

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

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

A-30
 4/5 Vote
 Positions Added
 Change Order

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

368
A



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, [\$741,078] CFD 05-8 Scott Road-100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Right of Way Acquisition Agreement for Parcels 0689-003A, 0689-003B, 0689-003C and 0689-003D, all located within a portion of Assessor's Parcel Number 372-110-003;
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	\$ 741,078	\$ 0	\$ 741,078	\$ 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

Prev. Agn. Ref.: N/A | District: 5 | Agenda Number:

3-20

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, [\$741,078] CFD 05-8 Scott Road-100%

DATE: March 12, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Authorize and allocate the full settlement amounts of \$694,278 to acquire Parcels 0689-003A, 0689-003B, 0689-003C and 0689-003D, all located within a portion of Assessor's Parcel Number 372-110-003; 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 \$694,278, located within a portion of Assessor's Parcel Number 372-110-003, 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 City of Menifee referenced as Parcel Number 0689-003A, an Easement Deed in favor of the City of Menifee referenced as Parcels 0689-003B and 0689-003C for slope purposes and an Easement Deed in favor of the City of Menifee referenced as Parcel 0689-003D for drainage purposes, all located within a portion of Assessor's Parcel Number 372-110-003.

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)

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, [\$741,078] CFD 05-8 Scott Road-100%

DATE: March 12, 2015

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the acquisition of a portion of Assessor's Parcel Number 372-110-003:

Full Settlement Price – Acquisition	\$694,278
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:	\$741,078

All costs associated with the acquisition of this property are fully funded by CFD 05-8 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): 0689-003A, 0689-003B, 0689-003C and
3 0689-003D
4 APN: 372-110-003 (Portion)
5

6 **RIGHT OF WAY ACQUISITION AGREEMENT**

7 This Right of Way Acquisition Agreement, ("Agreement"), is made by and
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California
9 ("County"), and SFU INVESTMENTS LIMITED PARTNERSHIP, a California limited
10 partnership ("Grantor"). County and Grantor are sometimes collectively referred to as
11 "Parties."

12 **RECITALS**

13 WHEREAS, Grantor owns that certain real property located at the northwest
14 quadrant of Scott Road and Antelope Road, City of Menifee, County of Riverside, State
15 of California, as depicted on the Plat Map identified as Attachment 1, attached hereto
16 and made a part hereof. The real property consisting of ±122.957 acres of vacant land
17 and is also known as Assessor's Parcel Number: 372-110-003 ("Property"); and

18 WHEREAS, Grantor desires to sell to the County and the County desires to
19 purchase a portion of the fee simple interest in the portion of the Property, as well as a
20 slope easement and drainage easement, for the purpose of constructing the I-215 /
21 Scott Road Interchange Project ("Project") as follows: a Grant Deed in favor of the City
22 of Menifee referenced as Parcel 0689-003A and described on Attachment 2A, attached
23 hereto and made a part hereof consisting of a total of 1.492 acres (the real property
24 described and depicted in Attachment 2A referred to as the "Right of Way Property") ; a
25 Slope Easement Deed in favor of City of Menifee referenced as Parcels 0689-003B
26 and 0689-003C and described on Attachment 2B, attached hereto and made a part
27 hereof consisting of 0.51 acres ("Slope Easement Area"); and a Drainage Easement
28 Deed in favor of City of Menifee referenced as Parcel 0689-003D and described on

1 Attachment 2C, attached hereto and made a part hereof consisting of 0.015 acres
2 (“Drainage Easement Area”), pursuant to the terms and conditions set forth herein;
3 and

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

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

9
10 **ARTICLE 1. AGREEMENT**

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

13 2. Consideration. For good and valuable consideration, Grantor agrees to
14 sell and convey to the County, and the County agrees to purchase from Grantor fee
15 title to the Right-of-Way Property described herein and an easement over the Slope
16 Easement Area and Drainage Easement Area, under the terms and conditions set forth
17 in this Agreement. The full consideration for the Right-of-Way Property, Slope
18 Easement and Drainage Easement consists of the purchase price amount for the real
19 property interests to be acquired by the County (“Purchase Price”). The Purchase Price
20 in the amount of Six Hundred Ninety Four Thousand Two Hundred and Seventy Eight
21 Dollars (\$694,278) is to be distributed to Grantor in accordance with this Agreement.

22 3. County Responsibilities.

23 A. Upon the mutual execution of this Agreement, County will promptly
24 open escrow (“Escrow”) with Lawyers Title Company located at 4100 Newport Place
25 Drive, Suite 120, Newport Beach, California 92660, Attention: _____; Phone
26 Number: (949) 724-3170; Email: unit10@ltic.com (“Escrow Holder”). Promptly on the
27 Escrow Holder’s request the Parties shall execute such additional Escrow instructions
28 as are reasonably required to consummate the transaction contemplated by this

1 Agreement and are not inconsistent with this Agreement. In the event of any conflict
2 between the terms of this Agreement and any additional Escrow instructions, the terms
3 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the
4 County in an escrow account ("Escrow Account") that is interest bearing and at a bank
5 approved by Grantor with interest accruing for the benefit of Grantor. The Escrow
6 Account shall remain open until all charges due and payable have been paid and
7 settled; any remaining funds shall be refunded to the County.

8 B. Upon the opening of Escrow, the County shall deposit the
9 Purchase Price in the amount of Six Hundred Ninety Four Thousand Two Hundred and
10 Seventy Eight Dollars (\$694,278) (the "Deposit").

11 C. Escrow:

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

20 ii. Closing Costs. County will deposit with Escrow Holder
21 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 the
27 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 one (1) grant deed, one (1) slope easement deed
9 and one (1) drainage easement deed executed, acknowledged and delivered to
10 Monica Tlaxcala, Real Property Agent for the County or to Escrow Holder, substantially
11 in the forms attached hereto as Attachment 3, (Deeds) granting the portion of the Right
12 of Way Property, subject to the following:

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

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

25 G. At the Close of Escrow, Escrow Holder shall disburse to Grantor
26 the Purchase Price, less the foregoing amounts necessary to satisfy and bring current
27 as of the date of the Close of Escrow real property taxes, bonds, and assessments,
28 liens, penalties, cost and interest thereon.

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

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

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

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

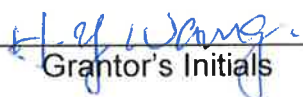
1 Easement Area, including, without limitation, any such Claims in any way relating to: (i)
2 any defects in title to the Right of Way Property, Slope Easement Area and Drainage
3 Easement Area, (ii) the physical condition of the Right of Way Property, Slope
4 Easement Area and Drainage Easement Area,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

27 K. As a covenant that shall survive the Close of Escrow, County
28 waives, releases and holds Grantor and its Affiliates harmless from and against all

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

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

23
24 _____
25 County's Initials

26 
27 _____
28 Grantor's Initials

29 L. As a covenant that shall survive the Close of Escrow, County
30 agrees to indemnify, defend and hold harmless Grantor and its successors and assigns
31 and their respective officers, directors, shareholders, employees, contractors,
32 licensees, tenants, agents, and representatives (individually and collectively,
33

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

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

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

28 4. Grantor Responsibilities.

1 representation or warranty regarding City's actions pertaining to approval of future
2 driveway locations.

3 2. It is mutually understood and agreed by and between the Parties hereto
4 that the right of possession and use of the Right of Way Property, Slope Easement
5 Area and Drainage Easement Area by County, including the right to remove and
6 dispose of improvements, shall commence upon the Close of Escrow.

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

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

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

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

24 7. This Agreement is the result of negotiations between the Parties and is
25 intended by the Parties to be a final expression of their understanding with respect to
26 the matters herein contained. This Agreement supersedes any and all other prior
27 agreements and understandings, oral or written, in connection therewith. No provision
28

1 contained herein shall be construed against the County solely because it prepared this
2 Agreement in its executed form.

3 8. Any action at law or in equity brought by either of the Parties for the
4 purpose of enforcing a right or rights provided for by this Agreement shall be tried in a
5 court of competent jurisdiction in the County of Riverside, State of California, and the
6 Parties hereby waive all provisions of law providing for a change of venue in such
7 proceedings to any other county.

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

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

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

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

26 13. When signed by Grantor, this instrument constitutes an offer to County
27 which must be accepted, if at all, by delivery to Grantor and Escrow Holder of fully
28 executed originals (one for Grantor and one for escrow) along with the Purchase Price

1 to Escrow Holder on or before 5:00 p.m. local time, on the one-hundredth (100th) day
2 after the date set forth under Grantor's signature below, failing which, said offer shall
3 be automatically revoked, terminated and of no force or effect unless the parties agree,
4 in writing, to an extension of time.

5
6
7 (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)
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1 In Witness Whereof, the Parties have executed this Agreement the day and year
2 last below written.

3
4 Dated: _____

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

GRANTOR:
SFU INVESTMENTS
LIMITED PARTNERSHIP, a California
limited partnership

9 By: _____
10 Marion Ashley, Chairman
11 Board of Supervisors

By:  _____
Huei Yu Wang
Managing Partner
1/14/15

12 ATTEST:
13 Kecia Harper-Ihem
14 Clerk of the Board

15 By: _____
16 Deputy

17 APPROVED AS TO FORM:
18 Greg Priamos
19 County Counsel

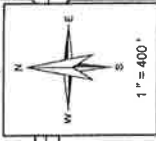
20 By:  _____
21 Raymond M. Mistica
22 Deputy County Counsel

ATTACHMENT 1
Assessor's Plat Map

372-11

357-23

TRA 054-017



SEC. 14 T6S R3W

05
78.32 AC ML

03
122.36 AC ML



02
9.55 AC ANT

01
8.49 AC NT

STATE HWY 215

SCOTT ROAD

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: 05/14/09
SHEET NO: 14
PAGE NO: 14

APRIL 2009

86-380 Pg 35	86-372 Pg 10	86-372 Pg 12	86-372 Pg 13
86-390 Pg 39	86-389 Pg 38	86-388 Pg 37	86-387 Pg 36
86-384 Pg 18	86-385 Pg 19	86-386 Pg 20	86-383 Pg 21

DATE: 05/14/09
SHEET NO: 14
PAGE NO: 14



ASSESSOR'S MAP: EK372 PG 11
Riverside County, Calif.

ATTACHMENT 2
Legal Descriptions and Plat Maps

"2A" – Grant Deed

1. A portion of APN: 372-110-003; Parcel 0689-003A in favor of the City of Menifee

"2B" – Slope Easement

2. A portion of APN: 372-110-003 ; Parcels 0689-003B & 0689-003C in favor of the City of Menifee

"2C" – Drainage Easement

3. A portion of APN: 372-110-003; Parcel 0689-003D in favor of the City of Menifee

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-003A

BEING A PORTION OF "PARCEL 3", "PARCEL 4", AND "PARCEL 7" 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W AND THE **TRUE POINT OF BEGINNING**;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 28°42'00", AN ARC DISTANCE OF 766.30 FEET;

THENCE N 31°01'42" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.93 FEET;

(COURSE "A") THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 34°27'21" E, A DISTANCE OF 139.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 289.00 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 16.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,122.16 FEET AND AN INITIAL RADIAL BEARING OF N 52°20'07" E;

(COURSE "C") THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 245.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF S 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 621.56 FEET;

(COURSE "E") THENCE N 81°53'29" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003A

BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,557.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 57.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "F") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 57.94 FEET;

(COURSE "G") THENCE S 84°01'21" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "H") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°18'50", AN ARC DISTANCE OF 35.63 FEET;

(COURSE "I") THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET;

(COURSE "J") THENCE S 89°21'42" E, A DISTANCE OF 23.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

(COURSE "K") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'07", AN ARC DISTANCE OF 191.75 FEET;

(COURSE "L") THENCE S 84°55'35" E, A DISTANCE OF 163.35 FEET;

(COURSE "M") THENCE S 05°04'25" W ALONG A RADIAL LINE, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 280.50 FEET AND AN INITIAL RADIAL BEARING OF N 05°04'25" E;

(COURSE "N") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 89.65 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 274.50 FEET AND AN INITIAL RADIAL BEARING OF S 23°23'08" W;

(COURSE "O") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 87.73 FEET;

(COURSE "P") THENCE S 84°55'35" E, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,471.10 FEET;

(COURSE "Q") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 134.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY DEED RECORDED SEPTEMBER 20, 1949 IN BOOK 1109, PAGES 280 THROUGH 282, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE N 89°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 317.95 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY CONVEYED TO THE STATE OF CALIFORNIA BY INSTRUMENT NUMBER 26919, RECORDED MARCH 20, 1969, SAID OFFICIAL RECORDS;

THENCE N 00°41'00" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003A

SAID INSTRUMENT NUMBER 26919, A DISTANCE OF 2.98 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE N 89°19'54" W ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 26919, BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD, A DISTANCE OF 512.73 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 64,997 SQUARE FEET, OR 1.492 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 AND/OR ANTELOPE ROAD OVER AND ACROSS COURSE "A" THROUGH COURSE "Q", 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: 10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003A)

LINE DATA

- ① N 89°19'00" W 986.47'
(N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36'
(N 89°20'53" W 957.49')
- ③ N 89°19'00" W 1,651.05'
- ④ N 89°19'00" W 471.39'
(N 89°19'20" W 471.10')
- ⑤ N 89°19'00" W 634.59'
[[N 89°19'22" W 634.72']]
- ⑥ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ⑦ S 89°19'00" E 77.82'
- ⑧ N 00°41'00" E 32.25'

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 = 1,014.86' (L = 1,015.24')

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

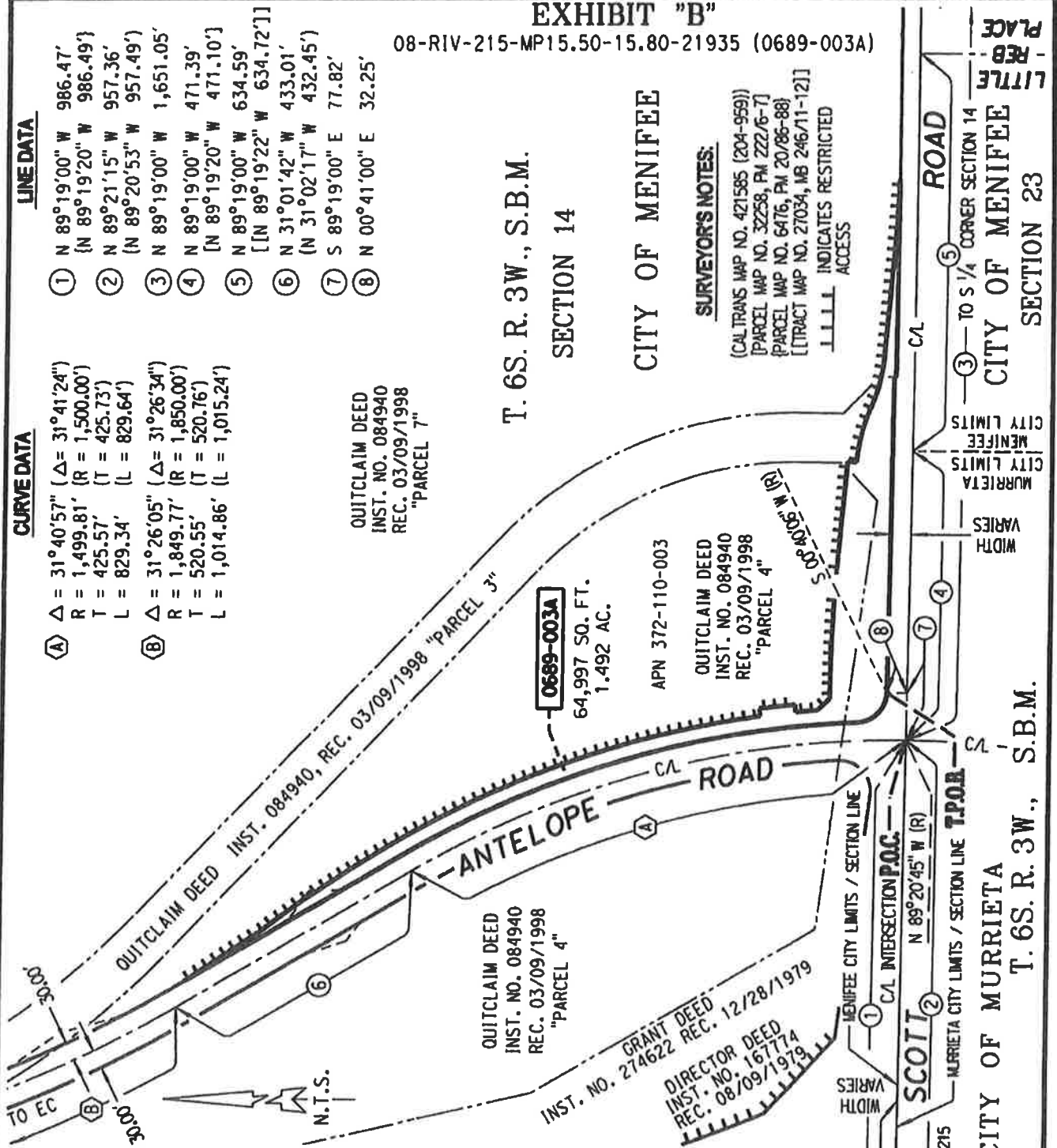
T. 6S. R. 3W., S.B.M.
SECTION 14

CITY OF MENIFEE

SURVEYOR'S NOTES:

- (CALTRANS MAP NO. 421585 (204-959))
- (PARCEL MAP NO. 32258, PM 222/16-7)
- (PARCEL MAP NO. 6476, PM 20/86-88)
- (TRACT MAP NO. 27034, MB 246/11-12)]

||||| INDICATES RESTRICTED ACCESS



LITTLE RFB PLACE

CITY OF MENIFEE SECTION 23

MURRIETA CITY LIMITS
MENIFEE CITY LIMITS
VARIES WIDTH

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



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.: 0689-009A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003A)

LINE DATA

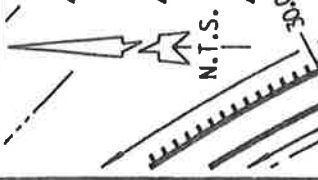
- ① N 89°19'00" W 986.47'
(N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36'
(N 89°20'53" W 957.49')
- ③ N 89°19'00" W 1,651.05'
- ④ N 89°19'00" W 471.39'
(N 89°19'20" W 471.10')
- ⑤ N 89°19'00" W 634.59'
[[N 89°19'22" W 634.72']]
- ⑦ S 89°19'00" E 77.82'
- ⑧ N 00°41'00" E 32.25'
- ⑪ N 81°53'29" E (R) 4.00'
- ⑫ S 84°01'21" W (R) 4.00'
- ⑬ S 43°20'31" E 39.17'
- ⑭ S 89°21'42" E 23.68'
- ⑮ S 84°55'35" E 163.35'
- ⑯ S 05°04'25" W (R) 6.00'
- ⑰ S 84°55'35" E 151.16'
- ⑱ N 89°20'00" W 317.95'
- ⑲ N 00°41'00" E 2.98'
- ⑳ N 89°19'54" W 512.73'
(N 89°20'53" W 512.66')

CURVE DATA

- ① Δ = 02°07'52"
R = 1,557.81'
T = 28.98'
L = 57.94'
- ② Δ = 01°18'50"
R = 1,553.81'
T = 17.82'
L = 35.63'
- ③ Δ = 04°26'07"
R = 2,477.00'
T = 95.92'
L = 191.75'
- ④ Δ = 18°18'43"
R = 280.50'
T = 45.21'
L = 89.65'
- ⑤ Δ = 18°18'43"
R = 274.50'
T = 44.24'
L = 87.73'
- ⑥ Δ = 02°12'56"
R = 3,471.10'
T = 67.12'
L = 134.22'

R/W INFORMATION

- ① Δ = 31°40'57"
R = 1,499.81'
T = 425.57'
L = 829.34'
- ② Δ = 87°00'12"
R = 49.99'
T = 47.45'
L = 75.92'
- ③ Δ = 00°44'13"
R = 1,529.81'
T = 9.83'
L = 19.67'
- ④ Δ = 28°42'00"
R = 1,529.81'
T = 390.74'
L = 766.30'
- ⑤ Δ = 22°55'11"
R = 1,553.81'
T = 314.99'
L = 621.56'



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.: 0689-003A

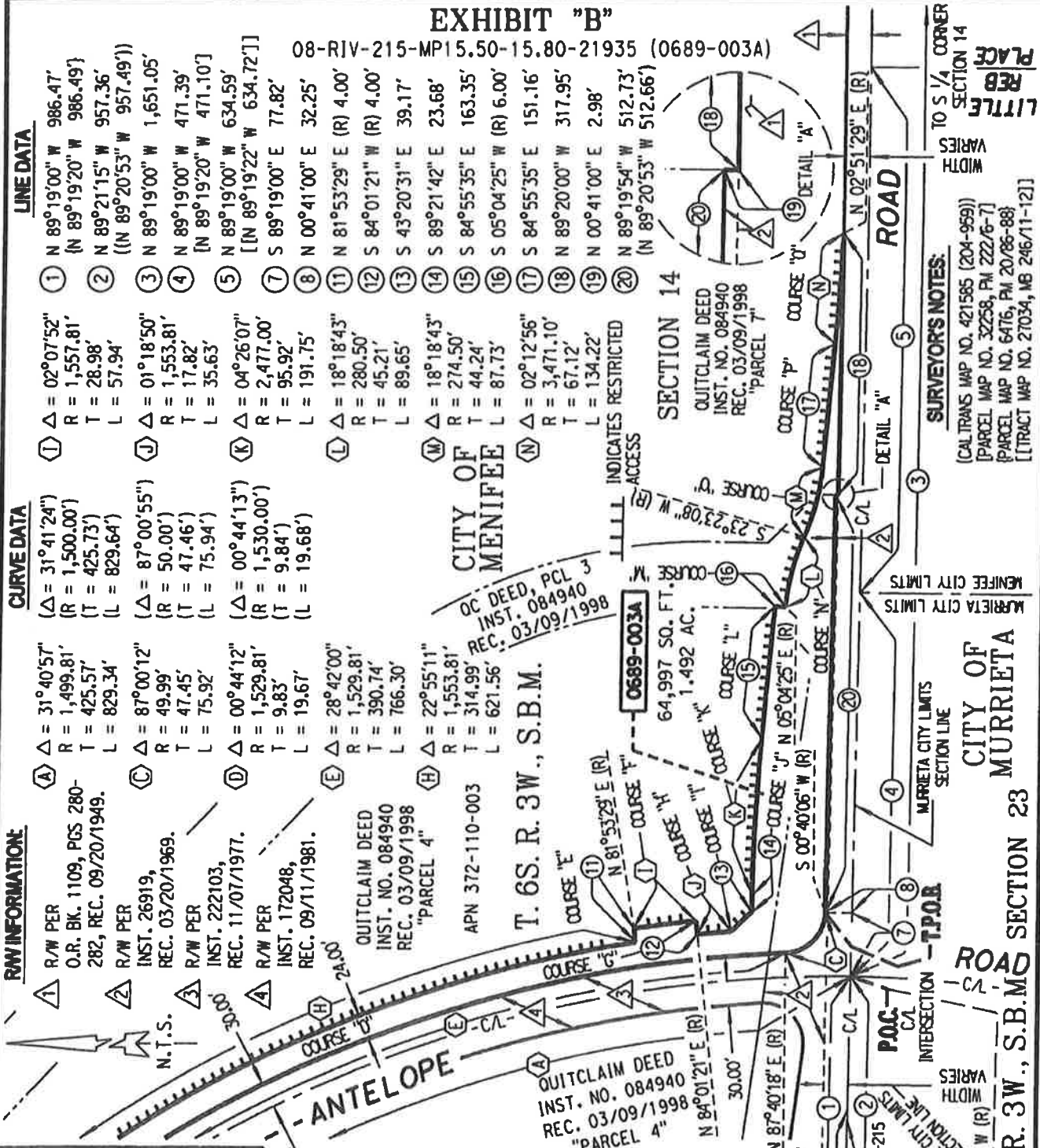
PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3



LITTLE REB PLACE SECTION 14 CORNER TO S 1/4

WIDTH VARIES

SURVEYOR'S NOTES:
(CAL TRANS MAP NO. 421585 (204-959))
(PARCEL MAP NO. 32258, PM 222/6-7)
(PARCEL MAP NO. 6476, PM 20/86-88)
[[TRACT MAP NO. 27034, MB 246/11-12]]

MURRIETA CITY LIMITS

MURRIETA CITY LIMITS

MURRIETA CITY LIMITS

MURRIETA CITY LIMITS

MURRIETA CITY LIMITS

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

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003A)



CURVE DATA

- (A) $\Delta = 31^\circ 40' 57''$ ($\Delta = 31^\circ 41' 24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (B) $\Delta = 31^\circ 26' 05''$ ($\Delta = 31^\circ 26' 34''$)
 $R = 1,849.77'$ ($R = 1,850.00'$)
 $T = 520.55'$ ($T = 520.76'$)
 $L = 1,014.86'$ ($L = 1,015.24'$)
- (E) $\Delta = 28^\circ 42' 00''$
 $R = 1,529.81'$
 $T = 390.74'$
 $L = 766.30'$
- (F) $\Delta = 03^\circ 12' 32''$
 $R = 289.00'$
 $T = 8.10'$
 $L = 16.19'$
- (G) $\Delta = 06^\circ 38' 11''$
 $R = 2,122.16'$
 $T = 123.04'$
 $L = 245.80'$
- (H) $\Delta = 22^\circ 55' 11''$
 $R = 1,553.81'$
 $T = 314.99'$
 $L = 621.56'$

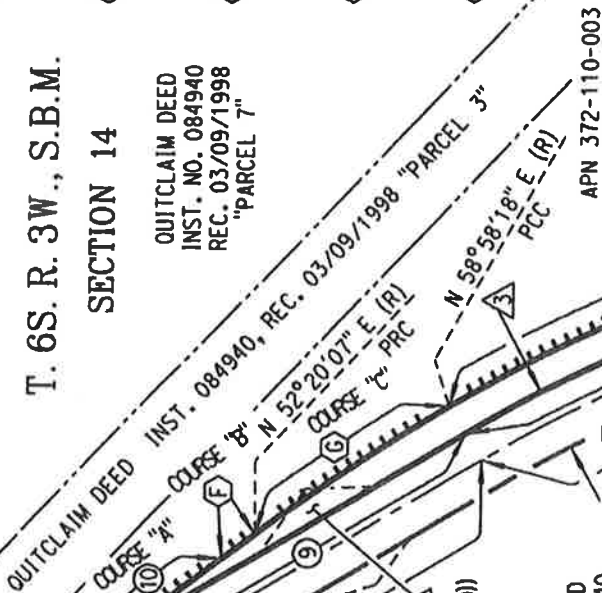
LINE DATA

- (6) N $31^\circ 01' 42''$ W 433.01'
 (N $31^\circ 02' 17''$ W 432.45')
- (9) N $31^\circ 01' 42''$ W 400.93'
- (10) S $34^\circ 27' 21''$ E 139.81'

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

SECTION 14

QUITCLAIM DEED
 INST. NO. 084940
 REC. 03/09/1998
 "PARCEL 7"



SURVEYOR'S NOTES:

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

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

GRANT DEED
 INST. No. 274622 REC. 12/28/1979

DIRECTOR DEED
 INST. No. 161774
 REC. 08/09/1979

R/W INFORMATION:

- (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.
- (5) R/W PER INST. 222104, REC. 11/07/1977.

CITY OF MENIFEE

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



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.: 0689-003A

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
0689-003B

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN A PORTION OF "PARCEL 3" AND "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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 85°20'11" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°18'50", AN ARC DISTANCE OF 35.63 FEET;

THENCE N 84°01'21" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,557.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 57.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 57.94 FEET;

THENCE S 81°53'29" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003B

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 621.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,122.16 FEET AND AN INITIAL RADIAL BEARING OF N 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 245.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 289.00 FEET AND AN INITIAL RADIAL BEARING OF S 52°20'07" W;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 16.19 FEET;

THENCE N 34°27'21" W, A DISTANCE OF 139.81 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD;

THENCE N 31°01'42" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,819.77 FEET;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'36", AN ARC DISTANCE OF 135.30 FEET;

THENCE N 63°13'54" E ALONG A RADIAL LINE, A DISTANCE OF 11.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,808.43 FEET AND AN INITIAL RADIAL BEARING OF S 63°13'54" W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°41'15", AN ARC DISTANCE OF 242.64 FEET;

THENCE S 34°27'21" E, A DISTANCE OF 63.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 279.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 15.63 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,132.16 FEET AND AN INITIAL RADIAL BEARING OF N 52°20'07" E;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 246.96 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,563.81 FEET AND AN INITIAL RADIAL BEARING OF N 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 63.99 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 625.56 FEET;

THENCE N 81°53'29" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,567.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003B

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 58.31 FEET;

THENCE S 84°01'21" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,563.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 63.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'06", AN ARC DISTANCE OF 32.35 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 31.42 FEET;

THENCE S 23°38'54" W, A DISTANCE OF 10.86 FEET;

THENCE N 43°20'31" W, A DISTANCE OF 39.17 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 13,464 SQUARE FEET, OR 0.309 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 E. Hunt

DATE: 10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003B)

CURVE DATA

QUITCLAIM DEED PARCEL 7 INST. NO. 98-84940 REC. 03/09/1998	(A)	$\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$) $R = 1,499.81'$ ($R = 1,500.00'$) $T = 425.57'$ ($T = 425.73'$) $L = 829.34'$ ($L = 829.64'$)
	(B)	$\Delta = 31^{\circ}26'05''$ ($\Delta = 31^{\circ}26'34''$) $R = 1,849.77'$ ($R = 1,850.00'$) $T = 520.55'$ ($T = 520.76'$) $L = 1,014.86'$ ($L = 1,015.24'$)
	(C)	$\Delta = 87^{\circ}00'12''$ ($\Delta = 87^{\circ}00'55''$) $R = 49.99'$ ($R = 50.00'$) $T = 47.45'$ ($T = 47.46'$) $L = 75.92'$ ($L = 75.94'$)
	(D)	$\Delta = 02^{\circ}20'07''$ $R = 1,529.81'$ $T = 31.18'$ $L = 62.35'$

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 S 89°19'00" E 77.82'
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E (R) 24.00'

N.T.S.

TO W 1/4 CORNER
SECTION 14

2631.88')

(N 00°13'48" E
2631.90')

2631.90'

N 00°13'50" E
1061.41'

(N 00°24'17" E 1061.36')

I-215

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

CITY OF MENIFEE

SURVEYOR'S NOTES:

((RAMP MAP NO. 81, FB 2051 S-4922))
[PARCEL MAP NO. 32258, FM 222/6-7]
[PARCEL MAP NO. 6476, FM 20/86-88]
(CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED ACCESS

SCOTT

MENIFEE CITY LIMITS / SECTION LINE

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

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

SECTION 14

T.P.O.B.

P.O.C.

C/L INTERSECTION

SECTION 23

APN 372-110-003

REC. 03/09/1998 "PARCEL 3"

0689-003B

13,464 SQ. FT.
0.309 AC.

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

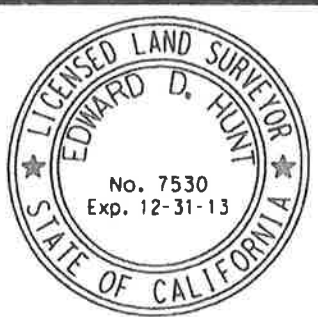
N 87°40'18" E (R)

S 00°40'06" W (R)

TO S 1/4 COR.

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.: 0689-003B

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

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) $\Delta = 87^{\circ}00'12''$ ($\Delta = 87^{\circ}00'55''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 47.45'$ ($T = 47.46'$)
 $L = 75.92'$ ($L = 75.94'$)
- (D) $\Delta = 02^{\circ}20'07''$
 $R = 1,529.81'$
 $T = 31.18'$
 $L = 62.35'$

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003B)

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']
 - ④ S 89°19'00" E 77.82'
 - ⑤ N 00°41'00" E 32.25'
 - ⑥ N 85°20'11" E (R) 24.00'
 - ⑦ N 84°01'21" E 4.00'
 - ⑧ S 81°53'29" W 4.00'
 - ⑬ N 81°53'29" E 4.00'
 - ⑭ S 84°01'21" W 4.00'
 - ⑮ S 43°20'31" E 31.42'
 - ⑯ S 23°38'54" W 10.86'
 - ⑰ N 43°20'31" W 39.17'
- APN 372-110-003

SURVEYOR'S NOTES:

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

CITY OF MENIFEE

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

RAW INFORMATION:

- (F) $\Delta = 01^{\circ}18'50''$
 $R = 1,553.81'$
 $T = 17.82'$
 $L = 35.63'$
- (G) $\Delta = 02^{\circ}07'52''$
 $R = 1,557.81'$
 $T = 28.98'$
 $L = 57.94'$
- (H) $\Delta = 22^{\circ}55'11''$
 $R = 1,553.81'$
 $T = 314.99'$
 $L = 621.56'$
- (O) $\Delta = 22^{\circ}55'11''$
 $R = 1,563.81'$
 $T = 317.02'$
 $L = 625.56'$
- (P) $\Delta = 02^{\circ}07'52''$
 $R = 1,567.81'$
 $T = 29.16'$
 $L = 58.31'$
- (Q) $\Delta = 01^{\circ}11'06''$
 $R = 1,563.81'$
 $T = 16.17'$
 $L = 32.35'$

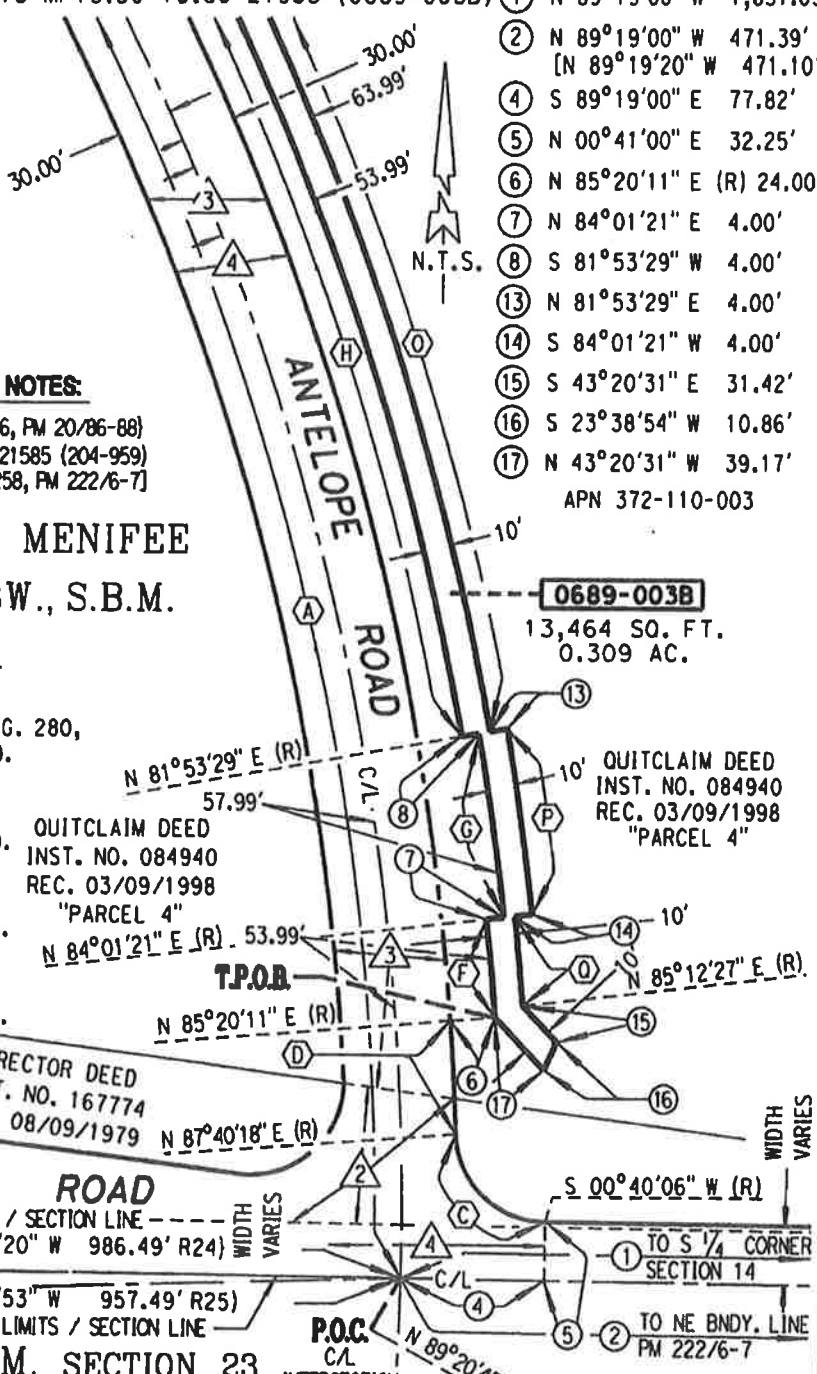
- ① R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- ② R/W PER INST. 26919, REC. 03/20/1969.
- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.

SECTION 14 DIRECTOR DEED
 INST. NO. 167774
 REC. 08/09/1979

SCOTT ROAD

TO SW COR. SEC. 14 -- MENIFEE CITY LIMITS / SECTION LINE --
 N 89°19'00" W 986.47' (N 89°19'20" W 986.49' R24)

N 89°21'15" W 957.36' (N 89°20'53" W 957.49' R25)
 TO C/L INT. I-215 & SCOTT ROAD. C/L
 MURRIETA CITY LIMITS / SECTION LINE
T. 6S. R. 3W., S.B.M. SECTION 23



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

CITY OF MURRIETA

PAR. NO.:	0689-003B
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 2 OF 3	

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003B)

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

R/W INFORMATION:

- 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.
- ⑤ R/W PER INST. 222104, REC. 11/07/1977.

N.T.S.

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

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

APN 372-110-003

CITY OF MENIFEE

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')
- (B) $\Delta = 31^\circ 26' 05''$ ($\Delta = 31^\circ 26' 34''$)
R = 1,849.77' (R = 1,850.00')
T = 520.55' (T = 520.76')
L = 1,014.86' (L = 1,015.24')
- (H) $\Delta = 22^\circ 55' 11''$ (I) $\Delta = 06^\circ 38' 11''$
R = 1,553.81' (R = 2,122.16')
T = 314.99' (T = 123.04')
L = 621.56' (L = 245.80')
- (J) $\Delta = 03^\circ 12' 32''$ (K) $\Delta = 04^\circ 15' 36''$
R = 289.00' (R = 1,819.77')
T = 8.10' (T = 67.68')
L = 16.19' (L = 135.30')
- (L) $\Delta = 07^\circ 41' 15''$ (M) $\Delta = 03^\circ 12' 32''$
R = 1,808.43' (R = 279.00')
T = 121.50' (T = 7.82')
L = 242.64' (L = 15.63')
- (N) $\Delta = 06^\circ 38' 11''$ (O) $\Delta = 22^\circ 55' 11''$
R = 2,132.16' (R = 1,563.81')
T = 123.62' (T = 317.02')
L = 246.96' (L = 625.56')

LINE DATA

- ③ N $31^\circ 01' 42''$ W 433.01'
(N $31^\circ 02' 17''$ W 432.45')
- ⑨ N $34^\circ 27' 21''$ W 139.81'
- ⑩ N $31^\circ 01' 42''$ W 32.08'
- ⑪ N $63^\circ 13' 54''$ E 11.34'
- ⑫ S $34^\circ 27' 21''$ E 63.03'

0689-003B
13,464 SQ. FT.
0.309 AC.

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



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: 10.30.2012

PAR. NO.: 0689-003B

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
0689-003C

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN A PORTION OF "PARCEL 3", "PARCEL 4" AND "PARCEL 7", 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 23.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 42.91 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 01°37'51" E, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,487.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°37'51" E;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°26'34", AN ARC DISTANCE OF 149.44 FEET;

THENCE S 84°55'35" E, A DISTANCE OF 163.35 FEET;

THENCE S 05°04'25" W, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 290.50 FEET AND AN INITIAL RADIAL BEARING OF N 05°04'25" E;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003C

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 92.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 264.50 FEET AND AN INITIAL RADIAL BEARING OF S 23°23'08" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 84.54 FEET;

THENCE S 84°55'35" E, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,461.10 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 133.84 FEET;

THENCE S 87°08'31" E, A DISTANCE OF 133.80 FEET;

THENCE S 00°41'00" W, A DISTANCE OF 4.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD;

THENCE N 89°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,471.10 FEET AND AN INITIAL RADIAL BEARING OF S 02°51'29" W;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 134.22 FEET;

THENCE N 84°55'35" W, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 274.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 87.73 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 280.50 AND AN INITIAL RADIAL BEARING OF N 23°23'08" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 89.65 FEET;

THENCE N 05°04'25" E ALONG A RADIAL LINE, A DISTANCE OF 6.00 FEET;

THENCE N 84°55'35" W, A DISTANCE OF 163.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'34", AN ARC DISTANCE OF 148.83 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 8,746 SQUARE FEET, OR 0.201 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.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003C

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



08-RIV-215-MP15.50-21935 (0689-003C) **EXHIBIT "B"**



LINE DATA

- ① N 89°19'00" W 986.47'
{N 89°19'20" W 986.49'}
- ② N 89°21'15" W 957.36'
{N 89°20'53" W 957.49'}
- ③ S 89°19'00" E 77.82'
- ④ N 00°41'00" E 32.25'
- ⑤ N 85°20'11" E (R) 24.00'
- ⑥ S 43°20'31" E 39.17'
- ⑦ S 89°21'42" E 23.68'

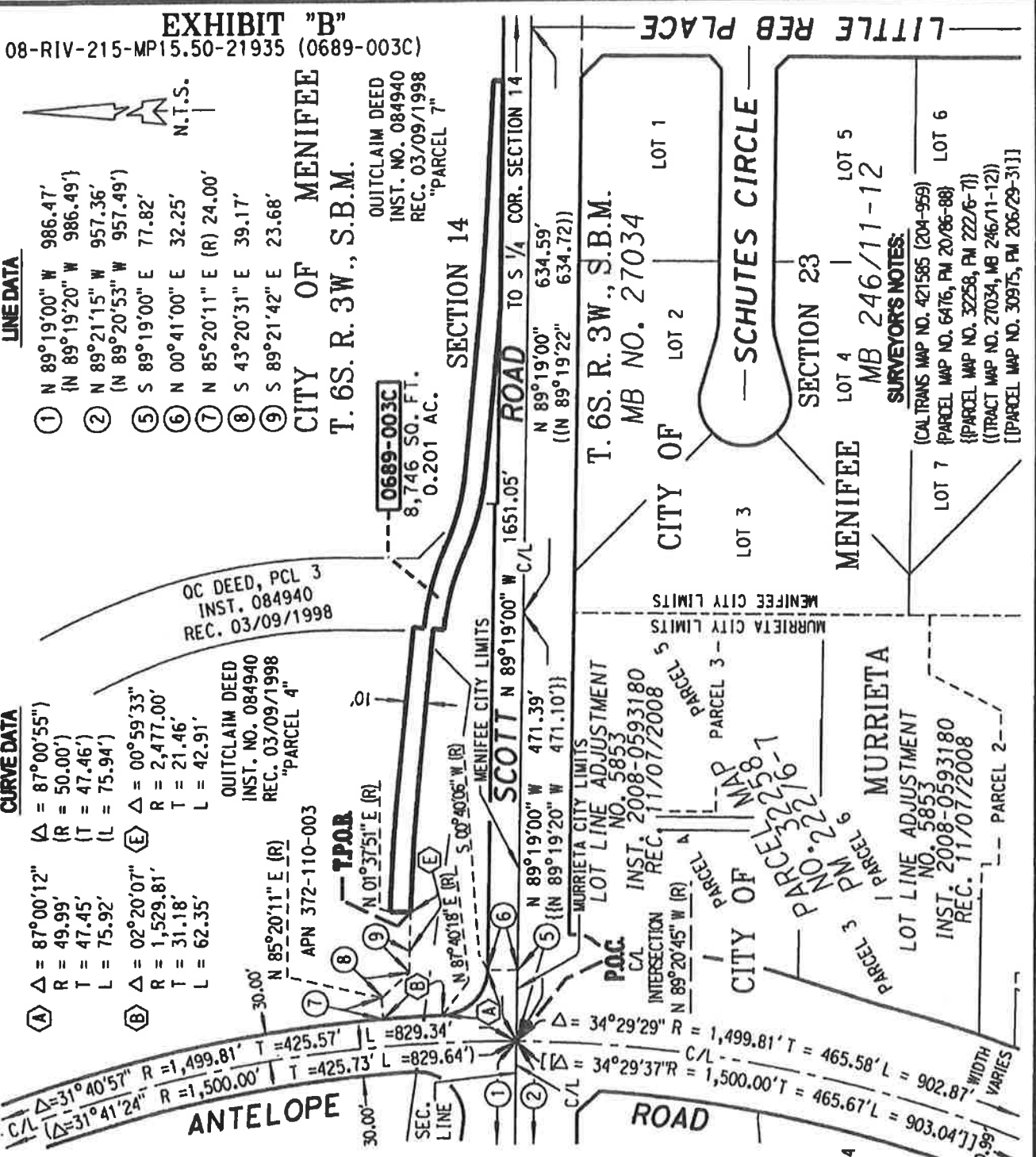
CITY OF MENIFEE
T. 6S. R. 3W., S.B.M.

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

CURVE DATA

- Ⓐ Δ = 87°00'12" R = 49.99' T = 47.45' L = 75.92'
- Ⓑ Δ = 02°20'07" R = 1,529.81' T = 31.18' L = 62.35'
- Ⓒ Δ = 87°00'55" (R = 50.00') (T = 47.46') (L = 75.94')
- Ⓓ Δ = 00°59'33" R = 2,477.00' T = 21.46' L = 42.91'

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



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

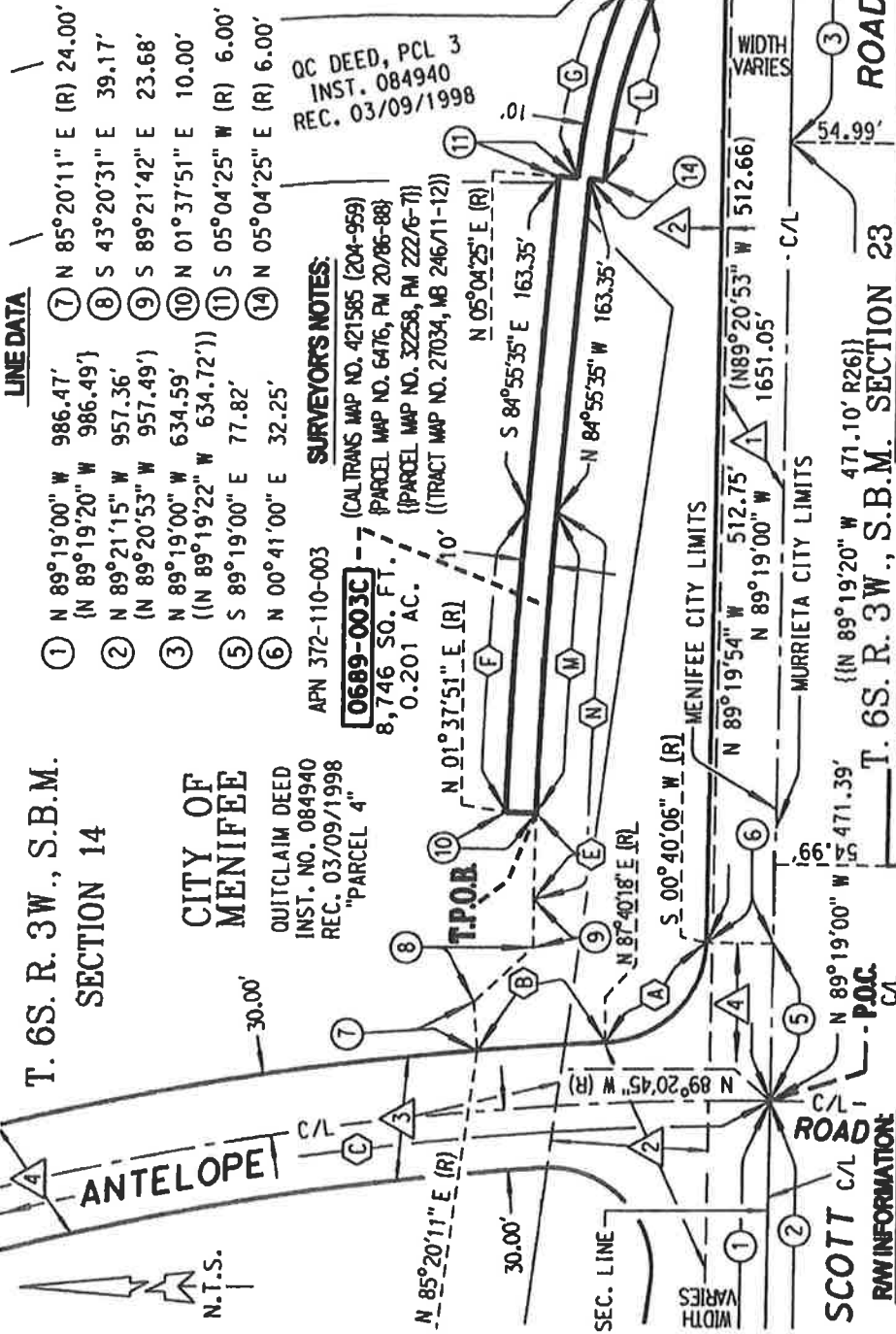
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

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

PAR. NO.:	0689-003C
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 3	

EXHIBIT "B" S 23°23'08" W (R)

08-RIV-215-MP15.50-21935 (0689-003C)



LINE DATA

- ① N 89°19'00" W 986.47' (N 85°20'11" E (R) 24.00'
(N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36' (S 43°20'31" E 39.17'
- ③ N 89°20'53" W 957.49' (S 89°21'42" E 23.68'
- ④ N 89°19'00" W 634.59' (N 01°37'51" E 10.00'
- ⑤ S 89°19'00" E 77.82' (S 05°04'25" W (R) 6.00'
- ⑥ N 00°41'00" E 32.25' (N 05°04'25" E (R) 6.00'

SURVEYOR'S NOTES:

APN 372-110-003
0689-003C (CALTRANS MAP NO. 421585 (204-959)
 8,746 SQ. FT. (PARCEL MAP NO. 6476, PM 20/86-88)
 0.201 AC. (PARCEL MAP NO. 32258, PM 22/76-77)
 ((TRACT MAP NO. 27034, MB 246/11-12))

OC DEED, PCL 3
 INST. 084940
 REC. 03/09/1998

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

CITY OF
 MENIFEE

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

T.P.O.B.
 N 01°37'51" E (R) 10'

MENIFEE CITY LIMITS

MURRIETA CITY LIMITS

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

CITY OF MURRIETA

CURVE DATA

- ① Δ = 87°00'55" (R = 50.00')
 T = 47.45' (L = 75.94')
- ② Δ = 02°20'06" (R = 1,529.81')
 T = 31.17' (L = 62.35')
- ③ Δ = 31°40'57" (R = 1,499.81')
 T = 425.57' (L = 829.34')
- ④ Δ = 34°29'37" (R = 1,500.00')
 T = 465.67' (L = 903.04')

INTERSECTION

- ① Δ = 87°00'12" (R = 49.99')
 T = 47.45' (L = 75.92')
- ② Δ = 02°20'06" (R = 1,529.81')
 T = 31.17' (L = 62.35')
- ③ Δ = 31°40'57" (R = 1,499.81')
 T = 425.57' (L = 829.34')
- ④ Δ = 34°29'37" (R = 1,500.00')
 T = 465.67' (L = 903.04')

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: 10-30-2013

PAR. NO.:	0689-003C
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 2 OF 3	

EXHIBIT "B"

08-RIV-215-MP15.50-21935 (0689-003C)



LINE DATA

- ④ N 89°19'00" W 471.39'
{(N 89°19'20" W 471.10')}
- ⑫ S 00°41'00" W 4.88'
- ⑬ N 84°55'35" W 151.16'
- ⑭ N 00°41'00" E 2.98'
- ⑮ N 89°19'54" W 512.75'
(N 89°20'53" W 512.66')

CURVE DATA

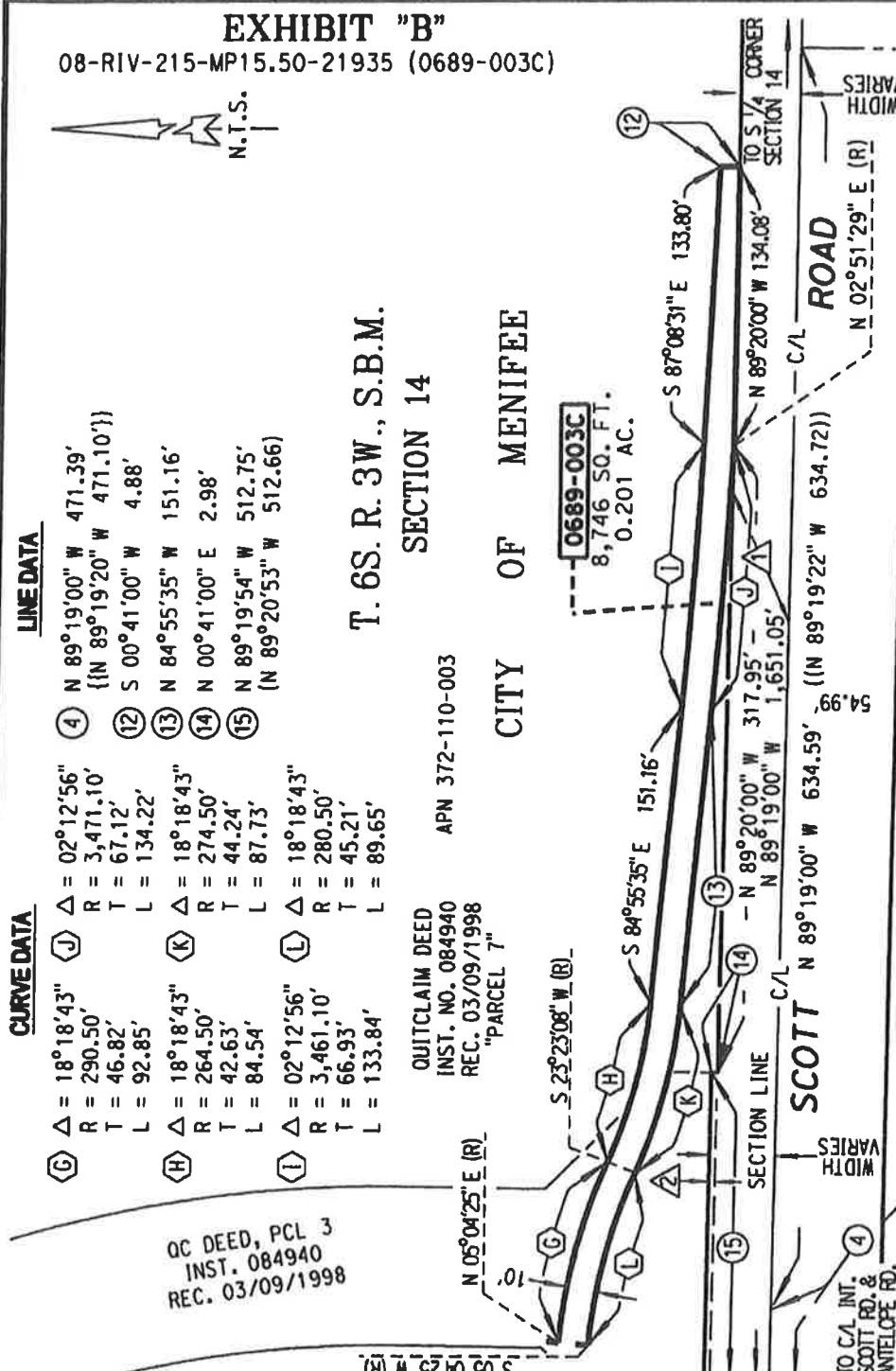
- ⑥ Δ = 18°18'43" Δ = 02°12'56"
R = 290.50' R = 3,471.10'
T = 46.82' T = 67.12'
L = 92.85' L = 134.22'
- ⑦ Δ = 18°18'43" Δ = 18°18'43"
R = 264.50' R = 274.50'
T = 42.63' T = 44.24'
L = 84.54' L = 87.73'
- ⑧ Δ = 02°12'56" Δ = 18°18'43"
R = 3,461.10' R = 280.50'
T = 66.93' T = 45.21'
L = 133.84' L = 89.65'

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

SECTION 14

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

CITY OF MENIFEE



RAW INFORMATION:

R/W PER
O.R. BK. 1109, PG. 280,
REC. 09/20/1949.
R/W PER
INST. 26919,
REC. 03/20/1969.
LOT 1

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

SECTION 23

MB NO. 27034
MB 246/11-12

CITY OF MENIFEE

SURVEYOR'S NOTES:

(CAL TRANS MAP NO. 421585 (204-959))
{(PARCEL MAP NO. 32258, PM 222/6-7)}
{(TRACT MAP NO. 27034, MB 246/11-12)}

MURRIETA CITY LIMITS
MENIFEE CITY LIMITS

LOT 3



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.: 0689-099C

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

CITY OF MURRIETA

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-003D

AN EASEMENT FOR DRAINAGE PURPOSES LYING WITHIN 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 23°38'54" E, A DISTANCE OF 10.86 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 19.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,487.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 43.08 FEET;

THENCE S 01°37'51" W ALONG A RADIAL LINE, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°37'51" E;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 42.91 FEET;

THENCE N 89°21'42" W, A DISTANCE OF 23.68 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 646 SQUARE FEET, OR 0.015 ACRES, MORE OR LESS.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003D

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



EXHIBIT "B"

LINE DATA

08-RIV-215-MP15.50-21935 (0689-003D)

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

SECTION 14

- ① N 89°19'00" W 986.47' (N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36' (N 89°20'53" W 957.49')
- ③ N 89°19'54" W 512.75' (N 89°20'53" W 512.66')
- ④ N 89°19'00" W 77.82'
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E 24.00'
- ⑦ S 43°20'31" E 39.17'
- ⑧ N 23°38'54" E 10.86'
- ⑨ S 89°21'42" E 19.43'
- ⑩ S 01°37'51" W (R) 10.00'
- ⑪ N 89°21'42" W 23.68'

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

APN 372-110-003

0689-003D
646 SQ. FT.
0.015 AC.

N.T.S.

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.

T.P.O.B.

N 87°40'18" E (R)

SURVEYOR'S NOTES:

- (PARCEL MAP NO. 6476, PM 20/86-88)
- (CALTRANS MAP NO. 421585 (204-959))
- ((TRACT MAP NO. 27034, MB 246/11-12))
- [CALTRANS MAP NO. 423574 (204-956)]

CITY OF MENIFEE

S 00°40'06" W (R)

TO SW COR. SECTION 14

WIDTH VARIES
SCOTT

P.O.C.
C/L
INTERSECTION

WIDTH VARIES

ROAD

TO ANGLE POINT R/W

SECTION C/L

LINE

C/L

MENIFEE CITY LIMITS
MURRIETA CITY LIMITS

TO S 1/4 COR. SECTION 14

TO C/L INT. SCOTT RD. & I-215 N 89°20'45" W (R)

N 89°19'00" W 634.59' ((N 89°19'22" W 634.72'))

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

CURVE DATA

CITY OF MURRIETA

- | | | | | | | |
|--|--|--|--|--|--|--|
| (A) 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') | (B) Δ = 27°57'47" (Δ = 27°58'06")
R = 1,529.81' (R = 1,530.00')
T = 380.90' (T = 381.02')
L = 746.52' (L = 746.85') | (C) Δ = 87°00'12" (Δ = 87°00'55")
R = 49.99' (R = 50.00')
T = 47.45' (T = 47.46')
L = 75.92' (L = 75.94') | (D) Δ = 00°44'12" (Δ = 00°44'13")
R = 1,529.81' (R = 1,530.00')
T = 9.83' (T = 9.84')
L = 19.67' (L = 19.68') | (E) Δ = 02°20'07" (Δ = 02°20'07")
R = 1,529.81' (R = 1,529.81')
T = 31.77' (T = 31.77')
L = 62.35' (L = 62.35') | (F) Δ = 00°59'33" (Δ = 00°59'33")
R = 2,487.00' (R = 2,487.00')
T = 21.54' (T = 21.54')
L = 43.08' (L = 43.08') | (G) Δ = 00°59'33" (Δ = 00°59'33")
R = 2,477.00' (R = 2,477.00')
T = 21.46' (T = 21.46')
L = 42.91' (L = 42.91') |
|--|--|--|--|--|--|--|



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.: 0689-003D

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 1

ATTACHMENT 3
DEEDS

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

FOR RECORDER'S USE

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/120514/244TR/16.630

Project: I-215/Scott Road Interchange
Parcel: 0689-003A
APN: 372-110-003 (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 and/or Antelope Road over and across Course "A" through Course "Q."

SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED

Project: I-215/Scott Road Interchange
Parcel: 0689-003A
APN: 372-110-003 (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/120514/244TR/16.628

Project: I-215/Scott Road Interchange
Parcels: 0689-003B and 0689-003C
APN: 372-110-003 (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
Parcels: 0689-003B and 0689-003C
APN: 372-110-003 (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

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

FOR RECORDER'S USE

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 a drainage easement for the City of Menifee on behalf of the public for drainage 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/120514/244TR/16.629

Project: I-215/Scott Road Interchange
Parcel: 0689-003D
APN: 372-110-003

DRAINAGE EASEMENT

SFU INVESTMENTS LIMITED PARTNERSHIP

Grant(s) to the CITY OF MENIFEE, a municipal corporation, an easement for drainage 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: 0689-003D
APN: 372-110-003 (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