

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

823  
A



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

**SUBMITTAL DATE:**  
November 23, 2010

**SUBJECT:** Acquisition Agreement and Temporary Construction Agreement for the State Route 79 (Winchester) Road Widening Project

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

1. Approve the attached acquisition agreement for Parcels 21149-1, 21149-3, 21149-4, and 0527-018 and temporary construction agreement for Parcel 21149-5 all within a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, and authorize the Chairman of the Board to execute these documents on behalf of the County;
2. Authorize the undersigned Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction;

(Continued on Page 2)

*[Signature of Juan C. Perez]*

*[Signature of Robert Field]*

Juan C. Perez, Director  
Transportation Department

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 266,824	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Transportation Uniform Mitigation Fee 100%	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

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

*[Signature of Jennifer L. Sargent]*  
BY: Jennifer L. Sargent

**County Executive Office Signature** Jennifer L. Sargent

- Policy
- Consent
- Policy
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: December 7, 2010  
xc: EDA, Transp., Auditor, EO

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: Samuel Wong 11/23/10  
 SAMUEL WONG  
 FORM APPROVED COUNTY COUNSEL  
 BY: Cynthia M. Guizel  
 CYNTHIA M. GUIZEL  
 DATE:

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Auditor-Controller to adjust the Economic Development Agency's FY 2010/2011 budget as outlined on Schedule A; and
4. Authorize and allocate the sum of \$235,293 to purchase Parcels 21149-1, 21149-3, 21149-4, and 0527-018 and \$16,281 for a temporary construction easement on Parcel 21149-5 all within a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004 and \$15,250 to pay all related transaction costs.

**BACKGROUND:**

Winchester Road (SR-79) is one of the key north-south corridors in Southwest Riverside County. Due to significant regional and local growth, a project to widen SR-79 from Thompson Road to Domenigoni Parkway has been proposed. The project would widen this section of SR-79 from two to four lanes in accordance with the Memorandum of Understanding between the State of California Department of Transportation (CalTrans), County of Riverside Transportation Department, and the City of Murrieta, adopted on June 15, 2004, which will address the traffic needs of the area, enhance interregional travel, relieve traffic congestion, improve traffic safety, and reduce response time for emergency service vehicles. The improvement of SR-79 is a major priority for Supervisor Stone and the need has been recognized by Riverside County Transportation Department, the City of Murrieta, the City of Temecula, and CalTrans.

The Economic Development Agency (EDA) has negotiated the acquisition and temporary construction easement of a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004 from Rancon Crossroads, LLC for a price of \$251,574. There are costs of \$15,250 associated with this transaction. Rancon Crossroads, LLC will execute a Grant Deed in favor of the State of California for a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, referenced as Parcel 21149-1; a Slope and Drainage Easement Deed in favor of the State of California for a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, referenced as Parcel 21149-3; a Drainage Easement Deed in favor of the State of California for a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, referenced as Parcel 21149-4; and an Easement Deed in favor of the County of Riverside for a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, referenced as Parcel 0527-018.

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

**FINANCIAL DATA:** (Commences on Page 3)

**FINANCIAL DATA:**

The following summarizes the funding necessary for the acquisition and temporary construction easement of a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004:

Acquisition:	\$235,293
Temporary Construction Easement:	\$ 16,281
Estimated Title and Escrow Charges:	\$ 2,000
Preliminary Title Report:	\$ 250
Appraisal:	\$ 8,000
EDA Real Property Staff Time:	\$ 5,000
Total Estimated Acquisition Costs:	\$266,824

While EDA will cover the cost for the due diligence services (Preliminary Title Report and Appraisal) at the time of this property transaction, it is understood that the Transportation Department will reimburse EDA for these costs. The budget adjustment attached (Schedule A) is necessary to allow this transaction. The remaining costs will be paid directly by the Transportation Department.

All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 2010/11. Thus, no net county cost will be incurred as a result of this transaction.

Attachment:

- Schedule A attached.

## SCHEDULE A

### Increase Estimated Revenues:

47220-7200400000-777520 Reimb for Service	\$8,250
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### Increase Appropriations:

47220-7200400000-525400 Title Company Services	\$ 250
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47220-7200400000-524550 Appraisal Services	\$8,000
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1 PROJECT: State Route 79 (Winchester) Road  
2 Widening  
3 PARCELS: 21149-1, 21149-3, 21149-4 and  
4 0527-018  
5 APN(s): 461-220-003 and  
6 461-220-004 (portions)

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ACQUISITION AGREEMENT

This agreement is made by and between the COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA herein called "County", and RANCON CROSSROADS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, herein called "Grantor".

Grantor has executed and will deliver to \_\_\_\_\_, Real Property Agent for the County or to the designated escrow company, a Grant Deed in favor of the State of California dated \_\_\_\_\_, identifying a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, referenced as Parcel 21149-1 and described on Exhibits "A" and "B" attached hereto and made a part hereof, a Slope and Drainage Easement Deed in favor of the State of California dated \_\_\_\_\_, identifying a portion of Assessor's Parcel Numbers 461-220-003 and 461-220-004, referenced as Parcel 21149-3 and described on Exhibits "A" and "B" attached hereto and made a part hereof, a Drainage Easement Deed in favor of the State of California dated \_\_\_\_\_, identifying a portion of Assessor's Parcel Number 461-220-004, referenced as Parcel 21149-4 and described on Exhibits "A" and "B" attached hereto and made a part hereof, and a Road and Utility Easement Deed in favor of the County of Riverside dated \_\_\_\_\_, identifying a portion of Assessor's Parcel Number 461-220-004, referenced as Parcel 0527-018 and described on Exhibits "A" and "B" attached hereto and made a part hereof in consideration of which it is mutually agreed as follows:

1. The County shall:

A. Pay to the order of PAUL GARRETT, One BetterWorld Circle, Suite 300, Temecula, California 92590, the sum of Two Hundred Thirty-Five Thousand Two Hundred Ninety-Three (\$235,293) for the property, or interest therein, conveyed by said deed(s), when title to said property or interest vests in County free and clear of all liens, encumbrances, easements, leases (recorded or unrecorded), and taxes except those encumbrances and easements which, in the sole discretion of the County, are acceptable.

B. Handle real property taxes, bonds, and assessments in the following manner:

1. All real property taxes shall be prorated, paid, and canceled pursuant to the provisions of Section 5081 et. seq., of the Revenue and Taxation Code.

2. County is authorized to pay from the amount shown in Paragraph 1A herein, any unpaid taxes together with penalties, cost and interest thereon, and any bonds or assessments that are due on the date title is transferred to, or possession is taken by the County, whichever first occurs.

1 C. Pay all escrow, recording, and reconveyance fees incurred in this  
2 transaction, and if title insurance is desired by County, the premium charged therefore.

3 2. Grantor shall:

4 A. Indemnify, defend, protect, and hold County, its officers,  
5 employees, agents, successors, and assigns free and harmless from and against any and all  
6 claims, liabilities, penalties, forfeitures, losses, or expenses, including without limitation,  
7 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or indirectly, by  
8 either (a) the presence in, on, within, under, or about the parcel of hazardous materials, toxic  
9 substances, or hazardous substances as a result of Grantor's use, storage, or generation of  
10 such materials or substances or (b) Grantor's failure to comply with any federal, state, or local  
11 laws relating to such materials or substances. For the purpose of this agreement, such  
12 materials or substances shall include without limitation hazardous substances, hazardous  
13 materials, or toxic substances as defined in the Comprehensive Environmental Response,  
14 Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.; the  
15 Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource  
16 Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those substances  
17 defined as hazardous wastes in Section 25117 of the California Health and Safety Code or  
18 hazardous substances in Section 25316 of the California Health and Safety Code; and in the  
19 regulations adopted in publications promulgated pursuant to said laws.

20 B. Be obligated hereunder to include without limitation, and whether  
21 foreseeable or unforeseeable, all costs of any required or necessitated repair, clean-up,  
22 detoxification, or decontamination of the parcel, and the preparation and implementation of any  
23 closure, remedial action, or other required plans in connection therewith, and such obligation  
24 shall continue until the parcel has been rendered in compliance with applicable federal, state,  
25 and local laws, statutes, ordinances, regulations, and rules.

3 3. The Riverside County Transportation Commission (RCTC) is currently in  
4 the process of preparing an environmental document to realign State Route 79 (SR-79)  
5 generally between Ramona Expressway and East Newport Road. Various alignments are  
6 being studied, one of which would traverse the Grantor's property located west of SR-79  
7 included in Specific Plan 288 (SP 288), some of which is being purchased with this acquisition.

8 3.1.1 Grantor desires to process an amendment to SP 288 and/or  
9 implementing development projects for the SP 288. In the event that Grantor pursues land use  
10 approvals within SP 288 prior to the adopting of a final alignment and environmental document  
11 by RCTC for SR-79, Grantor will be required to design said land use project to set aside  
12 potential right-of-way for SR-79 through an overlay which can include a development footprint  
13 under the potential SR-79 alignment. In the event that said development project is approved by  
14 the County, RCTC and/or the County will enter into an agreement with Grantor to purchase the  
15 land needed for SR-79 within the overlay within 2 years of approval of the development project,  
16 or Grantor may proceed with building of permanent structures within the overlay area after 2  
17 years if an agreement has not been entered into for the acquisition of right-of-way. The two-  
18 year time period can be extended by mutual consent of Grantor and County.

19 4. It is mutually understood and agreed by and between the parties hereto  
20 that the right of possession and use of the subject property by County, including the right to  
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1 remove and dispose of improvements, shall commence upon the execution of this agreement  
2 by all parties. The amount shown in Paragraph 1A includes, but is not limited to, full payment  
3 for such possession and use.

4 5. Grantor hereby agrees and consents to the dismissal of any  
5 condemnation action which has been or may commenced by County in the Superior Court of  
6 Riverside County to condemn said land, and waives any and all claim to money that has been  
7 or may be deposited in court in such case or to damages by reason of the filing of such action.

8 6. The performance by the County of its obligations under this agreement  
9 shall relieve the County of any and all further obligations or claims on account of the acquisition  
10 of the property referred to herein or on account of the location, grade, or construction of the  
11 proposed public improvement.

12 7. This agreement shall not be changed, modified, or amended except upon  
13 the written consent of the parties hereto.

14 8. This agreement is the result of negotiations between the parties and is  
15 intended by the parties to be a final expression of their understanding with respect to the  
16 matters herein contained. This agreement supersedes any and all other prior agreements and  
17 understandings, oral or written, in connection therewith. No provision contained herein shall be  
18 construed against the County solely because it prepared this agreement in its executed form.

19 9. Grantor, its assigns and successors in interest, shall be bound by all the  
20 terms and conditions contained in this agreement, and all the parties thereto shall be jointly and  
21 severally liable thereunder.

22 [SIGNATURES ON NEXT PAGE]  
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Dated: October 14, 2010

**GRANTOR:**

RANCON CROSSROADS, LLC, A  
CALIFORNIA LIMITED LIABILITY  
COMPANY

By: 

Name: DANIEL L STEPHENSON

Its: MANAGER

**COUNTY OF RIVERSIDE**

By: 

Marion Ashley, Chairman  
Board of Supervisors

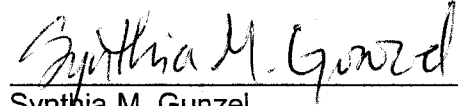
**ATTEST:**

Kecia Harper-Ihem  
Clerk to the Board

By:   
Deputy

**APPROVED AS TO FORM:**

Pamela J. Walls  
County Counsel

By:   
Synthia M. Gunzel  
Deputy County Counsel

CO:jg  
09/28/10  
218TR  
12.713



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PARCELS 3 AND 4 OF PARCEL MAP 28605 ON FILE IN BOOK 203, PAGES 99 THROUGH 102 INCLUSIVE OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE S 89°40'40" W ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING CENTERLINE OF NEWPORT ROAD (13.410 METER NORTHERLY HALF-WIDTH), AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 25.607 METERS;

THENCE N 00°19'20" W, A DISTANCE OF 13.410 METERS TO THE INTERSECTION OF NORTHERLY RIGHT-OF-WAY LINE OF SAID NEWPORT ROAD AND THE WESTERLY LINE OF THE 7.619 METER WIDE TRANSPORTATION EASEMENT AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°40'40" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 5.491 METERS, TO A POINT 33.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 02°40'12" W, PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 892.774 METERS, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1862.144 METERS;

THENCE NORTHERLY ALONG SAID CURVE, CONCENTRIC WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, THROUGH A CENTRAL ANGLE OF 03°01'58", AN ARC DISTANCE OF 98.567 METERS;

THENCE N 00°21'46" E, PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 28.252 METERS, TO A POINT ON THE NORTH LINE OF SAID PARCEL 3;

THENCE S 89°38'14" E, ALONG SAID NORTH LINE, A DISTANCE OF 5.486 METERS, TO A POINT ON THE WESTERLY LINE OF SAID 7.619 METER WIDE TRANSPORTATION EASEMENT, SAID POINT BEING 28.039 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 00°21'46" W, ALONG SAID WESTERLY LINE OF THE 7.619 METER WIDE TRANSPORTATION EASEMENT, A DISTANCE OF 28.252 METERS TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.658 METERS;

THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE OF THE 7.619 METER WIDE TRANSPORTATION EASEMENT AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°01'58", AN ARC DISTANCE OF 98.277 METERS;

THENCE S 02°40'12" E, CONTINUING ALONG SAID WESTERLY LINE OF THE 7.619 METER WIDE TRANSPORTATION EASEMENT, A DISTANCE OF 892.999 METERS, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,593.5 SQUARE METERS, 60,207 SQUARE FEET, OR 1.382 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION (CONTINUED)

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 24.802-21149 (21149-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 9/10/09

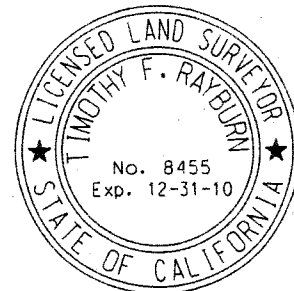


EXHIBIT "B"

08-RIV-79-KP 24.802-21149 (21149-1)

DOMENIGONI  
PARKWAY



APN 461-220-003

PM 28605  
PM 203/99-102  
PCL 3

SEE SHEET 3

21149-1

5,593.5 SQ. M  
60,207 SQ. FT.  
1.382 AC

SOUTH LINE OF PARCEL 3

PATTON  
AVENUE

SEE SHEET 2

SECTION 33  
T.5S., R.2W., S.B.M.

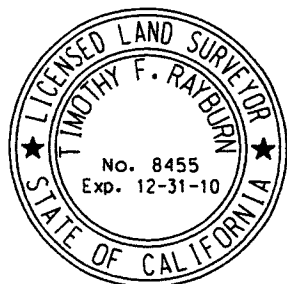
APN 461-220-004

PM 28605  
PM 203/99-102  
PCL 4

SR 79  
PM 9737  
PM 44/61-62

||| INDICATES RESTRICTED ACCESS

NEWPORT ROAD



ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21149-1

PROJECT: STATE ROUTE 79

PREPARED BY: N.J.C.

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: SEPTEMBER, 2009

W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn* DATE: 9/10/09

SHEET 1 OF 3

EXHIBIT "B"

SEE SHEET 3

08-RIV-79-KP 24.802-21149 (21149-1)



EAST-WEST  
CENTER SECTION LINE

PATTON AVENUE

-C/L-

PM 203/99-102

PCL 3

APN 461-220-003

7.619

SECTION 33  
T.5S., R.2W., S.B.M.

15.239

SR 79

5.181

PM 203/99-102

PCL 4

**21149-1**

5,593.5 SQ. M

60,207 SQ. FT.

1.382 AC

APN 461-220-004

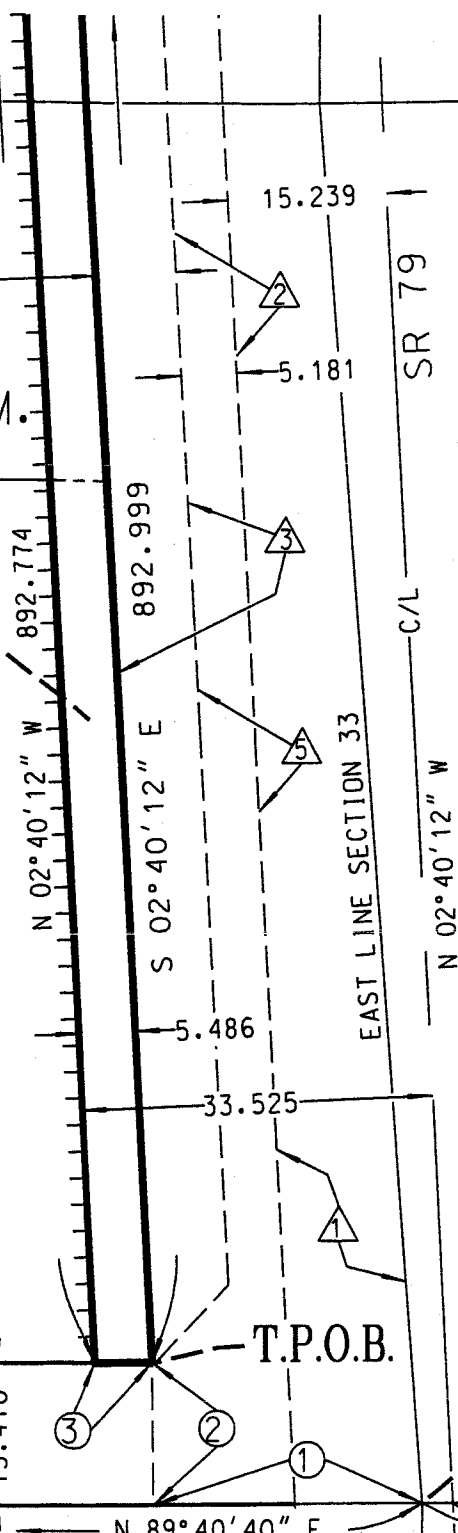
NOTE:

- ① R/W PER O.R. 1045/73.  
REC. 1-17-1949
- ② (LOT "C") PER PM 203/99-102
- ③ TRANSPORTATION EASEMENT  
PER PM 203/99-102
- ④ (LOT "E") PER PM 203/99-102
- ⑤ (LOT "D") PER PM 203/99-102

LLL INDICATES RESTRICTED ACCESS

LINE DATA

- ① S 89° 40' 40" W - 25.607
- ② N 00° 19' 20" W - 13.410
- ③ S 89° 40' 40" W - 5.491



PM 9737  
PM 44/61-62  
PCL 1

NEWPORT ROAD

SOUTH LINE SECTION 33

C/L

T.P.O.B.

P.O.C.

SE CORNER  
SECTION 33

N 89° 40' 40" E

N 89° 47' 20" W  
3.006

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21149-1

PROJECT: STATE ROUTE 79

PREPARED BY: N.J.C.

SCALE: N.T.S.

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

DATE: SEPTEMBER, 2009

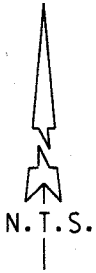
W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn* DATE: 9/10/09

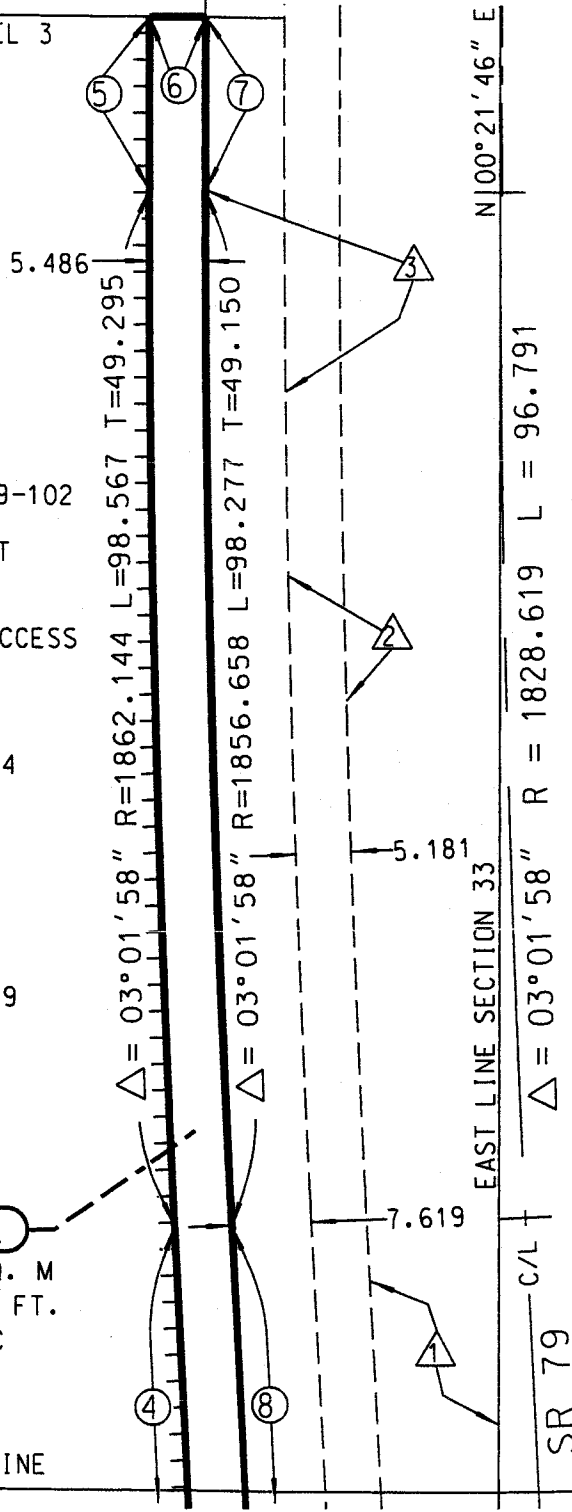
SHEET 2 OF 3

# EXHIBIT "B"

08-RIV-79-KP 24.802-21149 (21149-1)



NORTH LINE OF PARCEL 3



**NOTE:**

- ① R/W PER O.R. 1045/73, REC. 1-17-1949
  - ② (LOT "C") PER PM 203/99-102
  - ③ TRANSPORTATION EASEMENT PER PM 203/99-102
- INDICATES RESTRICTED ACCESS

**LINE DATA**

- ④ N 02° 40' 12" W - 892.774
- ⑤ N 00° 21' 46" E - 28.252
- ⑥ S 89° 38' 14" E - 5.486
- ⑦ S 00° 21' 46" W - 28.252
- ⑧ S 02° 40' 12" E - 892.999

PM 28605  
 PM 203/99-102  
 PCL 3

**21149-1**

5.593.5 SQ. M  
 60,207 SQ. FT.  
 1.382 AC

APN 461-220-003

EAST-WEST CENTER SECTION LINE

PATTON AVENUE

SEE SHEET 2



ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
 GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: STATE ROUTE 79

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: 9/10/09

PAR. NO.:	21149-1
PREPARED BY:	N.J.C.
SCALE:	N.T.S.
DATE:	SEPTEMBER, 2009
W.O. NO.:	B4-0527
SHEET 3 OF 3	

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SLOPE & DRAINAGE EASEMENT**

AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES OVER A PORTION OF PARCELS 3 AND 4 OF PARCEL MAP 28605 ON FILE IN BOOK 203, PAGES 99 THROUGH 102 INCLUSIVE OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (28.039 METER WESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP, AND PATTON AVENUE (13.410 METER SOUTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP 9737 ON FILE IN BOOK 44, PAGES 61 AND 62 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE N 02°40'12" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79 A DISTANCE OF 106.866 METERS;

THENCE S 87°19'48" W A DISTANCE OF 33.525 METERS, TO A POINT 33.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 02°40'12" E PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79 A DISTANCE OF 563.349 METERS;

THENCE N 07°19'42" W A DISTANCE OF 364.602 METERS;

THENCE N 05°45'13" E A DISTANCE OF 202.131 METERS, TO THE **TRUE POINT OF BEGINNING**

CONTAINING: 8,340.6 SQUARE METERS, 89,775 SQUARE FEET, OR 2.061 ACRES MORE OR LESS.

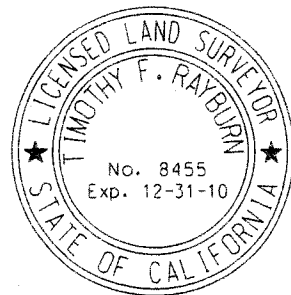
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 25.581-21149 (21149-3)

SEE ATTACHED EXHIBIT "B"

APPROVED BY:                     *Timothy F. Rayburn*                      
DATE:                     9/10/09                    



# EXHIBIT "B"

SLOPE & DRAINAGE EASEMENT  
08-RIV-79-KP 25.581-21149 (21149-3)



T.P.O.B. —

P.O.C. —

EAST-WEST CENTER SECTION LINE

PATTON AVENUE — C/L

PM 28605  
PM 203/99-102  
PCL 3  
APN 461-220-003

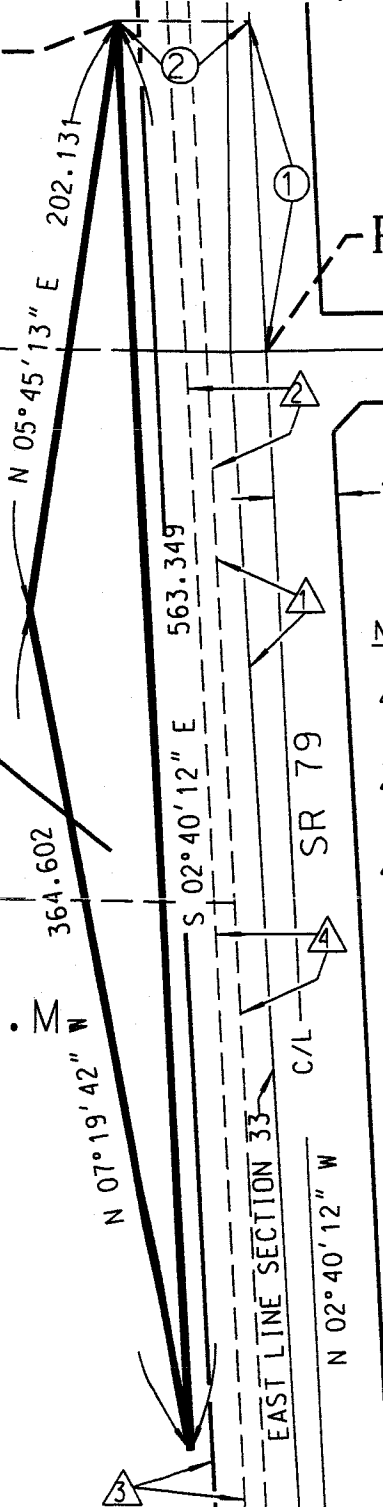
**21149-3**

8.340.6 SQ. M  
89.775 SQ. FT.  
2.061 AC

SECTION 33  
T.5S., R.2W., S.B.M

APN 461-220-004

PM 28605  
PM 203/99-102  
PCL 4



- NOTE:
- ① R/W (WIDTH VARIES) PER O.R. 1045/73, REC. 1-18-1949
  - ② LOT "C" (WIDTH = 5.181) PER PM 203/99-102
  - ③ TRANSPORTATION EASEMENT (WIDTH = 7.619) PER PM 203/99-102
  - ④ LOT "D" (WIDTH = 5.181) PER PM 203/99-102

LINE DATA

- ① N 02°40'12" W - 106.866
- ② S 87°19'48" W - 33.525

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21149-3

PROJECT: STATE ROUTE 79

PREPARED BY: N.J.C.

SCALE: N.T.S.

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

DATE: SEPTEMBER, 2009

W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn* DATE: 9/10/09

SHEET 1 OF 1

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT**

AN EASEMENT FOR DRAINAGE PURPOSES OVER A PORTION OF PARCEL 4 OF PARCEL MAP 28605 ON FILE IN BOOK 203, PAGES 99 THROUGH 102 INCLUSIVE OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD 28.039 METER WESTERLY HALF-WIDTH), AND NEWPORT ROAD (13.410 METER NORTHERLY HALF-WIDTH), AS SHOWN ON SAID PARCEL MAP;

THENCE N 02°40'12" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79 A DISTANCE OF 40.097 METERS;

THENCE S 87°19'48" W A DISTANCE OF 33.525 METERS, TO THE **TRUE POINT OF BEGINNING**;

THENCE S 87°19'48" W A DISTANCE OF 3.504 METERS TO A POINT 37.029 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES, TO SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 02°40'12" W PARALLEL WITH AND 37.029 METERS WESTERLY OF SAID CENTERLINE OF SAID STATE ROUTE 79 A DISTANCE OF 10.000 METERS;

THENCE N 87°19'48" E A DISTANCE OF 3.504 METERS TO A POINT 33.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 02°40'12" E PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 10.000 METERS, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 35.0 SQUARE METERS, 377 SQUARE FEET, OR 0.009 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 1.000100842 TO OBTAIN GROUND DISTANCE.

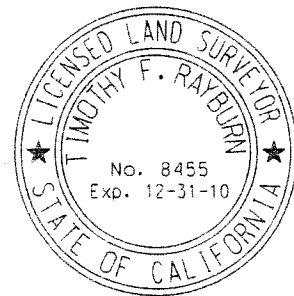
REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 24.802-21149 (21149-4)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 9/10/09

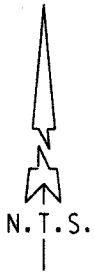




**EXHIBIT "B"**

**DRAINAGE EASEMENT**  
08-RIV-79-KP24.802-21149 (21149-4)

**SECTION 33**  
**T.5S., R.2W., S.B.M.**

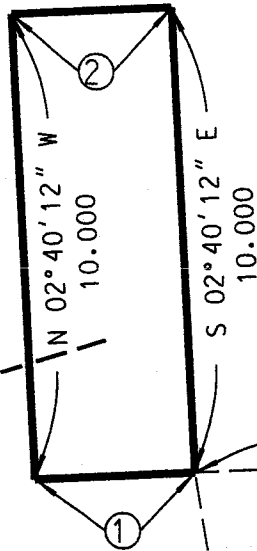


TRANSPORTATION EASEMENT  
PER PM 203/99-102

APN 466-220-004

GRANT DEED  
INST.NO. 507155,  
REC. 9-12-2002

**21149-4**  
35.0 SQ. M  
377 SQ. FT.  
0.009 AC



S 87°19'48" W  
33.525

SR 79

R/W VARIES PER  
OR 1045/73,  
REC. 1-18-1949

15.238

5.181

7.619

PM 203/99-102  
PCL 4

**T.P.O.B.**

(LOT D) PER PM 203/99-102

EAST SECTION LINE

N 02°40'12" W  
40.097

13.410  
C/L

**NEWPORT ROAD**

SOUTH SECTION LINE

(LOT E) PER PM 203/99-102

SE CORNER  
SECTION 33

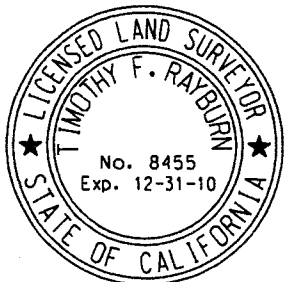
**P.O.C.**

LINE DATA

- ① S 87°19'48" W - 3.504
- ② N 87°19'48" E - 3.504

N 89°47'20" W  
3.006

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: **21149-4**

PROJECT: **STATE ROUTE 79**

PREPARED BY: N.J.C.

SCALE: N.T.S.

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

DATE: SEPTEMBER, 2009

W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn* DATE: 9/10/09

SHEET 1 OF 1 SHEET

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 4 OF PARCEL MAP 28605 ON FILE IN BOOK 203, PAGES 99 THROUGH 102 INCLUSIVE OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE S 89°40'40" W ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING CENTERLINE OF NEWPORT ROAD (13.410 METER NORTHERLY HALF-WIDTH), AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 31.098 METERS;

THENCE N 00°19'20" W, A DISTANCE OF 13.410 METERS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NEWPORT ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°40'40" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.921 METERS;

THENCE N 00°19'20" W, A DISTANCE OF 5.268 METERS;

THENCE N 89°40'40" E, A DISTANCE OF 45.705 METERS;

THENCE S 02°40'12" E, A DISTANCE OF 5.273 METERS, TO THE **TRUE POINT OF BEGINNING**

CONTAINING: 241.4 SQUARE METERS, 2,598 SQUARE FEET, OR 0.060 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 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

0527-018

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 3/10/09

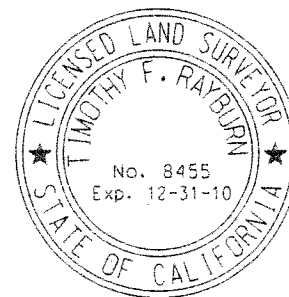


EXHIBIT "B"

0527-018



PM 28605  
PM 203/99-102  
PCL 4

LOT "D" PER PM 203/99-102

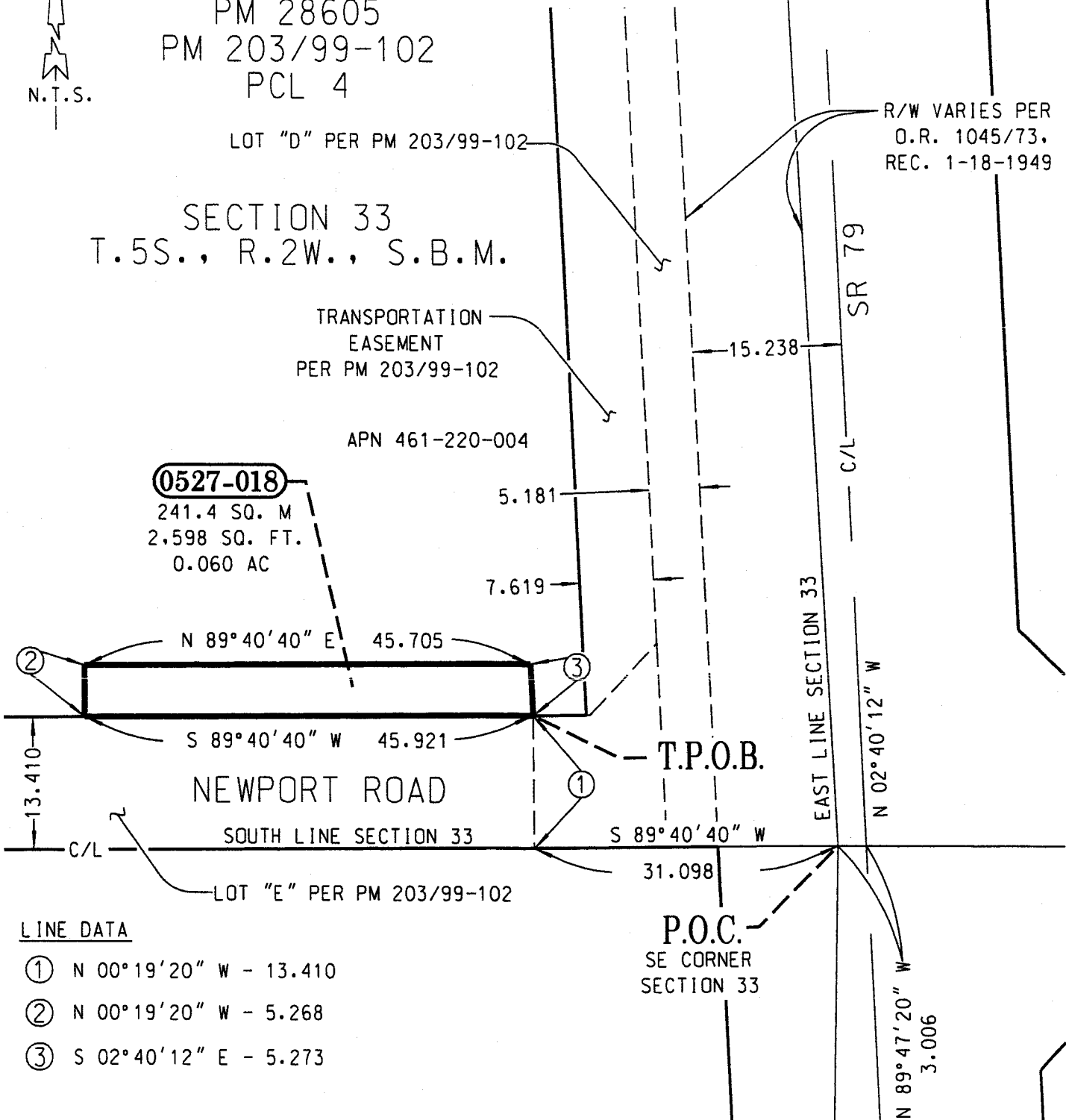
R/W VARIES PER  
O.R. 1045/73.  
REC. 1-18-1949

SECTION 33  
T.5S., R.2W., S.B.M.

TRANSPORTATION  
EASEMENT  
PER PM 203/99-102

APN 461-220-004

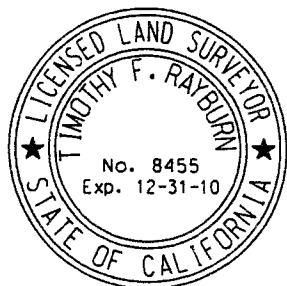
**0527-018**  
241.4 SQ. M  
2,598 SQ. FT.  
0.060 AC



LINE DATA

- ① N 00° 19' 20" W - 13.410
- ② N 00° 19' 20" W - 5.268
- ③ S 02° 40' 12" E - 5.273

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  
PROJECT: STATE ROUTE 79  
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: *3/10/09*

PAR. NO.:	0527-018
PREPARED BY:	N.J.C.
SCALE:	N.T.S.
DATE:	FEBRUARY, 2009
W.O. NO.:	B4-0527
SHEET 1 OF 1	

1 COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA  
(Herein referred to as "County"), and

2 RANCON CROSSROADS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
3 (Herein referred to as "Grantor")

4 PROJECT: State Route 79 (Winchester) Road  
5 Widening  
6 PARCEL: 21149-5  
7 APN(s): 461-220-003 and  
8 461-220-004 (portions)

9 TEMPORARY CONSTRUCTION AGREEMENT

10 1. The right is hereby granted County to enter upon and use the land of Grantor in  
11 the County of Riverside, State of California, described as portion of Assessor's Parcel Numbers  
12 461-220-003 and 461-220-004, highlighted on the map attached hereto, and made a part  
13 hereof, for all purposes necessary to facilitate and accomplish the construction of State Route  
14 79 (Winchester Road).

15 2. The temporary construction easement, used during construction of the project  
16 consists of approximately seventy thousand seven hundred eighty eight (70,788) square feet as  
17 designated on the attached map, referenced as Exhibit "A".

18 3. A thirty (30) day written notice shall be given to Grantor prior to using the rights  
19 herein granted. The rights herein granted may be exercised for twenty-four (24) months from  
20 the thirty (30) day written notice, or until completion of said project, whichever occurs later.

21 4. It is understood that the County may enter upon Grantor's property where  
22 appropriate or designated for the purpose of getting equipment to and from the easement area.  
23 County agrees not to damage Grantor's property in the process of performing such activities.

24 5. The right to enter upon and use Grantor's land includes the right to remove and  
25 dispose of real and personal property located thereon.

At the termination of the period of use of Grantor's land by County, but before its  
relinquishment to Grantor, debris generated by County's use will be removed and the surface  
will be graded and left in a neat condition.

Grantor shall be held harmless from all claims of third persons arising from the  
use by County of Grantor's land.

Grantor hereby warrants that they are the owners of the property described  
above and that they have the right to grant County permission to enter upon and use the land.

This agreement is the result of negotiations between the parties hereto. This  
agreement is intended by the parties as a final expression of their understanding with respect to

1 the matters herein and is a complete and exclusive statement of the terms and conditions  
2 thereof.

3 10. This agreement shall not be changed, modified, or amended except upon the  
4 written consent of the parties hereto.

5 11. This agreement supersedes any and all other prior agreements or  
6 understandings, oral or written, in connection therewith.

7 12. Grantor, their assigns and successors in interest, shall be bound by all the terms  
8 and conditions contained in this agreement, and all the parties thereto shall be jointly and  
9 severally liable thereunder.

10 ///  
11 ///  
12 ///

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25

1 13. County shall pay to the order of PAUL GARRETT, One BetterWorld Circle, Suite  
2 300, Temecula, California 92590, the sum of Sixteen Thousand Two Hundred Eighty One  
3 Dollars (\$16,281) for the right to enter upon and use Grantor's land in accordance with the  
terms hereof.

4 Dated: October 14, 2010

GRANTOR:

5  
6 RANCON CROSSROADS, LLC, A  
CALIFORNIA LIMITED LIABILITY  
7 COMPANY

8 By: 

9 Name: DANIEL L STEPHENSON

10 Its: MANAGER

11 COUNTY OF RIVERSIDE

12  
13 By: 

14 Marion Ashley, Chairman  
Board of Supervisors

15 **ATTEST:**

16 Kecia Harper-Ihem  
17 Clerk to the Board

18 By: 

Deputy

19 **APPROVED AS TO FORM:**

20 Pamela J. Walls  
21 County Counsel

22 By: 

23 Cynthia M. Gunzel  
24 Deputy County Counsel

25  
CO:jg  
09/28/10  
218TR  
12.713

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF PARCELS 3 AND 4 OF PARCEL MAP 28605 ON FILE IN BOOK 203, PAGES 99 THROUGH 102 INCLUSIVE OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE S 89°40'40" W ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING THE CENTERLINE OF NEWPORT ROAD (13.410 METER NORTHERLY HALF-WIDTH), AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 77.018 METERS;

THENCE N 00°19'20" W A DISTANCE OF 13.410 METERS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NEWPORT ROAD, AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°40'40" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.000 METERS;

THENCE N 00°18'37" W A DISTANCE OF 10.274 METERS;

THENCE N 89°40'57" E A DISTANCE OF 56.988 METERS, TO A POINT 42.027 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID STATE ROUTE 79;

THENCE N 02°40'12" W PARALLEL WITH AND 42.027 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 339.591 METERS;

THENCE N 07°19'42" W A DISTANCE OF 321.850 METERS, TO A POINT 68.165 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 05°45'13" E A DISTANCE OF 202.336 METERS, TO A POINT 38.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 02°40'12" W PARALLEL WITH AND 38.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 21.616 METERS TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1867.144 METERS;

THENCE NORTHERLY ALONG SAID CURVE, CONCENTRIC WITH AND 38.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, THROUGH A CENTRAL ANGLE OF 03°01'58", AN ARC DISTANCE OF 98.831 METERS, TO A POINT 38.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 00°21'46" E PARALLEL WITH AND 38.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79 A DISTANCE OF 28.252 METERS, TO THE NORTHERLY LINE OF SAID PARCEL 3;

THENCE S 89°38'14" E ALONG SAID NORTHERLY LINE A DISTANCE OF 5.000 METERS, TO A POINT 33.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 00°21'46" W PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 28.252 METERS, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1862.144 METERS;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (CONTINUED)**  
**TEMPORARY CONSTRUCTION EASEMENT**

THENCE SOUTHERLY ALONG SAID CURVE, CONCENTRIC WITH AND 33.525 METERS WESTERLY OF SAID STATE ROUTE 79, THROUGH A CENTRAL ANGLE OF 03°01'58", AN ARC DISTANCE OF 98.566 METERS;

THENCE S 02°40'12" E PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 21.984 METERS;

THENCE S 05°45'13" W A DISTANCE OF 202.131 METERS, TO A POINT 63.135 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 07°19'42" E A DISTANCE OF 364.602 METERS, TO A POINT 33.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 02°40'12" E PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 272.168 METERS;

THENCE S 87°19'48" W A DISTANCE OF 3.504 METERS, TO A POINT 37.029 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 02°40'12" E PARALLEL WITH AND 37.029 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 10.000 METERS;

THENCE N 87°19'48" E A DISTANCE OF 3.504 METERS, TO A POINT 33.525 METERS WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 02°40'12" E PARALLEL WITH AND 33.525 METERS WESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 20.000 METERS;

THENCE S 89°40'40" W A DISTANCE OF 45.705 METERS;

THENCE S 00°19'20" E A DISTANCE OF 5.268 METERS, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,576.4 SQUARE METERS, 70,788 SQUARE FEET, OR 1.625 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 1.000100842 TO OBTAIN GROUND DISTANCE.

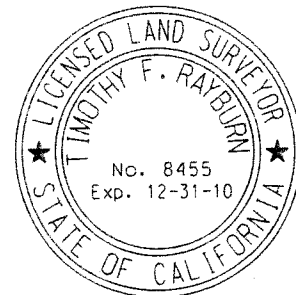
REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 24.802-21149 (21149-5)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 9/21/09





**EXHIBIT "B"**

TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-79-KP 24.802-21149 (21149-5)

DOMENIGONI  
PARKWAY



APN 461-220-003

PM 28605  
PM 203/99-102  
PCL 3

SEE SHEET 4

PATTON

AVENUE

SEE SHEET 3

SOUTH LINE OF PARCEL 3

**21149-5**

6.576.4 SQ. M  
70.788 SQ. FT.  
1.625 AC

SECTION 33  
T.5S., R.2W., S.B.M.

SEE SHEET 2

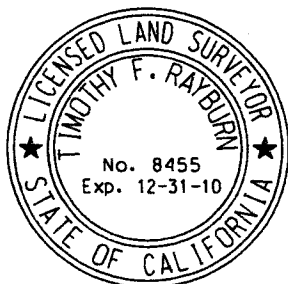
SR 79  
PM 9737  
PM 44/61-62

APN 461-220-004

PM 28605  
PM 203/99-102  
PCL 4

NEWPORT ROAD

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21149-5

PROJECT: STATE ROUTE 79

PREPARED BY: N.J.C.

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: SEPTEMBER, 2009

W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn*

DATE: 9/21/09

SHEET 1 OF 4



# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-79-KP 24.802-21149 (21149-5)



SEE SHEET 4

EAST-WEST CENTER SECTION LINE

PATTON AVENUE - C/L

PM 203/99-102  
PCL 3

APN 461-220-003

**21149-5**  
6,576.4 SQ. M  
70,788 SQ. FT.  
1.625 AC

SECTION 33  
T.5S., R.2W., S.B.M.

PM 28605  
PM 203/99-102  
PCL 4

APN 461-220-004

15.238

22.555

5.486

68.165

321.850

364.602

SR 79

C/L

N 02°40'12" W

33.525

N 05°45'13" E 202.336

S 05°45'13" W 202.131

N 07°19'42" W

S 07°19'42" E

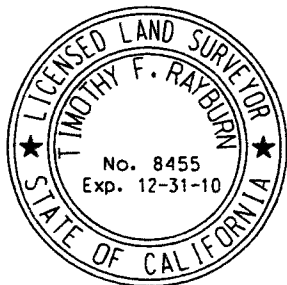
N 02°40'12" W 339.591

EAST LINE SECTION 33

SEE SHEET 2

**NOTE:**

- ① R/W (WIDTH VARIES) PER O.R. 1045/73 REC. 1-18-1949
- ② LOT "C" (WIDTH = 5.181) PER PM 203/99-102
- ③ TRANSPORTATION EASEMENT (WIDTH = 7.619) PER PM 203/99-102
- ④ LOT "D" (WIDTH = 5.181) PER PM 203/99-102



ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: STATE ROUTE 79

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

PAR. NO.: 21149-5

PREPARED BY: N.J.C.

SCALE: N.T.S.

DATE: SEPTEMBER, 2009

W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn* DATE: 9/21/09

SHEET 3 OF 4

# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

08-RIV-79-KP 24.802-21149 (21149-5)

DOMENIGONI PARKWAY

N.T.S.

SECTION 33  
T.5S., R.2W., S.B.M.

NORTH LINE PARCEL 3

**21149-5**

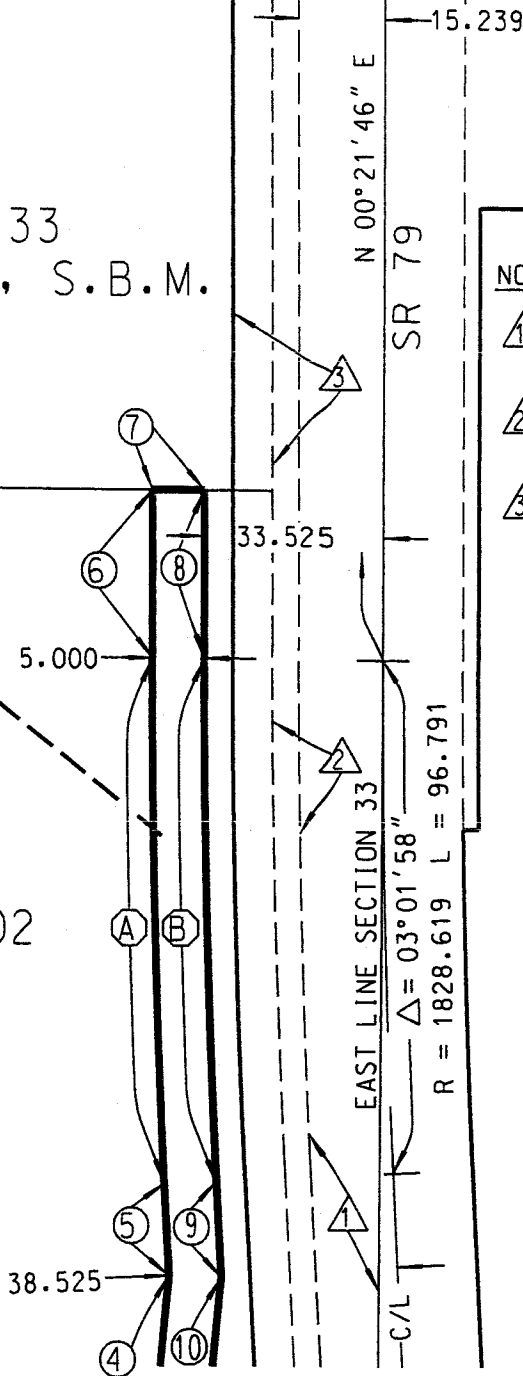
6.576.4 SQ. M  
70.788 SQ. FT.  
1.625 AC

PM 28605

PM 203/99-102

PCL 3

APN 461-220-003



**NOTE:**

- ① R/W (VARIES) PER O.R. 1045/73, REC. 1-18-1949
- ② LOT "C" (5.181) PER PM 203/99-102
- ③ TRANSPORTATION EASEMENT (7.619) PER PM 203/99-102

**LINE DATA**

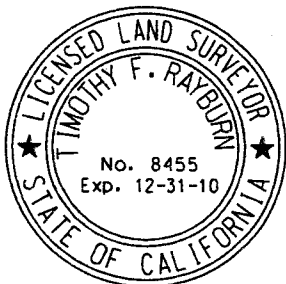
- ④ N 05°45'13" E - 202.336
- ⑤ N 02°40'12" W - 21.616
- ⑥ N 00°21'46" E - 28.252
- ⑦ S 89°38'14" E - 5.000
- ⑧ S 00°21'46" W - 28.252
- ⑨ S 02°40'12" E - 21.984
- ⑩ S 05°45'13" W - 202.131

**CURVE DATA**

- Ⓐ Δ = 03°01'58"  
R = 1867.144  
L = 98.831
- Ⓑ Δ = 03°01'58"  
R = 1862.144  
L = 98.566

SEE SHEET 3

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
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GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21149-5

PROJECT: STATE ROUTE 79

PREPARED BY: N.J.C.

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: JULY, 2009

W.O. NO.: B4-0527

APPROVED BY: *Timothy F. Rayburn* DATE: 9/21/09

SHEET 4 OF 4