

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE: 9/14/15

Departmental Concurrence

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

315



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
 September 24, 2015

**SUBJECT:** Approval of Grant Deed for Parcel Merger of County-Owned Real Property Located in the City of Palm Desert; CEQA Exempt; Resolution No. 2015-158 Amending Resolution No. 2014-013 Notice of Intention to Sell Real Property Amending the Description of Surplus Real Property Subsequent to Property Boundary Adjustments and Parcel Merger, Located in the City of Palm Desert, District 4, [\$0] 100% Sale Proceeds

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

1. Find that the approval of the Grant Deed to finalize the parcel merger and adopt Resolution No. 2015-158 Amending Resolution No. 2014-013 for the notice of intent to sell real property is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15312 (a)((b)(3) and 15061(b)(3);
2. Approve the attached Grant Deed in favor of the County of Riverside to finalize the parcel merger and authorize the Chairman of the Board to execute the Grant Deed and Certificate of Acceptance on behalf of the County to finalize the parcel merger of County-owned real property located in the City of Palm Desert;

(Continued)

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

**SOURCE OF FUNDS:** N/A

**Budget Adjustment:**  
 For Fiscal Year: 2015/16

**C.E.O. RECOMMENDATION:**

APPROVE  
 BY: Rohini Dasika  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:** 3.14 of 3/11/14; 3-15 of 1/6/15 | **District:** 4 | **Agenda Number:**

3-22

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

**FORM 11:** Approval of Grant Deed for Parcel Merger of County-Owned Real Property Located in the City of Palm Desert; CEQA Exempt; Resolution No. 2015-158 Amending Resolution No. 2014-013 Notice of Intention to Sell Real Property Amending the Description of Surplus Real Property Subsequent to Property Boundary Adjustments and Parcel Merger, Located in the City of Palm Desert, District 4, [\$0] 100% Sale Proceeds

**DATE:** September 24, 2015

**PAGE:** 2 of 3

**RECOMMENDED MOTION:** (Continued)

3. Direct the Economic Development Agency, Real Estate Division to submit the Grant Deed to the County Recorder for recordation and direct the Assessor's Office to expedite the assignment of a new Assessor's Parcel Number and recordation of the deed to finalize the merger process for the real property;
4. Adopt Resolution No. 2015-158 Amending Resolution No. 2014-013 Notice of Intention to Sell Real Property Amending the Description of Surplus Real Property Subsequent to Property Boundary Adjustments and Parcel Merger Located in Palm Desert, County of Riverside, State of California;
5. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code;
6. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and
7. Direct the Clerk of the Board to file the Notice of Exemption with the office of the County Clerk within five working days of approval by the Board.

**BACKGROUND:**

**Summary**

The County owns certain real property located at the northeast corner of Monterey Ave in the City of Palm Desert, County of Riverside, State of California consisting of 13.29 acres of vacant land, identified with Assessor's Parcel Number 685-020-014, that was acquired as part of the Monterey Avenue/I-10 interchange project that was completed in the 1990's. In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell.

On March 11, 2014, the Board of Supervisors adopted Resolution No. 2014-013 to declare the real property as surplus; provide a notice of intention to sell; invited bids to acquire the property and set a date for conducting the public bidding process. On April 22, 2014, the public bidding was conducted whereby no bidders submitted a bid to purchase the real property. The County continued to market this property for sale and has since considered various offers to purchase. On January 6, 2015, Item Number 3-15, the Board authorized an exchange of remnant portions of parcels between the County and the City of Palm Desert (City) and a quitclaim conveyance to the County from 10/74 PARTNERS to address these remnant parcels for Monterey Avenue that the City needed for its right-of-way and remnant parcels adjacent to the surplus real property that the City no longer needed whereby the County would merge with the surplus real property and clean up the ownership of the properties in the area.

Following the real property exchange with the City and the quitclaim conveyance from 10/74 PARTNERS, the County processed a lot merger to unify the remnant parcels the County received in the exchange from the City of Palm Desert and the remnant parcel quitclaimed from 10/74 PARTNERS with APN 685-020-014 to create one legal lot. To finalize the parcel merger, the County must approve a Grant Deed in favor of the County and record said conveyance in order to formally adjust the boundaries of the real property. Once recorded, the Assessor's Office can assign a new Assessor's Parcel Number to the property.

(Continued)

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

Economic Development Agency

**FORM 11:** Approval of Grant Deed for Parcel Merger of County-Owned Real Property Located in the City of Palm Desert; CEQA Exempt; Resolution No. 2015-158 Amending Resolution No. 2014-013 Notice of Intention to Sell Real Property Amending the Description of Surplus Real Property Subsequent to Property Boundary Adjustments and Parcel Merger, Located in the City of Palm Desert, District 4, [\$0] 100% Sale Proceeds

**DATE:** September 24, 2015

**PAGE:** 3 of 3

**BACKGROUND:**

**Summary** (Continued)

The parcel merger will create a new legal lot consisting of approximately 17.11 acres of land. Adoption of Resolution No. 2015-158 will amend the description of the surplus real property offered for sale. The Real Estate Division of EDA will return to the Board for consideration of any and all offers and proposed agreements under consideration.

Pursuant to the California Environmental Quality Act (CEQA), the action was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15312 (a)(b)(3)– Sale of Surplus Government Property Exemption, and 15061 (b)(3) – “Common Sense” Exemption. The proposed project is the approval of the Grant Deed to finalize the parcel merger and the amendment of the description of surplus property; no expansion of an existing use will occur.

The Grant Deed and Resolution No. 2015-158 have been approved as to form by County Counsel.

**Impact on Citizens and Businesses**

The completion of the lot merger and eventual sale of the property will provide for a future retail development. The eventual development of the property will benefit the citizens and businesses of this region by providing jobs, services and tax revenue which will pay to provide services in this region of the County.

Attachments:

Grant Deed

Resolution No. 2015-158

Notice of Exemption

Aerial Image

# Monterey Surplus Parcel Merger



**Legend**  
 RCLIS Parcels

## Notes

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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REPORT PRINTED ON... 9/15/2015 8:35:37 AM



0 944 1,889 Feet



1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2015-158

3 AMENDING RESOLUTION NO. 2014-013 NOTICE OF INTENTION TO SELL REAL  
4 PROPERTY AMENDING THE DESCRIPTION OF SURPLUS REAL PROPERTY  
5 SUBSEQUENT TO PROPERTY BOUNDARY ADJUSTMENTS AND PARCEL MERGER  
6 LOCATED IN PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
7

8 **WHEREAS**, On March 11, 2014, the Board of Supervisors of the County of Riverside  
9 ("Board") adopted Resolution No. 2014-013 to declare certain real property, consisting of  
10 approximately 13.29 acres of vacant land, identified with Assessor's Parcel Number 685-020-  
11 014, as surplus and to provide a notice of intention to sell said real property; and,

12 **WHEREAS**, on April 22, 2014, the County conducted a public bidding sale which  
13 resulted in no bids received and the Board authorized the Economic Development Agency,  
14 Real Estate Division to continue to market the real property for sale as surplus land; and,

15 **WHEREAS**, on January 6, 2015, Item Number 3-15, the Board authorized an exchange  
16 of remnant portions of parcels between the County and the City of Palm Desert ("City") and a  
17 quitclaim conveyance to the County from 10/74 PARTNERS to address certain remnant  
18 parcels for Monterey Avenue that the City needed for its right-of-way and remnant parcels  
19 adjacent to the surplus real property that the City no longer needed whereby the County would  
20 merge with the surplus real property and clean up the ownership of the properties in the area;  
21 and,

22 **WHEREAS**, following the real property exchange with the City and the quitclaim  
23 conveyance from 10/74 PARTNERS, the County processed a lot merger to unify the remnant  
24 parcels the County received in the exchange from the City and the remnant parcel quitclaimed  
25 from 10/74 PARTNERS with APN 685-020-014 to create one legal lot for a total of  
26 approximately 17.11 acres of vacant land; and,

27 **WHEREAS**, subsequent to the property boundary adjustment, the County, as owner of  
28 this certain real property, consisting of approximately 17.11 acres of vacant land, more

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 9-13-15  
DATE  
SYNTHIA M. GUNZEL

1 particularly legally described on Exhibit "A", attached hereto and by this reference incorporated  
2 herein, located on the northeast corner of Monterey Avenue and Dinah Shore Drive in Palm  
3 Desert, County of Riverside, State of California, (the "Property"), desires to amend Resolution  
4 No. 2014-013 to amend the legal description of the real property that has been previously  
5 declared as surplus land and offered for sale and will continue to offer the surplus real property  
6 for sale; and,

7           **WHEREAS**, the County has determined that this Property remains as surplus for it is  
8 not necessary or needed for the County's use or purposes; now, therefore,

9           **BE IT RESOLVED, DETERMINED, and ORDERED** by the Board of Supervisors of the  
10 County of Riverside, State of California, in regular session assembled on October 6, 2015, at  
11 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the meeting room of the  
12 Board, located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
13 Riverside, California, that this Board hereby amends Resolution No. 2014-013 to amend the  
14 legal description of the real property that has been previously declared as surplus land and  
15 offered for sale, will remain as surplus and continue to offer the real property for sale pursuant  
16 to the following additional information, terms and conditions:

17           1.       The nature of the real property to be sold is approximately 17.11 acres of vacant  
18 land, more specifically described in the attached Exhibits "A" and "B", which is located on the  
19 northeast corner of Monterey Avenue and Dinah Shore Drive in Palm Desert, County of  
20 Riverside, and State of California.

21           2.       The Property remains as surplus real property and will continue to be offered for  
22 sale by the County.

23           3.       Bids to purchase the Property shall be submitted to the Board for consideration  
24 and this Board reserves the right to accept a bid, reject any or all bids, either written or oral, or  
25 to withdraw the Property from sale.

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1           **IT IS FURTHER RESOLVED** that this Board directs the Clerk of the Board to publish  
2 this Resolution No. 2015-158 pursuant to Section 6063 of the Government Code.

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**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. PMW 15-147**

**PARCEL 1**

BEING THE PARCELS DESCRIBED IN EXHIBITS "A", "B" AND "C" OF QUITCLAIM DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 18, 2015 AS DOCUMENT NUMBER 2015-0108084, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, THE PARCEL DESCRIBED IN EXHIBIT "A" OF QUITCLAIM DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 18, 2015 AS DOCUMENT NUMBER 2015-0108085, OFFICIAL RECORDS OF SAID RECORDER, ALL THAT PART EXCEPTED OUT OF PARCEL 3 AS DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF PALM DESERT RECORDED MARCH 18, 2015 AS DOCUMENT NUMBER 2015-0108083, OFFICIAL RECORDS OF SAID RECORDER, AND A PORTION OF THE REMAINDER PARCEL AS SHOWN ON PARCEL MAP NUMBER 22635 ON FILE IN BOOK 166, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID RECORDER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE S 89°59'29" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1561.40 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID PARCEL MAP NUMBER 22635, ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED ON EXHIBIT "A" IN DOCUMENT NUMBER 2015-0108085 AND **THE TRUE POINT OF BEGINNING**;

THENCE S 54°33'45" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 86.25 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "A" DOCUMENT NUMBER 2015-0108085, ALSO BEING A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE N 89°59'29" W ALONG SAID SOUTH LINE AND SAID PARALLEL LINE, A DISTANCE OF 697.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DINAH SHORE DRIVE, 50 FOOT HALF WIDTH, AS DESCRIBED ON SAID EXHIBIT "A" DOCUMENT NUMBER 2015-0108085 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,050.00 FEET AND AN INITIAL RADIAL BEARING OF N 17°58'43" E;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 09°18'05", AN ARC DISTANCE OF 332.79 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "B" DOCUMENT NUMBER 2015-0108084;

THENCE N 38°04'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 36.11 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL DESCRIBED ON EXHIBIT "B" AND A POINT ON THE SOUTHERLY LINE OF SAID REMAINDER PARCEL SHOWN ON PARCEL MAP 22635;

THENCE N 89°59'29" W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 172.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 213.50 FEET AND AN INITIAL RADIAL BEARING OF N 15°29'18" E, ALSO BEING THE MOST EASTERLY POINT AS DESCRIBED IN GRANT DEED TO THE CITY OF PALM DESERT, DOCUMENT NUMBER 2005-0396156 RECORDED MAY 18, 2005, OFFICIAL RECORDS OF SAID RECORDER;



**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. PMW 15-147**

THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID GRANT DEED TO THE CITY OF PALM DESERT AND SAID CURVE THROUGH A CENTRAL ANGLE OF 11°46'42", AN ARC DISTANCE OF 43.89 FEET;

THENCE N 86°17'24" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 84.50 FEET AND AN INITIAL RADIAL BEARING OF S 12°35'55" W;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID GRANT DEED TO THE CITY OF PALM DESERT AND SAID CURVE THROUGH A CENTRAL ANGLE OF 75°57'09, AN ARC DISTANCE OF 112.01 FEET;

THENCE N 01°26'56" W ALONG THE EASTERLY LINE OF SAID GRANT DEED TO THE CITY OF PALM DESERT, A DISTANCE OF 157.62 FEET TO THE MOST SOUTHERLY POINT OF SAID PARCEL DESCRIBED ON EXHIBIT "A" DOCUMENT NUMBER 2015-0108084, ALSO BEING A POINT ON A LINE PARALLEL WITH AND DISTANT 103.05 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF MONTEREY AVENUE AS SHOWN ON SAID PARCEL MAP 22635;

THENCE N 00°00'52" W ALONG SAID PARALLEL LINE AND THE WESTERLY LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "A" DOCUMENT NUMBER 2015-0108084, A DISTANCE OF 241.39 FEET TO AN ANGLE POINT THEREIN;

THENCE N 05°50'03" E CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 212.42 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP 22635 AND THE MOST SOUTHERLY POINT OF THAT PART EXCEPTED OUT IN EXHIBIT "A" OF SAID QUITCLAIM DEED DOCUMENT #2015-0108083;

THENCE N 05°50'03" E ALONG SAID WESTERLY LINE OF THAT PART EXCEPTED OUT OF SAID QUITCLAIM DEED, A DISTANCE OF 240.35 FEET TO A POINT ON THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR THE SOUTHERN PACIFIC RAILROAD AS SHOWN ON SAID PARCEL MAP NUMBER 22635;

THENCE S 54°33'45" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1733.62 TO THE **TRUE POINT OF BEGINNING**;

**RESERVING TO THE CITY OF PALM DESERT THE FOLLOWING EASEMENTS:**

DRAINAGE AND PUBLIC UTILITY EASEMENTS OVER ALL THAT PORTION OF PARCEL 3 OF SAID PM 22635 DESCRIBED ON DOCUMENT NUMBER 2015-0108083;

A PUBLIC UTILITY EASEMENT OVER ALL OF THE PARCEL DESCRIBED ON EXHIBIT "B" DOCUMENT NUMBER 2015-0108084;

A DRAINAGE EASEMENT 50 FEET WIDE, THE NORTHEASTERLY LINE DESCRIBED AS FOLLOWS, THE SOUTHWESTERLY RIGHT-OF-WAY FOR THE SOUTHERN PACIFIC RAILROAD AS SHOWN ON SAID PARCEL MAP NUMBER 22635, THE SIDE LINES BEING LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTHERLY LINE OF THE ABOVE DESCRIBED MERGED PARCELS AND THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "A" IN DOCUMENT NUMBER 2015-0108084.

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. PMW 15-147**

MERGED PARCELS CONTAINING: 746,976 SQUARE FEET, OR 17.15 ACRES, MORE OR LESS.

**SUBJECT TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.**

SEE ATTACHED EXHIBIT "B"

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON A LOCAL COORDINATE SYSTEM AND ALL DISTANCES ARE GROUND DISTANCES.

APPROVED BY: Edward D. Hunt

DATE: 9-1-2015

Record Owner(s): County of Riverside  
Address: 4080 Lemon Street, Riverside CA, 92501  
Exhibit Prepared by: County of Riverside  
Address: 4080 Lemon Street, Riverside CA, 92501



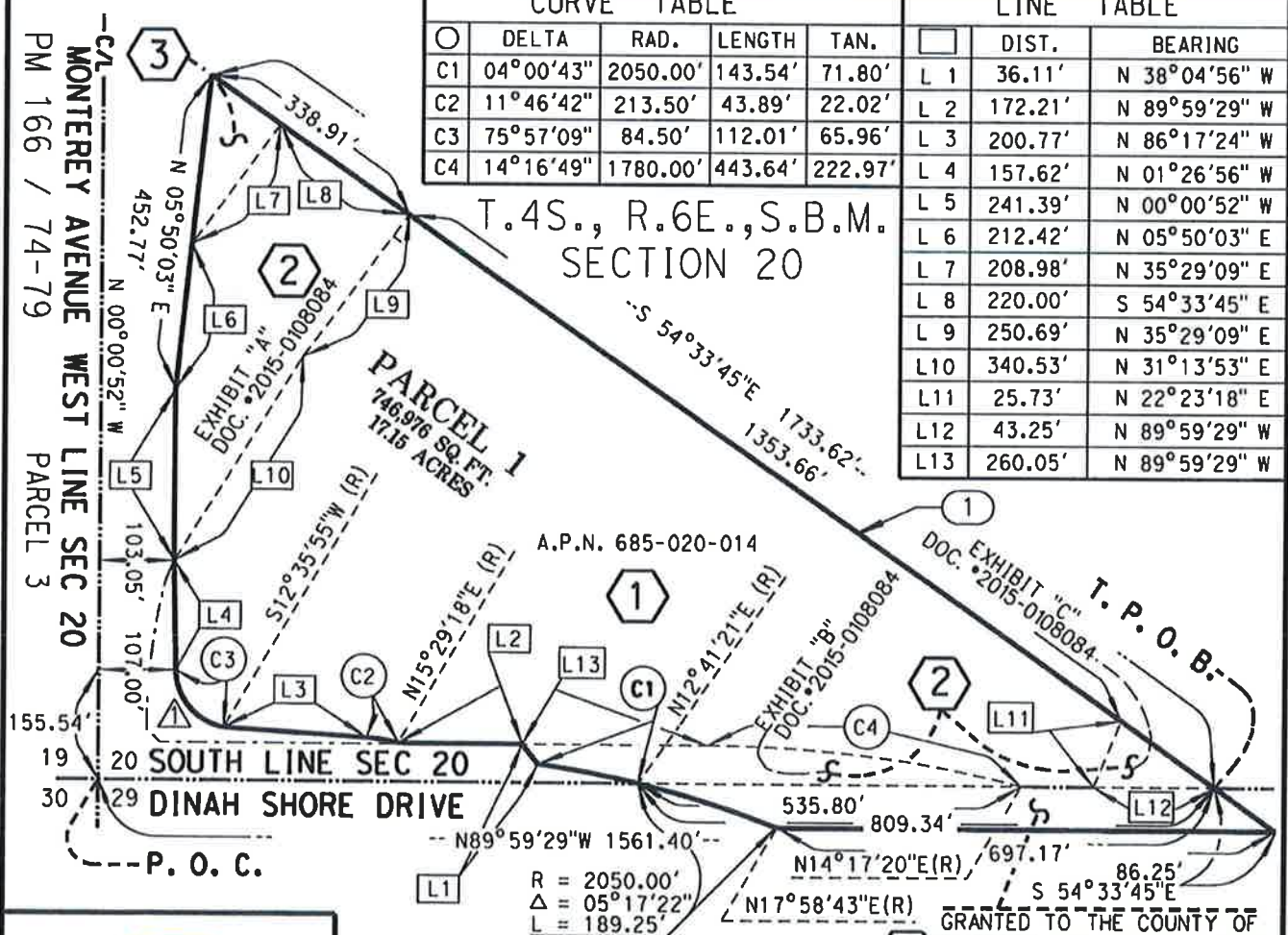
# EXHIBIT "B" - PMW 15-147

## ADJUSTMENT PLAT - CITY OF PALM DESERT

### SURVEYOR'S NOTES

- ① GRANTED TO THE CITY OF PALM DESERT PER GRANT DEED DOC. \*2005-0396156, REC. 05/18/2005
  - ① REMAINDER PARCEL PM 22635, P.M.B. 166/74-79 GRANTED TO RIV. CO. PER DOC. \*169644, REC. 05/08/1990; EXCEPTING OUT DOC. \*2005-0396156, REC. 05/18/2005
  - ② GRANTED TO THE COUNTY OF RIVERSIDE PER QUITCLAIM DEED DOC. \*2015-0108084, REC. 03/18/2015
  - ③ GRANTED TO THE COUNTY OF RIVERSIDE PER INST. \*169644, REC. 05/08/1990
- LOT LINE TO BE REMOVED
  - NEW PARCEL BOUNDARY
  - ① SOUTHERN PACIFIC RAILROAD S'LY R/W PER DEED REC. 03/23/1912, BK. 347, PG. 127 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
  - SEE SHT. 2 OF 2 FOR DRAINAGE EASEMENT AND RESERVING DRAINAGE EASEMENT FOR THE CITY OF PALM DESERT

CURVE TABLE				LINE TABLE			
○	DELTA	RAD.	LENGTH	TAN.	□	DIST.	BEARING
C1	04°00'43"	2050.00'	143.54'	71.80'	L 1	36.11'	N 38°04'56" W
C2	11°46'42"	213.50'	43.89'	22.02'	L 2	172.21'	N 89°59'29" W
C3	75°57'09"	84.50'	112.01'	65.96'	L 3	200.77'	N 86°17'24" W
C4	14°16'49"	1780.00'	443.64'	222.97'	L 4	157.62'	N 01°26'56" W
					L 5	241.39'	N 00°00'52" W
					L 6	212.42'	N 05°50'03" E
					L 7	208.98'	N 35°29'09" E
					L 8	220.00'	S 54°33'45" E
					L 9	250.69'	N 35°29'09" E
					L 10	340.53'	N 31°13'53" E
					L 11	25.73'	N 22°23'18" E
					L 12	43.25'	N 89°59'29" W
					L 13	260.05'	N 89°59'29" W



RECORD OWNER(S): COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 EXHIBIT PREPARED BY: COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 SCALE: NOT TO SCALE  
 ASSESSOR'S PARCEL NUMBER(S): 685-020-014, 685-020-001, 694-060-005, 694-060-008 & 694-060-009

GRANTED TO THE COUNTY OF RIVERSIDE PER QUITCLAIM DEED DOC. \*2015-0108085, REC. 03/18/2015; A.P.N. 694-060-005 A.P.N. 694-060-008 A.P.N. 694-060-009

APPROVED BY: *Edward D. Hunt* DATE: 9-1-2015

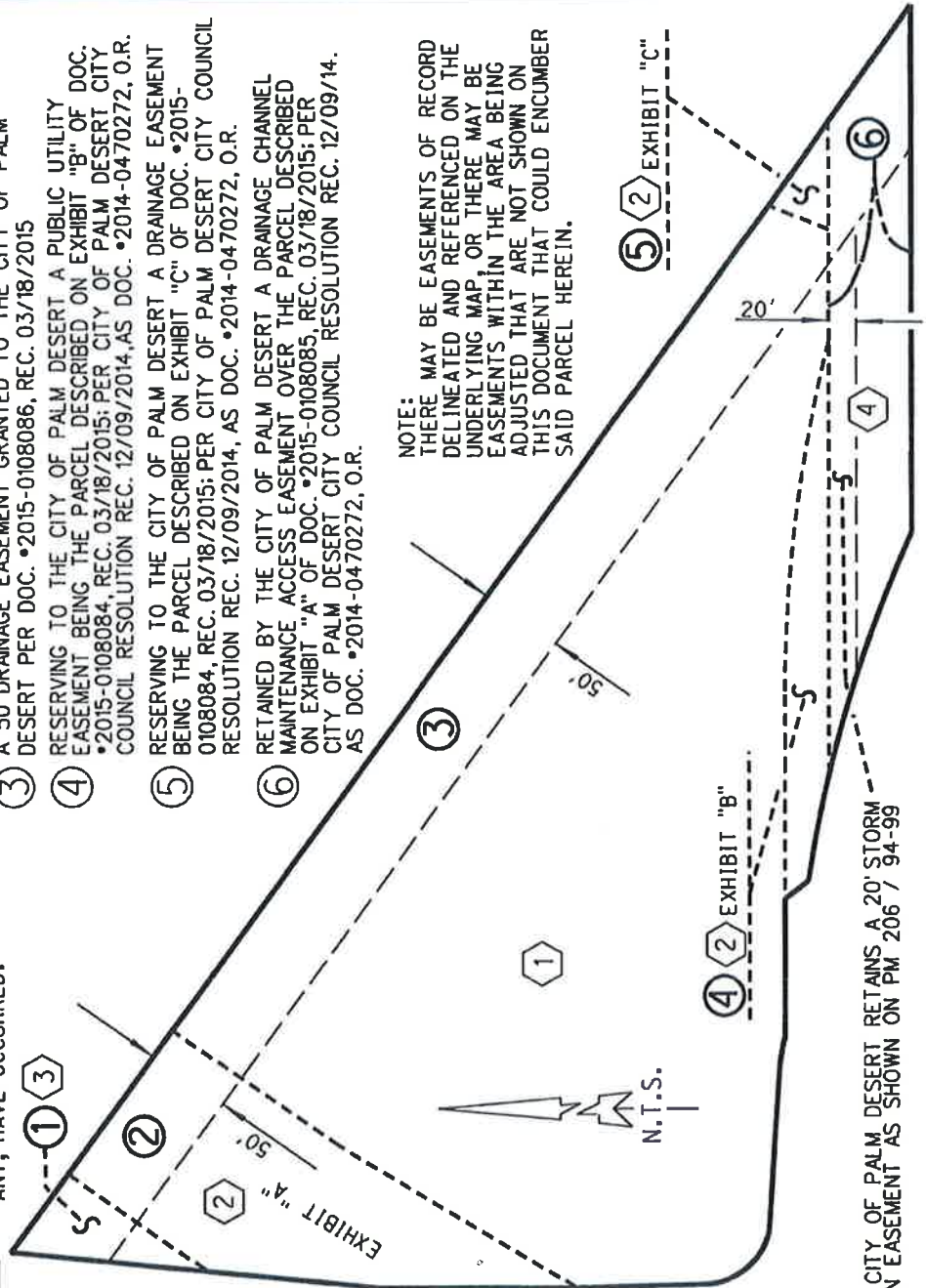
**EXHIBIT "B" - PMW 15-147**  
**ADJUSTMENT PLAT - CITY OF PALM DESERT**

**SURVEYOR'S NOTES / DRAINAGE EASEMENTS**

NOTE: THIS PLAT WAS PREPARED FROM RECORD DATA AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY SHOWN HEREON. THIS MAP HAS BEEN APPROVED UPON THE EXPRESS CONDITION THAT BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY DEVELOPMENT WITHIN THIS ADJUSTMENT PLAT UNTIL NECESSARY DEDICATIONS, IF ANY, HAVE OCCURRED.

- ① SEE SHT. 1 OF 2 FOR PARCEL DESCRIPTIONS
- ② RESERVING TO THE CITY OF PALM DESERT A DRAINAGE AND PUBLIC UTILITY EASEMENT BEING THE NORTHEASTERLY 50' OF LOT "D" OF PM 166/74-79; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ③ RESERVING TO THE CITY OF PALM DESERT A DRAINAGE EASEMENT BEING THE NORTHEASTERLY 50' OF THE PARCEL DESCRIBED ON EXHIBIT "A" OF DOC. \*2015-0108084, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ④ A 50' DRAINAGE EASEMENT GRANTED TO THE CITY OF PALM DESERT PER DOC. \*2015-0108086, REC. 03/18/2015
- ⑤ RESERVING TO THE CITY OF PALM DESERT A PUBLIC UTILITY EASEMENT BEING THE PARCEL DESCRIBED ON EXHIBIT "B" OF DOC. \*2015-0108084, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ⑥ RESERVING TO THE CITY OF PALM DESERT A DRAINAGE EASEMENT BEING THE PARCEL DESCRIBED ON EXHIBIT "C" OF DOC. \*2015-0108084, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ⑦ MAINTENANCE ACCESS EASEMENT OVER THE PARCEL DESCRIBED ON EXHIBIT "A" OF DOC. \*2015-0108085, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/14, AS DOC. \*2014-0470272, O.R.

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP, OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCEL HEREIN.



⑦ THE CITY OF PALM DESERT RETAINS A 20' STORM DRAIN EASEMENT AS SHOWN ON PM 206 / 94-99



RECORD OWNER(S): COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 EXHIBIT PREPARED BY: COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 SCALE: NOT TO SCALE  
 ASSESSOR'S PARCEL NUMBER(S): 685-020-014, 685-020-001, 694-060-005, 694-060-008 & 694-060-009

APPROVED BY: Edward D. Hunt DATE: 9-1-2015

**LEGAL DESCRIPTION  
REMAINDER PARCEL  
PARCEL MAP 22635**

BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP 22635 ON FILE IN BOOK 166, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

ALL OF THE REMAINDER PARCEL AS SHOWN ON SAID PARCEL MAP, EXCEPTING THEREFROM THAT PART AS DESCRIBED BY EXHIBIT "A" OF GRANT DEED DOCUMENT #2005-0396156, RECORDED MAY 18, 2005;

CONTAINING: 579,094 SQUARE FEET, OR 13.29 ACRES, MORE OR LESS.

APPROVED BY: Edward D. Hunt

DATE: 9-1-2015





## NOTICE OF EXEMPTION

July 27, 2015

**Project Name:** County of Riverside, Monterey Surplus, located in the City of Palm Desert

**Project Number:** FM0417200214

**Project Location:** Northeast corner of Monterey Avenue and Gateway Drive/Dinah Shore Drive, Palm Desert, Riverside County, California; Assessor Parcel Number 685-020-014 (See attached exhibits)

**Description of Project:** The County of Riverside (County) owns certain real property located at the northeast corner of Monterey Ave in the City of Palm Desert, California, consisting of 13.29 acres of vacant land, identified with Assessor's Parcel Number 685-020-014, that was acquired as part of the Monterey Avenue/I-10 interchange project that was completed in the 1990's. In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell. On March 11, 2014, the Board of Supervisors adopted Resolution No. 2014-013 to declare the real property as surplus; provide a notice of intention to sell; invited bids to acquire the property and set a date for conducting the public bidding process. On April 22, 2014, the public bidding was conducted whereby no bidders submitted a bid to purchase the real property. The County continued to market this property for sale. On January 6, 2015 the Board authorized the Assistant County Executive Officer/EDA to exchange with the City of Palm Desert (City) one surplus property along with four (4) remnant right-of-way or easement parcels contiguous to the County owned property. Upon recordation, the acreage available for sale by the County increased from 13.29 acres to 17.11 acres. In order to complete the merger, the County must record a deed unto itself. Following the real property exchange with the City and the quitclaim conveyance from 10/74 PARTNERS, the County processed a lot merger to unify the remnant parcels the County received in the exchange from the City and the remnant parcel quitclaimed from 10/74 PARTNERS with APN 685-020-014 to create one legal lot. For finalizing the parcel merger, the County must approve a Grant Deed in favor of the County and record said conveyance in order to formally adjust the boundaries of the real property. Once recorded, the Assessor's Office can assign a new Assessor's Parcel Number to the property. The parcel merger will create a new legal lot consisting of approximately 17.11 acres of land. Adoption of a Resolution will amend the description of the surplus real property. The property will continue to be offered for sale as surplus land of the County and the Real Estate Division of EDA will return to the Board for consideration of any and all offers. The Project is limited to the approval of a Grant Deed for the purpose of creating a new legal lot and to amend the legal description of the property. An independent appraisal conducted by the Real Estate Division found the fair market value for this property to be \$7,240,000. This project does not involve any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require CEQA review from the lead agency.

**Name of Public Agency Approving Project:** County of Riverside, Economic Development Agency

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

[www.rivcoeda.org](http://www.rivcoeda.org)

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

**Name of Person or Agency Carrying Out Project:** County of Riverside, Economic Development Agency

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15312 (a)(b)(3), Sale of Surplus Government Property Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

**Reasons Why Project is Exempt:** The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in any physical changes to the existing site. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The approval of a Grant Deed to complete the lot merger of the real property will not have an effect on the environment; thus, no environmental impacts are anticipated to occur.

- Section 15312 (a)(b)(3)– Sale of Surplus Government Property Exemption. The project as proposed is approving a Grant Deed to complete the lot merger and amending the description of the surplus real property which will consist of approximately 17.11 acres of vacant land. The property does not have significant values for wildlife habitat or other environmental purposes, and the use of the property and adjacent property has not changed since the time of acquisition by the County. The action does not provide for an increase in use of the land or any development activity and would not result in any physical environmental impacts under CEQA.
- Section 15061 (b)(3) – "Common Sense" Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment" State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Ibid. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm'n* (2007) 41 Cal.4th 372. With certainty, it can be seen that the Project will not have a significant effect on the environment because it merely involves a title transfer to amend and clean up the legal description of real property and does not involve any particular development. As stated, any future activity or project at the location would require CEQA review from the lead agency and any potential change of use or future project would be wholly speculative at this time. Therefore, the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed meets all of the required categorical exemptions as identified. No further environmental analysis is warranted.

Signed: \_\_\_\_\_

Vincent Coffeen

Date: \_\_\_\_\_

7/29/15

John

John Alfred, Acting Senior Environmental Planner  
County of Riverside, Economic Development Agency



**Northeast Corner of Monterey Avenue and Gateway Drive/Dinah Shore Drive,**

**Palm Desert, County of Riverside**

**685-020-014**

**33°48.1785', -116°23.1762'**



**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Monterey Surplus, located in the City of Palm Desert**

**Accounting String: 524830-47220-7200400000- FM0417200214**

DATE: July 27, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature:

  
Vincent Coffeen

PRESENTED BY: James Force, Supervising Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: July 27, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0417200214**  
Monterey Surplus, located in the City of Palm Desert

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

**After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10<sup>th</sup> Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.**

Attachment

cc: file

# Monterey Surplus Parcel Merger



## Legend

- RCLIS Parcels



REPORT PRINTED ON... 9/15/2015 8:35:37 AM

© Riverside County TLMA GIS

**Notes**  
\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

## Notes

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

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

JF:ra/061815/214FM/17.592

(Space above this line reserved for Recorder's use)

PROJECT: MONTEREY SURPLUS  
APN: 685-020-014

## GRANT DEED

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

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

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

PROJECT: MONTEREY SURPLUS  
APN: 685-020-014

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

**GRANTOR:**  
**COUNTY OF RIVERSIDE**

By: \_\_\_\_\_  
Marion Ashley, Chairman  
Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM, Clerk

By: \_\_\_\_\_  
DEPUTY

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 9.13.15  
SYNTHIA M. GUNZEL DATE

CERTIFICATE OF ACCEPTANCE  
COUNTY OF RIVERSIDE

This is to certify that the interest in real property conveyed by the grant deed dated \_\_\_\_\_ to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Riverside and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
Marion Ashley, Chairman  
Board of Supervisors

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. PMW 15-147**

**PARCEL 1**

BEING THE PARCELS DESCRIBED IN EXHIBITS "A", "B" AND "C" OF QUITCLAIM DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 18, 2015 AS DOCUMENT NUMBER 2015-0108084, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, THE PARCEL DESCRIBED IN EXHIBIT "A" OF QUITCLAIM DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 18, 2015 AS DOCUMENT NUMBER 2015-0108085, OFFICIAL RECORDS OF SAID RECORDER, ALL THAT PART EXCEPTED OUT OF PARCEL 3 AS DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF PALM DESERT RECORDED MARCH 18, 2015 AS DOCUMENT NUMBER 2015-0108083, OFFICIAL RECORDS OF SAID RECORDER, AND A PORTION OF THE REMAINDER PARCEL AS SHOWN ON PARCEL MAP NUMBER 22635 ON FILE IN BOOK 166, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID RECORDER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE S 89°59'29" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1561.40 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID PARCEL MAP NUMBER 22635, ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED ON EXHIBIT "A" IN DOCUMENT NUMBER 2015-0108085 AND THE **TRUE POINT OF BEGINNING**;

THENCE S 54°33'45" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 86.25 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "A" DOCUMENT NUMBER 2015-0108085, ALSO BEING A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE N 89°59'29" W ALONG SAID SOUTH LINE AND SAID PARALLEL LINE, A DISTANCE OF 697.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DINAH SHORE DRIVE, 50 FOOT HALF WIDTH, AS DESCRIBED ON SAID EXHIBIT "A" DOCUMENT NUMBER 2015-0108085 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,050.00 FEET AND AN INITIAL RADIAL BEARING OF N 17°58'43" E;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 09°18'05", AN ARC DISTANCE OF 332.79 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "B" DOCUMENT NUMBER 2015-0108084;

THENCE N 38°04'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 36.11 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL DESCRIBED ON EXHIBIT "B" AND A POINT ON THE SOUTHERLY LINE OF SAID REMAINDER PARCEL SHOWN ON PARCEL MAP 22635;

THENCE N 89°59'29" W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 172.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 213.50 FEET AND AN INITIAL RADIAL BEARING OF N 15°29'18" E, ALSO BEING THE MOST EASTERLY POINT AS DESCRIBED IN GRANT DEED TO THE CITY OF PALM DESERT, DOCUMENT NUMBER 2005-0396156 RECORDED MAY 18, 2005, OFFICIAL RECORDS OF SAID RECORDER;

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. PMW 15-147**

THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID GRANT DEED TO THE CITY OF PALM DESERT AND SAID CURVE THROUGH A CENTRAL ANGLE OF 11°46'42", AN ARC DISTANCE OF 43.89 FEET;

THENCE N 86°17'24" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 84.50 FEET AND AN INITIAL RADIAL BEARING OF S 12°35'55" W;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID GRANT DEED TO THE CITY OF PALM DESERT AND SAID CURVE THROUGH A CENTRAL ANGLE OF 75°57'09", AN ARC DISTANCE OF 112.01 FEET;

THENCE N 01°26'56" W ALONG THE EASTERLY LINE OF SAID GRANT DEED TO THE CITY OF PALM DESERT, A DISTANCE OF 157.62 FEET TO THE MOST SOUTHERLY POINT OF SAID PARCEL DESCRIBED ON EXHIBIT "A" DOCUMENT NUMBER 2015-0108084, ALSO BEING A POINT ON A LINE PARALLEL WITH AND DISTANT 103.05 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF MONTEREY AVENUE AS SHOWN ON SAID PARCEL MAP 22635;

THENCE N 00°00'52" W ALONG SAID PARALLEL LINE AND THE WESTERLY LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "A" DOCUMENT NUMBER 2015-0108084, A DISTANCE OF 241.39 FEET TO AN ANGLE POINT THEREIN;

THENCE N 05°50'03" E CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 212.42 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP 22635 AND THE MOST SOUTHERLY POINT OF THAT PART EXCEPTED OUT IN EXHIBIT "A" OF SAID QUITCLAIM DEED DOCUMENT #2015-0108083;

THENCE N 05°50'03" E ALONG SAID WESTERLY LINE OF THAT PART EXCEPTED OUT OF SAID QUITCLAIM DEED, A DISTANCE OF 240.35 FEET TO A POINT ON THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR THE SOUTHERN PACIFIC RAILROAD AS SHOWN ON SAID PARCEL MAP NUMBER 22635;

THENCE S 54°33'45" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1733.62 TO THE **TRUE POINT OF BEGINNING**;

**RESERVING** TO THE CITY OF PALM DESERT THE FOLLOWING EASEMENTS:

DRAINAGE AND PUBLIC UTILITY EASEMENTS OVER ALL THAT PORTION OF PARCEL 3 OF SAID PM 22635 DESCRIBED ON DOCUMENT NUMBER 2015-0108083;

A PUBLIC UTILITY EASEMENT OVER ALL OF THE PARCEL DESCRIBED ON EXHIBIT "B" DOCUMENT NUMBER 2015-0108084;

A DRAINAGE EASEMENT 50 FEET WIDE, THE NORTHEASTERLY LINE DESCRIBED AS FOLLOWS, THE SOUTHWESTERLY RIGHT-OF-WAY FOR THE SOUTHERN PACIFIC RAILROAD AS SHOWN ON SAID PARCEL MAP NUMBER 22635, THE SIDE LINES BEING LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTHERLY LINE OF THE ABOVE DESCRIBED MERGED PARCELS AND THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED ON EXHIBIT "A" IN DOCUMENT NUMBER 2015-0108084.



**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. PMW 15-147**

MERGED PARCELS CONTAINING: 746,976 SQUARE FEET, OR 17.15 ACRES, MORE OR LESS.

**SUBJECT** TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

SEE ATTACHED EXHIBIT "B"

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON A LOCAL COORDINATE SYSTEM AND ALL DISTANCES ARE GROUND DISTANCES.

APPROVED BY: Edward D. Hunt

DATE: 9-1-2015

Record Owner(s): County of Riverside  
Address: 4080 Lemon Street, Riverside CA, 92501  
Exhibit Prepared by: County of Riverside  
Address: 4080 Lemon Street, Riverside CA, 92501



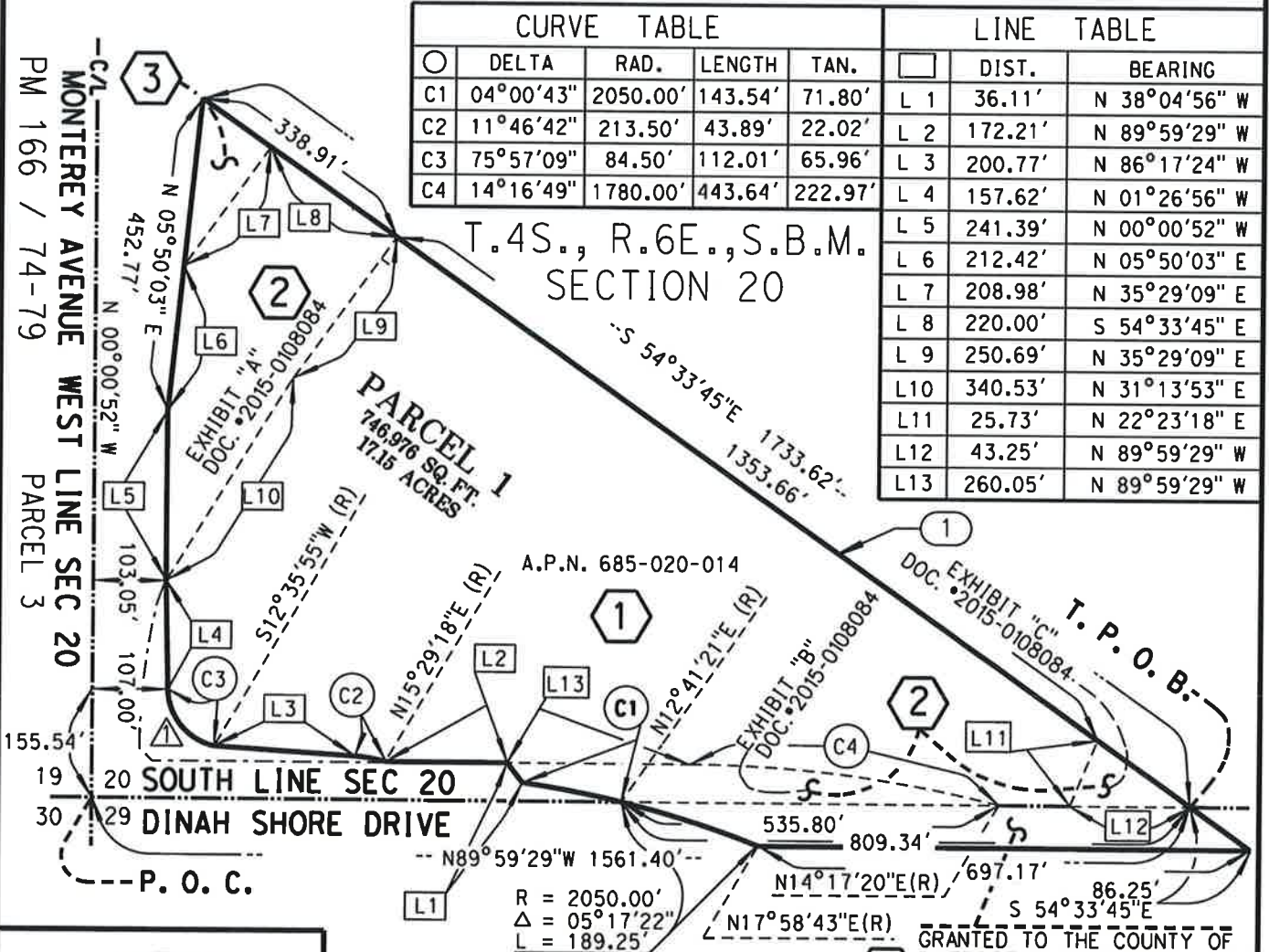
# EXHIBIT "B" - PMW 15-147

## ADJUSTMENT PLAT - CITY OF PALM DESERT

### SURVEYOR'S NOTES

- ① GRANTED TO THE CITY OF PALM DESERT PER GRANT DEED DOC #2005-0396156, REC. 05/18/2005
- ① REMAINDER PARCEL PM 22635, P.M.B. 166/74-79 GRANTED TO RIV. CO. PER DOC. #169644, REC. 05/08/1990; EXCEPTING OUT DOC #2005-0396156, REC. 05/18/2005
- ② GRANTED TO THE COUNTY OF RIVERSIDE PER QUITCLAIM DEED DOC. #2015-0108084, REC. 03/18/2015
- ③ GRANTED TO THE COUNTY OF RIVERSIDE PER INST. #169644, REC. 05/08/1990
- LOT LINE TO BE REMOVED
- NEW PARCEL BOUNDARY
- ① SOUTHERN PACIFIC RAILROAD S'LY R/W PER DEED REC. 03/23/1912, BK. 347, PG. 127 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
- SEE SHT. 2 OF 2 FOR DRAINAGE EASEMENT AND RESERVING DRAINAGE EASEMENT FOR THE CITY OF PALM DESERT

CURVE TABLE					LINE TABLE	
○	DELTA	RAD.	LENGTH	TAN.	□	BEARING
C1	04°00'43"	2050.00'	143.54'	71.80'	L 1	36.11' N 38°04'56" W
C2	11°46'42"	213.50'	43.89'	22.02'	L 2	172.21' N 89°59'29" W
C3	75°57'09"	84.50'	112.01'	65.96'	L 3	200.77' N 86°17'24" W
C4	14°16'49"	1780.00'	443.64'	222.97'	L 4	157.62' N 01°26'56" W
					L 5	241.39' N 00°00'52" W
					L 6	212.42' N 05°50'03" E
					L 7	208.98' N 35°29'09" E
					L 8	220.00' S 54°33'45" E
					L 9	250.69' N 35°29'09" E
					L10	340.53' N 31°13'53" E
					L11	25.73' N 22°23'18" E
					L12	43.25' N 89°59'29" W
					L13	260.05' N 89°59'29" W



RECORD OWNER(S): COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 EXHIBIT PREPARED BY: COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 SCALE: NOT TO SCALE  
 ASSESSOR'S PARCEL NUMBER(S): 685-020-014, 685-020-001,  
 694-060-005, 694-060-008 & 694-060-009

PAGE 1 OF 2

APPROVED BY: Edward D. Hunt DATE: 9-1-2015

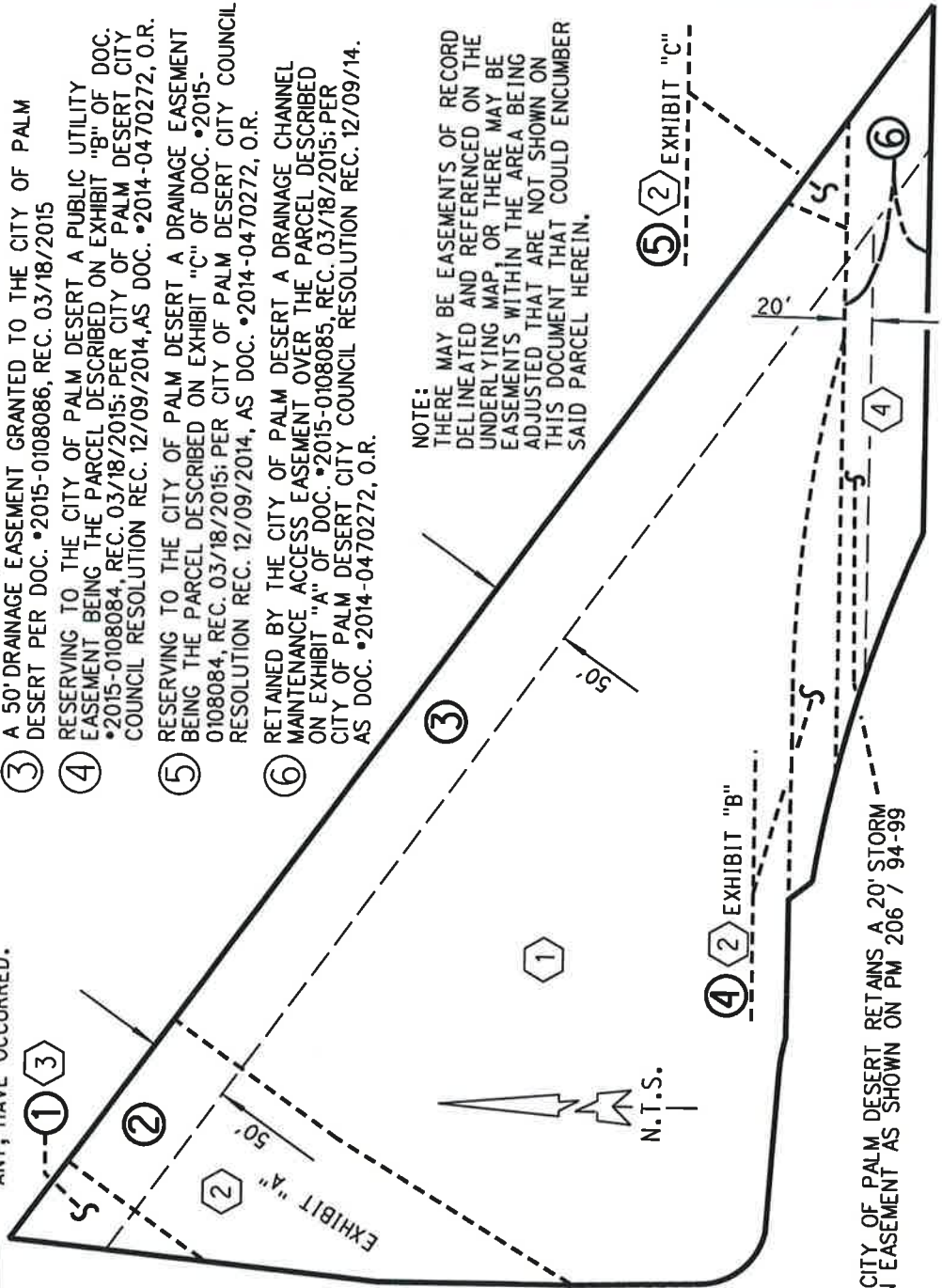
**EXHIBIT "B" - PMW 15-147**  
**ADJUSTMENT PLAT - CITY OF PALM DESERT**

**SURVEYOR'S NOTES / DRAINAGE EASEMENTS**

NOTE: THIS PLAT WAS PREPARED FROM RECORD DATA AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY SHOWN HEREON. THIS MAP HAS BEEN APPROVED UPON THE EXPRESS CONDITION THAT BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY DEVELOPMENT WITHIN THIS ADJUSTMENT PLAT UNTIL NECESSARY DEDICATIONS, IF ANY, HAVE OCCURRED.

- ① SEE SHT. 1 OF 2 FOR PARCEL DESCRIPTIONS
- ② RESERVING TO THE CITY OF PALM DESERT A DRAINAGE AND PUBLIC UTILITY EASEMENT BEING THE NORTHEASTERLY 50' OF LOT "D" OF PM 166/74-79; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ③ RESERVING TO THE CITY OF PALM DESERT A DRAINAGE EASEMENT BEING THE NORTHEASTERLY 50' OF THE PARCEL DESCRIBED ON EXHIBIT "A" OF DOC. \*2015-0108084, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ④ A 50' DRAINAGE EASEMENT GRANTED TO THE CITY OF PALM DESERT PER DOC. \*2015-0108086, REC. 03/18/2015
- ⑤ RESERVING TO THE CITY OF PALM DESERT A PUBLIC UTILITY EASEMENT BEING THE PARCEL DESCRIBED ON EXHIBIT "B" OF DOC. \*2015-0108084, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ⑥ RESERVING TO THE CITY OF PALM DESERT A DRAINAGE EASEMENT BEING THE PARCEL DESCRIBED ON EXHIBIT "C" OF DOC. \*2015-0108084, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/2014, AS DOC. \*2014-0470272, O.R.
- ⑦ RETAINED BY THE CITY OF PALM DESERT A DRAINAGE CHANNEL MAINTENANCE ACCESS EASEMENT OVER THE PARCEL DESCRIBED ON EXHIBIT "A" OF DOC. \*2015-0108085, REC. 03/18/2015; PER CITY OF PALM DESERT CITY COUNCIL RESOLUTION REC. 12/09/14, AS DOC. \*2014-0470272, O.R.

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP, OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCEL HEREIN.



RECORD OWNER(S): COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 EXHIBIT PREPARED BY: COUNTY OF RIVERSIDE  
 ADDRESS: 4080 LEMON STREET, RIVERSIDE, CA. 92501  
 SCALE: NOT TO SCALE  
 ASSESSOR'S PARCEL NUMBER(S): 685-020-014, 685-020-001,  
694-060-005, 694-060-008 & 694-060-009

⑦ THE CITY OF PALM DESERT RETAINS A 20' STORM DRAIN EASEMENT AS SHOWN ON PM 206 / 94-99

APPROVED BY: Edward D. Hunt DATE: 9-1-2015

**LEGAL DESCRIPTION  
REMAINDER PARCEL  
PARCEL MAP 22635**

BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP 22635 ON FILE IN BOOK 166, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

ALL OF THE REMAINDER PARCEL AS SHOWN ON SAID PARCEL MAP, EXCEPTING THEREFROM THAT PART AS DESCRIBED BY EXHIBIT "A" OF GRANT DEED DOCUMENT #2005-0396156, RECORDED MAY 18, 2005;

CONTAINING: 579,094 SQUARE FEET, OR 13.29 ACRES, MORE OR LESS.

APPROVED BY: Edward D. Hunt

DATE: 9-1-2015

