

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 1/27/16



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

**FROM:** Economic Development Agency and Transportation Department

**SUBMITTAL DATE:**  
 February 18, 2016

**SUBJECT:** Resolution No. 2016-030, Authorization to Convey Fee Simple and Easement Interests in Real Property to the City of Murrieta, located in the City of Murrieta, County of Riverside, State of California, CEQA Exempt. 3<sup>rd</sup> District; [\$0]

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

1. Find that the conveyance of the fee simple and easement interests in real property is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301, Class 1-Existing Facilities and 15061(b)(3);
2. Adopt Resolution No. 2016-030, Authorization to Convey Fee Simple and Easement Interests in Real Property to the City of Murrieta, located in the City of Murrieta described in the attached Exhibit A by Quitclaim Deeds;

(Continued)

Juan C. Perez  
 Director of Transportation and Land Management

Robert Field  
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> N/A	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2015/16

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:** See Exhibit A-1

**District:** 3

**Agenda Number:**

Departmental Concurrence

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deeds in favor of the City of Murrieta in order to complete the conveyance;
4. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete this transaction; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of the approval of the conveyance of fee simple and permanent easement interests in real property.

**BACKGROUND:**

**Summary**

Clinton Keith Road Extension Project is proposed to be constructed as a six-lane urban arterial between Antelope Road and State Route 79 in Western Riverside County, in accordance with County General Plan Amendment (CGPA) 409, adopted December 19, 2000. Phase I of the project located between Antelope Road and Whitewood Road was completed on November 3, 2011. Phase II located between Whitewood Road and Leon Road is anticipated to begin construction in early 2016. Reference is made to the vicinity map identified as Exhibit A. Phase III located between Leon Road and State Route 79 will be constructed at a future date. The Clinton Keith Road Extension Supplemental Environmental Impact Report No. 398 was certified by the Board of Supervisors on February 7, 2006 (Agenda Item 3-44).

The acquisition of properties within the City of Murrieta for the Clinton Keith Road Extension project was acquired in the name of County of Riverside. The acquisition consisted of parcels for the purpose of travel lanes, turn lanes, bus turnouts, sidewalks, utility easements, slope easements and drainage easements necessary for the implementation of the Clinton Keith Road Extension project. These parcels are to be turned over to the City of Murrieta as the City will be operating and maintaining Clinton Keith Road within their jurisdiction.

The Economic Development Agency's (EDA) Real Estate Division obtained the necessary property interests and all escrows closed for the project located in the City of Murrieta in the name of the County of Riverside (County). The specific board approval dates (Previous Agenda Reference) and type of property interests (e.g., fee simple, road easement, slope easement, or drainage easement) is listed in Exhibit A-1 of Resolution 2015-197.

On February 9, 2016, the Board of Supervisors adopted Resolution No. 2016-029, Notice of Intention to Convey Fee Simple and Permanent Easement Interests in Real Property to the City of Murrieta, by Quitclaim Deeds and notice was published by the Clerk of the Board pursuant to Section 6061 of the Government Code.

The County intends to convey fee simple and permanent easement interests in real property located in the City of Murrieta, County of Riverside, shown on the maps identified as Exhibit B, by Quitclaim Deed to the City of Murrieta. The proposed conveyance is exempt from the provisions of CEQA specifically by the State CEQA Guidelines Sections 15301 and 15061(b)(3) General Rule Exemption because this involves only the conveyance of title to real property from one public agency to another.

Pursuant to Government Code Section 25365, the County of Riverside, by 4/5 vote may transfer interests in real property, or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use.

Resolution No. 2016-030 has been reviewed and approved by County Counsel as to legal form.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Resolution No. 2016-030, Authorization to Convey Fee Simple and Easement Interests in Real Property to the City of Murrieta, located in the City of Murrieta, County of Riverside, State of California, CEQA Exempt. 3<sup>rd</sup> District; [\$0]  
**DATE:** February 18, 2016  
**PAGE:** 3 of 3

**Impact on Citizens and Businesses**  
N/A

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no additional net county cost associated with this project and no budget adjustment is required.

**ATTACHEMENTS:**

Exhibit A – Vicinity Map

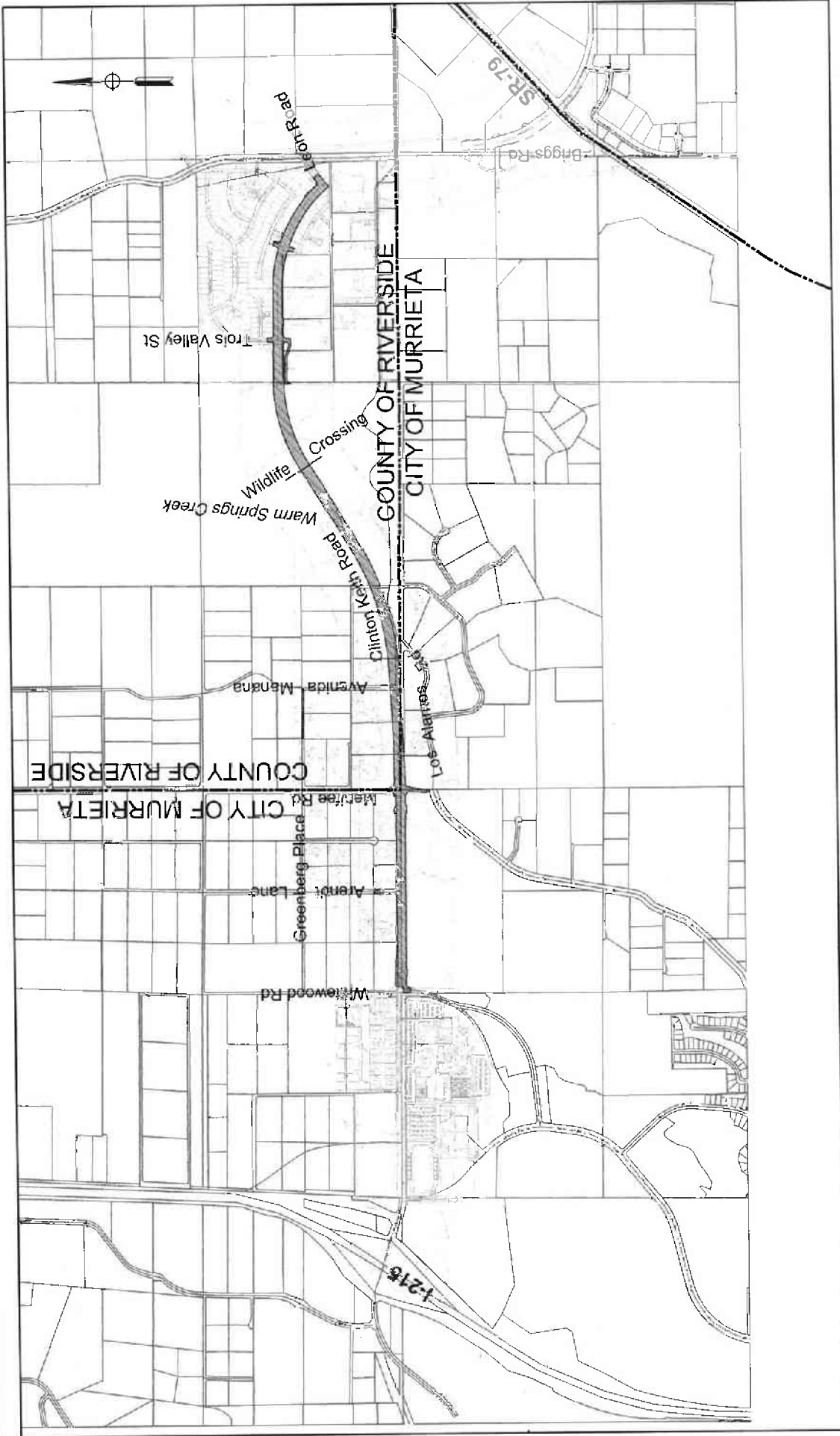
Resolution No. 2016-030

Exhibit A-1 – List of Property to be Conveyed to the City of Murrieta by Quitclaim Deed

Exhibit B – Maps (5)

Notice of Exemption

Quitclaim Deeds- 26 total from the County to the City of Murrieta, including a copy of deed of the original conveyance between County and property owner.



**LEGEND**

- City of Murrieta/County of Riverside Boundary
- █ Clinton Keith Project Location

**Exhibit A**  
Clinton Keith Vicinity Map

1 Board of Supervisors

County of Riverside

2 Resolution No. 2016-030

3 Authorization to Convey Fee Simple and Easement Interests in Real Property  
4 to the City of Murrieta, located in the City of Murrieta, County of Riverside,  
5 State of California, by Quitclaim Deeds

6  
7 WHEREAS, the County of Riverside is the owner of certain real properties that  
8 are the subject of this proposed conveyances to the City of Murrieta (collectively the  
9 "Subject Properties") as further described below are located in the City of Murrieta,  
10 County of Riverside, State of California; within an area bounded by Antelope Road on  
11 the west and State Route 79 on the east;

12 WHEREAS, the Clinton Keith Road Extension Project is proposed to be  
13 constructed as a six-lane urban arterial between Antelope Road and State Route 79 in  
14 Western Riverside County;

15 WHEREAS, the following property interests were acquired by the County of  
16 Riverside for the purpose of the Clinton Keith Road Extension Project, portions of which  
17 is located with the City of Murrieta jurisdiction and are identified on Exhibit "A-1,"  
18 attached hereto and made a part hereof;

19 WHEREAS, the City of Murrieta and the County of Riverside concur that it would  
20 be in both parties best interest to transfer the property interests to the City;

21 WHEREAS, the conveyances of the fee simple and easement interests in real  
22 property are exempt from the provisions of the California Environmental Quality Act  
23 (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities and  
24 15061(b)(3); now, therefore,

25 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors  
26 of the County of Riverside, State of California, not less than four/fifths of all members  
27 concurring, in regular session assembled on or after March 1, 2016 that this Board,  
28 based upon a review of the evidence and information presented on the matter, as it

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* DATE: 5-11-15  
SYNTHIA M. GUNZEL

1 relates to the conveyance has determined that the proposed conveyance is  
2 categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301  
3 and 15061(b)(3) because it can be seen with certainty that there is no possibility that the  
4 activity in question will have a significant effect on the environment because it merely  
5 involves the conveyance of title to real property and no construction activities or  
6 development is to occur and authorizes the conveyance of the property interests listed  
7 in Exhibit A-1, to the City of Murrieta.

8 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the  
9 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim  
10 Deeds on behalf of the County to complete the conveyance of the property interests and  
11 this transaction.

12 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County  
13 Executive Officer/EDA, or his designee, is authorized to execute any other documents  
14 to complete this transaction.

15 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
16 Supervisors has given notice hereof as provided in Section 6061 of the Government  
17 Code.

EXHIBIT "A-1"

Prev. Agn. Ref.	Parcel No.	Real Property Interests				Recordation Date and Instrument No.
		Fee Simple	Road & Utility Easement	Slope Easement	Drainage Easement	
3.17 of 04-03-07	0472-001A	X				07-0463772
3.17 of 04-03-07	0472-001B			X		07-0463773
3.31 of 04-26-11	0472-001D}	X}				11-0339811}
3.31 of 04-26-11	0472-001E}	X}				11-0339811}
3.37 of 07-15-08	0472-003A	X				08-0483381
3.37 of 07-15-08	0472-003B}			X}		08-0483383}
3.37 of 07-15-08	0472-003C}			X}		08-0483383}
3.37 of 07-15-08	0472-003D}			X}		08-0483383}
3.37 of 07-15-08	0472-003E			X and	X	08-0483382
3.37 of 07-15-08	0472-003F				X	08-0483384
3.32 of 12-14-10	0472-003H	X				11-0426690
3.29 of 10-30-07	0472-004A	X				08-0157369
3.29 of 10-30-07	0472-004B		X			08-0157370
3.29 of 10-30-07	0472-004C			X		08-0157371
3.28 of 06-16-09	0472-007A	X				09-0491647
3.28 of 06-16-09	0472-007B}			X}		09-0491648}
3.28 of 06-16-09	0472-007C}			X}		09-0491648}
3.22 of 01-15-08	0472-009A	X				08-0535433
3.22 of 01-15-08	0472-009B}			X}		08-0535434}
3.22 of 01-15-08	0472-009C}			X}		08-0535434}
3.22 of 01-15-08	0472-009D				X	05-0535435
3.20 of 06-17-08	0472-010A			X		08-0490725
3.20 of 06-17-08	0472-010B				X	08-0490726
3.15 of 04-24-07	0472-012A}	X				07-0557201}
3.15 of 04-24-07	0472-012B}	X				07-0557201}
3.69 of 09-02-08	0472-017		X			08-0647591
3.29 of 11-18-08	0472-026A	X				09-0014793
3.29 of 11-18-08	0472-026B}			X}		09-0014794}
3.29 of 11-18-08	0472-026C}			X}		09-0014794}
3.25 of 06-12-07	0472-027A	X				07-0557202
3.25 of 06-12-07	0472-027B}			X}		07-0557203}
3.25 of 06-12-07	0472-027C}			X}		07-0557203}
3.26 of 06-12-07	0472-031A	X				07-0550841
3.26 of 06-12-07	0472-031B			X		07-0550842







PARCEL NO. 392340008

PARCEL NO. 392340007

PARCEL NO. 392340006

PARCEL NO. 392340005

PARCEL NO. 392340004

PARCEL NO. 392340003

PARCEL NO. 392340002

PARCEL NO. 392340001

PARCEL NO. 392320018

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PARCEL NO. 392330011

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PARCEL NO. 392330013

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PARCEL NO. 392330019

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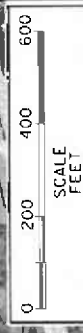
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PARCEL NO. 392330022

PARCEL NO. 392330023

PARCEL NO. 392330024

0472-010



CLINTON KEITH ROAD  
WHITWOOD ROAD TO  
MENIFEER ROAD



CH2M HILL DEC 2015

WHITEWOOD RD

ARENDT LN

0472-003

0472-004

0472-017

0472-007

CITY OF MURRIETA  
MENIFEER RD  
COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE  
CITY OF MURRIETA

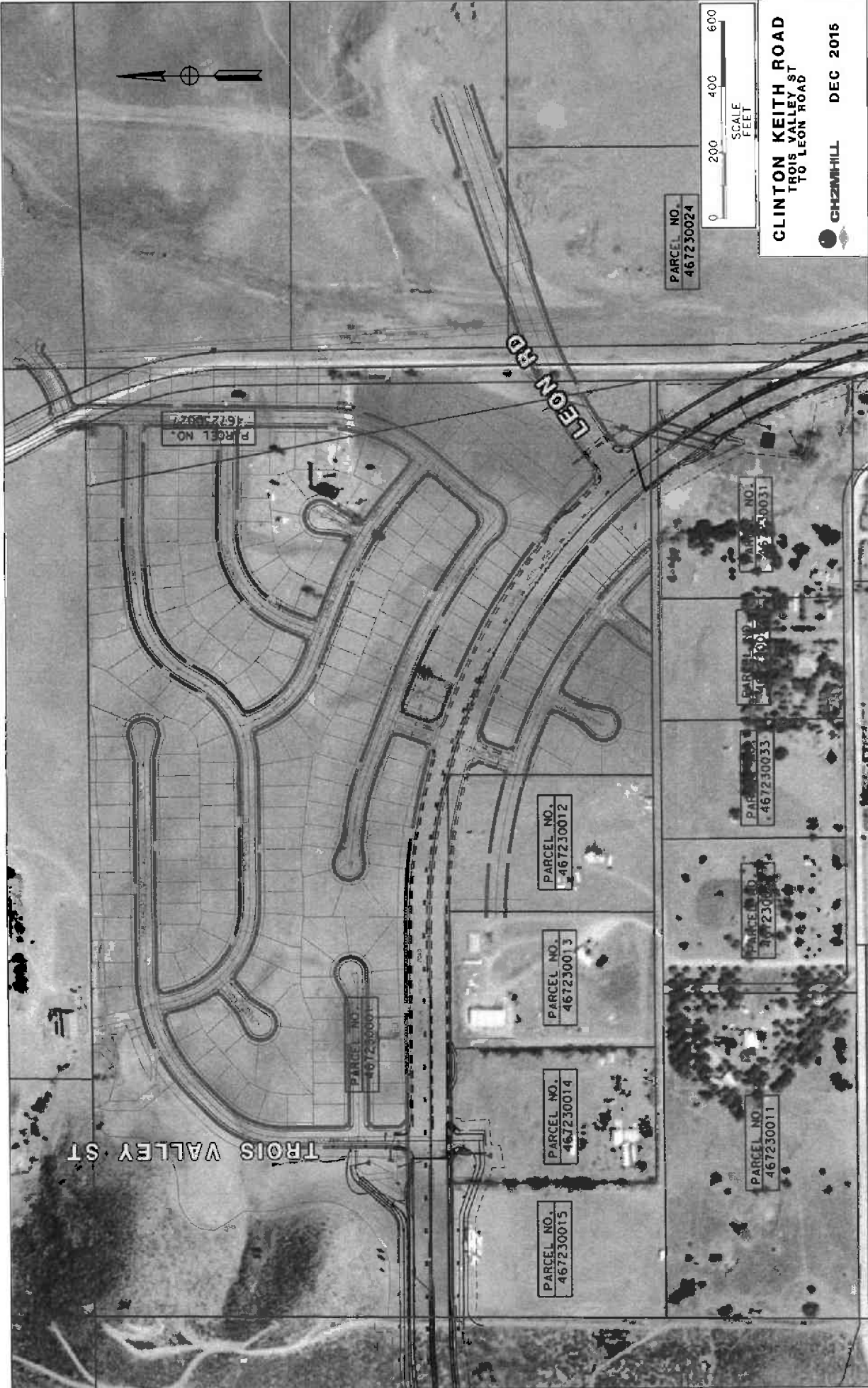
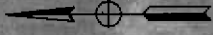
LOS ALAMOS RD

EL NO. 900020

PARCEL NO. 9560206354

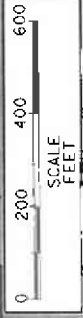
EL NO. 240033





PARCEL NO.  
467230024

PARCEL NO.  
467230024



CLINTON KEITH ROAD  
TROIIS VALLEY ST  
TO LEON ROAD

CH2MHILL DEC 2015

TROIIS VALLEY ST

LEON RD

PARCEL NO.  
467230001

PARCEL NO.  
467230012

PARCEL NO.  
467230013

PARCEL NO.  
467230014

PARCEL NO.  
467230015

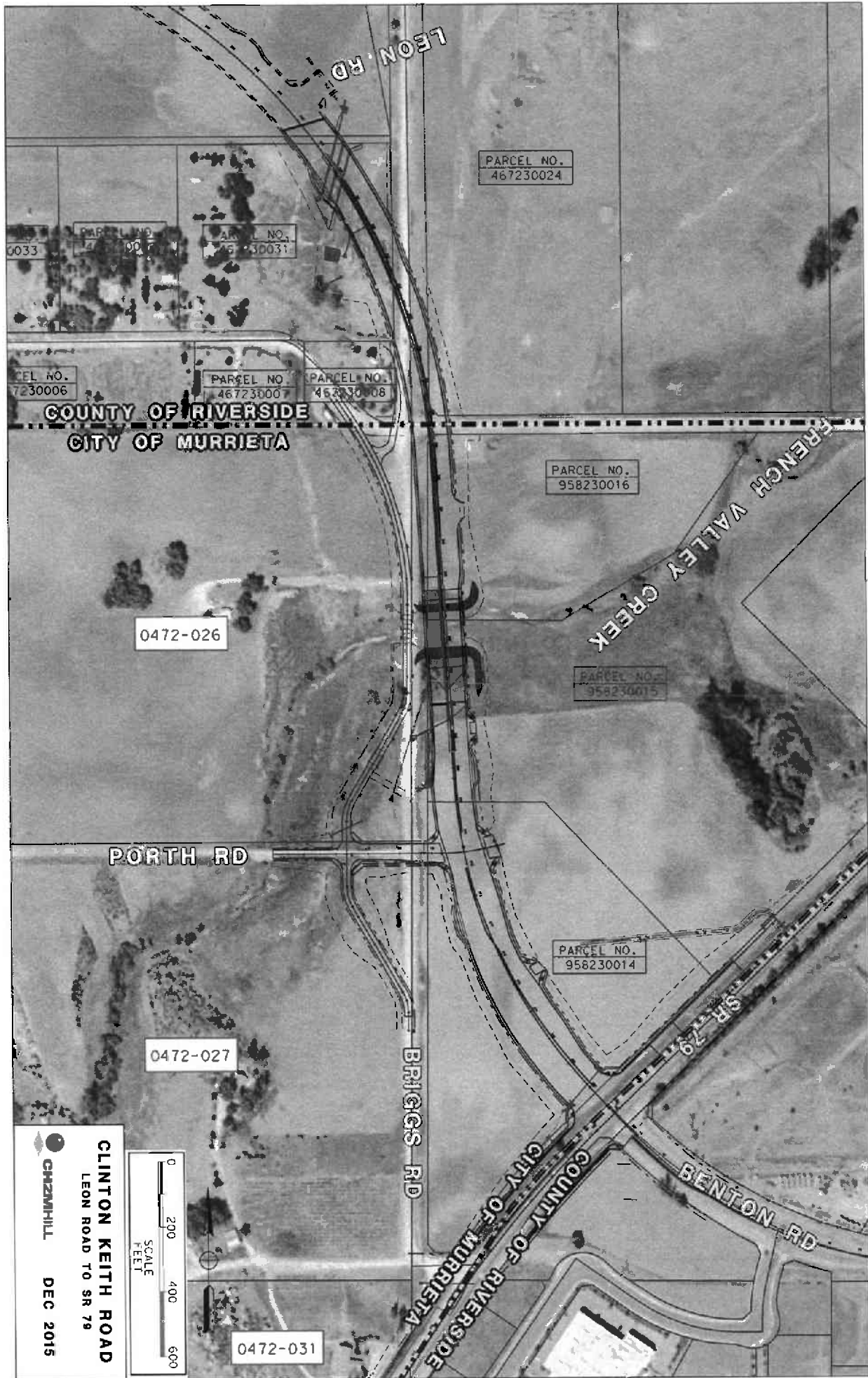
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PARCEL NO.  
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467230033

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467230034

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467230011



PARCEL NO.  
467230024

PARCEL NO.  
467230033

PARCEL NO.  
467230007

PARCEL NO.  
467230031

PARCEL NO.  
467230006

PARCEL NO.  
467230007

PARCEL NO.  
467230008

COUNTY OF RIVERSIDE  
CITY OF MURRIETA

PARCEL NO.  
958230016

0472-026

PARCEL NO.  
958230015

PORTH RD

PARCEL NO.  
958230014

0472-027

BRIGGS RD

SR 79

**GHZMHILL**  
CLINTON KEITH ROAD  
LEON ROAD TO SR 79  
DEC 2015



0472-031

CITY OF MURRIETA

COUNTY OF RIVERSIDE

BENTON RD

FRENCH VALLEY CREEK



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



*Juan C. Perez, P.E., T.E.  
Director of Transportation and  
Land Management*

### Transportation Department

*Patricia Romo, P.E.  
Assistant Director of Transportation*

### NOTICE OF EXEMPTION

December 15, 2015

**PROJECT TITLE:** Conveyance of Right-of-Way Acquired for Clinton Keith Rd  
Extension Project  
Work Order #ZB20472, Task Code #Z1530

**PROJECT SPONSOR:** Riverside County Transportation Department

**PROJECT LOCATION:** Western Riverside County, French Valley Community

**SUPERVISORIAL DISTRICT:** District 3

**PROJECT DESCRIPTION:**

The County of Riverside on behalf of its Transportation Department (RCTD) proposes to convey real property interests in fee and easement acquired as part of the Clinton Keith Road Extension Project to the City of Murrieta (City)

RCTD will convey those portions of the right of way within the City limits to the City for the purpose of road right of way. The City will accept those areas into the City maintained road network.

RCTD acting on behalf of Riverside County as the California Environmental Quality Act (CEQA) lead agency for the extension project acquired all temporary construction easements, slope easements and permanent right of way. Acquisitions of right of way began after final approval of the Supplemental Environmental Impact Report (SEIR) for the extension project was certified in January 2006. The SEIR analyzed changes associated with the design of the extension project that had occurred since the original EIR was approved in 2000. The 2000 EIR evaluated the potential environmental effects resulting from the proposed construction and operation of the extension project.

Due to RCTD acquiring portions of right of way on behalf of the City, RCTD will now convey the real property interests listed in Exhibit A to the public agency in which these interests are located.

**REASON WHY PROJECT IS EXEMPT:**

The Riverside County Transportation Department (RCTD) has found that the above-described project is exempt from the provisions of CEQA, based on the following: The proposed project (conveyance of right of way) is categorically exempt from the provisions of CEQA pursuant to CEQA Guideline Sections 15301, Class 1- Existing Facilities and 15061(b)(3). The proposed Project consists of the transfer of title to another public agency and will not prompt physical changes to the environment or the land. Road improvements already exist upon portions to be transferred. In addition, the proposed transfer of title is covered with the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment, and RCTD staff found that there is no possible significant effect directly related to the Project.

By: Frances Segovia, Senior Transportation Planner

Signed:   
Russell Williams, Environmental Division Manager

**RIVERSIDE COUNTY CLERK & RECORDER  
AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATIONNUMBER: W.O.#ZB20472 , Task Code Z1530

AMOUNT: \$50.00


DATE: December 1, 2015

AGENCY: Riverside County Transportation Department

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Russell Williams, Environmental Division Manager

Signature: 

PRESENTED BY: Frances Segovia, Senior Transportation Planner

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

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

RECEIPT # (S) \_\_\_\_\_

DATE: December 1, 2015  
TO: Mary Ann Meyer, Office of the County Clerk  
FROM: Russell Williams, Environmental Division Manager  
RE: W.O.# ZB20472, Task Code #Z1530

The Riverside County Transportation Department is requesting that you post the attached Notice of Exemption per County Implementing Resolution No. 2015-197. Attached you will find an authorization to bill by journal voucher in the amount of \$50.00 for your posting fee.

After posting, please return the document to Mail Stop #2136, Attention: Frances Segovia. If you have any questions, please contact Frances Segovia at (951) 955-1646.

Attachment

cc: file



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)

SV:ra/082015/220TR/17.348

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001A

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Grant Deed document recorded on July 17, 2007, as Document No. 2007-0463772, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001A

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

**RECORDING REQUESTED BY  
STEWART TITLE**

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

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

86-415414

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DOC # 2007-0463772  
07/17/2007 08:00A Fee:NC  
Page 1 of 4  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001A  
APN: 392-290-037 (portion)

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CK 17, LP, A CALIFORNIA LIMITED PARTNERSHIP

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision, the real property in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto  
and made a part hereof

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-001A  
APN: 392-290-037 (portion)

Dated: 1-18-07

GRANTOR:  
CK 17, LP, A CALIFORNIA LIMITED PARTNERSHIP

By: Beta CK, Inc.  
a California corporation

By: [Signature]  
Fred D. Grimes  
Its: President

By: [Signature]  
Randy Weisser  
Its: Secretary

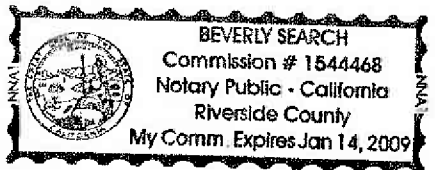
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

On 01-18-07, before me, BEVERLY SEARCH  
a Notary Public in and for said County and State, personally  
appeared FRED D GRIMES AND RANDY WEISSER

personally known to me (or 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.

WITNESS my hand and official seal

Signature [Signature]  
[SEAL]



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 4-4-07

By: [Signature]  
Robert Field, Director  
Department of Facilities Management

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-001A

BEING A PORTION OF PARCEL 3 OF PARCEL MAP NUMBER 8231, ON FILE IN BOOK 55, PAGE 53 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING ON THE NORTHERLY LINE OF LOT "B" (55.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP;

THENCE N 89°21'24"W, ALONG SAID NORTHERLY LINE OF LOT "B", A DISTANCE OF 1300.55 FEET TO THE SOUTHEAST CORNER OF LOT "A" AS SHOWN ON SAID PARCEL MAP;

THENCE N 43°12'30"W ALONG THE EASTERLY LINE OF SAID LOT "A", A DISTANCE OF 8.32 FEET;

THENCE S 89°21'24"E, A DISTANCE OF 890.62 FEET;

THENCE N 70°46'05"E, A DISTANCE OF 41.77 FEET;

THENCE S 89°32'36"E, A DISTANCE OF 67.46 FEET;

THENCE S 69°54'24"E, A DISTANCE OF 43.30 FEET;

THENCE S 89°21'24"E, A DISTANCE OF 268.04 FEET;

THENCE S 00°09'59"E, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9,357 SQUARE FEET, OR 0.215 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

*Edward D. Hunt*

DATE:

11-29-2005



**EXHIBIT "B"**

CITY OF MURRIETA

SECTION 35  
T.6S., R.3W., S.B.M.

APN 392-290-030

PM 55/53

PCL 4

S 00-09-59 E - 6.00'

P/L

P.O.B.  
(SE COR PCL 3)

S 89-21-24 E - 268.04'

S 69-54-24 E - 43.30'

S 89-32-36 E - 67.46'

N 70-46-05 E - 41.77'

PCL 3

**PARCEL 0472-001A**  
9,357 SQ. FT.  
0.215 AC.

890.62'

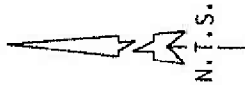
1300.55'

N 89-21-24 W

C/L CLINTON KEITH ROAD

CITY OF MURRIETA

SECTION 2  
T.7S., R.3W., S.B.M.



LOT "A" PER  
PM 55/53

ANTELOPE ROAD

58'

N 43-12-30 W - 8.32'

SECTION LINE  
SW COR SEC 35

**NOTE:**

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO.: 0472-001A
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: MAY, 2005
APPROVED BY: <i>Edward D. Hunt</i>	W.O. NO.: B2-0472
DATE: 11-29-2005	SHEET 1 OF 1 SHEET

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)

SV:ra/082015/220TR/17.349

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001B

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Slope Easement Deed document recorded on July 17, 2007, as Document No. 2007-0463773, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001B

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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



**RECORDING REQUESTED BY  
STEWART TITLE**

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

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

86-415414

(Space above f

**DOC # 2007-0463773**

07/17/2007 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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not to be						T:	CTY	UNI	

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001B  
APN: 392-290-037 (portion)

Ø

**T**  
058

**SLOPE EASEMENT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CK 17, LP, A CALIFORNIA LIMITED PARTNERSHIP

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision, the real property in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto  
and made a part hereof

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-001B  
APN: 392-290-037 (portion)

Dated: January 18, 2007 GRANTOR:

CK 17, LP, A CALIFORNIA LIMITED PARTNERSHIP

By: Beta CK, Inc.  
a California corporation

By: [Signature]  
Fred D. Grimes  
Its: President

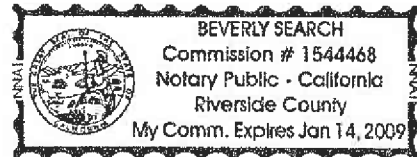
By: [Signature]  
Randy Weisser  
Its: Secretary

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

On 1-18-07, before me, BEVERLY SEARCH  
a Notary Public in and for said County and State, personally  
appeared FRED D. GRIMES AND RANDY WEISSER

personally known to me (or 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.

WITNESS my hand and official seal  
Signature [Signature]  
[SEAL]



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 4-4-07

By: [Signature]  
Robert Field, Director  
Department of Facilities Management

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-001B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN PARCEL 3 OF PARCEL MAP NUMBER 8231, ON FILE IN BOOK 55, PAGE 53 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING ON THE NORTHERLY LINE OF LOT "B" (55.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP;

THENCE N 00°09'59"W ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 6.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N 89°21'24"W, A DISTANCE OF 288.04 FEET;

THENCE N 69°54'24"W, A DISTANCE OF 43.30 FEET;

THENCE N 89°32'36"W, A DISTANCE OF 87.46 FEET;

THENCE S 70°46'05"W, A DISTANCE OF 41.77 FEET;

THENCE N 43°12'30"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 27.73 FEET;

THENCE N 89°21'24"W, A DISTANCE OF 890.62 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT "A" AS SHOWN ON SAID PARCEL MAP;

THENCE N 02°55'16"E ALONG SAID WESTERLY LINE OF LOT "A", A DISTANCE OF 16.81 FEET;

THENCE S 88°22'00"E, A DISTANCE OF 196.81 FEET;

THENCE S 85°11'47"E, A DISTANCE OF 180.57 FEET;

THENCE S 87°40'04"E, A DISTANCE OF 234.14 FEET;

THENCE N 88°24'05"E, A DISTANCE OF 130.36 FEET;

THENCE S 85°07'20"E, A DISTANCE OF 120.54 FEET;

THENCE N 82°29'48"E, A DISTANCE OF 83.27 FEET;

THENCE N 89°36'10"E, A DISTANCE OF 68.01 FEET;

THENCE S 83°48'31"E, A DISTANCE OF 44.99 FEET;

THENCE S 89°16'41"E, A DISTANCE OF 267.91 FEET;

THENCE S 00°09'59"E, A DISTANCE OF 17.92 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 26,284 SQUARE FEET, OR 0.603 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 11-29-2005



EXHIBIT "B"

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

SECTION 35

APN 392-290-030

PM 55/53

PCL 3

PCL 4

N 00-09-59 W - 6.00'

T.P.O.B.

S 00-09-59 E - 17.92'

P/L

P.O.C.

(SE COR PCL 3)

S 89-16-41 E - 267.91'

N 89-21-24 W - 268.04'

S 83-48-31 E - 44.99'

C/L

N 89-36-10 E - 68.01'

N 69-54-24 W - 43.30'

N 82-29-48 E - 83.27'

N 89-32-36 W - 67.46'

S 85-07-20 E - 120.54'

S 70-46-05 W - 41.77'

N 88-24-05 E - 130.36'

N 89-21-24 W 890.62'

PER PM 55/53

N 89-21-24 W

SECTION LINE

26,284 SQ.FT.  
0.603 AC.

PARCEL  
0472-001B

S 87-40-04 E - 234.14'

S 85-11-47 E - 180.57'

S 88-22-00 E - 196.81'

LOT "A" PER  
PM 55/53

ANTELOPE ROAD

SECTION LINE

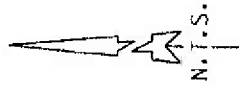
N 02-55-16 E - 16.81'

N 43-12-30 W - 27.73'

CITY OF MURRIETA

SECTION 2

T.7S., R.3W., S.B.M.



NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO.: 0472-001B
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: MAY, 2005
APPROVED BY: <i>Edward D. Hunt</i> DATE: 11-29-2005	W.O. NO.: 82-0472
	SHEET 1 OF 1 SHEET

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)

LH:ra/082015/220TR/17.234

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001D and 0472-001E

## **QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Grant Deed document recorded on August 3, 2011, as Document No. 2011-0339811, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001D and 0472-001E

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

RECORDED BY L.T.C.

Recorded at request of and return to:  
Economic Development Agency  
Real Estate Division  
On behalf of Transportation Department  
3403 10<sup>th</sup> Street, Suite 500  
Riverside, California 92501

DOC # 2011-0339811  
08/03/2011 02:13P Fee:NC  
Page 1 of 7

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



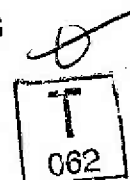
FREE RECORDING

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

MTra/031011/220TR/13.760

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PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-001D and 0472-001E  
APN: 392-290-038 (formerly APN: 392-290-030)



12 28 50 43 10

# GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**CK, 17, LP, A CALIFORNIA LIMITED PARTNERSHIP**

GRANT(S) to the **COUNTY OF RIVERSIDE**, a political subdivision, the real property of a portion of Assessor's Parcel Number 392-290-038 in the County of Riverside, State of California, as more particularly described in Exhibits "A" and "B", attached hereto and made a part hereof.





State of California )  
 ) ss  
County of Riverside )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for Said County and State, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) who 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 entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

[SEAL]

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 5/26/11

By:   
Robert Field  
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 5-19-11  
SYNTHIA M. GUNZEL / DATE

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-001D

BEING A PORTION OF PARCEL 3 OF PARCEL MAP NUMBER 8231, ON FILE IN BOOK 55, PAGE 53 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING ON THE NORTHERLY LINE OF LOT "B" (55.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED JULY 17, 2007, AS INSTRUMENT NUMBER 2007-0463772, OFFICIAL RECORDS OF SAID RECORDER;

THENCE N 00°09'59"W ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2007-0463772 AND SAID PARCEL 3, A DISTANCE OF 6.00 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 2007-0463772, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD;

THENCE N 89°21'24" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.06 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 89°21'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.36 FEET;

THENCE N 78°48'12"E, A DISTANCE OF 14.62 FEET TO A LINE PARALLEL WITH AND DISTANT 64.00 FEET NORTHERLY OF THE CENTERLINE OF SAID CLINTON KEITH ROAD, SAID CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 35 AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°21'24" E ALONG SAID PARALLEL LINE, A DISTANCE OF 7.21 FEET;

THENCE S 77°55'40"E, A DISTANCE OF 15.14 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 65 SQUARE FEET, OR 0.002 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn  
DATE: 1/4/2011



EXHIBIT "B"

SW 1/4 SECTION 35  
T.6S., R.3W., S.B.M.

PM 55/53

APN 392-290-038

PCL 3

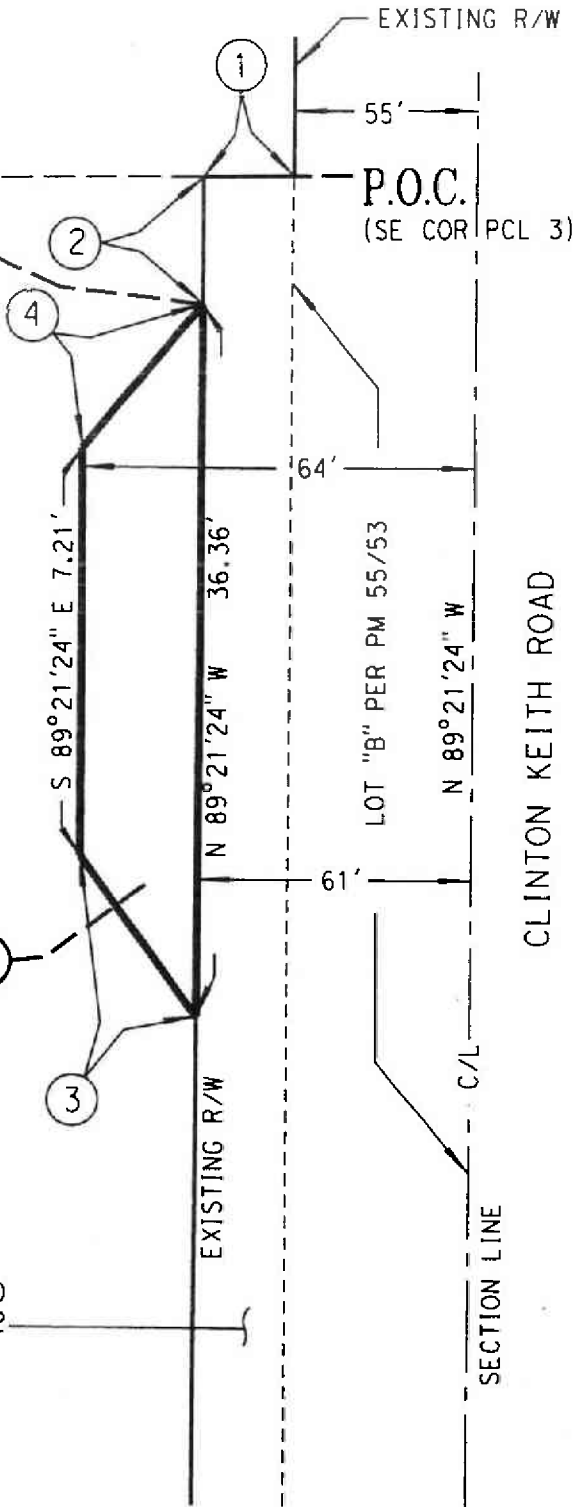
LOT 7  
MB 353/30

T.P.O.B

**PARCEL  
0472-001D**

65 SQ.FT.  
0.002 AC.

R/W PER GRANT DEED  
INST. #2007-0463772  
REC. 7-17-2007



LINE DATA

- ① N 00°09'59" W - 6.00'
- ② N 89°21'24" W - 14.06'
- ③ N 78°48'12" E - 14.62'
- ④ S 77°55'40" E - 15.14'

CLINTON KEITH ROAD

CITY OF MURRIETA  
SECTION 2  
T.7S., R.3W., S.B.M.



ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLINTON KEITH ROAD

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: *Jonathan R. Rapp* DATE: 1/4/2011

PAR. NO.: 0472-001D

PREPARED BY: BC<sub>III</sub>

SCALE: N.T.S.

DATE: JANUARY, 2011

W.O. NO.: B2-0472

SHEET 1 OF 1 SHEET

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-001E

BEING A PORTION OF PARCEL 3 OF PARCEL MAP NUMBER 8231, ON FILE IN BOOK 55, PAGE 53 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING ON THE NORTHERLY LINE OF LOT "B" (55.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED JULY 17, 2007, AS INSTRUMENT NUMBER 2007-0463772, OFFICIAL RECORDS OF SAID RECORDER;

THENCE N 00°09'59"W ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2007-0463772 AND SAID PARCEL 3, A DISTANCE OF 6.00 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 2007-0463772, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLINTON KEITH ROAD;

THENCE N 89°21'24" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 227.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 89°21'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET;

THENCE N 00°38'36"E, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 64.00 FEET NORTHERLY OF THE CENTERLINE OF SAID CLINTON KEITH ROAD, SAID CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 35 AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°21'24" E ALONG SAID PARALLEL LINE, A DISTANCE OF 22.00 FEET;

THENCE S 00°38'36"W, A DISTANCE OF 3.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 66 SQUARE FEET, OR 0.002 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 1.000099080 TO OBTAIN GROUND DISTANCE.

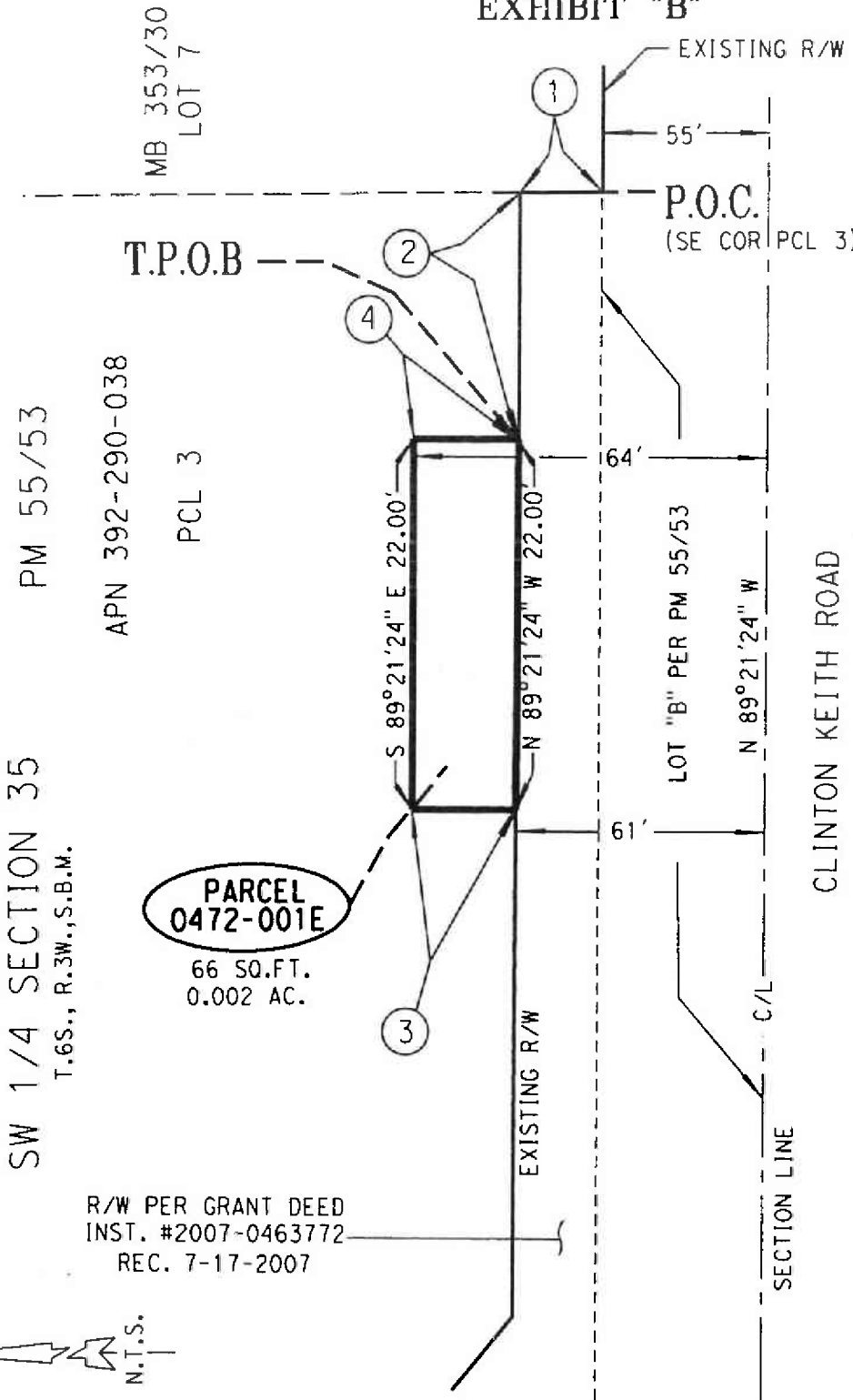
REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn  
DATE: 1/4/2011



EXHIBIT "B"



LINE DATA

- ① N 00°09'59" W - 6.00'
- ② N 89°21'24" W - 227.00'
- ③ N 00°38'36" E - 3.00'
- ④ S 00°38'36" W - 3.00'

SW 1/4 SECTION 35  
T.6S., R.3W., S.B.M.

PM 55/53

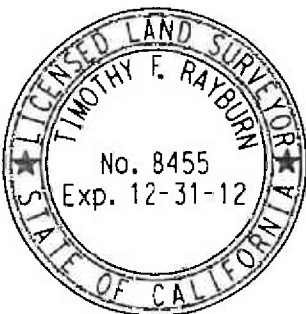
APN 392-290-038

PCL 3

**PARCEL 0472-001E**  
66 SQ.FT.  
0.002 AC.

R/W PER GRANT DEED  
INST. #2007-0463772  
REC. 7-17-2007

CITY OF MURRIETA  
SECTION 2  
T.7S., R.3W., S.B.M.



ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY: *Timothy F. Rayburn* DATE: 1/4/2011

PAR. NO.: 0472-001E

PREPARED BY: KKC-B

SCALE: N.T.S.

DATE: JANUARY, 2011

W.O. NO.: B2-0472

SHEET 1 OF 1 SHEET

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)

LH:ra/082015/220TR/17.235

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003A

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Grant Deed document recorded on September 3, 2008, as Document No. 2008-0483381, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003A

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

RECORDING REQUESTED BY  
STEWART TITLE

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

DOC # 2008-0483381

09/03/2008 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

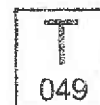
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95773

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M	A	L	465	426	PCOR	NCR	SMF	NCHG	EXAM
CC-11116						T:	CTY	UNI	549

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003A  
APN: 956-020-007 (portion)

TRA 024-013



# GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CALVARY CHAPEL OF MURRIETA, A CALIFORNIA CORPORATION

GRANT(S) to the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, the real property in the County of Riverside, State of California, of a portion of Assessor's Parcel Number 956-020-007 in the County of Riverside, State of California as more particularly described in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

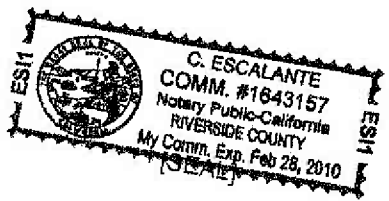


PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-003A  
APN: 956-020-007 (portion)  
Dated: 5/27/08

GRANTOR:  
Calvary Chapel of Murrieta,  
A California Corporation  
By: Dan E.  
Dan Effinger, Vice-President

State of California  
County of Riverside  
On May 27, 2008 before me, C. Escalante a Notary  
Public in and for said County and State, personally appeared  
Dan Effinger who proved to me on the basis of satisfactory  
evidence to be the person whose name is subscribed to the within instrument and acknowledged to me  
that he/she executed the same in his/her authorized capacity and that by his/her signature on the  
instrument the person, or the entity upon behalf of which the person acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true  
and correct.  
WITNESS my hand and official seal.

Signature C. Escalante



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF  
RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date  
below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 7/16/08

By: Robert Field  
Robert Field, Director  
Department of Facilities Management

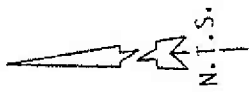
JN 2, A DISTANCE OF 114.59

FORM APPROVED COUNTY COUNS  
BY: Synthia M. Gunzel  
SYNTHIA M. GUNZEL

EXHIBIT "B"

- ① S 89-42-13 E - 56.99'
- ⑧ N 89-42-13 W - 1411.25'

- ⑨ N 00-17-47 E - 5.00'
- ⑩ N 89-42-13 W - 166.61'



MATCH  
ARENDT LANE  
C/L

SEE SHEET 2

**PARCEL 0472-003A**  
203,113 SQ. FT.  
4.663 AC.

INST. NO. 676943,  
REC. B-26-2004  
APN 956-020-007

CITY OF MURRIETA

CITY OF MURRIETA

- ⑪ N 89-43-24 W - 24.00'
- ⑫ N 00-16-36 E - 72.50'
- ⑬ N 46-29-19 E - 9.68'
- ⑭ N 00-16-36 E - 55.00'

CLINTON KEITH ROAD

N 89-42-13 W 2645.09' TO NE COR SEC 2

R/W VARIES

SECTION LINE

N 89-21-24 W - 149.33'  
S 72-36-33 W - 45.22'

N 89-21-24 W - 61.00'

N 71-40-48 W - 46.11'

N 89-21-24 W - 98.46'

S 46-49-39 W - 34.09'

S 00-16-36 W - 46.14'

PM 80/99-100  
PCL 1

(NE COR INST. NO. 57937)

T.P.O.B.

(N 1/4 COR SEC. 2) P.O.C.

MEADOWLARK LANE  
C/L

CALLE PAVON  
N 00-16-36 E  
C/L

R/W CONVEYED TO CITY OF MURRIETA  
PER INST. NO. 57937, REC. 2-16-1993

100' R/W CONVEYED TO CITY  
OF MURRIETA PER INST. NO.  
505348, REC. 12-18-2000

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLINTON KEITH ROAD

THIS PLAT IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 4-6-07

PAR. NO.:	0472-003A
PREPARED BY:	DDD/KDT
SCALE:	N.T.S.
DATE:	MARCH, 2007
W.O. NO.:	B2-0472
SHEET	1 OF 2 SHEETS

SECTION 2 T.7S., R.3W., S.B.M.



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)

LH:ra/082015/220TR/17,236

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003B, 0472-003C and 0472-003D

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Slope Easement Deed document recorded on September 3, 2008, as Document No. 2008-0483383, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003B, 0472-003C and 0472-003D

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

RECORDING REQUESTED BY  
STEWART TITLE

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

DOC # 2008-0483383

09/03/2008 08:00A Fee:NC

Page 1 of 12

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



FREE RECORDING

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

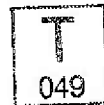
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CC-NCH						T:	CTY	UNI	049

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003B, 0472-003C and 0472-003D  
APN: 956-020-007 (portion)

TAA 024-013



# SLOPE EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CALVARY CHAPEL OF MURRIETA, A CALIFORNIA CORPORATION

GRANT(S) to the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, an easement over, under, within and through a portion of Assessor's Parcel Number 956-020-007 in the County of Riverside, State of California referenced as Parcels 0472-003B, Parcel 0472-003C and Parcel 0472-003D and described on Exhibits "A" and "B", attached hereto and by this reference incorporated herein, for slope purposes, subject only to those encumbrances and easements which the County has accepted.

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-003B, 0472-003C and 0472-003D  
APN: 956-020-007 (portion)

Dated: 5/27/08

GRANTOR:

Calvary Chapel of Murrieta,  
A California Corporation

By: [Signature]  
Dan Effinger, Vice President

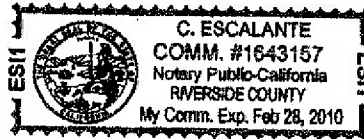
State of California  
County of Riverside

On May 27, 2008, before me, C. Escalante, a Notary Public in and for said County and State, personally appeared Dan Effinger, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature C. Escalante



[SEAL]

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 7/16/08

By: [Signature]  
Robert Field, Director  
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 6-5-08  
SYNTHIA M. GUNZEL DATE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL 0472-003B**

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 2, SAID ONE-QUARTER CORNER BEING THE CENTERLINE INTERSECTION OF MEADOWLARK LANE (30.00 FOOT EASTERLY HALF-WIDTH) AND CLINTON KEITH ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NUMBER 15,203, ON FILE IN BOOK 80, PAGES 99 AND 100 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S 89°42'13"E ALONG THE NORTHERLY LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 98.77 FEET;

THENCE S 00°17'47"W, A DISTANCE OF 64.60 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE S 89°21'24"E, A DISTANCE OF 98.46 FEET;

THENCE S 71°40'48"E, A DISTANCE OF 46.11 FEET;

THENCE S 89°21'24"E, A DISTANCE OF 61.00 FEET;

THENCE N 72°36'33"E, A DISTANCE OF 45.22 FEET;

THENCE S 89°21'24"E, A DISTANCE OF 149.33 FEET TO A POINT 67.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 2;

THENCE S 89°42'13"E, PARALLEL WITH SAID NORTH LINE OF SECTION 2, A DISTANCE OF 166.61 FEET;

THENCE S 00°17'47"W, A DISTANCE OF 5.00 FEET TO A POINT 72.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 2;

THENCE S 89°42'13"E, PARALLEL WITH SAID NORTHERLY LINE OF SECTION 2, A DISTANCE OF 825.94 FEET;

THENCE S 33°13'27"W, A DISTANCE OF 50.98 FEET;

THENCE N 81°58'59"W, A DISTANCE OF 130.20 FEET;

THENCE N 79°02'47"W, A DISTANCE OF 80.57 FEET;

THENCE S 78°49'55"W, A DISTANCE OF 196.21 FEET;

THENCE N 80°29'16"W, A DISTANCE OF 139.87 FEET;

THENCE S 84°52'37"W, A DISTANCE OF 120.70 FEET;

THENCE S 73°40'29"W, A DISTANCE OF 221.99 FEET;

THENCE S 88°18'40"W, A DISTANCE OF 69.27 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-003B  
(CONTINUED)

THENCE N 71°30'33"W, A DISTANCE OF 155.15 FEET;

THENCE N 81°26'01"W, A DISTANCE OF 135.66 FEET;

THENCE N 79°33'51"W, A DISTANCE OF 157.57 FEET;

THENCE N 46°49'39"E, A DISTANCE OF 23.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 66,702 SQUARE FEET, OR 1.531 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

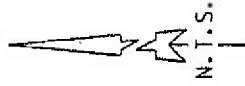
APPROVED BY: \_\_\_\_\_

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



EXHIBIT "B"

SEE SHEET 2



- ① S 89-42-13 E - 98.77'
- ② S 00-17-47 W - 64.60'
- ③ S 89-21-24 E - 98.46'
- ④ S 71-40-48 E - 46.11'
- ⑤ S 89-21-24 E - 61.00'
- ⑥ N 72-36-33 E - 45.22'
- ⑧ N 46-49-39 E - 23.25'

SECTION 35  
T.6S., R.3W., S.B.M.

CITY OF MURRIETA

PM 80/99-100  
PCL 1

CLINTON KEITH ROAD

55'

N 89-42-13 W 1322.43' TO C/L INT ARENDT LN

SECTION LINE

R/W VARIES

149.33'

S 89-21-24 E

L LINE

N 71-30-33 W 155.15'

PARCEL 0472-003B

66,702 SQ. FT.  
1.531 AC.

APN 956-020-007

CITY OF MURRIETA

T.P.O.B.

MEADOWLARK LANE 30'

CALLE PAVON

P.O.C.

(N 1/4 COR SEC. 2)

R/W CONVEYED TO CITY OF MURRIETA PER INST.NO. 57937, REC. 2-16-1993

INST. NO. 676943  
REC. B-26-2004

SECTION 2  
T.7S., R.3W., S.B.M.

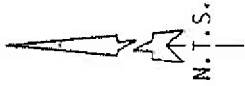
NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-003B
PROJECT: CLINTON KEITH ROAD	PREPARED BY: ODD/KOT
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: MARCH, 2007
	W.D. NO.: B2-0472
APPROVED BY: <i>[Signature]</i> DATE: 4-6-07	SHEET 1 OF 3 SHEETS

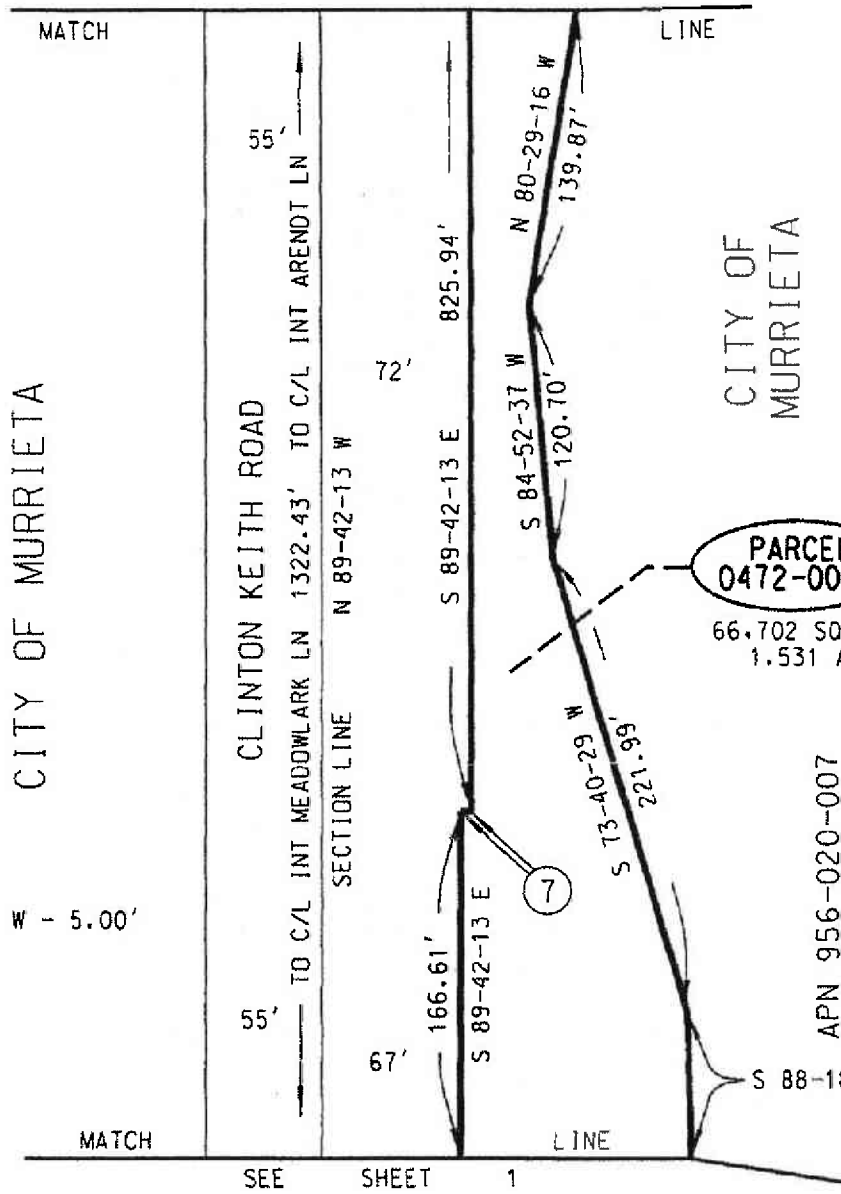
EXHIBIT "B"



SECTION 35  
T.6S., R.3W., S.B.M.

CITY OF MURRIETA

SEE SHEET 3



INST. NO. 676943.  
REC. 8-26-2004

PARCEL 0472-003B

66,702 SQ. FT.  
1.531 AC.

APN 956-020-007

SECTION 2

T.7S., R.3W., S.B.M.

⑦ S 00-17-47 W - 5.00'

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-003B
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: MARCH, 2007
	W.D. NO.: B2-0472
APPROVED BY: <i>[Signature]</i> DATE: 4-6-07	SHEET 2 OF 3 SHEETS

EXHIBIT "B"

SECTION 35  
T.6S., R.3W., S.B.M.

CITY OF MURRIETA

ARENDR LANE

KEITH ROAD  
55'  
N 89-42-13 W  
164.59'

CLINTON  
TO C/L INT MEADOWLARK LN  
1322.43'  
N 89-42-13 W  
72'

SECTION LINE

S 89-42-13 E  
825.94'

S 18-49-55 W  
196.21'

N 81-58-59 W  
130.20'

N 79-02-47 W - 80.57'

S 33-13-27 W - 50.98'

APN 956-020-007

PARCEL  
0472-003B

66,702 SQ. FT.  
1.531 AC.

INST. NO. 676943,  
REC. 8-26-2004

SECTION 2  
T.7S., R.3W., S.B.M.

CITY OF MURRIETA

MATCH

LINE

SEE SHEET 2

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-003B
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: MARCH, 2007
APPROVED BY: <i>[Signature]</i>	W.O. NO.: B2-0472
DATE: 4-6-07	SHEET 3 OF 3 SHEETS



EXHIBIT "B"

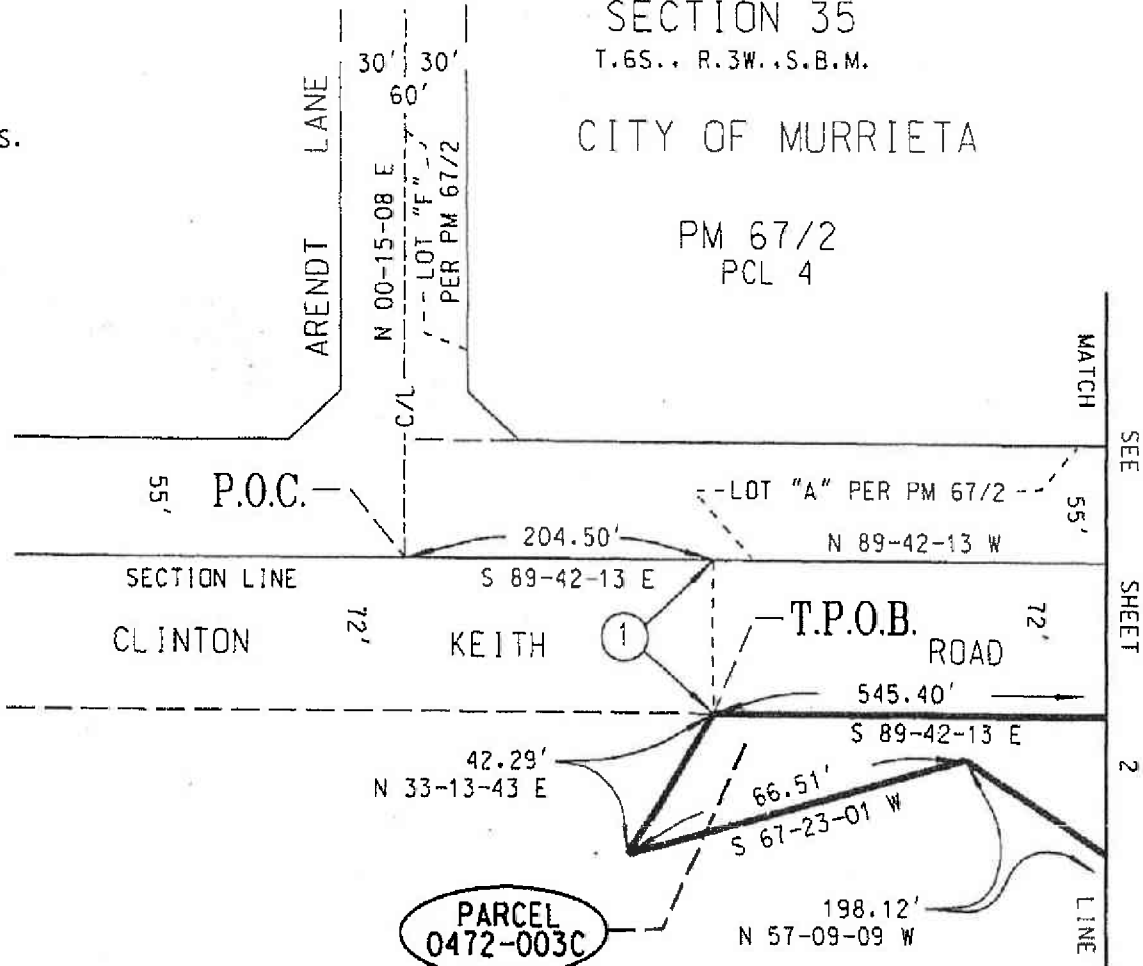


SECTION 35

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

CITY OF MURRIETA

PM 67/2  
PCL 4



**PARCEL 0472-003C**

56,033 SQ. FT.  
1.286 AC.

INST. NO. 676943.  
REC. 8-26-2004

① S 00-17-47 W - 72.00'

APN 956-020-007

CITY OF MURRIETA

SECTION 2

T. 7S., R. 3W., S.B.M.

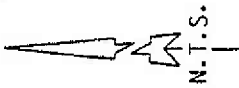
NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-003C
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KOT
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: MARCH, 2007
APPROVED BY: <i>[Signature]</i> DATE: 4-6-07	W.O. NO.: B2-0472
	SHEET 1 OF 2 SHEETS

EXHIBIT "B"

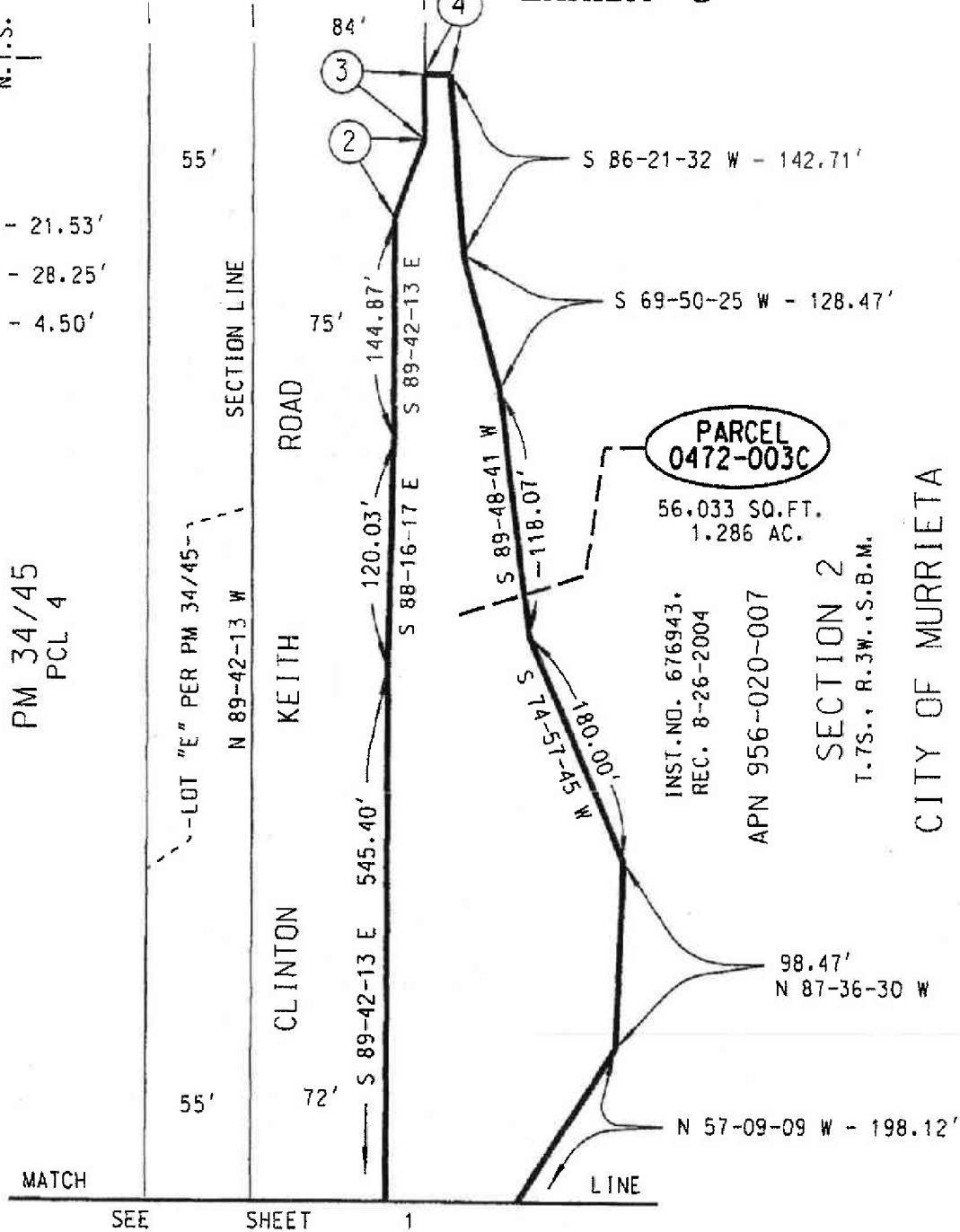


- ② S 64-59-51 E - 21.53'
- ③ S 89-42-13 E - 28.25'
- ④ S 00-17-47 W - 4.50'

SECTION 35  
T.6S., R.3W., S.B.M.

CITY OF MURRIETA

PM 34/45  
PCL 4



MATCH

SEE SHEET 1

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-003C
PROJECT: CLINTON KEITH ROAD	PREPARED BY: ODD/KDT
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: MARCH, 2007
APPROVED BY: <i>[Signature]</i> DATE: 4-6-07	W.C. NO.: 82-0472
	SHEET 2 OF 2 SHEETS

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-003D

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2;**

THENCE S 00°02'14"E ALONG THE EASTERLY LINE OF SAID SECTION 2, A DISTANCE OF 178.14 FEET;

THENCE S 89°57'46"W, A DISTANCE OF 41.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE S 00°15'43"E, A DISTANCE OF 130.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 305.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°20'38", AN ARC DISTANCE OF 76.36 FEET;

THENCE S 65°45'24"W, A DISTANCE OF 9.15 FEET;

THENCE N 09°41'21"W, A DISTANCE OF 44.81 FEET;

THENCE N 02°57'06"W, A DISTANCE OF 110.48 FEET;

THENCE N 14°34'34"W, A DISTANCE OF 57.38 FEET;

THENCE N 89°57'46"E, A DISTANCE OF 25.56 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 2,364 SQUARE FEET, OR 0.054 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 5-19-2006

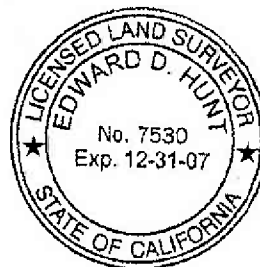


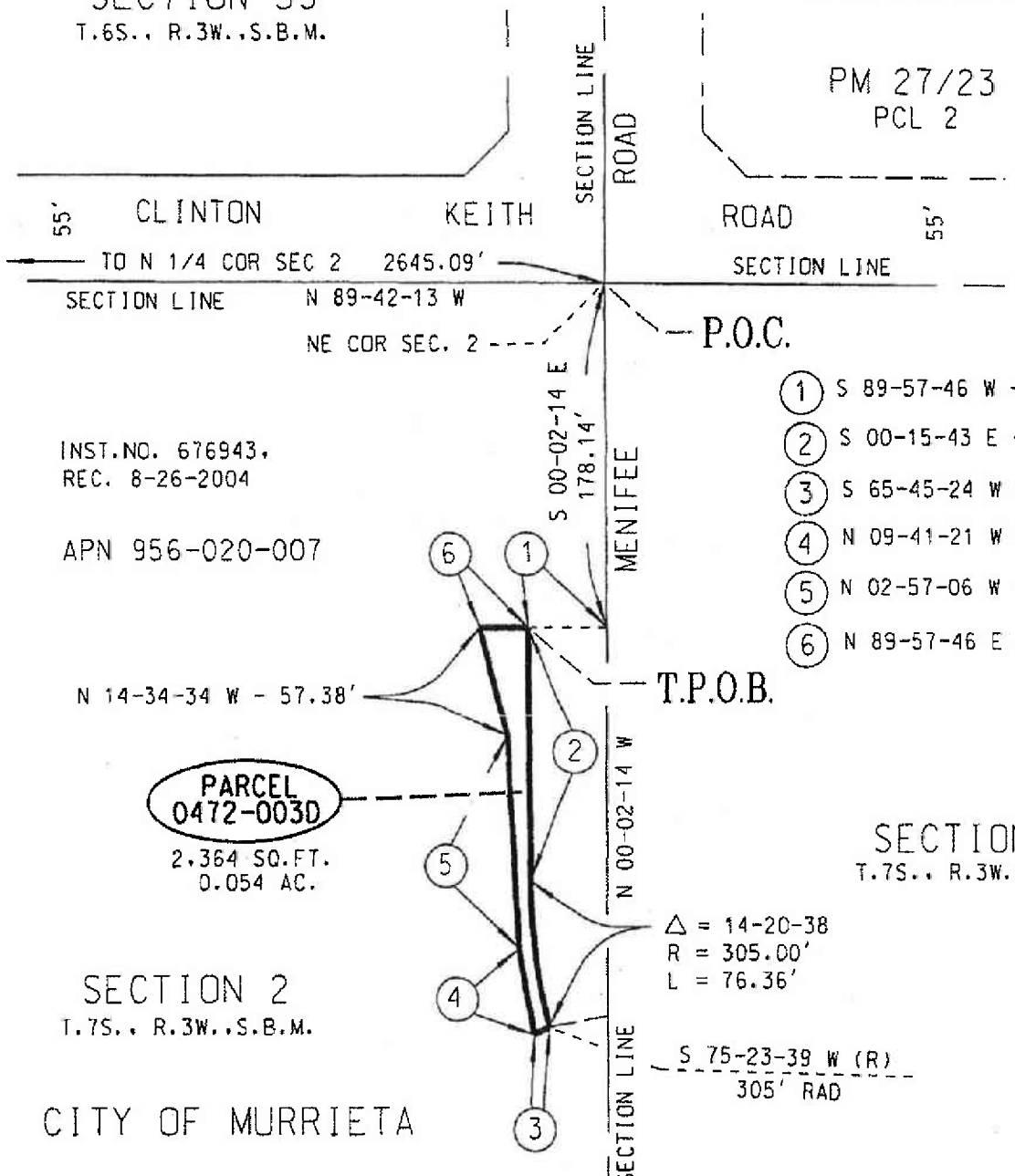


EXHIBIT "B"

SECTION 35  
T.6S., R.3W., S.B.M.

SECTION 36  
T.6S., R.3W., S.B.M.

PM 27/23  
PCL 2



INST. NO. 676943,  
REC. 8-26-2004

APN 956-020-007

**PARCEL**  
**0472-003D**  
2,364 SQ. FT.  
0.054 AC.

SECTION 2  
T.7S., R.3W., S.B.M.

- ① S 89-57-46 W - 41.00'
- ② S 00-15-43 E - 130.77'
- ③ S 65-45-24 W - 9.15'
- ④ N 09-41-21 W - 44.81'
- ⑤ N 02-57-06 W - 110.48'
- ⑥ N 89-57-46 E - 25.56'

CITY OF MURRIETA

**NOTE:**

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-003D
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: APRIL, 2006
APPROVED BY: <i>Edward D. Hunt</i> DATE: 5-19-2006	W.O. NO.: B2-0472
	SHEET 1 OF 1 SHEET

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)

LH:ra/082015/220TR/17.237

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003E

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Slope and Drainage Easement Deed document recorded on September 3, 2008, as Document No. 2008-0483382, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003E

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

RECORDING REQUESTED BY  
STEWART TITLE

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

DOC # 2008-0483382

09/03/2008 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

11.645\03.17.08\220TR\SV;ra

95773

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			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
M-NCRA						T:	CTY	UNI	049

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-003E  
APN: 956-020-007 (portion)  
TRA 024-013



# SLOPE AND DRAINAGE EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CALVARY CHAPEL OF MURRIETA, A CALIFORNIA CORPORATION

GRANT(S) to the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, an easement over, under, within and through a portion of Assessor's Parcel Number 956-020-007 in the County of Riverside, State of California referenced as Parcel 0472-003E and described on Exhibits "A" and "B", attached hereto and by this reference incorporated herein, for slope and drainage purposes, subject only to those encumbrances and easements which the County has accepted.

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-003E  
APN: 956-020-007 (portion)

Dated: 5/27/08

GRANTOR:

Calvary Chapel of Murrieta,  
A California Corporation

By: [Signature]  
Dan Effinger, Vice-President

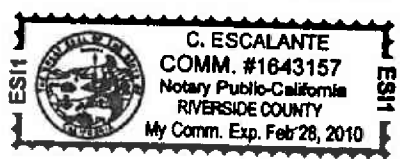
State of California  
County of Riverside

On May 27, 2008, before me, C. Escalante, a Notary Public in and for said County and State, personally appeared Dan Effinger, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity and that by his/~~her~~ signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature C. Escalante



[SEAL]

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 7/14/08

By: [Signature]  
Robert Field, Director  
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 6-5-08  
SYNTHIA M. GUNZEL DATE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL 0472-003E**

AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE N 89°42'13"W ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 85.71 FEET;

THENCE S 00°17'47"W, A DISTANCE OF 75.00 FEET TO A POINT 75.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 2, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 44°59'18"E, A DISTANCE OF 32.76 FEET TO A POINT 63.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID SECTION 2;

THENCE S 00°02'14"E, PARALLEL WITH SAID EASTERLY LINE OF SECTION 2, A DISTANCE OF 25.74 FEET;

THENCE N 89°57'46"E, A DISTANCE OF 5.00 FEET TO A POINT 58.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID EASTERLY LINE OF SECTION 2;

THENCE S 00°02'14"E, PARALLEL WITH SAID EASTERLY LINE OF SECTION 2, A DISTANCE OF 54.72 FEET;

THENCE S 89°57'46"W, A DISTANCE OF 8.56 FEET;

THENCE N 14°34'34"W, A DISTANCE OF 14.90 FEET;

THENCE N 59°47'20"W, A DISTANCE OF 39.82 FEET;

THENCE N 70°03'27"W, A DISTANCE OF 165.88 FEET;

THENCE N 00°17'47"E, A DISTANCE OF 4.50 FEET TO A POINT 84.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 2;

THENCE S 89°42'13"E, PARALLEL WITH SAID NORTHERLY LINE OF SECTION 2, A DISTANCE OF 40.12 FEET;

THENCE N 65°42'42"E, A DISTANCE OF 21.63 FEET TO A POINT 75.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 2;

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-003E  
(CONTINUED)

THENCE S 89°42'13"E, PARALLEL WITH SAID NORTHERLY LINE OF SECTION 2, A DISTANCE OF 114.59 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 9,462 SQUARE FEET, OR 0.217 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

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



EXHIBIT "B"

CITY OF MURRIETA

SECTION 35

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

(NE COR SEC. 2) P.O.C.

SECTION 36

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



CLINTON

55'

KEITH

1

ROAD

SECTION LINE

SECTION LINE

N 89-42-13 W

T.P.O.B.

CITY BOUNDARY

84'

8

9

75'

2

114.59'

3

S 89-42-13 E

5

7

N 70-03-27 W

165.88'

4

63'

**PARCEL 0472-003E**

9.462 SQ.FT.  
0.217 AC.

INST.NO. 676943.  
REC. 8-26-2004

APN 956-020-007

SECTION 2

T.7S., R.3W., S.B.M.

ROAD

- 1 N 89-42-13 W - 85.71'
- 2 S 00-17-47 W - 75.00'
- 3 S 44-59-18 E - 32.76'
- 4 S 00-02-14 E - 25.74'
- 5 N 89-57-46 E - 5.00'
- 6 S 00-02-14 E - 54.72'
- 7 N 00-17-47 E - 4.50'
- 8 S 89-42-13 E - 40.12'
- 9 N 65-42-42 E - 21.63'

SECTION LINE

N 59-47-20 W - 39.82'

N 14-34-34 W - 14.90'

S 89-57-46 W - 8.56'

N 00-02-14 W

SECTION 1

T.7S., R.3W., S.B.M.

CITY OF MURRIETA

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0472-003E

PROJECT: CLINTON KEITH ROAD

PREPARED BY: DDD/KDT

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: MARCH, 2007

W.O. NO.: B2-0472

APPROVED BY: *[Signature]* DATE: 4-6-07

SHEET 1 OF 1 SHEET



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)

SV:tg/082015/220TR/17.352

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-010B

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Drainage Easement Deed document recorded on September 5, 2008, as Document No. 2008-0490726, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-010B

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

RECORDING REQUESTED BY  
STEWART TITLE

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

DOC # 2008-0490726

09/05/2008 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

10.456\041408\220TR\SAVpa

81180

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NCHGCC					T:	CTY	UNI	006	

PROJECT: CLINTON KEITH ROAD WIDENING

PARCEL: 0472-010B

APN: 900-020-001 (portion)

TRA 024-246



## DRAINAGE EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WARD WILLIAM FRANKLIN AND FRANCES D. FRANKLIN,  
Trustees of the Franklin Family Trust Dated 4-25-2002

GRANT(S) to the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, an easement over, under, within and through a portion of Assessor's Parcel Number 900-020-001 in the County of Riverside, State of California referenced as Parcel 0472-010B and described on Exhibits "A" and "B", attached hereto and by this reference incorporated herein, for drainage purposes, subject only to those encumbrances and easements which the County has accepted.

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-010B  
APN: 900-020-001 (portion)

Dated: April 30, 2008

GRANTOR:

Ward William Franklin and Frances D. Franklin,  
Trustees of the Franklin Family Trust Dated 4-25-2002

By: Ward William Franklin  
Ward William Franklin

By: Frances D. Franklin  
Frances D. Franklin

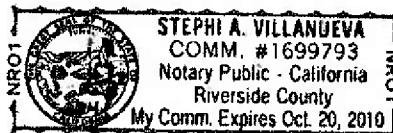
State of California )  
County of Riverside )

On April 30, 2008, before me, Stephi A. Villanueva, a Notary Public in and for said County and State, personally appeared Ward William Franklin and Frances D. Franklin, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



[SEAL]

### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 6/20/08

By: [Handwritten Signature]  
Robert Field, Director  
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 5-7-08  
SYNTHIA M. GUNZEL DATE

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-010B

AN EASEMENT FOR DRAINAGE PURPOSES LYING WITHIN LOT 5 OF TRACT 15,285-1, ON FILE IN BOOK 140, PAGES 57 THROUGH 61, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 5, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (HAVING A SOUTHERLY HALF-WIDTH OF 55.00 FEET) AS DEDICATED ON SAID TRACT 15285-1;

THENCE S 00°28'30"W ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 30.05 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE N 87°17'44"E, A DISTANCE OF 32.93 FEET;

THENCE S 41°52'00"W, A DISTANCE OF 28.34 FEET;

THENCE S 80°13'09"W, A DISTANCE OF 14.37 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF LOT 5;

THENCE N 00°28'30"E ALONG SAID WESTERLY LINE OF LOT 5, A DISTANCE OF 21.99 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 488 SQUARE FEET, OR 0.011 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

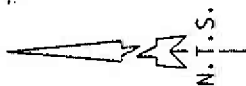
*Kenneth D. Teich*

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

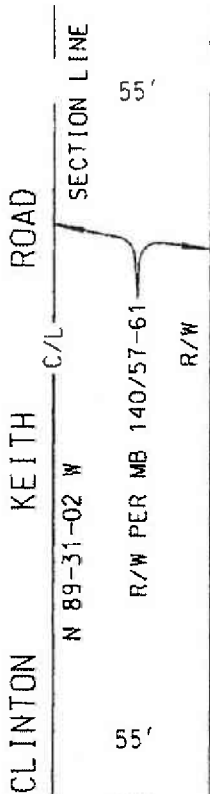
4-6-07



EXHIBIT "B"



SECTION 36  
T.6S., R.3W., S.B.M.



APN 956-030-001  
MB 140/57-61  
LOT 5

PARCEL  
0472-010B

488 SQ. FT.  
0.011 AC.

SECTION 1  
T.7S., R.3W., S.B.M.

P.O.B.

(NW COR LOT 5,  
MB 140/57-61)

T.P.O.B.

- ① N 00-28-30 E - 55.00'
- ② S 00-28-30 W - 30.05'
- ③ N 87-17-44 E - 32.93'

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLINTON KEITH ROAD

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: *[Signature]* DATE: 4-6-07

PAR. NO.: 0472-010B

PREPARED BY: DDD/KDT

SCALE: N.T.S.

DATE: FEBRUARY, 2007

W.O. NO.: B2-0472

SHEET 1 OF 1 SHEET

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)

SV:tg/082015/220TR/17.256

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-012A and 0472-012B

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Grant Deed document recorded on August 30, 2007, as Document No. 2007-0557201, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-012A and 0472-012B

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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



RECORDING REQUESTED BY  
STEWART TITLE

DOC # 2007-0557201

08/30/2007 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

FREE RECORDING

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

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

Documentary Transfer Tax: 0 EXEMPT  
(per R&T Code Section 11922.)



PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-012A and 0472-012B  
APN: 956-020-005, 956-020-021 and 956-020-027  
(portions) 900-030-003, 900-030-001 and 900-030-002

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT  
ORGANIZED AND EXISTING UNDER CHAPTER 1 OF DIVISION 3 OF TITLE 2 OF THE  
EDUCATION CODE OF THE STATE OF CALIFORNIA

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision, the real property in the County  
of Riverside, State of California, described as:

See Exhibits "A-1", "A-2", "B-1" and "B-2" attached hereto  
and made a part hereof

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-012A and 0472-012B  
APN: 956-020-005, 956-020-021 and 956-020-027 (portions)

Dated: 6-28-07

GRANTOR:

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT ORGANIZED AND EXISTING UNDER CHAPTER 1 OF DIVISION 3 OF TITLE 2 OF THE EDUCATION CODE OF THE STATE OF CALIFORNIA

By: W.C. Olien  
William C. Olien  
By: \_\_\_\_\_

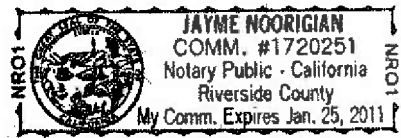
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

On June 28, 2007, before me, Jayne Noorigian  
a Notary Public in and for said County and State, personally  
appeared William C. Olien

personally known to me (or 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.

WITNESS my hand and official seal

Signature Jayne Noorigian  
[SEAL]



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 7/5/07

By: Robert Field  
Robert Field, Director  
Department of Facilities Management

**EXHIBIT "A-1"****LEGAL DESCRIPTION  
PARCEL 0472-012A**

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NUMBER 24,608, ON FILE IN BOOK 161, PAGES 55 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT "L" (55.00 FEET WIDE) AS SHOWN ON PARCEL MAP NUMBER 24,608 ON FILE IN BOOK 161, PAGES 55 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE NORTHERLY LINE OF SAID SECTION 2 AND THE CENTERLINE OF CLINTON KEITH ROAD;

THENCE S 89°21'24"E, ALONG SAID NORTHERLY LINE OF SECTION 2, A DISTANCE OF 332.53 FEET TO THE NORTHWEST CORNER OF LOT "M" (55.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°18'12"W ALONG THE WESTERLY LINE OF SAID LOT "M", A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT "M";

THENCE S 89°21'24"E ALONG THE SOUTHERLY LINE OF SAID LOT "M", A DISTANCE OF 259.70 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2 IN DEED RECORDED DECEMBER 18, 2000 AS INSTRUMENT NUMBER 505348, RECORDS OF SAID RECORDER;

THENCE S 44°33'13"E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 32.41 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN SAID DEED;

THENCE S 00°18'38"W ALONG SAID WESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 7.00 FEET;

THENCE N 44°33'55"W, A DISTANCE OF 38.08 FEET TO A POINT 58.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 2;

THENCE N 89°21'24"W, PARALLEL WITH SAID NORTHERLY LINE OF SECTION 2, A DISTANCE OF 830.84 FEET;

THENCE S 50°43'10"W, A DISTANCE OF 24.77 FEET;

THENCE N 89°21'24"W, A DISTANCE OF 6.01 FEET;

THENCE N 00°38'36"E, A DISTANCE OF 6.00 FEET;

THENCE N 16°28'31"E, A DISTANCE OF 13.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT "L" AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°21'24"E ALONG SAID SOUTHERLY LINE OF LOT "L", A DISTANCE OF 263.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT "L";

THENCE N 00°19'49"E, ALONG THE EASTERLY LINE OF SAID LOT "L", A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

002161

**EXHIBIT "A-1"**

**LEGAL DESCRIPTION  
PARCEL 0472-012A  
(CONTINUED)**

CONTAINING: 21,264 SQUARE FEET, OR 0.488 ACRES, MORE OR LESS.

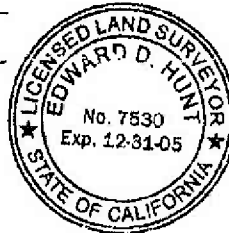
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "A-2"

APPROVED BY: Edward D. Hunt

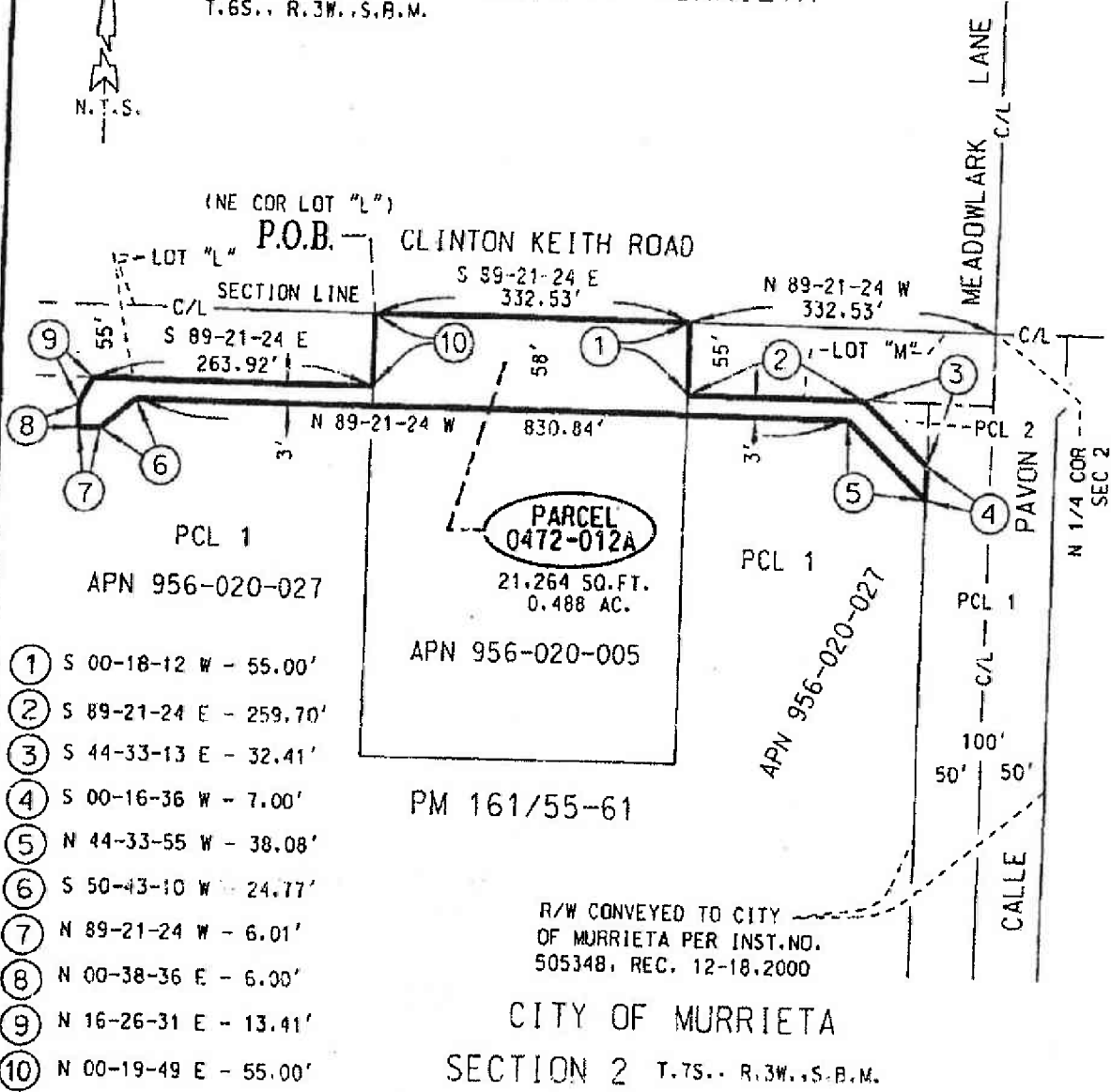
DATE: 11-29-2005



002162

EXHIBIT "A-2"

SECTION 35 CITY OF MURRIETA  
T.6S., R.3W., S.B.M.



- ① S 00-18-12 W - 55.00'
- ② S 89-21-24 E - 259.70'
- ③ S 44-33-13 E - 32.41'
- ④ S 00-16-36 W - 7.00'
- ⑤ N 44-33-55 W - 38.08'
- ⑥ S 50-43-10 W - 24.77'
- ⑦ N 89-21-24 W - 6.01'
- ⑧ N 00-38-36 E - 6.00'
- ⑨ N 16-26-31 E - 13.41'
- ⑩ N 00-19-49 E - 55.00'

PM 161/55-61

R/W CONVEYED TO CITY  
OF MURRIETA PER INST. NO.  
505348, REC. 12-18, 2000

CITY OF MURRIETA  
SECTION 2 T.7S., R.3W., S.B.M.

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES  
MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION  
FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO. : 0472-012A
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: MAY, 2005
	W.O. NO. : B2-0472
APPROVED BY <i>Edward D. Hunt</i> DATE: 11-29-2005	SHEET 1 OF 1 SHEET

**EXHIBIT "B-1"**

**LEGAL DESCRIPTION  
PARCEL 0472-012B**

BEING A PORTION OF PARCELS 1 AND 4 OF PARCEL MAP NUMBER 24,608, ON FILE IN BOOK 161, PAGES 55 THROUGH 81, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT "L", SAID SOUTHWEST CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (55.00 FOOT WIDE HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°21'24"E, ALONG THE SOUTHERLY LINE OF SAID LOT "L" AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.21 FEET;

THENCE S 00°38'36"W, A DISTANCE OF 3.00 FEET;

THENCE N 89°21'24"W, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.41 FEET;

THENCE S 00°38'36"W, A DISTANCE OF 17.00 FEET;

THENCE N 89°21'24"W, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.50 FEET;

THENCE N 00°38'36"E, A DISTANCE OF 17.00 FEET TO A POINT 3.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE N 89°21'24"W, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.98 FEET;

THENCE N 28°07'04"E, A DISTANCE OF 3.38 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, ALSO BEING THE SOUTHERLY LINE OF LOT "K" AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°21'24"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF SAID LOT "K", A DISTANCE OF 312.13 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 2,048 SQUARE FEET, OR 0.047 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B-2"

APPROVED BY: Edward D. Hunt

DATE: 11-29-2005

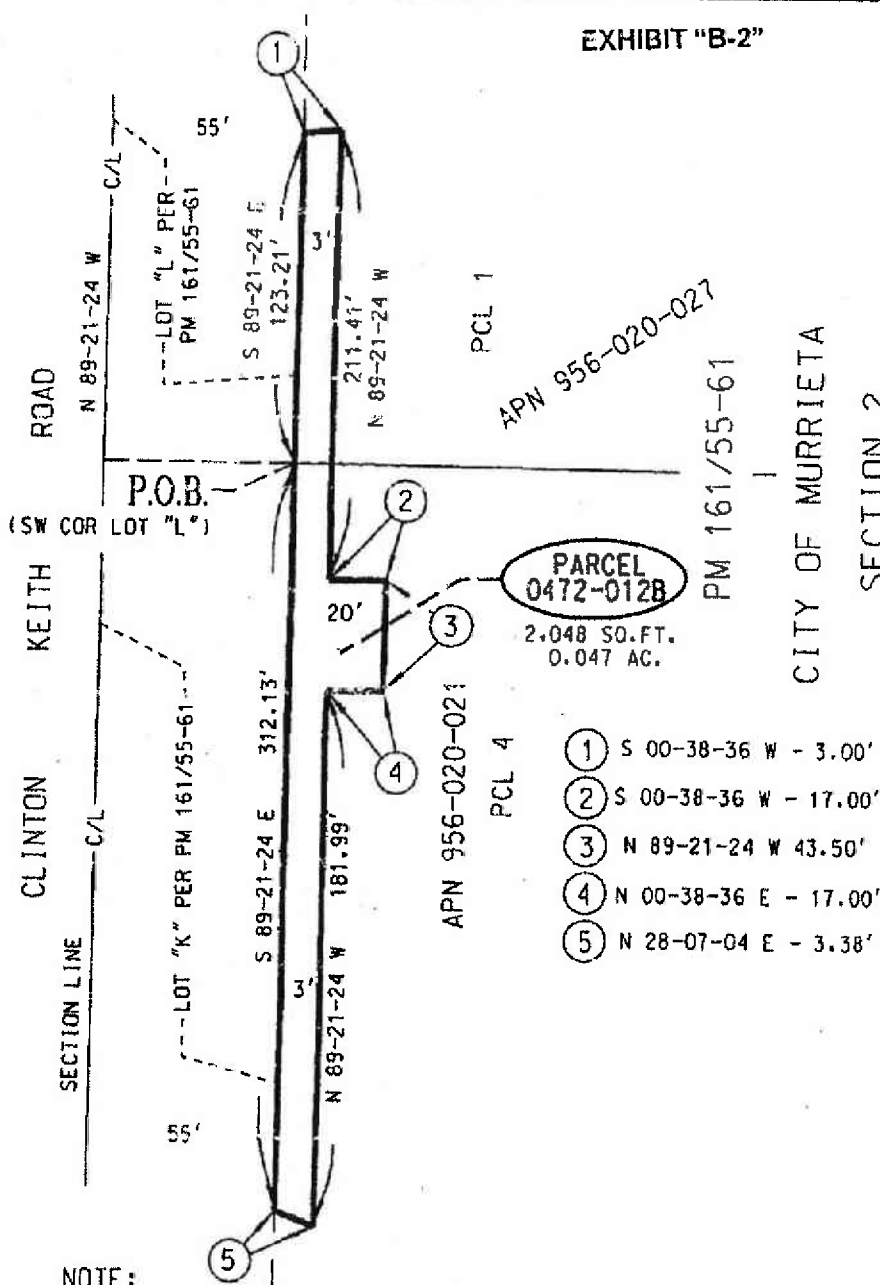


EXHIBIT "B-2"

CITY OF MURRIETA

SECTION 35

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



NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.	PAR. NO.: 0472-012B
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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: MAY, 2005
APPROVED BY: <i>Edward D. Hunt</i> DATE: 11-29-2005	W.O. NO.: B2-0472
	SHEET 1 OF 1 SHEET

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)

SV:tg/082015/220TR/17.257

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-017

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Road and Utility Easement Deed document recorded on December 10, 2008, as Document No. 2008-0647591, records of said County, attached hereto and made a part hereof.



PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-017

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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:

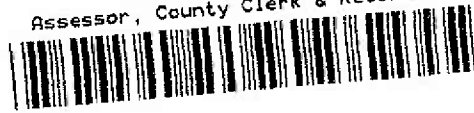
Signature \_\_\_\_\_

Place Notary Seal Above

**RECORDING REQUESTED BY  
STEWART TITLE**

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

DOC # 2008-0647591  
12/10/2008 08:00A Fee:NC  
Page 1 of 4  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**FREE RECORDING**

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

11.881\060608\220TR\SAVra

81126

DTT: Ø

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NCHG						T:	CTY	UNI	034

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-017  
APN: 392-330-005 (portion)  
TRA 024-002

T  
034

**ROAD AND UTILITY EASEMENT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

~~LEE O. GRAHAM, TRUSTEE AND SUZANNE V. GRAHAM, SUCCESSOR TRUSTEE OF THE GRAHAM  
FAMILY TRUST, DATED JUNE 26, 1991~~

GRANT(S) to the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA,  
an easement over, under, within and through a portion of Assessor's Parcel Number 392-330-005 in the  
County of Riverside, State of California referenced as Parcel 0472-017 and described on Exhibits "A" and "B",  
attached hereto and by this reference incorporated herein, for road and utility purposes, subject only to those  
encumbrances and easements which the County has accepted.

PROJECT: CLINTON KEITH ROAD WIDENING PROJECT  
PARCEL: 0472-017  
APN: 392-330-005 (portion)

Dated: July 21, 2008

GRANTOR:

~~Lee O. Graham, Trustee and Suzanne V. Graham,~~  
Successor Trustee of the Graham Family Trust, dated  
June 26, 1991

By: Suzanne V. Graham  
Suzanne V. Graham

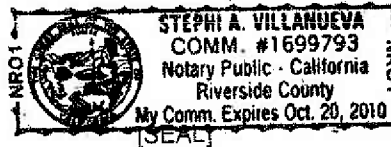
State of California )  
County of San Diego )

On July 21, 2008, before me, Stephi A. Villanueva, a Notary Public in  
and for said County and State, personally appeared Suzanne V. Graham, who  
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that they executed the same in her authorized capacity and that by her  
signature on the instrument the person, or the entity upon behalf of which the person acted, executed the  
instrument.

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

WITNESS my hand and official seal.

Signature Stephi A. Villanueva



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF  
RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below  
and the grantee consents to the recordation thereof by its duly authorized officer.

Date 9/4/08

By: Robert Field  
Robert Field, Director  
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 7-22-08  
SYNTHIA M. GUNZEL DATE

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-017

AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, LYING WITHIN PARCEL 2 OF PARCEL MAP NUMBER 8550 ON FILE IN BOOK 34, PAGE 45 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE S 00°15'08"W ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 265.32 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DEDICATED BY DECLARATION OF DEDICATION RECORDED JULY 28, 1978, AS INSTRUMENT NUMBER 155682, RECORDS OF SAID RECORDER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 48.00 FEET AND AN INITIAL RADIAL BEARING OF N 00°15'08"E;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°40'55", AN ARC DISTANCE OF 32.41 FEET TO A POINT 30.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES TO SAID EASTERLY LINE OF PARCEL 2;

THENCE N 00°15'08"E, PARALLEL WITH SAID EASTERLY LINE OF PARCEL 2, A DISTANCE OF 246.02 FEET TO A POINT 30.00 SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE N 89°25'02"W, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL 2, A DISTANCE OF 30.17 FEET;

THENCE N 00°34'58"E, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY LINE OF PARCEL 2;

THENCE S 89°25'02"E ALONG SAID NORTHERLY LINE OF PARCEL 2, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,965 SQUARE FEET, OR 0.206 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

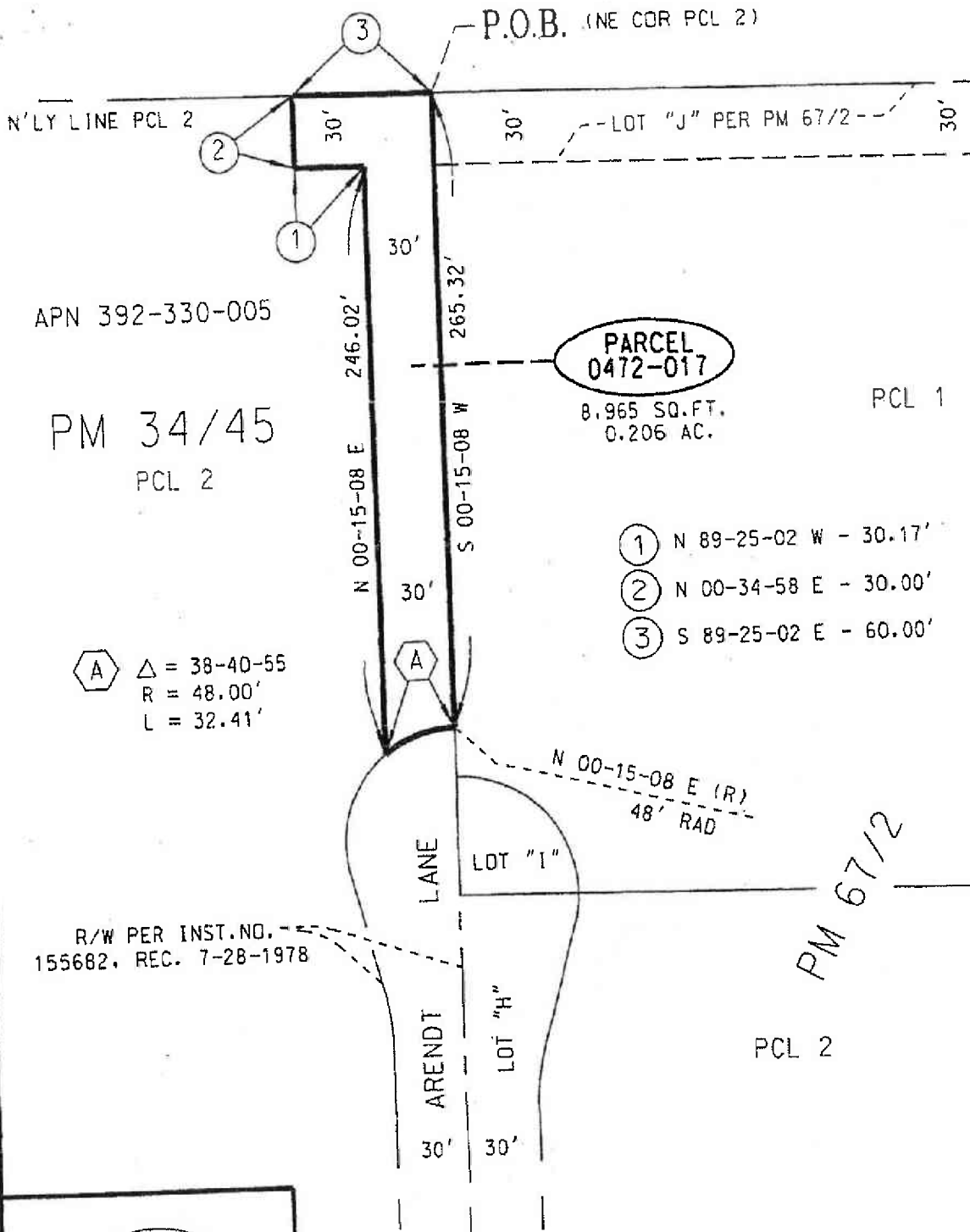
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 5-19-2006



EXHIBIT "B"



R/W PER INST. NO. 155682, REC. 7-28-1978

PM 67/2



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-017
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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.
APPROVED BY: <i>Edward D. Hunt</i> DATE: 5-19-2006	DATE: MAY, 2005
	W.O. NO.: B2-0472
	SHEET 1 OF 1 SHEET

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)

SV:tg/082015/220TR/17.258

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

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-026A

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF MURRIETA, a municipal corporation, all right, title and interest in and to the real property in the City of Murrieta, County of Riverside, State of California, as conveyed in the Grant Deed document recorded on January 13, 2009, as Document No. 2009-0014793, records of said County, attached hereto and made a part hereof.

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-026A

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

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

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

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

**RECORDING REQUESTED BY  
STEWART TITLE**

Recorded at request of and return to:  
Department of Facilities Management  
Real Estate Division  
On behalf of Transportation Department  
3133 Mission Inn Avenue  
Riverside, California 92507-4199

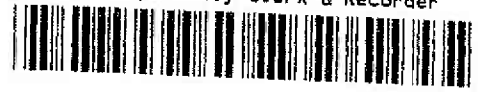
**DOC # 2009-0014793**

01/13/2009 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



**FREE RECORDING**

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

11.034\082508\220TR\SV\jw

*DTT: X*  
*No consideration*

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**T**  
012

PROJECT: CLINTON KEITH ROAD WIDENING  
PARCEL: 0472-026A  
APN: 963-060-005 (portion)  
*T/A* 024-249

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARTIN ARTHUR RINDAHL, A MARRIED MAN AS HIS SEPARATE PROPERTY, AN UNDIVIDED ONE-HALF INTEREST, AND TO JANIS LEE CRAVEN-GREENBERG, A MARRIED WOMAN AS HER SEPARATE PROPERTY, AN UNDIVIDED ONE-HALF INTEREST

GRANT(S) to the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, the real property of a portion of Assessor's Parcel Number 963-060-005 in the County of Riverside, State of California, as more particularly described in Exhibits "A" and "B", attached hereto and made a part hereof.



PROJECT: Clinton Keith Road Widening  
PARCEL: 0472-026A  
APN: 963-060-005 (portion)

Dated: 9/26/2008

GRANTOR:

Martin Arthur Rindahl, a married man as his separate property, an undivided one-half interest, and to Janis Lee Craven-Greenberg, a married woman as her separate property, an undivided one-half interest

By: Signed in Counterpart  
Martin Arthur Rindahl

By: Janis Lee Craven-Greenberg  
Janis Lee Craven-Greenberg

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF Orange )

On 9/26/08, before me, ANGELA ERICKSON, NOTARY PUBLIC a Notary Public in and for said County and State, personally appeared Janis Lee Craven-Greenberg personally known to me (or 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.

WITNESS my hand and official seal

Signature Angela Erickson

[SEAL]



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: 11/18/08 By: Robert Field  
Robert Field, Director  
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 10-14-08  
SYNTHIA M. GUNZEL DATE

PROJECT: Clinton Keith Road Widening  
PARCEL: 0472-026A  
APN: 963-060-005 (portion)

Dated: 9/25/08

GRANTOR:

Martin Arthur Rindahl, a married man as his separate property, an undivided one-half interest, and to Janis Lee Craven-Greenberg, a married woman as her separate property, an undivided one-half interest

By: Martin Arthur Rindahl  
Martin Arthur Rindahl

By: \_\_\_\_\_  
Janis Lee Craven-Greenberg

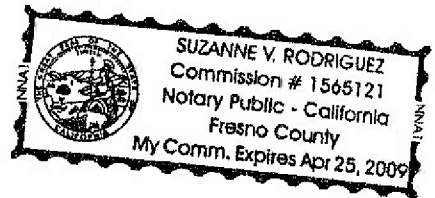
STATE OF CALIFORNIA )  
 )ss  
COUNTY OF FRESNO )

On September 25, 2008, before me, Suzanne V. Rodriguez a Notary Public in and for said County and State, personally appeared Martin Arthur Rindahl personally known to me (or 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.

WITNESS my hand and official seal

Signature Suzanne V. Rodriguez

[SEAL]



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_ By: \_\_\_\_\_  
Robert Field, Director  
Department of Facilities Management

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 10-14-08  
SYNTHIA M. GUNZEL DATE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL 0472-026A**

BEING A PORTION OF GOVERNMENT LOT 2, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BRIGGS ROAD AND LOS ALAMOS ROAD (FORMERLY THOMPSON ROAD), AS SHOWN ON PARCEL MAP NUMBER 6026, ON FILE IN BOOK 18, PAGE 17, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S 00°26'29" W ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 6, ALSO BEING THE EXISTING CENTERLINE OF SAID BRIGGS ROAD, A DISTANCE OF 1305.39 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF PORTH ROAD (45.00 FEET WIDE), SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN 15.00 FOOT WIDE PARCEL OF LAND DEDICATED BY DECLARATION OF DEDICATION FOR PUBLIC ROAD PURPOSES RECORDED JULY 28, 1965 AS INSTRUMENT NUMBER 86957, RECORDS OF SAID RECORDER;

THENCE N 89°57'08" W ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 86957 AND SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTH ROAD, A DISTANCE OF 420.70 FEET;

THENCE N 00°02'52" E, A DISTANCE OF 4.00 FEET TO A POINT 4.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTH ROAD;

THENCE S 89°57'08" E PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTH ROAD, A DISTANCE OF 182.91 FEET;

THENCE N 42°22'57" E, A DISTANCE OF 6.06 FEET;

THENCE N 00°02'52" E, A DISTANCE OF 76.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 168.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°41'31", AN ARC DISTANCE OF 89.99 FEET;

THENCE N 30°44'23" E, A DISTANCE OF 311.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 82.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°17'54", AN ARC DISTANCE OF 43.36 FEET TO A POINT 43.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID EXISTING CENTERLINE OF BRIGGS ROAD;

THENCE N 00°26'29" E, PARALLEL WITH SAID EXISTING CENTERLINE OF BRIGGS ROAD, A DISTANCE OF 153.19 FEET;

THENCE S 89°33'31" E, A DISTANCE OF 24.00 FEET TO A POINT 19.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID EXISTING CENTERLINE OF BRIGGS ROAD;

THENCE N 00°26'29" E, PARALLEL WITH SAID EXISTING CENTERLINE OF BRIGGS ROAD, A DISTANCE OF 120.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 981.00 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL 0472-026A  
(CONTINUED)

THENCE NORTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°10'21", AN ARC DISTANCE OF 585.09 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6;

THENCE N 89°58'46" E ALONG SAID NORTHERLY LINE OF SECTION 6, A DISTANCE OF 188.38 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING:

127,024 SQUARE FEET, OR 2.916 ACRES (GROSS), MORE OR LESS.  
91,758 SQUARE FEET, OR 2.106 ACRES (NET), 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 1.000099080 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 935-TT, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_



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

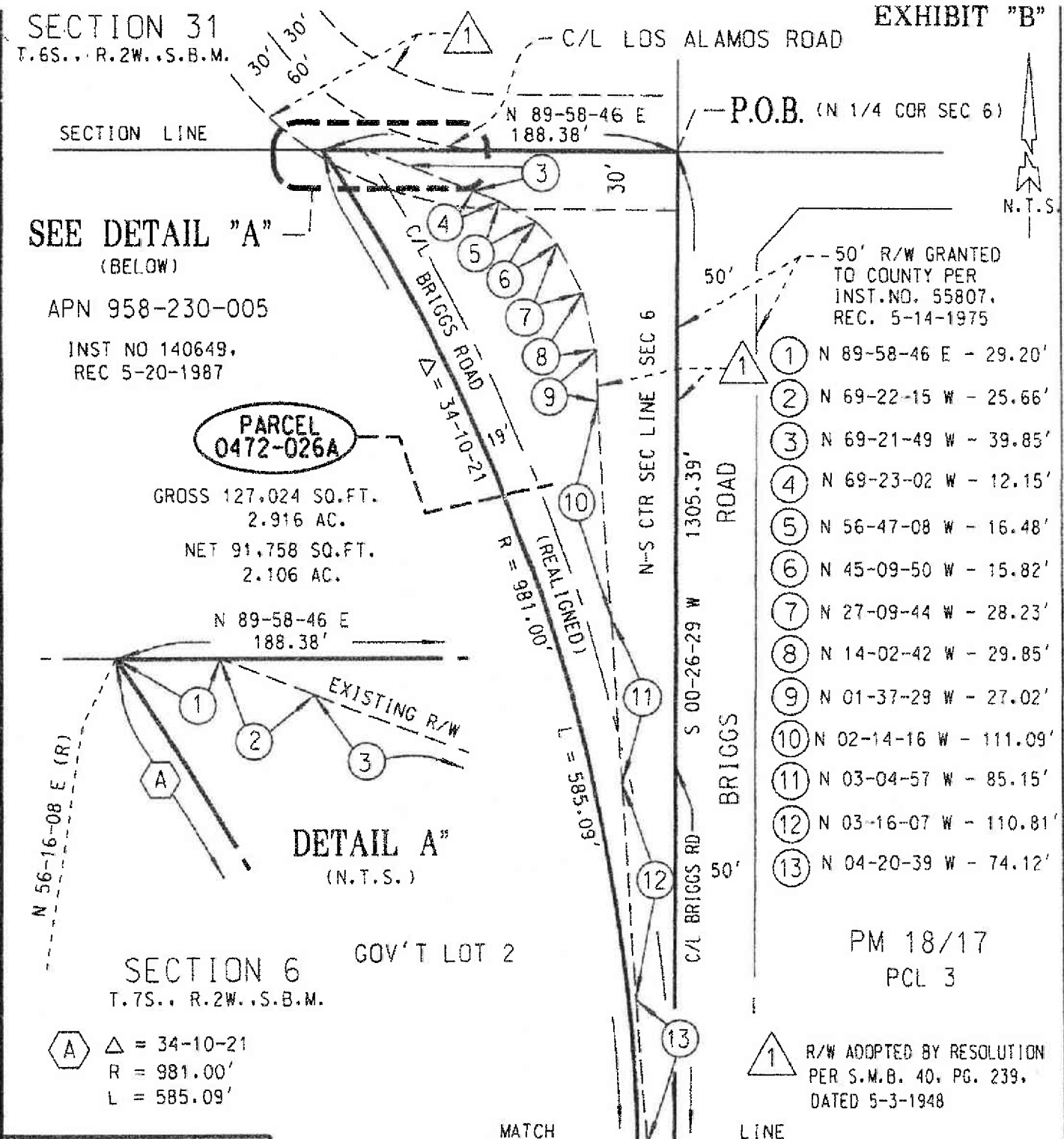
9-10-08



SECTION 31

T.6S. R.2W. S.B.M.

EXHIBIT "B"



NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.	PAR. NO. : 0472-026A
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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.
APPROVED BY: <i>[Signature]</i> DATE: 9-10-08	DATE: SEPTEMBER, 2008
	W.D. NO. : B2-0472
	SHEET 1 OF 3 SHEETS



EXHIBIT "B"



APN 958-230-005

SEE SHEET 1

SECTION 6

T.7S., R.2W., S.B.M.

△ = 34-10-21  
R = 981.00'  
L = 585.09'

N 00-26-29 E 120.05'

S 89-33-31 E - 24.00'

**PARCEL 0472-026A**

GROSS 127,024 SQ.FT.  
2.916 AC.  
NET 91,758 SQ.FT.  
2.106 AC.

INST NO 140649,  
REC 5-20-1987

GOV'T LOT 2

N 30-44-23 E - 311.49'

⬡ △ = 30-17-54  
R = 82.00'  
T = 22.20'  
L = 43.36'

MATCH LINE

C/L BRIGGS RD PCL 3

ROAD

PCL 2

PM 18/17

N 00-26-29 E 153.19'

1305.39'

N-S CTR SEC LINE SEC 6

BRIGGS

50' R/W GRANTED TO COUNTY PER INST. NO. 55807, REC. 5-14-1975

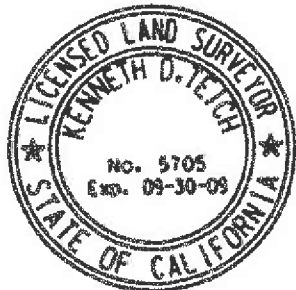
- Ⓚ 14 N 01-33-59 E - 103.39'
- Ⓚ 15 N 01-04-56 E - 94.65'
- Ⓚ 16 N 00-13-37 E - 119.02'
- Ⓚ 17 N 01-02-36 W - 58.47'
- Ⓚ 18 N 02-15-41 E - 62.83'
- Ⓚ 19 N 06-18-34 E - 36.92'

C/L BRIGGS RD (REALIGNED)

Ⓚ 1 R/W ADOPTED BY RESOLUTION PER S.M.B. 40, PG. 239, DATED 5-3-1948

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0472-026A
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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.
APPROVED BY: <i>[Signature]</i>	DATE: SEPTEMBER, 2008
DATE: 9-10-08	W.O. NO.: 82-0472
	SHEET 2 OF 3 SHEETS

EXHIBIT "B"

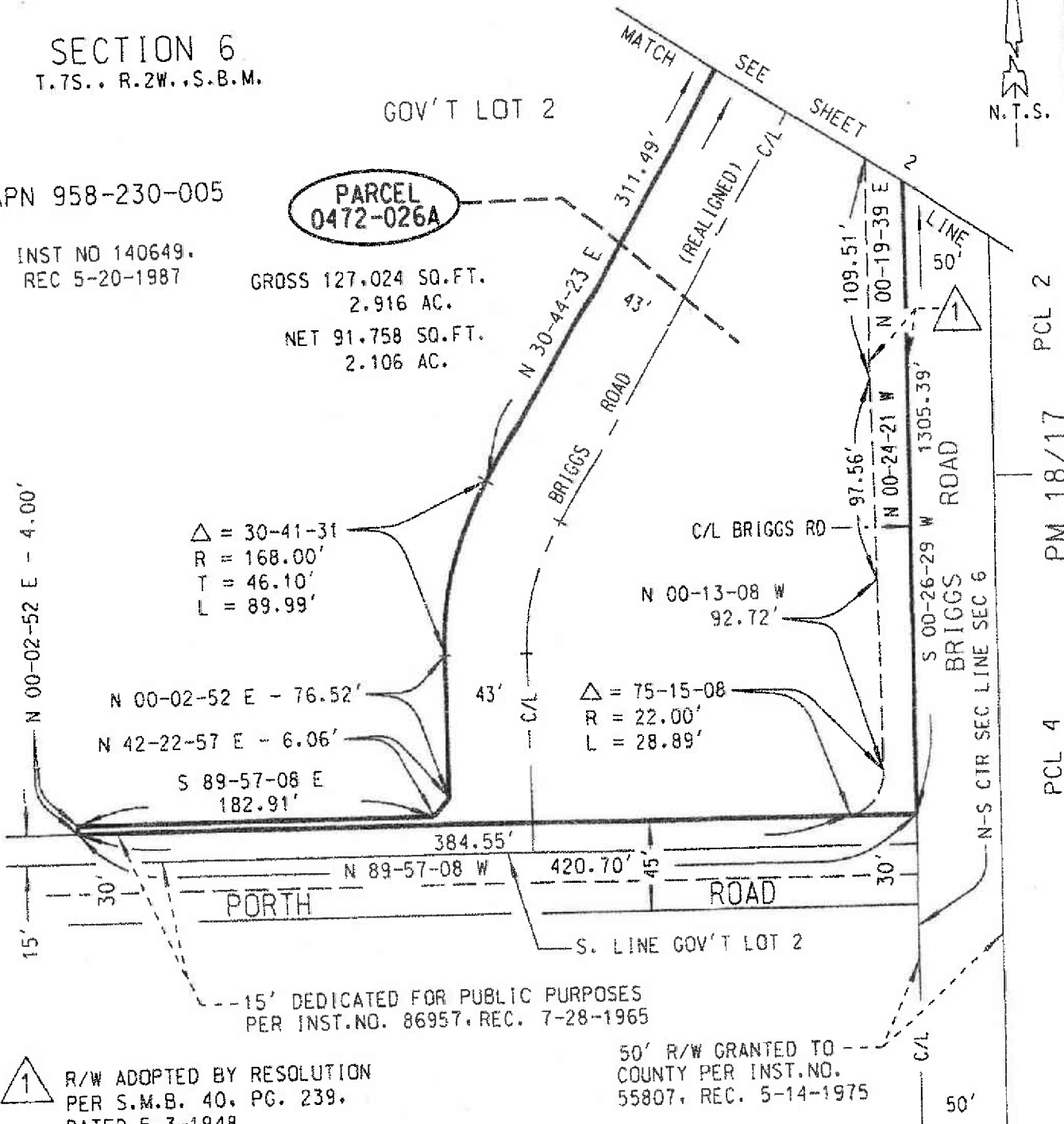
SECTION 6  
T.7S. R.2W., S.B.M.

APN 958-230-005

INST NO 140649.  
REC 5-20-1987

GOV'T LOT 2  
**PARCEL 0472-026A**  
GROSS 127,024 SQ.FT.  
2.916 AC.  
NET 91,758 SQ.FT.  
2.106 AC.

N.T.S.



△ = 30-41-31  
R = 168.00'  
T = 46.10'  
L = 89.99'

△ = 75-15-08  
R = 22.00'  
L = 28.89'

1 R/W ADOPTED BY RESOLUTION  
PER S.M.B. 40, PG. 239.  
DATED 5-3-1948

50' R/W GRANTED TO  
COUNTY PER INST.NO.  
55807, REC. 5-14-1975

15' DEDICATED FOR PUBLIC PURPOSES  
PER INST.NO. 86957, REC. 7-28-1965

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES  
MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION  
FACTOR OF 1.000099080.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.	PAR. NO. : 0472-026A
PROJECT: CLINTON KEITH ROAD	PREPARED BY: DDD/KDT
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.
APPROVED BY: <i>[Signature]</i> DATE: 9-10-08	DATE: SEPTEMBER, 2008
	W.O. NO. : B2-0472
	SHEET 3 OF 3 SHEETS