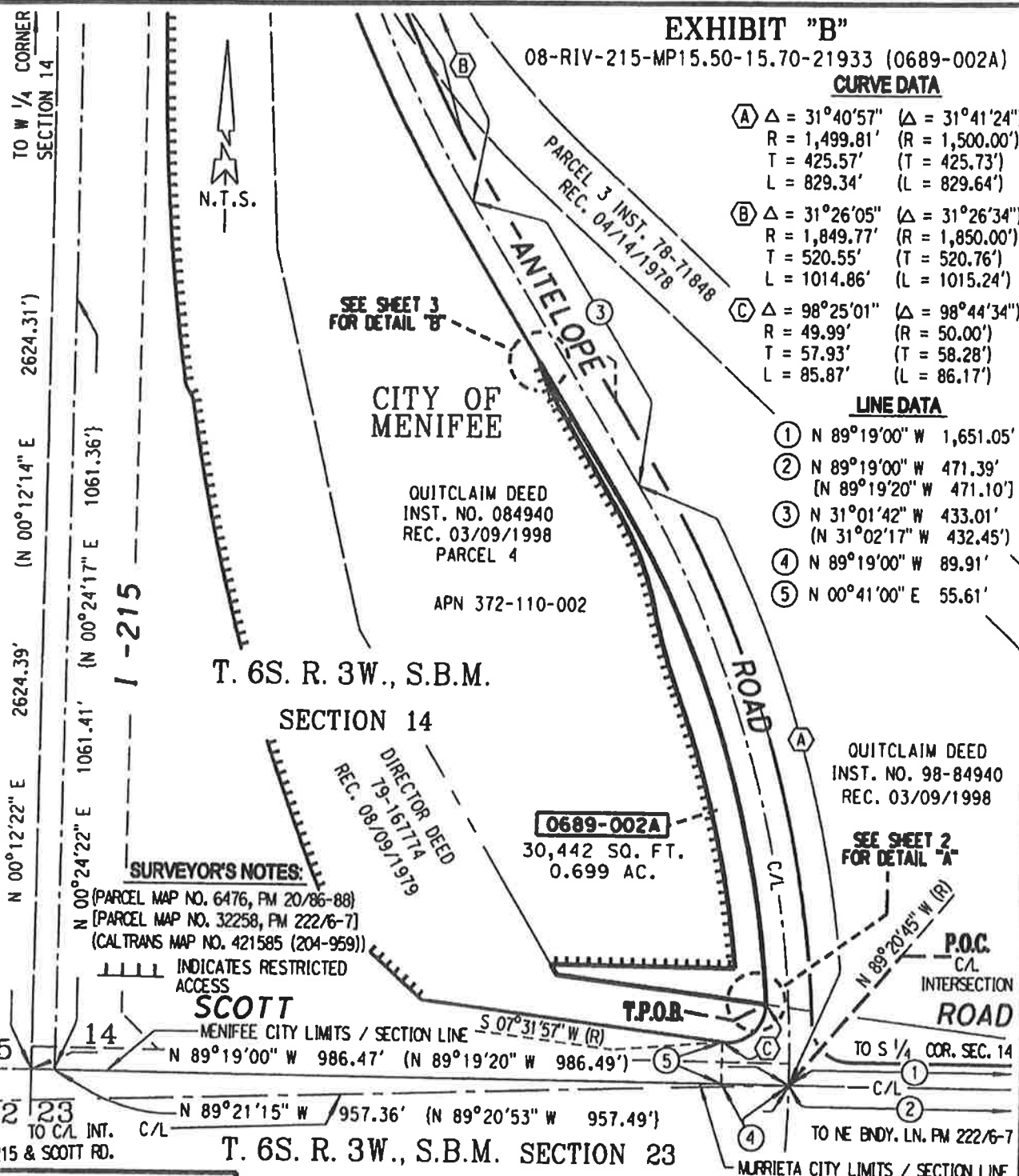
08-RIV-215-MP15.50-15.70-21933 (0689-002A)

CURVE DATA

- Ⓐ Δ = 31°40'57" (Δ = 31°41'24")
R = 1,499.81' (R = 1,500.00')
T = 425.57' (T = 425.73')
L = 829.34' (L = 829.64')
- Ⓑ Δ = 31°26'05" (Δ = 31°26'34")
R = 1,849.77' (R = 1,850.00')
T = 520.55' (T = 520.76')
L = 1014.86' (L = 1015.24')
- Ⓒ Δ = 98°25'01" (Δ = 98°44'34")
R = 49.99' (R = 50.00')
T = 57.93' (T = 58.28')
L = 85.87' (L = 86.17')

LINE DATA

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'
(N 89°19'20" W 471.10')
- ③ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'



SURVEYOR'S NOTES:
 (PARCEL MAP NO. 6476, FM 20/86-88)
 (PARCEL MAP NO. 32258, FM 222/6-7)
 (CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED ACCESS

SCOTT

MENIFEE CITY LIMITS / SECTION LINE S 07°31'57" W (R)

N 89°19'00" W 986.47' (N 89°19'20" W 986.49')

N 89°21'15" W 957.36' (N 89°20'53" W 957.49')

T. 6S. R. 3W., S.B.M. SECTION 23

SEE SHEET 2 FOR DETAIL "A"

QUITCLAIM DEED
 INST. NO. 98-84940
 REC. 03/09/1998

P.O.C. C/L INTERSECTION
ROAD

TO NE BNDY. LN. FM 222/6-7

MURRIETA CITY LIMITS / SECTION LINE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

CITY OF MURRIETA

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0689-002A

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: KNV

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

W.O. NO.: B3-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002A)

CURVE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.93'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)
- (D) $\Delta = 27^{\circ}25'47''$ ($\Delta = 27^{\circ}26'45''$)
 $R = 1,469.82'$ ($R = 1,470.00'$)
 $T = 358.71'$ ($T = 345.41'$)
 $L = 703.66'$ ($L = 678.50'$)
- (E) $\Delta = 02^{\circ}42'50''$ ($\Delta = 02^{\circ}23'17''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 1.18'$ ($T = 1.04'$)
 $L = 2.37'$ ($L = 2.08'$)

LINE DATA

- (1) N $89^{\circ}19'00''$ W 1,651.05'
- (2) N $89^{\circ}19'00''$ W 471.39'
 [N $89^{\circ}19'20''$ W 471.10']
- (4) N $89^{\circ}19'00''$ W 89.91'
- (5) N $00^{\circ}41'00''$ E 55.61'
- (6) N $82^{\circ}24'10''$ W 277.71'
- (7) N $30^{\circ}30'51''$ W 15.51'
- (8) S $89^{\circ}21'42''$ E 241.37'

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

CITY OF MENIFEE

0689-002A

30,442 SQ. FT.
0.699 AC.

QUITCLAIM DEED SECTION 14
INST. NO. 98-84940
REC. 03/09/1998
PARCEL 4

PARCEL 4

S $84^{\circ}29'54''$ W (R)

APN 372-110-002

DIRECTOR'S DEED
INST. NO. 167774
REC. 8/9/1979

N $07^{\circ}31'57''$ E (R)

CITY OF MENIFEE

SEE SHEET 1 FOR DETAIL "A"

P.O.C. C/L INTERSECTION TO S $1/4$ COR. SEC. 14

TO NE BNDY LN. PM 222/6-7

R/W INFORMATION:

- (1) R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- (2) R/W PER INST. 26919, REC. 03/20/1969.
- (3) R/W PER INST. 222103, REC. 11/07/1977.
- (4) R/W PER INST. 172048, REC. 09/11/1981.

SCOTT ROAD

MENIFEE CITY LIMITS / SECTION LINE

TO SW COR. SEC. 14

N $89^{\circ}19'00''$ W 986.47' (N $89^{\circ}19'20''$ W 986.49')

C/L

TO C/L INT. I-215 & SCOTT ROAD

N $89^{\circ}21'15''$ W 957.36' (N $89^{\circ}20'53''$ W 957.49')

MURRIETA CITY LIMITS / SECTION LINE

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

SECTION 23

SURVEYOR'S NOTES:

- (PARCEL MAP NO. 6476, PM 20/86-88)
- (PARCEL MAP NO. 32258, PM 222/6-7)
- (CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED ACCESS

PARCEL MAP NO. 30975

PM 206/29-31

PARCEL 2

MOST-E'LY CORNER
INST. NO. 167774
REC. 08/09/1979

CITY OF MURRIETA

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 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: *Edward D. Hunt* DATE: 10-30-2013

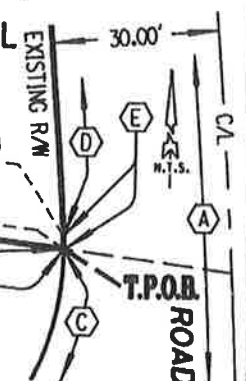
R/W INFORMATION:

- (1) R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
 - (2) R/W PER INST. 26919, REC. 03/20/1969.
 - (3) R/W PER INST. 222103, REC. 11/07/1977.
 - (4) R/W PER INST. 172048, REC. 09/11/1981.
- QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

ANTELOPE ROAD

DETAIL "A"

PCC N $86^{\circ}24'06''$ E (R)
PCC N $89^{\circ}06'56''$ E (R)



PAR. NO.:	0689-002A
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 2 OF 3	

EXHIBIT "B"

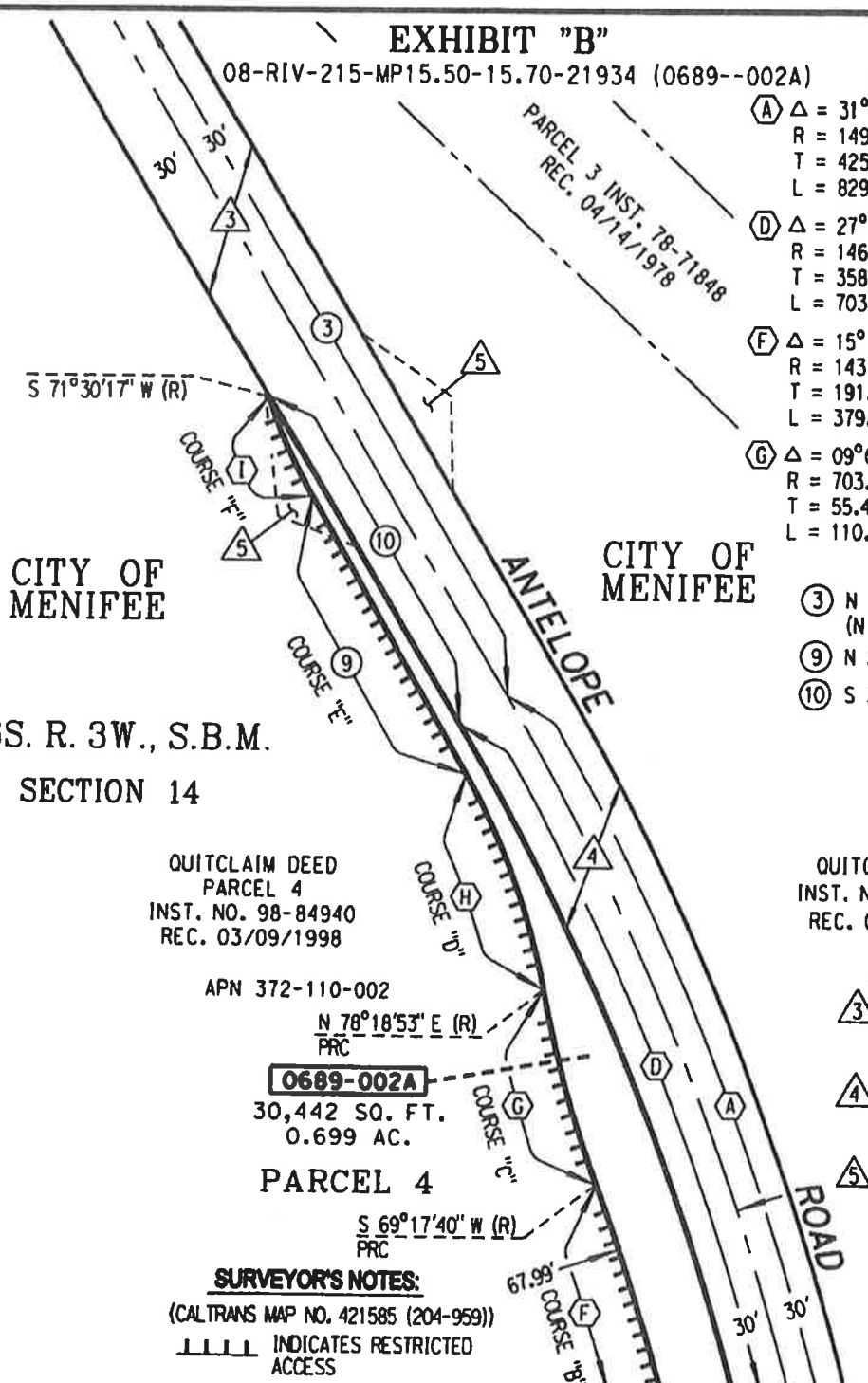
08-RIV-215-MP15.50-15.70-21934 (0689--002A)

CURVE DATA

Ⓐ Δ = 31°40'57" R = 1499.81' T = 425.57' L = 829.34'	Ⓐ Δ = 31°41'24" (R = 1500.00') (T = 425.73') (L = 829.64')
Ⓓ Δ = 27°25'47" R = 1469.82' T = 358.71' L = 703.66'	Ⓓ Δ = 27°26'45" (R = 1470.00') (T = 345.41') (L = 678.50')
Ⓕ Δ = 15°12'14" R = 1431.82' T = 191.10' L = 379.95'	Ⓕ Δ = 18°14'12" R = 397.00' T = 63.72' L = 126.36'
Ⓖ Δ = 09°01'13" R = 703.00' T = 55.45' L = 110.68'	Ⓖ Δ = 11°25'36" R = 303.00' T = 30.31' L = 60.43'

LINE DATA

③ N 31°01'42" W 433.01' (N 31°02'17" W 432.45')
⑨ N 29°55'19" W 174.40'
⑩ S 31°01'42" E 208.40'



CITY OF MENIFEE

CITY OF ANIELOPE

T. 6S. R. 3W., S.B.M.
SECTION 14

QUITCLAIM DEED
PARCEL 4
INST. NO. 98-84940
REC. 03/09/1998

QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

APN 372-110-002

N 78°18'53" E (R)
PRC

0689-002A

30,442 SQ. FT.
0.699 AC.

PARCEL 4

S 69°17'40" W (R)
PRC

SURVEYOR'S NOTES:

(CALTRANS MAP NO. 421585 (204-959))
||| INDICATES RESTRICTED ACCESS

R/W INFORMATION:

- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.
- ⑤ R/W PER INST. 222104, REC. 11/07/1977.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-002A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-002B

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, CONCENTRIC WITH AND DISTANT 72.99 FEET WESTERLY OF SAID CENTERLINE OF ANTELOPE ROAD HAVING A RADIUS OF 1,426.82 FEET AND AN INITIAL RADIAL BEARING OF N 84°28'36" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°10'56", AN ARC DISTANCE OF 378.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 708.00 FEET AND AN INITIAL RADIAL BEARING OF N 69°17'40" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 111.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 392.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 124.77 FEET;

THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 308.00 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-002B

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°10'23", AN ARC DISTANCE OF 60.06 FEET;

THENCE N 18°44'56" W, A DISTANCE OF 24.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET AND AN INITIAL RADIAL BEARING OF S 71°30'17" W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET;

THENCE S 29°55'19" E, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 397.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET;

THENCE N 89°21'42" W, A DISTANCE OF 5.03 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 4,312 SQUARE FEET, OR 0.099 ACRES, MORE OR LESS.

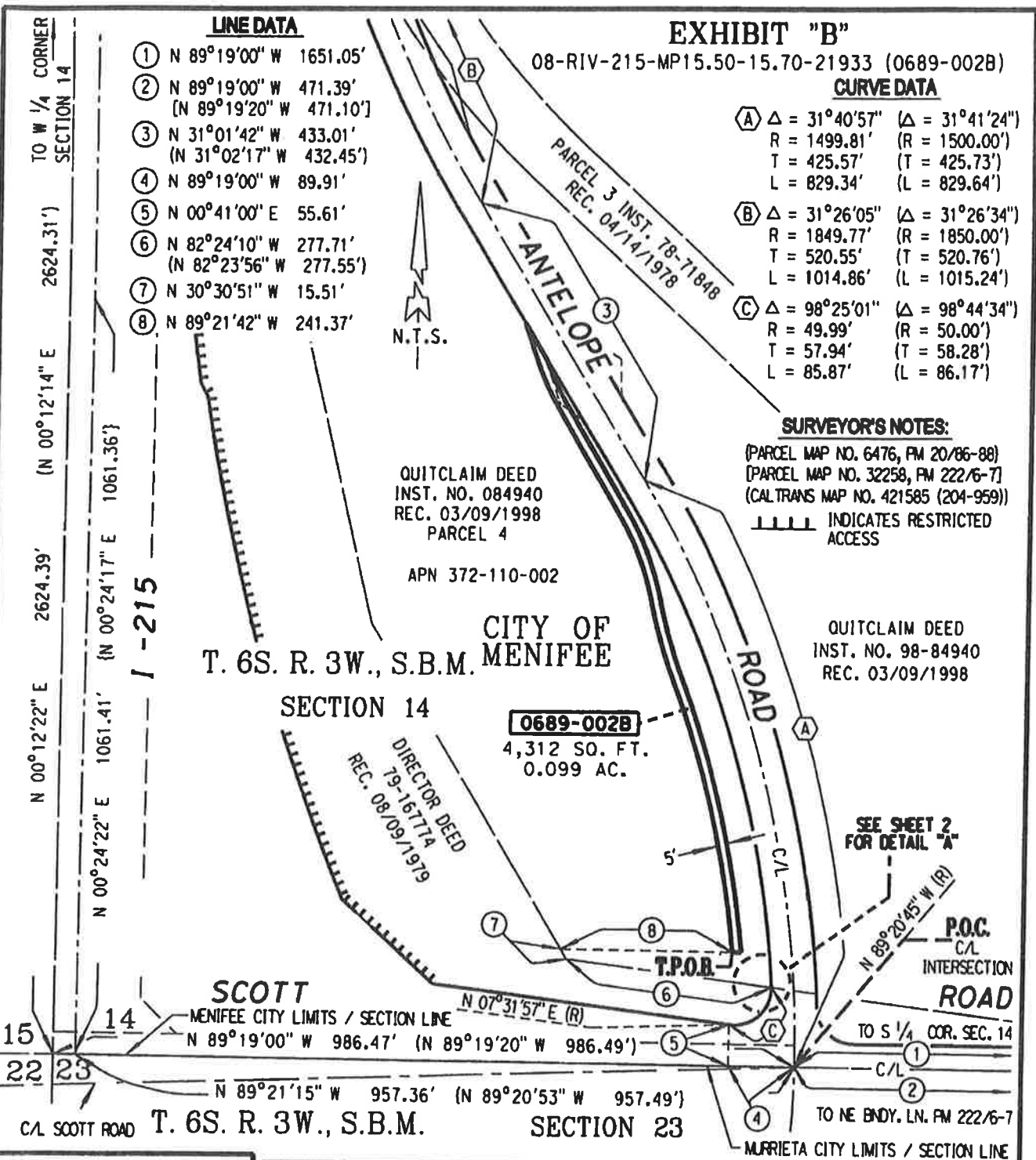
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





LINE DATA

- ① N 89°19'00" W 1651.05'
- ② N 89°19'00" W 471.39'
(N 89°19'20" W 471.10')
- ③ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
(N 82°23'56" W 277.55')
- ⑦ N 30°30'51" W 15.51'
- ⑧ N 89°21'42" W 241.37'

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21933 (0689-002B)

CURVE DATA

- Ⓐ Δ = 31°40'57" (Δ = 31°41'24")
R = 1499.81' (R = 1500.00')
T = 425.57' (T = 425.73')
L = 829.34' (L = 829.64')
- Ⓑ Δ = 31°26'05" (Δ = 31°26'34")
R = 1849.77' (R = 1850.00')
T = 520.55' (T = 520.76')
L = 1014.86' (L = 1015.24')
- Ⓒ Δ = 98°25'01" (Δ = 98°44'34")
R = 49.99' (R = 50.00')
T = 57.94' (T = 58.28')
L = 85.87' (L = 86.17')

SURVEYOR'S NOTES:

(PARCEL MAP NO. 6476, FM 20/86-88)
(PARCEL MAP NO. 32258, FM 222/6-7)
(CALTRANS MAP NO. 421585 (204-959))
||||| INDICATES RESTRICTED ACCESS

TO W 1/4 CORNER SECTION 14
2624.31'
N 00°12'14" E
2624.39'
N 00°12'22" E
1061.41'
N 00°24'22" E 1061.36'
N 00°24'17" E 1061.36'
N 00°24'22" E 1061.41'

I-215

CITY OF MENIFEE
T. 6S. R. 3W., S.B.M.

SECTION 14

0689-002B
4,312 SQ. FT.
0.099 AC.

DIRECTOR DEED
REC. 08/09/1979
79-16771A

QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

SCOTT

MENIFEE CITY LIMITS / SECTION LINE
N 89°19'00" W 986.47' (N 89°19'20" W 986.49')

N 89°21'15" W 957.36' (N 89°20'53" W 957.49')

C/L SCOTT ROAD T. 6S. R. 3W., S.B.M.

SECTION 23

MURRIETA CITY LIMITS / SECTION LINE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

CITY OF MURRIETA

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 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.

PAR. NO.: 0689-002B
PREPARED BY: KNV
SCALE: N.T.S.
DATE: OCTOBER, 2013
W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

R/W INFORMATION:

CURVE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.94'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)
- (D) $\Delta = 27^{\circ}25'47''$ ($\Delta = 27^{\circ}26'45''$)
 $R = 1,469.82'$ ($R = 1,470.00'$)
 $T = 358.71'$ ($T = 345.41'$)
 $L = 703.66'$ ($L = 678.50'$)
- (E) $\Delta = 02^{\circ}42'50''$ ($\Delta = 02^{\circ}23'17''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 1.18'$ ($T = 1.04'$)
 $L = 2.37'$ ($L = 2.08'$)

LINE DATA

- (1) N $89^{\circ}19'00''$ W 1,651.05'
- (2) N $89^{\circ}19'00''$ W 471.39'
 [N $89^{\circ}19'20''$ W 471.10']
- (4) N $89^{\circ}19'00''$ W 89.91'
- (5) N $00^{\circ}41'00''$ E 55.61'
- (6) N $82^{\circ}24'10''$ W 277.71'
- (7) N $30^{\circ}30'51''$ W 15.51'
- (8) S $89^{\circ}21'42''$ E 236.34'
- (13) N $89^{\circ}21'42''$ W 5.03'

APN 372-110-002

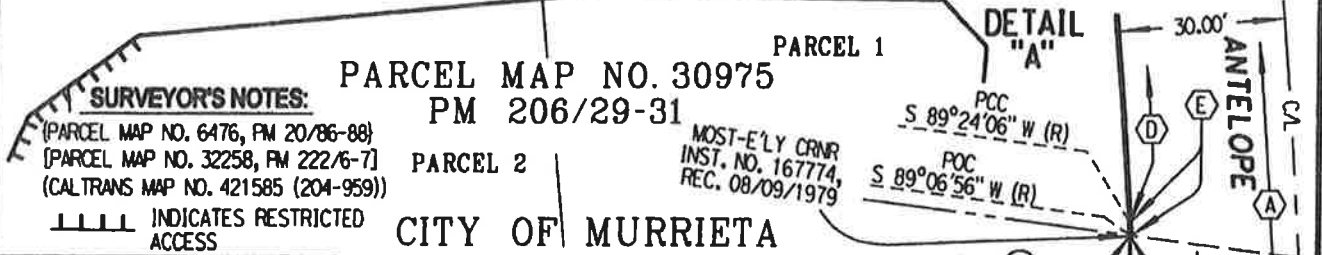
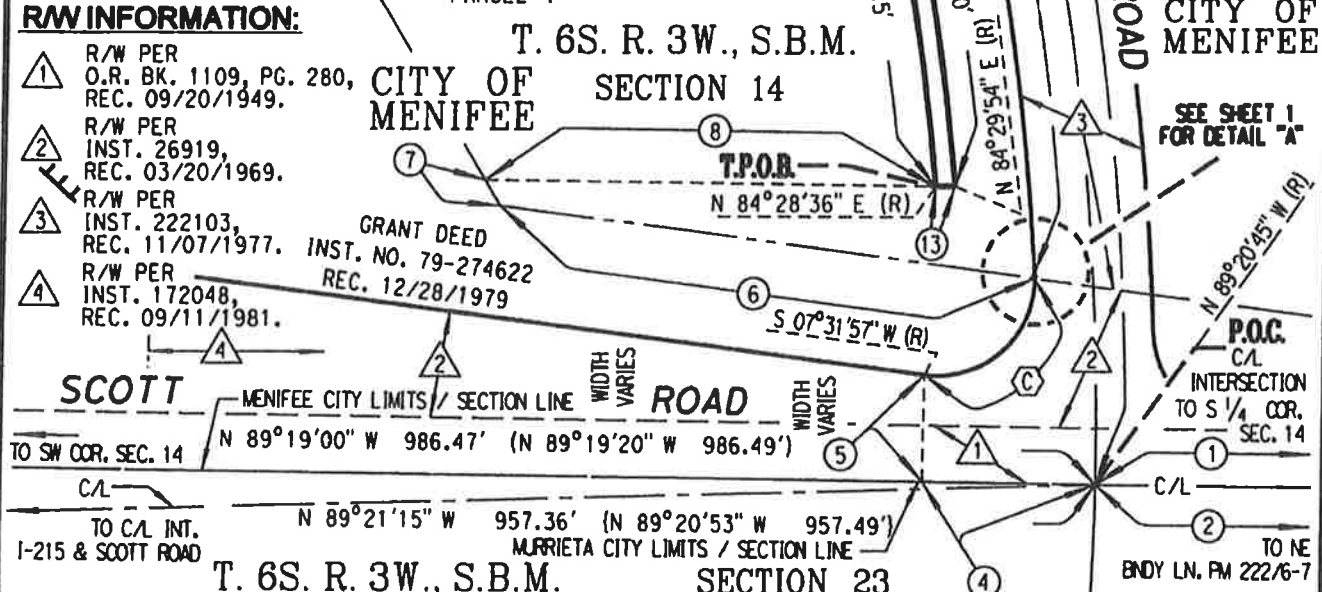
QUITCLAIM DEED
 INST. NO. 084940
 REC. 03/09/1998
 PARCEL 4

0689-002B
 4,312 SQ. FT.
 0.099 AC.

- 1 R/W PER
 O.R. BK. 1109, PG. 280,
 REC. 09/20/1949.
- 2 R/W PER
 INST. 26919,
 REC. 03/20/1969.
- 3 R/W PER
 INST. 222103,
 REC. 11/07/1977.
- 4 R/W PER
 INST. 172048,
 REC. 09/11/1981.
 QUITCLAIM DEED
 INST. NO. 98-84940
 REC. 03/09/1998

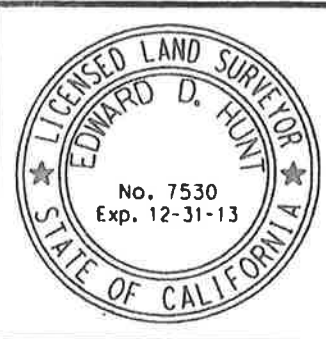
R/W INFORMATION:

- 1 R/W PER
 O.R. BK. 1109, PG. 280,
 REC. 09/20/1949.
- 2 R/W PER
 INST. 26919,
 REC. 03/20/1969.
- 3 R/W PER
 INST. 222103,
 REC. 11/07/1977.
- 4 R/W PER
 INST. 172048,
 REC. 09/11/1981.



SURVEYOR'S NOTES:
 (PARCEL MAP NO. 6476, FM 20/86-88)
 (PARCEL MAP NO. 32258, FM 222/6-7)
 (CALTRANS MAP NO. 421585 (204-959))
 IIIII INDICATES RESTRICTED ACCESS

PARCEL MAP NO. 30975
 PM 206/29-31
 PARCEL 2
 MOST-E'LY CORNR
 INST. NO. 167774,
 REC. 08/09/1979



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

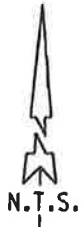
COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0689-002B
PROJECT: SCOTT ROAD / I-215 INTERCHANGE	PREPARED BY: KNV
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: OCTOBER, 2013
	W.O. NO.: B3-0689
APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013	SHEET 2 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

CURVE DATA

(A) $\Delta = 31^\circ 40' 57''$ R = 1,499.81' T = 425.57' L = 829.34'	(L) $\Delta = 31^\circ 41' 24''$ R = 1,500.00' T = 425.73' L = 829.64'
(D) $\Delta = 27^\circ 25' 47''$ R = 1,469.82' T = 358.71' L = 703.66'	(M) $\Delta = 27^\circ 26' 45''$ R = 1,470.00' T = 345.41' L = 678.50'
(F) $\Delta = 15^\circ 10' 56''$ R = 1,426.82' T = 190.15' L = 378.08'	(J) $\Delta = 11^\circ 25' 36''$ R = 303.00' T = 30.31' L = 60.43'
(G) $\Delta = 09^\circ 01' 13''$ R = 708.00' T = 55.85' L = 111.46'	(K) $\Delta = 18^\circ 14' 12''$ R = 397.00' T = 63.72' L = 126.36'
(H) $\Delta = 18^\circ 14' 12''$ R = 392.00' T = 62.92' L = 124.77'	(N) $\Delta = 09^\circ 01' 13''$ R = 703.00' T = 55.45' L = 110.68'
(I) $\Delta = 11^\circ 10' 23''$ R = 308.00' T = 30.13' L = 60.06'	(O) $\Delta = 15^\circ 12' 14''$ R = 1,431.82' T = 191.10' L = 379.95'



CITY OF MENIFEE

CITY OF MENIFEE

ANTELOPE ROAD

T. 6S. R. 3W., S.B.M.
SECTION 14

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
PARCEL 4

LINE DATA

- (3) N $31^\circ 01' 42''$ W 433.01'
(N $31^\circ 02' 17''$ W 432.45')
- (9) N $29^\circ 55' 19''$ W 174.40'
- (10) N $18^\circ 44' 56''$ W 24.33'
- (11) S $31^\circ 01' 42''$ E 23.53'
- (12) S $29^\circ 55' 19''$ E 174.40'
- (14) S $31^\circ 01' 42''$ E 208.40'

N $78^\circ 18' 53''$ E (R)
PRC
0689-002B
4,312 SQ. FT.
0.099 AC.
APN 372-110-002
N $69^\circ 17' 40''$ E (R)
PRC

SURVEYOR'S NOTES:

(CALTRANS MAP NO. 421585 (204-959))
|||| INDICATES RESTRICTED ACCESS

RAW INFORMATION:

- (3) R/W PER INST. 222103, REC. 11/07/1977.
- (4) R/W PER INST. 172048, REC. 09/11/1981.
- (5) R/W PER INST. 222104, REC. 11/07/1977.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 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 *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-002B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

ATTACHMENT 3
DEEDS

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention RECORD MAPS – MS 980

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)

Space above this line for Recorder's Use

SV:tg/122914/244TR/16.634

GRANT DEED
(INDIVIDUAL)

District	County	Route	Post	Number
08	RIV	215	15.65	21934

SFU INVESTMENTS LIMITED PARTNERSHIP, does hereby GRANT to the STATE OF CALIFORNIA, all that real property in the City of Menifee, County of Riverside, State of California, described as follows:

**See Exhibit "A" for Legal Description and
See Exhibit "B" for Depiction,
Both attached hereto and made a part hereof.**

08-RIV-215-PM 15.65-21934 (21934-1)

Dated this _____ day of _____, 20_____.

GRANTOR:

SFU INVESTMENTS LIMITED PARTNERSHIP

By: _____

Huei Yu Wang

Its: Managing Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary Public, 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 _____

Place Notary Seal Above

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

FOR RECORDER'S USE

RETURN TO:
CITY OF MENIFEE
29714 Haun Road
Menifee, CA. 92586

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE CITY OF
MENIFEE AND ENTITLED TO
BE RECORDED WITHOUT
FEE. (GOV. CODE 6103)

CERTIFICATE of ACCEPTANCE of DEDICATION
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by this dedication dated _____, from, SFU INVESTMENTS LIMITED PARTNERSHIP to the CITY OF MENIFEE, is hereby accepted for the purpose of vesting title in the CITY OF MENIFEE on behalf of the public for public road and utility purposes, and WILL be included into the City Maintained Road System by the undersigned on behalf of the City Council of Menifee. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ CITY OF MENIFEE

By: _____
JONATHAN G. SMITH, P.E.
CITY ENGINEER, CITY OF MENIFEE

MT:ra/120414/244TR/16.632

Project: I-215/Scott Road Interchange
Parcel: 0689-002A
APN: 372-110-002 (portion)

GRANT DEED

SFU INVESTMENTS LIMITED PARTNERSHIP

Grant(s) to the CITY OF MENIFEE, a municipal corporation, all that real property in the City of Menifee, County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

This conveyance is made for road purposes and the Grantor hereby releases and relinquishes to the Grantee any and all abutter's rights including access rights, appurtenant to Grantor's remaining property, in and to Scott Road over and across Courses "A" through "F."

SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED

Project: I-215/Scott Road Interchange
Parcel: 0689-002A
APN: 372-110-002 (portion)

DATED: _____

GRANTOR:
SFU INVESTMENTS LIMITED PARTNERSHIP

By: _____
Huei Yu Wang
Its: Managing Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary Public, 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 _____

Place Notary Seal Above

FOR RECORDER'S USE

RETURN TO:
CITY OF MENIFEE
29714 Haun Road
Menifee, CA. 92586

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE CITY OF
MENIFEE AND ENTITLED TO
BE RECORDED WITHOUT
FEE. (GOV. CODE 6103)

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted
by this easement dated _____, from, SFU
INVESTMENTS LIMITED PARTNERSHIP to the CITY OF
MENIFEE, is hereby accepted for the purpose of an easement
for the City of Menifee on behalf of the public for slope
purposes, and subject to improvements in accordance with City
standards, will be included into the City Maintained Road
System by the undersigned on behalf of the City Council of
Menifee. Grantee consents to recordation thereof by its duly
authorized officer.

Dated: _____ CITY OF MENIFEE

By: _____
JONATHAN G. SMITH, P.E.
CITY ENGINEER, CITY OF MENIFEE

MT:ra/120414/244TR/16.633

Project: I-215/Scott Road Interchange
Parcel: 0689-002B
APN: 372-110-002 (portion)

SLOPE EASEMENT

SFU INVESTMENTS LIMITED PARTNERSHIP

Grant(s) to the CITY OF MENIFEE, a municipal corporation, an easement for slope purposes, over,
upon, across, and within the real property in the City of Menifee, County of Riverside, State of
California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED

Project: I-215/Scott Road Interchange
Parcel: 0689-002B
APN: 372-110-002 (portion)

DATED: _____

GRANTOR:
SFU INVESTMENTS LIMITED PARTNERSHIP

By: _____
Huei Yu Wang
Its: Managing Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary Public, 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 _____

Place Notary Seal Above