

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

320A



FROM: Economic Development Agency / Facilities Management and Transportation Department

SUBMITTAL DATE:
October 3, 2012

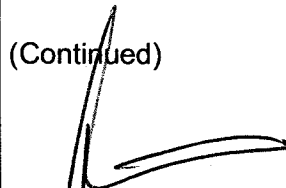
SUBJECT: Resolution No. 2012-105, Authorizing Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project – Home Gardens

RECOMMENDED MOTION: That the Board of Supervisors approve Resolution No. 2012-105 Authorizing Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project.

BACKGROUND:

The purpose of the Magnolia Avenue Grade Separation Project (Project) is to replace the existing Magnolia Avenue/Burlington Northern Santa Fe (BNSF) at-grade railroad crossing, in the community of Home Gardens, in order to improve safety and traffic operations by eliminating the conflicts of trains passing through the flow of vehicular traffic.

(Continued)



Juan C. Perez, Director
Transportation and Land Management



Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$797,751	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 OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: TUMF (100%)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

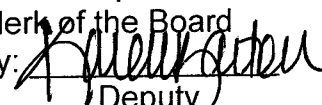
C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature BY: 
Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone 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: October 16, 2012
xc: EDA, Transp.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: 3.21 of 9/11/12

District: 1/1, 2/2

Agenda Number: 9.9

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: ANNA W. WANG
DATE: 10/11/12
Department concurrence

FORM APPROVED BY COUNTY COUNSEL
BY: ANNA W. WANG
DATE: 10/11/12
Department concurrence

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

Policy

Policy

BACKGROUND: (Continued)

The Project would construct a new four-lane overhead bridge over the existing BNSF tracks, above the entire BNSF right-of-way. The total length of the improvements would extend from approximately 500 feet west of Lincoln Street to approximately 550 feet east of Buchanan Street. The new bridge would be striped for four lanes of traffic on Magnolia Avenue. The length and clearance of the proposed bridge structure would accommodate the existing skewed railroad crossing, as well as the two existing railroad tracks and two additional future tracks (planned separately from this project), and would also provide space for frontage roads (proposed as part of this project).

The California Environmental Quality Act (CEQA) environmental determination (Statutory Exemption) Public Resources Code 21080.13 was approved on May 11, 2011 by the Riverside County Transportation Department.

The National Environmental Policy Act (NEPA) environmental determination (Categorical Exclusion) Section 6004: 23 CFR 771.117(d)(3) was approved on May 11, 2011, by District 8 Division of Environmental Planning for the California Department of Transportation.

The Economic Development Agency (EDA) has presented a written offer to the property owners as required by Government Code Section 7267.2. The amount of the offer is consistent with current property values in the Riverside area for the various property types (and is based upon a fair market value appraisal report). EDA has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners (as required by Code of Civil Procedure Section 1263.025).

Settlement has not been reached with the following property owners, although negotiation is still in process for the necessary right-of-way, permanent easements, and temporary construction easements:

Parcel No.	Assessor's Parcel No(s).	Ownership
0784-004A, 0784-004B	135-170-002	Wickersham
0784-005A, 0784-005B	135-170-035	Aghi
0784-007A	135-170-030	Riordan and Milner
0784-008A, 0784-008B, 0784-008C	135-170-020, 135-170-031	Magnolia Business Park
0784-009A, 0784-009B	135-170-012	Sakioka Farms

(Continued)

BACKGROUND: (Continued)

Parcel No.	Assessor's Parcel No(s).	Ownership
0784-012A, 0784-012B	172-390-043	NGN Group
0784-013A, 0784-013B	172-390-044	Aicklen
0784-014A, 0784-014B	172-390-045	Hindi Mex, Inc.
0784-015A	172-390-049	Sunwest Trust

On September 11, 2012, the Board approved Resolution No. 2012-104, Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project.

The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5.

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

FINANCIAL DATA:

The following summarizes the funding necessary for the acquisition of the properties referenced above:

Purchase Price:	\$ 621,340
County Appraisal:	\$ 64,111
Owner Appraisals:	\$ 45,000
Preliminary Title Report:	\$ 7,300
EDA Real Property Costs:	\$ 60,000
Total Estimated Acquisition Costs:	\$ 797,751

EDA has already covered the costs for due diligence (appraisal and preliminary title reports) and will be 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 additional net county cost will be incurred as a result of this transaction.

2 Resolution No. 2012-105

3 Authorizing Resolution of Necessity Regarding
4 the Magnolia Avenue Grade Separation Project

5
6 **WHEREAS**, the portions of real properties that are the subjects of this Notice
7 (collectively the "Subject Properties") are located in the Home Gardens area, County of
8 Riverside, State of California; are generally located on Magnolia Avenue within an area
9 bounded by Buchanan Street on the east and Lincoln Street on the west; are legally
10 described and pictorially depicted on the documents attached hereto as Exhibits "A"
11 and Exhibits "B" (and incorporated herein by this reference); are referred to on attached
12 Exhibits "A" and Exhibits "B" as Parcels 0784-004A through 0784-005B, 0784-007A
13 through 0784-009B, and 0784-012A through 0784-015A; and are portions of larger real
14 properties in all cases;

15 **WHEREAS**, each one of the Subject Properties is listed below in Table One that
16 includes the relevant Subject Property within its boundaries, and whereas each one of
17 those larger real properties is listed below in Table One across by its Riverside County
18 Assessor's Parcel Number:

Table One	
Parcel No.	Assessor's Parcel No(s).
0784-004A, 0784-004B	135-170-002
0784-005A, 0784-005B	135-170-035
0784-007A	135-170-030
0784-008A, 0784-008B, 0784-008C	135-170-020, 135-170-031
0784-009A, 0784-009B	135-170-012
0784-012A, 0784-012B	172-390-043
0784-013A, 0784-013B	172-390-044
0784-014A, 0784-014B	172-390-045

FORM APPROVED COUNTY COUNSEL
BY: ANNA W. WANG
DATE: 8/7/12

Table One	
Parcel No.	Assessor's Parcel No(s).
0784-015A	172-390-049

1
2
3
4
5 **WHEREAS**, the proposed project that is the subject of this Notice (the
6 "Proposed Project") is one to remove the existing Magnolia Avenue / Burlington
7 Northern Santa Fe ("BNSF") at-grade railroad crossing and to construct a new four-
8 lane overhead bridge over the existing BNSF tracks between 500 feet west of Lincoln
9 Street to approximately 550 feet east of Buchanan Street in Riverside County,
10 California to improve safety and traffic operations by eliminating the hazards and
11 inefficiencies of trains passing through the flow of vehicular traffic; including but not
12 limited to, the use of the Subject Properties for public road purposes, for access and
13 maintenance purposes, for drainage purposes, for purposes of a staging area for
14 construction and or other work, and for other uses incidental required by the Proposed
15 Project;

16 **WHEREAS**, Parcels 0784-004A, 0784-005A, 0784-008A, 0784-009A, 0784-
17 012A, 0784-013A, and 0784-014A, will each be used for public road, utility, and
18 drainage purposes, and whereas the use(s) that will be made of each one of the
19 remaining Subject Properties is/are described in Exhibit "A";

20 **WHEREAS**, the interests in property that are the subjects of this Notice
21 (collectively the "Subject Property Interests") are identified below in Table Two:

22 ///

23 ///

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TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Easements
0784-004A, 0784-004B		X	X
0784-005A, 0784-005B		X	X
0784-007A			X
0784-008A, 0784-008B, 0784-008C		X X	X
0784-009A, 0784-009B	X		X
0784-012A, 0784-012B		X	X
0784-013A, 0784-013B		X	X
0784-014A, 0784-014B		X	X
0784-015A			X

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

Now, therefore, **BE IT RESOLVED AND ORDERED** by the Board of Supervisors of Riverside County, State of California, not less than fourth/fifths of all members concurring, in regular session assembled on October 16, 2012, that this Board finds and determines each of the following:

1. Notice of the Board's intention to adopt this resolution of necessity was duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the date and at the time and place fixed for hearing, this Board did hear and consider all of the evidence presented.

2. That the public interest and necessity require the Proposed Project;

1 3. That the Proposed Project is planned or located in the manner that will be
2 most compatible with the greatest public good and the least private injury;

3 4. That the Subject Property Interests are necessary for the Proposed
4 Project;

5 5. That the offers required by Section 7267.2 of the Government Code have
6 been made to the owners of record of the Subject Properties;

7 6. That, to the extent that the Subject Properties are already devoted to a
8 public use, the use of the Proposed Project is a compatible use that will not
9 unreasonably interfere with or impair the continuance of the public use as it presently
10 exists or may reasonably be expected to exist in the future (California Code of Civil
11 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary
12 public use than is the presently existing public use (California Code of Civil Procedure
13 Section 1240.610);

14 7. That the Subject Property Interests are necessary for the Proposed
15 Project;

16 8. That acquisition of the Subject Property Interests will promote the
17 interests of the County of Riverside.

18 **BE IT FURTHER RESOLVED AND ORDERED** that the County Counsel of the
19 County of Riverside is hereby authorized and empowered:

20 1. To acquire (in the name of the County) the Subject Property Interests by
21 condemnation in accordance with the Constitution and laws relating to eminent
22 domain.

23 2. To prepare and prosecute in the name of the County such proceedings in
24 the proper court having jurisdiction thereof as are necessary for such acquisition.

25 3. To make application to the Court for an order to deposit the probable
26 amount of compensation out of proper funds under the control of the County into the
27 County Treasury and for an order permitting the County to take prejudgment
28

1 possession and use the Subject Property Interests for the purpose of constructing the
2 Proposed Project.

3 4. To compromise and settle such proceedings if such settlement can be
4 reached and, in that event, to take all necessary actions to complete the acquisition,
5 including stipulations as to judgment and other matters and the causing of all payments
6 to be made.

7 5. To correct any errors or to make or agree to nonmaterial changes in the
8 legal description of the real property that are deemed necessary for the conduct of the
9 condemnation action, or other proceedings or transaction required to acquire the
10 subject real property. Counsel is further authorized to reduce or modify the extent of
11 the interests or property to be acquired so as to reduce the compensation payable in
12 the action where such change would not substantially impair the construction and
13 operation for the project for which the real property is being acquired.

14 ROLL CALL:

15 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
16 Nays: None
Absent: None

17
18 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

19 KECIA HARPER-IHEM, Clerk of said Board

20 By: _____
21 Deputy

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27
28 SV:sl/081612/291TR/14.761 S:\Real Property\TYPING\Docs-14.500 to 14.999\14.761.doc/

Parcel No. 0784-004A

Parcel No. 0784-004B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-004A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED JUNE 7, 1990, AS INSTRUMENT NUMBER 210172, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 4 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH)) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND AS SHOWN ON PARCEL MAP 28908, ON FILE IN PARCEL MAP BOOK 194, PAGES 16 THROUGH 18 INCLUSIVE, RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 56°22'11"E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 243.97 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE, SAID POINT BEING THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 210172, AND THE **TRUE POINT OF BEGINNING**;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 210172;

THENCE S 33°36'46" E ALONG THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 210172 , A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 210172;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 7.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 525 SQUARE FEET, OR 0.012 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

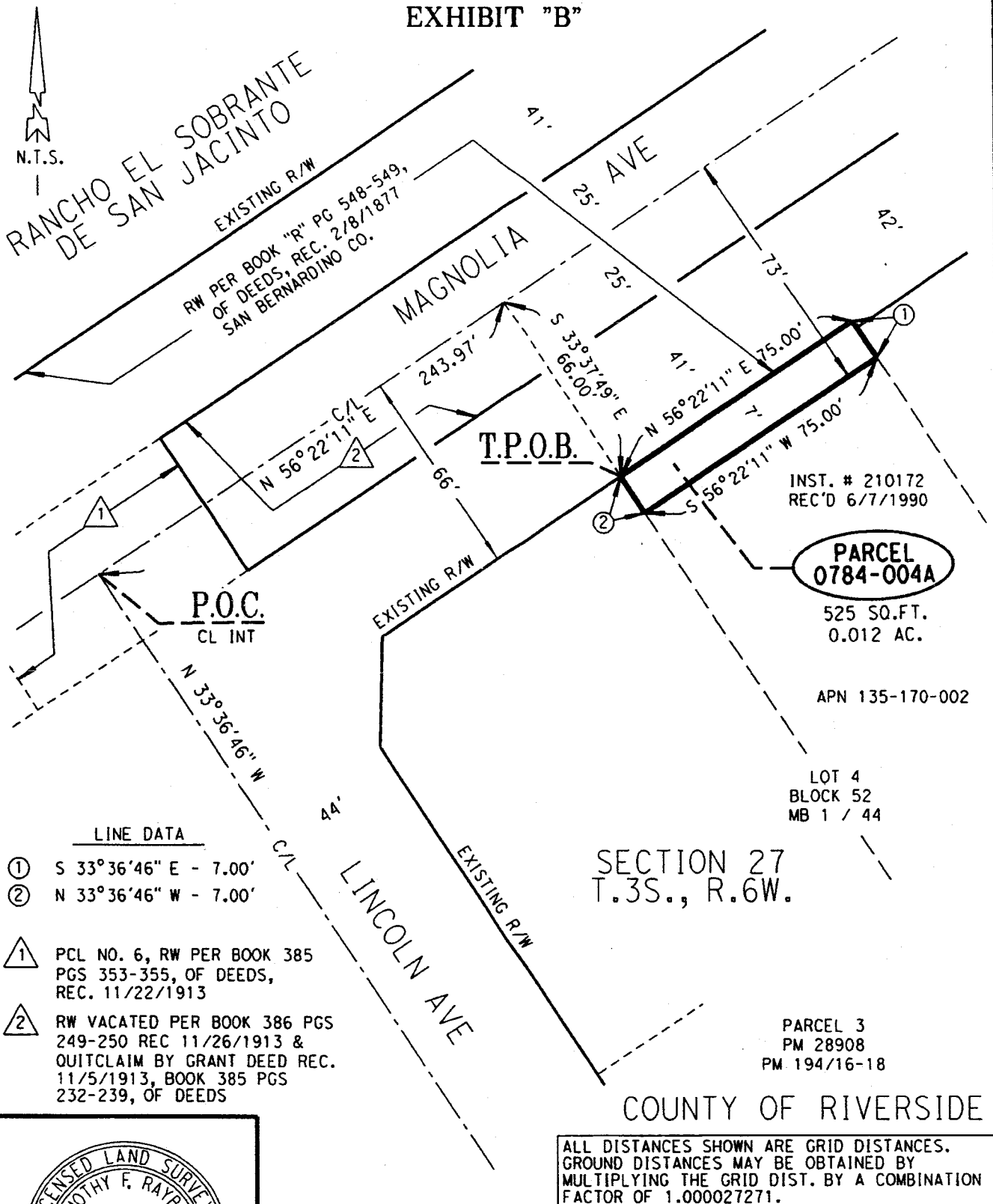
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

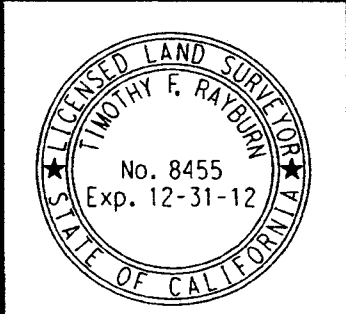
DATE: 1/26/2012



EXHIBIT "B"



- LINE DATA**
- ① S 33°36'46" E - 7.00'
 - ② N 33°36'46" W - 7.00'
- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
 - ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-004A
PROJECT: MAGNOLIA AVE(GRADE SEPARATION)	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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 1/26/2012	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-004B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED SEPTEMBER 16, 2004, AS INSTRUMENT NUMBER 210172, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 4 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH)) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND AS SHOWN ON PARCEL MAP 28908, ON FILE IN PARCEL MAP BOOK 194, PAGES 16 THROUGH 18 INCLUSIVE, RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 56°22'11"E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 243.97 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE, SAID POINT BEING THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 210172;

THENCE S 33°36'46" E ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 210172, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE, AND THE **TRUE POINT OF BEGINNING**;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 210172;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 93.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF INSTRUMENT NUMBER 210172;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,500 SQUARE FEET, OR 0.034 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

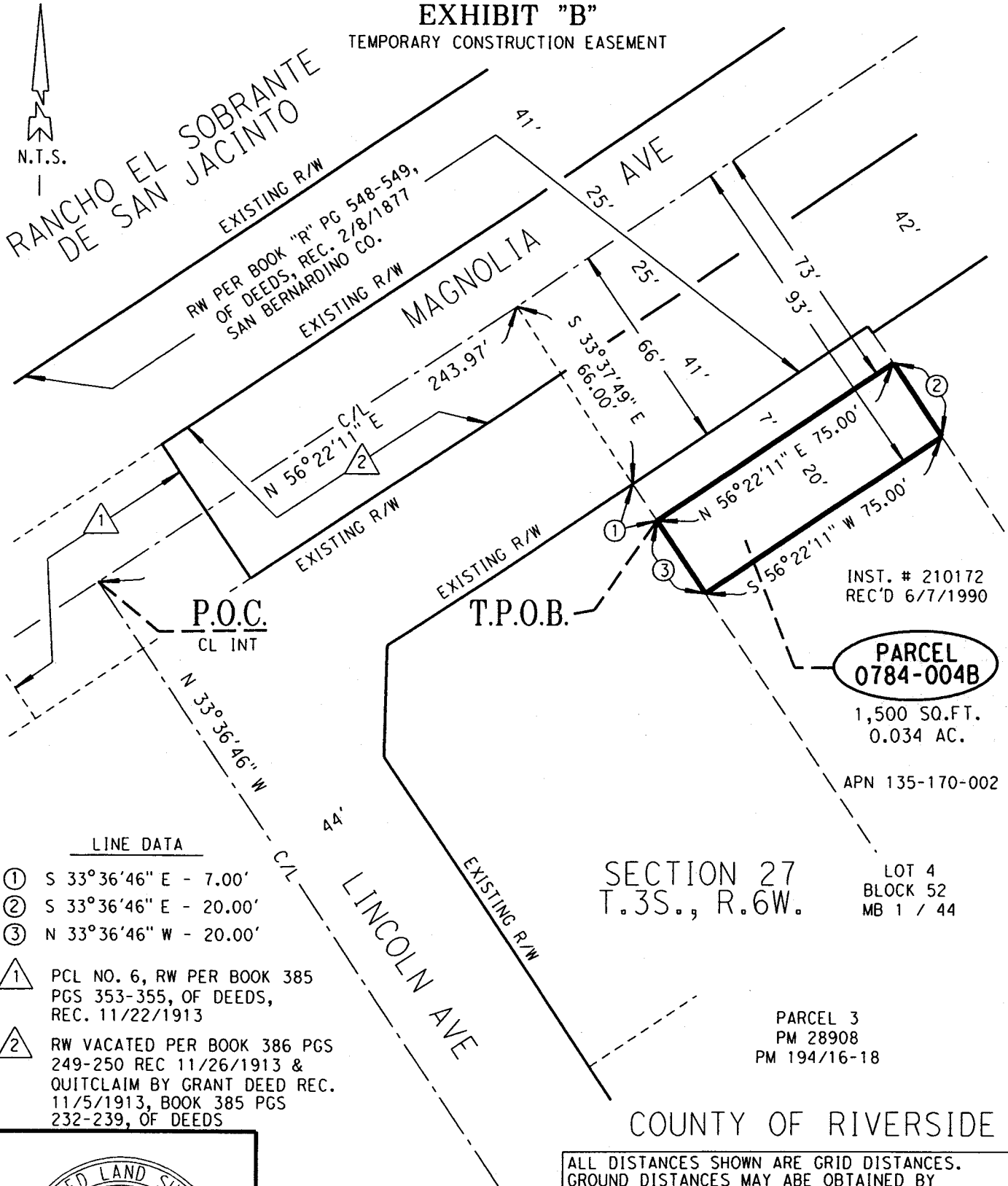
APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



INST. # 210172
REC'D 6/7/1990

PARCEL 0784-004B

1,500 SQ.FT.
0.034 AC.

APN 135-170-002

LOT 4
BLOCK 52
MB 1 / 44

PARCEL 3
PM 28908
PM 194/16-18

LINE DATA

- ① S 33°36'46" E - 7.00'
- ② S 33°36'46" E - 20.00'
- ③ N 33°36'46" W - 20.00'

△ PCL NO. 6, RW PER BOOK 385
PGS 353-355, OF DEEDS,
REC. 11/22/1913

△ RW VACATED PER BOOK 386 PGS
249-250 REC 11/26/1913 &
QUITCLAIM BY GRANT DEED REC.
11/5/1913, BOOK 385 PGS
232-239, OF DEEDS

SECTION 27
T.3S., R.6W.

COUNTY OF RIVERSIDE

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**

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.: **0784-004B**

PREPARED BY: DGO

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: B7-0784

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

SHEET 1 OF 1 SHEET

Parcel No. 0784-005A

Parcel No. 0784-005B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-005A

BEING A PORTION OF PARCEL 1 OF PARCEL MAP 28908, ON FILE IN BOOK 194, PAGES 16 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND AS SHOWN ON SAID PARCEL MAP 28908;

THENCE N 56°22'11"E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 318.97 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 67.00 FEET TO THE MOST-SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 243670 RECORDED JUNE 8 1998, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY, SAID CORNER BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 233.98 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE OF PARCEL 1, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 233.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE OF PARCEL 1, A DISTANCE OF 6.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,404 SQUARE FEET, OR 0.032 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-005B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 1 OF PARCEL MAP 28908, ON FILE IN BOOK 194, PAGES 16 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED IN THE DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND AS SHOWN ON SAID PARCEL MAP 28908;

THENCE N 56°22'11"E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 318.97 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 67.00 FEET TO THE MOST-SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 243670 RECORDED JUNE 8 1998, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY, BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1;

THENCE S 33°36'46" E ALONG SAID SOUTHWESTERLY LINE OF PARCEL 1, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 233.98 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 106.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 233.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 33.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 7,721 SQUARE FEET, OR 0.177 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Timothy F. Rayburn

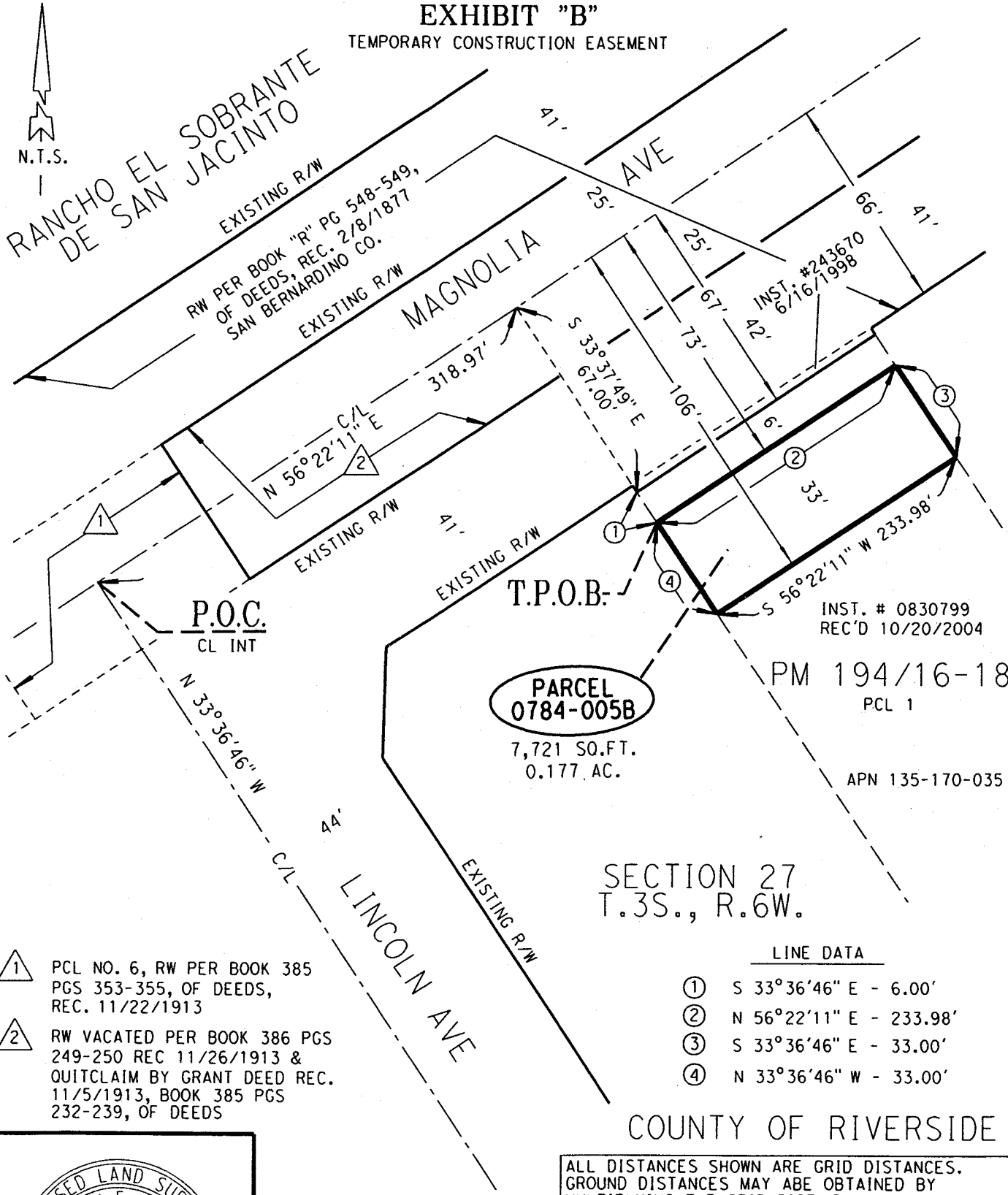
DATE: _____

1/12/2012



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS

LINE DATA	
①	S 33°36'46" E - 6.00'
②	N 56°22'11" E - 233.98'
③	S 33°36'46" E - 33.00'
④	N 33°36'46" W - 33.00'

SECTION 27
T.3S., R.6W.

INST. # 0830799
REC'D 10/20/2004
PM 194/16-18
PCL 1
APN 135-170-035



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-005B
PROJECT: MAGNOLIA AVE(GRADE SEPARATION)	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: JANUARY, 2012
	W.O. NO.: B7-0784
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 1/12/2012	SHEET 1 OF 1 SHEET

Parcel No. 0784-007A

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-007A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 4 OF PARCEL MAP 22624, ON FILE IN BOOK 152, PAGES 44 THROUGH 46, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND AS SHOWN ON SAID PARCEL MAP 22624;

THENCE N 56°22'11"E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 857.94 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 4, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.99 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 4;

THENCE S 33°36'46" E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 37.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 103.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 338.99 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 4;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 56°22'11" E CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 5.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 33°36'46" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 31.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 12,388 SQUARE FEET, OR 0.284 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

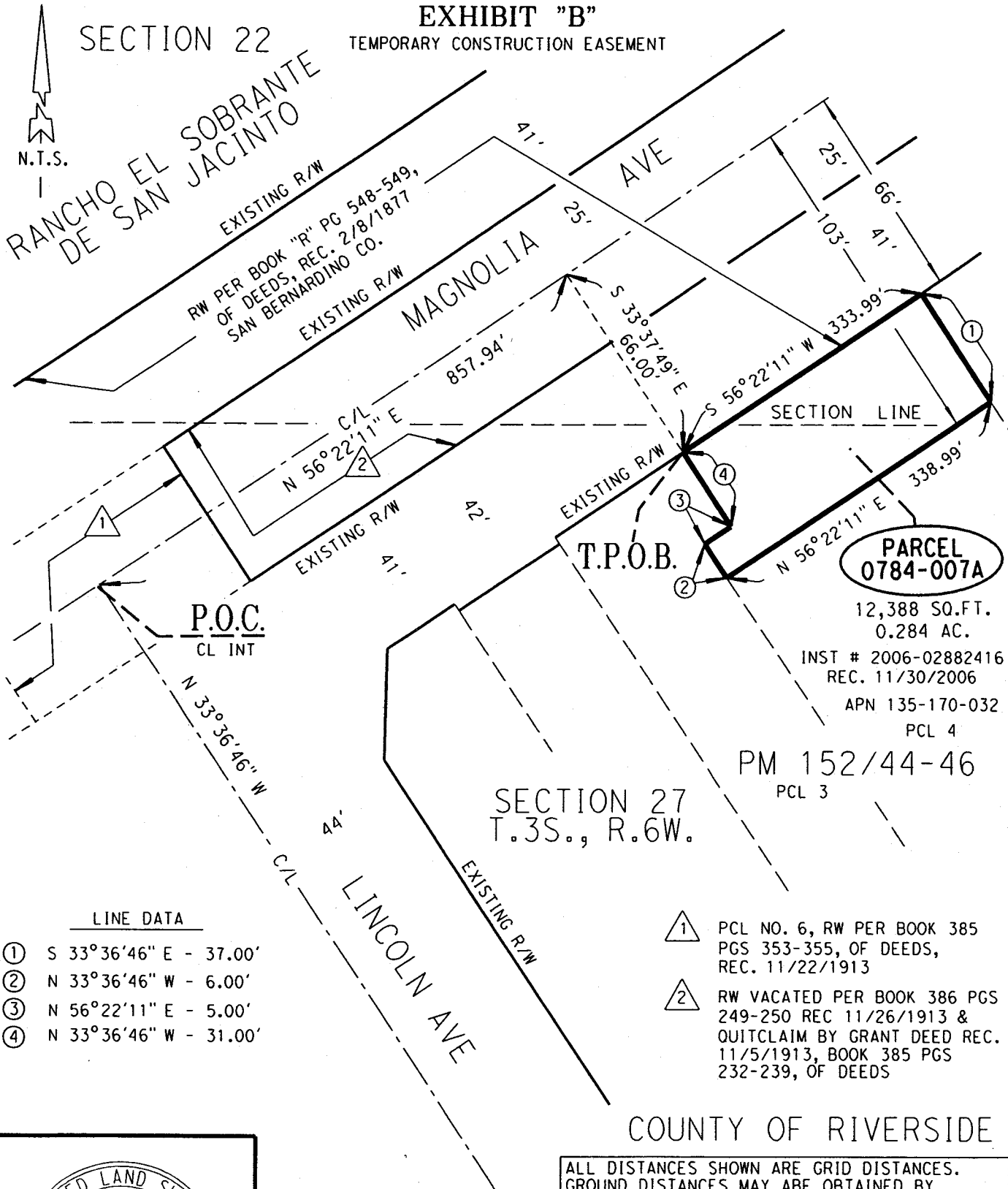
APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



SECTION 22

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT



PARCEL 0784-007A

12,388 SQ.FT.
0.284 AC.
INST # 2006-02882416
REC. 11/30/2006
APN 135-170-032
PCL 4
PM 152/44-46
PCL 3

LINE DATA

- ① S 33°36'46" E - 37.00'
- ② N 33°36'46" W - 6.00'
- ③ N 56°22'11" E - 5.00'
- ④ N 33°36'46" W - 31.00'

- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS

COUNTY OF RIVERSIDE

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**
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.:	0784-007A
PREPARED BY:	DGO
SCALE:	N.T.S.
DATE:	JANUARY, 2012
W.O. NO.:	B7-0784
SHEET 1 OF 1 SHEET	

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

Parcel No. 0784-008A

Parcel No. 0784-008B

Parcel No. 0784-008C

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-008A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 27, 2005, AS INSTRUMENT NUMBER 2005-0506624 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 2 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1169.52 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE BEING DISTANT THEREON, S 56°22'11" W, 18.69 FEET FROM THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 2005-0506624, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 33°37'49" E, DISTANCE OF 12.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 78.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 28.00 FEET;

THENCE N 33°37'49" W, A DISTANCE OF 12.00 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 336 SQUARE FEET, OR 0.008 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

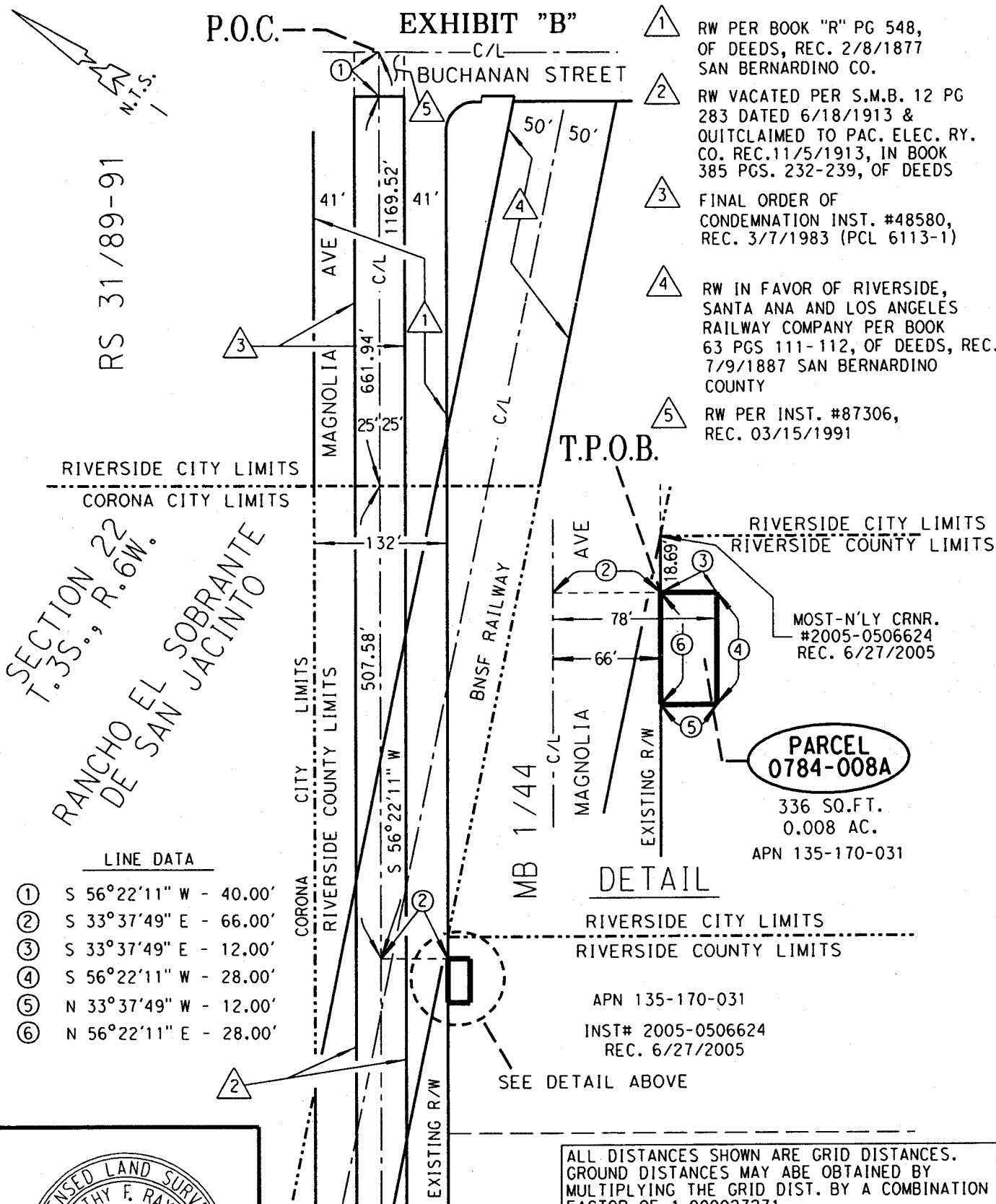
Timothy F. Rayburn

DATE: _____

1/12/2012



P.O.C. — EXHIBIT "B"



RS 31/89-91

SECTION 22
T. 3S., R. 6W.
RANCHO EL SOBRANTE
DE SAN JACINTO

- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1)
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306, REC. 03/15/1991

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② S 33°37'49" E - 66.00'
- ③ S 33°37'49" E - 12.00'
- ④ S 56°22'11" W - 28.00'
- ⑤ N 33°37'49" W - 12.00'
- ⑥ N 56°22'11" E - 28.00'

MOST-N'LY CRNR.
#2005-0506624
REC. 6/27/2005

PARCEL 0784-008A

336 SQ.FT.
0.008 AC.
APN 135-170-031

DETAIL

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

APN 135-170-031
INST# 2005-0506624
REC. 6/27/2005

SEE DETAIL ABOVE

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**

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.: **0784-008A**

PREPARED BY: DGO

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: B7-0784

SHEET 1 OF 1 SHEET

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-008B

AN EASEMENT FOR DRAINAGE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 27, 2005, AS INSTRUMENT NUMBER 2005-0506624 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 2 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1150.83 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO THE MOST-NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 2005-0506624, BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY (50.00 FOOT SOUTHERLY HALF-WIDTH), AS DESCRIBED BY DEED BOOK 63 PAGES, 111 AND 112 RECORDED JULY 4, 1887, OFFICIAL RECORDS OF SAID RECORDER OF SAN BERNARDINO COUNTY AND THE **TRUE POINT OF BEGINNING**;

THENCE S 33°49'32" E ALONG THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 2005-0506624, DISTANCE OF 24.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 90.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 37.52 FEET;

THENCE S 68°36'43" W, A DISTANCE OF 113.18 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.13 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 2,228 SQUARE FEET, OR 0.051 ACRES, MORE OR LESS.

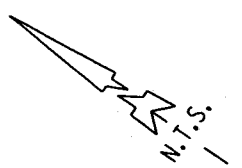
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 1/2/2012





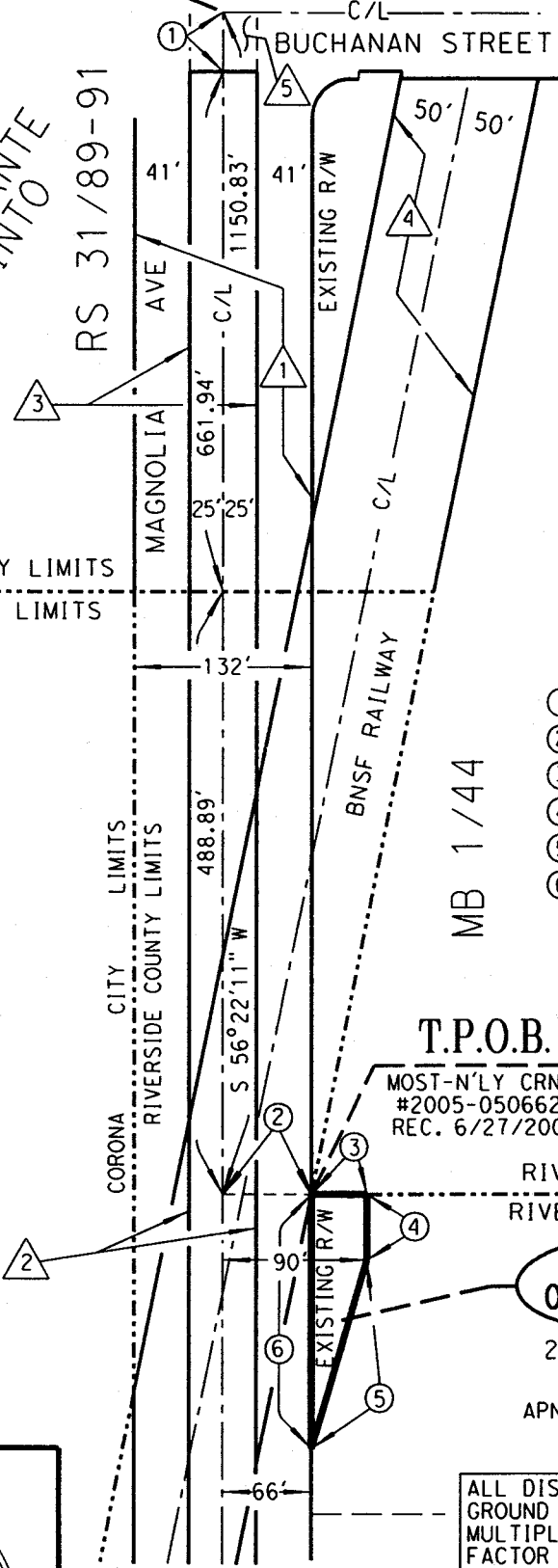
P.O.C. — EXHIBIT "B"

DRAINAGE EASEMENT

RANCHO EL SOBRANTE
DE SAN JACINTO

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

SECTION 22
T.3S., R.6W.



- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1)
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306, REC. 03/15/1991

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② S 33°37'49" E - 66.00'
- ③ S 33°37'49" E - 24.00'
- ④ S 56°22'11" W - 37.52'
- ⑤ S 68°36'43" W - 113.18'
- ⑥ N 56°22'11" E - 148.13'

T.P.O.B.

MOST-N'LY CRNR.
#2005-0506624
REC. 6/27/2005

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

PARCEL
0784-008B

2,228 SQ.FT. INST# 2005-0506624
0.051 AC. REC. 6/27/2005
APN 135-170-031

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**
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.: **0784-008B**
PREPARED BY: DGO
SCALE: N.T.S.
DATE: JANUARY, 2012
W.O. NO.: B7-0784
SHEET 1 OF 1 SHEET

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-008C

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 27, 2005, AS INSTRUMENT NUMBER 2005-0506624 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOTS 2 AND 3 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1150.83 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO THE MOST-NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 2005-0506624, BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY (50.00 FOOT SOUTHERLY HALF-WIDTH), AS DESCRIBED BY DEED BOOK 63 PAGES, 111 AND 112 RECORDED JULY 4, 1887, OFFICIAL RECORDS OF SAID RECORDER OF SAN BERNARDINO COUNTY AND THE **TRUE POINT OF BEGINNING**;

THENCE S 33°37'49" E ALONG THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 2005-0506624, A DISTANCE OF 73.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 139.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 42.88 FEET;

THENCE N 33°37'49" W, A DISTANCE OF 36.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 103.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 342.41 FEET TO THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 2005-0506624;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 37.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 338.33 FEET;

THENCE S 33°37'49" E; A DISTANCE OF 12.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 78.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 28.00 FEET;

THENCE N 33°37'49" W, A DISTANCE OF 12.00 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.69 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 15,444 SQUARE FEET, OR 0.355 ACRES, MORE OR LESS.

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0784-008C

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

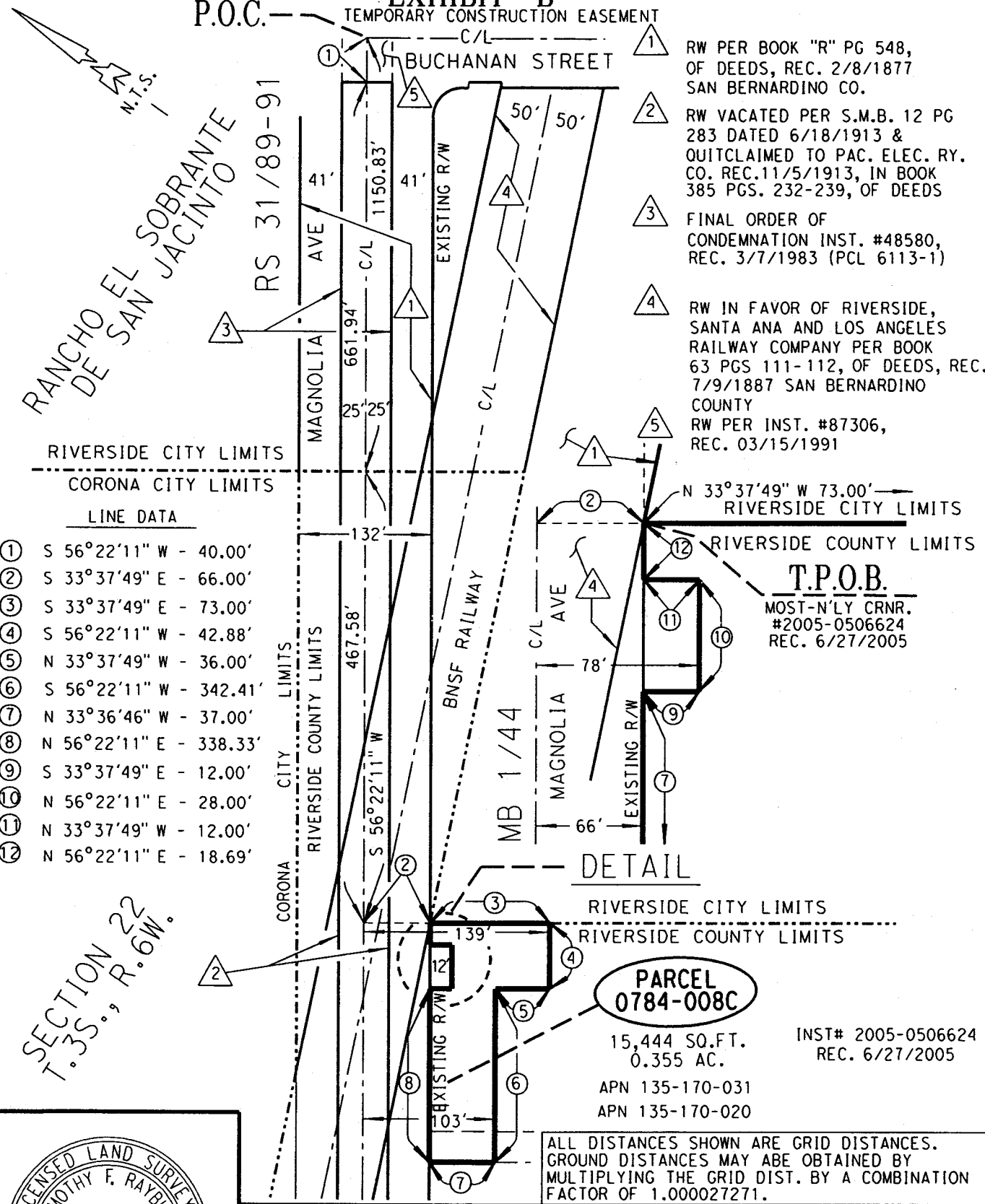
APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



EXHIBIT "B"

P.O.C. — TEMPORARY CONSTRUCTION EASEMENT



- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1)
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306, REC. 03/15/1991

RANCHO EL SOBRANTE DE SAN JACINTO

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② S 33°37'49" E - 66.00'
- ③ S 33°37'49" E - 73.00'
- ④ S 56°22'11" W - 42.88'
- ⑤ N 33°37'49" W - 36.00'
- ⑥ S 56°22'11" W - 342.41'
- ⑦ N 33°36'46" W - 37.00'
- ⑧ N 56°22'11" E - 338.33'
- ⑨ S 33°37'49" E - 12.00'
- ⑩ N 56°22'11" E - 28.00'
- ⑪ N 33°37'49" W - 12.00'
- ⑫ N 56°22'11" E - 18.69'

T.P.O.B.

MOST-N'LY CRNR.
#2005-0506624
REC. 6/27/2005

SECTION 22
T.3S., R.6W.

PARCEL 0784-008C

15,444 SQ.FT.
0.355 AC.
APN 135-170-031
APN 135-170-020

INST# 2005-0506624
REC. 6/27/2005

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-008C
PROJECT: MAGNOLIA AVE(GRADE SEPARATION)	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: JANUARY, 2012
	W.O. NO.: B7-0784
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 1/12/2012	SHEET 1 OF 1 SHEET

Parcel No. 0784-009A

Parcel No. 0784-009B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-009A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 23, 1986, AS INSTRUMENT NUMBER 328754 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 2 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1150.83 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 328574, BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 63 PAGES 111 AND 112 RECORDED JULY 4, 1887, OFFICIAL RECORDS OF SAID RECORDER OF SAN BERNARDINO COUNTY;

THENCE N 67°53'54" E ALONG SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY (50.00 FOOT SOUTHERLY HALF-WIDTH), A DISTANCE OF 85.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 67°53'54" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.00 FEET;

THENCE S 22°06'06" E, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE S 67°53'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET;

THENCE N 22°06'06" W, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 600 SQUARE FEET, OR 0.014 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

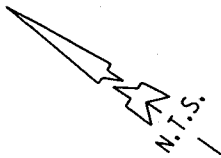
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



P.O.C. — EXHIBIT "B"



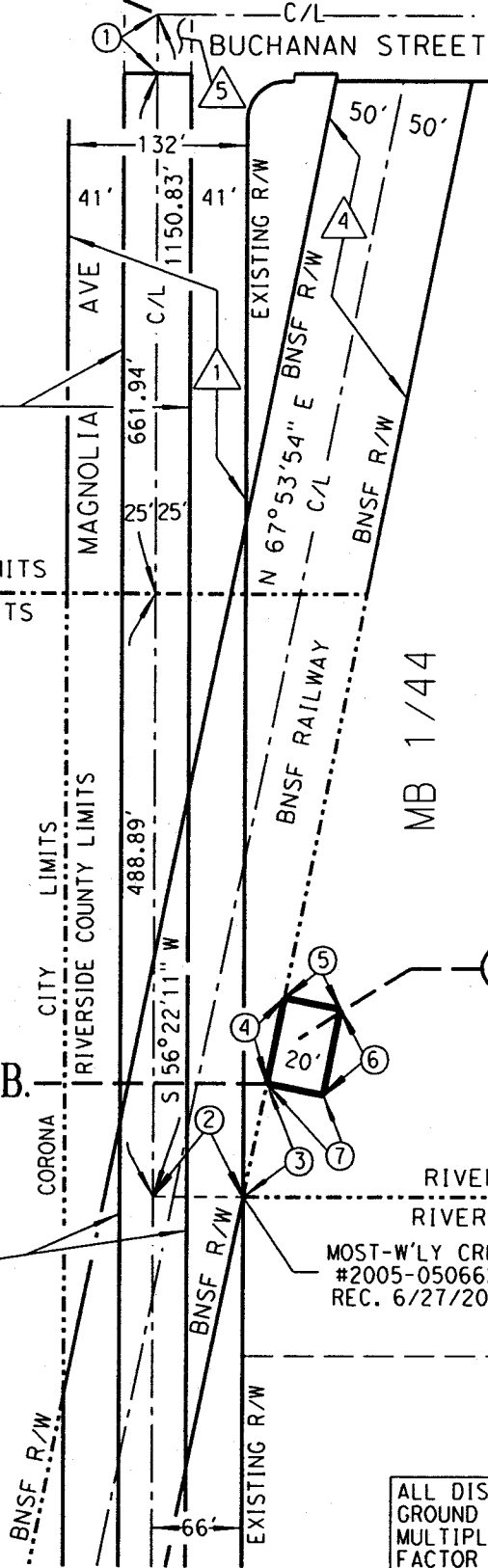
RS 31/89-91

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

RANCHO EL SOBRANTE
DE SAN JACINTO

T.P.O.B.

SECTION 22
T.3S., R.6W.



- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RAILWAY CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS RIV. CO.
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1), RIV. CO.
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306, REC. 03/15/1991

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② S 33°37'49" E - 66.00'
- ③ N 67°53'54" E - 85.00'
- ④ N 67°53'54" E - 30.00'
- ⑤ S 22°06'06" E - 20.00'
- ⑥ S 67°53'54" W - 30.00'
- ⑦ N 22°06'06" W - 20.00'

PARCEL 0784-009A

600 SQ.FT.
0.014 AC.
APN 135-170-012
INST# 328754
REC. 12/23/1986

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

MOST-W'LY CRNR.
#2005-0506624
REC. 6/27/2005

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**
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.: **0784-009A**
PREPARED BY: DGO
SCALE: N.T.S.
DATE: JANUARY, 2012
W.O. NO.: B7-0784
SHEET 1 OF 1 SHEET

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-009B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 23, 1986, AS INSTRUMENT NUMBER 328754 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 2 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1150.83 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 328574, BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 63 PAGES 111 AND 112 RECORDED JULY 4, 1887, OFFICIAL RECORDS OF SAID RECORDER OF SAN BERNARDINO COUNTY AND THE **TRUE POINT OF BEGINNING**;

THENCE N 67°53'54" E ALONG SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY (50.00 FOOT SOUTHERLY HALF-WIDTH), A DISTANCE OF 85.00 FEET;

THENCE S 22°06'06" E, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE N 67°53'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET;

THENCE N 22°06'06" W, A DISTANCE OF 20.00 FEET TO A POINT ON SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE N 67°53'54" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 89.00 FEET;

THENCE S 22°06'06" E, A DISTANCE OF 71.00 FEET TO POINT ON A LINE PARALLEL WITH AND DISTANT 71.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE S 67°53'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 41.00 FEET;

THENCE N 22°06'06" W, A DISTANCE OF 23.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 48.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE S 67°53'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 28.00 FEET;

THENCE S 22°06'06" E, A DISTANCE OF 34.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 82.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE S 67°53'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 118.27 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 328754;

THENCE N 33°37'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 83.69 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0784-009B

CONTAINING: 14,039 SQUARE FEET, OR 0.322 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 1/12/2012



P.O.C. — EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

RANCHO EL SOBRANTE
DE SAN JACINTO

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② S 33°37'49" E - 66.00'
- ③ N 67°53'54" E - 85.00'
- ④ S 22°06'06" E - 20.00'
- ⑤ N 67°53'54" E - 30.00'
- ⑥ N 22°06'06" W - 20.00'
- ⑦ S 67°53'54" W - 41.00'
- ⑧ N 22°06'06" W - 23.00'
- ⑨ S 67°53'54" W - 28.00'
- ⑩ S 22°06'06" E - 34.00'

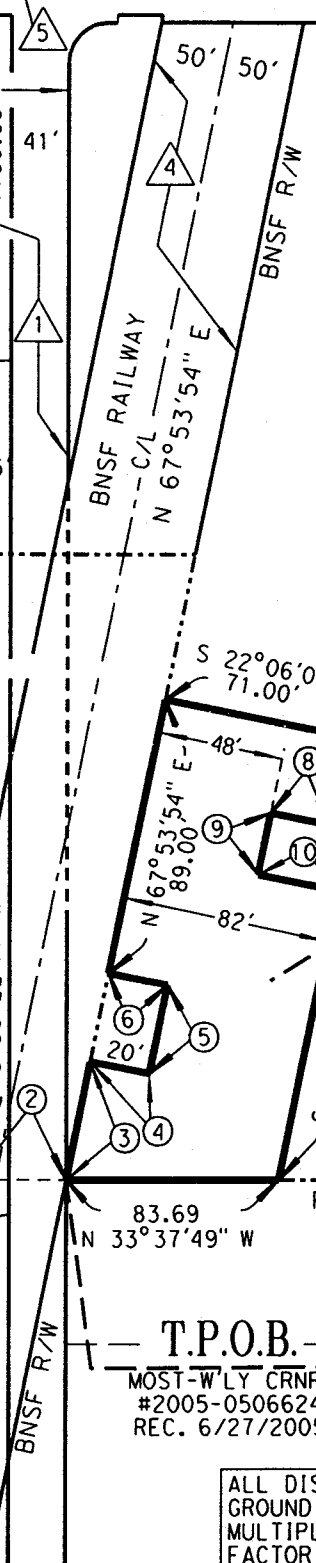
SECTION 22
T. 35S., R. 6W.

BUCHANAN STREET

RS 31/89-91

MAGNOLIA AVE

CORONA CITY LIMITS
RIVERSIDE COUNTY LIMITS
EXISTING R/W



- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RAILWAY CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS RIV. CO.
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1), RIV. CO.
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306, REC. 03/15/1991

MB 1/44

PARCEL
0784-009B

14,039 SQ.FT.
0.322 AC.
APN 135-170-012
INST# 328754
REC. 12/25/1986

T.P.O.B.
MOST-W'LY CRNR.
#2005-0506624
REC. 6/27/2005

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-009B
PROJECT: MAGNOLIA AVE(GRADE SEPARATION)	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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 1/12/2012	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET

Parcel No. 0784-012A

Parcel No. 0784-012B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-012A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED NOVEMBER 10, 2010, AS INSTRUMENT NUMBER 2010-0542128, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 13 IN BLOCK 53, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 33°36'46" W ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 66.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID INSTRUMENT NUMBER 2010-0542128, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 2010-0542128 CONTINUING N 33°36'46" W, A DISTANCE OF 6.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 122.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 2010-052128;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 6.50 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 793 SQUARE FEET, OR 0.018 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 1/12/2012



INST #2010-0542128
 REC. 11/10/2010
 APN 172-390-043

EXHIBIT "B"



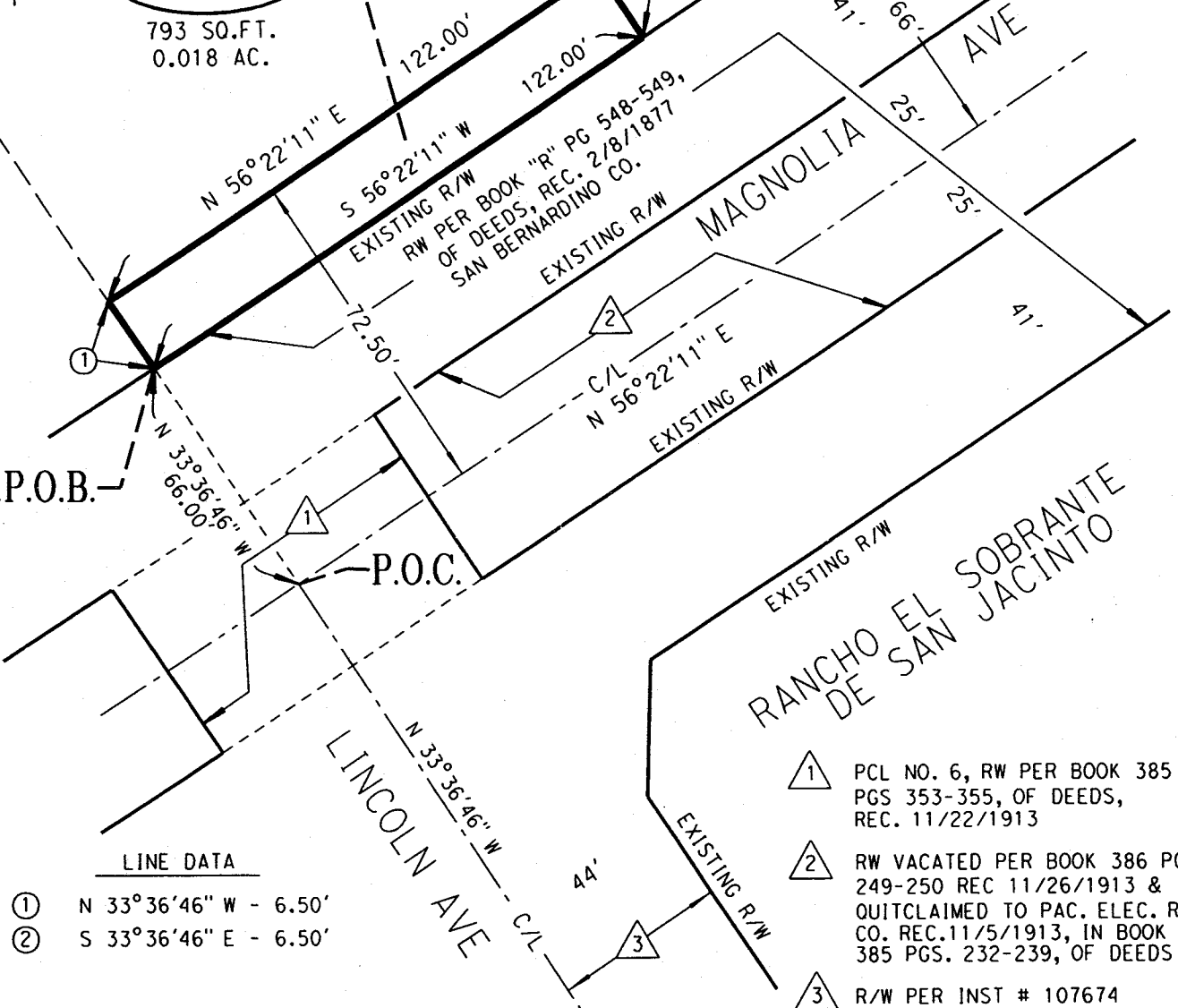
PARCEL 0784-012A
 793 SO.FT.
 0.018 AC.

PARCEL 1
 PMB 153/53-55

T.P.O.B.

P.O.C.

RANCHO EL SOBRANTE DE SAN JACINTO



- LINE DATA**
- ① N 33°36'46" W - 6.50'
 - ② S 33°36'46" E - 6.50'

- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC.11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ R/W PER INST # 107674 REC. 10/22/1969

COUNTY OF RIVERSIDE

SECTION 22
T.3S., R.6W.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-012A
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)	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.
APPROVED BY: <i>Timothy F. Rayburn</i>	DATE: JANUARY, 2012
DATE: 1/12/2012	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-012B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED NOVEMBER 10, 2010, AS INSTRUMENT NUMBER 2010-0542128, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 13 IN BLOCK 53, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 33°36'46" W ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 66.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID INSTRUMENT NUMBER 2010-0542128, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 2010-052128 CONTINUING N 33°36'46" W, A DISTANCE OF 6.50 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 33°36'46" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 8.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 81.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 80.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 2010-052128;

THENCE N 33°36'46" W ALONG SAID PARALLEL LINE, A DISTANCE OF 35.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 116.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 42.00 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF INSTRUMENT NUMBER 2010-052128;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 43.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 122.00 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0784-012B

CONTAINING: 2,507 SQUARE FEET, OR 0.058 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 1/12/2012

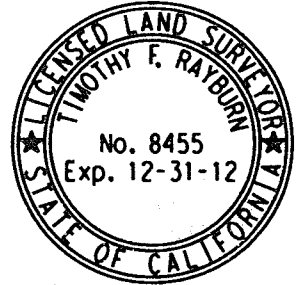


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



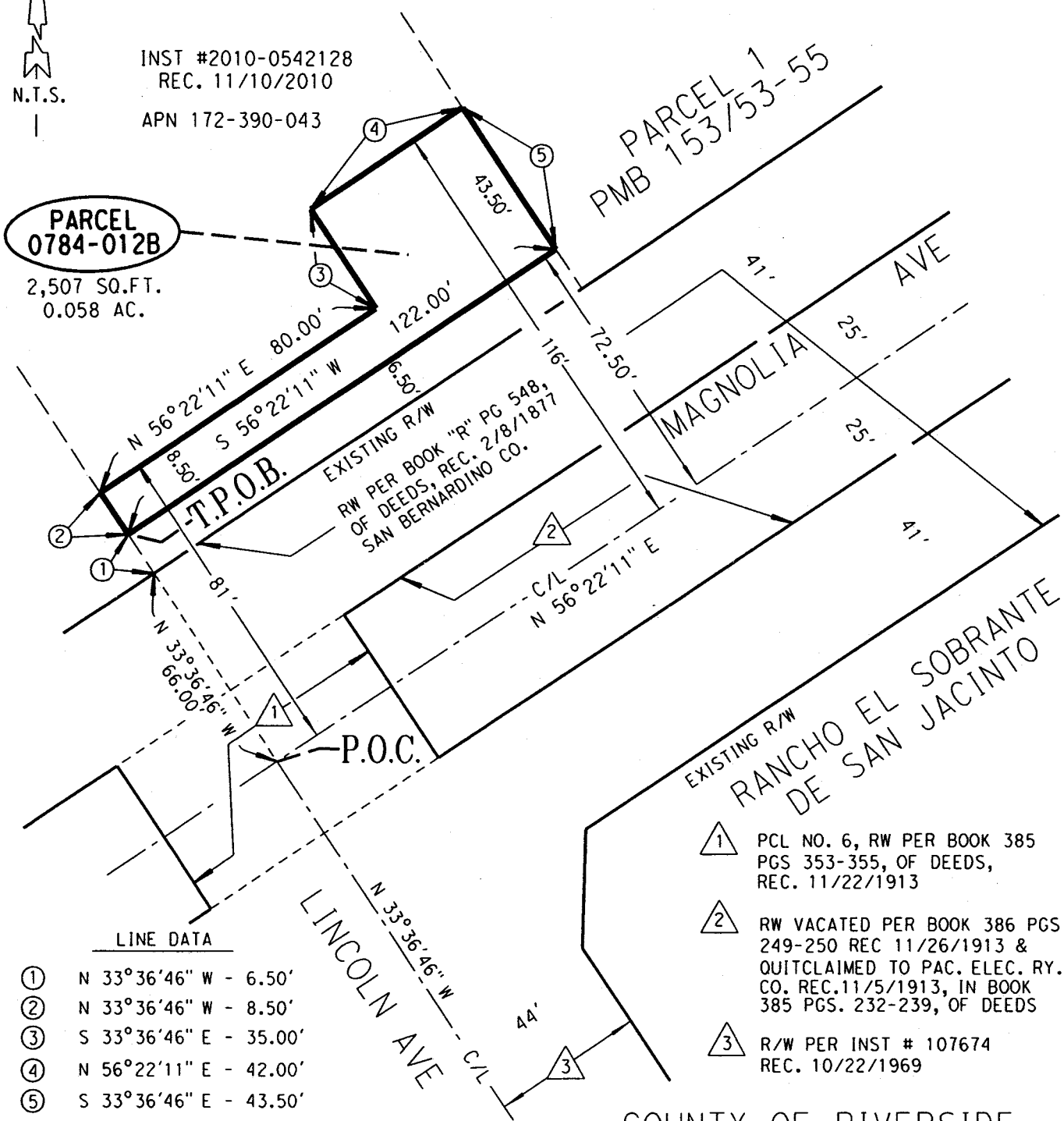
INST #2010-0542128
REC. 11/10/2010

APN 172-390-043

PARCEL 0784-012B

2,507 SQ.FT.
0.058 AC.

PARCEL 1
PMB 153/53-55



LINE DATA

- ① N 33°36'46" W - 6.50'
- ② N 33°36'46" W - 8.50'
- ③ S 33°36'46" E - 35.00'
- ④ N 56°22'11" E - 42.00'
- ⑤ S 33°36'46" E - 43.50'

- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC.11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ R/W PER INST # 107674 REC. 10/22/1969

COUNTY OF RIVERSIDE

SECTION 22
T.3S., R.6W.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY ABE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)
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: 1/12/2012

PAR. NO.:	0784-012B
PREPARED BY:	DGO
SCALE:	N.T.S.
DATE:	JANUARY, 2012
W.O. NO.:	B7-0784
SHEET 1 OF 1 SHEET	

Parcel No. 0784-013A

Parcel No. 0784-013B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-013A

BEING A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP 23359, ON FILE IN BOOK 153, PAGES 53 THROUGH 55, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 33°36'46" W ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 66.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 122.00 FEET TO THE MOST-SOUTHERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 33°36'46" W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 6.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 284.99 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE OF PARCEL 1, A DISTANCE OF 6.50 FEET TO THE MOST-EASTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 284.99 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,852 SQUARE FEET, OR 0.043 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 1/12/2012



EXHIBIT "B"

PARCEL 1

PM 153/53-55

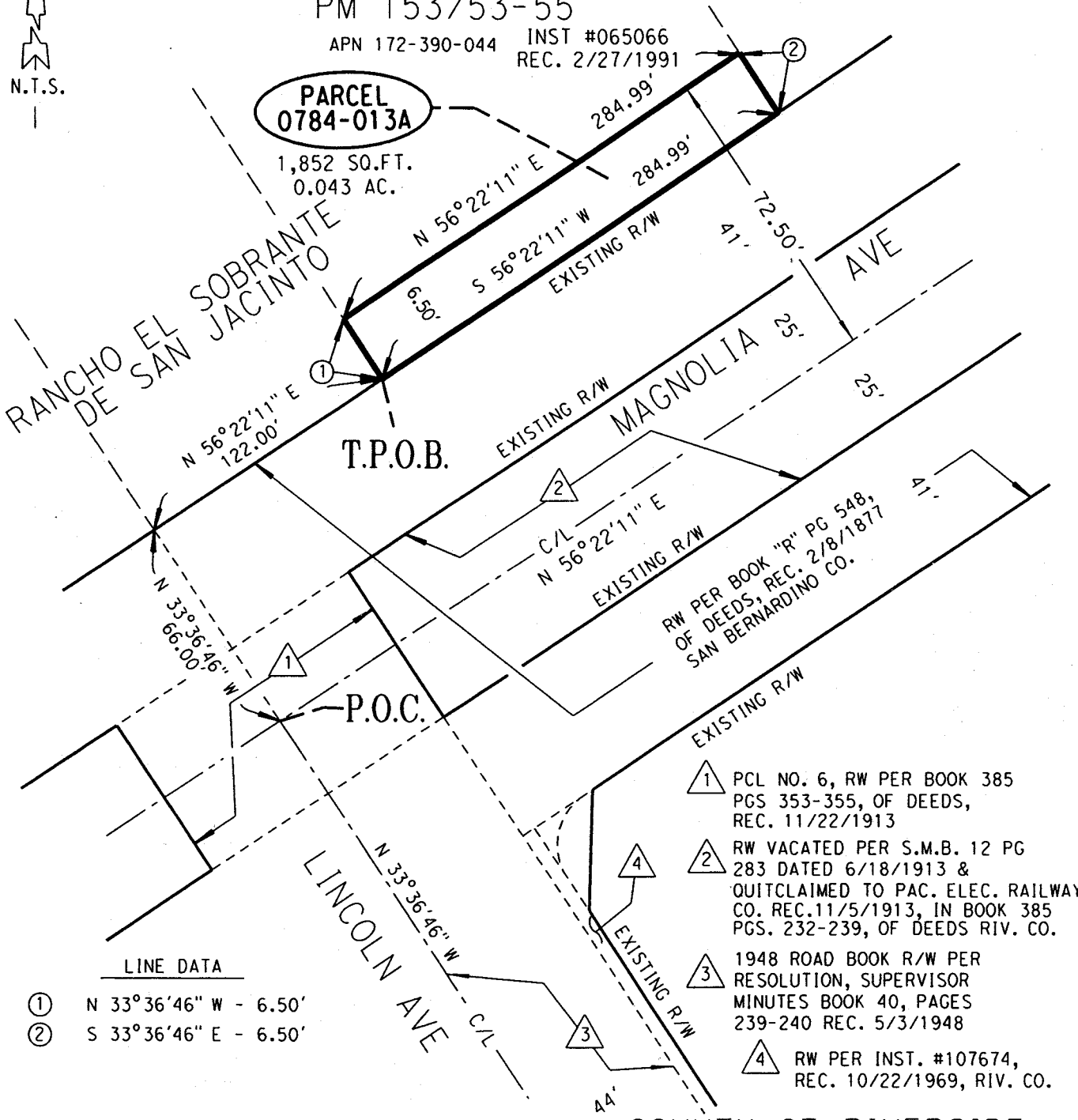
APN 172-390-044 INST #065066
REC. 2/27/1991



PARCEL 0784-013A

1,852 SQ.FT.
0.043 AC.

RANCHO EL SOBRANTE
DE SAN JACINTO



LINE DATA

- ① N 33°36'46" W - 6.50'
- ② S 33°36'46" E - 6.50'

- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RAILWAY CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS RIV. CO.
- ③ 1948 ROAD BOOK R/W PER RESOLUTION, SUPERVISOR MINUTES BOOK 40, PAGES 239-240 REC. 5/3/1948
- ④ RW PER INST. #107674, REC. 10/22/1969, RIV. CO.

LINCOLN AVE
N 33°36'46" W
C/L

COUNTY OF RIVERSIDE

SECTION 22
T.3S., R.6W.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0784-013A

PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**

PREPARED BY: DGO

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: JANUARY, 2012

W.O. NO.: B7-0784

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

SHEET 1 OF 1 SHEET

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-013B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP 23359, ON FILE IN BOOK 153, PAGES 53 THROUGH 55, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 33°36'46" W, ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 66.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 122.00 FEET TO THE MOST-SOUTHERLY CORNER OF SAID PARCEL 1;

THENCE N 33°36'46" W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 6.50 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 8.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 81.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 284.99 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1;

THENCE S 33°36'46" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 8.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 284.99 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 2,422 SQUARE FEET, OR 0.056 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012





PARCEL 1
PM 153/53-55

EXHIBIT "B"

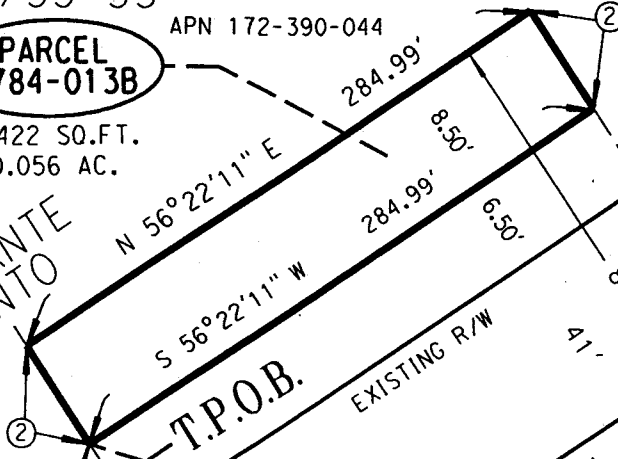
INST #065066
REC. 2/27/1991

APN 172-390-044

**PARCEL
0784-013B**

2,422 SQ.FT.
0.056 AC.

RANCHO EL SOBRANTE
DE SAN JACINTO



N 56°22'11" E
122.00'

T.P.O.B.

EXISTING R/W

EXISTING R/W

EXISTING R/W

R/W PER BOOK "R" PG 548,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.

P.O.C.

LINCOLN AVE

EXISTING R/W

EXISTING R/W

LINE DATA

- ① N 33°36'46" W - 6.50'
- ② N 33°36'46" W - 8.50'
- ③ S 33°36'46" E - 8.50'

- ① PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RAILWAY CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS RIV. CO.
- ③ 1948 ROAD BOOK R/W PER RESOLUTION, SUPERVISOR MINUTES BOOK 40, PAGES 239-240 REC. 5/3/1948
- ④ RW PER INST. #107674, REC. 10/22/1969, RIV. CO.

SECTION 22
T.3S., R.6W.

COUNTY OF RIVERSIDE
ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0784-013B

PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

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: JANUARY, 2012

W.O. NO.: B7-0784

APPROVED BY: *James T. Rayburn*

DATE: 1/12/2012

SHEET 1 OF 1 SHEET

Parcel No. 0784-014A

Parcel No. 0784-014B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-014A

BEING A PORTION OF PARCEL 2 AS SHOWN ON PARCEL MAP 23359, ON FILE IN BOOK 153, PAGES 53 THROUGH 55, INCLUSIVE, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE AS SHOWN ON SAID PARCEL MAP 23359;

THENCE N 33°36'46" W ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 66.00 FEET TO IT'S INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 406.86 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2, SAID CORNER BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 33°36'46" W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 6.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 89.59 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 4.50 FEET TO A POINT 68.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 58°07'05" E, A DISTANCE OF 65.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 155.12 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 648 SQUARE FEET, OR 0.015 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 2/2/2012

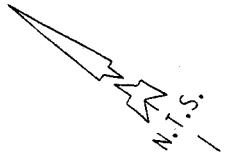


EXHIBIT "B"

- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913

LINE DATA

- ① N 33°36'46" W - 66.00'
- ② N 56°22'11" E - 406.86'
- ③ N 33°36'46" W - 6.50'
- ④ N 56°22'11" E - 89.59'
- ⑤ S 33°37'49" E - 4.50'
- ⑥ N 58°07'05" E - 65.56'
- ⑦ S 56°22'11" W - 155.12'



SECTION 22
T.3S., R.6W.

BNSF RAILWAY
INST #2010-0293491
6/25/2010
PM 153/53-55
PCL 2

RANCHO EL SOBRIANTE
DE SAN JACINTO
SECTION 27
T.3S., R.6W.

N 56°22'11" E
C/L

MAGNOLIA AVENUE

SECTION LINE

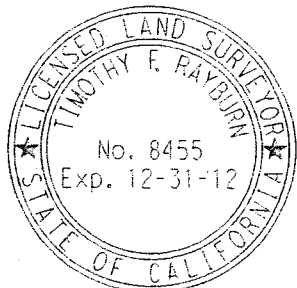
T.P.O.B.

PARCEL 0784-014A
648 SQ.FT.
0.015 AC.
APN 172-390-045

LINCOLN AVE
C/L
N 33°36'46" W
44' 44"

P.O.C.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY ABE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0784-014A

PROJECT: **MAGNOLIA AVE(GRADE SEPARATION)**

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: FEBRUARY, 2012

W.O. NO.: B7-0784

APPROVED BY: *Timothy F. Rayburn* DATE: 2/2/2012

SHEET 1 OF 1 SHEET

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-014B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 2 AS SHOWN ON PARCEL MAP 23359, ON FILE IN BOOK 153, PAGES 53 THROUGH 55, INCLUSIVE, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE AS SHOWN ON SAID PARCEL MAP 23359;

THENCE N 33°36'46" W ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 66.00 FEET TO IT'S INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 406.86 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2;

THENCE N 33°36'46" W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 6.50 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 33°36'46" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 8.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 81.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 449.25 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE N 67°53'54" E ALONG SAID NORTHERLY LINE OF PARCEL 2, A DISTANCE OF 75.05 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 367.68 FEET;

THENCE S 58°07'05" W, A DISTANCE OF 65.56 FEET TO A POINT 68.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVE;

THENCE N 33°37'49" W, A DISTANCE OF 4.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 89.59 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,643 SQUARE FEET, OR 0.152 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Timothy F. Rayburn

DATE: _____

1/26/2012

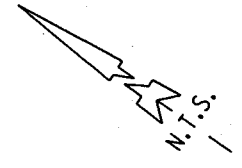


EXHIBIT "B"

① RW PER BOOK "R" PG 548,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.

② RW VACATED PER BOOK 386 PGS
249-250 REC 11/26/1913 &
QUITCLAIMED TO PAC. ELEC. RY.
CO. REC. 11/5/1913, IN BOOK
385 PGS. 232-239, OF DEEDS

③ PCL NO. 6, RW PER BOOK 385
PGS 353-355, OF DEEDS,
REC. 11/22/1913



APN 172-390-045

**PARCEL
0784-014B**

6,643 SQ.FT.
0.152 AC.

SECTION 22
T.3S., R.6W.

BNSF RAILWAY

INST #2010-0293491
6/25/2010
PM 153/53-55 PCL 2

PCL 2

T.P.O.B.

MAGNOLIA AVE

RANCHO EL SOBRANTE
DE SAN JACINTO

SECTION 27
T.3S., R.6W.

LINE DATA

- ① N 33°36'46" W - 66.00'
- ② N 56°22'11" E - 406.86'
- ③ N 33°36'46" W - 6.50'
- ④ N 33°36'46" W - 8.50'
- ⑤ S 58°07'05" W - 65.56'
- ⑥ N 33°37'49" W - 4.50'
- ⑦ S 56°22'11" W - 89.59'

SECTION LINE

LINCOLN AVE

C/L
N 33°36'46" W

P.O.C.



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A COMBINATION
FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

PAR. NO.: 0784-014B
PREPARED BY: DGO
SCALE: N.T.S.
DATE: JANUARY, 2012
W.O. NO.: B7-0784

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: 1/26/2012

SHEET 1 OF 1 SHEET

Parcel No. 0784-015A

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-015A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF LOT 16 IN BLOCK 53 OF A MAP ENTITLED, "SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY", ON FILE IN BOOK 1, PAGE 44 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

ALL THAT PARCEL DESCRIBED IN INSTRUMENT NUMBER 176128, RECORDED AUGUST 30, 1983, OFFICIAL RECORDS OF SAID RECORDER.

EXCEPTING THERE FROM, THE BUILDING ON SAID PARCEL.

CONTAINING: TOTAL AREA – 49,782 SQUARE FEET, OR 1.143 ACRES, MORE OR LESS.
 BUILDING AREA – 13,931 SQUARE FEET, OR 0.320 ACRES, MORE OR LESS.
 T.C.E. AREA – 35,851 SQUARE FEET, OR 0.823 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 1/12/2012



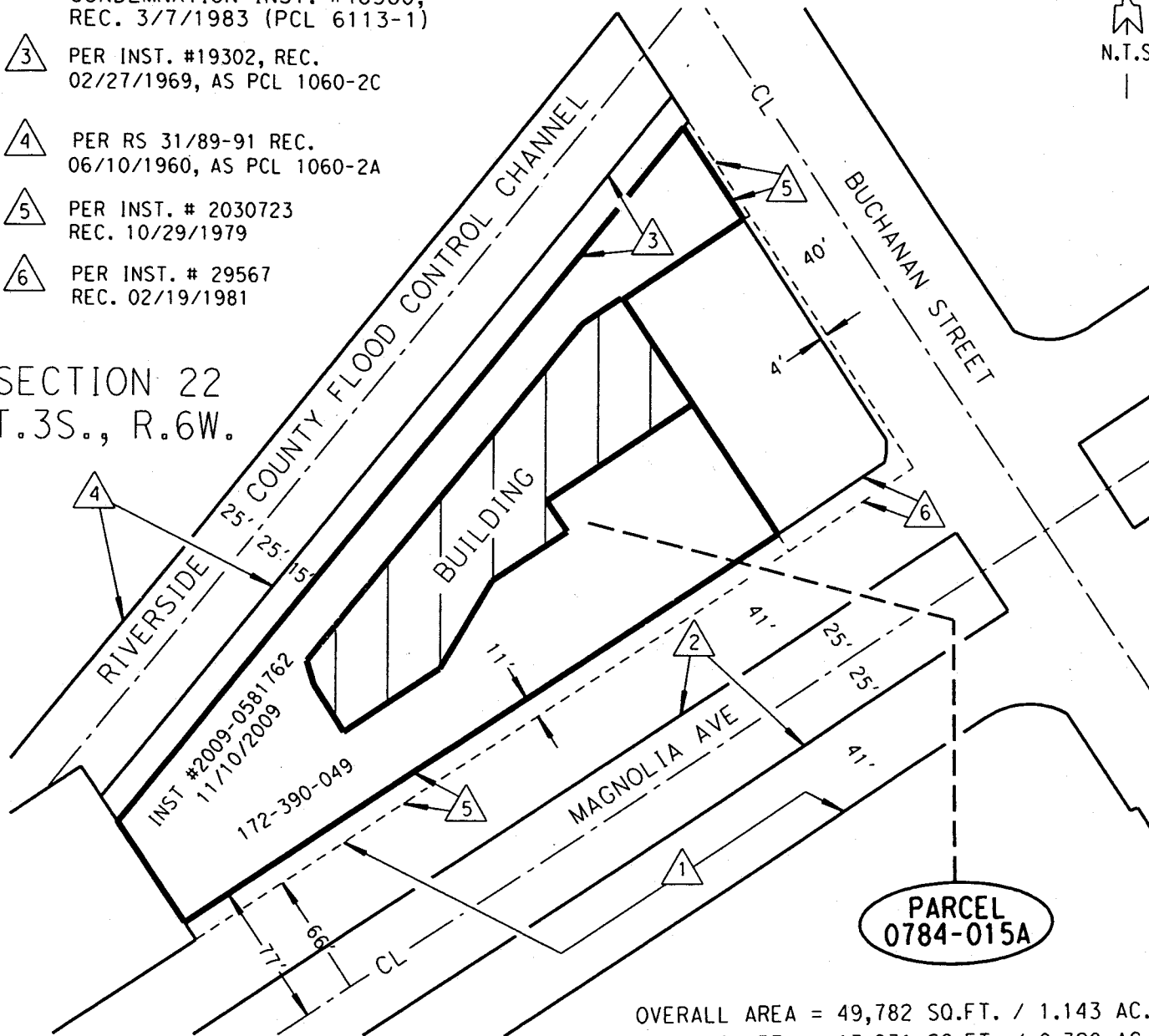
EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

- 1 RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- 2 FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1)
- 3 PER INST. #19302, REC. 02/27/1969, AS PCL 1060-2C
- 4 PER RS 31/89-91 REC. 06/10/1960, AS PCL 1060-2A
- 5 PER INST. # 2030723 REC. 10/29/1979
- 6 PER INST. # 29567 REC. 02/19/1981



SECTION 22
T.3S., R.6W.



OVERALL AREA = 49,782 SQ.FT. / 1.143 AC.
 BUILDING AREA = 13,931 SQ.FT. / 0.320 AC.
 T.C.E. AREA = 35,851 SQ.FT. / 0.823 AC.



INDICATES - BUILDING FOOTPRINT

RANCHO EL SOBRANTE
DE SAN JACINTO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0784-015A

PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

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: JANUARY, 2012

W.O. NO.: B7-0784

APPROVED BY: *Timothy F. Rayburn* DATE: 1/12/2012

SHEET 1 OF 1 SHEET

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

926



FROM: Economic Development Agency / Facilities Management and Transportation Department

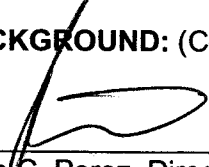
SUBMITTAL DATE:
August 29, 2012

SUBJECT: Resolution No. 2012-104, Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project – Home Gardens

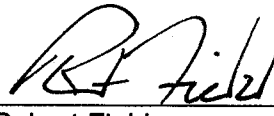
RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2012-104, Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project;
2. Set a public hearing on Oct. 16, 2012 for Resolution No. 2012-105, Authorizing Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project; and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

BACKGROUND: (Commences on Page 2)



Juan C. Perez, Director
Transportation and Land Management



Robert Field
Assistant County Executive Officer/EDA

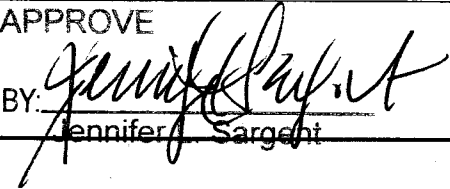
FINANCIAL DATA	Current F.Y. Total Cost:	\$797,751	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: TUMF (100%)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

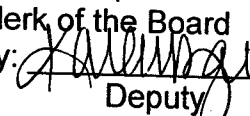
County Executive Office Signature

BY: 
Jennifer Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, October 16, 2012, at 9:30 a.m.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 11, 2012
xc: EDA, Transp., COB


Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: N/A

District: 1/1, 2/2

Agenda Number:

3.21

FORM APPROVED COUNTY COUNSEL
DATE 4/5/12
BY ANNA W. WANG
Departmental Concurrence
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY 
SAMUEL WONG

Dep't Recomm.: Consent
Per Exec. Ofc.: Consent
 Policy
 Policy

BACKGROUND:

The purpose of the Magnolia Avenue Grade Separation Project (Project) is to replace the existing Magnolia Avenue/Burlington Northern Santa Fe (BNSF) at-grade railroad crossing, in the community of Home Gardens, in order to improve safety and traffic operations by eliminating the conflicts of trains passing through the flow of vehicular traffic.

The Project would construct a new four-lane overhead bridge over the existing BNSF tracks, above the entire BNSF right-of-way. The total length of the improvements would extend from approximately 500 feet west of Lincoln Street to approximately 550 feet east of Buchanan Street. The new bridge would be striped for four lanes of traffic on Magnolia Avenue. The length and clearance of the proposed bridge structure would accommodate the existing skewed railroad crossing, as well as the two existing railroad tracks and two additional future tracks (planned separately from this project), and would also provide space for frontage roads (proposed as part of this project).

The California Environmental Quality Act (CEQA) environmental determination (Statutory Exemption) Public Resources Code 21080.13 was approved on May 11, 2011 by the Riverside County Transportation Department.

The National Environmental Policy Act (NEPA) environmental determination (Categorical Exclusion) Section 6004: 23 CFR 771.117(d)(3) was approved on May 11, 2011, by District 8 Division of Environmental Planning for the California Department of Transportation.

The Economic Development Agency (EDA) has presented a written offer to the property owners as required by Government Code Section 7267.2. The amount of the offer is consistent with current property values in the Riverside area for the various property types (and is based upon a fair market value appraisal report). EDA has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners (as required by Code of Civil Procedure Section 1263.025).

Settlement has not been reached with the following property owners, although negotiation is still in process for the necessary right-of-way, permanent easements, and temporary construction easements:

Parcel No.	Assessor's No(s).	Parcel	Ownership
0784-004A, 0784-004B	135-170-002		Wickersham
0784-005A, 0784-005B	135-170-035		Aghi
0784-007A	135-170-030		Riordan and Milner
0784-008A, 0784-008B, 0784-008C	135-170-020, 135-170-031		Magnolia Business Park
0784-009A, 0784-009B	135-170-012		Sakioka Farms

(Continued)

BACKGROUND: (Continued)

Parcel No.	Assessor's Parcel No(s).	Ownership
0784-012A, 0784-012B	172-390-043	NGN Group
0784-013A, 0784-013B	172-390-044	Aicklen
0784-014A, 0784-014B	172-390-045	Hindi Mex, Inc.
0784-015A	172-390-049	Sunwest Trust

The subject Notice of Intention would schedule a hearing on October 16, 2012, for proposed Resolution No. 2012-105 (Authorizing Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project). The scheduling of a Resolution of Necessity hearing on October 16, 2012, is needed in order to permit the Magnolia Avenue Grade Separation Project to move forward.

The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5.

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

FINANCIAL DATA:

The following summarizes the funding necessary for the acquisition of the properties referenced above:

Purchase Price:	\$ 621,340
County Appraisal:	\$ 64,111
Owner Appraisals:	\$ 45,000
Preliminary Title Report:	\$ 7,300
EDA Real Property Costs:	\$ 60,000
Total Estimated Acquisition Costs:	\$ 797,751

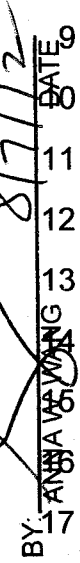
EDA has already covered the costs for due diligence (appraisal and preliminary title reports) and will be reimbursed by the Transportation Department. The remaining costs will be paid directly by the Transportation Department. All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 2012/13. Thus, no additional net county cost will be incurred as a result of this transaction.

2 Resolution No. 2012-104

3 Notice of Intention to Adopt a Resolution of Necessity Regarding
4 the Magnolia Avenue Grade Separation Project

5
6 **WHEREAS**, the portions of real properties that are the subjects of this Notice
7 (collectively the "Subject Properties") are located in the Home Gardens area, County of
8 Riverside, State of California; are generally located on Magnolia Avenue within an area
9 bounded by Buchanan Street on the east and Lincoln Street on the west; are legally
10 described and pictorially depicted on the documents attached hereto as Exhibits "A"
11 and Exhibits "B" (and incorporated herein by this reference); are referred to on attached
12 Exhibits "A" and Exhibits "B" as Parcels 0784-004A through 0784-005B, 0784-007A
13 through 0784-009B, and 0784-012A through 0784-015A; and are portions of larger real
14 properties in all cases;

15 **WHEREAS**, each one of the Subject Properties is listed below in Table One that
16 includes the relevant Subject Property within its boundaries, and whereas each one of
17 those larger real properties is listed below in Table One across by its Riverside County
18 Assessor's Parcel Number:

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 8/7/12

19
20 Table One

Parcel No.	Assessor's Parcel No(s).
0784-004A, 0784-004B	135-170-002
0784-005A, 0784-005B	135-170-035
0784-007A	135-170-030
0784-008A, 0784-008B, 0784-008C	135-170-020, 135-170-031
0784-009A, 0784-009B	135-170-012
0784-012A, 0784-012B	172-390-043
0784-013A, 0784-013B	172-390-044
0784-014A, 0784-014B	172-390-045

Table One	
Parcel No.	Assessor's Parcel No(s).
0784-015A	172-390-049

1
2
3
4
5 **WHEREAS**, the proposed project that is the subject of this Notice (the
6 "Proposed Project") is one to remove the existing Magnolia Avenue / Burlington
7 Northern Santa Fe ("BNSF") at-grade railroad crossing and to construct a new four-
8 lane overhead bridge over the existing BNSF tracks between 500 feet west of Lincoln
9 Street to approximately 550 feet east of Buchanan Street in Riverside County,
10 California to improve safety and traffic operations by eliminating the hazards and
11 inefficiencies of trains passing through the flow of vehicular traffic; including but not
12 limited to, the use of the Subject Properties for public road purposes, for access and
13 maintenance purposes, for drainage purposes, for purposes of a staging area for
14 construction and or other work, and for other uses incidental required by the Proposed
15 Project;

16 **WHEREAS**, Parcels 0784-004A, 0784-005A, 0784-008A, 0784-009A, 0784-
17 012A, 0784-013A, and 0784-014A, will each be used for public road, utility, and
18 drainage purposes, and whereas the use(s) that will be made of each one of the
19 remaining Subject Properties is/are described in Exhibit "A";

20 **WHEREAS**, the interests in property that are the subjects of this Notice
21 (collectively the "Subject Property Interests") are identified below in Table Two:

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Easements
0784-004A, 0784-004B		X	X
0784-005A, 0784-005B		X	X
0784-007A			X
0784-008A, 0784-008B, 0784-008C		X X	X
0784-009A, 0784-009B	X		X
0784-012A, 0784-012B		X	X
0784-013A, 0784-013B		X	X
0784-014A, 0784-014B		X	X
0784-015A			X

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on September 11, 2012.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on October 16, 2012, at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

1 (a) That the public interest and necessity require the Proposed
2 Project;

3 (b) That the Proposed Project is planned or located in the manner that
4 will be most compatible with the greatest public good and the least private injury;

5 (c) That the Subject Property Interests are necessary for the
6 Proposed Project;

7 (d) That the offers required by Section 7267.2 of the Government
8 Code have been made to the owner of record of the Subject Properties;

9 (e) That, to the extent that the Subject Properties are already devoted
10 to a public use, the use of the Proposed Project is a compatible use that will not
11 unreasonably interfere with or impair the continuance of the public use as it presently
12 exists or may reasonably be expected to exist in the future (California Code of Civil
13 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary
14 public use than is the presently existing public use (California Code of Civil Procedure
15 Section 1240.610);

16 (f) That the Subject Property Interests are necessary for the
17 Proposed Project;

18 (g) That acquisition of the Subject Property Interests will promote the
19 interests of the County of Riverside.

20 2. If (within 15 days from the mailing of this Notice) you file a written request
21 to appear at the public meeting and be heard on the matters described above in 1(a),
22 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
23 appear at that meeting and be heard on those matters.

24 3. All such written requests to appear and be heard must be filed with the
25 Clerk of the Riverside County Board of Supervisors.

26 4. Your written request to appear and be heard must be filed within the
27 fifteen (15) day time period. Failure to file such a timely written request will result in a
28 waiver of your right to appear and be heard.

Parcel No. 0784-004A

Parcel No. 0784-004B

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-004A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED JUNE 7, 1990, AS INSTRUMENT NUMBER 210172, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 4 IN BLOCK 52, IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF LINCOLN AVENUE (44.00 FOOT NORTHEASTERLY HALF-WIDTH)) AS DESCRIBED BY DEED RECORDED OCTOBER 22, 1969 AS INSTRUMENT NUMBER 107674, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND AS SHOWN ON PARCEL MAP 28908, ON FILE IN PARCEL MAP BOOK 194, PAGES 16 THROUGH 18 INCLUSIVE, RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 56°22'11"E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 243.97 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE, SAID POINT BEING THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 210172, AND THE **TRUE POINT OF BEGINNING**;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 210172;

THENCE S 33°36'46" E ALONG THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 210172 , A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE S 56°22'11" W ALONG SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 210172;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 7.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 525 SQUARE FEET, OR 0.012 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 1/26/2012

