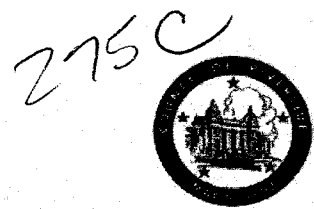


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
November 14, 2013

SUBJECT: Resolution No. 2013-110, Authorizing Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project – Good Hope, District 5/1, [\$90,043]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2013-110, Authorizing Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project.

BACKGROUND:
Summary

The Riverside County Transportation Department (RCTD) is proposing to construct a sidewalk project on the south side of Ellis Avenue, between Cowie Avenue and Marshall Street near the Good Hope Elementary School in the Good Hope area (Project).

(Continued) **Patricia Romo**
Assistant Director of Transportation

Juan C. Perez, Director
Transportation and Land Management

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (per Exec. Office)
COST	\$ 90,043	\$ 0	\$ 90,043	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Gas Tax – 100%
Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:
Serena Chow

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: November 26, 2013
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 3-22 of 3/12/13 | District 5/1 | Agenda Number:

FORM APPROVED COUNTY COUNSEL
BY: PAUL J EARLY
DATE: 9-25-13
Departmental Concurrence

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

BACKGROUND:
Summary (continued)

The Notice of Exemption was filed and posted on December 5, 2011. RCTD staff conducted a review of the Project and it is exempt for the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Sections 15301 and 15061(b)(3).

On October 22, 2013, the Board approved Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project.

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

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

Impact on Citizens and Businesses

Installation of the proposed sidewalk will reduce the potential for vehicle and pedestrian conflicts, thus improving public safety in the area.

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

There are eight properties that are part of the Project. Settlement has not been reached with the following property owners, although negotiations are still in process for the necessary right-of-way.

Assessor's Parcel No.	Owner
342-020-006	Calvin Briggs
343-130-001	JBL Investment/ Vilma Chau
342-020-007	Celestine Remson, as to an undivided one-third interest, Mary Pultz, as to an undivided one-third interest and Cassielean Higgins, as to an undivided one-third interest

On March 12, 2013, the Board approved Item 3-22 and portion of the Property is currently in escrow. However, this property has been included anticipating any unforeseen delays in closing the escrow.

Assessor's Parcel No.	Owner
342-020-038	Alfredo Lopez

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Resolution No. 2013-110, Authorizing Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project – Good Hope, District 5/1, [\$90,043]

DATE: November 14, 2013

Page 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

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

Purchase Price	\$24,301
Temporary Construction Easement	5,642
Estimated Title and Closing Costs	18,000
Preliminary Title Reports	1,600
County Appraisal	17,500
Owner Appraisals	15,000
EDA/FM Real Property Staff Time	8,000
Total Estimated Acquisition Costs	\$90,043

All costs associated with the acquisition of these properties are fully funded by the Gas Tax in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

2 Resolution No. 2013-110

3 Authorizing Resolution of Necessity Regarding
4 the Ellis Avenue Sidewalk Project

5
6 **WHEREAS**, the portions of real property that are the subject of this Notice
7 (collectively the "Subject Properties") are located in the Good Hope area, County of
8 Riverside, State of California; and generally located on the south side of Ellis Avenue
9 within an area bounded by Cowie Avenue on the east and Marshall Street on the west;
10 are legally described and pictorially depicted on the documents attached hereto as
11 Exhibit "A" and Exhibit "B" (and incorporated herein by this reference); and are
12 portions of a larger real properties in all cases;

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

TABLE ONE	
Owner	Assessor's Parcel No. (Portion)
Calvin Briggs	342-020-006
JBL Investments/Vilma Chau	343-130-001
Celestine Remson as to an undivided one-third interest, Mary Pultz, as to an undivided one-third interest and Cassielean Higgins as to an undivided one-third interest	342-020-007
Alfredo Lopez	342-020-038

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26 **WHEREAS**, the proposed project that is the subject of this Notice (the
27 "Proposed Project") is to construct a sidewalk located on the south side of Ellis Avenue
28 bounded by Cowie Avenue and Marshall Streets. Installation of the proposed sidewalk

1 will reduce the potential for vehicle and pedestrian conflicts, thus improving safety in
2 the area.

3 **WHEREAS**, the Project is needed in order to improve public safety by
4 eliminating the conflicting vehicle/pedestrian movement, including but not limited to, the
5 use of the Subject Properties for public road purposes, for drainage purposes, for utility
6 purposes and for other uses incidental required by the Proposed Project;

7 **WHEREAS**, portions of Assessor's Parcel Numbers, will each be used for public
8 road; utility and drainage purposes;

9 **WHEREAS**, the interests in the property that are the subject of this Notice
10 (collectively the "Subject Property Interest") are identified below in Table Two:

11

12

TABLE TWO			
Assessor's Number (Portion)	Parcel	Permanent Easement	Temporary Construction Easement
342-020-006		x	x
343-130-001		x	x
342-020-007		x	x
342-020-038		x	x

13

14

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18 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
19 Subject Property Interests by eminent domain include Article 1, Section 19 of the
20 California Constitution; Section 25350.5 of the Government Code; Section 760 of the
21 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
22 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

23 Now, therefore, **BE IT RESOLVED AND ORDERED** by the Board of
24 Supervisors of Riverside County, State of California, not less than fourth/fifths of all
25 members concurring, in regular session assembled on November 26, 2013, that this
26 Board finds and determines each of the following:

27 1. Notice of the Board's intention to adopt this resolution of necessity was
28 duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the

1 date and at the time and place fixed for hearing, this Board did hear and consider all of
2 the evidence presented.

3 2. That the public interests and necessity require the Proposed Project;

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

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

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

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

17 7. That the Subject Property Interests are necessary for the Proposed
18 Project;

19 8. That acquisition of the Subject Property Interests will promote the interest
20 of the County of Riverside.

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

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

26 2. To prepare and prosecute in the name of the County such proceedings in
27 the proper court having jurisdiction thereof as are necessary for such acquisition.
28

1 3. To make application to the Court for an order to deposit the probable
2 amount of compensation out of proper funds under the control of the County into the
3 State Treasury and for an order permitting the County to take prejudgment possession
4 and use the Subject Property Interest for the purpose of constructing the Proposed
5 Project.

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

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12 (SIGNATURE PROVISIONS ON THE FOLLOWING PAGE)
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1 5. To correct any errors or to make or agree to nonmaterial changes in the
2 legal description of the real property that are deemed necessary for the conduct of the
3 condemnation action, or other proceedings or transaction required to acquire the
4 subject real property. Counsel is further authorized to reduce or modify the extent of
5 the interests or property to be acquired so as to reduce the compensation payable in
6 the action where such change would not substantially impair the construction and
7 operation for the project for which the real property is being acquired.

8
9 APPROVED AS TO FORM:

10 Pamela J. Walls
11 County Counsel

12 By: _____

13 Paul Early

14 Deputy County Counsel

15 ROLL CALL:

16 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley

17 Nays: None

18 Absent: None

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

21 KECIA HARPER-IHEM, Clerk of said Board

22 By _____

23 Deputy

ASSESSOR'S PARCEL NUMBER

342-020-006

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 89°52'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°18'00" EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 24.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY LINE;

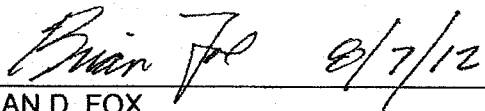
THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE NORTH 00°22'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,926 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

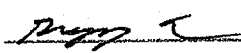
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-14-12



EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.

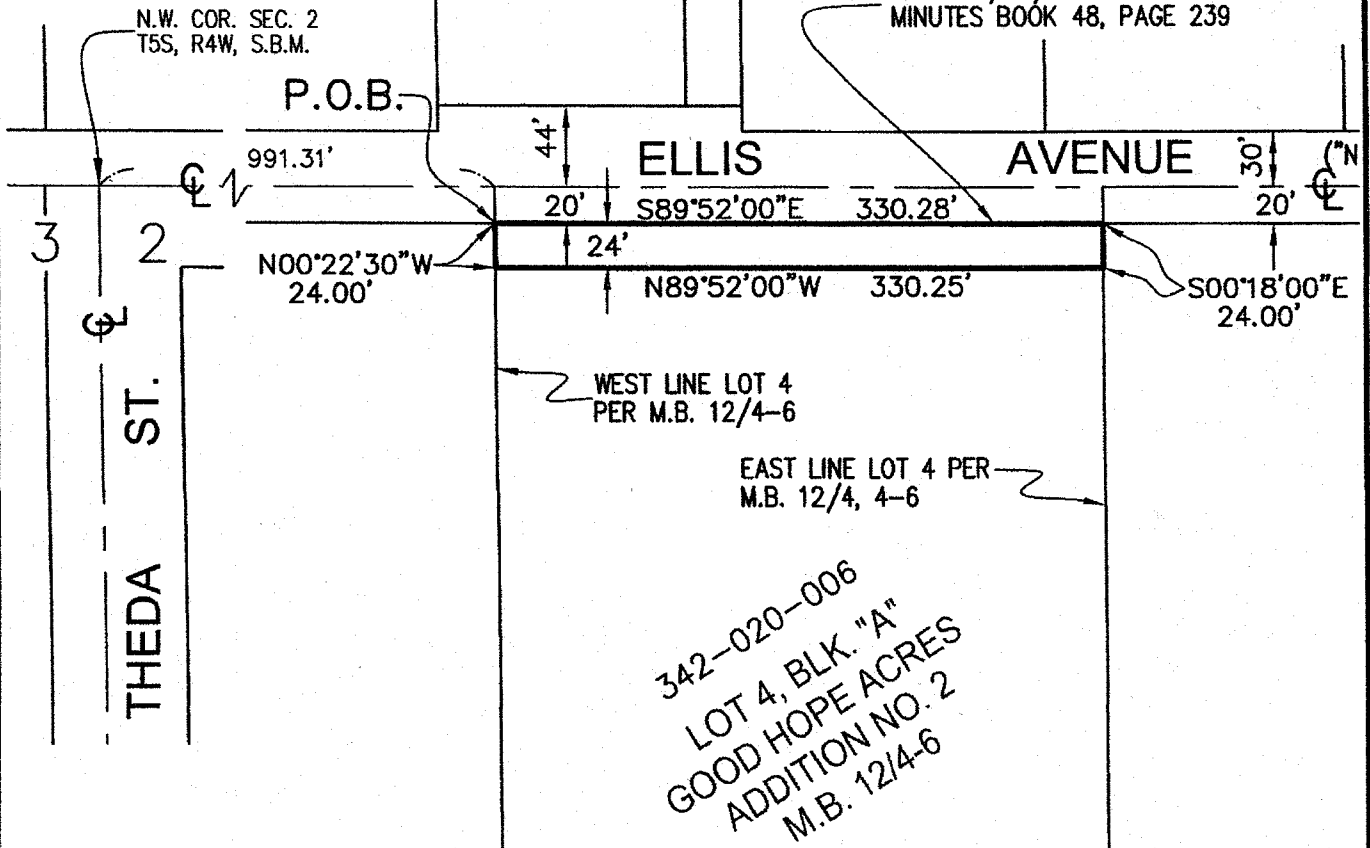
LEGEND

- PARCEL LINES
- RIGHT-OF-WAY DEDICATION



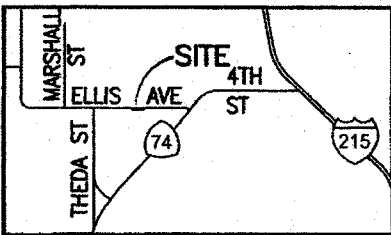
SCALE IN FEET
1" = 100'

EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD RESOLUTION
DATED 2/24/1948 IN SUPERVISORS
MINUTES BOOK 48, PAGE 239



342-020-006
LOT 4, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY:
DATE: 8-14-12



VICINITY MAP
NTS



DATED: 8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 00°22'30" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;

THENCE SOUTH 00°18'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 64.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE NORTH 00°22'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,605 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.



PREPARED UNDER MY SUPERVISION



KEVIN B. COZAD
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14

6/12/13
DATED

Page 1 of 1

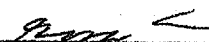
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 6-12-13

EXHIBIT "B"

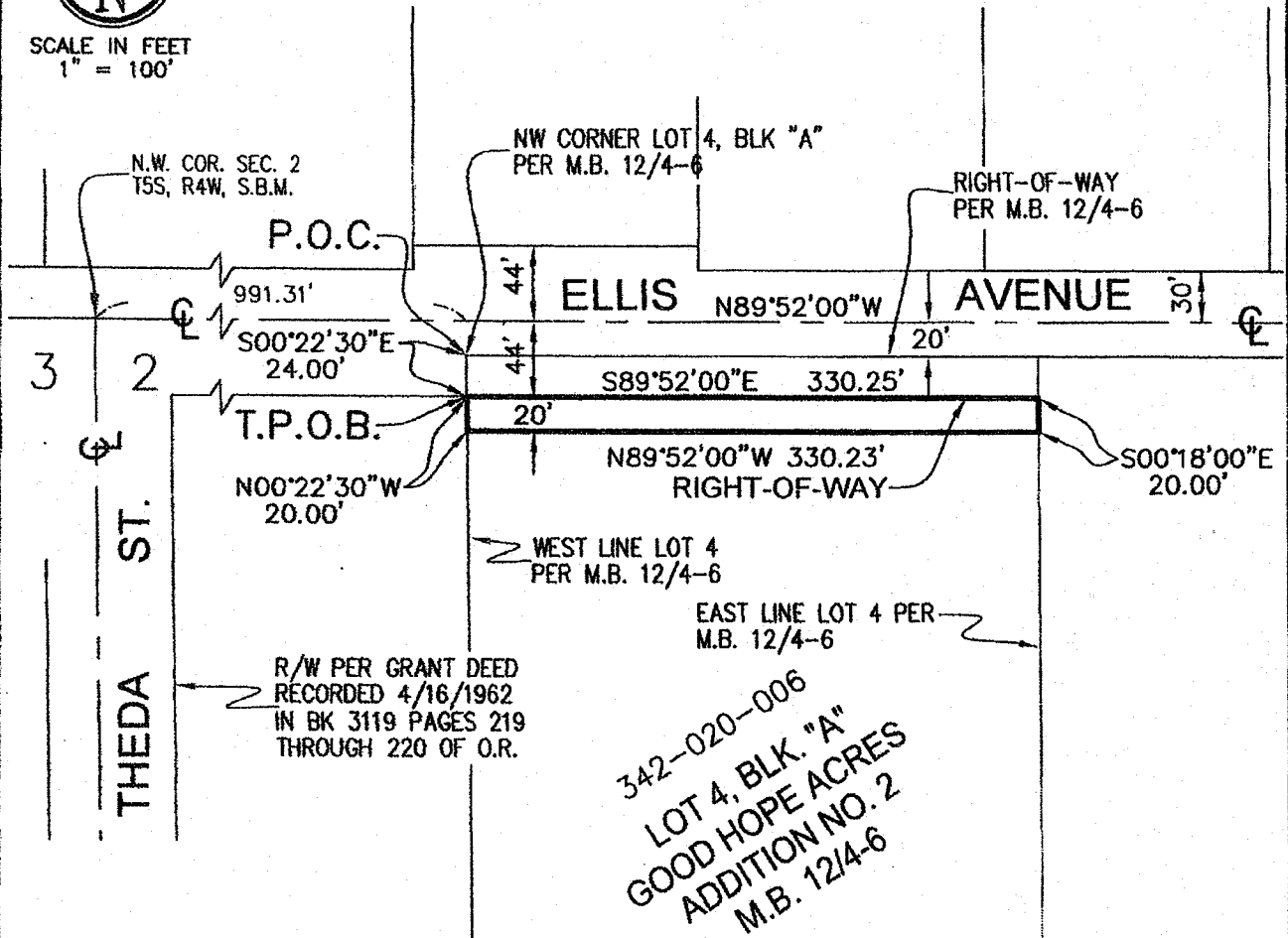
TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'

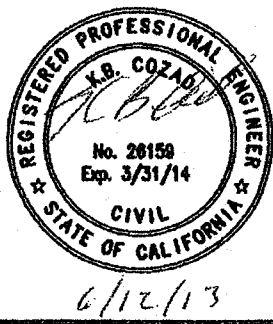
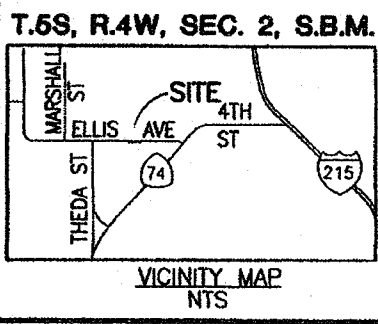
LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.



342-020-006
 LOT 4, BLK. "A"
 GOOD HOPE ACRES
 ADDITION NO. 2
 M.B. 12/4-6

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *[Signature]*
 DATE: 6-12-13



PREPARED BY:

Cozad & Fox, Inc

CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454 SHEET 1 OF 1 SHEETS

ASSESSOR'S PARCEL NUMBER

343-130-001

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF THE MOUNTAIN GLEN TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, SAN DIEGO COUNTY RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°08'00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH) AS ADOPTED BY BOARD OF SUPERVISOR'S RESOLUTION DATED FEBRUARY 24, 1948 PURSUANT TO SUPERVISORS MINUTES BOOK 40, PAGE 51, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THEDA STREET (30.00 FOOT WESTERLY HALF WIDTH) AS SHOWN ON SAID MAP BOOK 11, PAGE 520;

THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THEDA STREET, A DISTANCE OF 52.67 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 38°57'31" WEST, A DISTANCE OF 36.93 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 44.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 607.77 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;


THENCE NORTH 00°08'00" EAST ALONG SAID WEST LINE A DISTANCE OF 24.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 15,459 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND
THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13
BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13



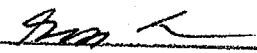
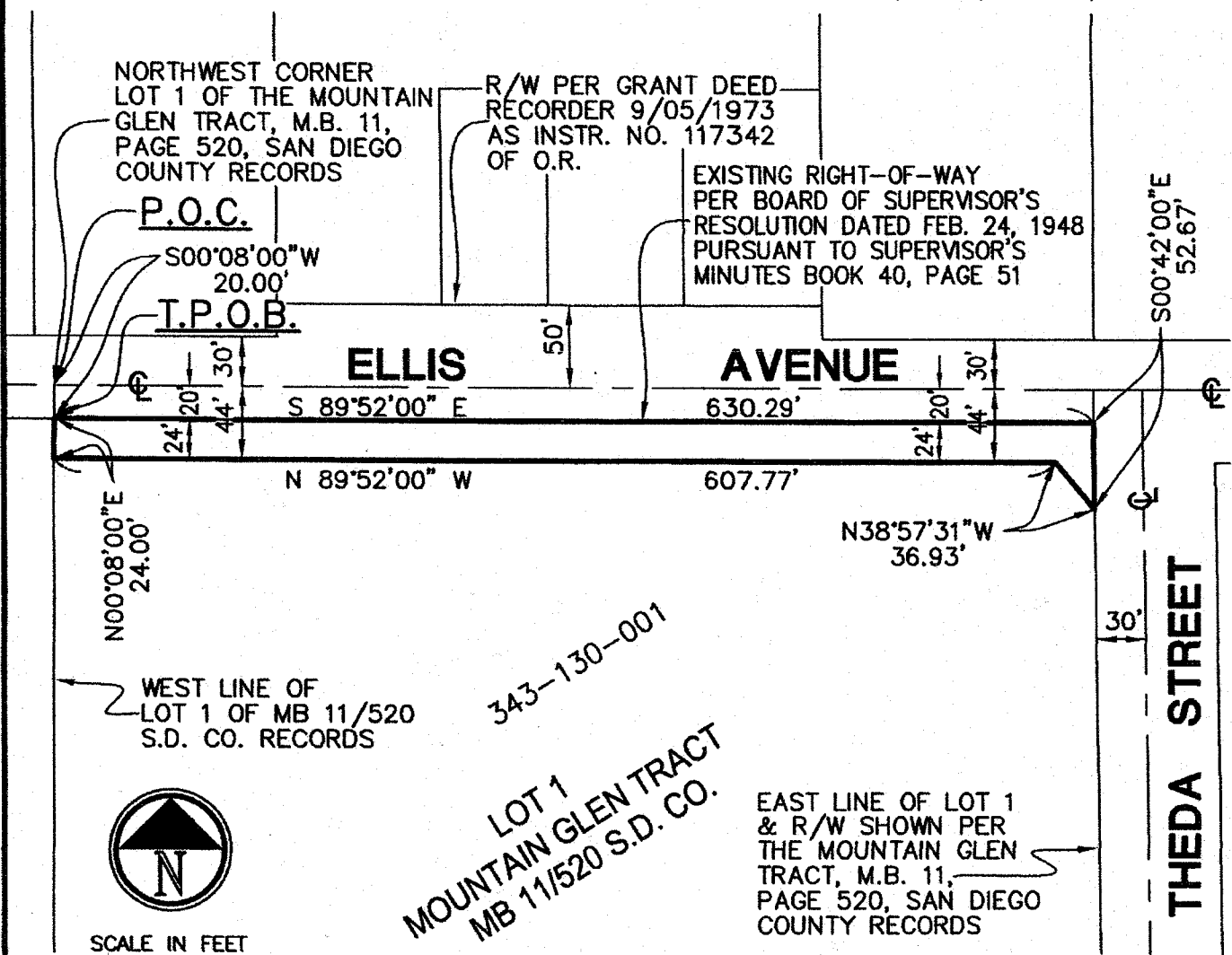
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 6-12-13

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.6S, R.4W, SEC. 3, S.B.M.

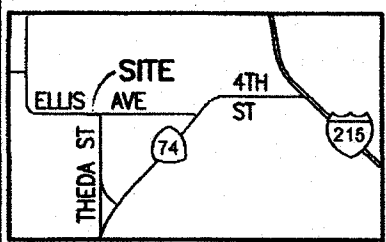


343-130-001

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 6-12-13



DATE: 6/5/13



VICINITY MAP
NTS

PREPARED BY:

 CIVIL/STRUCTURAL ENGINEERS
 MUNICIPAL CONSULTANTS
 PLANNERS/SURVEYORS/GPS
 151 South Girard Street, Hemet, CA 92544
 TEL. (951) 652-4454
 SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF THE MOUNTAIN GLEN TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, SAN DIEGO COUNTY RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°08'00" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 44.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 607.77 FEET;

THENCE SOUTH 38°57'31" EAST, A DISTANCE OF 36.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THEDA STREET 30.00 FOOT HALF-WIDTH, AS SHOWN ON SAID MAP BOOK 11, PAGE 520.

THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.76 FEET;

THENCE SOUTH 89°18'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET WEST OF, MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF THEDA STREET;

THENCE NORTH 00°42'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.82 FEET;

THENCE NORTH 38°57'31" WEST, A DISTANCE OF 20.48 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 598.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

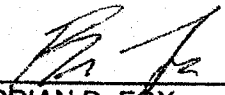
THENCE NORTH 00°08'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

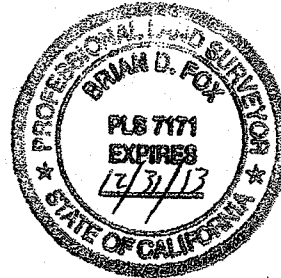
EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

CONTAINING 13,918 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND
THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13
BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13



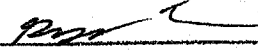
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR,
BY: 
DATE: 6-12-13

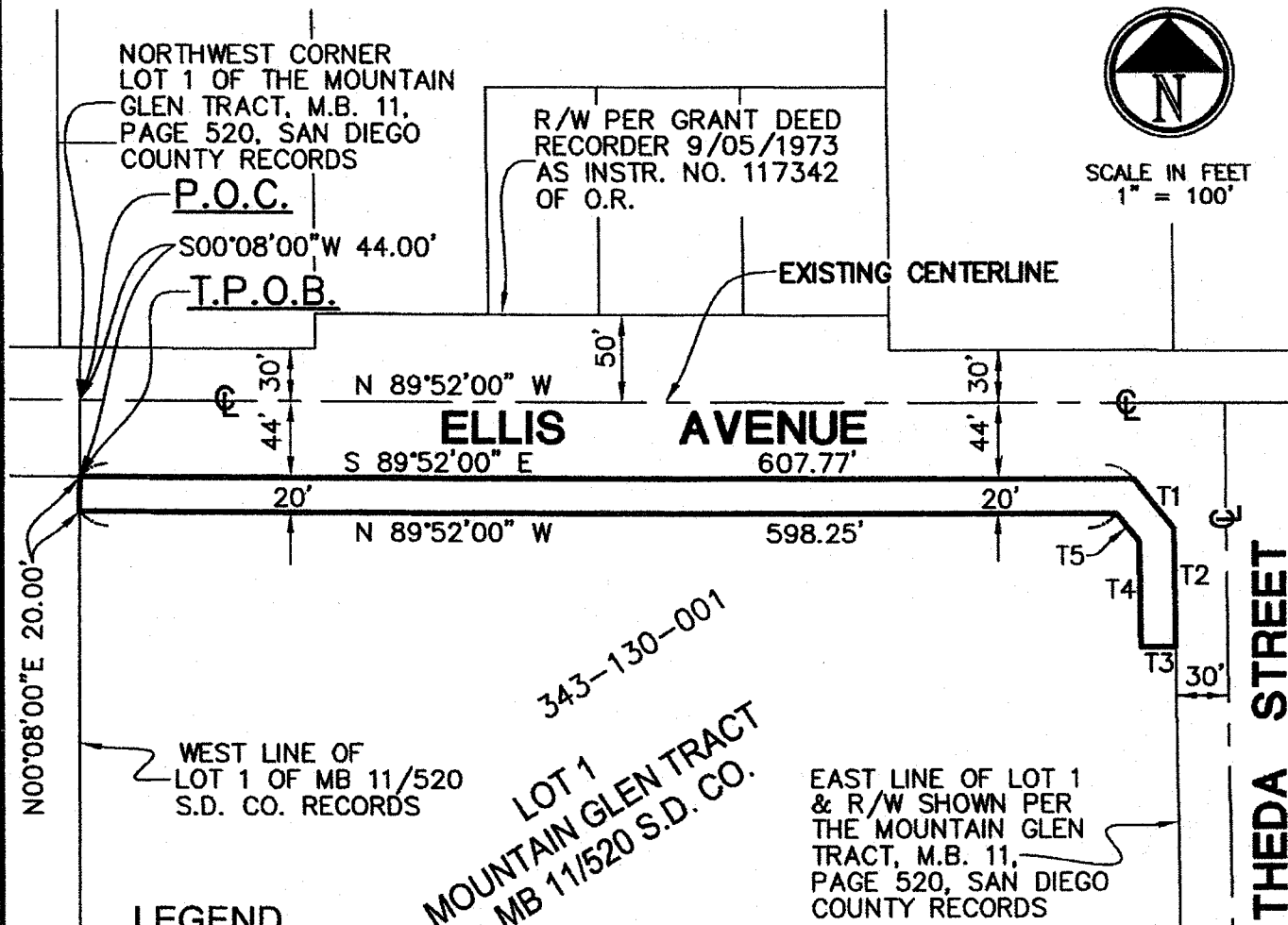
EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

T.5S, R.4W, SEC. 3, S.B.M.



SCALE IN FEET
1" = 100'

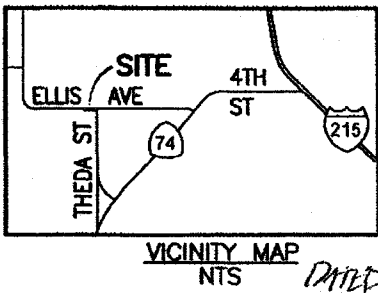


LEGEND

- PARCEL LINES
- ▭ TEMPORARY CONSTRUCTION EASEMENT DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 6-12-13

NUMBERED COURSES		
NO.	BEARING	DISTANCE
T1	S38°57'31"E	36.93'
T2	S00°42'00"E	67.76'
T3	S89°18'00"W	20.00'
T4	N00°42'00"W	60.82'
T5	N38°57'31"W	20.48'



PREPARED BY:
Cozad & Fox, Inc.
 CIVIL/STRUCTURAL ENGINEERS
 MUNICIPAL CONSULTANTS
 PLANNERS/SURVEYORS/GPS
 151 South Girard Street, Hemet, CA 92544
 TEL. (951) 652-4454 SHEET 1 OF 1 SHEETS

DMED. 6/13

ASSESSOR'S PARCEL NUMBER

342-020-007

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 5 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 89°52'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.32 TO A POINT ON A LINE THAT IS PARALLEL AND 132.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°19'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;

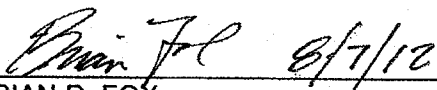
THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 198.31 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 00°18'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,760 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13


THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-14-12



EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.

LEGEND

-  PARCEL LINES
-  RIGHT-OF-WAY DEDICATION



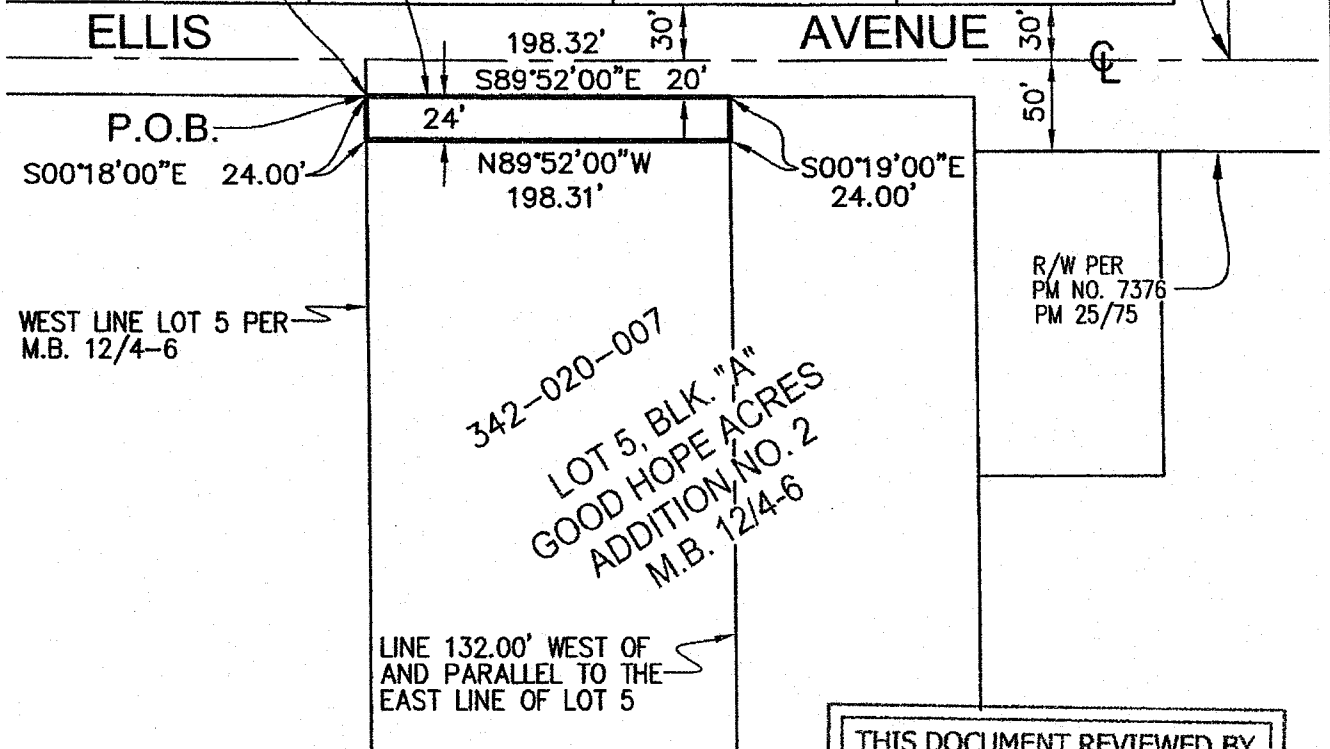
SCALE IN FEET
1" = 100'

NORTHWEST CORNER
LOT 5 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4, 5 AND 6

EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD RESOLUTION
DATED 2/24/1948 IN SUPERVISORS
MINUTES BOOK 48, PAGE 239

SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

COWIE AVENUE



R/W PER
PM NO. 7376
PM 25/75

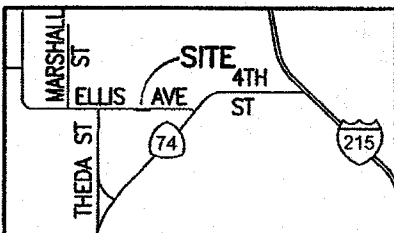
342-020-007
LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

LINE 132.00' WEST OF
AND PARALLEL TO THE
EAST LINE OF LOT 5

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 8-14-12



VICINITY MAP
NTS



8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 5 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 00°18'00" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 198.32 TO A POINT ON A LINE THAT IS PARALLEL WITH AND 132.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°19'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 64.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;


THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 198.32 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 00°18'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,966 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13
BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

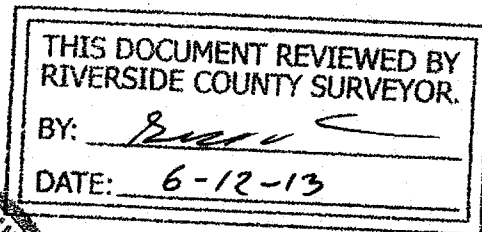
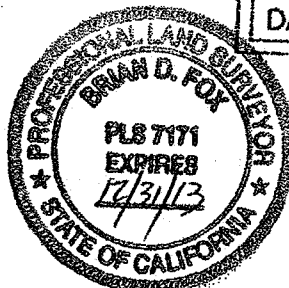


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.



SCALE IN FEET
1" = 100'

NORTHWEST CORNER
LOT 5 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4, 5 AND 6

P.O.C.

ELLIS

N89°52'00"W

AVENUE

COWIE AVENUE

R/W PER M.B. 12/4-6

SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

S00°18'00"E 24.00'

198.32' 20'

S89°52'00"E

S00°19'00"E 20.00'

T.P.O.B.

N00°18'00"W 20.00'

N89°52'00"W 198.32'

RIGHT-OF-WAY

132.00'

R/W PER
PM NO. 7376
PM 25/75

WEST LINE LOT 5 PER
M.B. 12/4-6

342-020-007

LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

N00°19'00"W

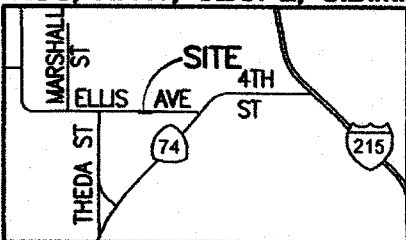
EAST LINE LOT 5
PER M.B. 12/4-6

LINE 132.00' WEST OF
AND PARALLEL TO THE
EAST LINE OF LOT 5

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY:
DATE: 6-12-13

T.5S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

DATED: 6/5/13

ASSESSOR'S PARCEL NUMBER

342-020-038

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 3 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°22'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE PARALLEL AND 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.77 FEET TO THE EAST LINE OF THAT PORTION OF SAID LOT 3 CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED MAY 5, 2005 AS DOC # 2005-0356624, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

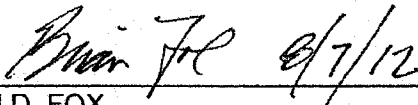
THENCE NORTH 00°22'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 24.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 89°52'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 164.77 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,954 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13




THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-20-12

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.



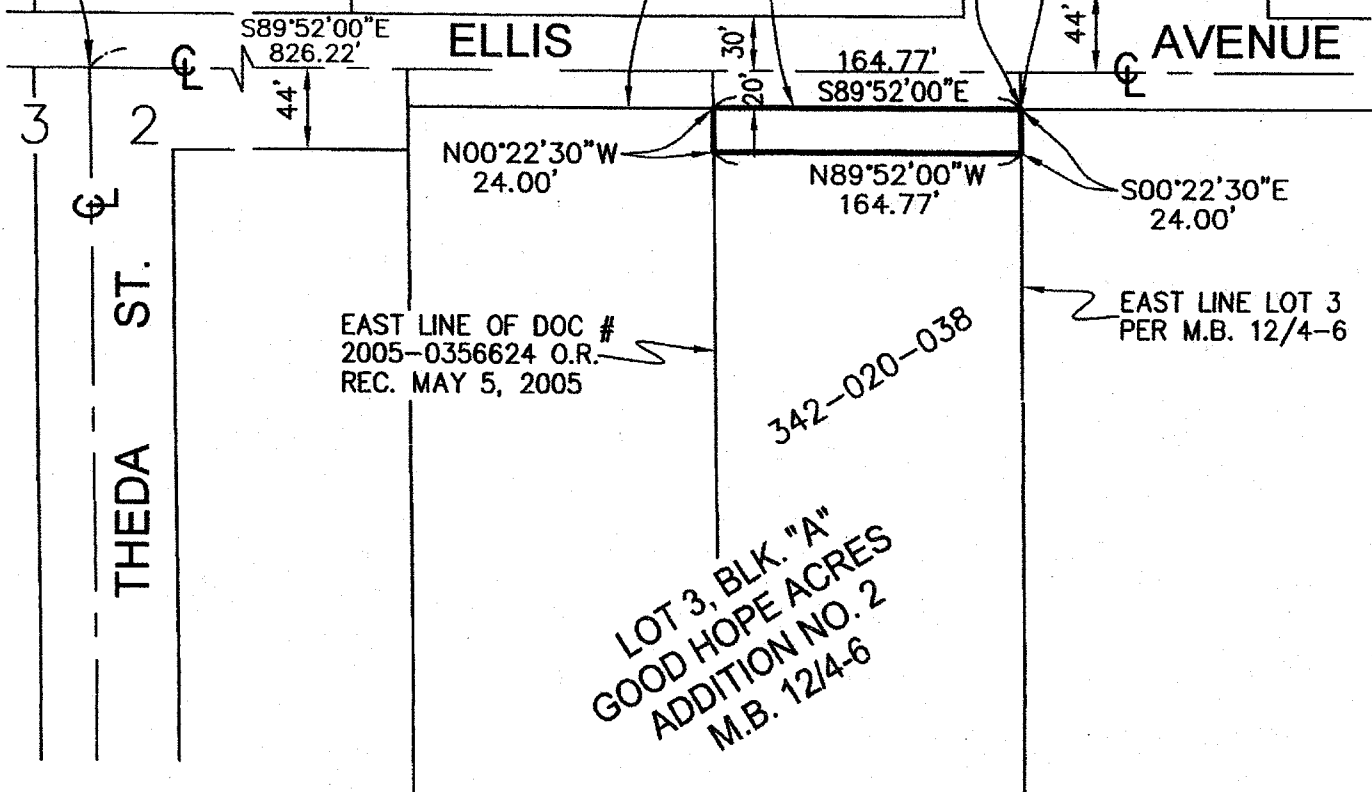
SCALE IN FEET
1" = 100'

EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD
RESOLUTION DATED 2/24/1948
IN SUPERVISORS MINUTES
BOOK 48, PAGE 239

NORTHEAST CORNER
LOT 3 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4-6
EXIST. R/W PER
PM 166/46

N.W. COR. SEC. 2
T-5-S, R-4-W, S.B.M.

P.O.B.



EAST LINE OF DOC #
2005-0356624 O.R.
REC. MAY 5, 2005

342-020-038

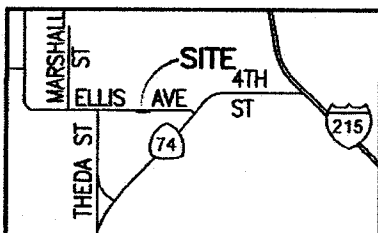
LOT 3, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

LEGEND

- PARCEL LINES
- RIGHT-OF-WAY
- DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*
DATE: 8-20-12



VICINITY MAP
NTS



8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

SHEET 1 OF 1 SHEETS

EXHIBIT "A"
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LEGAL DESCRIPTION

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THENCE SOUTH 00°22'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.71 FEET TO THE EAST LINE OF THAT PORTION OF SAID LOT 3 CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED MAY 5, 2005 AS DOC # 2005-0356624, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°22'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO SAID PARALLEL LINE 44.00 FEET SOUTH OF SAID CENTERLINE OF ELLIS AVENUE;


THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,294 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.



PREPARED UNDER MY SUPERVISION

 6/12/13

KEVIN B. COZAD DATED
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14


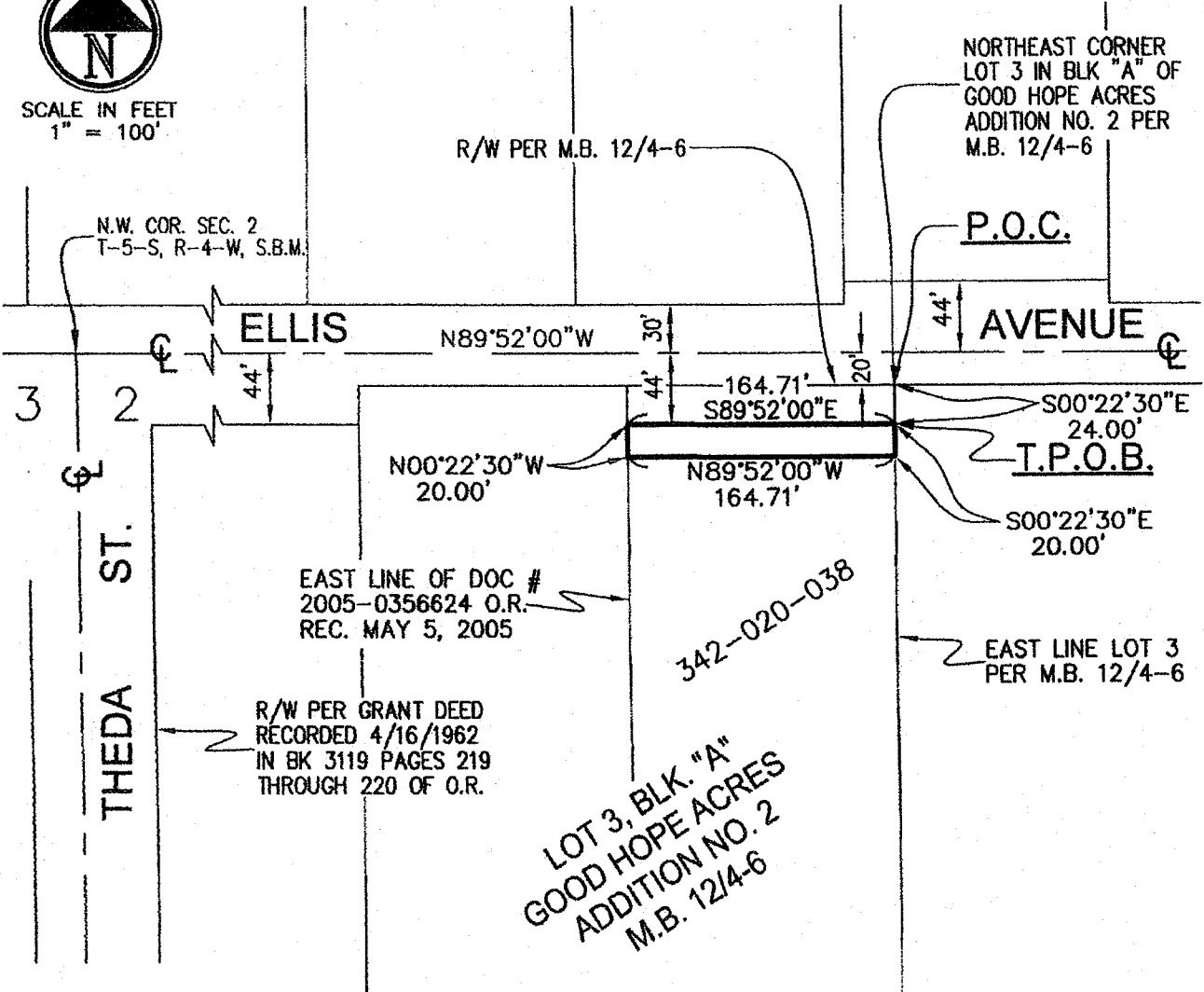
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY:  DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'



LEGEND

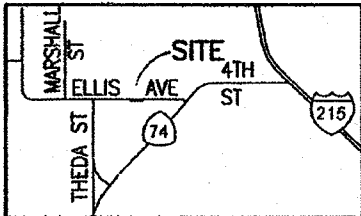
- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13

T.5S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



PREPARED BY:

Cozad & Fox, Inc. CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454 SHEET 1 OF 1 SHEETS

6/12/13

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

275



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
October 9, 2013

SUBJECT: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project – Good Hope, District 5/1, [\$90,043]


RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project;
2. Set a public hearing on Nov. 26, 2013, for Resolution No. 2013-110, Authorizing Resolution of Necessity Regarding the Ellis Avenue Sidewalk Project; and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

BACKGROUND:

Summary
(Commences on Page 2)


Juan C. Perez, Director
Transportation and Land Management


Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (per Exec. Office)
COST	\$ 90,043	\$ 0	\$ 90,043	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Gas Tax – 100% **Budget Adjustment:** No
For Fiscal Year: 2013/14


C.E.O. RECOMMENDATION: APPROVE

BY: 
County Executive Office Signature Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, November 26, 2013, at 9:30 a.m.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: October 22, 2013
xc: EDA, Transp., COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: 3-22 of 3/12/13 District: 5/1 Agenda Number:

3-21

FORM APPROVED COUNTY COUNSEL
BY: PAUL JEARLY
DATE: 10-28-13
Departmental Concurrence

Positions Added
 Change Order
 A-30
 4/5 Vote

12 64 3:50

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) is proposing to construct a sidewalk project on the south side of Ellis Avenue, between Cowie Avenue and Marshall Street near the Good Hope Elementary School in the Good Hope area (Project).

The Notice of Exemption was filed and posted on December 5, 2011. RCTD staff conducted a review of the Project and it is exempt for the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Sections 15301 and 15061(b)(3).

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

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

Impact on Citizens and Businesses

Installation of the proposed sidewalk will reduce the potential for vehicle and pedestrian conflicts, thus improving public safety in the area.

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

There are eight properties that are part of the Project. Settlement has not been reached with the following property owners, although negotiations are still in process for the necessary right-of-way.

Assessor's Parcel No.	Owner
342-020-006	Calvin Briggs
343-130-001	JBL Investment/ Vilma Chau
342-020-007	Celestine Remson, as to an undivided one-third interest, Mary Pultz, as to an undivided one-third interest and Cassielean Higgins, as to an undivided one-third interest

On March 12, 2013, the Board approved Item 3-22 and a portion of the Property is currently in escrow. However, this property has been included anticipating any unforeseen delays in closing the escrow.

Assessor's Parcel No.	Owner
342-020-038	Alfredo Lopez

SUPPLEMENTAL:

Additional Fiscal Information

(Commences on Page 2)

SUPPLEMENTAL:
Additional Fiscal Information

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

Purchase Price	\$24,301
Temporary Construction Easement	5,642
Estimated Title and Closing Costs	18,000
Preliminary Title Reports	1,600
County Appraisal	17,500
Owner Appraisals	15,000
EDA/FM Real Property Staff Time	8,000
Total Estimated Acquisition Costs	\$90,043

All costs associated with the acquisition of these properties are fully funded by Gas Tax in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

2 Resolution No. 2013-109

3 Notice of Intention to Adopt a Resolution of Necessity Regarding
4 the Ellis Avenue Sidewalk Project

5
6 **WHEREAS**, the portion of real properties that are the subject of this Notice
7 (collectively the "Subject Properties") are located in the Good Hope area, County of
8 Riverside, State of California; and generally located on the south side of Ellis Avenue
9 within an area bounded by Cowie Avenue to the east and Marshall Street to the west;
10 are legally described and pictorially depicted on the documents attached hereto as
11 Exhibit "A" and Exhibit "B" (and incorporated herein by this reference); and are portions
12 of larger real properties in all cases;

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

17

TABLE ONE	
Owner	Assessor's Parcel No. (Portion)
Calvin Briggs	342-020-006
JBL Investments/Vilma Chau	343-130-001
Celestine Remson as to an undivided one-third interest, Mary Pultz, as to an undivided one-third interest and Cassielean Higgins as to an undivided one-third interest	342-020-007
Alfredo Lopez	342-020-038

18
19
20
21
22
23
24
25 **WHEREAS**, the proposed project that is the subject of this Notice (the
26 "Proposed Project") is to construct a sidewalk located on the south side of Ellis Avenue
27 bounded by Cowie Avenue and Marshall Streets. Installation of the proposed sidewalk
28

1 will reduce the potential for vehicle and pedestrian conflicts, thus improving safety in
2 the area.

3 **WHEREAS**, the Project is needed in order to improve public safety by
4 eliminating the conflicting vehicle/pedestrian movement, including but not limited to, the
5 use of the Subject Property for public road purposes, for drainage purposes, for utility
6 and for other uses incidental required by the Proposed Project;

7 **WHEREAS**, portions of Assessor's Parcel Numbers, will each be used for public
8 road, utility and drainage purposes;

9 **WHEREAS**, the interests in the property that are the subject of this notice
10 (collectively the "Subject Property Interests") are identified below in Table Two:
11

12

13

TABLE TWO			
Assessor's No.(Portion)	Parcel	Permanent Easements	Temporary Construction Easements
342-020-006		x	x
343-130-001		x	x
342-020-007		x	x
342-020-038		x	x

14

15

16

17

18 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
19 Subject Property Interests by eminent domain include Article 1, Section 19 of the
20 California Constitution; Section 25350.5 of the Government Code; Section 760 of the
21 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
22 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

23 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
24 Supervisors of Riverside County, State of California, in regular session assembled on
25 October 22, 2013.

26 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
27 November 26, 2013, at 9:30 a.m. in the meeting room of the Board of Supervisors
28

1 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
2 California) may decide to adopt a Resolution of Necessity that would authorize the
3 County of Riverside to acquire the Subject Property Interests by eminent domain (and
4 that would find and determine each of the following matters):

5 (a) That the public interests and necessity require the Proposed
6 Project;

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

9 (c) That the Subject Property Interests are necessary for the
10 Proposed Project;

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

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

20 (f) That the Subject Property Interests is necessary for the Proposed
21 Project;

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

24 2. If (within 15 days from the mailing of this Notice) you file a written request
25 to appear at the public meeting and be heard on the matters described above in 1(a),
26 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
27 appear at that meeting and be heard on those matters.

28

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

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

6 5. Questions regarding the amount of compensation to be paid will not be a
7 part of the public meeting and the Board will not consider such questions in
8 determining whether a Resolution of Necessity should be adopted.

9 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
10 be sent by first-class mail to each person whose property may be acquired by eminent
11 domain and whose name and address appears on the last equalized county
12 assessment roll (including the roll of state-assessed property).

13
14 APPROVED AS TO FORM:

15 Pamela J. Walls
16 County Counsel

17 By: _____

18 Paul Early
19 Deputy County Counsel

20 ROLL CALL:

21 Ayes: Jeffries, Stone, Benoit and Ashley
22 Nays: None
23 Absent: Tavaglione

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

26 KECIA HARPER-IHEM, Clerk of said Board

27 By _____

28 Deputy

ASSESSOR'S PARCEL NUMBER

342-020-006

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 89°52'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°18'00" EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 24.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY LINE;

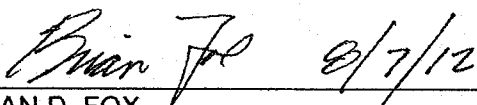
THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE NORTH 00°22'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,926 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

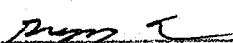
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY:  DATE: 8-14-12





EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.

LEGEND

-  PARCEL LINES
-  RIGHT-OF-WAY DEDICATION

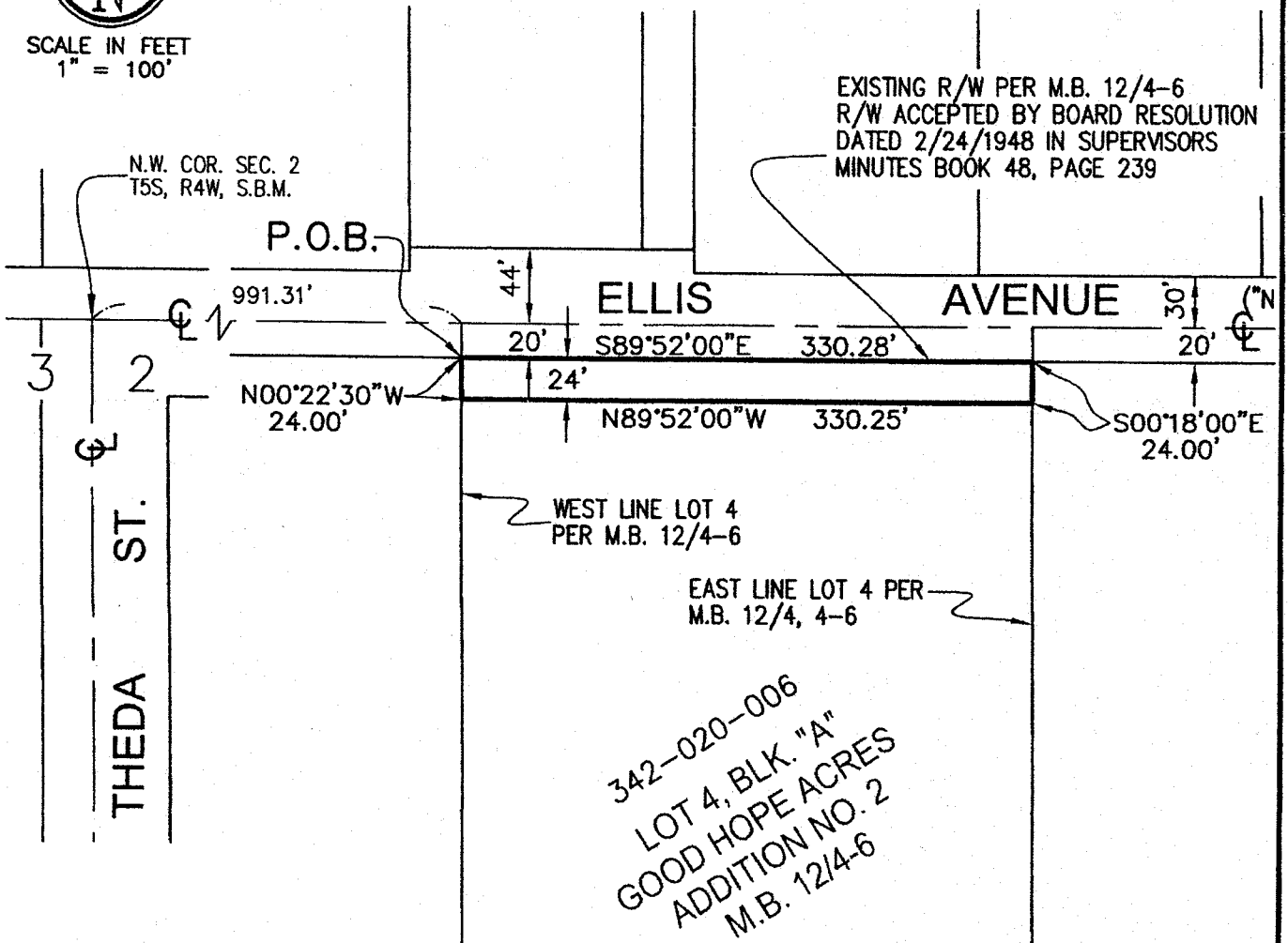


SCALE IN FEET
1" = 100'


EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD RESOLUTION
DATED 2/24/1948 IN SUPERVISORS
MINUTES BOOK 48, PAGE 239

N.W. COR. SEC. 2
T5S, R4W, S.B.M.

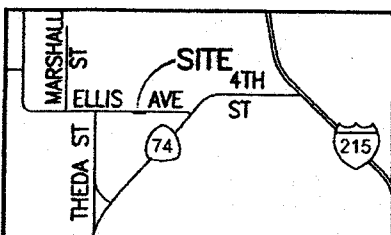
P.O.B.



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 8-14-12



VICINITY MAP
NTS



DATED: 8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Co 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 00°22'30" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;

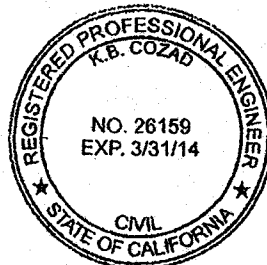
THENCE SOUTH 00°18'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 64.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4;

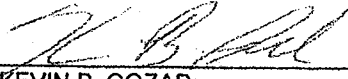
THENCE NORTH 00°22'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6,605 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.



PREPARED UNDER MY SUPERVISION



KEVIN B. COZAD DATED 6/12/13
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14


THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 6-12-13

EXHIBIT "B"

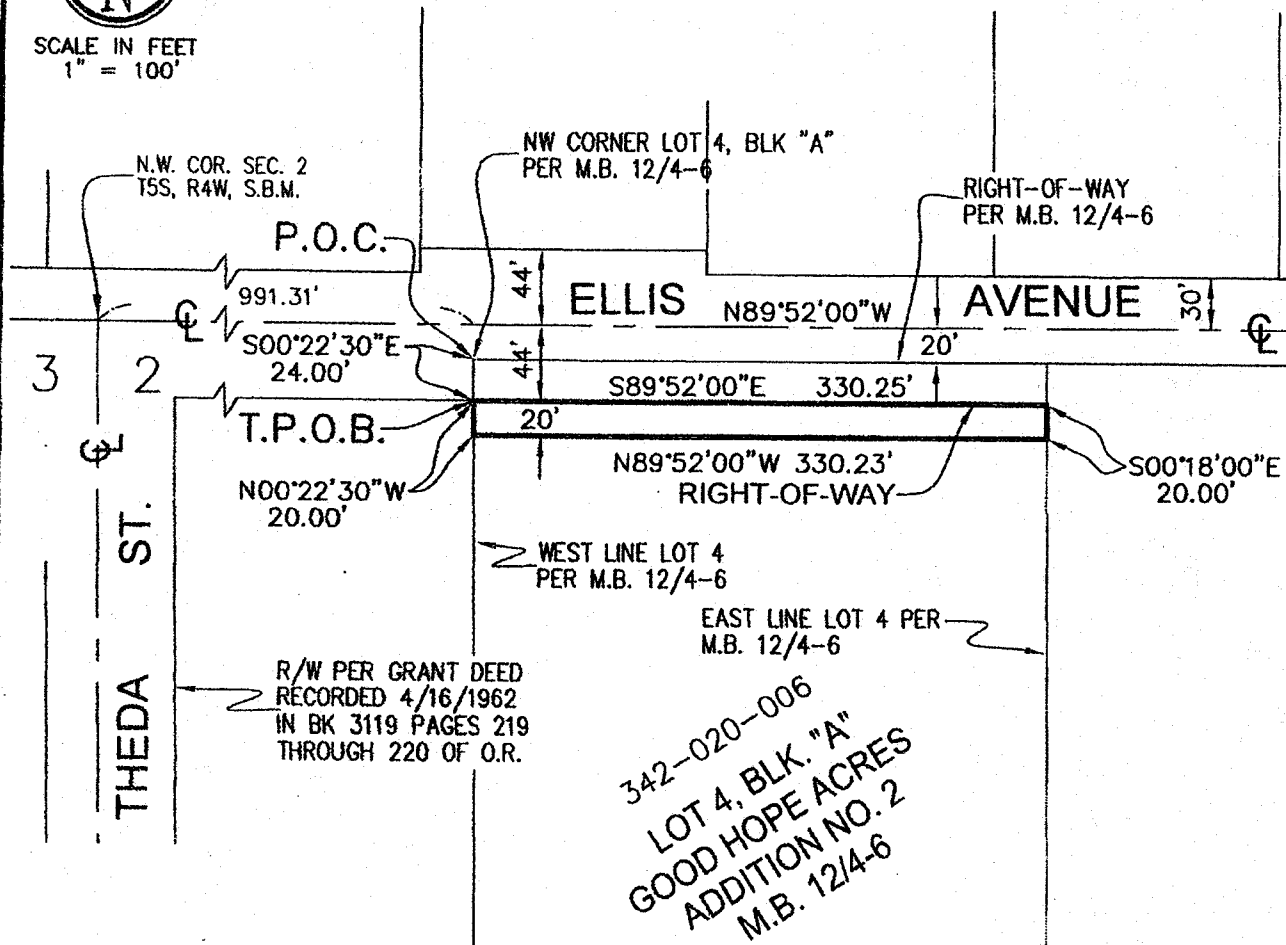
TEMPORARY CONSTRUCTION EASEMENT



SCALE IN FEET
1" = 100'

LEGEND

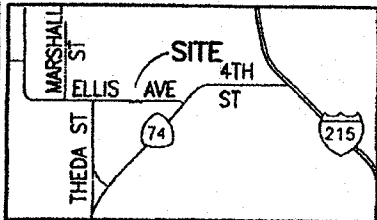
- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.



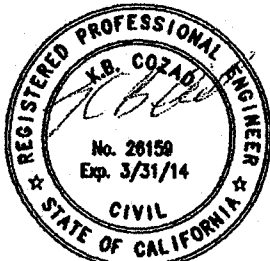
342-020-006
 LOT 4, BLK. "A"
 GOOD HOPE ACRES
 ADDITION NO. 2
 M.B. 12/4-6

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: [Signature]
 DATE: 6-12-13

T.6S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



6/12/13

PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

ASSESSOR'S PARCEL NUMBER

343-130-001

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF THE MOUNTAIN GLEN TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, SAN DIEGO COUNTY RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°08'00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH) AS ADOPTED BY BOARD OF SUPERVISOR'S RESOLUTION DATED FEBRUARY 24, 1948 PURSUANT TO SUPERVISORS MINUTES BOOK 40, PAGE 51, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THEDA STREET (30.00 FOOT WESTERLY HALF WIDTH) AS SHOWN ON SAID MAP BOOK 11, PAGE 520;

THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THEDA STREET, A DISTANCE OF 52.67 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 38°57'31" WEST, A DISTANCE OF 36.93 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 44.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 607.77 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

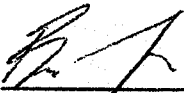
THENCE NORTH 00°08'00" EAST ALONG SAID WEST LINE A DISTANCE OF 24.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 15,459 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND
THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13
BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13




THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 6-12-13

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 3, S.B.M.

NORTHWEST CORNER
LOT 1 OF THE MOUNTAIN
GLEN TRACT, M.B. 11,
PAGE 520, SAN DIEGO
COUNTY RECORDS

R/W PER GRANT DEED
RECORDER 9/05/1973
AS INSTR. NO. 117342
OF O.R.

EXISTING RIGHT-OF-WAY
PER BOARD OF SUPERVISOR'S
RESOLUTION DATED FEB. 24, 1948
PURSUANT TO SUPERVISOR'S
MINUTES BOOK 40, PAGE 51

P.O.C.

S00°08'00"W
20.00'

T.P.O.B.

ELLIS

AVENUE

S 89°52'00" E

630.29'

N 89°52'00" W

607.77'

N38°57'31"W
36.93'

S00°42'00"E
52.67'

N00°08'00"E
24.00'

WEST LINE OF
LOT 1 OF MB 11/520
S.D. CO. RECORDS

343-130-001

LOT 1
MOUNTAIN GLEN TRACT
MB 11/520 S.D. CO.

EAST LINE OF LOT 1
& R/W SHOWN PER
THE MOUNTAIN GLEN
TRACT, M.B. 11,
PAGE 520, SAN DIEGO
COUNTY RECORDS

THEDA STREET



SCALE IN FEET
1" = 100'

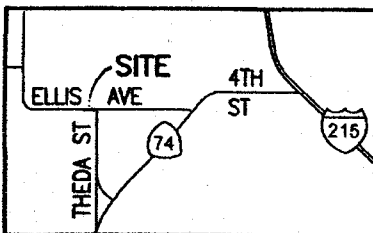
LEGEND

- PARCEL LINES
- RIGHT-OF-WAY DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13



VICINITY MAP
NTS



DARD: 4/5/13

PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF THE MOUNTAIN GLEN TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, SAN DIEGO COUNTY RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°08'00" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 44.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 607.77 FEET;

THENCE SOUTH 38°57'31" EAST, A DISTANCE OF 36.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THEDA STREET 30.00 FOOT HALF-WIDTH, AS SHOWN ON SAID MAP BOOK 11, PAGE 520.

THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.76 FEET;

THENCE SOUTH 89°18'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET WEST OF, MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF THEDA STREET;

THENCE NORTH 00°42'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.82 FEET;

THENCE NORTH 38°57'31" WEST, A DISTANCE OF 20.48 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 598.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;


THENCE NORTH 00°08'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

CONTAINING 13,918 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

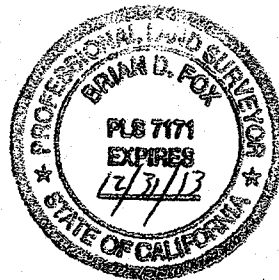
THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND
THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

6/9/13




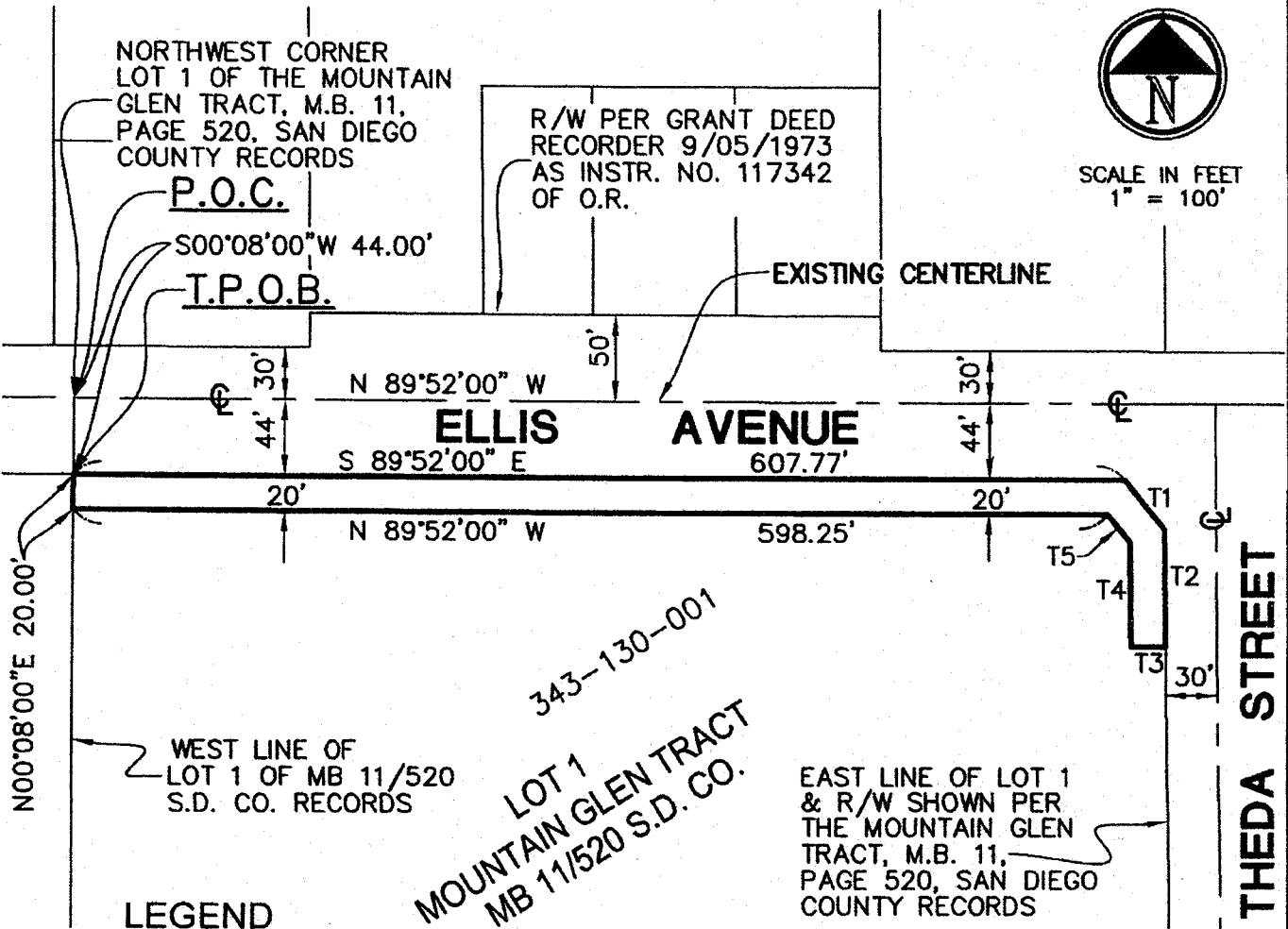
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR,
BY: 
DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

T.6S, R.4W, SEC. 3, S.B.M.

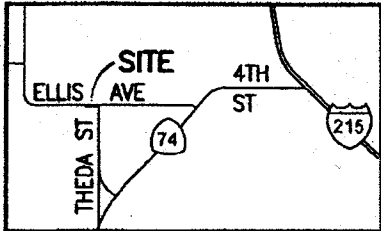


LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION EASEMENT DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 6-12-13

NUMBERED COURSES		
NO.	BEARING	DISTANCE
T1	S38°57'31"E	36.93'
T2	S00°42'00"E	67.76'
T3	S89°18'00"W	20.00'
T4	N00°42'00"W	60.82'
T5	N38°57'31"W	20.48'



VICINITY MAP
NTS



PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

DATED: 6/5/13

ASSESSOR'S PARCEL NUMBER

342-020-007

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 5 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 89°52'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.32 TO A POINT ON A LINE THAT IS PARALLEL AND 132.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°19'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;

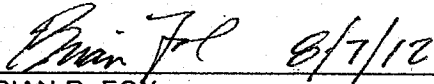
THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 198.31 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 00°18'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,760 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13


THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-14-12





EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.

LEGEND

-  PARCEL LINES
-  RIGHT-OF-WAY DEDICATION



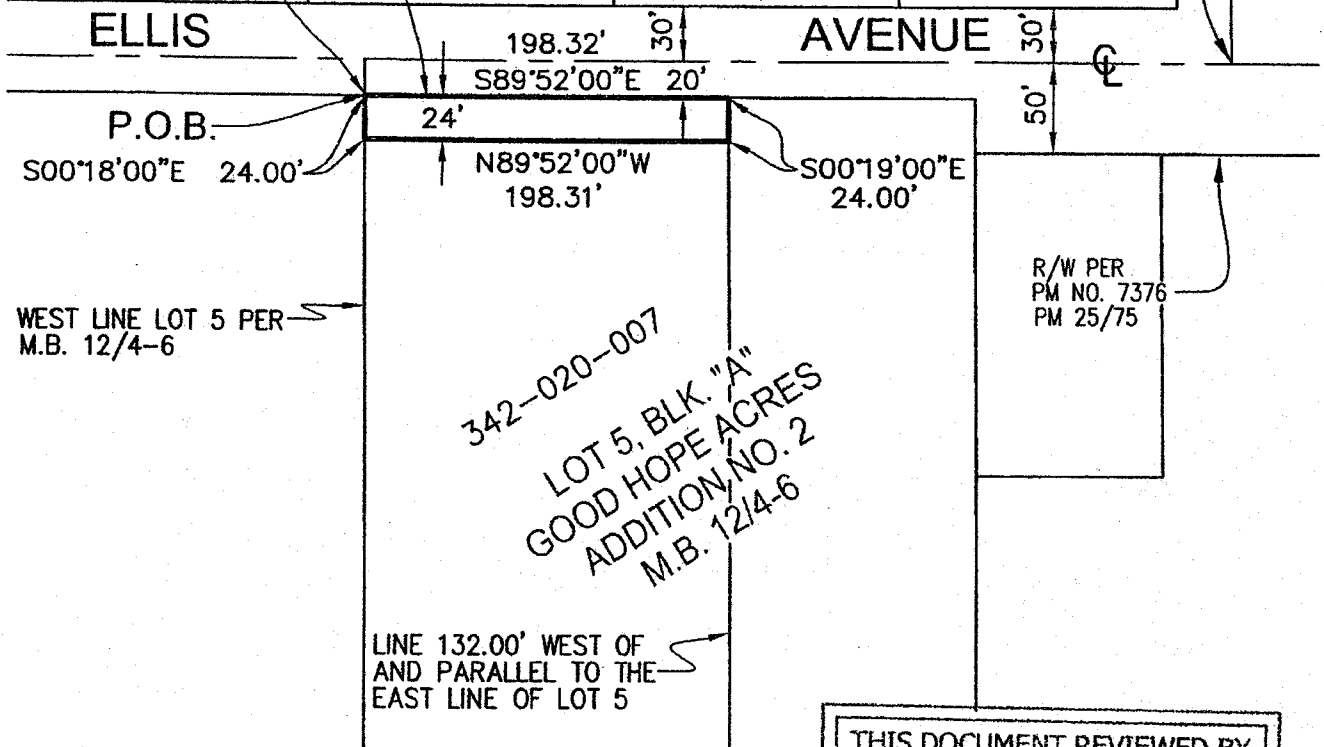
SCALE IN FEET
1" = 100'

NORTHWEST CORNER
LOT 5 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4, 5 AND 6

EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD RESOLUTION
DATED 2/24/1948 IN SUPERVISORS
MINUTES BOOK 48, PAGE 239

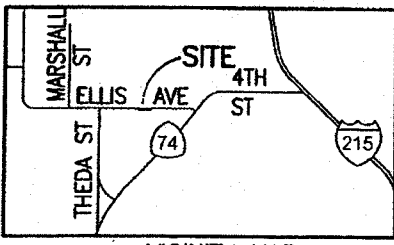
SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

COWIE AVENUE

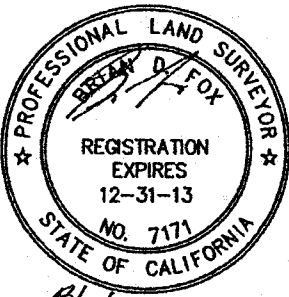


342-020-007
LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 8-14-12




VICINITY MAP
NTS



8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL. (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg
SHEET 1 OF 1 SHEETS

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 5 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELLIS AVENUE (20.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE SOUTH 00°18'00" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°52'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 198.32 TO A POINT ON A LINE THAT IS PARALLEL WITH AND 132.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°19'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL AND 64.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

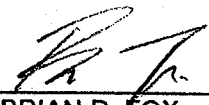
THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 198.32 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;

THENCE NORTH 00°18'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,966 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION

 6/5/13

BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13

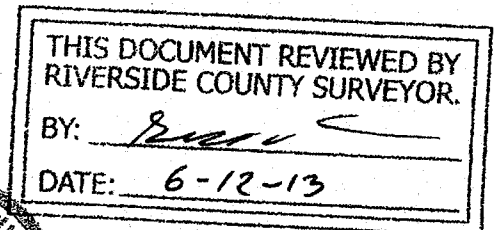
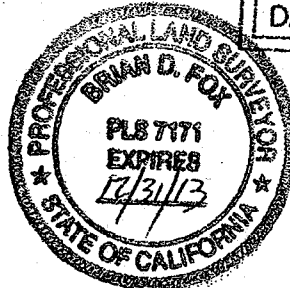


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

LEGEND



SCALE IN FEET
1" = 100'

NORTHWEST CORNER
LOT 5 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4, 5 AND 6

P.O.C.

ELLIS

S00°18'00"E 24.00'

T.P.O.B.

N00°18'00"W 20.00'

WEST LINE LOT 5 PER
M.B. 12/4-6

N89°52'00"W

198.32'

N89°52'00"W
198.32'

RIGHT-OF-WAY

342-020-007

LOT 5, BLK. "A"
GOOD HOPE ACRES
ADDITION NO. 2
M.B. 12/4-6

LINE 132.00' WEST OF
AND PARALLEL TO THE
EAST LINE OF LOT 5

AVENUE

S00°19'00"E
20.00'

132.00'

N00°19'00"W

EAST LINE LOT 5
PER M.B. 12/4-6

R/W PER M.B. 12/4-6
SOUTH 1/4 COR.
SEC. 35, T-4-S,
R-4-W, S.B.M.

R/W PER
PM NO. 7376
PM 25/75

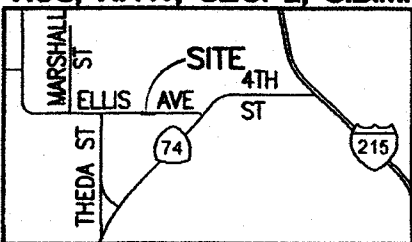
COWIE AVENUE

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 6-12-13

T.5S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

Handwritten note: 6/13/13

ASSESSOR'S PARCEL NUMBER

342-020-038

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 3 IN BLOCK "A" OF GOOD HOPE ACRES ADDITION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 4 THROUGH 6, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELLIS AVENUE, (20.00 FOOT SOUTHERLY HALF WIDTH), AS SHOWN ON SAID MAP;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°22'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE PARALLEL AND 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.77 FEET TO THE EAST LINE OF THAT PORTION OF SAID LOT 3 CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED MAY 5, 2005 AS DOC # 2005-0356624, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

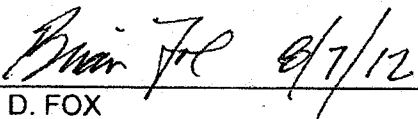
THENCE NORTH 00°22'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 24.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 89°52'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 164.77 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,954 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION



BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRE: 12-31-13




THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 8-20-12

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

T.5S, R.4W, SEC. 2, S.B.M.



SCALE IN FEET
1" = 100'

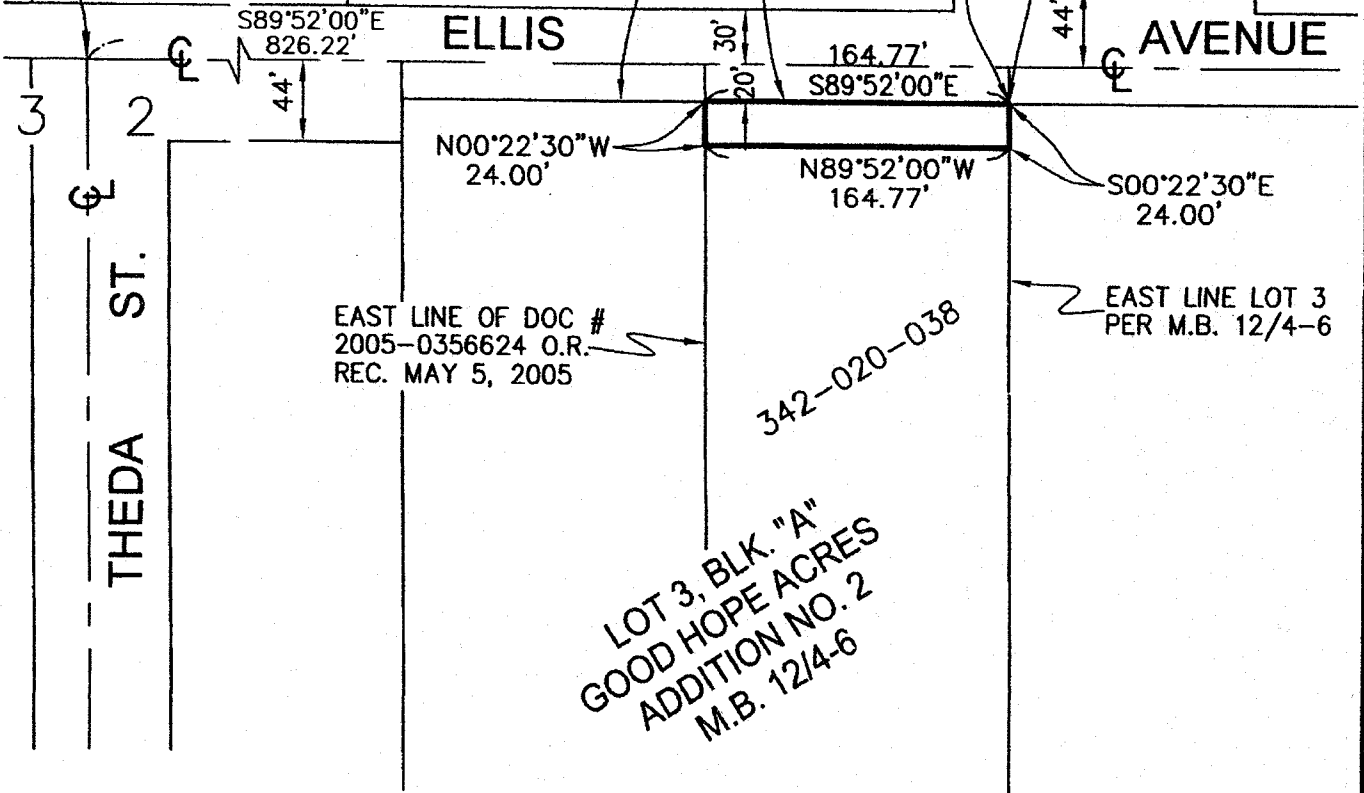
EXISTING R/W PER M.B. 12/4-6
R/W ACCEPTED BY BOARD
RESOLUTION DATED 2/24/1948
IN SUPERVISORS MINUTES
BOOK 48, PAGE 239

NORTHEAST CORNER
LOT 3 IN BLK "A" OF
GOOD HOPE ACRES
ADDITION NO. 2 PER
M.B. 12/4-6

EXIST. R/W PER
PM 166/46

N.W. COR. SEC. 2
T-5-S, R-4-W, S.B.M.

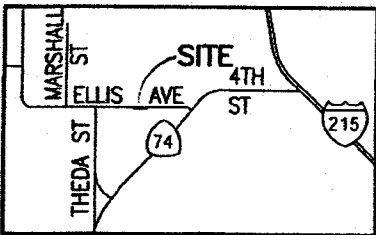
P.O.B.



LEGEND

- PARCEL LINES
- RIGHT-OF-WAY DEDICATION

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 8-20-12



VICINITY MAP
NTS



8/7/12

PREPARED BY:



CIVIL / STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS / PLANNERS
SURVEYORS / GPS
151 South Girard Street
Hemet, Ca 92544
TEL (951) 652-4454
FAX (951) 766-8942

FILE: F:\1200400\dwg\LEGAL_PLATS.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

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THENCE SOUTH 00°22'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ELLIS AVENUE;

THENCE NORTH 89°52'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.71 FEET TO THE EAST LINE OF THAT PORTION OF SAID LOT 3 CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED MAY 5, 2005 AS DOC # 2005-0356624, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

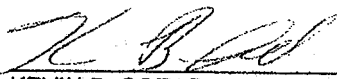
THENCE NORTH 00°22'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO SAID PARALLEL LINE 44.00 FEET SOUTH OF SAID CENTERLINE OF ELLIS AVENUE;

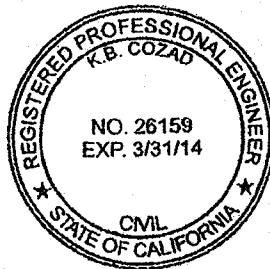
THENCE SOUTH 89°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 164.71 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,294 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

THIS DESCRIPTION IS ALSO SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION


KEVIN B. COZAD DATED 6/12/13
REGISTERED CIVIL ENGINEER NO. 26159
REGISTRATION EXPIRE: 3-31-14



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

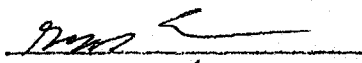
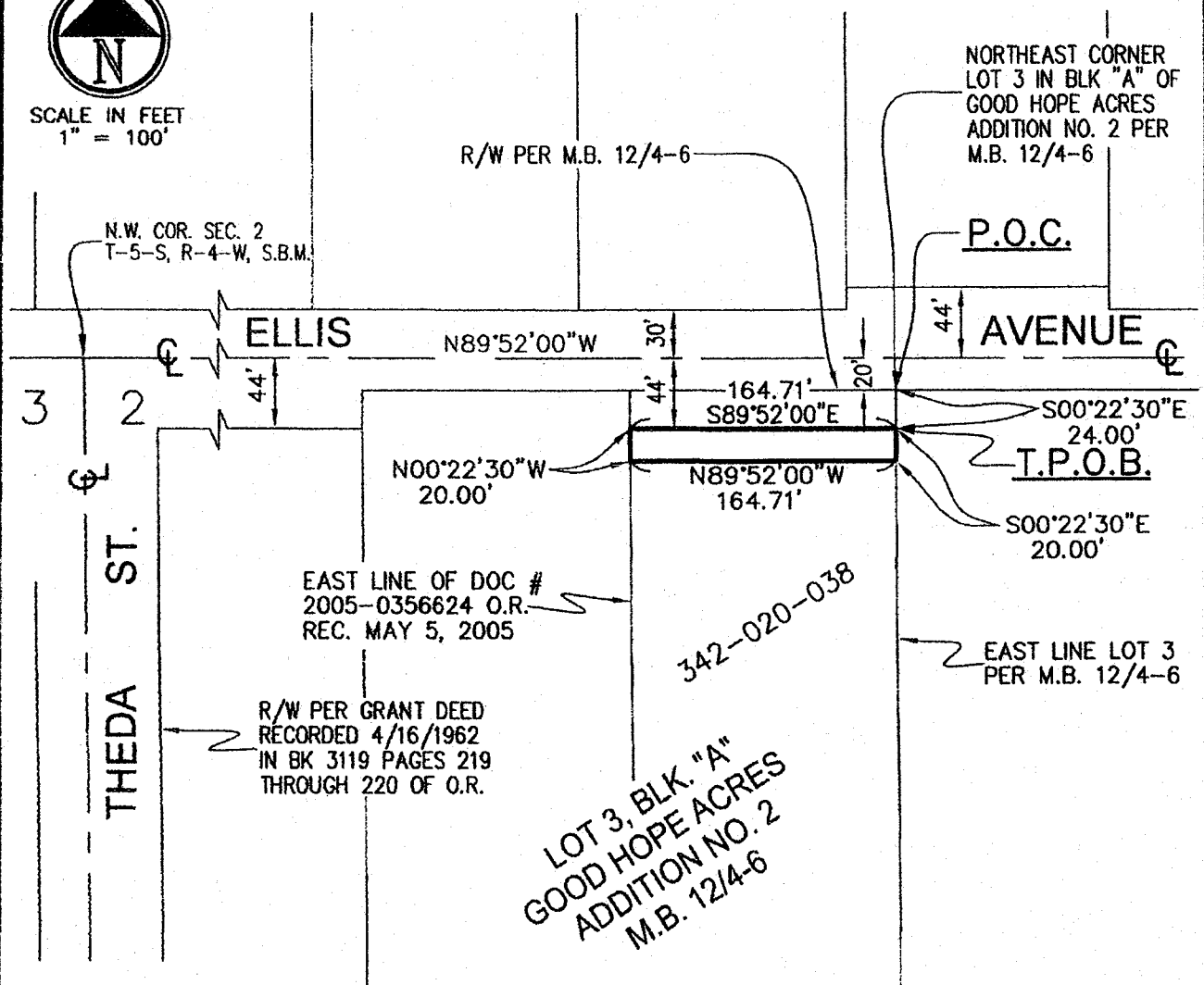
BY: 
DATE: 6-12-13

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



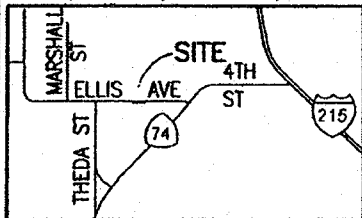
SCALE IN FEET
1" = 100'



LEGEND

- PARCEL LINES
- TEMPORARY CONSTRUCTION ESMT.

T.5S, R.4W, SEC. 2, S.B.M.



VICINITY MAP
NTS



6/12/13

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: [Signature]

DATE: 6-12-13

PREPARED BY:



CIVIL/STRUCTURAL ENGINEERS
MUNICIPAL CONSULTANTS
PLANNERS/SURVEYORS/GPS

151 South Girard Street, Hemet, CA 92544
TEL. (951) 652-4454

SHEET 1 OF 1 SHEETS

DECLARATION OF MAILING OF
NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING
THE ELLIS AVENUE SIDEWALK PROJECT
IN WESTERN RIVERSIDE COUNTY

I, Karen Barton, Board Assistant to the Clerk of the Board of Supervisors, hereby declares as follows:

That on October 23, 2013, I served by mail (1) a copy of the Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk 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 October 22, 2013 from the Clerk of the Board of Supervisors to (see below), (a copy of which is attached hereto as Exhibit "A") by depositing said copies enclosed in a sealed envelope, postage prepaid, in the United States Postal Service mailbox at the City of Riverside, California, addressed as follows:

Calvin Briggs
P.O. Box 2193
Perris, California 92572

7013 0600 0001 1305 5208

JBL Investments, Inc.
Allen Su
Ramon C. So
Vilma Chau
15041 Las Tunas Drive
Hacienda Heights, California 91745

7013 0600 0001 1305 5215

Alfredo Lopez
21300 Deprad
Perris, California 92570

7013 0600 0001 1305 5222

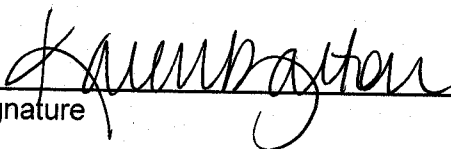
Celestine Remson
Mary Pultz
Cassielean Higgins
23185 Bay Avenue
Moreno Valley, California 92553

7013 0600 0001 1305 5239

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

Executed this 23rd day of October, 2013 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
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 22, 2013

Calvin Briggs
P.O. Box 2193
Perris, California 92572

Re: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity
Regarding Ellis Avenue Sidewalk 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 Interest is 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 Property;
- (E) That, to the extent that the Subject Property is 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 a Public Road and Utility Easement and Temporary Construction access purposes; and
- (G) That acquisition of the Subject Property Interest 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 **November 26, 2013 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. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk 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 Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,


Karen Barton, Board Assistant



REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE
NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING THE
ELLIS AVENUE SIDEWALK PROJECT

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(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
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 22, 2013

JBL Investments, Inc.
Allen Su
Ramon C. So
Vilma Chau
15041 Las Tunas Drive
Hacienda Heights, California 91745

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Regarding the Ellis Avenue Sidewalk Project

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- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Property;
- (E) That, to the extent that the Subject Property is 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);
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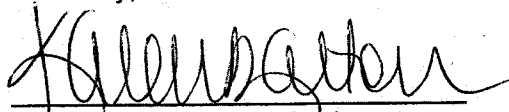
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Sincerely,



Karen Barton, Board Assistant

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE
NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING THE
ELLIS AVENUE SIDEWALK PROJECT

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(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
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 22, 2013

Alfredo Lopez
21300 Deprad
Perris, California 92570

Re: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity
Regarding the Ellis Avenue Sidewalk 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 Interest is 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 Property;
- (E) That, to the extent that the Subject Property is 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 Public Road and Utility Easement and for Temporary Construction access purposes; and
- (G) That acquisition of the Subject Property Interest 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 **November 26, 2013 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. 2013-109, Notice of Intention to Adopt a Resolution of Necessity Regarding the Ellis Avenue Sidewalk 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.

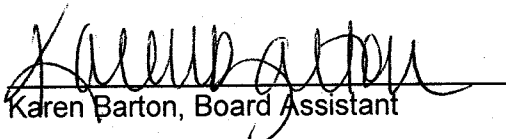
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County Administrative Center
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Riverside, California 92502-1147

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 Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,


Karen Barton, Board Assistant

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE
NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING THE
ELLIS AVENUE SIDEWALK PROJECT

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(Signature)



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Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 22, 2013

Celestine Remson
Mary Pultz
Cassielean Higgins
23185 Bay Avenue
Moreno Valley, California 92553

Re: Resolution No. 2013-109, Notice of Intention to Adopt a Resolution of Necessity
Regarding the Ellis Avenue Sidewalk Project

Dear Property Owner:

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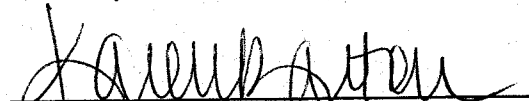
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Karen Barton, Board Assistant

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Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 22, 2013

JBL Investments, Inc.
Allen Su
Ramon C. So
Vilma Chau
15041 Las Tunas Drive
Hacienda Heights, California 91745

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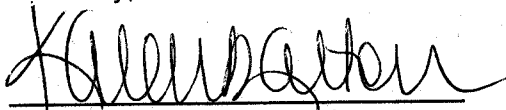
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