

EXHIBIT "B"



RANCHO EL SOBRANTE
DE SAN JACINTO

EXISTING R/W
RW PER BOOK "R" PG 548-549,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.

MAGNOLIA

25' AVE

T.P.O.B.

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

**PARCEL
0784-004A**

525 SQ.FT.
0.012 AC.

APN 135-170-002

LOT 4
BLOCK 52
MB 1 / 44

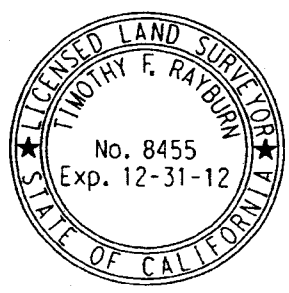
SECTION 27
T.3S., R.6W.

PARCEL 3
PM 28908
PM 194/16-18

COUNTY OF RIVERSIDE

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.
	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
APPROVED BY: <i>Janet Prox</i> DATE: 1/26/2012	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

RANCHO EL SOBRANTE
DE SAN JACINTO

N.T.S.

EXISTING R/W
RW PER BOOK "R" PG 548-549,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.
EXISTING R/W

MAGNOLIA

25' AVE

P.O.C.
CL INT

T.P.O.B.

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

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

COUNTY OF RIVERSIDE

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'

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.: 0784-004B

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 F. Ray* 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: _____

DATE: _____



EXHIBIT "B"



RANCHO EL SOBRANTE
DE SAN JACINTO

EXISTING R/W
RW PER BOOK "R" PG 548-549,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.
EXISTING R/W

MAGNOLIA

AVE

EXISTING R/W

EXISTING R/W

T.P.O.B.

PARCEL
0784-005A

1,404 SQ.FT.
0.032 AC.

INST. # 0830799
REC'D 10/20/2004

PM 194/16-18

PCL 1

APN 135-170-035

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

LINE DATA

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

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.

- 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

P.O.C.
CL INT

N 33°36'46" W

LINCOLN AVE



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.: 0784-005A
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
0784-005B

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

N.T.S.

RANCHO EL SOBRANTE
DE SAN JACINTO

EXISTING R/W
RW PER BOOK "R" PG 548-549,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.
EXISTING R/W

MAGNOLIA

AVE

P.O.C.
CL INT

T.P.O.B.

PARCEL
0784-005B

7,721 SQ.FT.
0.177 AC.

INST. # 0830799
REC'D 10/20/2004

PM 194/16-18
PCL 1

APN 135-170-035

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

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'

- 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

LINCOLN AVE

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.: **0784-005B**
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. 0784-007A

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

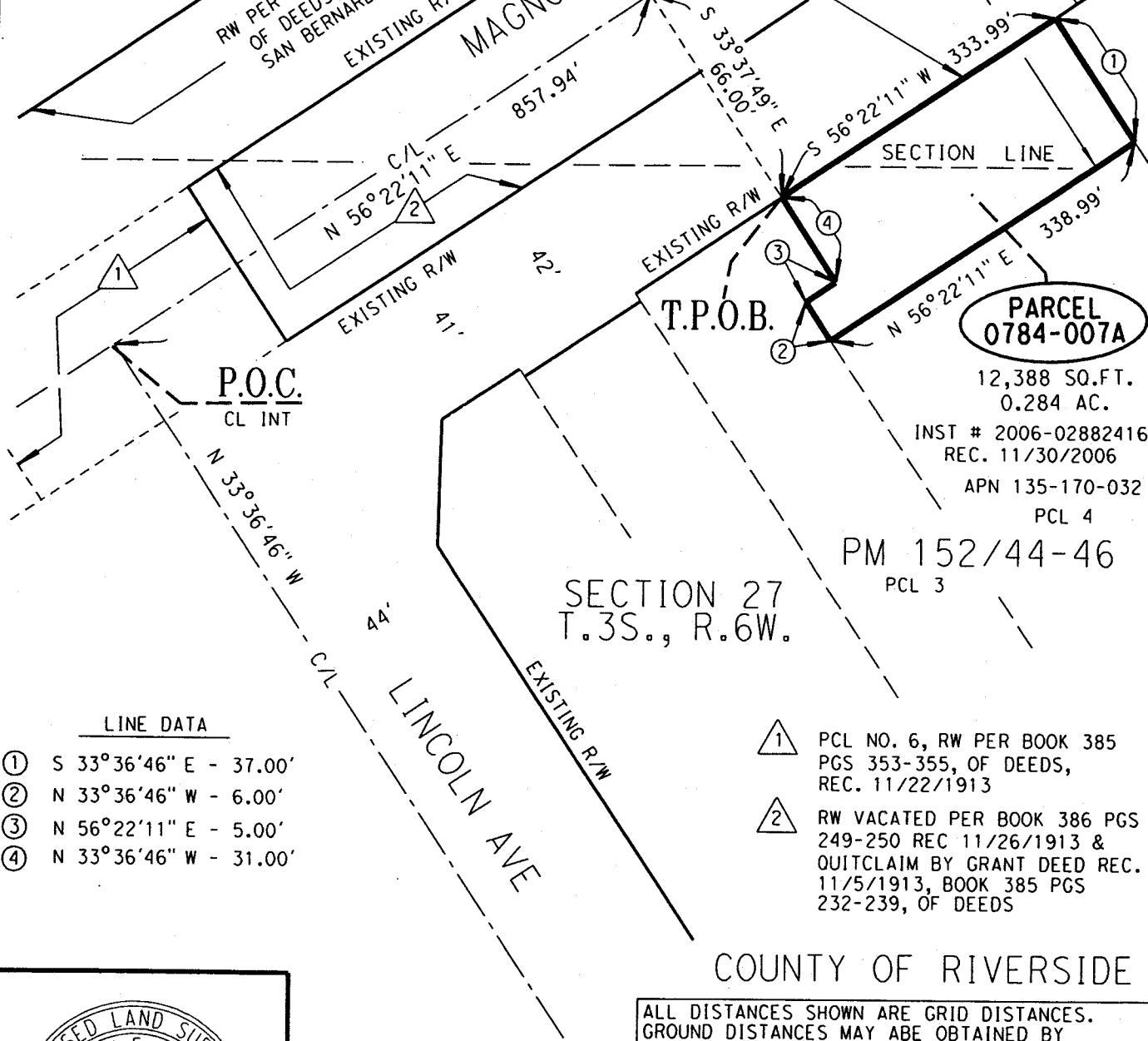
EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT



RANCHO EL SOBRANTE
DE SAN JACINTO

EXISTING R/W
RW PER BOOK "R" PG 548-549,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.
EXISTING R/W

MAGNOLIA AVE



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

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

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"

- 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

RS 31/89-91

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

RANCHO EL SOBRANTE
DE SAN JACINTO

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

T.P.O.B.

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

MOST-N'LY CORNER.
#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

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'



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.: 0784-008A

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

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"

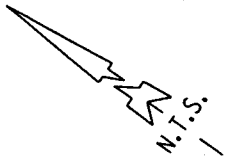
APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



P.O.C. — EXHIBIT "B"

DRAINAGE EASEMENT



RANCHO EL SOBRANTE
DE SAN JACINTO

RS 31/89-91

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

CORONA CITY LIMITS
RIVERSIDE COUNTY LIMITS

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

BUCHANAN STREET

MAGNOLIA AVE

EXISTING R/W

BNSF RAILWAY

MB 1/44

T.P.O.B.

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

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

**PARCEL
0784-008B**

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

APN 135-170-031

- 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'

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.: 0784-008B

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
0784-008C

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.

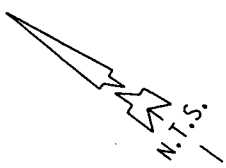
SEE ATTACHED EXHIBIT "B"

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



EXHIBIT "B"

P.O.C. — TEMPORARY CONSTRUCTION EASEMENT



RANCHO EL SOBRANTE
DE SAN JACINTO

RS 31/89-91

BUCHANAN STREET

- 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
RW PER INST. #87306, REC. 03/15/1991

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'

CORONA CITY LIMITS
RIVERSIDE COUNTY LIMITS

BNSF RAILWAY

MB 1/44

MAGNOLIA AVE

N 33°37'49" W 73.00' —
RIVERSIDE CITY LIMITS

RIVERSIDE COUNTY LIMITS

T.P.O.B.

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

DETAIL

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

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

PARCEL 0784-008C

15,444 SQ.FT.
0.355 AC.

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

APN 135-170-031
APN 135-170-020

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.
APPROVED BY: <i>Jonathan Ray</i> DATE: 1/12/2012	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
	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.

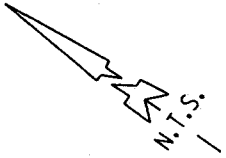
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 1/12/2012



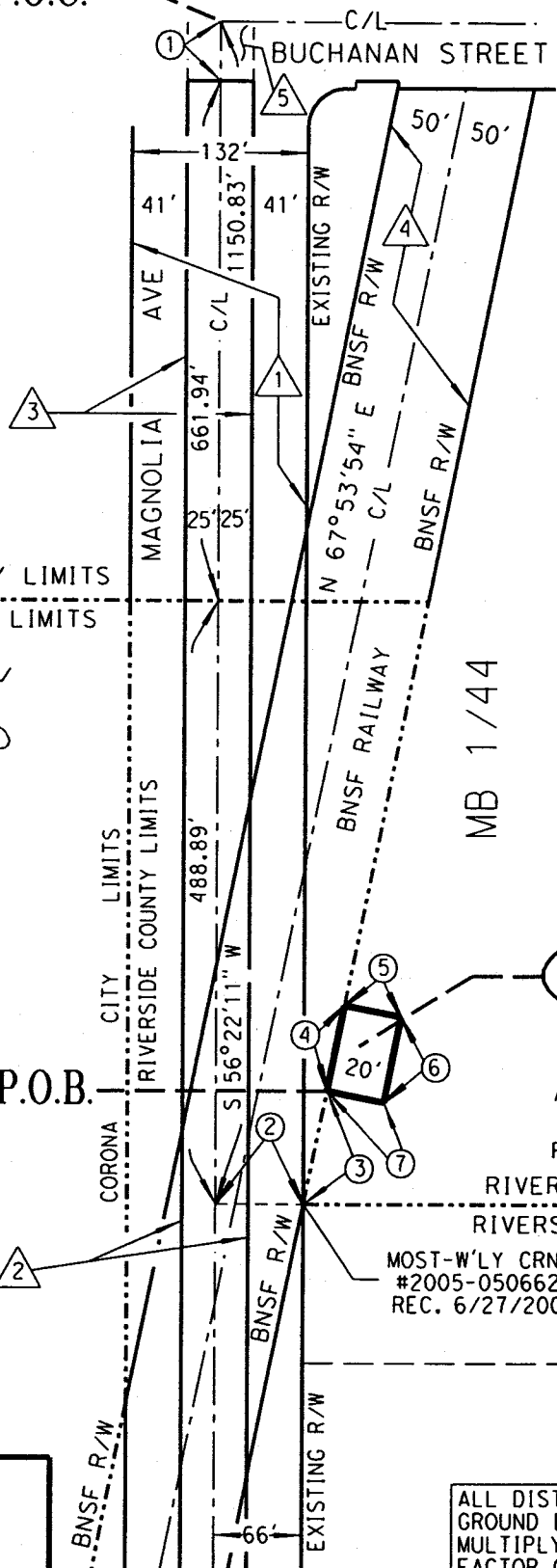
P.O.C. — EXHIBIT "B"



RS 31/89-91

RANCHO EL SOBRIANTE
DE SAN JACINTO

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.	PAR. NO.: 0784-009A
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

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

RS 31/89-91

BUCHANAN STREET

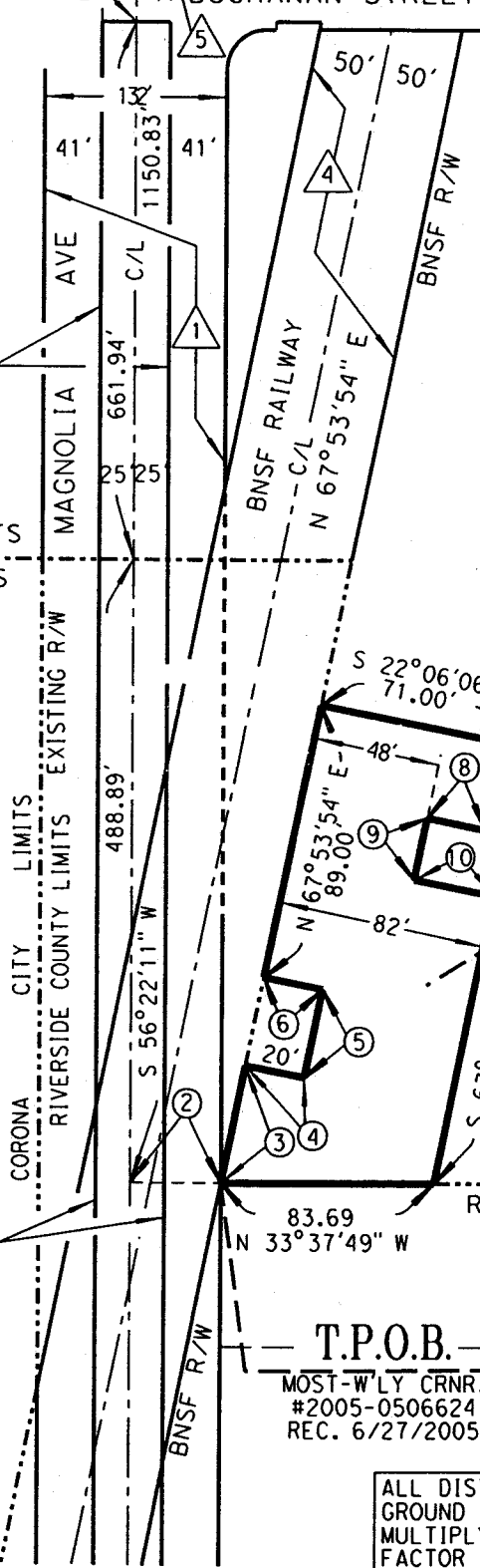
- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RAILWAY CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS RIV. CO.
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1), RIV. 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

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.



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.
	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. 0784-012A

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



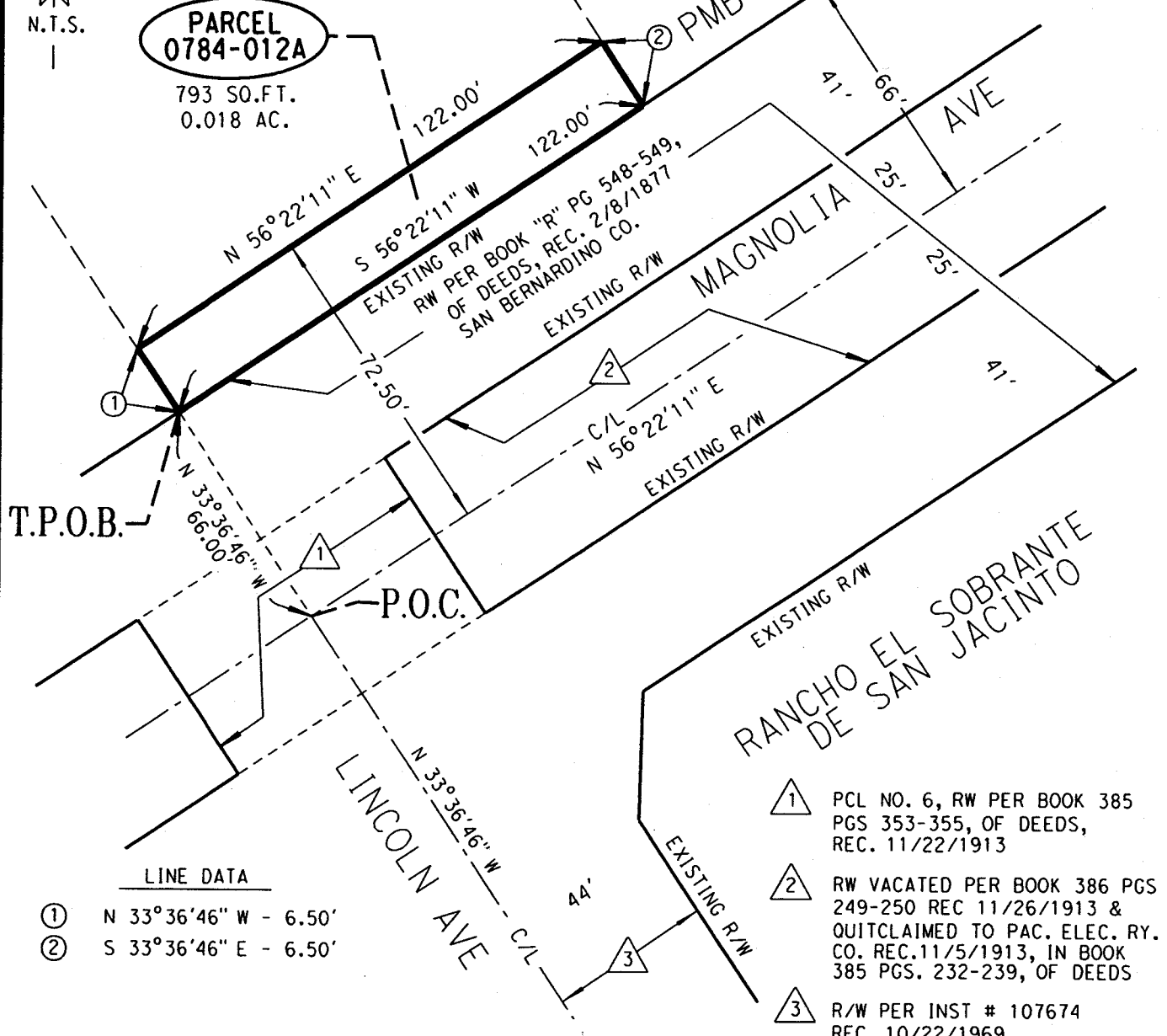
INST #2010-0542128
 REC. 11/10/2010
 APN 172-390-043

EXHIBIT "B"



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

PARCEL 1
 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: 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

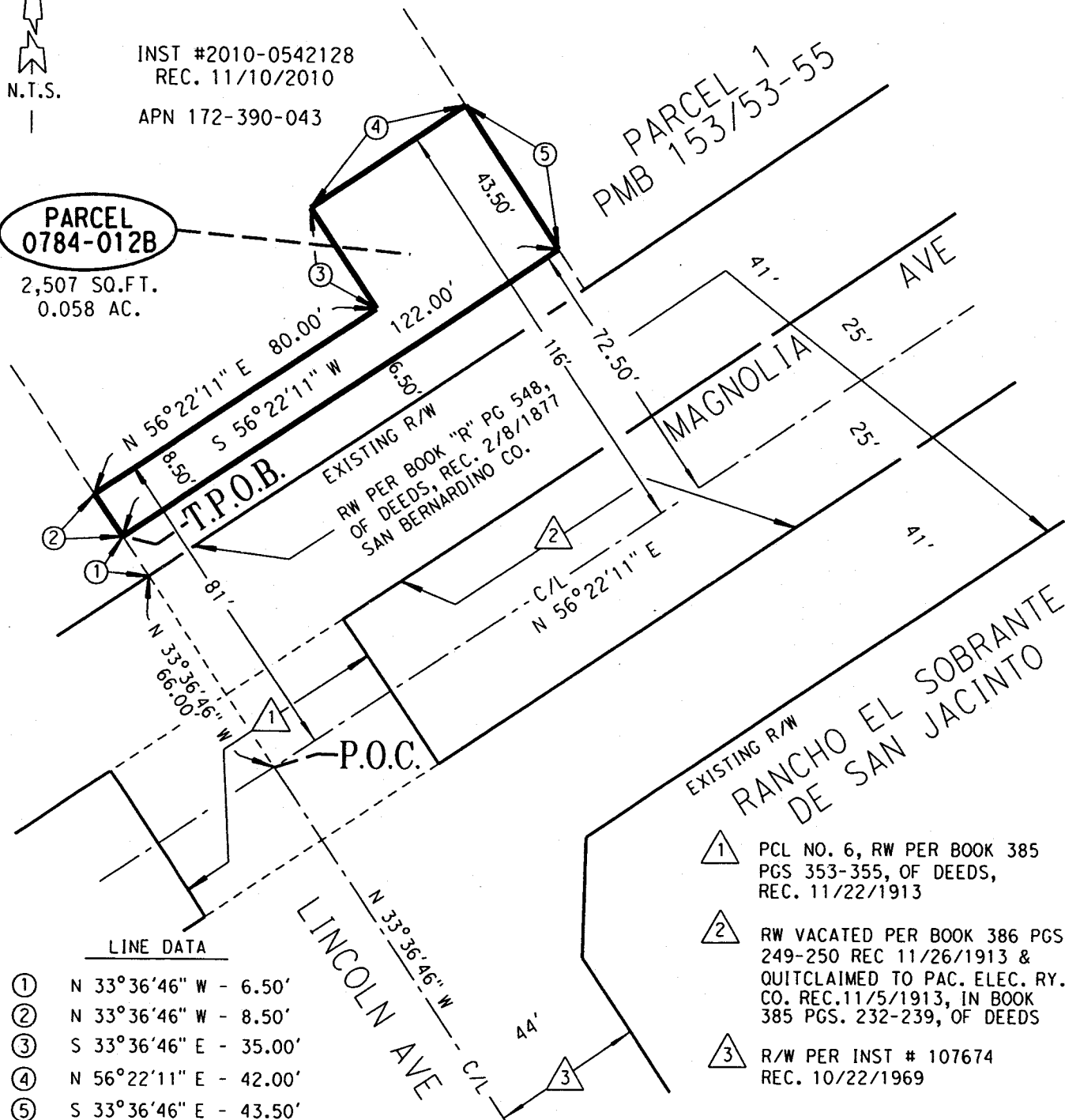


INST #2010-0542128
REC. 11/10/2010

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 BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-012B
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

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

T.P.O.B.

P.O.C.

MAGNOLIA AVE

LINCOLN AVE

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.

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 1.00002721.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-013A
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

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

EXHIBIT "B"

PM 153/53-55

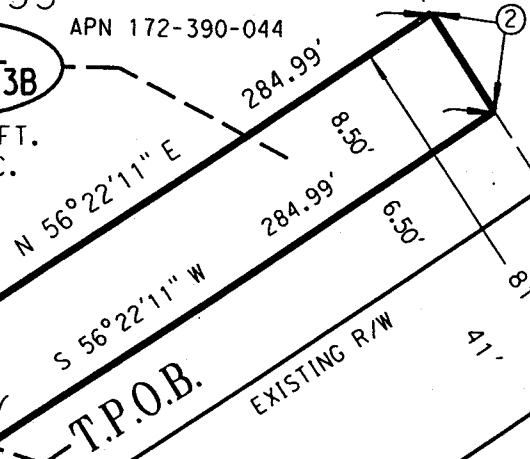
INST #065066
REC. 2/27/1991

APN 172-390-044

PARCEL
0784-013B

2,422 SQ.FT.
0.056 AC.

RANCHO EL SOBRANTE
DE SAN JACINTO



T.P.O.B.

EXISTING R/W

MAGNOLIA AVE

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

N 56°22'11" E
122.00'

S 56°22'11" W
284.99'

EXISTING R/W

C/L
N 56°22'11" E

EXISTING R/W

N 33°36'46" W
66.00'

P.O.C.

LINCOLN AVE

N 33°36'46" W

C/L

EXISTING R/W

- 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.

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'

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
APPROVED BY: <i>Timothy F. Rayburn</i>	W.O. NO.: B7-0784
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

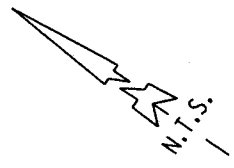
DATE: _____

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.

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

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

MAGNOLIA AVENUE

LINCOLN AVE

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

T.P.O.B.

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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 2/2/2012	DATE: FEBRUARY, 2012
	W.O. NO.: B7-0784
	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

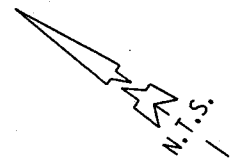


EXHIBIT "B"

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

T.P.O.B.

MAGNOLIA AVE

SECTION LINE

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'

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)

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.: 0784-014B

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: 1/26/2012

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



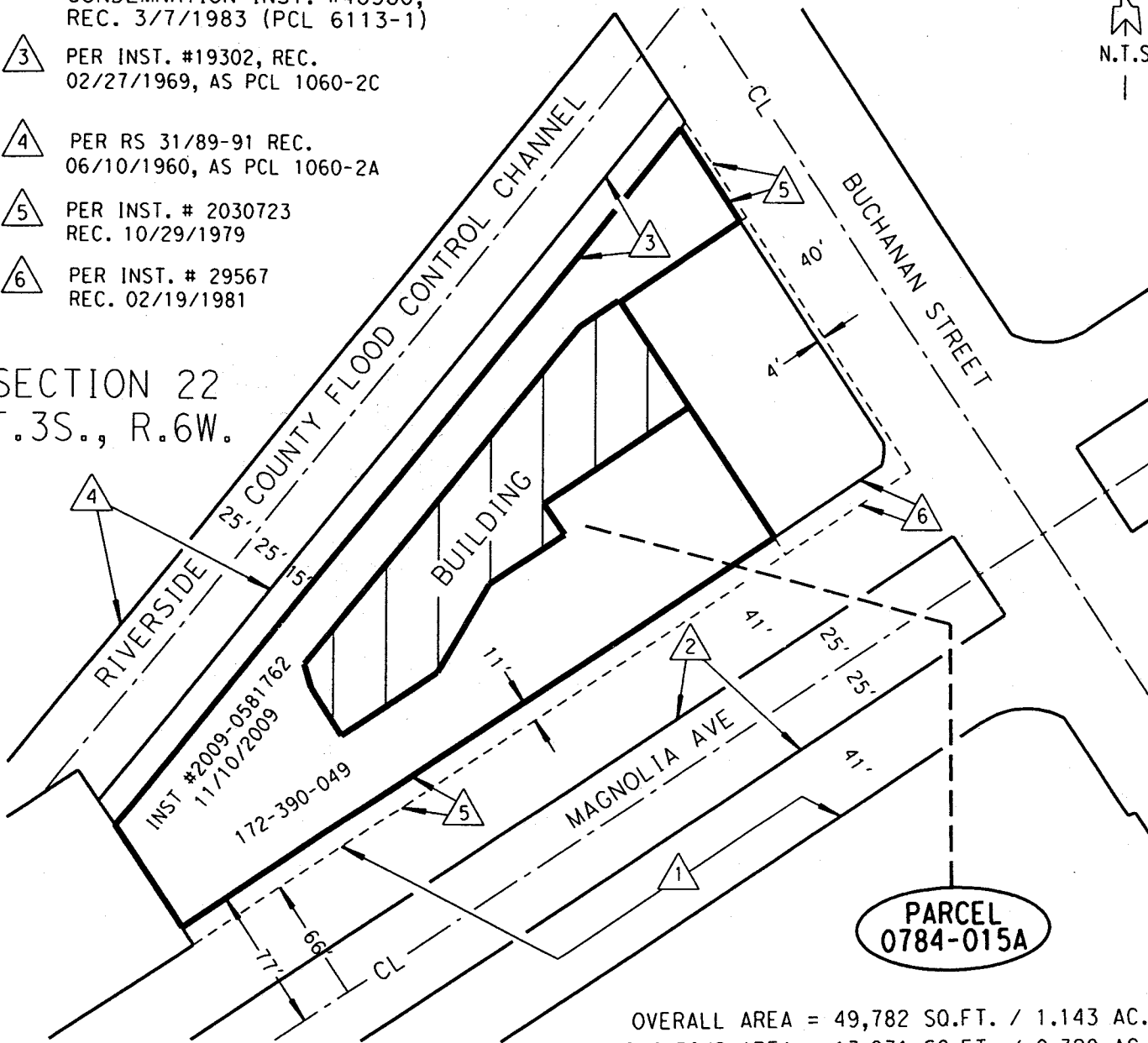
EXHIBIT "B"

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.



**PARCEL
0784-015A**

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: <i>Timothy F. Rayburn</i> DATE: 1/12/2012	SHEET 1 OF 1 SHEET

cc: Dave Hubbard
Hubbard Law Firm
3877 12th Street
Riverside, CA 92501

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE
NOTICE OF INTENTION (RES. 2012-104) TO ADOPT A RESOLUTION OF NECESSITY
REGARDING THE MAGNOLIA AVENUE GRADE SEPARATION PROJECT

NAME: Betty H. Wickersham
ADDRESS: 20092 Viva Circle
Huntington Beach, CA 92646
TELEPHONE NO.: (714) 962-3562 or Cell- 714-402-6190
DATED: 9/24/12
Betty H. Wickersham
(Signature)

DECLARATION OF MAILING OF
NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING
THE MAGNOLIA AVENUE GRADE SEPARATION PROJECT
IN WESTERN RIVERSIDE COUNTY

I, CECILIA GIL, Board Assistant to KECIA HARPER-IHEM, Clerk of the Board of Supervisors, hereby declares as follows:

That on September 18, 2012, I served by mail (1) a copy of the Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project and (2) a copy of the plat maps and legal descriptions, copies of which are on file in the Office of the Clerk of the Board of Supervisors, and (3) the original of the letter dated September 18, 2012 from the Clerk of the Board of Supervisors, (copies of which are attached hereto as Exhibit "A") by depositing said copies enclosed in a sealed envelope, in the United States Postal Service mailbox at the City of Riverside, California, addressed as follows:

Ralesh Aghi #7008 1830 0000 3847 4584
12650 Magnolia Ave
Riverside, CA 92503

Rin Electric Service #7008 2810 0002 2114 8752
Attn: Dan Aicklen
PO Box 491, C-3
Surfside, CA 90743

Hindi Mex, Inc. #7008 1830 0000 3847 4591
Attn: Scott Patel
12659 Magnolia Ave
Riverside, CA 92503

Bradley D. Pierce #7008 2810 0002 2114 8769
Pierce Law Firm
1440 N. Harbor Blvd., #900
Fullerton, CA 92835

Magnolia Business Park, LLC #7008 1830 0000 3847 4607
C/O Martin Associates
1195 Pomona Road
Corona, CA 92882

NGN Group, LLC #7008 2810 0002 2114 8776
Attn: Dumitri M. Bupte
12697 Magnolia Ave.
Riverside, CA 92503

Riordan Corona / #7008 1830 0000 3847 4614
Milner Corona
P.O. Box 2034
Santa Monica, CA 90406

Dean E. Dennis #7000 0520 0020 8240 7102
Hill, Farrer & Burrill, LLP
One California Plaza, 37th Floor
300 South Grand Avenue
Los Angeles, CA 90071

Sakioka Farms #7008 1830 0000 3847 4621
Attn: Jeffrey D. Littell
3183-A Airway Ave, Suite 2
Costa Mesa, CA 92626

Alvarez Properties #7000 0520 0020 8240 7126
27999 Jefferson Ave.
Temecula, CA 92590

David Phares #7008 1830 0000 3847 4638
D.L. Phares & Assoc
43620 Ridge Park Drive, Suite 320
Temecula, CA 92590

Betty Wickersham #7008 1830 0000 3847 4577
20092 Viva Circle
Huntington Beach, CA 92646

Dave Hubbard #7008 1830 0000 3847 4645
Hubbard Law Firm
3877 12th Street
Riverside, CA 92501

I declared under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Executed this 18th day of September, 2012 at Riverside County, California.



Signature



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
Office: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board

KIMBERLY A. RECTOR
Assistant Clerk of the Board

Date: September 18, 2012

Ralesh Aghi
12650 Magnolia Ave
Riverside, CA 92503

Re: Resolution No. 2012-104, Notice of Intention to Adopt a Resolution of Necessity Regarding
Magnolia Avenue Grade Separation Project

Dear Property Owner:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. 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 California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for the Project; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held 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, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this

proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2012-104, Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project, which includes the legal description and plat map of the required property is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Craig Olsen Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-4840. Thank you.

Sincerely,


Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, Clerk of the Board

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE NOTICE
OF INTENTION (RES. 2012-104) TO ADOPT A RESOLUTION OF NECESSITY REGARDING
THE MAGNOLIA AVENUE GRADE SEPARATION PROJECT

NAME: _____

ADDRESS: _____

TELEPHONE NO.: () _____

DATED: _____

(Signature)

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:

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 WONG
DATE: 8/7/12

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

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

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

///
///
///
///
///
///
///
///

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.

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: *Janet H. + Ref*

DATE: 1/26/2012

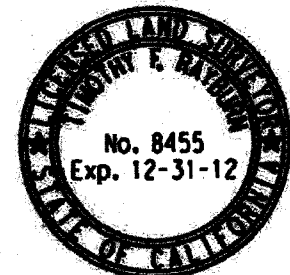
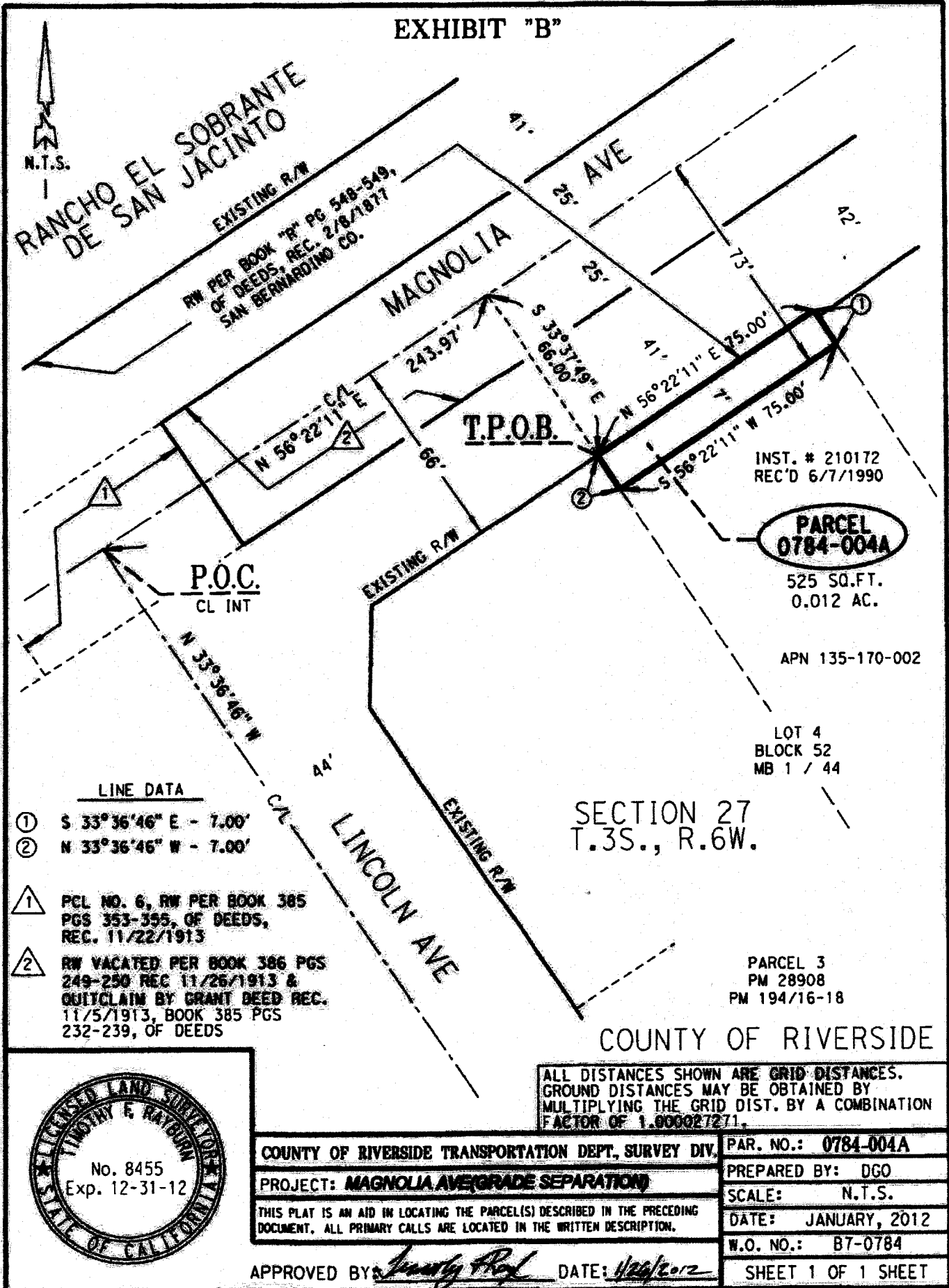


EXHIBIT "B"



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>Justin Ray</i> DATE: <i>1/12/12</i>	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.

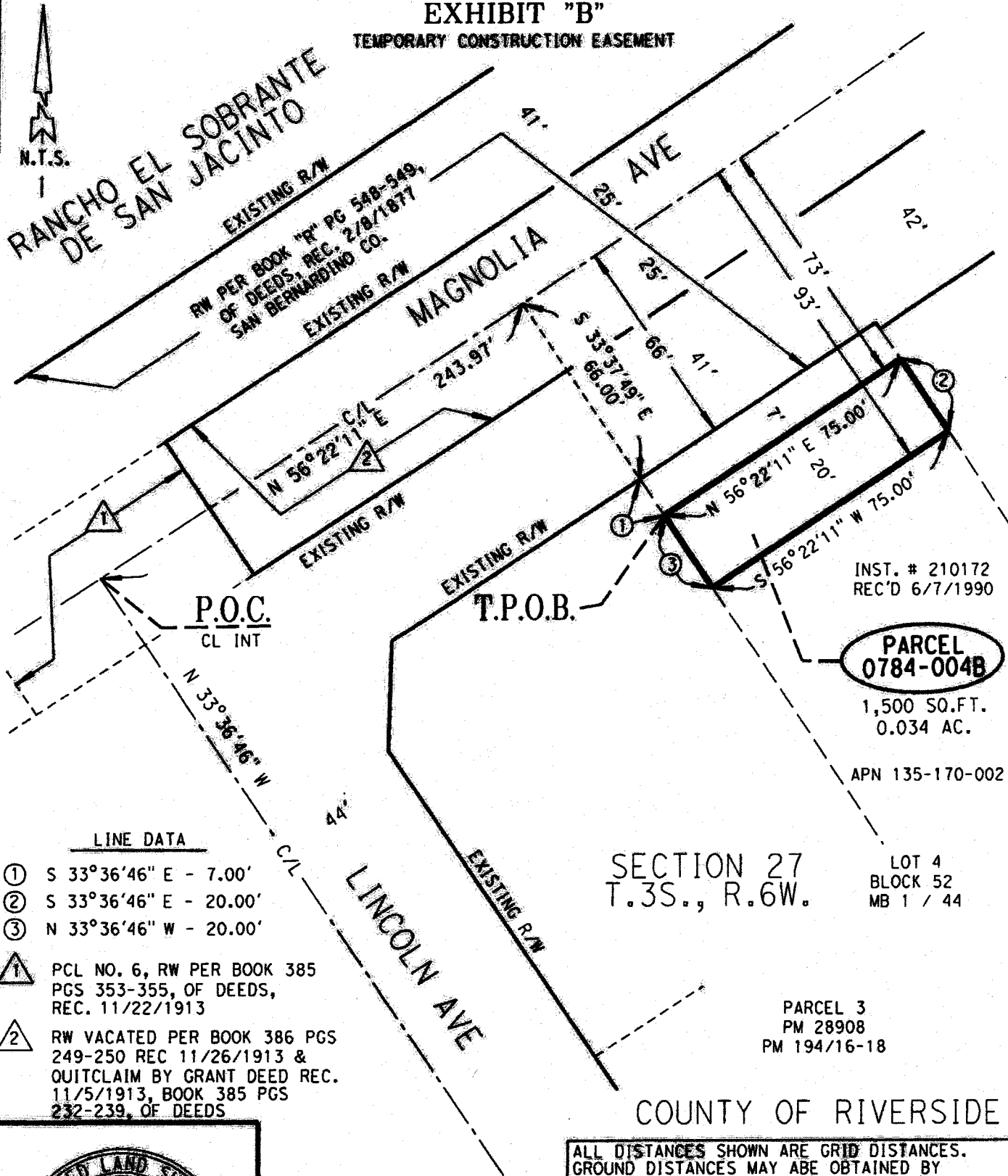
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy E. Rayburn*

DATE: *11/2/08*



EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT



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

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

PARCEL
0784-004B

1,500 SQ.FT.
 0.034 AC.

APN 135-170-002

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

LOT 4
 BLOCK 52
 MB 1 / 44

PARCEL 3
 PM 28908
 PM 194/16-18

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.: 0784-004B
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

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: _____

Jeremy F. Raaf

DATE: _____

1/12/2012



EXHIBIT "B"



RANCHO EL SOBRANTE
DE SAN JACINTO

EXISTING R/W
RW PER BOOK "R" PG 548-549,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.

MAGNOLIA

AVE

EXISTING R/W

EXISTING R/W

T.P.O.B.

PARCEL
0784-005A

1,404 SQ.FT.
0.032 AC.

INST. # 0830799
REC'D 10/20/2004

PM 194/16-18

PCL 1

APN 135-170-035

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

LINE DATA

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

- ① PCL NO. 6, RW PER BOOK 385
PGS 383-385, OF DEEDS,
REC. 11/22/1913
- ② RW VACATED PER BOOK 386 PGS
249-250 REC 11/26/1913 &
OUTCLAIM BY GRANT DEED REC.
11/5/1913, BOOK 385 PGS
232-239, OF DEEDS

LINCOLN AVE

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.:	0784-005A
PREPARED BY:	DGO
SCALE:	N.T.S.
DATE:	JANUARY, 2012
W.O. NO.:	B7-0784
SHEET 1 OF 1 SHEET	

APPROVED BY: *Timothy F. Raymond* 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: _____

Janet J. Ross

DATE: _____

1/12/2012

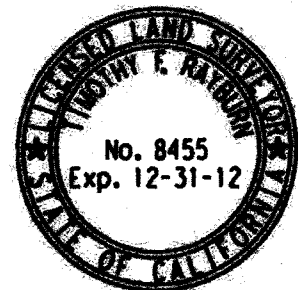


EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-007A

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: _____

Janet G. R. [Signature]

DATE: _____

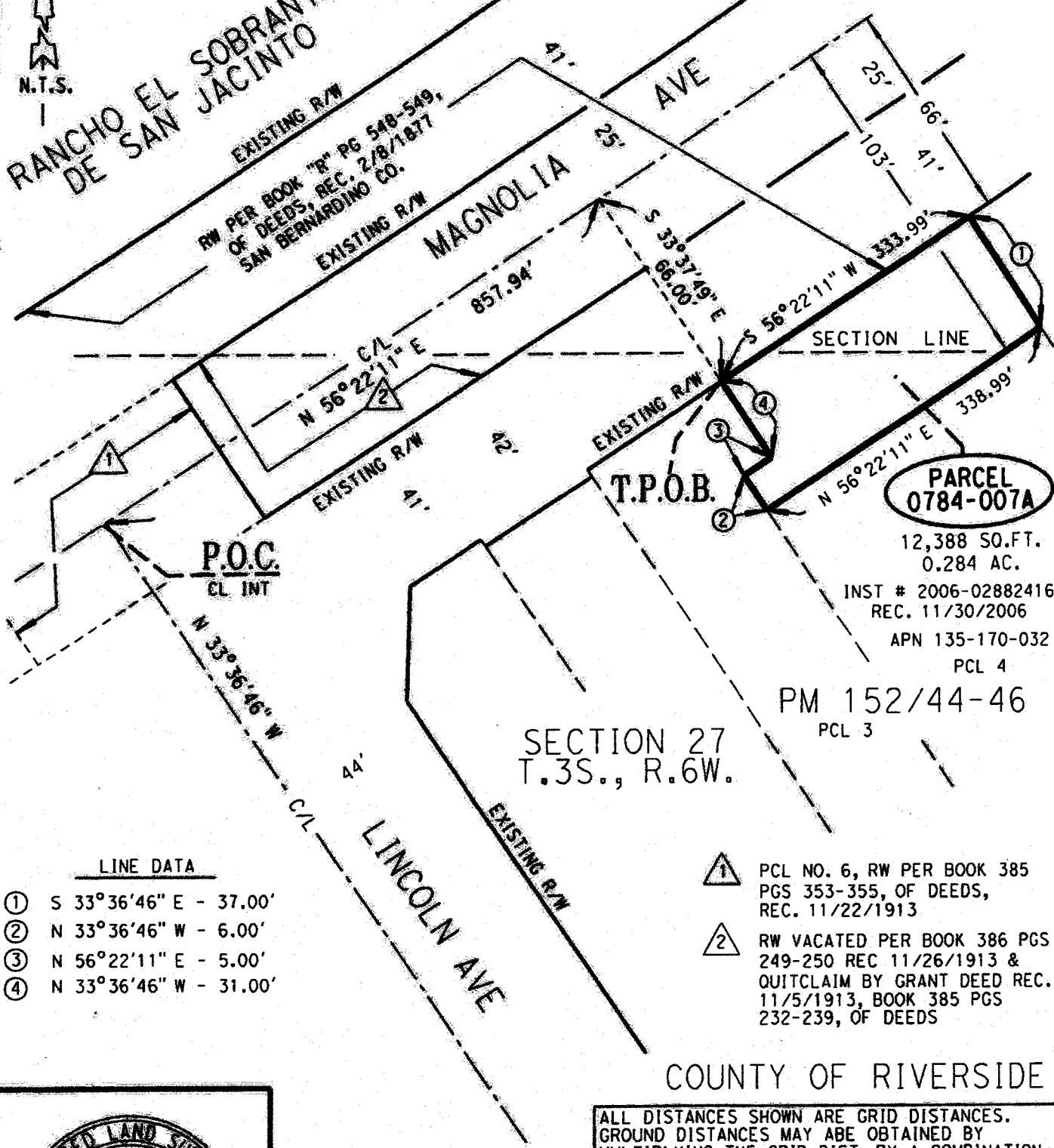
1/12/2012



SECTION 22

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT

RANCHO EL SOBRANTE
DE SAN JACINTO



- 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.	PAR. NO.: 0784-007A
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
APPROVED BY: <i>Jessica J. Ray</i> DATE: 1/12/2012	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET

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: _____

DATE: _____

Justin F. Rapp
1/12/2012



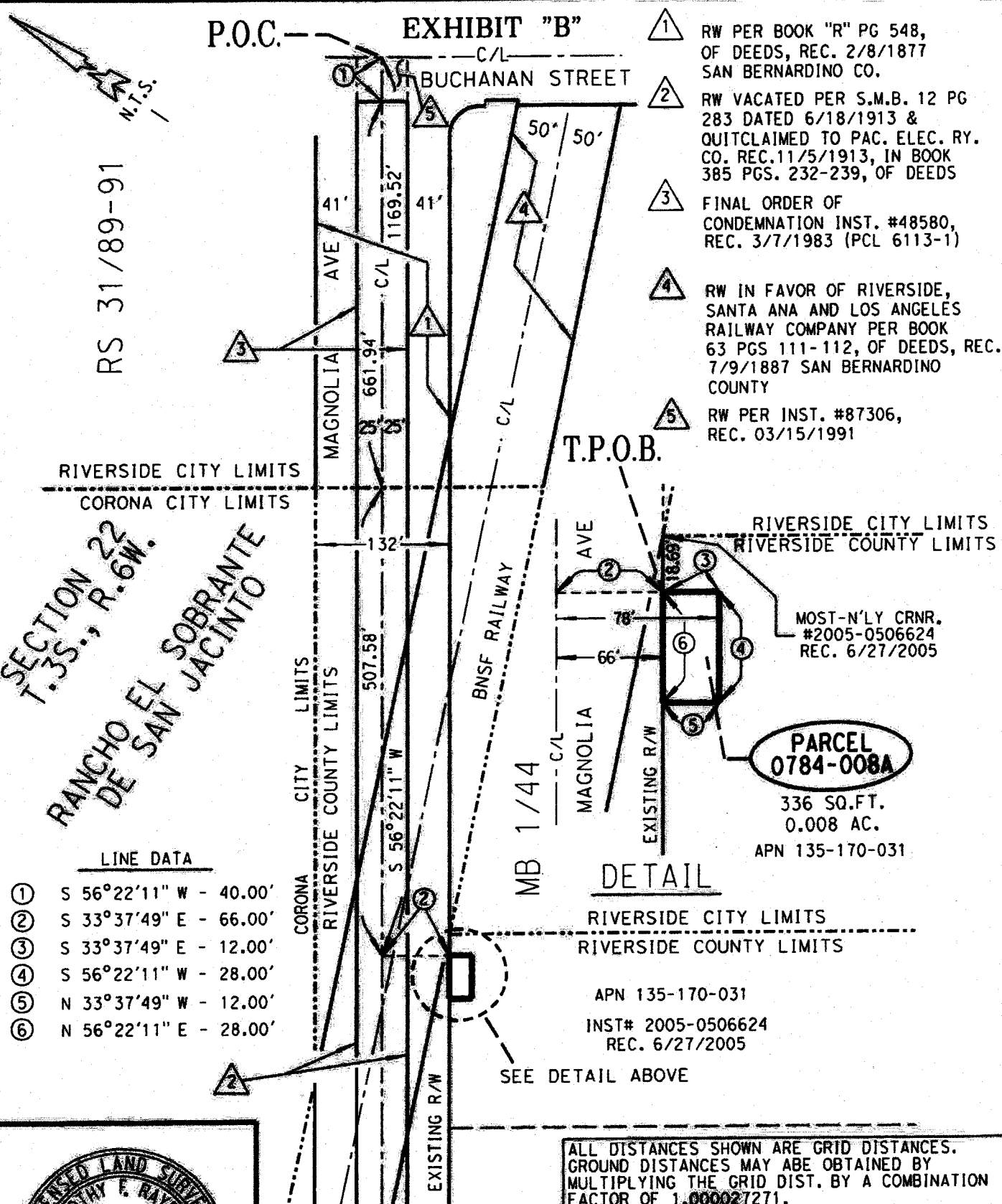


EXHIBIT "B"

RS 31/89-91

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

- 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'

- 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
RIVERSIDE COUNTY LIMITS

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

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

SHEET 1 OF 1 SHEET

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: _____

Stanley F. Rayburn

DATE: _____

1/12/2012



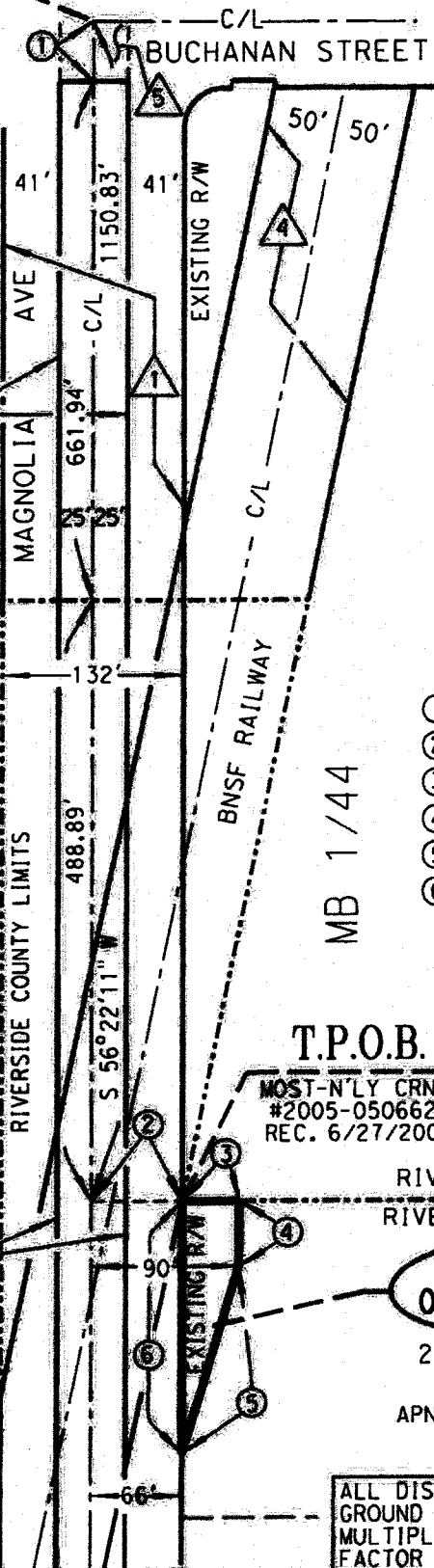
P.O.C. — EXHIBIT "B"

DRAINAGE EASEMENT



RANCHO EL SOBRANTE
DE SAN JACINTO

RS 31/89-91



- 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

CORONA 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 - 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'

MB 1/44

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

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.: 0784-008B
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: <i>1/12/2012</i>	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET

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 E. Rayburn*
DATE: *1/12/2012*



EXHIBIT "B"

P.O.C. — TEMPORARY CONSTRUCTION EASEMENT

RANCHO EL SOBRANTE DE SAN JACINTO

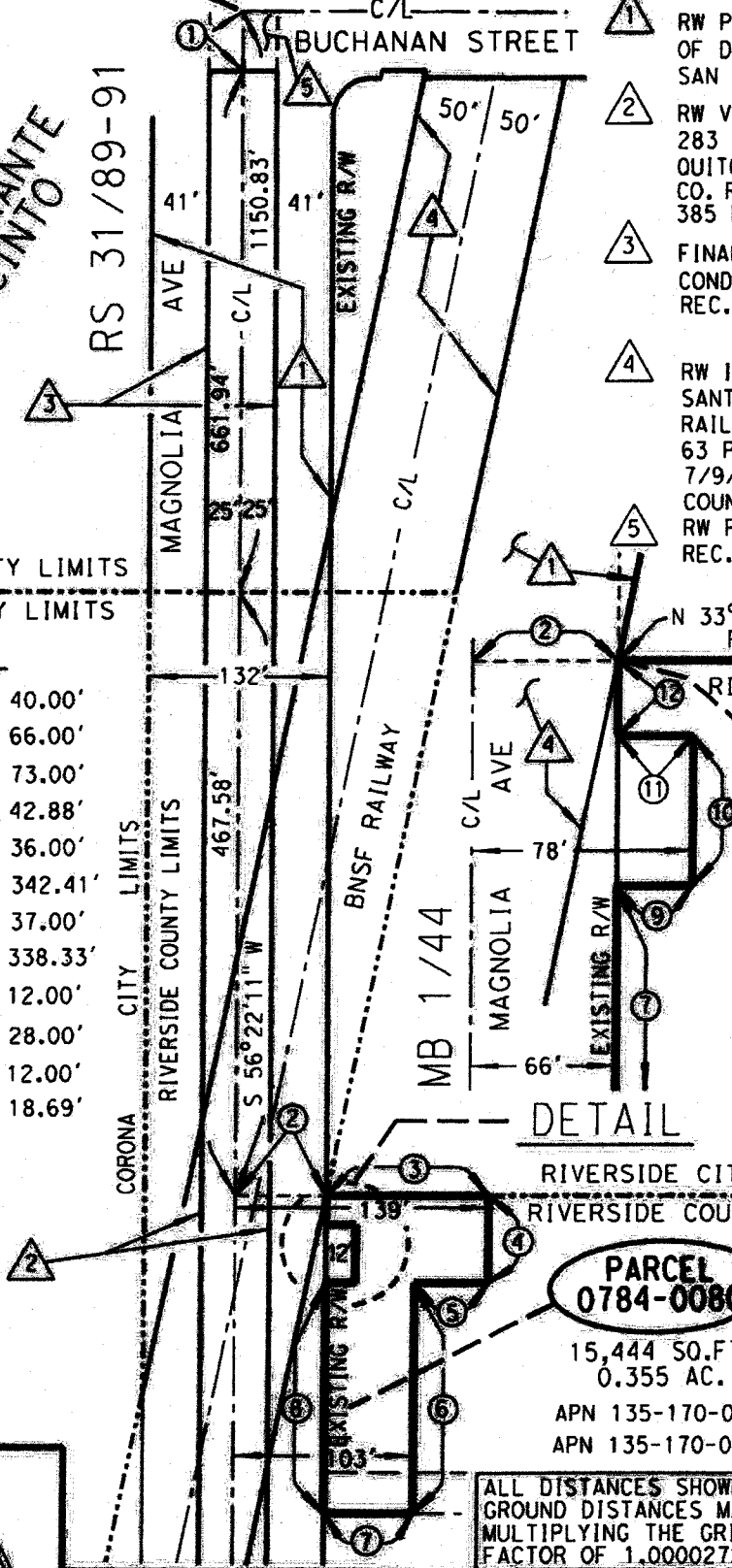
- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RY. CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1)
- ④ RW IN FAVOR OF 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

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'

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



T.P.O.B.

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

DETAIL

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

PARCEL 0784-008C

15,444 SQ.FT.
0.355 AC.

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

APN 135-170-031
APN 135-170-020

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.: **0784-008C**
PREPARED BY: DGO
SCALE: N.T.S.
DATE: JANUARY, 2012
W.O. NO.: B7-0784
SHEET 1 OF 1 SHEET

APPROVED BY: *[Signature]* DATE: 1/12/2012

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: *Janet F. Ray*

DATE: 1/12/2012



P.O.C.

EXHIBIT "B"

C/L

BUCHANAN STREET

- 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

RS 31/89-91

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

RANCHO EL SOBRANTE
DE SAN JACINTO

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

T.P.O.B.

RIVERSIDE COUNTY LIMITS
CORONA CITY LIMITS

MB 1/44

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.

PAR. NO.: 0784-009A

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. Ratburn* DATE: 1/12/2012

SHEET 1 OF 1 SHEET

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

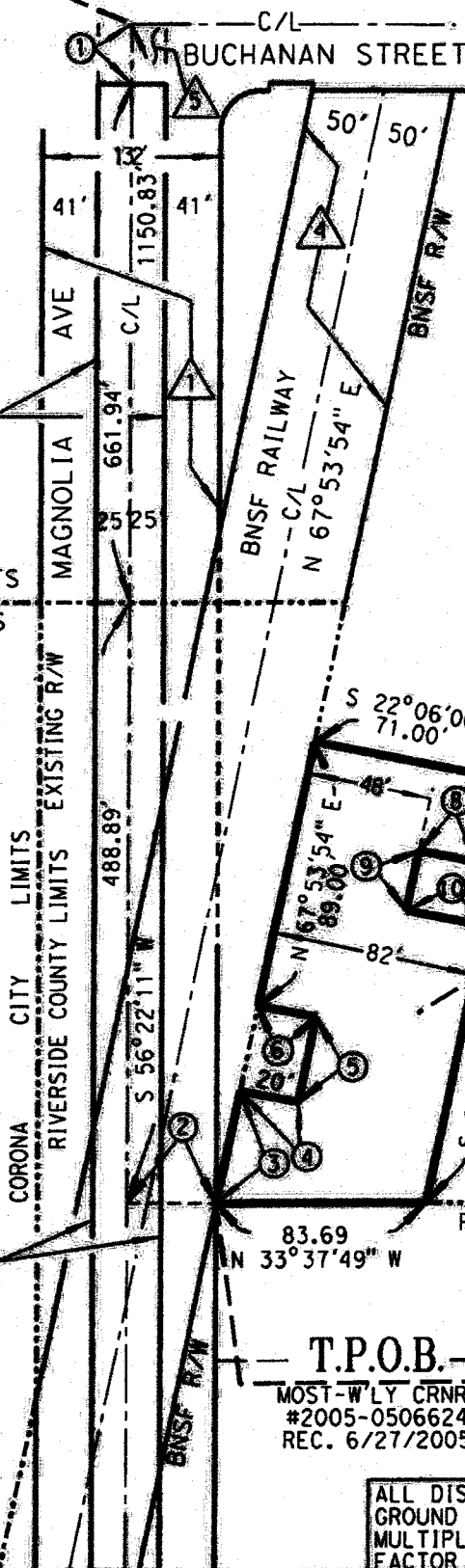
RS 31/89-91

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.



- 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 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.

PAR. NO.:	0784-009B
PREPARED BY:	DGO
SCALE:	N.T.S.
DATE:	JANUARY, 2012
W.O. NO.:	B7-0784
SHEET 1 OF 1 SHEET	

APPROVED BY: *Janet Ray* DATE: 1/12/2012

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: _____

DATE: _____



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

EXHIBIT "B"



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

PARCEL 1
 153/53-55

T.P.O.B.

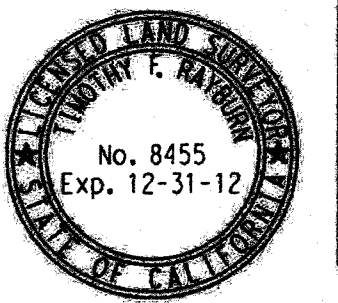
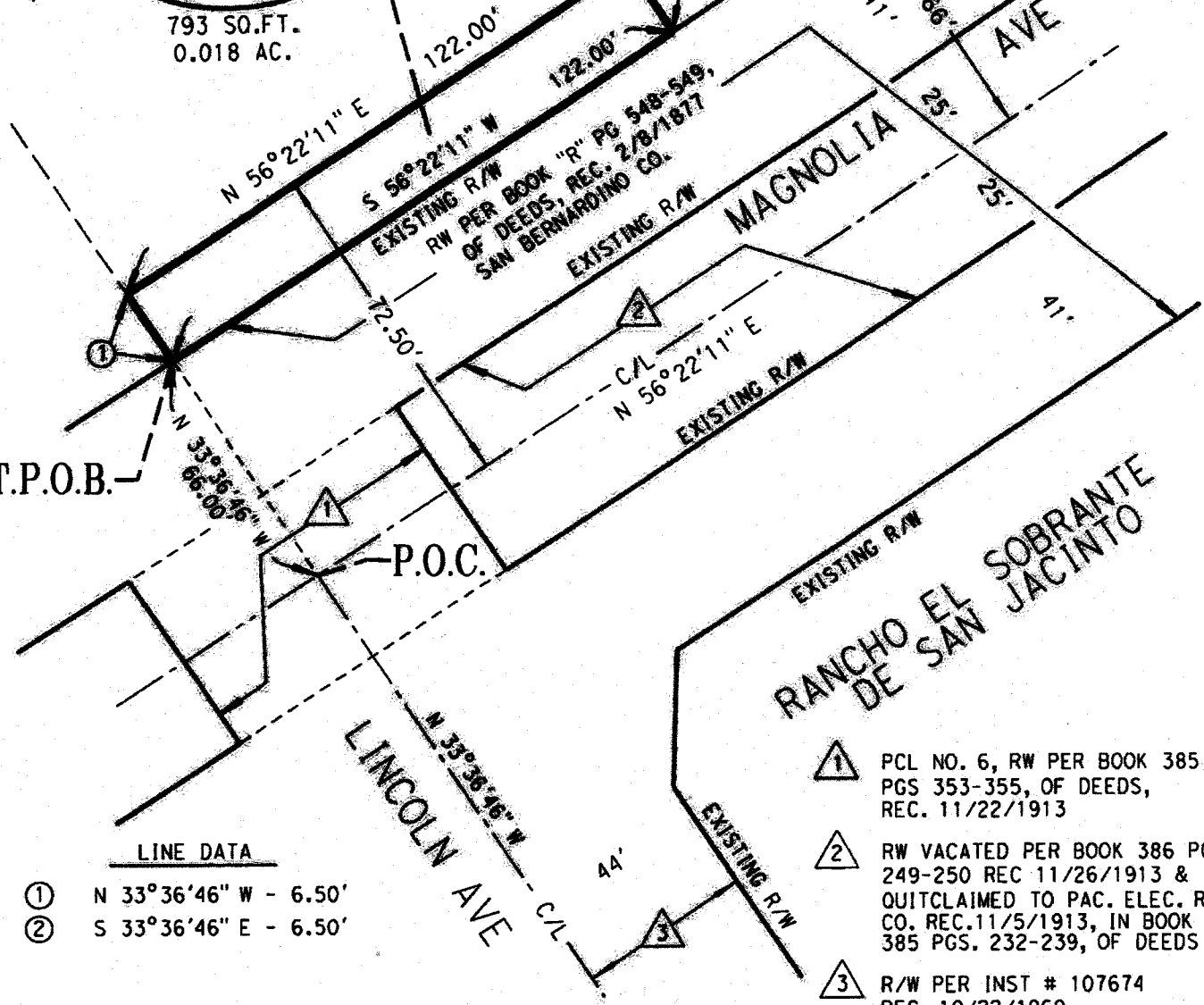
P.O.C.

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



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.: 0784-012A
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.
	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
APPROVED BY: <i>Timothy F. Rayburn</i>	DATE: <i>1/16/12</i>
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: _____

James G. Ral

DATE: _____

1/12/2012



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

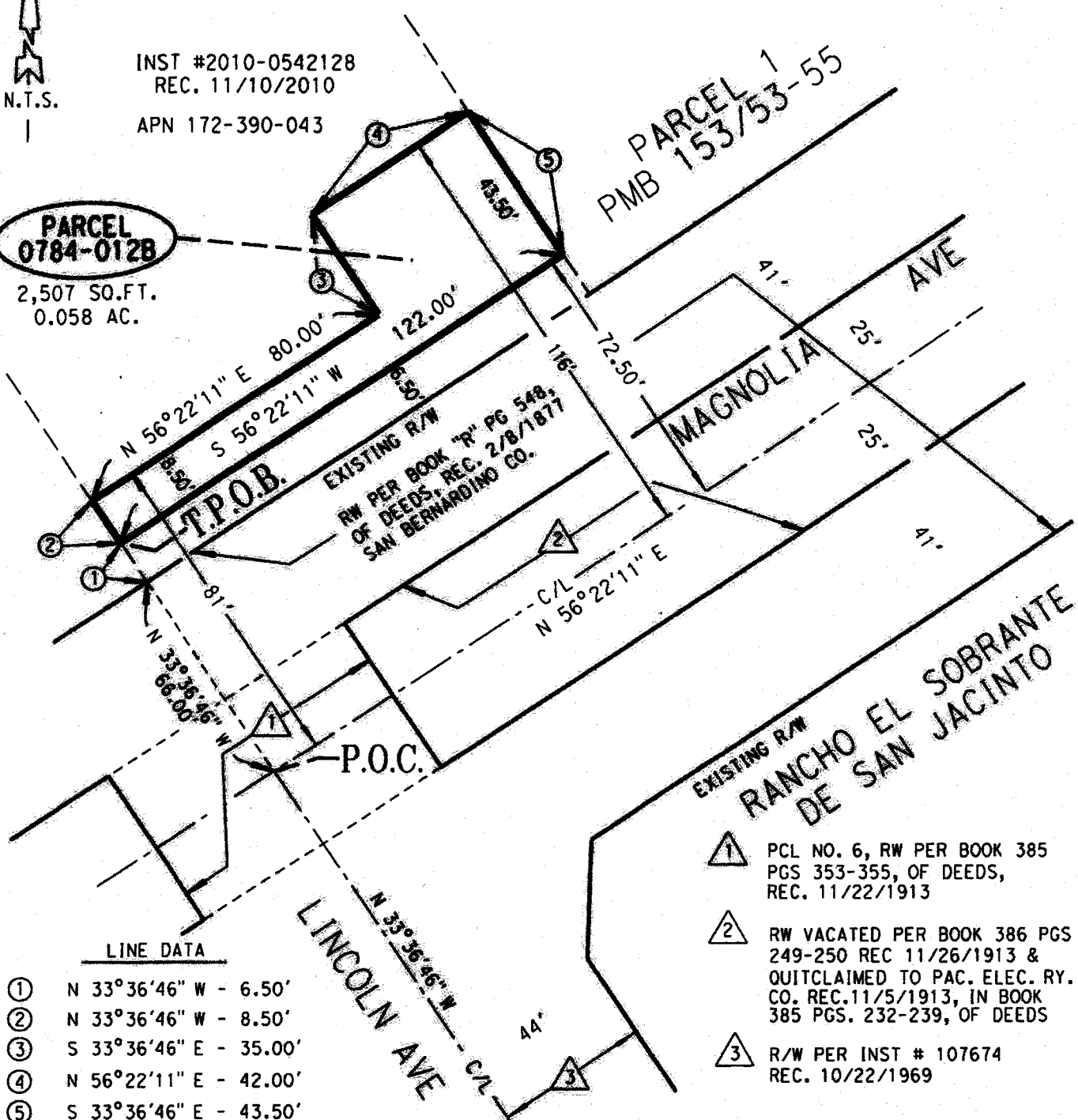


INST #2010-0542128
REC. 11/10/2010
APN 172-390-043

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 BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-012B
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>Janet P. Ray</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
0784-013A

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: _____

Surveyor A. Ray

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

T.P.O.B.

P.O.C.

LINCOLN AVE

MAGNOLIA AVE

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.

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
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

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: _____

Leonor Lopez

DATE: _____

1/12/2012





PARCEL 1

EXHIBIT "B"

PM 153/53-55

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

T.P.O.B.

EXISTING R/W

MAGNOLIA AVE

EXISTING R/W

EXISTING R/W

R/W PER BOOK "R" PG 348,
OF DEEDS, REC. 2/8/1877
SAN BERNARDINO CO.

EXISTING R/W

P.O.C.

LINCOLN AVE

AA COUNTY OF RIVERSIDE

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

- 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.

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'



No. 8455
Exp. 12-31-12

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: *Janet G. Paul* DATE: *1/12/2012*

SHEET 1 OF 1 SHEET

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: _____

Justin J. Rupp

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

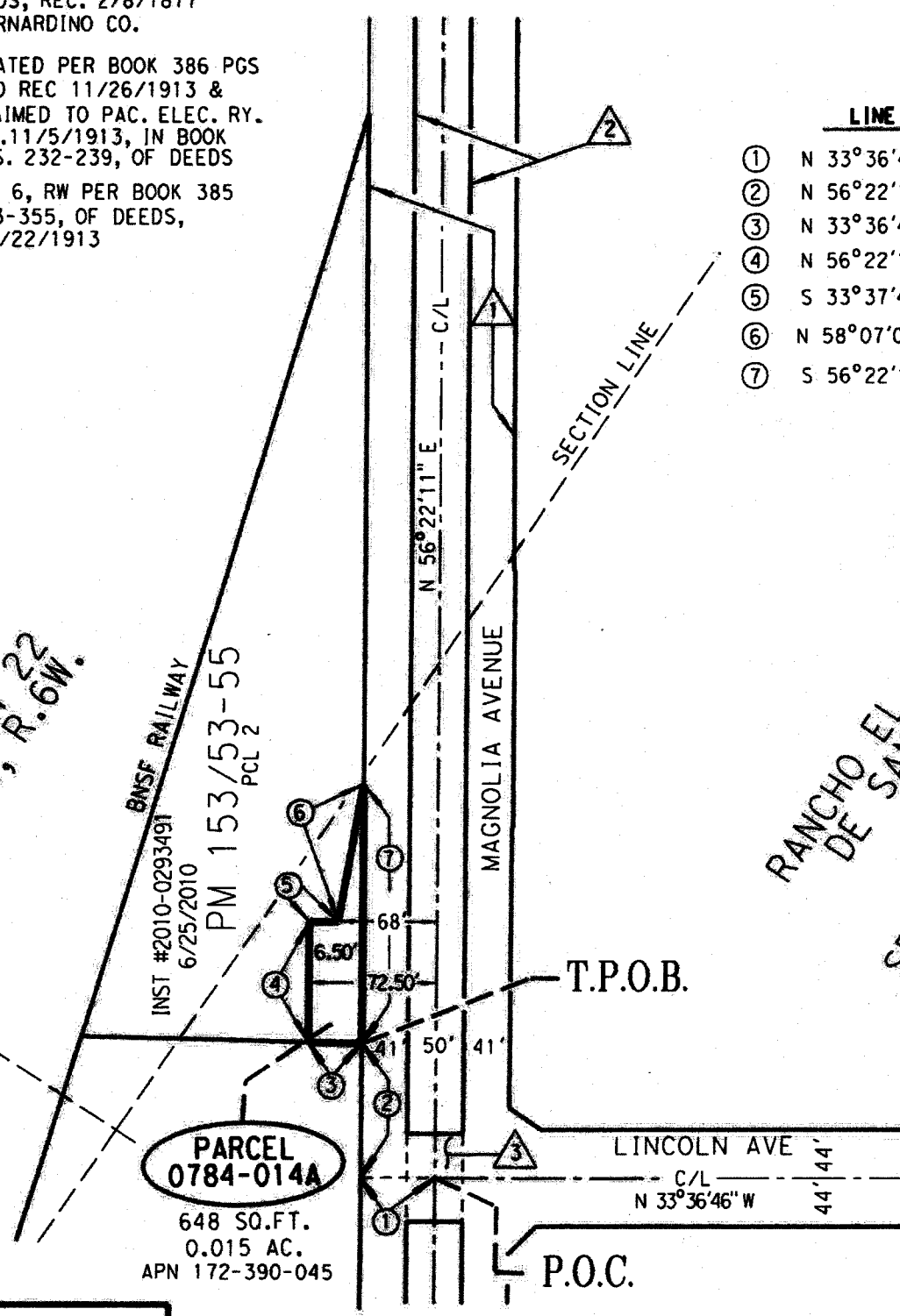


LINE DATA

- 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.

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



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

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.: 0784-014A
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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 2/2/2012	DATE: FEBRUARY, 2012
	W.O. NO.: B7-0784
	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: _____

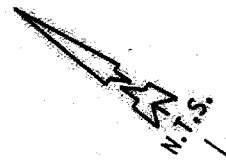
Anthony F. Ray

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.35S., R.6W.

BNSF RAILWAY

INST #2010-0293481
6/25/2010

PM 153/53-55 PCL 2

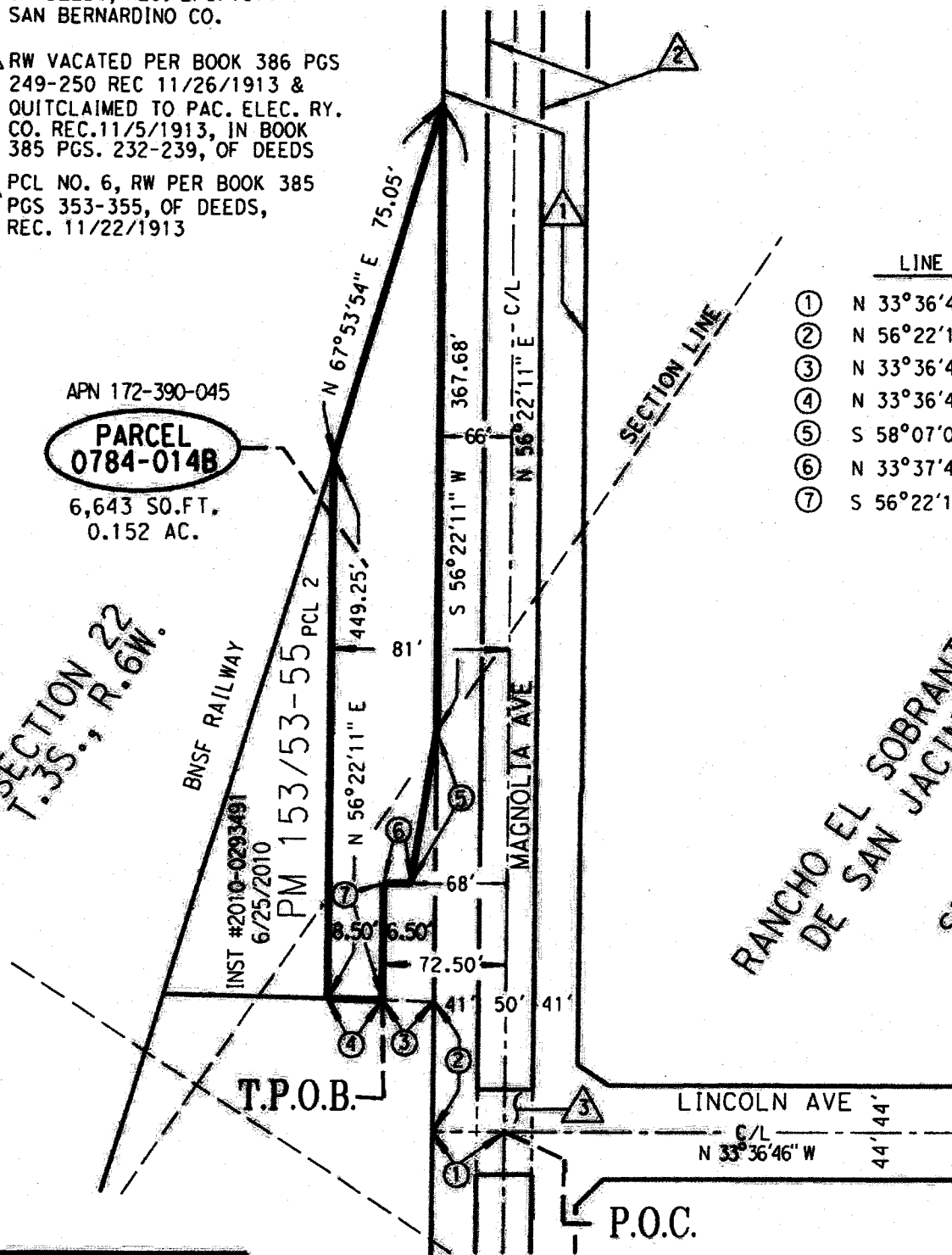
T.P.O.B.

MAGNOLIA AVE

RANCHO EL SOBRANTE
DE SAN JACINTO

SECTION 27
T.35S., 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'



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.

APPROVED BY: *Justin J. Ray* DATE: *1/24/2012*

PAR. NO.: 0784-014B

PREPARED BY: DGO

SCALE: N.T.S.

DATE: JANUARY, 2012

W.O. NO.: B7-0784

SHEET 1 OF 1 SHEET

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: _____

Sumathy I. Roof

DATE: _____

1/12/2012



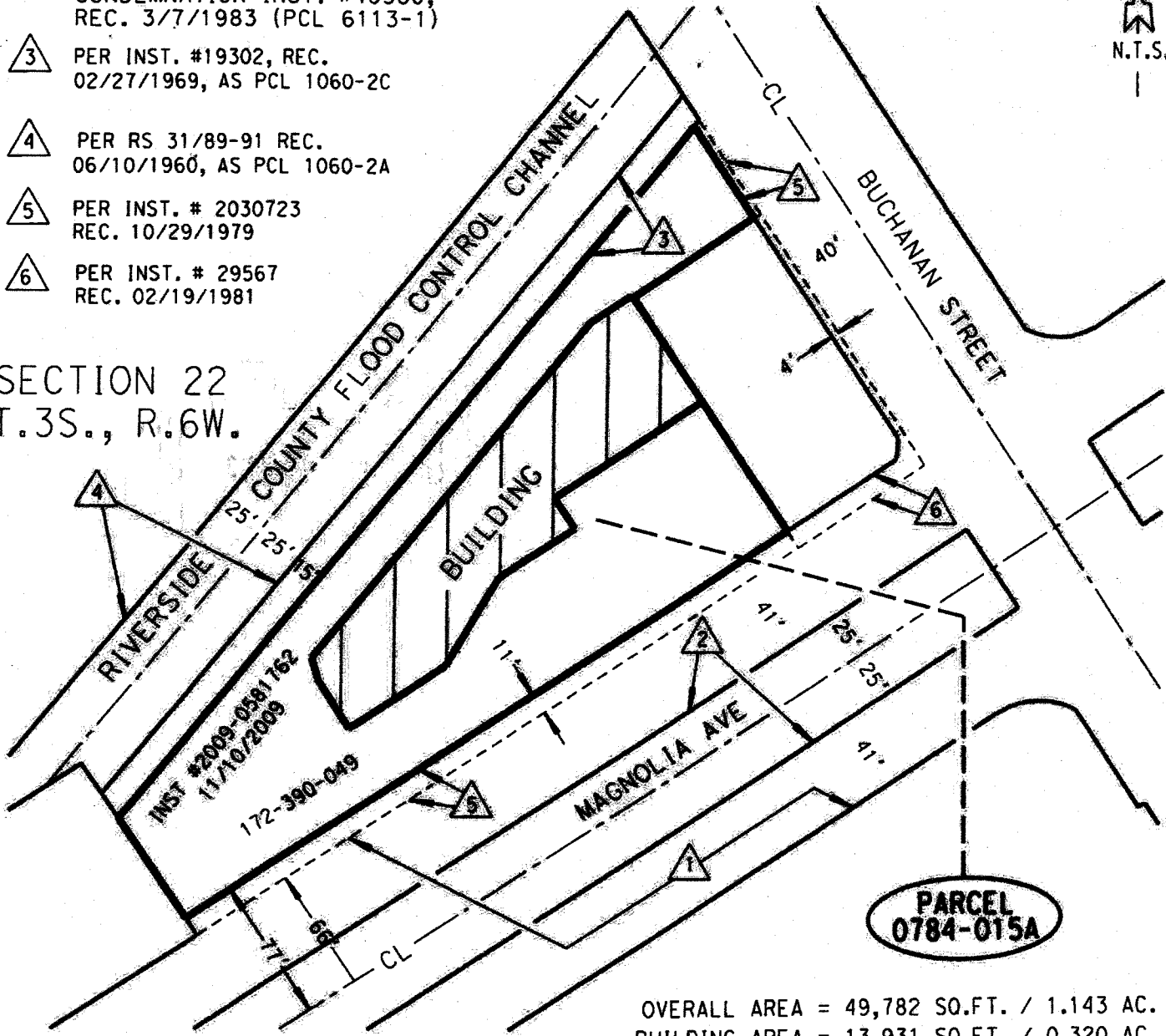
EXHIBIT "B"

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.

RANCHO EL SOBRANTE DE SAN JACINTO

INDICATES - BUILDING FOOTPRINT



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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 1/12/2012	DATE: JANUARY, 2012
	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET

cc: Dave Hubbard
Hubbard Law Firm
3877 12th Street
Riverside, CA 92501

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE
NOTICE OF INTENTION (RES. 2012-104) TO ADOPT A RESOLUTION OF NECESSITY
REGARDING THE MAGNOLIA AVENUE GRADE SEPARATION PROJECT

NAME: DAVID F. HUBBARD
ADDRESS: 3877 12th Street
Riverside, CA 92501
TELEPHONE NO.: (951) 686-2660
DATED: 9/19/12
David F. Hubbard
(Signature)

9-11-2012 3.21
2012-9-114975

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DAVID HUBBARD

Address: _____
(only if follow-up mail response requested)

City: RIVERSIDE **zip:** 92501

Phone #: (951) 686-7660

Date: 10/16 **Agenda #** 9.9

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bradley Pierce

Address: 1440 N. Harbor #900 ~~Fullerton~~
(only if follow-up mail response requested)

City: Fullerton **Zip:** 92835

Phone #: 714 449 3333

Date: 10 / 16 **Agenda #** 9.9

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____