

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

666A



**FROM:** Economic Development Agency/Facilities Management and Transportation Department


**SUBMITTAL DATE:**  
July 19, 2012

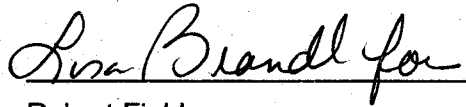
**SUBJECT:** Right of Way Acquisition Agreement and Right of Entry Agreement for the Temescal Canyon Road/Ontario Avenue and El Cerrito/Minnesota Road Traffic Signal Project

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

1. Approve the attached Right of Way Acquisition Agreement for Parcel 0767-001 and a Right of Entry Agreement all within a portion of Assessor's Parcel Number 277-122-006;
2. Authorize the Chairman of the Board to execute these agreements on behalf of the County;

(Continued)

  
\_\_\_\_\_  
Juan C. Perez, Director  
Transportation and Land Management

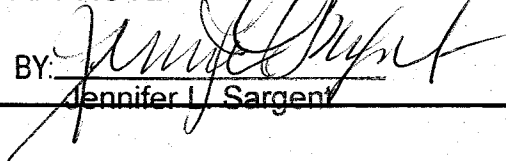
  
\_\_\_\_\_  
Robert Field  
Assistant County Executive Officer/EDA  
By: Lisa Brandl, Managing Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 12,400	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

**COMPANION ITEM ON BOARD AGENDA:** No

<b>SOURCE OF FUNDS:</b> 369 – West County DIF Signal Mitigation Fund	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

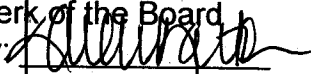
**C.E.O. RECOMMENDATION:** APPROVE

**County Executive Office Signature** BY:   
\_\_\_\_\_  
Jennifer L. Sargent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** July 31, 2012  
**xc:** EDA, Transp., Auditor

Kecia Harper-Ihem  
Clerk of the Board  
By:   
\_\_\_\_\_  
Deputy

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: Samuel Wong 7/17/12  
 SAMUEL WONG  
 Environmental Consultant  
 DATE: 7-31-12  
 FORM APPROVED COUNTY COUNSEL  
 BY: Cynthia M. Gunzel  
 SYNTHIA M. GUNZEL

Policy  Policy   
 Dept's Recomm.:  Consent   
 Per Exec. Ofc.:  Consent

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Authorize and allocate the sum of \$12,400 to pay all related transaction costs.

**BACKGROUND:**

The Riverside County Transportation Department (RCTD) proposes to install a traffic signal at the intersection of Ontario Avenue/Temescal Canyon Road and El Cerrito Road/Minnesota Road Project (Project). The Project includes installing a traffic signal, signing and striping modifications, a raised median, ADA curb ramps, reconstruct driveway approaches, and pavement reconstruction.

The California Environmental Quality Act (CEQA) environmental determination (Statutory Exemption) Public Resources Code 21080.13 was approved on February 14, 2011 by the Riverside County Transportation Department.

The Economic Development Agency (EDA) has negotiated with the property owner to convey 128 square feet in permanent easement on the corner of Temescal Canyon Road and Minnesota Road to install a traffic signal. As part of the consideration for this conveyance, the County will replace the existing parking lot, install a new septic system and relocate the business sign to another portion of the property.

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

**FINANCIAL DATA:**

The following summarizes the funding necessary for the acquisition and temporary construction easement of a portion of Assessor's Parcel Number 277-122-006:

Acquisition/Right of Entry Agreement:	\$ 0
Estimated Title and Escrow Charges:	\$ 0
Preliminary Title Report:	\$ 400
County Appraisal:	\$ 0
EDA/FM Real Property Staff Time:	\$12,000
Total Estimated Acquisition Costs:	\$12,400

EDA has already covered the cost for the preliminary title report and will be or has been reimbursed by the Transportation Department. 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 2012/13. Thus, no net county cost will be incurred as a result of this transaction.

Attachments: Right of Way Acquisition Agreement, Right of Entry Agreement

RF:JCP:LB:CC:VY:CO:ra 311TR 14.510 11295 Transportation Work Order B7-0767  
S:\Real Property\TYPING\Docs-14.500 to 14.999\14.510.doc

1 GARY UNDERWOOD, a married man as his sole and separate property  
2 ("Grantor")

3  
4 COUNTY OF RIVERSIDE, a political subdivision of the State of California  
5 ("County")

6 PROJECT: El Cerrito/Temescal Canyon Traffic  
7 Signal Project

8 APN(S): 277-122-006 (portion)

9  
10 **RIGHT OF WAY ACQUISITION AGREEMENT**

11 This Right of Way Acquisition Agreement, ("Agreement"), is made and entered  
12 into this 31<sup>st</sup> day of July, 2012, ("Effective Date") between GARY  
13 UNDERWOOD, a married man as his sole and separate property ("Grantor"), and the  
14 COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("County").  
15 Grantor and County are sometimes collectively referred to as "Parties".

16  
17 **RECITALS**

18 WHEREAS, Grantor is the owner of certain real property located at 19582  
19 Temescal Canyon Road, Corona, County of Riverside, State of California 92881, as  
20 depicted on the Plat Map identified as Attachment 1, attached hereto and made a part  
21 hereof. The real property consisting of 0.232 acres of land and improved with an  
22 Alberto's restaurant with existing parking spaces in front of the restaurant and business  
23 sign located on the corner of Minnesota Road and Temescal Canyon Road and is also  
24 known as Assessor's Parcel Number 277-122-006 ("Property"); and

25 WHEREAS, County of Riverside Transportation Department is currently working  
26 on a traffic signal and road improvement project ("Project") located at the intersection  
27 of El Cerrito Road and Temescal Canyon Road in the Corona area; and



1 C. Install fence on the portion of the Property at County's sole cost and  
2 expense as shown on Attachment 2.

3 4. This Right of Way Acquisition Agreement embodies all of the considerations  
4 agreed upon between the County and Grantor. This Agreement was obtained without  
5 coercion, promises other than those provided herein, or threats of any kind whatsoever  
6 by or to either party. By executing this Agreement, Grantor represents that Grantor  
7 has no direct or indirect present or contemplated future personal interest in the  
8 property being acquired or in any benefit from the acquisition of subject property.

9 5. It is mutually understood and agreed by and between the parties hereto that the  
10 right of possession and use of the subject property by County, including the right to  
11 remove and dispose of existing improvements, shall commence upon the execution of  
12 this agreement by all parties.

13 6. The performance of this Agreement constitutes the entire consideration for the  
14 acquisition of the property under this Agreement and shall relieve the County of all  
15 further obligations or claims on account of the acquisition of the property referred to  
16 herein or an account of the location, grade or construction of the proposed public  
17 improvement.

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

21 8. This Agreement shall not be changed, modified, or amended except upon the  
22 written consent of the parties hereto.

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

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

6 11. Grantor, (his/her/its/their) assigns and successors in interest shall be bound by  
7 all the terms and conditions contained in this Agreement, and all the parties thereto  
8 shall be jointly and severally liable thereunder.

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

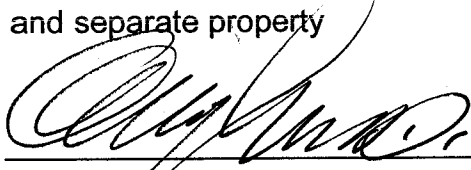
12  
13 (SIGNATURES ON NEXT PAGE)  
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1 IN WITNESS WHEREOF, the Parties hereto have executed this Right of Way  
2 Acquisition Agreement on the date as indicated below each Party's signature.

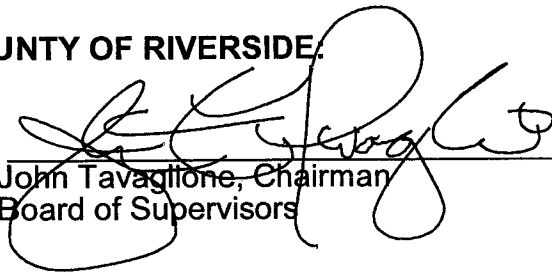
3  
4 Date: 8 May/12

5 **GRANTOR:**

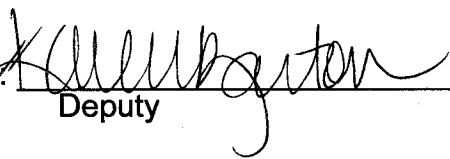
6 GARY UNDERWOOD, a married man as his  
7 sole and separate property

8  
9 By:   
10 Gary Underwood

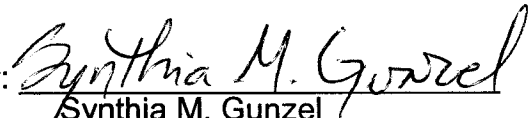
11 **COUNTY OF RIVERSIDE:**

12  
13 By:   
14 John Tavaglione, Chairman  
15 Board of Supervisors

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

19 By:   
20 Deputy

21 **APPROVED AS TO FORM:**  
22 PAMELA J. WALLS  
23 County Counsel

24 By:   
25 Cynthia M. Gunzel  
26 Deputy County Counsel

27 SV:ra/012312/311TR/14.493 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.493.doc  
28

Attachment 1

(Legal Description and Plat Map)



EXHIBIT "A"

LEGAL DESCRIPTION  
PARCEL 0767-001

BEING A PORTION OF LOT 24, OF BLOCK A, OF A MAP ENTITLED, "BLUE DIAMOND ADDITION TO CORONA", ON FILE IN BOOK 15, PAGE 92 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF TEMESCAL CANYON ROAD, FORMERLY STATE HIGHWAY (40.00 FOOT NORTHEASTERLY HALF-WIDTH) AND THE CENTERLINE OF EL CERRITO ROAD (25.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS SHOWN ON A MAP ENTITLED, "EL CERRITO HILLS", ON FILE IN BOOK 20, PAGES 96 AND 97 OF MAPS, RECORDS OF SAID RECORDER, SAID INTERSECTION BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4,287.38 FEET AND AN INITIAL RADIAL BEARING OF N 37°51'46" E;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID TEMESCAL CANYON ROAD AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'49", AN ARC DISTANCE OF 189.34 FEET TO A POINT ON A RADIAL LINE THAT BEARS N 40°23'35" E;

THENCE N 40°23'35" E ALONG SAID RADIAL LINE, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMESCAL CANYON ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FORMERLY BLUE DIAMOND ROAD (30.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP OF "BLUE DIAMOND ADDITION TO CORONA", SAID INTERSECTION BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 41°35'42" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MINNESOTA ROAD, A DISTANCE OF 16.00 FEET;

THENCE S 03°57'12" E, A DISTANCE OF 22.41 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TEMESCAL CANYON ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4,327.38 FEET AND AN INITIAL RADIAL BEARING OF N 40°36'18" E;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TEMESCAL CANYON ROAD AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'43", AN ARC DISTANCE OF 16.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 128 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"

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

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



# EXHIBIT "B"

## CURVE DATA

(A) D = 02° 31' 49"  
R = 4287.38'  
L = 189.34'  
T = 94.69'

(B) D = 00° 12' 43"  
R = 4327.38'  
L = 16.00'  
T = 16.00'

(C) (D = 3° 51' 48")  
(R = 4287.38')  
(L = 289.09')  
(T = 144.56')

## SURVEY DATA

① R/W PER MB 20/96-97

② R/W PER MB 15/92

( ) RECORD DATA PER MB 20/96-97

[ ] RECORD DATA PER MB 15/92

## LINE DATA

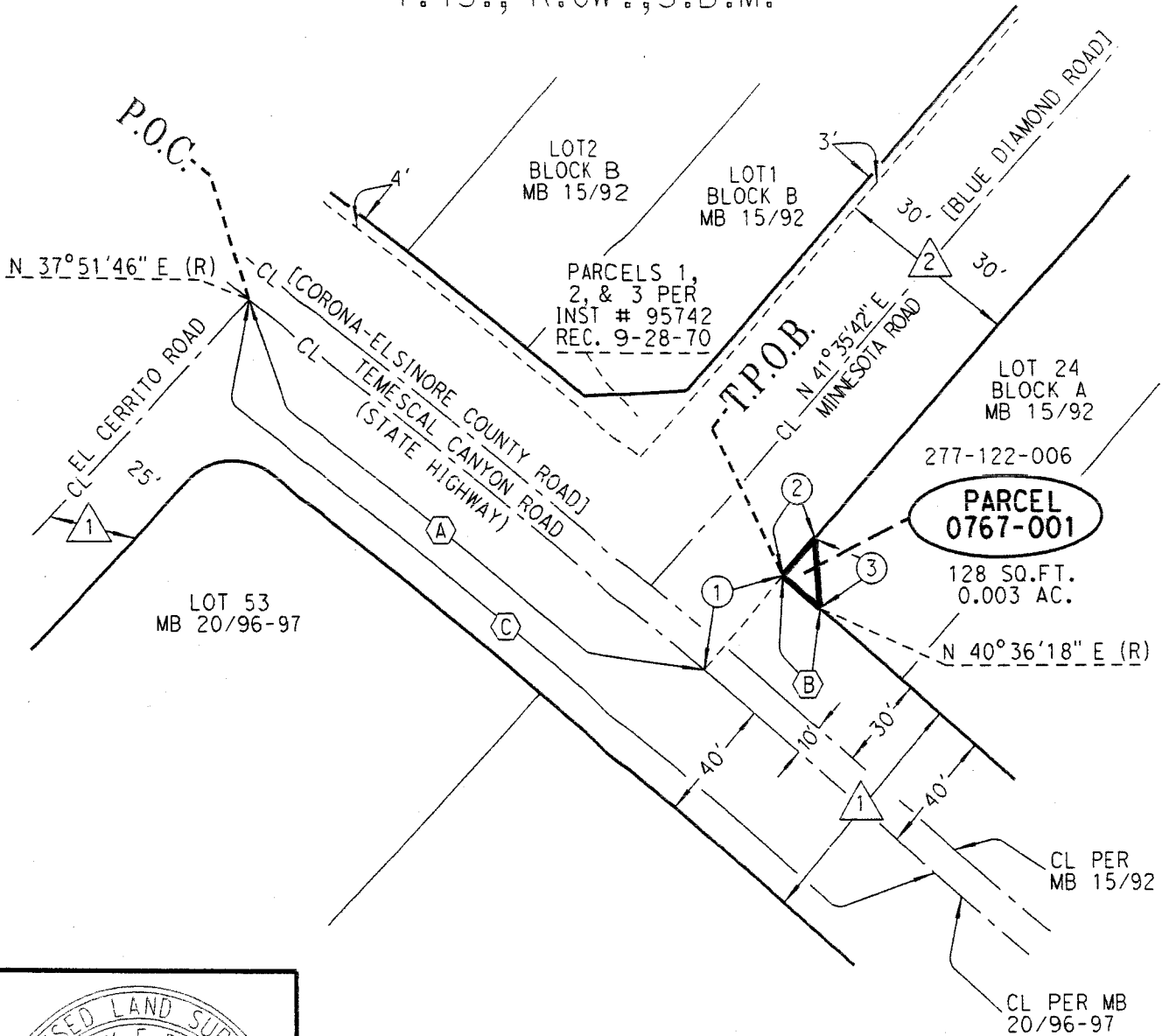
① N 40° 23' 35" E (R) 40.00'

② N 41° 35' 42" E 16.00'

③ S 03° 57' 12" E 22.41'

## SECTION 8

T.4S., R.6W., S.B.M.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: TEMESCAL CYN / MINNESOTA

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: *9/14/2011*

PAR. NO.:	0767-001
PREPARED BY:	DGO
SCALE:	N.T.S.
DATE:	SEPTEMBER 2011
W.O. NO.:	B7-0767
SHEET 1 OF 1	

Attachment 2

(Minor Plot Plan 24965)



Attachment 3  
(Easement Deed)

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

CO:s/121411/111TR/14.518

(Space above this line for Recorder's use)

PROJECT: El Cerrito / Temescal Canyon  
Traffic Signal Project  
PARCEL: 0767-001  
APN: 277-122-006 (portion)

## EASEMENT DEED

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

**Gary Underwood, a married man as his sole and separate property**

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for public road and utility purposes, including drainage purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described as:

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

PROJECT: El Cerrito / Temescal Canyon  
Traffic Signal Project  
PARCEL: 0767-001  
APN: 277-122-006 (portion)

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

**GRANTOR:**

**Gary Underwood, a married man as  
his sole and separate property**

\_\_\_\_\_  
Gary Underwood

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF \_\_\_\_\_ )

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) 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 \_\_\_\_\_

[SEAL]

EXHIBIT "A"

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PARCEL 0767-001

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CONTAINING: 128 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 9/14/2011





# EXHIBIT "B"

## SURVEY DATA

- ① R/W PER MB 20/96-97
- ② R/W PER MB 15/92
- ( ) RECORD DATA PER MB 20/96-97
- [ ] RECORD DATA PER MB 15/92

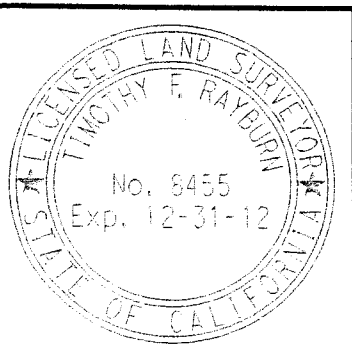
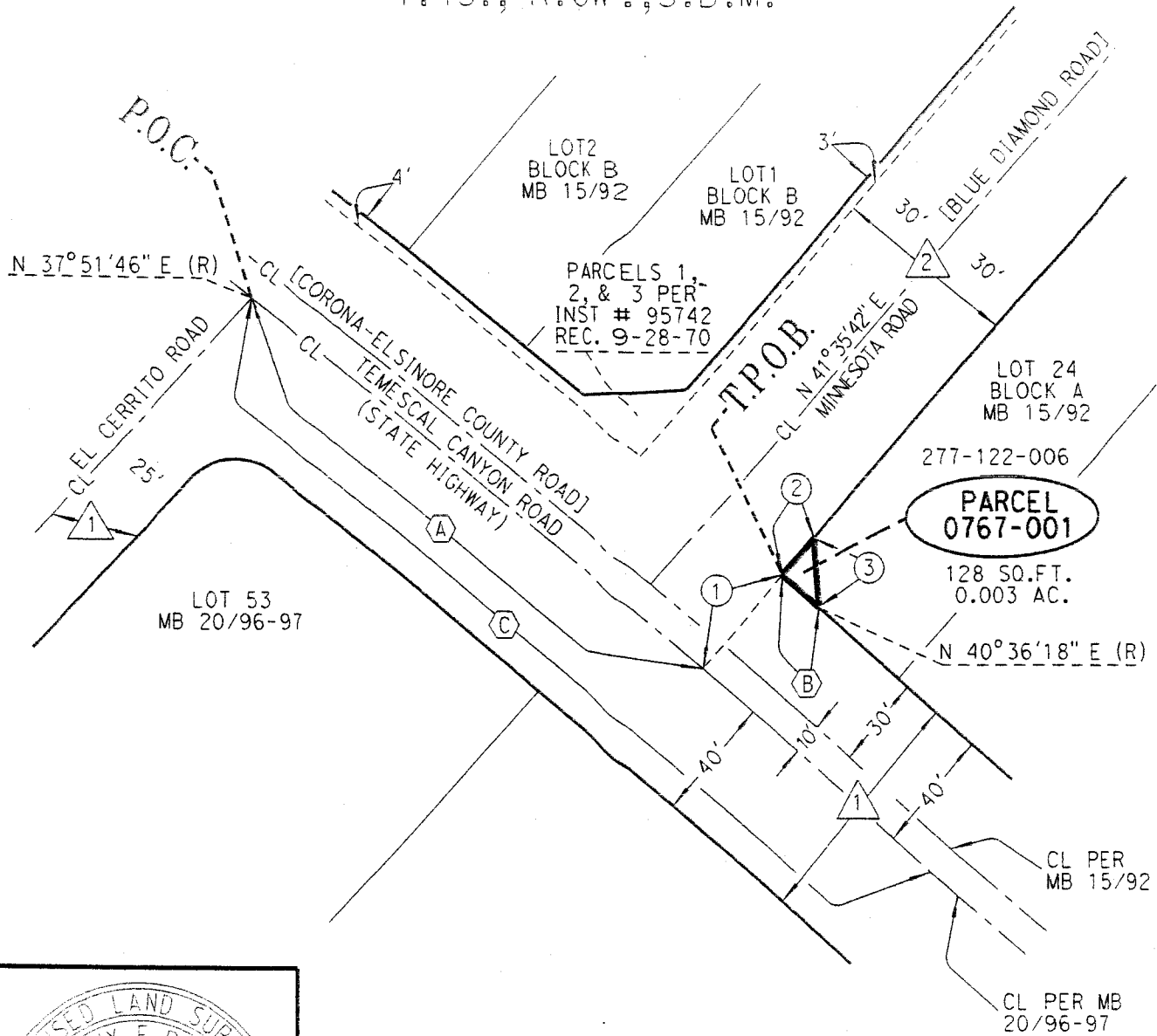
## LINE DATA

- ① N 40°23'35" E (R) 40.00'
- ② N 41°35'42" E 16.00'
- ③ S 03°57'12" E 22.41'

## CURVE DATA

- (A) D = 02°31'49"  
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L = 189.34'  
T = 94.69'
- (B) D = 00°12'43"  
R = 4327.38'  
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- (C) (D = 3°51'48")  
(R = 4287.38')  
(L = 289.09')  
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SECTION 8  
T.4S., R.6W., S.B.M.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0767-001
PROJECT: TEMESCAL CYN / MINNESOTA	PREPARED BY: DGO
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 2011
APPROVED BY: <i>Timothy F. Rayburn</i>	W.O. NO.: B7-0767
DATE: 9/14/2011	SHEET 1 OF 1

PROJECT: El Cerrito / Temescal Canyon  
Traffic Signal Project  
PARCEL: 0767-001  
APN: 277-122-006 (portion)

PUBLIC ROAD AND UTILITY EASEMENT

**CERTIFICATE of ACCEPTANCE**  
**(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated \_\_\_\_\_, from **Gary Underwood, a married man as his sole and separate property**, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_  
Juan C. Perez  
Director of Transportation

COUNTY OF RIVERSIDE

By: \_\_\_\_\_  
Deputy

1 GARY UNDERWOOD, a married man as his sole and separate property  
2 ("Grantor")

3  
4 COUNTY OF RIVERSIDE, a political subdivision of the State of California  
5 ("County")

6 PROJECT: El Cerrito/Temescal Canyon Traffic  
7 Signal Project  
8 APN(S): 277-122-006 (portion)

9  
10 **RIGHT OF ENTRY AGREEMENT**

11 This Right of Entry Agreement, ("ROE"), is made and entered into this 31<sup>st</sup>  
12 day of July, 2012, ("Effective Date") between GARY UNDERWOOD, a married  
13 man as his sole and separate property ("Grantor"), and the COUNTY OF RIVERSIDE,  
14 a political subdivision of the State of California, ("County"). Grantor and County are  
15 sometimes collectively referred to as "Parties".

16  
17 **RECITALS**

18 WHEREAS, Grantor is the owner of certain real property located at 19582  
19 Temescal Canyon Road, Corona, County of Riverside, State of California 92881  
20 (Assessor's Parcel Number 277-122-006), and legally described in Exhibit "A",  
21 attached hereto and by this reference incorporated herein ("Property"), and has the  
22 right to grant to County permission to enter upon and use the Property; and

23 WHEREAS, Grantor leases the property to ALBERTO'S, as Tenant, for the  
24 purpose of a restaurant; and

25 WHEREAS, Tenant has been notified and acknowledges without objection that  
26 County has been granted the rights provided in this ROE; and

27  
28



1       4. Liens: County shall not permit to be placed against the Property, or any part  
2 thereof, any design professionals', mechanics', materialman's contractors' or  
3 subcontractors' liens with the regard to County's actions upon the Property.

4       5. Indemnification: Grantor shall be held harmless from all claims of third persons  
5 arising from the use by County of the Property;

6       6. Compliance with Laws: County shall, in all activities undertaken pursuant to this  
7 ROE, comply and cause its contractors, agents, and employees to comply with all  
8 federal, state, and local laws, statutes, orders, ordinances, rules, regulations, plans,  
9 policies and decrees. Without limiting the generality of the foregoing, County, at its  
10 sole cost and expense, shall obtain any and all permits which may be required by any  
11 law, regulation or ordinance for any activities County desires to conduct or have  
12 conducted pursuant to this ROE.

13       7. Entire Agreement: This ROE is the result of negotiations between the Parties  
14 hereto. The Parties further declare and represent that no inducement, promise or  
15 agreement not herein expressed has been made to them and this ROE contains the  
16 entire agreement of the Parties, and that the terms of this ROE are contractual and not  
17 a mere recital. Any ambiguity in the ROE or any of its provisions shall not be  
18 interpreted against the party drafting the ROE.

19       8. Warranty of Authority: The undersigned represents that it has the authority to,  
20 and does, bind the person or entity on whose behalf and for whom it is signing this  
21 ROE and the attendant documents provided for herein, and this ROE and said  
22 additional documents are, accordingly, binding on said person or entity.

23       9. Choice of Law: This ROE will be governed and construed by the laws of the  
24 State of California.

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

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

3 11. Modification: The ROE shall not be changed, modified, or amended except  
4 upon the written consent of the Parties hereto.

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(SIGNATURES ON NEXT PAGE)

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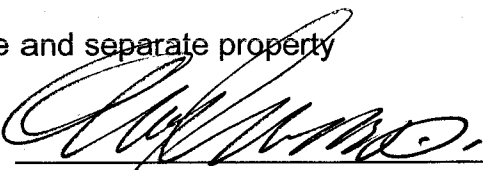
28

1 IN WITNESS WHEREOF, the Parties hereto have executed this ROE on the  
2 date as indicated below each Party's signature.

3  
4 Date: 8 MAY / 12

5 **GRANTOR:**

6 GARY UNDERWOOD, a married man as his  
7 sole and separate property

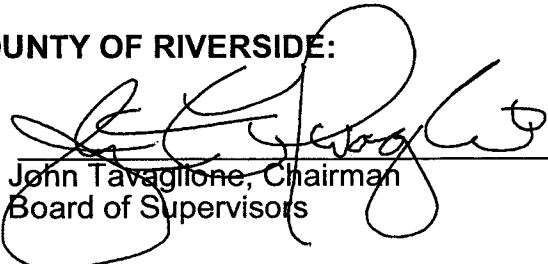
8  
9 By:   
10 Gary Underwood

11 **ACKNOWLEDGEMENT**  
12 **WITHOUT OBJECTION BY:**  
13 **TENANT:**

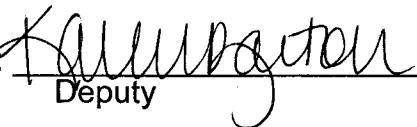
14 ALBERTO'S

15 By: sergio gutierrez  
16 Name: \_\_\_\_\_  
17 Title: TENANT


18 **COUNTY OF RIVERSIDE:**

19 By:   
20 John Tavaglione, Chairman  
21 Board of Supervisors

22 **ATTEST:**  
23 Kecia Harper-Ihem  
24 Clerk of the Board

25 By:   
26 Deputy

27 **APPROVED AS TO FORM:**  
28 PAMELA J. WALLS  
County Counsel

By:   
Synthia M. Gunzel  
Deputy County Counsel

SV:ra/011812/311TR/14.492 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.492.doc

**EXHIBIT "A"**

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 24 in Block "A" of Blue Diamond Addition to Corona, in the County Riverside, State of California, as shown by map on file in Book 15, Page 92, of Maps, Records of Riverside County, California.

Assessor's Parcel Number:      **277-122-006**



